

**BOARD OF GOVERNORS, STATE UNIVERSITY SYSTEM OF FLORIDA  
PROPOSAL TO ESTABLISH A NEW TYPE I, II, OR III CAMPUS, OR SPECIAL  
PURPOSE CENTER**

University of Florida  
**University Submitting Proposal**

CityLab-Jacksonville (JaxLab)  
**Proposed Name of Educational Site**

**Site ID**

256 E. Church Street, Third Floor  
Jacksonville, FL 3202

Special Purpose Center

**Proposed Type of Educational Site**  
(Type I, II, or III Campus, or Special Purpose Center)

**January 9, 2023 (Spring Semester)**

**Physical Address of Educational Site**

(U.S. Site: address, city, state, zip) (International site:  
street address, number, city, county/province, country)

**Proposed Opening Date**

(First date and term student instruction will be offered at  
the site)

The submission of this proposal constitutes a commitment by the University that, if the proposal is approved, the necessary financial resources and the criteria for establishing or relocating an educational site have been met prior to the initiation of the first course offerings.

4-22-22  
**Date Approved by the University Board  
of Trustees**

*[Signature]*  
**President** 1/26/22  
**Date**

*[Signature]* 04/22/22  
**Signature of Chair, Board of  
Trustees** **Date**

*Joseph Glover* 1/26/2022 | 11:40 AM EST  
**Vice President for** **Date**  
**Academic Affairs** 7.29.22

Under Projected Enrollment, provide headcount (H.C.) and full-time equivalent (FTE) student enrollment estimates by level from Table 1 in Appendix A for Years 1 and 5, or the Final Year of implementation if it exceeds five. Under Projected Costs, provide revenues and expenses from Table 2 and capital project costs from Table 3 for Years 1 and 5, or the Final Year if it exceeds five.

Projected Site Enrollment (from Table 1)			
		HC	FTE
Undergraduate	Year 1	0	0
	Year 5	0	0
Graduate	Year 1	10	10
	Year 5	43	43

Projected Costs (from Tables 3 and 4)				
Operational				
	Self Funded Tuition	Other (Contracts & Grants, Auxiliary)	Capital Projects	Total Cost
Year 1	185,625	240,000	0	286,986
Year 2	602,910	0	0	546,874
Year 3	803,385	0	0	753,813
Year 4	896,940	0	0	879,780
Year 5	937,035	0	0	933,591

## Proposal to Establish CityLab-Jacksonville (JaxLab) A New Special Purpose Center

### SECTION ONE Introduction

#### A. Description and Rationale

Provide a short description of the project and rationale for the request to establish an educational site, including the main purpose for this site (research, instruction, administration, student services, etc.).

This proposal is for a Special Purpose Center in Jacksonville, Florida. The College of Design Construction and Planning (DCP) will use the center to develop an additional CityLab location to offer the accredited Master of Architecture professional degree and Master of Science in Architectural Studies degree focusing on sustainability and regenerative design and provide an active research location for the School's Center for Hydro-Generated Urbanism.<sup>1</sup>

The College of Design Construction and Planning (DCP) envisions CityLabs as a network of independent locations that share intellectual resources (courses, faculty, library, and specialized equipment). This collaboration reduces the need to duplicate classes, lectures, or field trips, for example. Resource sharing significantly reduces startup costs, operating costs, and investment risk. Each CityLab site develops independent research agendas, and course offerings focused on the urban environment where the facility is located. For example, CityLab-Orlando investigates the city fabric as a social construct and, JaxLab will study the city at the intersection of the natural and constructed environment. Design studios focus on the urban area proximate to the CityLab location. JaxLab will rely on CityLab-Orlando as the primary hub for course offerings and administrative support, and as the program grows, it will deliver courses to other CityLabs synchronously online.

JaxLab will attract architectural professionals with four-year preprofessional degrees in architecture who are not eligible for architectural licensure without a NAAB accredited professional degree. While statistics are not available for this group, approximately 50% of all four-year graduates from preprofessional programs do not enter professional Master of Architecture programs immediately after graduating and frequently never return.

Because each CityLab has a specific focus related to its location, graduate certificates and Master of Science concentrations will be developed if there is a need to build capacity in the professional community for a specialization.

JaxLab will be a self-funded distance education program that leads to a professional degree accredited by the National Architectural Accrediting Board (NAAB), the educational credential required for licensure as a registered architect in most states. The Master of Architecture is a fifty-

<sup>1</sup> <https://chu.dcp.ufl.edu/> The UF Center for Hydro-generated Urbanism (CHU) proposes new paradigms for the evolution of water-based settlements.



two-credit-hour program of study for applicants currently working in the profession holding a preprofessional undergraduate or graduate degree in architecture. The Master of Science in Architectural Studies is a thirty-six-credit-hour non-professional program of study typically completed in two years. Both degrees follow the same curriculum as on Main Campus. All applicants must qualify for admission to the UF Graduate School and the School of Architecture. All applicants, main campus and self-funded, are reviewed together and must meet the same requirements. A JaxLab applicant must also have earned a minimum of 640 Architects Experience Program hours (AXP) before starting the program and must be employed and/or will be employed while attending school. The usual length of time to complete the JaxLab M.Arch. program is 28 months. At the start of the degree program, each applicant's placement in the program of study is determined by reviewing their academic qualifications and their portfolio of studio work. To become a registered architect in Florida, an applicant must have a NAAB accredited degree, complete 3,740 AXP hours, and pass the six-part Architects Registration Exam (ARE).

## **Background**

In the fall of 2020, constituents in Jacksonville contacted the School of Architecture and asked us to consider developing a CityLab-Jacksonville like the existing CityLab-Orlando program. We held multiple meetings through the fall and early spring to determine the feasibility of implementing the Master of Science in Architectural Studies (MSAS) and Master of Architecture degree programs. Members of the architectural community who attended the meeting strongly supported creating JaxLab. (See Appendix D for a list of attendees) We held parallel discussions with Kate Moorehead, Dean of the Saint John's Episcopal Cathedral, who offered us space to establish a home for the JaxLab program. The Cathedral is in the original settlement area of Jacksonville that is east and next to the current CBD on the north bank of the St. John's River.

The JaxLab program is coordinated with the UF School of Architecture (SoA) CityLab-Orlando. Most seminar courses are predominately online and delivered to JaxLab students synchronously from CityLab-Orlando. Students may attend class by logging in from home, their place of work, or at the JaxLab facility. Students typically must attend face-to-face at JaxLab for their course final exams and major presentations. Studio classes are taught in a hybrid format requiring both face-to-face and online class attendance. Face-to-face sessions will occur in two, three, or four-day "intensives," depending on what stage a student is in the program. Students attend all in-person classes at the JaxLab studio, 256 East Church Street, Jacksonville, FL. In addition, their online class meetings each week when not meeting face to face.

The JaxLab facility is available for student use 24 hours -7 days of the week during the semester. Students have access to a digital conferencing classroom to link them with their peers in Orlando and Gainesville. We anticipate students will participate in web-based conferences, lectures and presentations, and research meetings. It will also serve as the primary conferencing facility for communications between JaxLab students, faculty, and staff. Studio workspaces, access to plotting, printing, 3d printing, and laser cutting equipment are available for student use. They are encouraged to use the facility for their studio work and peer meetings throughout the semester.

**See Appendix B for the curriculum.**



## **B. Mission**

Provide a short narrative assessment of how the establishment of the educational site supports the university mission and the goals incorporated into the university strategic plan and Board of Governors State University System Strategic Plan.

**JaxLab supports the College of Design Construction and Planning mission** to improve the quality of the built and natural environments by offering exceptional educational and professional programs. Faculty and students pursue research and scholarship that addresses planning, design, construction, and preservation of the built and natural environments.

### **JaxLab responds directly to Goal 2, Goal 4, and Goal 5 of the UF strategic Plan**

*Goal 2: An outstanding and accessible education that prepares students for work, citizenship, and life*

The JaxLab program makes a UF education accessible to individuals who otherwise would not pursue a professional degree without relocating.

*Goal 4 Growth in research and scholarship that enhances fundamental knowledge and improves the lives of the world's citizens*

JaxLab students are required as part of their degree program to prepare a thesis advancing the architectural profession. JaxLab will become an active research location for the School's Center for Hydro-Generated Urbanism.

*Goal 5 A strengthened public engagement of the University's programs with local, national, and international communities*

The JaxLab program requires students' engagement with the professional community. The program of study encourages participation with the local professional community that responds to the needs of the professional community.

### **JaxLab responds directly to the following goals from The State University System 2025 System Strategic Plan**

*GOAL: Increase Degree Productivity and Program Efficiency*

JaxLab Increases access and efficient degree completion for students who have graduated with a baccalaureate degree and did not continue to graduate school to acquire a professional degree in architecture. An accredited professional degree is required to gain licensure as an architect in Florida.

*GOAL: Strengthen the Quality and Recognition of Commitment to Community and Business Engagement, and increase Levels of Community and Business Engagement*

JaxLab students will engage in public service activities and will be fully integrated into the professional community. All JaxLab students are required to participate in the Integrated Path to Architectural Licensure (IPAL) program that requires working while attending school.

*GOAL: Increase Community and Business Workforce*

Based on our experience at CityLab-Orlando, we expect over 95% of JaxLab graduates will be employed at the time of their graduation from the program and remain in the Jacksonville region, effectively building capacity in the professional community.

*GOAL: Increase Community engagement Levels as defined in the Carnegie Foundation's Community Engagement Classification.*

The JaxLab vision is to collaborate with the Jacksonville community on projects and initiatives that improve the community's quality of life. Faculty and students at JaxLab will exchange knowledge and share resources with the community in a context of partnership and reciprocity. The School of Architecture designed the JaxLab curriculums to deliver the highest quality teaching and learning experience. The program accomplishes this through service-learning that enriches scholarship, research, creative activity, promotes collaboration with the professional community, and prepares graduates to be engaged citizens who will strengthen democratic values and welcome civic responsibility.

### C. Timeline

Provide a timetable of critical benchmarks that must be met for full implementation, which can be used to monitor progress (planning, design, funding, construction, etc.). The timetable should also include ensuring appropriate accreditation of the proposed educational site and any proposed programs requiring specialized accreditation, if required.

Action	Description	End Date
Determine Collaborators	Meet with community groups, architectural firms, schools and colleges, and potential students	Ongoing
SACSCOC Notification	Notice of new program	Completed
UF Approvals	Submit the BOG proposal to the Faculty Senate Steering Committee	09.24.21 (Noon)
	Steering committee approval	11.04.2021
	Faculty Senate approval	11.18.2021
	Board of Trustees approval	12.02.2021
Furnishings and Equipment	Order equipment (last date to arrive)	12.30.2022
	Installation	12.15-31.2022
Staffing	Hire office manager	10.01.21-12.01.2022
Startup	Staff setup and equipment final test	01.02-03.2022
	Student Orientation	01.04.2022
	Classes begin	01.05.2022



## SECTION TWO

### Need and Demand Assessment

#### A. Unmet local student demand

Provide a detailed assessment of unmet local student demand for access to academic programs in the vicinity of the proposed educational site. Complete Table 1 in Appendix A to enrollment projections for unduplicated student headcount and FTE by degree program and level.

There are no schools within comfortable commuting distance from Jacksonville for working professionals seeking a professional degree in Architecture. To obtain a professional degree, individuals must relocate or commute to UF in Gainesville (1 ½+ hrs.), UF CityLab-Orlando (2 hrs.) Florida A&M in Tallahassee (2 ¾ hrs.), or USF in Tampa (3 ¼ hrs.).

Potential JaxLab students are personally invested in the Jacksonville community and unable to relocate. Many of them are married with families or have responsibilities in Jacksonville that require their presence. Because of their work obligations and familial responsibilities, they have limited flexibility to pursue a degree at an institution far from their home. We believe the programs' low residency requirement will also benefit individuals who live far from Jacksonville and are willing to travel to Jacksonville for the program's intensives.

Jacksonville is home to approximately 180 established architectural firms practicing locally, nationally, and internationally. Consistent with our experience in Orlando, recent market indicators show the profession will have a high demand for professional employees. This program targets individuals working in the profession who hold four-year preprofessional degrees in architecture and are not eligible for architectural licensure without a NAAB accredited professional degree. While statistics are not available for this demographic, approximately 50% of all 4-yr graduates do not enter Master's programs immediately after graduating with their preprofessional degree. In addition, according to an *AIA Firm Leader Survey* conducted in late-2017, almost 80 percent of architecture firms felt that there would be shortages of architecture staff over the next few years to meet the needs of firms in their area. ([https://www.architectmagazine.com/aia-architect/aiafeature/how-many-architects-does-our-economy-need\\_o](https://www.architectmagazine.com/aia-architect/aiafeature/how-many-architects-does-our-economy-need_o))

Statistics from our CityLab-Orlando program substantiate this. Since their initial graduating cohort in 2014, nearly 100% of CityLab graduates, excluding international students, are employed in the field when they graduate.

