

Presentation to Land Use and Facilities Planning Committee Meeting

UF-687 Broward Dining Hall Renovation & Expansion

**60% Construction Documents
October 3rd, 2023**

Robert Hatker, Project Manager



Project Overview:

- **Location:**
 - Main Campus.
 - Across Inner Road from the Architecture Building.
 - Near Broward, Mallory, Reid, Yulee, Cypress & Rawlings Hall (UF Housing).
 - North of the new Honors Village housing complex.
 - The project is immediately south of Priority Project #10 Inner Road which is currently under construction.
 - The project is immediately northwest of Campus Landscape Area of Enhancement "I" - Walkway to Yulee Pit

- **Timeline:**
 - This project site was presented in January 2023 at the Programming Phase and August 2023 during the Design Development Phase.



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Project Overview:

- **Project Brief:**
 - Campus Dining intends to provide a value-added experience to all campus constituents and support the overall University's brand as it strives to keep or better the top-5 public institution in the country.
 - This plan aligns with the University's new contract terms with Chartwells.
 - As a part of the agreement, several dining services will be upgraded to accommodate for the rising number of student in the areas.
 - **Include the renovation of ~18,500 GSF**
 - **Expansion of ~10,000 GSF**
 - **750-800 interior seats**
- **Construction Sequence:**
 - November 2023 – August 2024
- **Current Use:**
 - Campus Dining Facility



Existing South View

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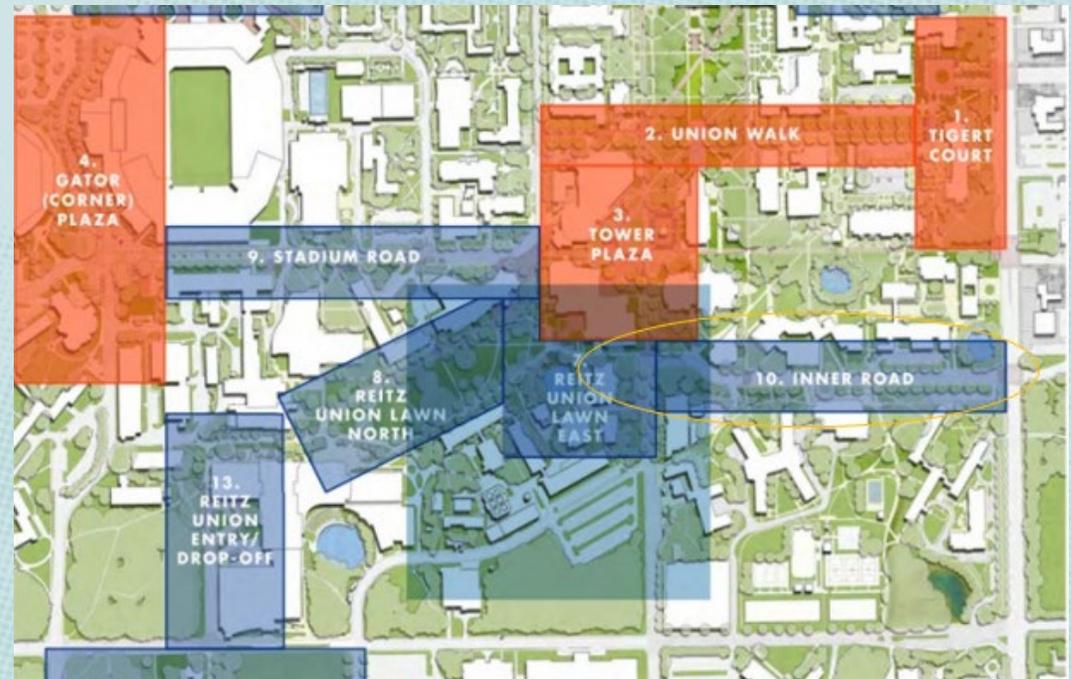
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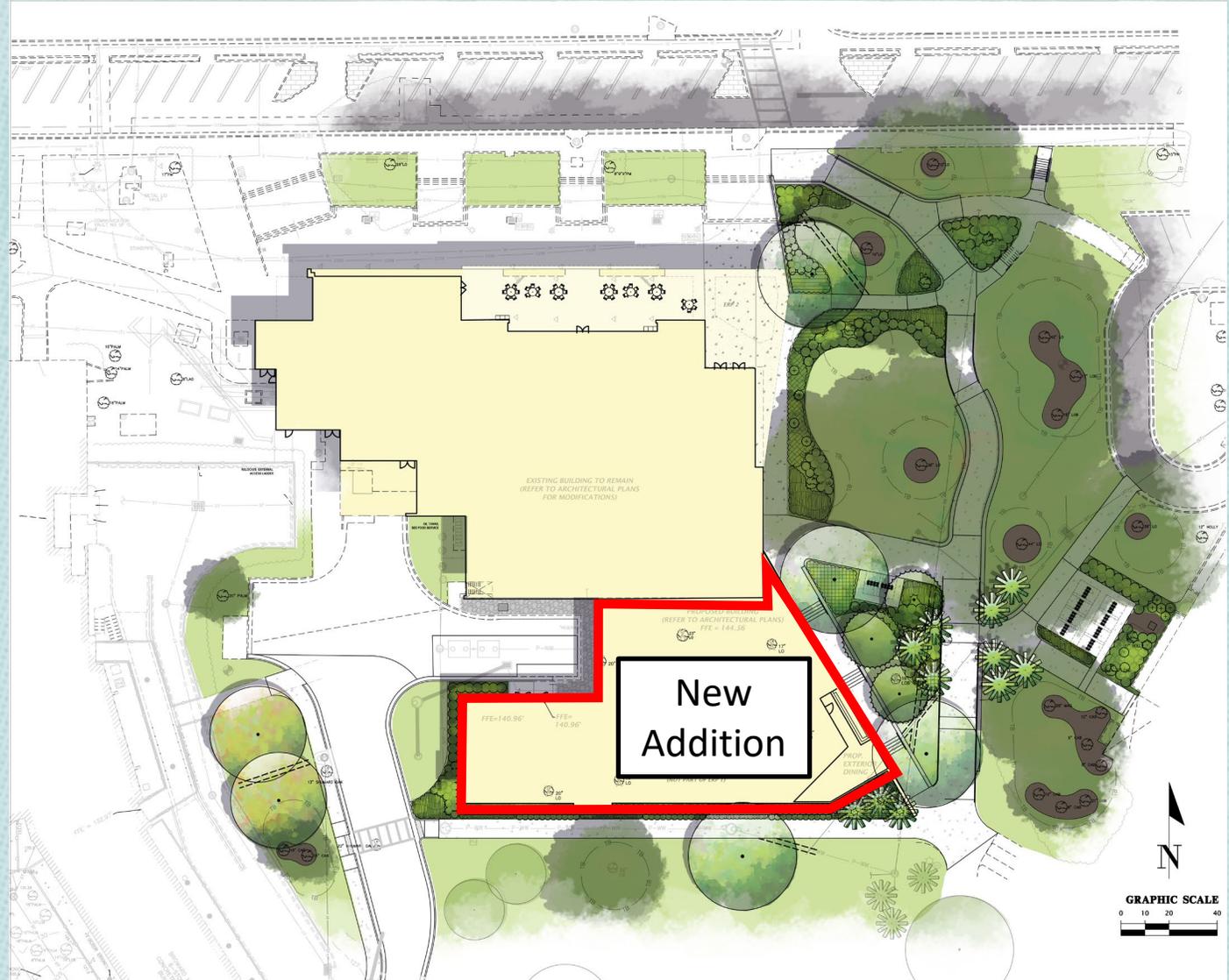
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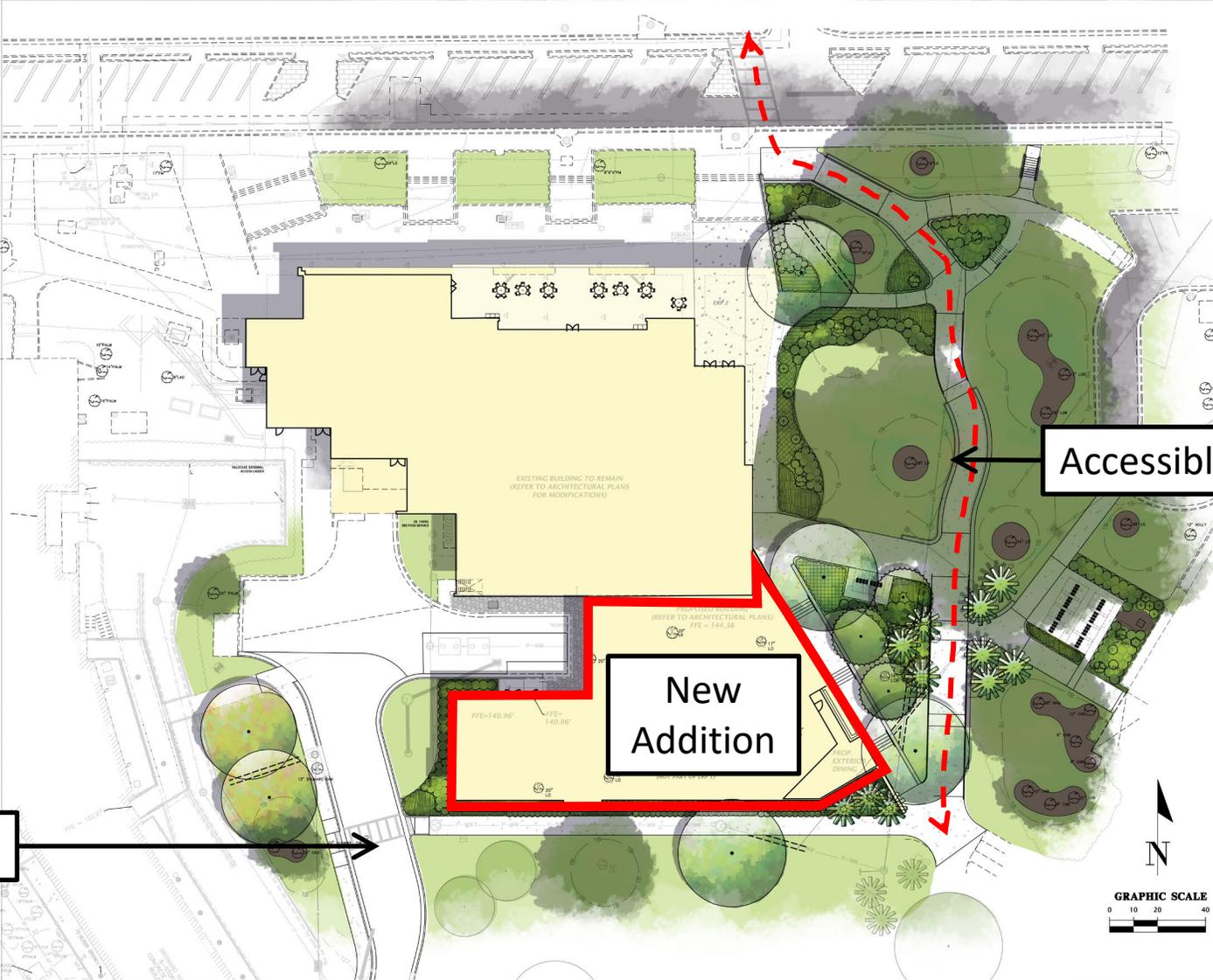
Project Overview:

