

**STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS  
Facilities Committee  
June 12, 2019**

**SUBJECT: USF Lease of Space to Tampa General Hospital**

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**PROPOSED COMMITTEE ACTION**

For information only. USF will present an update on the proposed lease of 25,000 square feet of space in the new College of Medicine/Heart Health facility to Tampa General Hospital. The leased space will be used to deliver joint USF Health/TGH healthcare-related services in coordination with the clinical, teaching and research missions of the new building. The context for this agreement is the accelerating clinical partnership and integration between USF Health and TGH.

**AUTHORITY FOR BOARD OF GOVERNORS ACTION**

Article IX, Section 7, Florida Constitution

**BACKGROUND INFORMATION**

The University Board of Trustees on June 6, 2019, authorized USF to enter into a lease arrangement with Florida Health Sciences Center, Inc. (TGH) which is doing business as Tampa General Hospital, to occupy three floors; ground (1<sup>st</sup>), 9<sup>th</sup> and 12<sup>th</sup>, representing approximately 25,113 sq. ft. in the College of Medicine/ Heart Health Facility which is under construction in downtown Tampa, and scheduled to open later in 2019.

To date, the State of Florida has invested over \$110 Million in this project at the request of USF and the Board of Governors. During Fiscal Year 2019-2010, the Board of Governors will be asked to approve the funds necessary to operate the new facility as part of USF's 2019-2010 operating budget, and the Fixed Capital Outlay Spending Plan to complete construction of the facility in downtown Tampa on the educational site previously approved by the Board.

Potential use of the leased space (by FHSC) includes an urgent care facility, pharmacy, imaging and radiology (on first floor only), executive wellness, concierge medicine, cardiology, administrative uses, and doctor's offices for purposes of seeing patients. The initial lease term is twenty five (25) years. The base rent for the initial term is \$20,000,000, to be prepaid to USF on or before July 1, 2019.

While the financial structure chosen by the university does not require approval by the Board of Governors, the Board is being informed at the request of USF.

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**Supporting Documentation Included: USF Presentation**

**Facilitators/Presenters:** Mr. Chris Kinsley, University Staff