

Campus Development Committee (CDC)
Meeting Minutes 7/15/2005 (1:30 – 3:00 p.m.)
Room 271 – Marshall Center Bridge

In Attendance:

Bernard Mackey
Adrian Cuarta
Jeff Mack
Pat Haynie
Trudie Frecker
Hugo Mazzoli
J.D. Withrow
Liz Kaplan
Renee Seay
H. Keith Hauger
Sheila Holbrook
Holly Schoenherr
Rod Casto
Dan Powers
Carl Carlucci
Ron Hanke
Richard Green
George Ellis
Rick Lyttle
Maxon Victor
Beth Casey

Welcome – Ron Hanke

Ron Hanke opened the meeting at 1:45 p.m. and asked the committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today with one presentation:

1. Center for Advanced Health Care.

There was one change requested for the meeting minutes from April 4, 2005. The time the meeting commenced is listed as 2:00 PM, and it should have been 10:05 AM. A motion was made and seconded and the committee voted to approve the minutes.

Before the presentation began, an informational item was addressed. This was regarding the Educational Plant Survey. Some of the property acquisition projects for the campuses need to be included in Master Plan Amendments.

Dr. Carlucci has spoken with Tallahassee, and USF will do a housekeeping amendment. We will make sure that everything is included in the Master Plan Amendment. This will

be presented to the BOT, via a conference call, on July 25th. It will be posted on the website on July 18, Monday.

PRESENTATION FOR CENTER FOR ADVANCED HEALTH CARE

This was presented by Rick Green, CEO for Centers for Advanced Health Care. The presentation can be accessed from the CDC web site.

Dr. Klasko's vision includes multi-disciplines, clinics, and specialities.

This will be located off Magnolia on the north side of campus. This will be a 6-story building, approximately 32,000 square feet per floor, and will be approximately 195,000 square feet total. There will be multiple service lines including women and children, cardiac, orthopedic, digestive systems, and possibly Moffitt Cancer Center service lines. There will be a parking garage with a bridge attaching it to the building. The parking garage will have 1,500 spaces.

The first floor has some question now as it may be where the bridge connects with the parking garage. It may include lobby and public space.

The second floor will include the Surgery Department and will have eight operating rooms, two endoscopy suites with the capability for three more to be completed later. It will also include the pre-op and post-op areas.

The third floor will contain clinics, doctor offices, exam rooms, etc.

When the building is opened, the 4th, 5th, and 6th floors would be shelled. Only the first three floors would be complete. The others would be built out as needed.

A second component of this project includes a building located on the campus of Tampa General Hospital. This would have diagnostic imaging, but not a surgery center.

Q. What about storm surge on Davis Island?

A. Not planned for yet. Water is definitely an issue. There is major construction going on right now at TGH, and they have had issues with flooding. It is possible that parking may be on the lower levels. There may not be much occupied space located on the first and second floors to address flooding concerns.

Q. Dr. Carlucci asked if 1,500 parking spaces would be enough for the building located on USF campus.

A. If employees park there, there would not be enough spaces. If it wasn't employee parking, there would be.

Q. A question was raised regarding traffic flow and how difficult it will be to get off campus at that end at 5:00 p.m.

A. Dr. Carlucci stated this would be addressed more closely in a future meeting. Ron Hanke said that a traffic study is being done for the Master Plan. Rick Lyttle and Ron Hanke stated that there are planned improvements on Laurel Drive. Dr. Carlucci requested that the committee recognize that Health Sciences is a separate district on campus. They will be giving patients the easiest and most direct route on how best to get to the buildings.

Q. A question was raised about spillover parking?

A. The location of the parking garage will not be limited to Health Care and the Alzheimer's facility. Eventually, there will be more garages needed.

Q. Is six stories as high as we can build the parking garage?

A. Dr. Carlucci stated that Ron Hanke informed him that the rising cost of concrete is a major factor. Another parking garage is being looked at in the Engineering area.

Ron Hanke stated that another site is being looked at by ENG and Magnolia for future parking.

Q. Where are future parking garages planned?

A. Dr. Carlucci stated that the Health Sciences parking garage was planned first. There may be one or two more planned for the Health Sciences area. Economics of parking reflect that we're not making enough money to pay for garages. This parking garage includes 200 spaces for patients, 300 spaces for staff, and the rest for general use. 300 spaces were lost. This will net 700 new spaces for parking. Other locations were indicated.