- **Archeological Conditions:**
 - The project site does not fall in a designated archeological site.
- **Stormwater:**
 - Project is not within 100-year floodplain.
- **Sustainability:**
 - Project is pursuing LEED Gold.
- **Bike Rack Space:**
 - 80 Spaces Provided.



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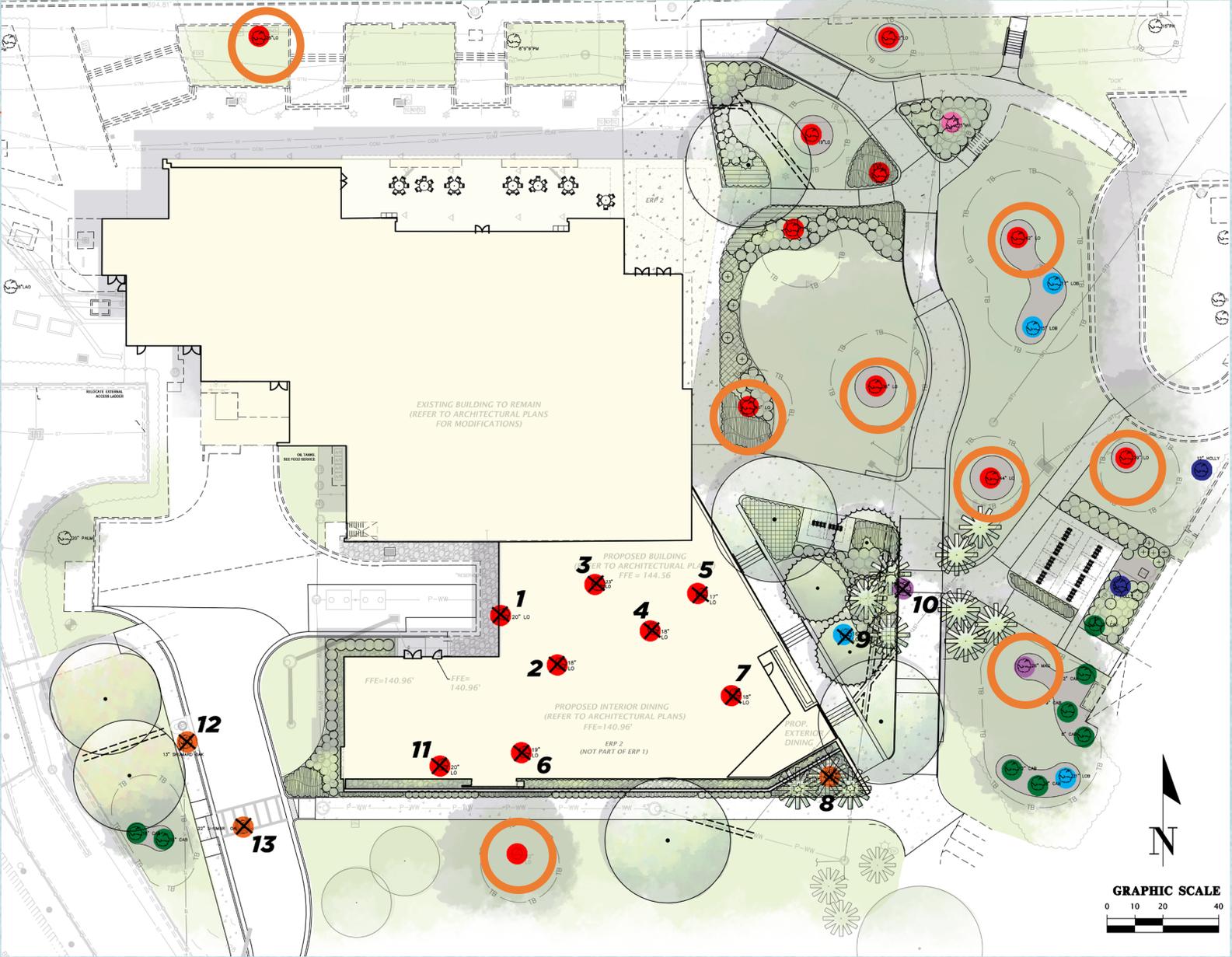
Service Drive

New Addition

Accessible path

Tree Impacts:

- Live Oak
- Loblolly Pine
- Magnolia
- Shumard Oak
- Cabbage Palm
- Holly
- Mulberry



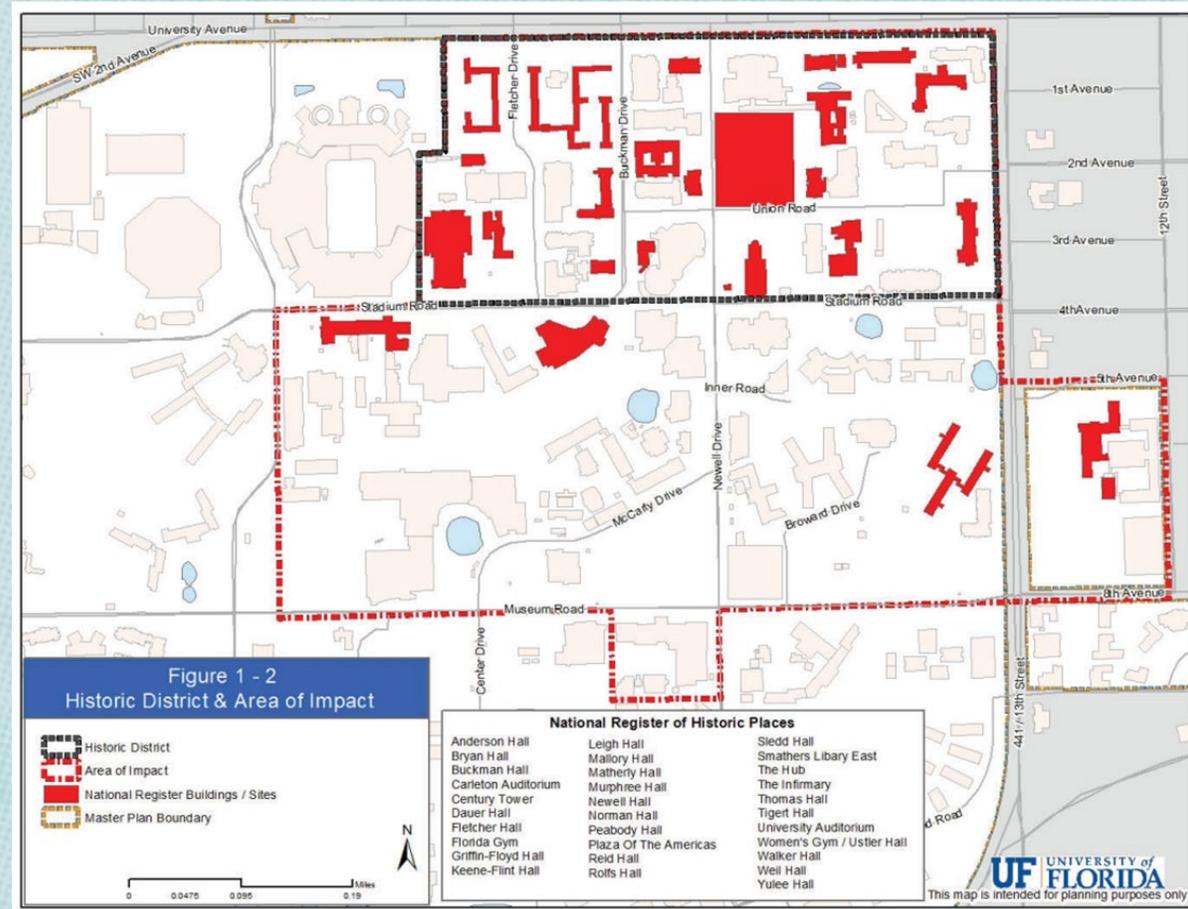
Project Overview:

- Historic Impact Area:**

- The project is located South of the Historic District.
- Project falls in the S.1. Historic District of the Landscape Master Plan and will comply.

- Context:**

- The project site extends from Inner Road to the north edge of the new Honors Village.
- Not within an archeologically sensitive area.
- Significant grade change from North to South (12'-0").
- The project is located South of the Historic District.
- The use of brick and precast concrete will be consistent with surrounding buildings in the vicinity.
- The building expansion will contain brick and white precast panels to blend in with historic buildings to the East & West of the project site.
- Brick landscape walls are positioned at the pedestrian level.



