# REPORT TO THE PRESERVATION OF HISTORIC BUILDINGS & SITES COMMITTEE

**To:** The ULUFT Committee  
**Via:** Carlos Dougnac, Assistant Vice President, PD&C  
**REQUESTOR:** College of Education and Libraries  
**For:** January 3, 2017 ULUFPC Meeting.  
**From:** Frank Javaheri, Sr. Project Manager PD&C  
**Presenters:** Frank Javaheri and User Group

## THIS SUBMITTAL:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Comments: (Record the Committee response to the previous submittals)</th>
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<tbody>
<tr>
<td>X PROGRAMMING</td>
<td>Seeking approval of the Program and site</td>
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<td>1-3-2017</td>
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<tr>
<td>SCHEMATIC DESIGN</td>
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## BACKGROUND INFORMATION:

**PROJECT:** UF-221, Norman Hall Rehabilitation and College of Education Center Addition

**SITE:** Norman Hall Complex. See attached presentation for location map.

The project site is consistent with the CMP policies as described in the Program, and is within the minor amendment criteria as established in UF Operating Memorandum consistent with 1013.30 F.S. In anticipation of the scheduled submittal of the required amendment in 2017, and a finding of consistency with the adopted CMP, it is the University’s desire that the project (as described in this facilities program) be approved as submitted.

**STATUS:**

- **REHABILITATION OF THE HISTORIC NORMAN HALL**
- **COLLEGE OF EDUCATION CENTER ADDITION**

**PROJECT PROGRAMMING COMPLETED**

**A/E AND CM SELECTION IS IN PROGRESS**

**DESIGN TO COMMENCE IN FEBRUARY 2017.**

**OBJECTIVES:**

- Approve the Program for rehabilitation of Norman Hall, renovation of the Library and COE Center addition

**RESPONSE TO UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE’S RESPONSIBILITIES:**

Information is provided relative to the specific construction phases the Committee is tasked with providing recommendations to the Vice President for Finance and Administration on:

1. **Programming phase** – the committee will provide preliminary review of the proposed land use and siting options, and recommend approval/denial of these options.
2. **Schematic design phase** – the committee will review and recommend approval/denial of building footprints and initial development of the site plan and exterior building design.
3. **Design development phase** – the committee will review and recommend approval/denial of final architectural design for interior and exterior details, including landscaping, of buildings, building additions/renovations, and utility projects.

**PROJECT PHASE AND PRESENTATION NARRATIVE:**

Brief description of the project scope, tree and parking impacts are attached.

**FILE:** PHBSC Report, ULUFPC Programming
UF-221
Norman Hall Rehabilitation and
College of Education Center Addition

Programming Phase
Land Use and Facilities Planning Committee
January 3, 2017

Frank Javaheri, Sr. Project Manager
Planning, Design & Construction
and
Dr. Tom Dana, Associate Dean for Academic Affairs
College of Education
UF-221
Norman Hall Rehabilitation and Conference Center Addition

- Location / Background / Scope
- Parking Impacts
- Current Status
- Committee approval
Original Norman Hall provides office and classroom space for College of Education. Completed in 1932, this portion of the complex is one of the several buildings listed on the National Historic Registry.

College of Education Library is located at the Center of Norman Hall Complex (Norman Addition) and was completed in 1979.
Project Scope

Along with Reroofing of certain areas and completed replacement of all windows, the brick structure is in need of restoration and HVAC, electrical, plumbing and fire protection systems for the building are entirely deficient and will be renovated.

Rather than seeking funds for a new facility, the existing facility will be restored and reprogrammed to meet the needs of modern and efficient teaching space for College of Education students.

Significant critical deferred maintenance backlog for the “84 year old” facility will be virtually eliminated by this project, as well as updating the facility to comply with current fire code and ADA standards.
Project Scope

The College of Education Library was designed to house graduate and undergraduate collections in education, provide space for students, local teachers, COE faculty and support staff.

Renovations will serve to better integrate library functions, information technology applications, and support for instruction, and research.

Construction:
August/December 2017
Project Scope
The College of Education Center is envisioned to be a flexible and efficient multipurpose facility that will serve academic, research, and outreach purposes. The College does not have space suitable for hosting guest speakers for seminar series, large professional development and continuing education events, and student organization activities. The facility will be a standalone addition to the Norman Hall complex planned to be in the place of the parking lot north of the Norman Hall Addition. The facility may include a suite of office spaces and a small meeting room in addition to a large meeting room. The facility, or discrete spaces within, may be included in a capital fundraising campaign as a naming opportunity.
parking Impacts

Viewing SE

Viewing SW

19 spaces
Tree Impacts

One Cypress
&
One Swamp Chestnut oak
Current Status

- A/E Selection In Progress
- CM Selection to commence this week
- Seeking Committees guidance and approval of the Program
- Update of design will be brought to the attention of this committee at the ASD phase.
Questions?
REPORT TO THE UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE

TO: The ULUFPC Committee

Via: Carlos Dougnac, Assistant VP, PD&C

REQUESTOR: Student Affairs

FOR: 1/3/2017 ULUFPC meeting.