#### B. Workforce need

Provide a detailed data-driven assessment that describes unmet local and regional workforce need for programs and services to be offered at the proposed educational site. In the appendices, provide letters of support from the local community and business interests.

Jacksonville's professional community strongly supports the JaxLab programs. The CityLab-Jacksonville (JaxLab) concept resulted from a meeting with the Dean of St. John's Episcopal



Cathedral and representatives of *Cathedral District Jax*, an urban renewal non-profit. At that meeting, they asked us to consider starting JaxLab building upon the success of the CityLab-Orlando program. After that meeting, the Jacksonville community arranged four subsequent meetings with individuals from the Architecture, Urban Design, Construction, and Interior Design professions voicing their support for the establishment of JaxLab.

We established that the outlook for the architectural profession is generally good, with the ABI (Architect's Billing Index) in positive territory since the COVID pandemic shut-downs. There are 122,000 architects in the United States, and 45 percent (5,453<sup>2</sup>) are registered architects in Florida. Only California, Texas, New York, and Illinois have more registered architects. With Florida's population reaching 21,538,187 (Census 4/1/20), Florida has one architect per 3,950 residents, which is 146% higher than the national average of one architect per 2,700 residents. According to the Bureau of Labor Statistics, architects' employment will increase by three percent from 2020 to 2030, about 9,400 openings per year for the decade<sup>3</sup>. However, the demand will be considerably higher because, as Kermit Baker, Hon. AIA pointed out, in addition to new positions, the future need for architects will be impacted by "replacing current employees who will leave the workforce, particularly due to retirement." He continues by stating that most firms anticipate ten percent of current architectural staff will retire or significantly curtail their activities over the next five years, meaning that there will be a projected loss of 20,000 architects by 2028. The unemployment rate for architects is approximately 1.5 percent, indicating a high demand in the profession. A 2017 AIA firm leader survey revealed that roughly 80 percent of architecture firms felt that there would be shortages of architecture staff to meet their needs.<sup>4</sup> With Florida's population increasing at approximately 1.5 percent per year through the end of the decade, Florida will have gained about 325,000 new residents annually, increasing the demand for new construction and consequently will result in greater workloads for architecture firms. *Florida Insight* includes Architects with master's degrees or higher among the fastest-growing occupations from 2020-2028, with anticipated growth of 10.2 percent. Overall employment growth in Duval county for the same period is forecast to be 11.2 percent<sup>5</sup>. From the available data, it appears the job market for architects in Florida will remain positive for the remainder of the decade and be able to absorb the JaxLab graduates easily.

This approximation of need does not consider new roles in design technology that will emerge in the next ten years. As pointed out in *ArchDaily*, architecture firms are hiring positions that did not exist five years ago, such as Chief Technology Officer, Immersive Reality Modelers, Virtual Simulation Designers, Haptic Interface Designers, and Data Scientists/Analysts.<sup>6</sup> With its

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<sup>2</sup> <https://www.ncarb.org/press/2020-number-of-us-architects-continues-upward-trend> (visited 09.21.21).

<sup>3</sup> Bureau of Labor Statistics, U.S. Department of Labor, *Occupational Outlook Handbook*, Architects, at <https://www.bls.gov/ooh/architecture-and-engineering/architects.htm> (visited 09.21.21).

<sup>4</sup> Baker, Kermit. "How Many Architects Does our Economy Need?" *Architect*. Posted January 05, 2018. [https://www.architectmagazine.com/aia-architect/aiafeature/how-many-architects-does-our-economy-need\\_o](https://www.architectmagazine.com/aia-architect/aiafeature/how-many-architects-does-our-economy-need_o) (visited 09.21.21).

<sup>5</sup> Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research, Occupation and Industry Projections 2020-2028. FL Dept of Economic Opportunity: <http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/employment-projections>. Duval County information on Architect employment is not available, (visited 09.21.21).

<sup>6</sup> *ArchDaily*, 5 Emerging Careers in Architecture Technology to Look Out for in 2018 and Beyond <https://www.archdaily.com/886584/5-emerging-careers-in-architecture-technology-to-look-out-for-in-2018-and-beyond> (visited September 21, 2021).

current development of AI and computational design faculty, UF is well-positioned to have graduates that will fill these emerging positions.

Unfortunately, accurate information is not available for our target student demographic<sup>7</sup>. However, while planning the JaxLab program, the program director delivered presentations to AIA Jacksonville (general membership meeting), the AIA Jacksonville executive board, five Jacksonville architecture firms, and an open community meeting on April 15, 2021. She also met with Flager College, Edward Waters University, and the University of North Florida to explore opportunities for collaboration, recruiting, and possible articulation agreements. There was consensus among attendees that the programs were needed. We anticipate no problem recruiting students, and several firms have already guaranteed internships for future students.

**See Appendix D for letters of support.**

## SECTION III

### Academic Programs and Courses

#### A. Degree programs offered

Provide a list of the degree programs, partial programs, or college credit certificates and courses to be offered at the proposed educational site by year five or the Final Year of implementation if different, using Table 1 in Appendix A. The proposed degree programs must be identified by a six-digit C.I.P. Code, by program title, and degree level.

Master of Architecture: CIP code: 04.0201

Degree Level – Master's

Master of Science in Architectural Studies CIP code: 04.0201

Degree Level – Master of Science

Graduate Certificate in Sustainable Design (Not a degree program) *This is a freestanding certificate, but*

*is usually taken simultaneously with the MArch degree program using elective credits in the degree.*

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<sup>7</sup> Individuals working in the profession having graduated with a preprofessional degree who must continue their education to be eligible for registration as an architect in Florida.



## **B. Program Affiliation**

Provide an explanation as to how the proposed degree programs and courses will be affiliated with similar programs offered on the central campus and/or other educational sites of the University. Will they be independent or an extension of existing programs? (Please see B.O.G. regulation 8.011 (5))

This proposal is not a request for new degree programs. JaxLab will offer two different existing degree programs, the Master of Architecture and Master of Science in Architectural Studies. Both degrees are an extension of the programs offered on the UF main campus in Gainesville. Both degrees are also offered at the UF School of Architecture's off-campus program, CityLab-Orlando. Applicants for the program are reviewed in the general pool of applicants for the School of Architecture and selected by the School's admissions committee.

The proposed JaxLab degree programs do not unnecessarily duplicate existing State University System degree programs. Both are graduate degrees and are not offered at the University of North Florida (UNF), the closest State University System institution. However, at a summer meeting at UNF, we discussed the opportunities for creating articulation agreements from their undergraduate programs to the JaxLab graduate programs. As noted in Section II-C, other universities offering similar degree programs are not within easy commuting distance. Based on our experience at CityLab-Orlando, we believe there will be minimal, if any, impact on enrollment at existing programs. The JaxLab program is designed to serve students who live in Jacksonville and cannot relocate to attend school. There is a demonstrated need for additional graduates entering the workforce, substantiated by the professional community in Jacksonville.

JaxLab is self-funded and will receive no funding from the State E&G Budget.

## **C. No Duplication of Degree Programs**

Provide an assessment supported with data that justifies any duplication of degree programs and services that might already be provided by a state university or Florida College System campus in the vicinity of the proposed educational site. Describe any discussions that have taken place with affected colleges and universities and provide letters of support or letters of concern in the appendices.

JaxLab does not duplicate any programs in the vicinity of the educational site

The JaxLab program is only available to applicants who wish to pursue the IPAL (Integrated path to architectural licensure) program certification. The University of Florida (UF) is one of twenty-two Colleges or Universities in the USA certified by the National Council of Architectural Registration Boards to offer an IPAL track. Students enrolled in the program complete the Architectural Experience Program (AXP) and the Architects Registration Exam (ARE) simultaneously with their degree program. Students who complete the academic program, their AXP, and pass all six sections of the ARE 5.0 will be eligible to apply for professional registration upon graduation. Florida International University is the only other University in the State certified to offer an IPAL program. Located in Miami, it is 353 miles and a 5-hr. drive from the JaxLab location.

## SECTION IV

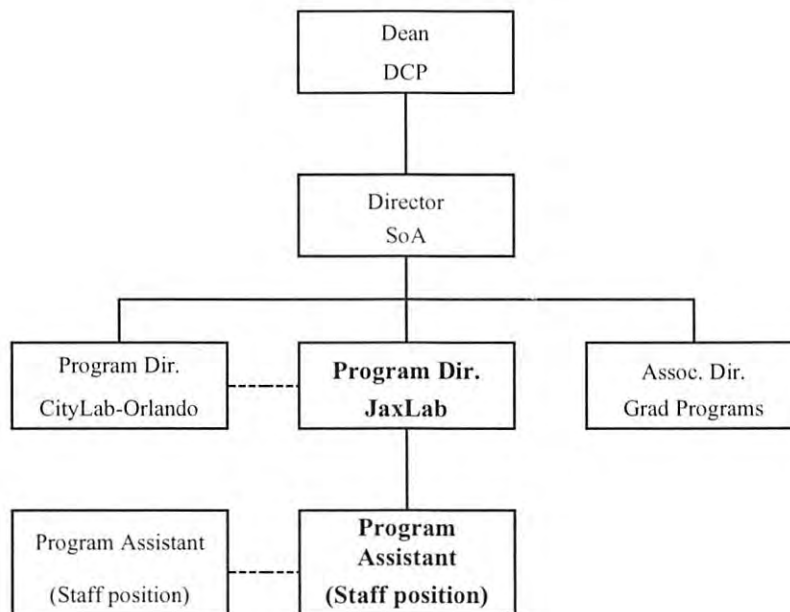
### Administration and Student Support Services

#### A. Administrative Sturcture

Describe the administrative structure of the proposed educational site and how it will relate to the central administration of the University. Include any necessary funding in the financial plan outlined in Table 2 of Appendix A.

The administrative structure of JaxLab consists of a Program Director and an Office Manager. The Office Manager reports to the Program Director, who reports to the School of Architecture (SoA) Director. Funding for the Program Director and Office Manager are included in Table 2

#### Organization Chart



Dean DCP: Chimay Anumba

Director SoA: David Rifkind

Program Director CityLab-Orlando: Stephen Bender

Program Director JaxLab: Nancy Clark

Associate Director SoA Graduate Programs: Bradley Walters

Program Assistant CityLab: Margaret Hayes

Program Assistant JaxLab: New Hire



## B. Student Services

Describe how the proposed site will provide student services, either onsite or online from the central university campus.

JaxLab student services are comparable to those of the resident student and include:

Description of Service	Est. No. of Students served in Year 5
Eligibility for financial aid and financial aid advising - Access is provided online to the UF Office of Student Aid and Scholarships.	35
Student complaints and concerns – Student Complaints and concerns are managed by the Program Director.	10
Student counseling and advising – The Program Director or the SoA Associate Director of Graduate Programs manages student advising.	43
JaxLab students will elect a representative to sit on the SoA Student Government organization.	1
JaxLab students may participate in any student organization authorized by the School of Architecture.	8
The UF Help desk and the UF DCP help desk will provide technical assistance. (The facility internet provider will provide assistance with network issues.)	35

## C. Library and Instructional Resources

Provide a plan to provide library services and other instructional resources that will support the proposed programs. Include any necessary funding in the financial plan outlined in Table 2 of Appendix A.

Library services are available through George A Smathers Libraries Services for Distance Patrons and the CityLab-Orlando branch library architecture. Many of the library resources that JaxLab students will use are available through UF Digital Collections. Books and other physical materials are available by mail through the UF Libraries Document Delivery service. Library resources from other libraries (not UF) are available through a student's interlibrary loan (ILLiad) account. Students have access to collections at the George A. Smathers Libraries, Library West, Marston Science Library, and the Architecture and the Fine Arts Library on the main campus. The JaxLab budget includes funding for a small in-house library at JaxLab for frequently used materials.

## SECTION V

### Budget and Facilities

#### A. Operational Budget

Provide a projected operational budget using Table 2 in Appendix A that includes revenues and expenses out to year five or the final year of implementation if different. Provide a narrative that explains the cost assumptions reflected in Table 2. Include the operational costs on the proposal cover page.

JaxLab will be a self-funded program, with revenue generated through tuition and donations. No State E&G funds are used. JaxLab maintains its budget separate from the School of Architecture. There is a single tuition rate of \$750 per credit for both residents and non-residents. Budgeting and budget management are the responsibility of the Program Director. JaxLab processes and procedures are based on the CityLab-Orlando model. All administrative and teaching positions are funded through tuition. Most faculty are part-time adjuncts or regular Gainesville faculty teaching out of load. The only full-time employees at JaxLab will be the Program Director and Administrative Assistant.

**See Appendix A** for the operational budget and support materials, including the detailed budget narrative and cost assumptions.

#### B. Facilities

Use Table 3 in Appendix A, to identify each facility or facilities required to establish the proposed educational site, and any additional facilities that will be required once the site has reached its expected size and enrollments. Include capital facility costs on the proposal cover page.

