

Business Affairs
Office of the Vice President

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February 21, 2023

Jay Watkins
Land Use and Facilities Planning Committee
PO Box 117901
Gainesville, FL 32611-7901

Dear Mr. Watkins:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on January 3, 2023, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the site and programming purpose of the UF – 687 – Broward Dining Hall Renovation and Expansion project as presented but expressed a desire to build vertically rather than horizontally to the south and also consider campus dining needs during the closure.

I approve the committee's recommendation.

Sincerely,



Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Rachel Mandell

Land Use and Facilities Planning Committee
January 03, 2023 at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Ann Baird, Librarian, UF AFA Library
Brady Alexander, Student
Meredith Beaupre, Academic Advisor, Honors Program
John Brinkman, Student
Nancy Chrystal-Green, Associate Vice President for Student Life
Nancy Clark, Associate Professor, School of Architecture
Paul Davenport, Distinguished Professor, Physiological Sciences
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning
Linda Dixon, Planning, Design & Construction
Megan Forbes, Chair, English Language Institute
Scott Fox, Transportation & Parking
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Elizabeth Hartzog, Student
Robert Hatch, Professor & Director of Medical Students
Danny Indelicato, Professor, Radiation Oncology
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Journalism
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine
Keith Rambo, Engineer, Electrical & Computer Engineering
Joseph Riley, Professor, Community Dentistry
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Jay Watkins, Associate Director and Associate Professor, School of Music
Hannah Vander Zanden, Assistant Professor, Biology

MEMBERS ABSENT:

Prabir Barooah, Professor, Mechanical and Aerospace Engineering
Mike Castine, Planner, Growth Management for Alachua County
Missy Daniels, Growth Management, Alachua County
Daniel Dickrell, Associate Director, Student Programs
Carlos Dounnac, AVP, Planning, Design & Construction
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division

Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Cydney McGlothlin, University Architect, Planning, Design & Construction
Jamieson McMahon, Building Code Inspector, EH&S
Jacqueline Miller, Curator/Adjunct Professor
Michael O'Malley, Academic Advisor, College of Engineering
Andrew Persons, Director, Department of Doing, City of Gainesville
Brandi Renton, Assistant Vice President, Business Affairs
Richard Stepp, Associate Professor, Anthropology/Latin American Studies
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX
Matt Williams, Director, Office of Sustainability

VISITORS:

Rachel Mandell, Sr. Planner, Planning, Design & Construction
Robert Hatker, Project Manager, Planning, Design & Construction
Tom Feather, Project Manager, Planning, Design & Construction
Milo Zapata, Project Manager, Planning, Design & Construction
Kaylee August, Office of Sustainability
Frank Javaheri, Director of Construction, Planning, Design & Construction
Eddie Daniels, Assistant Vice President, Business Services

CHAIR: Jay Watkins chaired this meeting.

CALL TO ORDER:

Jay called the meeting to order at 2:00pm.

APPROVAL OF AGENDA AND MINUTES:

Megan Forbes moved to approve the August minutes and the agenda; Paul Davenport seconded; motion passed unanimously.

UF – 687 – Broward Dining Hall Renovation and Expansion (Programming & Site Selection)

PRESENTING: Robert Hatker

DISCUSSION: Robert introduced himself and stated he was before the committee for the Programming and Site Selection of the project. He reviewed the location of the project and pointed out the existing housing facilities as well as the new undergraduate housing project under construction to the south. This new housing facility will add 1400 beds to the area, which is one reason for the proposed expansion.

This dining facility is looking to add about 5K to 7K square feet to the building, and about 300 to 350 indoor and outdoor seats. Chartwells, the new contracted vendor, would like to do some renovations to the dining facilities on campus. Presently the Racquet Club dining facility is being renovated, and following the Broward Dining project, the University will continue working on other dining halls.

Robert anticipated that there would be no impacts to the heritage trees on site. He explained that the project falls within an area identified for enhancement in the Landscape Master Plan and is also within the Arts Axis. Additionally, Robert said that the project would incorporate bird friendly glass.

The project is tentatively scheduled to start construction in January 2024 and be completed in approximately 8 months. All committees were concerned about food access during construction and what temporary food services would be made available for the students and staff in the area. Business Services would be responsible for this solution and is working on it.

The Parking and Transportation Advisory Committee asked that the delivery trucks and service vehicles maintain the traffic flow on Museum and Inner Road. PATAC also asked that the eastside walkway remain open during construction. They asked that the construction laydown area not obstruct or interfere with any bicycle/vehicle paths.

The Historic Preservation committee asked that Museum Road stay open for the deliveries. Business Services will help with the solutions for the temporary food services during construction.

The committee asked about the footprint of the building and how it will change. Robert explained that once the design team is on board, we will know more about the potential footprint changes. The design is currently unknown, but we will bring the concerns and suggestions from the committees to the design team to incorporate into their ideas.

The committee asked about the interior plan of the building and if it would be a cafeteria style or food court style dining facility. Robert responded that he didn't know at this time. The committee expressed concern that using food trucks as a temporary solution may not be adequate for serving breakfast, lunch, and dinner. The committee expressed concern that the building height not overpower the surrounding buildings. Robert explained that the building would likely only go up one floor and would not tower over any of the other existing buildings.

The committee asked about the parking and access of the building. Robert said that the building would be closed for about 8 months and that the sidewalks and paths may be rerouted. The Inner Road project will be removing all existing on-street parking to create a two-lane road.

The committee wanted an understanding of the number of meals provided presently so that temporary plan during construction will be able to fully accommodate the students and staff. The team is working with Business Services to make sure the plan is in place prior to construction.

The project will ensure the adjacent projects collaborate to make sure the area is ADA compliant.

Eddie Daniels joined the committee meeting to address the committee's concerns about the temporary food service plan during construction. Eddie stated that the Racquet Club dining area will be completed and could take some of the traffic. He also explained how they may repurpose some of their retail spaces and will have a detailed plan in place. The committee expressed concern over the distance to the Racquet Club Dining facility for students who live in this part of campus.

MOTION: Brian Keith made a motion that the committee approve the site and programmatic purpose of the Broward Dining Hall as presented and ask that the committees comments about the desirability to building vertically rather than horizontally to the south and also consider the dinning needs of campus during the closure, but primarily the approval of the site and program. Hannah Vander Zanden seconded; the motion passed unanimously.

INFORMATION:

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 3:00pm.