Existing Conditions:



Looking East - Existing Mallory Hall

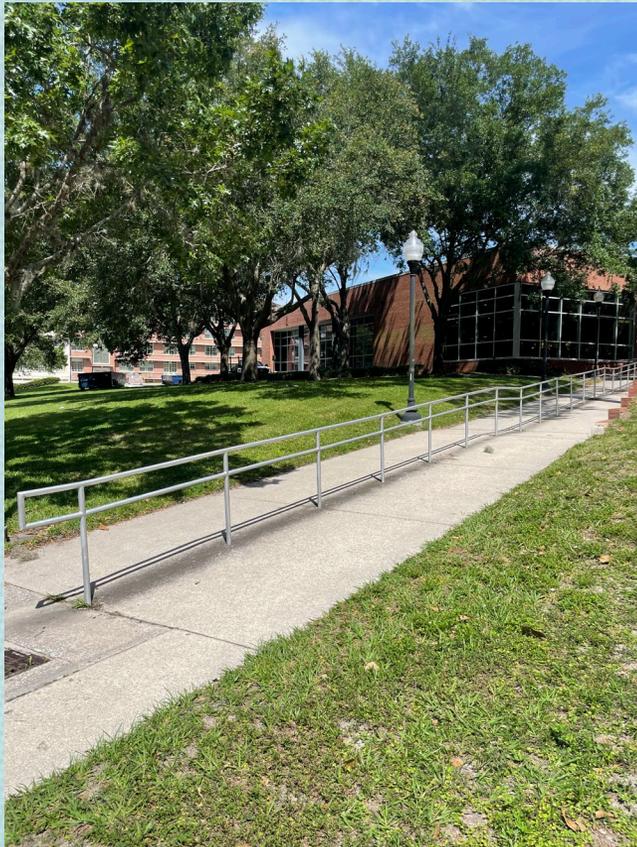


Looking West - Existing Broward Hall

Existing Conditions:



Perspective Views



Existing Southeast View



Southeast Perspective

Perspective Views



Existing South View



South Perspective



Requested Action: A motion to approve the project as presented.

Questions?

The logo for the University of Florida, consisting of the letters 'UF' in white on an orange square background.

UF

Nuclear Field Building Renovation

MP-07381

Schematic Design - Land Use & Facilities Planning Committee
05 September 2023

Stephen Caron, Project Manager

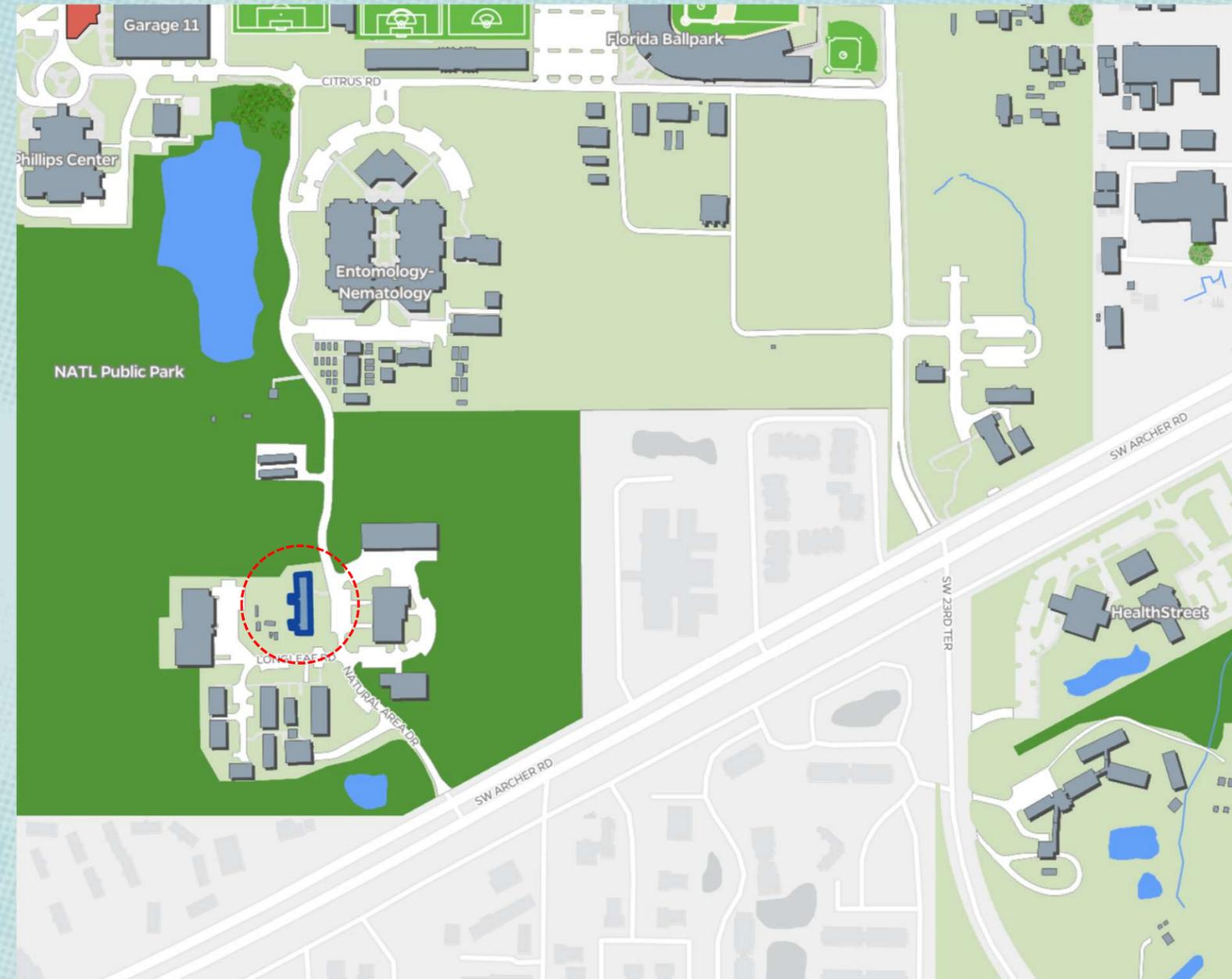
Presentations to Date

Lakes, Vegetation and Landscaping Committee

- May 2023, Motion & Second: Basil Iannone made a motion to delay approving the project until the committee understands the multiple projects happening on the site and have an evaluation of the trees that are thought to be removed from this project. The evaluation could be from Tom in Grounds or Laurie from CHW so the trees are mitigated correctly.
- June 2023, Motion & Second: Tim Martin made a motion to approve the proposed removals with two modifications: 1. The Pignut Hickory tree to be mitigated as 5 non-heritage trees. 2. When the arborist is removing the Loblolly Pine that they consider pruning the Swamp Chestnut to mitigate the risk of the lean.