**No facility construction is required.** JaxLab will occupy leased space.

Describe ownership of the new location and provide documentation of ownership or lease agreements, to include any special clauses, easements, or deed restrictions. If the property is a gift, provide the gift agreement. Please provide information on the type of ownership if the site is leased or owned (if leased, please provide information on the duration of the lease and the entity that owns the lease). If the site is joint use, please provide the name of the other entity in the joint agreement as well as the total number of students this site will serve from year 1 through year 5.

The 2,577 square foot JaxLab facility is located at 256 East Church Street, Jacksonville, FL 32202, on the third floor of the Saint John's Episcopal Cathedral, Cathedral House. The facility will include spaces for in-person instruction, lab facilities for studio workstations, printers, plotters, laser cutters, and digital communications equipment for online studio review, thesis committee meetings, and advising. The landlord is the Rector, Wardens, and Vestry of St. Johns Parish, at Jacksonville, Florida. The lease is for a 5-year term and is owned by the Rector, Wardens, and Vestry of St. Johns Parish at Jacksonville, Florida, and will serve 127 students from year one to five. (See Appendix A Table 1, Programs and Enrollment)

**See Appendix C** for a copy of the lease agreement.



### **C. Facility Ownership**

Are the facilities owned or leased by the University?

☐ Owned

☒ Leased

## **SECTION VI**

### **Addendum for International Campuses and Special Purpose Centers**

If the proposed site is international, include a copy of any M.O.U. or other agreements related to the site as an appendix

(X) The University certifies that all requirements of BOG Regulation 8.009(3)(f) have been met.

## **APPENDIX A**

**Table 1 Programs and Enrollment**

**Table 2 Faculty**

**Table 3 Facilities**

**Table 4 Financial Projections**

**Attached as a separate Excel file**



**APPENDIX A**  
**TABLE 1**  
**DEGREE PROGRAMS PLANNED AND PROJECTED ENROLLMENTS**  
**(Annual Unduplicated Headcount and FTE)**

CIP Code	Degree Program Title	Degree Level	Year 1		Year 2		Year 3		Year 4		Year 5	
			Headcount	FTE	Headcount	FTE	Headcount	FTE	Headcount	FTE	Headcount	FTE
	No Baccalaureate Programs offered											
	<b>TOTAL BACCALAUREATE</b>		0	0	0	0	0	0	0	0	0	0

CIP Code	Degree Program Title	Degree Level	Year 1		Year 2		Year 3		Year 4		Year 5	
			Headcount	FTE	Headcount	FTE	Headcount	FTE	Headcount	FTE	Headcount	FTE
04.0201N	Master of Architecture (M.Arch.)	M	10	10	21	21	23	23	25	25	27	27
04.0201N	Master of Science in Architectural Studies (MSAS)	M	0	0	5	5	12	12	14	14	16	16
	<b>TOTAL MASTER'S</b>		10	10	26	26	35	35	39	39	43	43

NOTE: At this time we do not anticipate any part-time students in either the M.Arch. Or MSAS programs

## APPENDIX A

### TABLE 2 ANTICIPATED FACULTY PARTICIPATION

Faculty Code	Faculty Name or "New Hire" Highest Degree Held Academic Discipline or Speciality	Rank	Contract Status	Primary Degree Program Assignment	Initial Date for Participation in Program	Mos. Contract Year 1	FTE Year 1	% Effort for Prg. Year 1	PY Year 1	Mos. Contract Year 2	FTE Year 2	% Effort for Prg. Year 2	PY Year 2	Mos. Contract Year 3	FTE Year 3	% Effort for Prg. Year 3	PY Year 3	Mos. Contract Year 4	FTE Year 4	% Effort for Prg. Year 4	PY Year 4	Mos. Contract Year 5	FTE Year 5	% Effort for Prg. Year 5	PY Year 5
A	Nancy M. Clark, M. Arch. Architecture	Asso. Prof.	Tenured	M.Arch.	Spring 2022	6	0.50	100.00	50.00	12	1.000	100.00	100.00	12	1.00	100.00	100.00	12	1.00	100.00	100.00	12	1.00	100.00	100.00
D	Frank M. Bosworth Ph.D. Architecture	Professor of Practice	Status	M.Arch.	Spring 2022	4.0	0.33	25.00	8.33	8	0.667	50.00	33.33	8	0.67	50.00	33.33	8	0.67	50.00	33.33	8	0.67	50.00	33.33
A	Nawaari, Nawaari Ph.D. Architecture	Professor	Tenured	M.Arch.	Fall 2022	0	0.00	0.00	0.00	4.0	0.333	16.50	5.50	4.0	0.33	16.50	5.50	4.0	0.33	16.50	5.50	4.0	0.33	16.50	5.50
D	Albertus Wang M.Arch. Architecture	Lecturer	Status	M.Arch.	Fall 2023	0	0.00	0.00	0.00	4	0.333	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17
D	Stephen Bender M.Arch. Architecture	Sr. Lecturer	Status	M.Arch.	Spring 2023	4	0.33	12.50	4.17	4	0.333	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17
A	Alfonso Perez M.Arch. Architecture	Professor	Tenured	M.Arch.	Spring 2023	0	0.00	0.00	0.00	4	0.333	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17	4	0.33	12.50	4.17
E	New Hire, Degree MArch Architecture	Adjunct	Status	M.Arch.	Fall 2022	0	0.00	0.00	0.00	4	0.333	25.00	8.33	4	0.33	25.00	8.33	4	0.33	25.00	8.33	4	0.33	25.00	8.33
E	New Hire, Degree M. Arch Architecture	Adjunct	Status	M.Arch.	Spring 2023	0	0.00	0.00	0.00	4	0.333	25.00	8.33	4	0.33	25.00	8.33	4	0.33	25.00	8.33	4	0.33	25.00	8.33
Total Person-Years (PY)									62.50				168.00				168.00				168.00				168.00

Faculty Code		PY Workload by Budget Classification		
		Source of Funding	Year 1	Year 5
A	Existing faculty on a regular line	Current Education & General Revenue	50.00	109.67
B	New faculty to be hired on a vacant line	Current Education & General Revenue	0.00	0.00
C	New faculty to be hired on a new line	New Education & General Revenue	0.00	0.00
D	Existing faculty hired on contracts/grants	Contracts/Grants	12.50	41.67
E	New faculty to be hired on contracts/grants	Contracts/Grants	0.00	16.67
Overall Totals for			Year 1 62.50	Year 5 168.00

NOTE: Add Year columns as necessary to cover the period of time needed for full implementation.

Faculty Code		PY Workload by Budget Classification		
		Source of Funding	Year 1	Year 5
	Existing faculty on a regular line	Self-funded program revenue	163,200	172,992
	Existing faculty teaching out of load	Self-funded program revenue	66,250	102,215
	Adjunct Faculty	Self-funded program revenue	0.00	232,215
	Existing faculty hired on contracts/grants	Contracts/Grants	0.00	0.00
	New faculty to be hired on contracts/grants	Contracts/Grants	0.00	0.00
Overall Totals for			Year 1 229,450	Year 5 507,422

#### Faculty positions at JaxLab

No faculty at JaxLab are compensated from E&G funds

The only salaried employee at JaxLab is the Program Direct who is paid from self-generated revenue  
Instruction is by main campus faculty teaching out of load and adjunct professors

#### The compensation model for instruction at JaxLab

JaxLab Program Director is a salaried employee (FTE 1.0)

JaxLab adjunct faculty and Faculty teaching out-of-load are compensated \$265/sch for lecture and seminar courses, \$12,000 for 6 cr. Studio

CityLab-Orlando faculty are compensated out of load \$265/sch for lecture and seminar courses

Gainesville faculty are compensated out of load at \$265/sch for lectures and seminars.

#### Faculty SCH/FTE Calculation

Fiscal Year			FY1*				FY2				FY3				FY4				FY 5			
Total full year program enrollment			Enrollment	10		Enrollment	21		Enrollment	23		Enrollment	25		Enrollment	27						
New program enrollment per year				10			11			12			13			14						
Course	Credits			SCH	FTE		SCH	FTE		SCH	FTE		SCH	FTE		SCH	FTE	SCH	FTE			
ARC 6241 Adv Studio 1	6				11	66	0.250	12	72	0.250	13	78	0.250	14	84	0.250						
ARC6355 Adv Studio 2	6	10	60	0.25	11	66	0.250	12	72	0.250	13	78	0.250	14	84	0.250						
ARC 6356 Adv Studio 3	6				10	60	0.250	11	66	0.250	12	72	0.250	13	78	0.250						
ARC 6505 Structures	4	10	40	0.165	11	44	0.165	12	48	0.165	13	52	0.165	14	56	0.165						
IPAL Seminar 1	1				11	11	0.042	12	12	0.042	13	13	0.042	14	14	0.042						
IPAL Seminar 2	1				10	10	0.042	11	11	0.042	12	12	0.042	13	13	0.042						
ARC 6242 Research Methods	3	10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125	14	42	0.125						
ARC 6913 MRP Preparation	3				10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125						
ARC 6281 Professional Practice	3				10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125						
ARC 6979 Master Research Project	6							10	60	0.25	11	66	0.25	12	72	0.25						
History Theory Option	3	10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125	14	42	0.125						
elective	3				11	33	0.125	12	36	0.125	13	39	0.125	14	42	0.125						
elective	3				10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125						
elective	3				10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125						



elective	3				10	30	0.125	11	33	0.125	12	36	0.125	13	39	0.125
Equiv FTE				0.665			1.998			2.25			2.25			2.25
Total M.Arch. SCH			160			506		614				668	2.25		722	2.25
Global Approaches	3				5	15	0.125	12	36	0.125	14	42	0.125	16	48	0.125
Research Methods	3				5	15	0.125	12	36	0.125	14	42	0.125	16	48	0.125
Data and the City	3				5	15	0.125	12	36	0.125	14	42	0.125	16	48	0.125
Writing Workshop	3				5	15	0.125	12	36	0.125	14	42	0.125	16	48	0.125
Sustainability Studio	6				5	30	0.250	12	72	0.250	14	84	0.250	16	96	0.250
Resilient Standards	3							5	15	0.125	12	36	0.125	14	42	0.125
Thesis Prep	3							5	15	0.125	12	36	0.125	14	42	0.125
Thesis	6							5	30	0.250	12	72	0.250	14	84	0.250
Sd Elective	3							5	15	0.125	12	36	0.125	14	42	0.125
Sd Elective	3							5	15	0.125	12	36	0.125	14	42	0.125
Equiv FTE							0.75			1.50			1.50			1.50
Total MSAS SCH						90		306				468			540	
JaxLab Director				1			1.000			1			1			1
Total JaxLab SCH			160			596		920				1136			1262	
Equivalent FTE faculty				1.665			3.748			4.748			4.748			4.748
Cost of Instruction	\$265 per SCH		\$	42,400		\$	157,940		\$	243,800		\$	301,040		\$	334,430

THIS SECTION DOES NOT APPLY TO THIS SUBMISSION. THE FACILITY IS IN A RENTED SPACE, READY TO OCCUPY, AND NO RENOVATIONS OR ALTERATIONS ARE NECESSARY.

COUNTY:

PROJECT BR No. (if assigned):

## SCHEDULE OF PROJECT COMPONENTS

## ESTIMATED COSTS

Appropriations to Date			Project Costs Beyond CIP Period			Total Project In CIP & Beyond
Source	Fiscal Year	Amount	Source	Fiscal Year	Amount	
TOTAL		0	TOTAL		0	0



# APPENDIX A

**TABLE 4**  
**SUMMARY FINANCIAL PROJECTIONS TO FULL IMPLEMENTATION**

Fiscal Year Ending June 30	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	2022	2023	2024	2025	2026
General Operations					
Carry Forward from Prior Year	0	138,639	194,676	244,248	261,407
General Revenue/Lottery					
State Allocations (GR/Lottery)	0	0	0	0	0
Tuition/Tuition Differential and Fees					
Net Tuition (self funded @ 742.50/SCH - TNT Tax deducted)	185,625	602,910	803,385	896,940	937,035
Tuition (Differential, 70% UG Support)	0	0	0	0	0
Out of State Student Tuition Fees	0	0	0	0	0
Research Trust Funds (by title)					
XYZ Trust Fund	0	0	0	0	0
Financial Aid and Academic Related Fees					
Financial Aid	0	0	0	0	0
Tuition (Differential, 30% Financial Aid)	0	0	0	0	0
Out of State Financial Aid	0	0	0	0	0
Student Technology Fee	0	0	0	0	0
Student Distance Learning Fee	0	0	0	0	0
Other Fees (Material/Supply), Facility/Equipment, etc.)	0	0	0	0	0
Other Revenues					
Donor Support (UF Foundation)	240,000	0	0	0	0
List	0	0	0	0	0
<b>Total Revenues</b>	<b>425,625</b>	<b>741,549</b>	<b>998,061</b>	<b>1,141,188</b>	<b>1,198,442</b>
<b>Expenses</b>					
General Operations					
Compensation and Employee Benefits	130,126	199,133	203,075	207,137	211,279
Shared Services		19,320	47,338	72,124	80,704
Incremental Shared and/or Contractual Services Costs (student assistants compensation)	0	19,200	38,400	57,600	57,600
Library Services/e-Collections	0	5,000	5,100	5,202	5,306
Contractual Services (Cost of Instruction @ \$265/SCH)	42,400	157,940	243,800	301,040	334,430
Plant Costs and Operating Supplies	10,500	33,903	77,918	75,938	78,987
Financial Aid, Scholarships, Stipends	0	20,250	40,500	50,625	50,625
Equipment	68,200	24,000	10,000	10,000	10,000
University overhead (13%)	35,760	68,128	87,682	100,115	104,660
<b>Total Expenses</b>	<b>286,986</b>	<b>546,874</b>	<b>753,813</b>	<b>879,780</b>	<b>933,591</b>
<b>Operating Net Revenues Over Expenses</b>	<b>138,639</b>	<b>194,676</b>	<b>244,248</b>	<b>261,407</b>	<b>264,852</b>
Operating reserve = 100,000	100,000	100,000	100,000	100,000	100,000
Available for Distribution next fiscal year	38,639	94,676	144,248	161,407	164,852

Edition 09/1/12

## Budget Narrative

The Operation of JaxLab depends upon delivery of courses from CityLab-Orlando, both Orlando and JaxLab are offering identical curriculum, however utilizing different delivery formats. JaxLab will have a limited dedicated faculty and will draw upon existing faculty at Main Campus and CityLab-Orlando who deliver coursework out-of-load, and adjunct faculty in Jacksonville as well as the Program Director. Because this is a 28 month program the program does not reach it's earning potential until Fiscal Year 4. Fiscal year 5 should produce results similar to Fiscal Year 4, although the enrollment goal of 15 students per year is unlikely to be reached until Year 6. This is based on our enrollment experience at CityLab-Orlando. In the fourth year the cost of delivering the program fell to \$631.13 /sch and will continue to decline to approximately \$600/sch at maximum planned enrollment.