FROM: Robert Hatker, Project Manager

PRESENTERS: Robert Hatker and User Group

THIS SUBMITTAL: (attach the completed Campus Master Plan Checklist at each submittal)

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BACKGROUND INFORMATION:

PROJECT:
UF-619, IBC & IHLC New Facility

SITE:
1504 and 1510 W. University Avenue. See attached location map.

STATUS:
Programming Phase.

OBJECTIVES:
- Obtain Committee approval to move forward with approval of program and proceed with design.

RESPONSE TO UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE’S RESPONSIBILITIES:
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1. Programming phase – the committee will provide preliminary review of the proposed land use and siting options, and recommend approval/denial of these options.
2. Schematic design phase – the committee will review and recommend approval/denial of building footprints and initial development of the site plan and exterior building design.
3. Design development phase – the committee will review and recommend approval/denial of final architectural design for interior and exterior details, including landscaping, of buildings, building additions/renovations, and utility projects.

PROJECT PHASE AND PRESENTATION NARRATIVE:
Programming Phase.

Presentation regarding the history of the given site, and the growth of the program(s) stating the need for extensive expansion and improvements to the facilities including ADA, and Health and Safety issues per engineers and EH&S.

FILE: ULUFPC Report
UF-619:
INSTITUTE OF BLACK CULTURE AND
INSTITUTE OF HISPANIC-LATINO CULTURES
HISTORY & VALUE

Built in 1921, the two 3,000 sq. ft. houses are the cornerstone to UF’s multicultural heritage and a visual reminder of the university’s commitment to diversity.

- The Institute of Black Culture established in 1972.
- The Institute of Hispanic-Latino Cultures established in 1994.

The facilities have undergone prior renovations in 2008 and 2013 totaling more than $530,000.

- $280,000 from Student Affairs
- $250,000 from PPD
CURRENT ISSUES

Analysis conducted by Physical Plant, Environmental Health and Safety, Rowe Architects and Brentwood Company General Contractors found:

• Poor air quality with mold and moisture issues
• Safety concerns including exodus, fire code and balcony
• Deterioration of wood support beams, windows structures and wood rot
• Infestation of termites and mice
• Not ADA compliant nor accessible
FACILITY ISSUES
PROGRAM NEEDS

• Usage on a normal week is 450-650 students/building
  • Some days over 500 students coming through one institute
• Black Student Union and the Hispanic Student Association can no longer hold meetings or events at the house due to space limitations
• Association of Black Alumni and Association of Hispanic Alumni no longer fit in the institutes for alumni weekend
  • Maximum of 49 people upstairs greatly limits the education that can happen currently
PROGRAM NEEDS

To serve current and future students and campus community, both spaces need:

• 125 person program space
• 40 person program space
• 20 person conference room
• 25 person lounge/living room
• 25 person recreation space
• 25 person student space
• 15 person computer/study space
• 25 person quiet study space
• Elevator and ADA restrooms
PROJECT

- Total Cost: $5.3 Million (original projection $3.3 Million)
  - Increase in cost due to increased construction costs and sq. footage
- Scope of Work: 12,370 gross sq ft (original proposal of 6,000+ sq. ft. (3,000 sq. ft. per building)
- Source of Funds: Capital Improvement Trust Fund
New construction of the Institutes would be in the spirit of the current facilities, maintaining a safe, home-like, cultural space with greater functionality for programming. The project would bring the buildings to code for ADA access and compliance, while enhancing energy efficiency.
RETURN ON INVESTMENT

- The Institutes have deep historic significance with UF alumni, faculty and staff.
- Investing in the facilities depicts UF’s support and attention to diversity, specifically adding university value to Black and Hispanic-Latino communities which represent more than 25% of the UF community.
- Quality facilities ensure a safe place for students to learn about themselves and their culture, while interacting with others.
- Built to last 50-75 years.
- Efficiencies will be realized in operating costs due to the following investments:
  - Environmentally friendly, energy saving roof, windows, HVAC
  - Electrical Upgrades
  - ADA compliance
AERIAL OVERVIEW
SITE PLAN WITH TREES

Tree Key:
1 – Podocarpus
2 – Southern Red Cedar
3 – Long Leaf Loblolly Pine
4 – Slash Pine
5 – Laurel Oak
6 – Slash Pine
7 – Laurel Oak
8 – Long Leaf Loblolly Pine
9 – Long Leaf Loblolly Pine
CURRENT PARKING

Parking spaces behind IBC
- 7 Orange spaces
- 1 Handicapped space
- 1 visitor space
- Scooter parking (approx. 6-8)

Parking spaces behind La Casita
- 10 Orange spaces
- 1 Handicapped space
BEHIND IHLC
REVITALIZING OUR ROOTS
SHAPED BY HISTORY
REBUILDING FOR TOMORROW

QUESTIONS?