Project Overview

- The Nuclear Field Building (0554; c. 1960) is located in the surge area of campus:
2230 Surge Area Dr., Gainesville FL 32611
- The building will be renovated to house Environmental Health & Safety
- The existing building and site are being vacated by the College of Engineering and building will be adapted for reuse as an office building. Further, a series of projects will help to rehabilitate the site and improve drainage of the surge area.



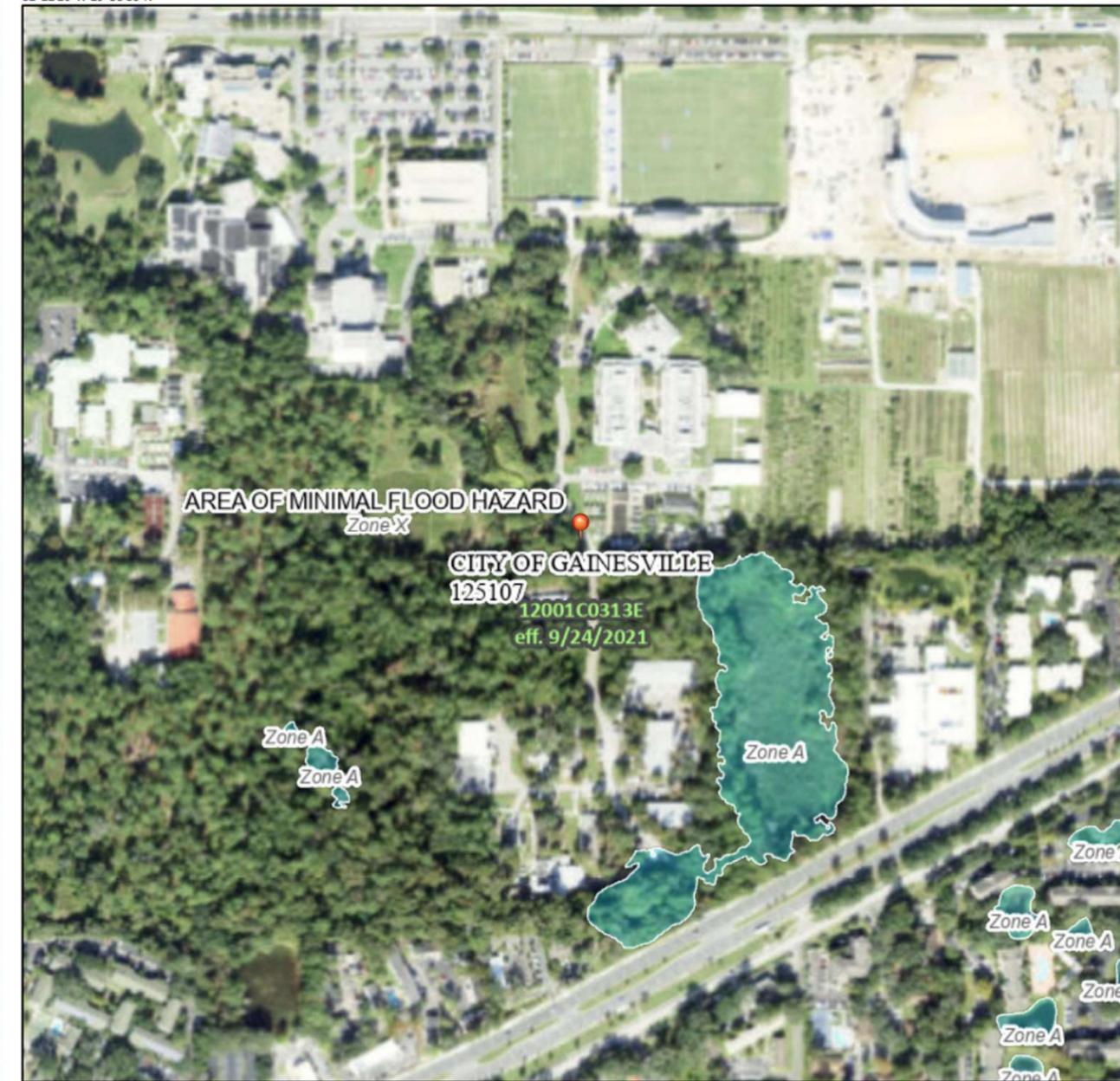
Site Plan

- The existing building is in an area of minimal flood hazard per the FEMA map
- There are no known bird nests, habitats or archeological concerns with the existing building/ site
- There are no heritage trees identified

National Flood Hazard Layer FIRMette



82°22'20"W 29°38'16"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

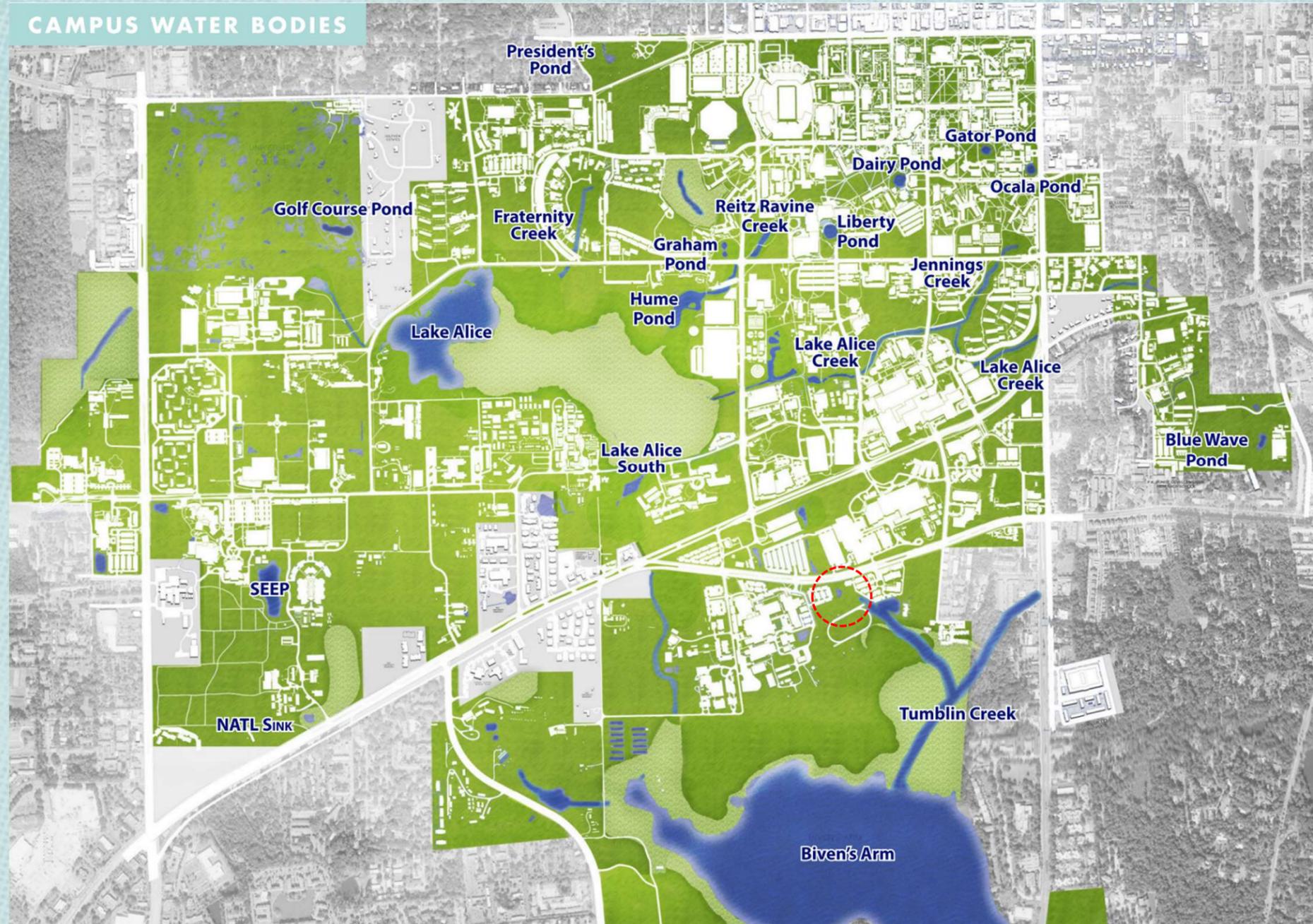
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2023 at 1:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

