

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**  
**MEETING MINUTES 4/2/07 (4:30PM TO 5:00PM)**  
**ROOM 132 - MARSHALL CENTER**

**Meeting Commenced at 4:35pm**

**DRAFT**

**In Attendance:**

**USF Campus Development Committee**

Carl Carlucci  
Sarah Connelly  
Guy Conway  
Adrian Cuarta  
Joe Eagan  
George Ellis  
Trudie Frecker  
Ron Hanke  
Patricia Haynie  
Sheila Holbrook  
Hank Lavandera  
Jeff Mack  
Bernard Mackey  
Billy Schmidt  
John Scott  
J.D. Withrow

**Guests:**

Anne DeLotto Bari  
David Smith  
Fell Stubbs

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**1. Welcome – Ron Hanke**

Ron Hanke opened the meeting at 4:35 p.m., and asked the Committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today to review one presentation (the USF Medical Faculty Office Building, MFOB).

**2. USF Physicians Group Medical Faculty Office Building** A representative from USF Health presented a proposal for the USF Physicians Group to lease new space in a new Medical Faculty Office Building to be constructed at the northwest corner of USF Holly and USF Laurel Drives, adjacent to the Center for Advanced Health Care. A summary of the proposal was available to the committee.

- a. The USF Physicians Group is in an aging facility (University Professional Center – UPC) and does not serve the growth needs of the USFPG.
- b. The USFPG's lease in UPC will expire in January, 2009.
- c. The current location of UPC across Fletcher Avenue does not facilitate easy access to the new Center for Advanced Health Care (Morsani Center).
- d. At the current time a significant number of billing and collecting staff are located in UPC across the street from USF and the building is for sale. 300 employees utilizing 41,000 square feet occupy this space at the present time.
- e. The Center for Advanced Health Care (CAHC) is immediately adjacent to the Parking Garage III. USF Health and Moffitt had some discussions about having a faculty office building to share together in a co-located building, but it was decided not to do that.
- f. We do have chilled water at site, however, will need an additional chiller at Northwest Plant to maintain firm capacity, and USF will proceed with that expansion with funding from Infrastructure. Boiler expansion to increase hot water capacity is in queue and has been funded. Other capacities are also available at site. There is a major communication line across Holly and will verify location to avoid conflict.
- g. There will be intersection improvement at Holly/Laurel Drive by adding two more lanes to Laurel to accommodate the anticipated traffic flow.
- h. Sufficient capacity exists for stormwater.
- i. The design of the USF Physicians Group Medical Office Building will be aesthetically pleasing and compliment the CAHC building by using similar material and color palate.
- j. The project budget does not include FF&E.

**k. Questions and Answers:**

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Q: How will this building be paid for?

A: Fell Stubbs has worked out financing and bonds will be issued.

Q: How will parking be impacted?

A: The USF Physicians Group Medical Office Building would be immediately adjacent to Parking Garage III. Moffitt will provide their own parking. Moffitt has reduced their USF parking permit requests. The newly constructed Parking Garage III is sufficient to hold employees of this new facility.

Q: There are presently other bond funded projects. Is there a limit to the bond projects that USF can have?

A: There is forecasted debt capacity to accommodate bond funding for Housing projects and this project, plus additional capacity.

Q: Will staging needs be confined to that corner?

A: The impact to the area will be as minimal as possible especially since we will amend the current contracts with the architect and construction manager that are currently working in the healthcare area, therefore, the need for additional trailers will not be necessary

Q: Will this project help to fund the expense for Chilled and Hot Water?

A: This project will not fund chiller capacity, however, CAHC contributed a significant amount to the expansion of the Northwest Plant for capacity.

**I. Additional Comments:**

In the Health District we have a reduction in parking demand especially since Moffitt will be providing parking within their own lease line. The new USF Parking Garage is currently under utilized, providing approximately 2,500 available parking spaces in the health district. Projected new spaces needed will be accommodated because buildings are sharing facilities with staff moving between them. There will be 200 reserved spaces for patients.

**3. Approval of Minutes from 1/30/07 CDC meeting.** A motion was made, and seconded, and the Committee voted unanimously to approve the minutes.

**4. Motion:**

Recommendation made to approve the recommended proposal. Motion was seconded and unanimously passed to provide ACE with information for the April 5, 2007 meeting.

**5. Next Meeting**

The next meeting date will be announced at a later time.

**6. Meeting adjourned at 5:15PM.**