## Budget Notes

A	Standard salary for all CityLab teaching is \$265/ SCH except when studio enrollment is 8 or above the studio cost is \$12000
B	The Director shall teach at a minimum one studio and two seminar/lecture classes per year.
C	The Program Director and Administrative assistant are the only salaried employees at JaxLab. The Program Director is a FTE 1.0, 12 month administrative appointment
D	The Administrative Assistant is a FTE 0.6 appointment Fiscal Years 1-3
E	As an incentive to establish JaxLab rent for FY 1 & 2 is donated. Rent for 2,800sf is \$42,000/ year and starts in year 3.
F	Annual fixed expenses include insurance (\$4,000), internet (fiber \$6,000), phone (\$150), electricity (\$6,000)
F	Online Advertising (\$1,000), Print Materials+mail (\$2,000), Table at AIA convention (\$800), Marketing Swag (\$1,200)
F	Repairs and misc. purchases
G	Travel and conference registration for annual AIA meeting. Year three additional \$1,500 for convention attendance (dissemination)
H	Contingency cost to cover instances when a student must take an exam online.
I	Online and in-person accommodations including assistive technology. All online class sessions will be recorded.
J	FY 1 & 2 will be when courses are taught the first time in hybrid format. Costs are for review and evaluation + course revisions.

## APPENDIX B

### Curriculum

#### Advanced Master of Architecture Degree Program

The JaxLab M. Arch. degree program is a 52-credit hour program of study for applicants working in the profession with a preprofessional undergraduate or graduate degree in architecture, a successful record of six to eight previous design studios, and a portfolio reflecting design proficiency. An applicant must also have earned a minimum of 640 AXP hours before starting the program and must be employed and will be employed while attending school. The length of time to complete the program is determined by the number of completed AXP hours at the start of the initial semester of the program. The JaxLab program as shown below has the same content as the currently approved CityLab-Orlando Advanced Master of Architecture program

#### Advanced Master of Architecture Curriculum

Content Areas	Credits	Program Courses
Design Studio	18	ARC 6241 Advanced Studio I
Structures	4	ARC 6281 Professional Practice
History/ Theory Elective	3	ARC 6355 Advanced Studio II
Professional Practice	3	ARC 6356 Advanced Studio III
Research Methods	3	ARC 6971 Thesis
Thesis/PILOT	9	ARC 6242 Research Methods
(Project In Lieu Of Thesis)		ARC 6979 Project In Lieu Of Thesis
Electives	12	ARC 6505 Advanced Structure
Total	52	ARC 6357 Advanced Materials & Methods

#### Recommended Program of Study

Year One		Year Two		Year Three	
Fall Semester	cr	Fall Semester	cr	Fall Semester	cr
Advanced Studio I	6	Advanced Studio III	6	Thesis/ PILOT	6
Research Methods	3	American City (H/T)	3	<i>Intensives 15-17</i>	
Adv IPAL Seminar I	1	Adv IPAL Seminar II	1		
Writing Workshop	1	<i>Intensives 10-12</i>			
<i>Intensives 1-4</i>					
Spring Semester		Spring Semester			
Advanced Studio II	6	Professional Practice	3		
Adv. Materials and Methods	3	American City (H/T)	3		
<i>Intensives 5-8</i>		Elective	3		
		<i>Intensive 13</i>			
Summer Semester		Summer Semester			
Advanced Structures	4	Thesis/PILOT Prep.	3		
<i>Intensive 9</i>		<i>Intensive 14</i>			
Total credits	24	Total credits	22	Total credits	6
				Degree credits earned	52



## Distribution of Online and In-Person Classes

In-Person classes are noted as Intensives   Online as noted  

Year One						Year Two						Year Three				
Fall Semester			Spring Semester		Summer		Fall Semester		Spring Semester		Summer		Fall Semester			
Week	Delivery	No. Days	Delivery	No. Days	Delivery	No. Days	Delivery	No. Days	Delivery	No. Days	Delivery	No. Days	Delivery	No. Days		
0	Orientation + Intensive 1	4	Intensive 5	2												
1		1		1												
2																
3	Online				Online		Online				Online		Online			
4			Intensive 6	2			Intensive 10	3								
5	Intensive 2	3														
6		1														
7					Summer Break						Summer Break		Intensive 15	2		
8	Online		Online				Online		Online							
9														Online		
10					Online						Online					
11	Intensive 3	2	Intensive 7	3			Intensive 11	3					Intensive 16	2		
12		1		1												
13	Online		Online		Intensive 9	2	Online				Intensive 14	2	Online			
14																
15	Intensive 4	1	Intensive 8	1			Intensive 12	1	Intensive 13	1			Intensive 17	2		
16		2		2				2		2						

## Intensives Schedules

Intensives are multiple day, in-person meetings that meet continuously from 8:00 AM to 5:00 PM, evenings are devoted to peer meetings, workshops, architecture firm visits, and study.

### Fall Semester Intensive One

Time	Friday Day 1	Saturday Day 2	Sunday Day 3	Monday Day 4
8:00		Advising	Advising	Advising
9:00		Studio Discussion	Studio Work session	Research Methods
10:00				
11:00		Studio Work session		
12:00	Welcome Lunch	Lunch	Lunch	Lunch
1:00	Orientation	Studio Work session	Studio Discussion	Research Methods
2:00				
3:00	Research Intro	Research Methods	Writing Workshop	Conclude Intensive 1
4:00	Studio Introduction			
5:00				
6:00	Dinner	Dinner	Dinner	
7:00	Firm Reception	Studio Workshop	Writing Workshop	
8:00				

## Fall Semester

### Intensive 2

Time	Friday Day 1	Saturday Day 2	Sunday Day 3	Monday Day 4
8:00		Advising	Advising	Presentation Prep
9:00		Studio Discussion	Research Methods	Studio Presentations
10:00				
11:00		Studio Work session		
12:00	Welcome Lunch	Lunch	Lunch	Lunch
1:00	Studio Discussion	Studio Work session	Studio Discussion	Studio Presentations
2:00	Peer Meeting			
3:00	Research Methods			
4:00		Peer Meeting	Writing Workshop	Conclude Intensive 2
5:00				
6:00	Dinner	Dinner		
7:00	Firm Reception	Studio Workshop	Writing Workshop	
8:00				

## Fall Semester

### Intensive 3

Time	Saturday Day 1	Sunday Day 2	Monday Day 3
8:00		Advising	Presentation Prep
9:00		Studio Work Session	Studio Presentations
10:00			
11:00			
12:00	Welcome Lunch	Lunch	Lunch
1:00	Research Methods	Studio Work Session	Studio Presentations
2:00			
3:00			
4:00	Studio Discussion	Peer Meeting	Conclude Intensive 3
5:00			
6:00	Dinner	Dinner	
7:00	Studio Workshop	Peer Meeting	
8:00			

## Fall Semester

### Intensive 4

Time	Sunday Day 1	Monday Day 2	Tuesday Day 3
8:00		Advising	Presentation Prep
9:00		Studio Work Session	Studio Presentations
10:00			
11:00			
12:00	Welcome Lunch	Lunch	Lunch
1:00	Research Methods Review	Research Method Presentations	Studio Presentations
2:00			
3:00			
4:00	Studio Work Session		Exhibit Set-up (peer)
5:00			
6:00	Dinner	Dinner	Fall Reception & Exhibit
7:00	Peer Meeting	Firm Reception	
8:00			Conclude Intensive 4

## Spring Semester

### Intensive 5

Time	Saturday Day 1	Sunday Day 2
8:00		Advising
9:00		Adv M&M
10:00		
11:00		
12:00	Welcome Lunch	Lunch
1:00	Studio Discussion	Studio Discussion
2:00		Studio Work session
3:00	Studio Work session	Studio Workshop
4:00		
5:00		
6:00	Firm Reception	Dinner
7:00		Studio Workshop
8:00		Conclude Intensive 5

### Intensive 6

Time	Saturday Day 1	Sunday Day 2
8:00		Advising
9:00		Adv M&M
10:00		Adv M&M
11:00		Adv M&M
12:00	Welcome Lunch	Lunch
1:00	Studio Discussion	Studio Discussion
2:00		
3:00	Studio Work Session	Studio Work Session
4:00	Studio Workshop	
5:00		
6:00	Dinner	Dinner
7:00	Studio Workshop	Peer Meeting
8:00		Conclude Intensive 6



## Spring Semester

### Intensive 7

Time	Friday Day 1	Saturday Day 2	Sunday Day 3	Monday Day 4
8:00		Advising	Adv M&M Mid Presentation	Studio Presentations
9:00		Studio Work session		
10:00				
11:00		Lunch		
12:00	Welcome Lunch	Lunch		
1:00	Adv M&M	Studio Work Session	Lunch	Studio Presentations
2:00			Studio Discussion	Studio Discussion
3:00				
4:00	Studio Workshop	Studio Discussion	Studio Work Session	Conclude Intensive 7
5:00				
6:00	Dinner	Dinner	Dinner	
7:00	Studio Workshop	Peer Meeting	Studio Presentation Prep	
8:00				

## Spring Semester

### Intensive 8

Time	Sunday Day 1	Monday Day 2	Tuesday Day 3
8:00		Advising	Studio Presentations
9:00		Adv M&M Presentations	
10:00			
11:00			
12:00	Welcome Lunch	Lunch	Lunch
1:00	Adv M&M	Adv M&M Presentations	Studio Presentations
2:00		Studio Discussion	Exhibit Set-up (peer)
3:00			
4:00	Studio Work session	Studio Work session	
5:00			
6:00	Dinner	Dinner	Spring Reception & Exhibit
7:00	Peer Meeting	Studio Work session	
8:00		Studio Presentation prep	

## Summer Semester

### Intensive 9

Time	Friday Day 1	Saturday Day 2
8:00		Seminar 1 exam
9:00		
10:00		Break
11:00		Lunch
12:00	Welcome Lunch	Seminar 2 exam
1:00	Seminar 1 Review	<b>Conclude Intensive 9</b>
2:00		
3:00	Seminar 2 Review	
4:00		
5:00	Peer study Meeting	
6:00	Dinner	
7:00	Peer study Meeting	
8:00		

## Fall Semester

### Intensive 10

Time	Thursday Day 1	Friday Day 2	Saturday Day 3
8:00		Advising	Presentation Prep
9:00		Studio Discussion	Studio Presentations
10:00			
11:00		Studio Work session	
12:00	Welcome Lunch	Lunch	Lunch
1:00	Studio Work Session	Studio Work session	Studio Presentations
2:00		Studio Discussion	
3:00			
4:00		Studio Work session	
5:00			
6:00	Firm Reception	Dinner	Dinner
7:00		Peer Meeting	Conclude Intensive 10
8:00			

## Fall Semester

### Intensive 11

Time	Thursday Day 1	Friday Day 2	Saturday Day 3
8:00		Advising	Studio Presentation prep
9:00		Studio Discussion	Studio Presentations
10:00			
11:00			
12:00	Welcome Lunch	Lunch	Lunch
1:00	Seminar Discussion	Studio Work Session	Studio Presentations
2:00			
3:00	Studio Work session	Studio Discussion	
4:00		Studio Work Session	
5:00			
6:00	Dinner	Dinner	
7:00	Peer Meeting	Peer Meeting	
8:00			