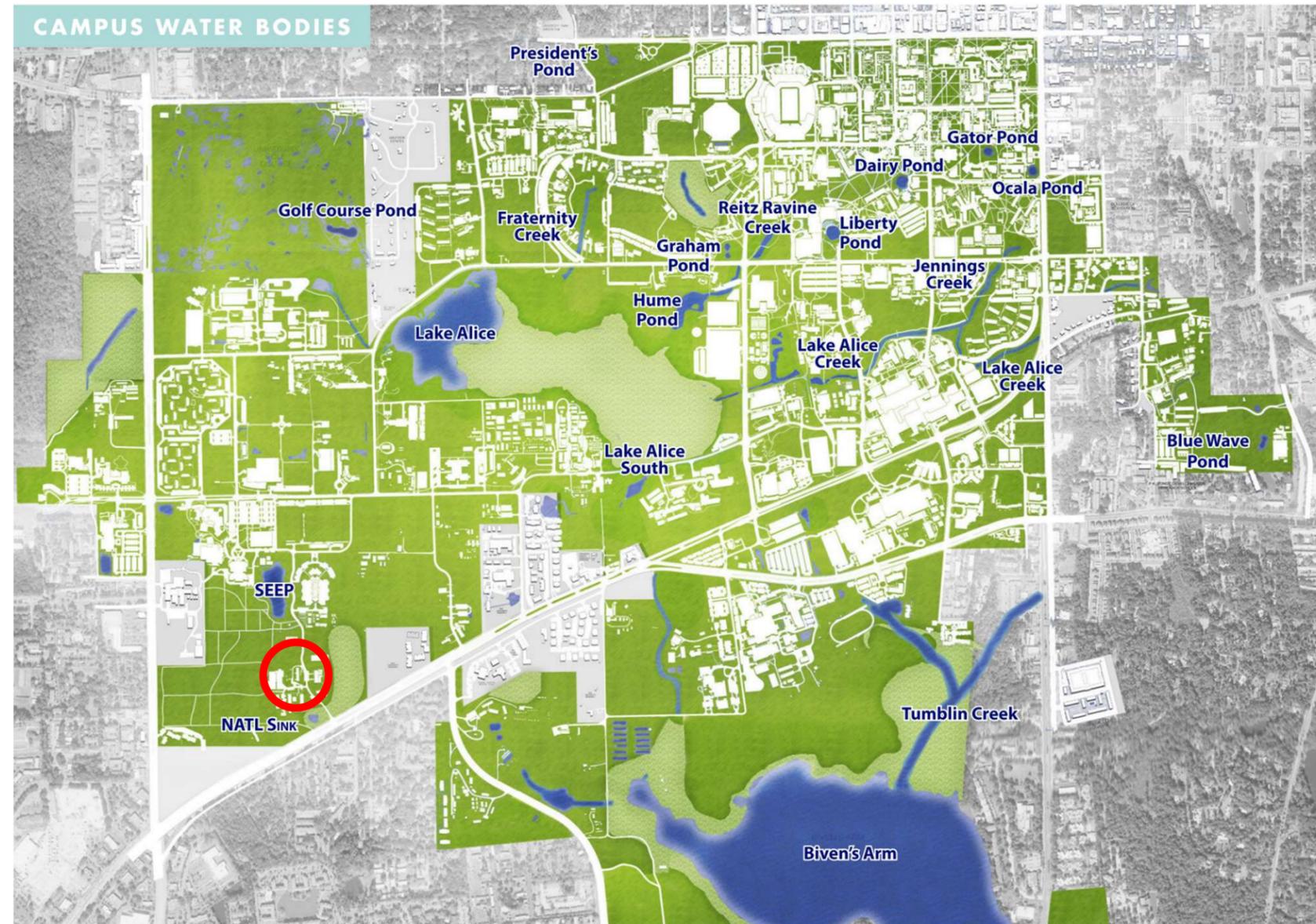
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Site Plan (con't)



Master Plan Conformance

- The existing building site is in the West Precinct (per UF Landscape Master Plan)
- The existing building:
 - is NOT in an area identified as a priority project
 - Does not fall within an area identified as a campus area for enhancement
 - Does not front the Arts Axis or Arts Walk
 - Does front a secondary campus street
- Building is existing and minor addition complies with Campus Master Plan for setbacks
- The area is considered a Mesic Upland Forest
- Large trees recommended for this area include:
 - Pignut Hickory
 - Cabbage Palms
 - Longleaf Pine
 - Slash Pine
 - Live Oak
 - Swamp Chesnut Oak



