# Project Detail

University: University of South Florida Project Title: St. Petersburg Campus Co-Curricular & Wellness Facilities

#### Project Address: St. Petersburg Campus

### **PROJECT NARRATIVE**

Beginning in fiscal year 2017-18, the USF St. Petersburg campus selected a project entitled Coquina [Heller] Hall Student Space Modification (in two phases) and began accumulating funds from annual CITF allocations. With its allocation for 2020-21, the project budget totaling \$2,055,429 became fully funded. This project was originally intended to address co-curricular and campus community needs on the first floor of Heller Hall (formerly Coquina Hall) surrounding the swimming pool, restrooms, locker rooms, office spaces, and check-in area utilized and managed by Campus Recreation.

Over the years as funds were being accumulated for this project, significant changes have occurred on campus including the construction of a new residence hall and main dining hall located on the west side of campus. At this time, campus leaders in Student Success and Student Government believe that the original project selection is no longer suitable to meet the needs of our students and campus community for a variety of reasons. While investigating repair work for the existing pool, it was discovered that the structural integrity is not sound. There are several cracks throughout the perimeter of the shell that continue to leak. Over time, the pool's foundation has sunken into the ground leading the pool to become uneven, which has caused filtration issues adding to excess chemical usage. With this pool being built in 1937, the pool has reached the end of its lifespan. The condition of the swimming pool and its proximity for student access have become hindrances to its utilization and the development of the surrounding space.

In 2019, an alternative proposal was developed with feedback from the student body to replace the existing swimming pool on campus with a new swimming pool to be located in closer proximity to our residence halls, student union, and fitness center, adjacent to Pelican Apartments and the Student Life Center. By replacing the existing pool with a pool behind Pelican Apartments, students will have safer routes to the pool and easier accessibility. This project will also provide opportunities for other campus partners as it will make space available in and around Heller Hall, a primarily academic facility. Our partners in Housing and Residential Education have stated this project will attract students to reside in Pelican Apartments, the oldest of our three residence halls. Additionally, we feel this facility will support the recruitment and retention of our students by enhancing student life and engagement on campus.

The replacement pool will be multipurpose in design with lap lanes for lessons, swimming, and exercising. It will also consist of a large shallow area for aquatic activities and lounge area where users can have a place to sit, relax, and converse with peers. This facility will also provide new program opportunities for campus and community groups, such as more accessible programming and swim camps, which create revenue to offset operating costs.

#### 1% RESERVE ESCROW [per F.S. 1001.706 (12) c.] This pertains to PECO projects only, not CITF

Building / project value:	N/A
Basis / source of valuation:	N/A
1st Year escrow deposit:	N/A
Escrow funding source:	N/A
Comments:	

### **BUILDING SPACE DESCRIPTION**

Total:

9,500

NEW CONSTRUCTION       Image: Construction     Image: Construction       Image: Construlio		Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER	NEW CONST	RUCTION							
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER			-		-		-		
* Apply Unit Cost to total GSF based on Space Type      NASF   NASF     REMODELING / RENOVATION   BEFORE   AFTER	<u> </u>		-		-				
NASF NASF   REMODELING / RENOVATION BEFORE AFTER				based on Space	-			Domodoling	Projecto <b>Only</b>
REMODELING / RENOVATION BEFORE AFTER		Арріу С		based on Space	туре				
Other     9,500     1     9,500     117     1,108,429     9,500     9,500       - <t< th=""><th>REMODELIN</th><th>G / RENOVATION</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>	REMODELIN	G / RENOVATION							
		Other	9,500	<u>1</u>	9,500	<u>117</u>	1,108,429	9,500	9,500
			-		-		-	-	
			-		-		-	-	
			-		-		-	-	
			-		-		-	-	
			-		-		-	-	
			-		-		-	-	
			-		-		-	-	

9,500

9.500

9,500

9,500

117

1,108,429

1

Total New Const. and/or					
Remodel / Renovation:	9,500	1	9,500	117	1,108,429

## **PROJECT COMPONENT COSTS & PROJECTIONS**

\_

	Costs Funded			Projected Costs			
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)		1,108,429					1,108,429
Environmental Impacts/Mitigation		100,000					100,000
Site Preparation		100,000					100,000
Landscape / Irrigaiton		50,000					50,000
Plaza / Walks							
Roadway Improvements							
Parking : spaces							
Telecommunication							
Electrical Service		75,000					75,000
Water Distribution		30,000					30,000
Sanitary Sewer System		30,000					30,000
Chilled Water System		60,000					60,000
Storm Water System		20,314					20,314
Energy Efficient Equipment							
Subtotal: Basic Const. Costs		1,573,743					1,573,743
Other Project Costs							
Land / existing facility acquisition							
Professional Fees		110,843					110,843
Fire Marshall Fees							
Inspection Services							
Insurance Consultant							
Surveys & Tests		50,000					50,000
Permit / Impact / Environmental Fees		60,000					60,000
Artwork							
Moveable Furnishings & Equipment		150,000					150,000
Project Contingency		110,843					110,843
Subtotal: Other Project Costs		481,686					481,686
Total Project Cost:		2,055,429					2,055,429

## PROJECT FUNDING

			ding to Date	Fun
		<u>Amount</u>	Fiscal Year	Source *
		400,000	2017-18	CITF
		588,648	2018-19	CITF
		624,575	2019-20	CITF
Remaining	Total Project	442,206	2020-21	CITF
Funding Need	Cost	-		
Funding Need	(from above)	-		
-	2,055,429	2,055,429	Total:	

\* List any prior PECO funding. Also, for non-PECO funding sources (i.e. donations, auxiliary, C&G, etc), list each source and the entire anticipated (\$) amount. See Instructions for further detail.