## Fall Semester

### Intensive 12

Time	Sunday Day 1	Monday Day 2	Tuesday Day 3	
8:00		Seminar exam	Studio Presentations	
9:00				
10:00		Studio Work session		
11:00				
12:00	Welcome Lunch	Lunch	Lunch	
1:00	Seminar Review	Peer Review Res. Methods	Studio Presentations	
2:00			Exhibit Set-up	
3:00	Studio Work Session			
4:00				
5:00				
6:00	Dinner	Dinner	Fall Reception & Exhibit	
7:00	Peer Meeting	Studio Discussion		
8:00		Studio Presentation prep	Conclude Intensive 12	



## Spring Semester

### Intensive 13

Time	Sunday Day 1	Monday Day 2	Tuesday Day 3
8:00	Advising		Studio peer reviews
9:00		Seminar 1 exam	
10:00	Seminar 1 Review		
11:00			
12:00	Lunch	Seminar 2 exam	Lunch
1:00	Seminar 2 Review		
2:00		Break	
3:00	Seminar 3 Review	Seminar 3 exam	
4:00			
5:00	Peer study Meeting	Break	
6:00	Dinner	Firm Reception	Spring Reception & Exhibit
7:00	Peer study Meeting		
8:00			

## Summer Semester

### Intensive 14

Time	Thursday Day 1	Friday Day 2
8:00		MRP Prep Final
9:00	Advising	
10:00	Seminar Discussion	
11:00	MRP Prep peer Review	
12:00		
1:00	Lunch	Lunch
2:00	MRP Prep peer Review	MRP Prep Final
3:00		
4:00		
5:00		
6:00	Dinner	Firm Reception
7:00	MRP Prep Final	
8:00		

## Fall Semester

### Intensive 15

Time	Thursday Day 1	Friday Day 2
8:00		MRP Midterm
9:00		
10:00		
11:00		
12:00	Lunch	
1:00	MRP Setup	Lunch
2:00	MRP Midterm	Conclude Intensive 15
3:00		
4:00		
5:00		
6:00	Dinner	
7:00	MRP Midterm	
8:00		

## Fall Semester

### Intensive 16

Time	Thursday Day 1	Friday Day 2	
8:00		MRP Final Exam	
9:00			
10:00			
11:00			
12:00	Lunch		
1:00	MRP Setup	Lunch	
2:00	MRP Final Exam	Conclude Intensive 16	
3:00			
4:00			
5:00			
6:00	Dinner		
7:00	MRP Final Exam		
8:00			

## Fall Semester

### Intensive 17

Time	Monday Day 1	Tuesday Day 2
8:00		Thesis Submission/ exhibit setup
9:00		
10:00		
11:00		
12:00		
1:00		Lunch
2:00		Convocation Rehearsal
3:00		Convocation
4:00		
5:00	Awards Ceremony/Dinner	Fall Reception & Exhibit
6:00		
7:00		
8:00		Conclude Intensive 17

## The JaxLab faculty

JaxLab faculty will be teaching in-load. JaxLab Faculty Nancy M. Clark (FTE 1.0)

CityLab-Orlando faculty will be teaching out-of-load. The online courses are synchronous transmissions of face-to-face, hybrid, and online courses originating in Orlando.

CityLab-Orlando Faculty: Frank M. Bosworth Ph.D., AIA; Professor of Practice, Stephen D. Bender A.I.A., Lecturer; Albertus Wang A.I.A., Lecturer; Lucas Najle A.I.A., Adjunct; Eugene Demaso, Adjunct

Faculty from Gainesville teaching out of load

Nawari Nawari Ph.D., Assoc Professor, Assoc. Professor, Martha Kohen, Professor, Charlie Hailey, Professor, Martin Gold, AIA, Assoc. Professor, Alfonso Perez, Professor

## Student Learning Outcomes Associated with the Program

**Critical Thinking and Representation.** Graduates from NAAB-accredited programs must be able to build abstract relationships and understand the impact of ideas based on the study and analysis of multiple theoretical, social, political, economic, cultural, and environmental contexts. Graduates must also be able to use a diverse range of skills to think about and convey architectural ideas, including writing, investigating, speaking, drawing, and modeling

<b>Professional Communication Skills</b>	Ability to write and speak effectively and use representational media appropriate for both the profession and the public.
<i>Course</i>	<i>ARC 6913 Thesis/ PILOT Preparation</i>
<b>Design Thinking Skills</b>	Ability to raise clear and precise questions, use abstract ideas to interpret information, consider diverse points of view, reach well-reasoned conclusions, and test alternative outcomes against relevant criteria and standards.
<i>Course</i>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3</i>
<b>Investigative Skills</b>	Ability to gather, assess, record, and comparatively evaluate relevant information and performance to support conclusions related to a specific project or assignment.
<i>Course</i>	<i>ARC 6241 Advanced Studio 1, ARC 6979 PILOT</i>
<b>Architectural Design Skills</b>	Ability to effectively use basic formal, organizational, and environmental principles and the capacity of each to inform two- and three-dimensional design.
<i>Course</i>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3</i>
<b>Ordering Systems</b>	Ability to apply the fundamentals of both natural and formal ordering systems and the capacity of each to inform two- and three-dimensional design.
<i>Course</i>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3</i>
<b>Use of Precedents</b>	Ability to examine and understand the fundamental principles present in relevant precedents and to make informed choices about the incorporation of such principles into architecture and urban design projects.
<i>Course</i>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3, ARC 6913 Thesis/ PILOT Preparation</i>
<b>History and Global Culture:</b>	Understand the parallel and divergent histories of architecture and the cultural norms of a variety of indigenous, vernacular, local, and regional settings in terms of their political, economic, social, ecological, and technological factors.
<i>Course</i>	<i>ARC 6xxx History/ Theory Elective, ARC 6356 Advanced Studio 3</i>



<b>Cultural Diversity and Social Equity</b>	Understand the diverse needs, values, behavioral norms, physical abilities, and social and spatial patterns that characterize diverse cultures and individuals and the responsibility of the architect to ensure equity of access to sites, buildings, and structures.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6705 Graduate Architectural History 3</i>

**Building Practices, Technical Skills, and Knowledge.** Graduates from NAAB accredited programs must be able to understand the technical aspects of design, systems, and materials and be able to apply that comprehension to architectural solutions. In addition, the impact of such decisions on the environment must be well considered.

<b>Site Design</b>	Ability to respond to site characteristics, including urban context and developmental patterning, historical fabric, soil, topography, ecology, climate, and building orientation, in the development of a project design.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3</i>
<b>Codes and Regulations</b>	Ability to design sites, facilities, and systems that are responsive to relevant codes and regulations and include the principles of life-safety and accessibility standards.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6356 Advanced Studio 3</i>
<b>Technical Documentation</b>	Ability to make technically clear drawings, prepare outline specifications, and construct models illustrating and identifying the assembly of materials, systems, and components proper for a building design.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6357 Adv. Materials &amp; Methods</i>
<b>Structural Systems</b>	Ability to demonstrate the basic principles of structural systems and their ability to withstand gravitational, seismic, and lateral forces, as well as the choice and application of the appropriate structural system.
<b>Course</b>	<i>ARC 6505 Advanced Structures, ARC 6355 Advanced Studio 2, ARC 6357 Adv. Materials &amp; Methods</i>
<b>Environmental Systems</b>	Ability to demonstrate the principles of environmental systems' design, how design criteria can vary by geographic region, and the tools used for performance assessment. This demonstration must include active and passive heating and cooling, solar geometry, daylighting, natural ventilation, indoor air quality, solar systems, lighting systems, and acoustics.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2</i>
<b>Building Envelope Systems and Assemblies</b>	Understand the basic principles involved in the proper selection and application of building envelope systems relative to fundamental performance, aesthetics, moisture transfer, durability, and energy and material resources.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6357 Advanced Materials &amp; Methods</i>
<b>Building Materials and Assemblies</b>	Understand the basic principles used in the proper selection of interior and exterior construction materials, finishes, products, components, and assemblies based on their inherent performance, including environmental impact and reuse.
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2</i>
<b>Building Service Systems</b>	Understand the basic principles and proper application and performance of building service systems, including lighting, mechanical, plumbing, electrical, communication, vertical transportation, security, and fire protection systems.

<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6355 Advanced Studio 2, ARC 6685 Life Safety, Sanitation, and Plumbing Systems</i>
<b>Financial Considerations</b>	Understand the fundamentals of building costs, which must include project financing methods and feasibility, construction cost estimating, construction scheduling, operational costs, and life-cycle costs
<b>Course</b>	<i>ARC 6355 Advanced Studio 2</i>

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**Professional Practice.** Graduates from NAAB-accredited programs must understand business principles for the practice of architecture, including management, advocacy, and the need to act legally, ethically, and critically for the good of the client, society, and the public.

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<b>Stakeholder Roles in Architecture</b>	Understand the relationships among key stakeholders in the design process—client, contractor, architect, user groups, local community—and the architect’s role to reconcile stakeholder needs.
<b>Course</b>	<i>ARC 6281 Professional Practice</i>
<b>Project Management</b>	Understand the methods for selecting consultants and assembling teams; identifying work plans, project schedules, and time requirements; and recommending project delivery methods.
<b>Course</b>	<i>ARC 6281 Professional Practice</i>
<b>Business Practice</b>	Understand the basic principles of a firm’s business practices, including fiscal management and business planning, marketing, organization, and entrepreneurship.
<b>Course</b>	<i>ARC 6281 Professional Practice</i>
<b>Legal Responsibilities</b>	Understand the architect’s responsibility to the public and the client as determined by regulations and legal considerations involving the practice of architecture and professional service contracts.
<b>Course</b>	<i>ARC 6281 Professional Practice</i>
<b>Professional Conduct</b>	Understand the ethical issues involved in the exercise of professional judgment in architectural design and practice and understanding the role of the NCARB Rules of Conduct and the AIA Code of Ethics in defining professional conduct.
<b>Course</b>	<i>ARC 6281 Professional Practice</i>

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**Integrated Architectural Solutions.** Graduates from NAAB-accredited programs must be able to show that they can synthesize a wide range of variables into an integrated design solution.

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<b>Research</b>	Understand the theoretical and applied research methodologies and practices used during the design process.
<b>Course</b>	<i>ARC 6242 Research Methods</i>
<b>Integrated Evaluations and Decision-Making Design Process</b>	Ability to demonstrate the skills associated with making integrated decisions across multiple systems and variables in the completion of a design project. This demonstration includes problem identification, setting evaluative criteria, analyzing solutions, and predicting the effectiveness of implementation.
<b>Course</b>	<i>ARC 6356 Advanced Studio 3</i>

<b>Integrative Design</b>	Ability to make design decisions within a complex architectural project while showing broad integration and consideration of environmental stewardship, technical documentation, accessibility, site conditions, life safety, environmental systems, structural systems, and building envelope systems and assemblies
<b>Course</b>	<i>ARC 6355 Advanced Studio 2</i>
<b>Pre-Design</b>	Ability to prepare a comprehensive program for an architectural project that includes an assessment of client and user needs; an inventory of spaces and their requirements; an analysis of site conditions (including existing buildings); a review of the relevant building codes and standards, including relevant sustainability requirements, and an assessment of their implications for the project; and a definition of site selection and design assessment criteria
<b>Course</b>	<i>ARC 6241 Advanced Studio 1, ARC 6356 Advanced Studio 3</i>



**APPENDIX C**  
**Facility Lease**

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**LEASE AGREEMENT**

**FOR**

**ST. JOHN'S EPISCOPAL CATHEDRAL  
CATHEDRAL HOUSE, THIRD FLOOR  
JACKSONVILLE, FL**

**TENANT: UNIVERSITY OF FLORIDA  
COLLEGE OF DESIGN, CONSTRUCTION AND PLANNING**

256 E. CHURCH STREET  
JACKSONVILLE, FLORIDA 32202

LEASE SUMMARY

Landlord:	The Rector, Wardens and Vestry of <u>St. Johns</u>
<u>Parish, at Jacksonville, Florida</u>	
Tenant:	<u>University of Florida College of</u> <u>Design, Construction and Planning</u> <u>CityLab-Jax, School of Architecture</u>
Lease Effective Date:	<u>July 1, 2021</u>
Leased Premises Address:	<u>Cathedral House, Third Floor</u> <u>256 E. Church Street</u> <u>Jacksonville, FL 32202</u>
Initial Lease Term: [Paragraph 2]	Sixty (60) Months after the Commencement Date
Renewal Option:	None, unless agreed upon.
Renewal Notice Date:	One hundred twenty (120) days prior to end of Initial Term or 120 days prior to end of first renewal term
Gross Leasable Area of Leased Premises: [Paragraph 1]	2,557 Square Feet
Gross Leasable Area of Property: [Paragraph 3]	11,523 Square Feet
Tenant's Pro Rata Share: [Paragraph 3]	0.222 Percent (22.2%)
Lease Commencement Date: [Paragraph 2]	July 1, 2021
Lease Expiration Date: [Paragraph 2]	June 30, 2026
Annual Base Rent/Square Foot: [Paragraph 3]	\$15.00/SF
Pro-Rata Share of "CAM" Expense: [Paragraph 3]	22.2%/SF