Existing Site Conditions: East Elevations



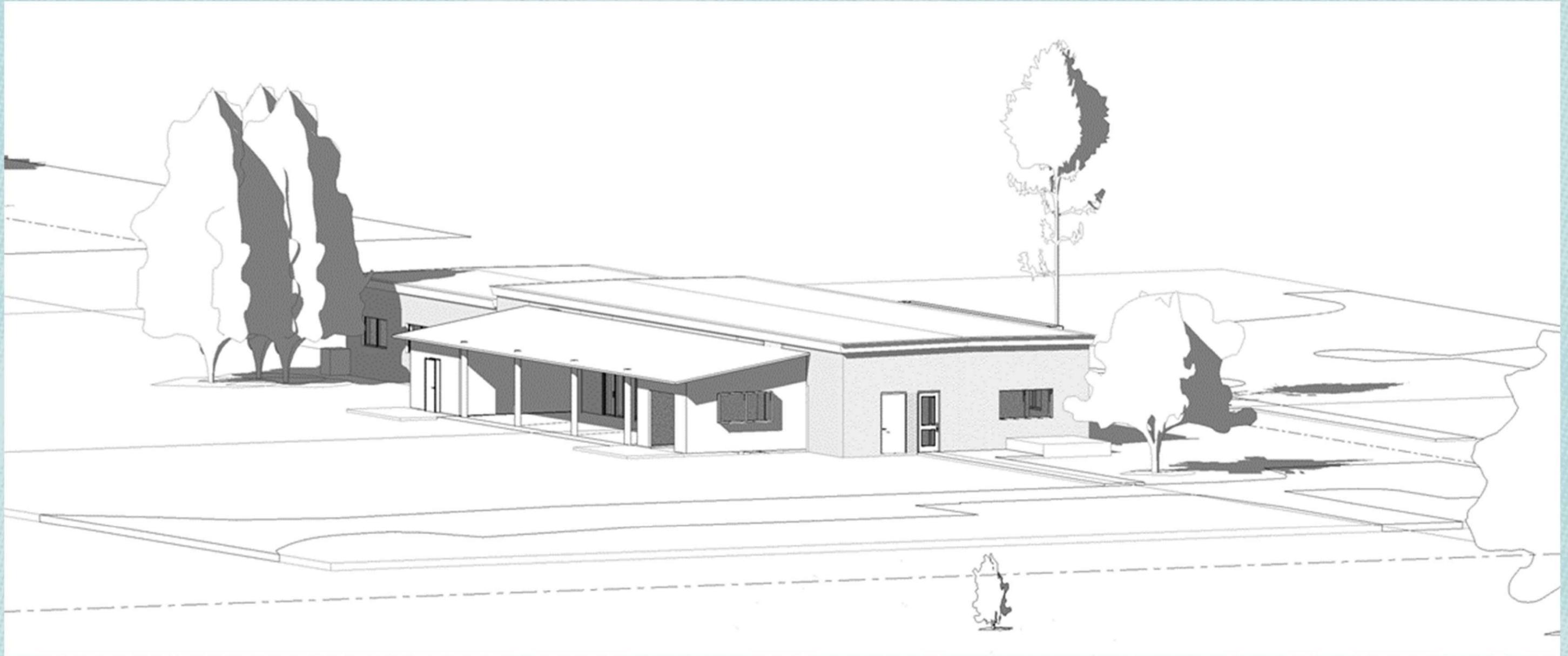
Existing Site Conditions: West Elevations