Q. Is the cost for all parking going to go up? Parking lots and spaces in parking garages?

A. Dr. Carlucci stated yes. There aren't enough spaces now as it is. There are no more gold spaces left on that section of campus. People are paying for reserved. Eventually, we're going to look like an urban campus, and we're going to have to rely on transportation such as shuttles.

Q. Is this building separate from Student Health Services?

A. Students will go here if they are referred by Student Health Services. Many are already treated by the USF Physicians Group and the clinics here on campus.

Cost of the buildings was covered (see the hand out).

\$64 million for the building here on campus.

\$10 million for technology.

\$22 million for the building down by Tampa General.

This is the third building to be completed for health sciences.

1. College of Nursing.
2. Children's Medical Services.

3. Center for Advanced Health Care.

There was a graph presentation of the fund break down, bonds, PECO, etc.

Q. What is the time line?

A. July 2007 completion for the Center for Advanced Health Care facility.

Dr. Carlucci stated that the north clinic (on our campus) needs BOT approval. The south clinic building (at Tampa General) doesn't require approval.

Q. Is traffic going to be taken care of?

A. Ron Hanke stated that there is a traffic study being done for the master plan. This will be completed by spring 2006.

Dr. Carlucci stated that we're going to build the buildings, and do the traffic improvements. Off campus traffic improvements are negotiated with the City. Ron Hanke stated that we are currently working with the City for improvements on the Magnolia and Fletcher intersection.

Trudie Frecker said the City is working with USF for multiple intersections at different campus exits.

Q. Is there going to be concurrency funding?

A. Ron Hanke answered yes.

Q. Does this need to be approved by the Board of Governors?

A. Dr. Carlucci answered no, that we're already on the approval list.

Ron Hanke made a motion, it was seconded, and the committed voted to approve.

PAT HAYNIE DID A PRESENTATION FOR THE CENTER FOR ADVANCED MEDICAL LEARNING & SIMULATION

This will be located by the Research Park on the front side of Campus (corner of Fowler and Bruce B. Downs). It will be approximately 70,000 square feet.

This project will meet the needs for licensing requirements and continuing education credits of health care professionals. There were over 60,000 people educated last year that will use this facility. They need to have locations to go to for hand-on training.

This will include a conference center and a hotel. The hotel will be approximately 250 rooms, and will have a rating of three stars.

This project is to cost \$65 million and will include investors. Licensing renewal generated \$2 billion.

USF will be running the conference center, but will have nothing to do with the hotel. This isn't approved yet, but are shooting for an August 2007 occupancy.

- Q. Have surrounding areas been looked at to see if there are other hotels planned? Generally, people don't want to stay in the same location where a seminar is being held.
- A. Pat Haynie stated the greatest concern is the number of conferences that are lost because there weren't enough accommodations. Research has stated that most people like staying in the same place where a seminar is being held and not having to travel back and forth.

The focus is going to be on the conference center being a money maker and not managing a hotel.

- Q. Size?
- A. Conference center will be 70,000 square feet. Hotel will have 320 rooms. Dr. Carlucci stated that the conference center will be very good because it contributes to Health Sciences in three different ways. This will be an upscale hotel in this area also.

- Q. This will be a radical departure for the Master Plan and Health Sciences?
- A. No, because this will be built by the Research Park and not on that section of campus.

- Q. What about Embassy Suites?
- A. They don't have the capacity that we are looking to fill. We're trying to move a great deal of business here from downtown and have also communicated with Busch Gardens regarding ways this could be mutually beneficial. They're peak season is in our off season and vice versa.

- Q. How many sites are there now?
- A. Pat Haynie stated world wide, there are lots of downtown hotels. There are problems with using other hotels for the demonstrations.

- Q. Do we have a hotel operator in mind?
- A. Pat Haynie stated that the conference center is the number one focus right now.

A recommendation was made to approve this motion and present to ACE. The motion was seconded and the committee voted to approve. Ron Hanke thanked everybody for coming and participating.

The meeting ended at 3:00 p.m.