Annual Rent for Year 1 and 2 of Lease Term: \$0  
[Paragraph 3]

Utilities \$516.67 per month for July 1, 2021 through December 31, 2021  
[Paragraph 3]

Janitorial Service \$541.67 per month but adjusted as provided for in Lease  
[Paragraph 3]

Monthly Rent for Months 1-24 of Lease Term: \$0  
[Paragraph 3]

Office Improvements: See Exhibit "B"  
[Paragraph 2]

Security Deposit: \$0  
[Paragraph 11]

Tenant's Address for Notices: University of Florida Board of Trustees  
[Paragraph 20] c/o Office of Real Estate  
720 S.W. Second Avenue, Suite 108  
P.O. Box 113135  
Gainesville, FL 32611-3135  
Attention: \_\_\_\_\_  
Email: \_\_\_\_\_

With Copy To: University of Florida  
c/o Office of General Counsel  
123 Tigert Hall  
P.O. Box 113125  
Gainesville, FL 32611-3125  
Attention: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

Landlord's Address for Rent Payments/Notices: St. John's Episcopal Cathedral  
[Paragraph 20] 266 E. Duval Street  
Jacksonville, FL 32202  
Attention: Debbie Johnson  
Telephone: (904) 632-9104, ext. 153  
Email: djohnson@jaxcathedral.org



**Base Rent:**

	<b>Time Period</b>	<b>Per Month</b>	<b>Per Year</b>	<b>Per Square Foot</b>	<b>Rent Abatement</b>
Initial Term	Year 1	\$3,196.25	\$38,355.00	\$15.00	Base Rent abates for months 1-12 (\$38,355.00)
	Year 2	\$3,196.25	\$38,355.00	\$15.00	Base Rent abates for months 13-24 (\$38,355.00)
	Year 3	\$3,196.25	\$38,355.00	\$15.00	
	Year 4	\$3,196.25	\$38,355.00	\$15.00	
	Year 5	\$3,196.25	\$38,355.00	\$15.00	

**Rent Due Date:**

First (1<sup>st</sup>) day of each calendar month

**Permitted Use:**

Post-graduate and college education for adults involving the study of architecture and design and at all times qualifying for and having 501(c)(3) tax exempt status.

**Landlord's Normal Building Operating Hours:**

Sunday through Saturday, 9:00 AM to 7:00 PM unless special events or services require earlier or later hours for set-up and takedown.

**Tenant's Permitted Hours of Operation:**

Third Floor: 6 AM to 11 PM, Monday thru Friday; 9:00 AM to 5:00 PM on weekends and holidays.  
If expansion of Leased Premises to the Second Floor is agreed upon: Second Floor: Monday through Friday 6 AM through 11 PM.

## **LEASE AGREEMENT**

**THIS LEASE AGREEMENT** (the "Lease") made effective this 1st day of July, 2021 (the "Effective Date"), between THE RECTOR, WARDENS AND VESTRY OF ST. JOHN'S PARISH AT JACKSONVILLE, FLORIDA (hereinafter "Landlord"), a Florida corporation, whose address is 256 E. Church Street, Jacksonville, Florida 32202, and UNIVERSITY OF FLORIDA BOARD OF TRUSTEES, a public body corporate of the State of Florida for the benefit of its College of Design, Construction and Planning (hereinafter "Tenant") whose address is 720 S.W. Second Avenue, Suite 108, Gainesville, Florida 32611.

In consideration of the mutual covenants herein expressed, the parties do covenant and agree as follows:

1. **LEASED PREMISES.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the existing third floor of Cathedral House consisting of approximately 2,557 gross square feet (2,577 usable square feet) located at 256 E. Church Street, Jacksonville, Florida 32202 (the "Leased Premises"), which Leased Premises are located on the property and depicted on the floor plan attached as **Exhibit "A"** (the "Property"). After the first 24 months of the Lease Term, Tenant and Landlord may agree to rent the second floor for classroom space only, such use to be conditioned upon Landlord's ability to utilize the second floor for church proposes satisfactory to Landlord on weekends and religious holidays. Such second floor plans will involve Tenant's agreement that the classroom spaces are to be readied for use by the Landlord on weekends.

2. **LEASE TERM.**

A. The initial term of this Lease shall be for a period of sixty (60) months (the "Lease Term"). The Lease Term shall begin July 1, 2021 (hereinafter referred to as the "Commencement Date") and shall end on June 30, 2026 (the "Expiration Date").

B. This Lease shall remain in full force and effect throughout the Lease Term. Tenant shall not be entitled to terminate this Lease prior to the end of the Lease Term, and any attempt to do so shall constitute a default under this Lease.

C. **Extension of Lease Term.** Provided there is then no Event of Default, Landlord and Tenant may by written agreement renew this Lease for an additional period of five years to be the extension of Lease Term (the "Extension of Lease Term") by jointly executing a renewal agreement not less than 120 days prior to the end of the Lease Term. Nothing contained herein obligates either party to agree upon a renewal term.

3. **RENT.**

A. Tenant shall pay Landlord as base rent on the 1<sup>st</sup> of each month for the Leased Premises, without set aside or deduction, \$15.00 per square foot for the first five-year term. Thereafter, and for any extensions of the Lease Term as described in paragraph 2.C. above, Base Rent shall be subject to an increase to \$17.25 per square foot per year in the Extension of Lease Term in the event Landlord and Tenant activate said additional term. No sales tax shall be applied as both Landlord and Tenant are exempt pursuant to \_\_\_\_\_. Tenant hereby represents that it is exempt and meets all requirements of such sales tax exemptions, as well as exemptions from

any other taxes or tariffs. Landlord agrees to waive Rent during months 1 through 24 of the initial Lease Term.

B. In addition to the base rental specified in Paragraph 3.A. above, Tenant shall pay utilities and janitorial services in connection with the maintenance and operation of the Leased Premises, of the building and Property of which the Leased Premises are a part. Tenant's share of the Utilities has been estimated to be \$516.67 per month based upon an estimated percentage of the Third Floor's usage of utilities of 8.335% of the total utility bill each month. The total utilities bill has been estimated at \$6,200 per month based upon a five-year history from January 2015 through December 2019. In the event that utility costs increase upon the arrival of students and the additional usage of the Leased Premises, Landlord and Tenant hereby agree to address the increased impact on utilities and their intended fees and adjust the monthly utility fee charged to Tenant. Utilities shall be billed in advance each month. Tenant's share of the janitorial services has been estimated to be \$541.67 per month based upon an estimate of five hours of labor per week for 52 weeks at the hourly labor rate (including labor burden) of \$25.00 per hour. In the event additional janitorial services are needed, Landlord and Tenant agree to negotiate in good faith for the increase in janitorial services demand resulting from the increase in number of people in the space. Janitorial services shall be billed in advance each month. Utilities and janitorial services are billed and are to be paid each month for the entire 60 months initial Lease Term and are not waived for any period of time.

C. All Rent shall be paid monthly to St. John's Episcopal Cathedral, as Landlord, and Landlord shall have the right to require rent payments to be made by business check. If mailed, all payments shall be mailed in sufficient time before the due date to allow delay in delivery by the post office.

D. Five (5%) percent shall be assessed as an administrative fee for any payment not received by Landlord five (5) days after the date such payment is due. Failure to pay late charges, if any, shall constitute a default under this Lease.

E. If Tenant fails to pay any regular monthly installment of Rent or any other sum of money due, within five (5) days after the date such payment is due, or if any check delivered for the payment of Rent or other sum is returned for insufficient funds, there will be added to the unpaid amount a late charge based on the Default Rate as defined herein and applied to the amount due to compensate Landlord for the extra administrative expenses incurred. "Default Rate" shall mean the highest rate allowable by law (currently eighteen percent (18%)), and any judgment shall also bear such highest lawful rate of interest. This remedy remains cumulative with any other contractual or legal remedy permitted to Landlord.

#### 4. ASSIGNMENT AND SUBLETTING

A. Tenant shall not sublet all or any part of the Leased Premises to any entity. Tenant may assign its interest as Tenant upon delivery of 90 days written notice to Landlord, provided that the assignee is a 501(c)(3) educational institution or charity, utilizes the premises for qualified 501(c)(3) purposes, has a sales tax exemption certificate, has a minimum tangible net worth of \$1 million, and maintains all the insurance coverages required herein without self-insurance (unless in the case of self-insurance the assignee is a division of the State of Florida). In such event, Landlord's consent shall not be unreasonably withheld. No such assignment shall relieve Tenant from financial responsibility hereunder.



B. Consent by Tenant to any assignment shall not constitute a waiver of any of the terms of this Lease.

5. INDEMNIFICATION AND INSURANCE.

A. Tenant's Insurance

Tenant shall insure through a State of Florida program, or self-insure, at its own cost and expense, its fixtures, furnishings, equipment and personal property which it may use or store on the Premises. Tenant, as a public body corporate, participates in the State of Florida's Risk Management Trust Fund for purposes of general liability, workers' compensation, and employer's liability insurance coverage, with said coverage being applicable to Tenant's officers, employees, servants, and agents while acting within the scope of their office, employment, or agency, subject to the limitations of Chapter 284, Part II, and Section 768.28, Florida Statutes. Lessee shall maintain a policy of commercial general liability in amounts of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, with an umbrella not less than \$10,000,000, and having deductibles not greater than the current sovereign immunity limit in Section 768.28(5), Florida Statutes. Such policy shall cover the acts and omissions of the invitees and licensees of Lessee. All such policies shall name Landlord as an additional insured and shall contain a waiver of subrogation. Tenant shall provide to Landlord copies of certificates evidencing the aforementioned insurance coverage upon Landlord's request. The option to self-insure shall be personal to Tenant and shall not apply to any assignee or subtenant without Landlord's consent.

B. Landlord shall not be liable for any damages or injury to any person or property whether it be the person or property of Tenant, Tenant's employees, agents, guests, invitees or otherwise by reason of Tenant's occupancy of the Leased Premises or because of fire, flood, windstorm, bursting or leaking pipes, roof leaks, Acts of God or for any other reason. Tenant agrees to indemnify and save harmless Landlord from and against any and all loss, damage, claim, demand, liability or expense, including, without limitation, attorneys' and consultants' fees, suffered or incurred by Landlord (or its successors and assigns) by reason of damage to person or property which may arise or be claimed to have arisen as a result of the occupancy or use of said Leased Premises by the Tenant or by reason thereof or in connection therewith, or in any way arising on account of any injury or damage caused to any person or property of or in the Leased Premises, providing, however, that Tenant shall not indemnify as to the loss or damage due to wrongful acts or willful negligence of Landlord its agents, representative, partners, shareholders, members, directors, officers or employees.

C. Landlord does hereby permit Tenant access to the Leased Premises for periods of time longer than the Leased Premises are open and operational by Landlord. Accordingly, Tenant shall be responsible for any damage, injury or harm resulting from Tenant's operations outside the operational hours of the Leased Premises. Tenant agrees to defend, indemnify and hold harmless Landlord in the event of any claims asserted, arising out, or relating to Tenant's after-hours activities.

D. Landlord shall not be liable for any damages or injuries to any person or property whether it be the person or property of Tenant, Tenant's employees, agents, guests, invitees, or otherwise by reason of Tenant's occupancy of the Leased Premises and any activity in which an event causing such damage occurs outside of Landlord's operating hours.

6. MAINTENANCE AND REPAIRS.

A. **Tenant's Responsibilities.** Tenant shall keep the interior, non-structural portions of the Premises, and the non-structural elements of all doors and entrances, in good clean order, condition and repair, and shall deliver same to Landlord at the termination of this Lease in good order and condition, ordinary wear and tear excepted.

B. **Landlord's Responsibilities.** At Landlord's expense, Landlord shall maintain, repair, and replace as necessary, all other portions of the Premises that are not Tenant's responsibility under Section 8.1, including but not limited to, the roof (specifically, keeping the roof free of leaks), foundations, floor slabs, columns, exterior walls, imbedded utility lines, gutters, downspouts and subfloors, HVAC, and all other exterior and structural elements, so as to keep the same in good order and repair throughout the Term of this Lease, ordinary wear and tear excepted. All repairs, replacements and restorations made by Landlord shall be equal or better in quality and class to the originals thereof and shall be completed in compliance with applicable law. Landlord shall expeditiously commence and complete any repairs or replacements required by the terms of this Lease.

C. Notwithstanding anything to the contrary stated above, each party shall be responsible for any and all repairs resulting from damage to the Leased Premises caused by the tortious, reckless or negligent actions or omissions of said party, its employees, agents, guests, or invitees.

D. Tenant shall keep the interior, non-structural portions of the Leased Premises, and the non-structural elements of all doors and entrances, in good clean order, condition and repair, and shall deliver same to Landlord at the termination of this Lease in good order and condition, ordinary wear and tear excepted.