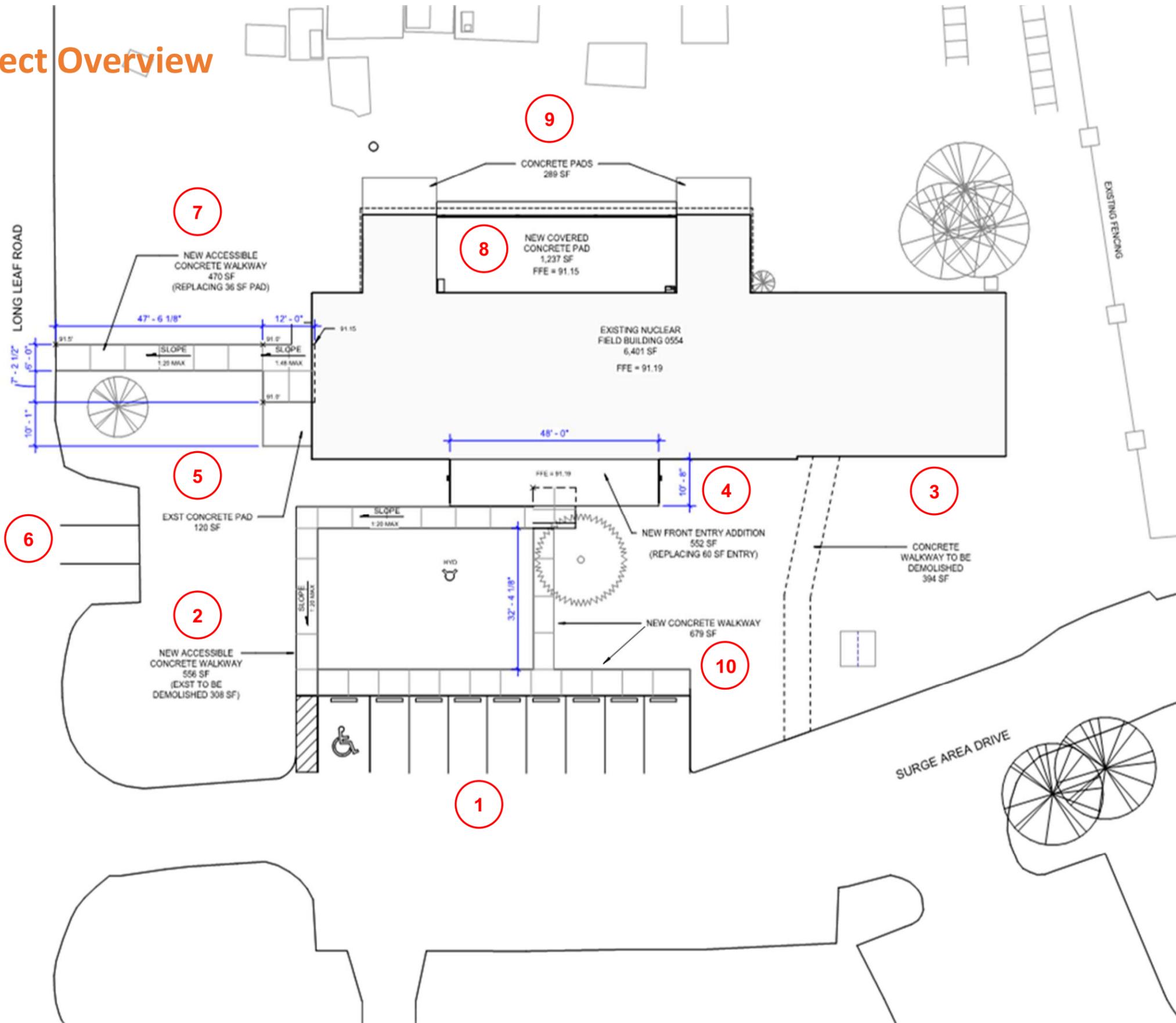
SE Perspective



SW Perspective



Project Overview



- 1 EXISTING PARKING; RE-STRIPED & SIGNED ADA PARKING SPACE
- 2 NEW ACCESSIBLE WALKWAY 556 SF; REPLACING EXISTING (308 SF)
- 3 EXISTING WALKWAY TO BE DEMOLISHED 394 SF
- 4 NEW ENTRY 552 SF; REPLACING EXISTING 60 SF TO BE DEMOLISHED
- 5 EXISTING 120 SF CONCRETE PAD
- 6 EXISTING PARKING TO REMAIN
- 7 NEW ACCESSIBLE WALKWAY 470 SF; REPLACING EXISTING (36 SF)
- 8 NEW COVERED CONCRETE PATIO 1,237 SF
- 9 NEW CONCRETE PADS 289 SF
- 10 NEW CONCRETE WALKWAY 679 SF

MP07381 - 0554
NUCLEAR FIELD
BUILDING RENOVATION
 [EH&S FACILITIES SUPPORT BUILDING]

SITE PLAN



Project Overview

EXISTING PARKING; RE-STRIPED & SIGNED ADA PARKING SPACE

NEW ACCESSIBLE WALKWAY 556 SF;
REPLACING EXISTING (308 SF) + 248 SF

EXISTING WALKWAY TO BE DEMOLISHED - 394 SF

NEW ENTRY 552 SF; REPLACING EXISTING 60 SF TO BE DEMOLISHED +492 SF

EXISTING 120 SF CONCRETE PAD

EXISTING PARKING TO REMAIN

NEW ACCESSIBLE WALKWAY 470 SF;
REPLACING EXISTING (36 SF) + 434 SF

NEW COVERED CONCRETE PATIO + 1,237 SF

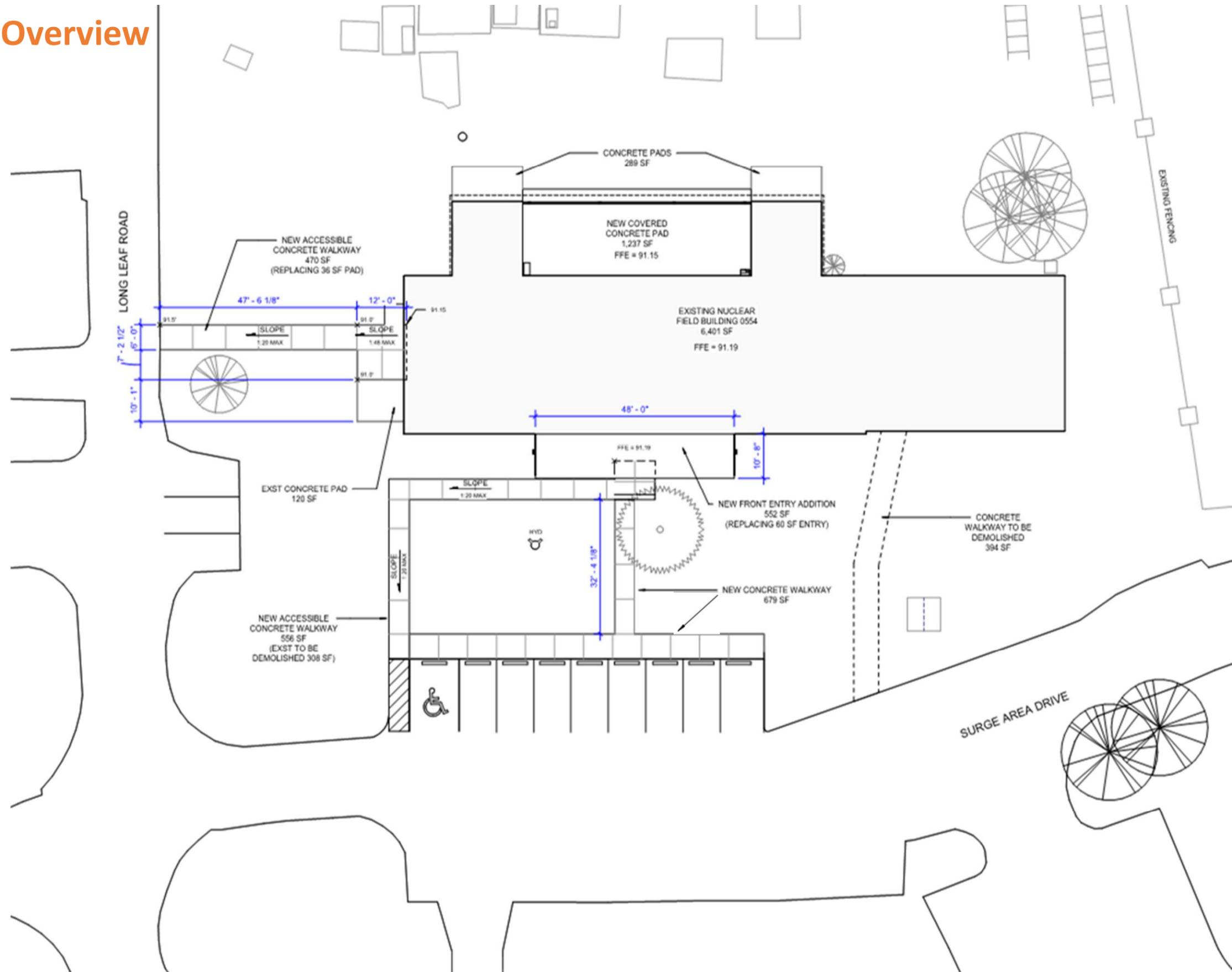
NEW CONCRETE PADS + 289 SF

NEW CONCRETE WALKWAY + 679 SF

NEW SURFACE + 2,985 SF

**MP07381 - 0554
NUCLEAR FIELD
BUILDING RENOVATION**
[EH&S FACILITIES
SUPPORT BUILDING]

AREA INCREASE



Sustainability and Site Impact Analysis

- The project will not be pursuing any sort of certification
- The project will not be relocating trees as their health is moderate to poor
- Stormwater is being reviewed in separate projects related to regrading areas around the building to flow unencumbered to the Surge Area
- The Impervious area calculated for the proposed project will be offset with (2) buildings removed/demolished from the Surge area. The following impervious calculations will be reported to the water management district as part of the following project

Requested motion:

“A motion to approve the project as presented.”