E. Tenant acknowledges that ceiling tiles and floor tiles may contain asbestos or be affixed with a mastic that contains asbestos. Such items shall not be disturbed without written notice to Landlord and appropriate measures for remediation.

F. Tenant acknowledges that it has had an opportunity to perform visual observations of the Leased Premises and the Premises and is satisfied that they will meet the needs of Tenant.

8. **TRADE FIXTURES.** Tenant shall be permitted to install trade fixtures on the Leased Premises. In addition, Tenant shall be permitted to remove said trade fixtures from the Leased Premises upon the termination of this Lease; provided that if Tenant does so remove such trade fixtures, Tenant shall return the Leased Premises to the same condition as existed at the time of original entry, ordinary wear and tear excepted. This provision is not intended to allow Tenant to remove approved improvements made by Tenant or Landlord to the Leased Premises. All such improvements made by Tenant or Landlord to the Leased Premises belong to Landlord at the termination hereof and shall not be removed nor damaged by Tenant's removal of trade fixtures. If Tenant does not remove the trade fixtures at termination, Landlord shall have the option either to declare such fixtures abandoned and Landlord the owner thereof or to demand Tenant remove same at Tenant's expense returning the Leased Premises to the condition required herein.

9. **QUIET ENJOYMENT.** The Landlord covenants and agrees that Tenant, on paying Rent and performing the covenants herein, shall and may peaceably and quietly hold and enjoy the said Leased Premises.

10. **LANDLORD'S RIGHT TO INSPECT.** The Landlord shall have the right at all reasonable times, to enter and inspect the Leased Premises, to exhibit the Leased Premises to any existing or

prospective purchaser or mortgagee thereof or any prospective Tenant thereof, to make any alteration, improvement or repair to the building or the Leased Premises, or for any other purpose relating to the operation or maintenance of the Property, including to show to potential Tenants. The Landlord shall also have the right to enter the Leased Premises immediately at any time in the event of an emergency.

11. DESTRUCTION OF PREMISES.

A. If the Leased Premises are totally destroyed by fire or other casualties so that Tenant is unable to operate the business, both the Landlord and Tenant shall have the option of terminating this Lease or any renewal thereof, upon giving written notice at any time within thirty (30) days from the date of such destruction, and if the Lease be so terminated, all Rent shall cease as of the date of such destruction and any prepaid Rent shall be refunded, provided that no such termination shall affect Tenant's obligations to pay damages to or to indemnify Landlord for damages occasioned by negligence of Tenant, its invitees, licensees employees, contractors or agents.

B. If the Leased Premises are partially damaged by fire or other casualty, or totally destroyed thereby and neither party elects to terminate this Lease within the provisions of subparagraph 10.A. above or 10.C. below, then the Landlord agrees, at Landlord's sole cost and expense, to restore the Leased Premises to a kind and quality substantially similar to that immediately prior to such destruction or damage. Said restoration shall be commenced within a reasonable time and completed without delay on the part of the Landlord and in any event shall be accomplished within ninety (90) days from the date of the fire or other casualty. In such case, all rents paid in advance shall be proportioned as of the date of damage or destruction and all rent thereafter accruing shall be equitably and proportionately suspended and adjusted according to the nature and extent of the destruction or damage, pending completion of rebuilding, restoration or repair, except that in the event the destruction or damage is so extensive as to make it unfeasible for the Tenant to conduct Tenant's business on the Leased Premises, the rent shall be completely abated until the Leased Premises are restored by the Landlord or until the Tenant resumes use and occupancy of the Leased Premises, whichever shall first occur. The Landlord shall not be liable for any inconvenience or interruption of business of the Tenant occasioned by fire or other casualty.

C. If the Landlord undertakes to restore, rebuild or repair the Leased Premises, and such restoration, rebuilding or repair is not accomplished within ninety (90) days, and such failure does not result from causes beyond the control of Landlord, the Tenant shall have the right to terminate this Lease by written notice to the Landlord within thirty (30) days after expiration of said ninety-day period.

D. Landlord shall not be required to carry fire, casualty or extended damage insurance on the person or property of the Tenant or any person or property, which may now or hereafter be placed in the Leased Premises.

12. SECURITY DEPOSIT. Tenant's security deposit is waived under the terms of this Lease; however, Landlord reserves the right to require a security deposit in the event Tenant assigns or sublets to an unrelated entity. Delivery of a security deposit will be a factor in Landlord's consent to a subsequent assignment or subletting of the Lease Premises.

13. AUDIO VISUAL AND INTERNET TECHNOLOGY SERVICES. Tenant shall be entitled to infrequent and occasional usage of the Busey Conference Room, Taliaferro Hall, and Ingram Lounge for pre-scheduled meetings, presentations, and events. There is no additional charge for usage of



these areas except for usage of an IT/AV professional to be provided by Landlord and charged to Tenant at the rate of \$175 per event for set up and take down charges. In the event additional IT/AV services are needed beyond set up and take down, such services will be charged by Landlord to Tenant at the rate of \$75 per hour. IT/AV professional fees will be billed the month after each such usage.

#### 14. USE OF PREMISES.

A. The Leased Premises shall be used and occupied by Tenant only for the permitted use set forth in the Lease Summary. Tenant shall be permitted infrequent and occasional use of the Busey Conference Room, Taliaferro Hall, and Ingram Lounge for pre-scheduled meetings, presentations, and events on a pre-scheduled basis at no additional charge, but only during the following business hours unless otherwise agreed by Landlord:

Monday – 10:00 a.m. to 7:00 p.m.

Tuesday – 10:00 a.m. to 7:00 p.m.

Wednesday – 10:00 a.m. to 7:00 p.m.

Thursday – 10:00 a.m. to 7:00 p.m.

Friday – 10:00 a.m. to 7:00 p.m.

B. In the event Tenant needs access to Taliaferro Hall, the Busey Conference Room, or Ingram Lounge on other days or times, Tenant is to obtain advance written permission upon approval by Landlord. Whether during or after Normal Operating Hours, Lessee shall pay reasonable charges imposed by Landlord for set-up, breakdown, and cleaning expenses.

C. Landlord shall provide to Tenant upon request a limited number of Lessee's staff for planning purposes on or before the Commencement Date access during normal business hours to the Leased Premises provided however, that Landlord shall furnish the insurance coverages required during the Lease Term and hereby makes indemnifications with respect to such pre-occupancy use that are otherwise provided during the Lease Term.

D. Tenant shall respect both the scheduled and unscheduled operations of the Cathedral, including, but not limited to, worship services, Sunday school, meetings of the vestry and other committees, and will generally respect the nature of the religious institution and functions carried out by Landlord. Tenant shall not conduct any activity which is disruptive or otherwise prevents, impairs, or obstructs Landlord's operations.

#### 15. OCCUPANCY REGULATIONS

Tenant agrees that it:

A. will not use the plumbing facilities for any purpose other than that for which they are constructed and will not permit any foreign substance of any kind to be thrown therein. The expense of repairing any breakage, stoppage, seepage or damage whether occurring on or off the Premises, resulting from a violation of this provision by Tenant's or Tenant's employees, agents or invitees shall be borne by Tenant;

B. will comply with all laws and ordinances and all rules and regulations of governmental authorities with respect to Tenant's use of the Premises and Common Facilities;

C. will use only such electrical appliances as will not overload the electrical service of the Premises as supplied by Landlord. If Tenant shall use or require additional electrical service, Tenant shall provide the same at its own cost and expense, but only in accordance with

specifications approved by Landlord in writing, and no heating elements shall be utilized without Landlord's express written approval. There shall be no activities involving an open flame;

D. will not use or operate any machinery, that, in Landlord's reasonable judgment, is harmful to the Premises or a nuisance;

E. will not place any weight in any portion of the Premises beyond the safe carrying capacity of the structure;

F. will not manufacture any commodity or prepare or dispense any food or beverages in the Premises;

G. will not obstruct any sidewalks, halls, passageways, elevators or stairways in the Common Facilities, or use the same for any purpose other than ingress or egress to and from the Premises;

H. will not bring in to or remove from the Premises any heavy or bulky object except in accordance with the rules and regulations set forth by Landlord;

I. will not use any part of the Premises as sleeping rooms or apartments;

J. will not to permit space heaters, personal refrigerators, or other energy-intensive or fire hazardous equipment unnecessary to conduct Tenant's business without written approval by Landlord;

K. shall not permit the Leased Premises or any of the additional spaces to exceed maximum occupancy capacities as follows: maximum capacity in the Leased Premises is 75 people, Taliaferro Hall 150 people, Busey Conference Room 16 people, and Ingram Lounge 28 people.

L. Will require UF students, faculty, employees and guests to wear picture identification lanyards furnished by Tenant that identify the occupants.

M. Will comply with requirements of Landlord for key cards restricting access to the building and Premises.

Landlord shall, at Landlord's expense, remain responsible (as owner of the building containing the Leased Premises and Common Facilities) for maintaining the Common Facilities during normal business hours in compliance with local health, building, and safety codes and inspection requirements.

Tenant further acknowledges that the Leased Premises and the Common Facilities, as well as the additional areas which this Lease provides access to Tenant, is an existing and functioning Episcopal Cathedral where its staff, parishioners, visitors, and guests come to worship, pray, attend church services, attend weddings, and attend funerals, as well as participate in other religious activities. Tenant covenants that its invitees, faculty staff, students, etc. gaining access to the Leased Premises pursuant to the terms of this Lease shall at all times be respectful of the sometimes solemn nature of the activities and will maintain an appropriate decorum at all times.

## 16. DEFAULT.

A. The occurrence of any of the following shall constitute an event of default under and breach of this Lease by Tenant (an "Event of Default"):

- i. Tenant's failure to pay Rent or Additional Rent or any other sums payable hereunder for a period of five (5) days after the date such payment is due;
- ii. Tenant's failure to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease for a period of thirty (30) days after written notice by Landlord;
- iii. The Leased Premises are deserted, vacated, or abandoned, even though the Tenant continues to pay the stipulated monthly Rent;
- iv. Tenant is making an assignment for the benefit of creditors;
- v. A receiver or trustee being appointed for Tenant or a substantial portion of Tenant's assets;
- vi. Tenant's voluntary petitioning for relief under, or otherwise seeking the benefit of, any bankruptcy, reorganization, arrangement or insolvency law;
- vii. Tenant's mortgaging or pledging its interest under this Lease;
- viii. Tenant's interest under this Lease being sold under execution or other legal process; or
- ix. Any unauthorized assignment of Tenant's interest in this Lease or unauthorized subletting of the Premises.

B. In the event any of the foregoing Events of Default occur, but subject to Tenant's right to cure as provided herein, Landlord, at its election, may exercise any one or more of the following options, the exercise of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in subsequent times or actions, provided, however, that forbearance by Landlord to enforce one or more of the remedies herein shall not be deemed or construed to constitute a waiver of any other violation or default:

- i. Accelerate and declare the entire remaining unpaid Rent and Additional Rent for the balance of the Lease Term to be immediately due and payable and may at once take legal action to recover and collect the accelerated amount.
- ii. Landlord, with or without terminating this Lease, may immediately or at any time thereafter re-enter the Leased Premises and correct or repair any condition which shall constitute a failure on Tenant's part to keep, observe, perform, satisfy, or abide by any term, condition, covenant, agreement, or obligation of this Lease or of the Rules and Regulations now in effect or hereafter adopted or of any notice given Tenant by Landlord pursuant to the terms of this Lease, and Tenant shall fully reimburse and compensate Landlord on demand.
- iii. Landlord, with or without terminating this Lease, may immediately or at any time thereafter demand in writing that Tenant vacate the Leased Premises and



thereupon Tenant shall vacate the Leased Premises and remove therefrom all property thereon belonging to or placed on the Leased Premises by, at the direction of, or with consent of Tenant within ten (10) days of receipt by Tenant of such notice from Landlord, whereupon Landlord shall have the right to re-enter and take possession of the Premises. Any such demand, re-entry and taking possession of the Leased Premises by Landlord shall not of itself constitute an acceptance by Landlord of a surrender of this Lease or of the Leased Premises by Tenant and shall not of itself constitute a termination of this Lease by Landlord.

iv. Landlord, with or without terminating this Lease, may immediately or at any time thereafter, re-enter the Leased Premises and remove therefrom Tenant and all property belonging to or placed on the Leased Premises by, at the direction of, or with consent of Tenant. Any such re-entry and removal by Landlord shall not of itself constitute an acceptance by Landlord of a surrender of this Lease or of the Leased Premises by Tenant and shall not of itself constitute a termination of this Lease by Landlord.

v. Landlord, with or without terminating this Lease, may immediately or at any time thereafter relet the Leased Premises or any part thereof for such time or times, at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable, and Landlord may make any alterations or repairs to the Leased Premises which it may deem necessary or proper to facilitate such reletting; and Tenant shall pay all costs of such reletting including but not limited to the cost of any such alterations and repairs to the Premises, attorneys' fees, leasing inducements, and brokerage commissions; and if this Lease shall not have been terminated, Tenant shall continue to pay all Rent and all other charges due under this Lease up to and including the date of beginning of payment of rent by any subsequent tenant of part or all of the Premises, and thereafter Tenant shall pay monthly during the remainder of the term of this Lease the difference, if any, between the Rent and other charges collected from any such subsequent tenant or tenants and the rent and other charges reserved in this Lease, but Tenant shall not be entitled to receive any excess of any such rents collected over the rents reserved herein.

vi. Landlord may immediately or at any time thereafter terminate this Lease, and this Lease shall be deemed to have been terminated upon receipt by Tenant of written notice of such termination; upon such termination Landlord shall recover from Tenant all damages Landlord may suffer by reason of such termination including, without limitation, unamortized sums expended by Landlord for leasing commissions and construction of tenant improvements, all arrearages in rentals, costs, charges, additional rentals, and reimbursements, the cost (including court costs and attorneys' fees) of recovering possession of the Premises, the cost of any alteration of or repair to the Leased Premises which is necessary or proper to prepare the same for reletting and, in addition thereto, Landlord at its election shall have and recover from Tenant either (1) an amount equal to the excess, if any, of the total amount of all Rent and other charges to be paid by Tenant for the remainder of the term of this Lease over the then reasonable rental value of the Leased Premises for the remainder of the term of this Lease, or (2) the Rents and other charges which Landlord would be entitled to receive from Tenant pursuant to the provisions of Section 16.B.(v) if the Lease were not terminated. Such election shall be made by Landlord by serving written notice upon Tenant of its choice of one of the two said alternatives within thirty (30) days of the notice of termination.

vii. Landlord, may, without re-entering, retaking or resuming possession of the Premises, accelerate and declare the entire remaining unpaid Rent for the balance of the Lease Term to be immediately due and payable and may at once take legal action to recover and collect the accelerated amount.

viii. Landlord may recover and collect all such unpaid Rent and other sums due and owing by Tenant by distress, levy, execution or otherwise.

C. Regardless of which alternative remedy is chosen by Landlord under the foregoing provision of this Section, Landlord shall not be required to relet the Leased Premises nor exercise any other right granted to Landlord pursuant to this Lease, nor shall Landlord be under any obligation to minimize or mitigate Landlord's damages or Tenant's loss as a result of Tenant's breach of or default under this Lease.

D. If Landlord re-enters the Leased Premises or terminates this Lease pursuant to any of the provisions of this Lease, Tenant hereby waives all claims for damages which may be caused by such re-entry or termination by Landlord. Tenant shall and does hereby indemnify and hold Landlord harmless from any loss, cost (including court costs and attorneys' fees), or damages suffered by Landlord by reason of such re-entry or termination. No such re-entry or termination shall be considered or construed to be a forcible entry.

E. The exercise by Landlord of any one or more of the rights and remedies provided in this Lease shall not prevent the subsequent exercise by Landlord of any one or more of the other rights and remedies herein provided. All remedies provided for in this Lease are cumulative and may, at the election of Landlord, be exercised alternatively, successively, or in any other manner and are in addition to any other rights provided for or allowed by law or in equity.

F. No act by Landlord with respect to the Leased Premises shall terminate this Lease, including, but not limited to, acceptance of the keys, institution of an action for detainer or other dispossessory proceedings, it being understood that this Lease may only be terminated by express written notice from Landlord to Tenant, and any reletting of the Leased Premises shall be presumed to be for and on behalf of Tenant, and not Landlord, unless Landlord expressly provides otherwise in writing to Tenant.

G. If Tenant shall default in the performance of any term of this Lease on Tenant's part to be performed, Landlord, without thereby waiving such default and without liability to Tenant in connection therewith, may, but shall not be obligated to, perform the same for the account and at the expense of Tenant, without notice in case of emergency and after required prior notice in all cases, or if Tenant fails to procure and maintain insurance as required by the provisions hereof or to pay all premiums or charges therefor, Landlord may take such action as may be reasonably required to cure any such default and may enter the Leased Premises to do so as otherwise provided here. Any expenses incurred by Landlord in connection with any such performance or involved in collecting or endeavoring to collect Rent or enforcing or endeavoring to enforce any rights against Tenant under or in connection with this Lease or pursuant to law, including any cost, expense and disbursement involved in instituting and prosecuting summary proceedings, as well the cost of any material, labor or services provided, furnished or rendered, including reasonable attorneys' fees and disbursements, plus interest at the Default Rate on any amounts expended by Landlord from the date of outlay to the date of reimbursement by Tenant, shall be paid by Tenant as Additional Rent within five (5) days after demand.

17. SIGNAGE. Tenant will erect signage utilizing Tenant's approved logos at appropriate locations on or around the building. The location, size, color, and layout of which shall be subject to the approval of Landlord, which shall not be unreasonably withheld, and with the approval of any governmental or quasi-governmental body having any jurisdiction over the Property or any portion thereof. Tenant shall be responsible for all costs associated with providing and maintaining such signage and the removal of such signage at the end of the Lease Term or any extensions of the Lease Term.

18. HAZARDOUS MATERIALS. The term "Hazardous Substances," as used in this Lease shall mean pollutants, contaminants, toxic or hazardous wastes, or any other substances, the monitoring or removal of which is required, or the use of which is restricted, prohibited or penalized by any "Environmental Law," which term shall mean any federal, state or local law or ordinance relating to pollution or protection of the environment. Tenant hereby agrees that (i) no activity will be conducted on the Leased Premises that will produce any Hazardous Substance, except for such activities that are part of the ordinary course of Tenant's business activities (the "Permitted Activities"), provided said Permitted Activities are conducted in accordance with all Environmental Laws and have been approved in advance in writing by Landlord; (ii) the Leased Premises will not be used in any manner for the storage of any Hazardous Substances except for the temporary storage of such materials that are used in the ordinary course of Tenant's business (the "Permitted Materials") provided such Permitted Materials are properly stored in a manner and location meeting all Environmental Laws and approved in advance in writing by Landlord; (iii) no portion of the Leased Premises will be used as a landfill or a dump; (iv) Tenant will not allow any surface or subsurface conditions to exist or come into existence that constitute, or with the passage of time may constitute, a public or private nuisance; and (v) Tenant will not permit any Hazardous Substances to be brought onto the Leased Premises, except for the Permitted Materials described above, and if so brought or found located thereon, the same shall be immediately removed, with proper disposal, and all required cleanup procedures shall be diligently undertaken pursuant to all Environmental Laws. Tenant agrees to indemnify and hold Landlord harmless from all claims, demands, actions, liabilities, costs, expenses, damages and obligations of any nature arising from the contamination of the Property with Hazardous Substance by Tenant or as a result of the use or occupancy of the Leased Premises by Tenant. The foregoing indemnification shall survive the termination or expiration of this Lease.

19. ENVIRONMENTAL COVENANTS AND INDEMNIFICATION.

A. Tenant represents and covenants that it shall comply in all material respects with Environmental Laws relating to the Leased Premises including obtaining required air permits, and shall notify Landlord promptly and provide copies to Landlord of any order, notice, permit application or other communication received by Tenant with respect to the Leased Premises from any governmental agency in connection with the alleged violation of any such Environmental Law.

B. Tenant further represents that to the best of its knowledge, it is not aware of any Hazardous Substance (as such are or may be defined under any applicable Environmental Law) which shall or may be used, released, generated, stored, treated, drained, or disposed of from, on, or about the Leased Premises or Property in violation of any applicable Environmental Law. Tenant covenants and agrees that it, its employees, agents, representatives, assigns, or successors shall not use, release, generate, store, treat, drain, or dispose of any Hazardous Substance(s) upon, from, or about the Leased Premises or Property not in accordance with the Environmental Laws.

C. Tenant shall indemnify, defend and hold Landlord harmless from and against all loss, liability, damage, fine, penalty, cost and expense, whatsoever, including attorneys' fees, hereafter incurred by Landlord as a result of Tenant's violation of any applicable Environmental

Law relating to the Leased Premises or Property. Indemnification under this paragraph shall survive the expiration or termination of this Lease.

20. WAIVER OF SUBROGATION. Neither Landlord nor Tenant nor anyone claiming by, through, under or in their behalf shall have any claim, right of action or right of subrogation one against the other for or based upon any loss or damage caused by fire, explosion or other casualty (not limited to the foregoing) relating to the Property or to any property upon, in, or about the Property whether such fire, explosion or other casualty shall arise from the negligence of Landlord or Tenant, their respective agents, representatives or employees, or otherwise. Each insurance policy required to be carried by Tenant under this Lease shall include a clause or endorsement permitting this waiver of liability and contain a waiver of subrogation by the insurer.

21. SUBORDINATION. This Lease is, and at all times shall be, subject and subordinate to the lien of any mortgage or mortgages now existing, or which Landlord or any future owner of the Leased Premises shall make, covering the property of the Leased Premises, and to any and all advances made or to be made under said mortgage or mortgages and to the interest thereon.

22. NOTICE. All notices under this Lease shall be in writing and shall only be deemed properly served when received by hand delivery, certified mail, return receipt requested or with FedEx or overnight equivalent, to the parties at the following addresses, or at such other address as may be from time to time designated in writing:

To Landlord: St. John's Episcopal Cathedral  
Attn: Chief Operating Officer; Attn: Dean  
256 E. Church Street  
Jacksonville, FL 32202  
Attention: Debbie Johnson

To Tenant: University of Florida Board of Trustees  
c/o Office of Real Estate  
720 S.W. Second Avenue, Suite 108  
P.O. Box 113135  
Gainesville, FL 32611-3135  
Attention: \_\_\_\_\_  
Email: \_\_\_\_\_

Copy To: University of Florida  
c/o Office of General Counsel  
123 Tigert Hall  
P.O. Box 113125  
Gainesville, FL 32611-3125  
Attention: \_\_\_\_\_  
Email: \_\_\_\_\_

23. ADDITIONAL TERMS.

A. Landlord will perform the improvements to the Leased Premises as set forth in Exhibit "B" attached hereto. Otherwise, Tenant accepts the Leased Premises and Common Facilities "AS-IS".



B. Tenant shall not perform any improvements without specific authorization by Landlord and all such improvements shall be made in accordance with the existing code and in compliance with all historic designations and the approval of Landlord.

C. After the Commencement Date and subject to and as provided in other sections of this Lease (including reasonable restrictions for use during non-business hours), Tenant may have access to the Leased Premises 24 hours a day, 7 days a week, 52 weeks a year. Tenant acknowledges that after Landlord's Normal Operating Hours, Tenant's (and its students, faculty, staff or any person functioning in or through Tenant) access to the Cathedral campus is limited to the Third Floor of the Cathedral House and the areas necessary for ingress and egress to the Third Floor of Cathedral House.

D. Tenant shall provide to Landlord a report at the beginning of each semester, the number of students enrolled in Tenant's curriculum.

E. Tenant may access additional space for presentations up to 8 times per year at no charge to Tenant. Tenant shall notify Landlord not less than five (5) business days prior to the need for the additional space to allow Landlord to reserve the additional space for use by Tenant. Tenant acknowledges that Landlord's use may prevent availability if sufficient advance notice is not given. Tenant is not prohibited from requesting that the additional space be reserved more than five (5) business days in advance.

F. Landlord hereby give permission to Tenant to access the fiber cable nearest the Building. Tenant shall be responsible for all costs associated with connecting to the existing fiber lines and Tenant shall be responsible for any other IT connections, support, or equipment needed for Tenant's operations and use of the Premises.

G. Lessee acknowledges that Lessor is a church and that Lessor does not operate the Leased Premises or Common Facilities outside of normal business hours. As Lessee wishes to enable students and faculty to have access to the Leased Premises outside of normal business hours and Lessor would normally not permit such access, Lessee alone shall be solely responsible for security arrangements after the earlier of sunset or 7 PM until 7 AM (the "Closed Time Period"). Lessee acknowledges that the entrance way to the Leased Premises involves Common Facilities that front on a public sidewalk and that Lessor has no control over the persons permitted to utilize the sidewalk. As consideration for Lessor's agreement to permit access during the Closed Time Period, Lessee (i) shall arrange at Lessee's expense appropriate security over the Leased Premises and relevant Common Facilities during the Closed Time Period and the remedy of any maintenance issues (e.g., spills causing slippery floors) occurring during the Closed Time Period and (ii) indemnifies and holds Lessor harmless from and against any and all claims, losses, liabilities, costs or expenses (including reasonable attorneys' fees) arising or alleged to have arisen from inadequate or improper security or maintenance during the Closed Time Period.

24. SALES TAX ON RENT. Tenant, as a public body corporate of the State of Florida, is exempt from sales tax, and will provide a certificate evidencing such exemption upon Landlord's request. Tenant's Tax Exempt Certificate is No. \_\_\_\_\_.

25. SALE OF PROPERTY. Should Landlord sell, convey or otherwise transfer its interest in the Property, provided that said transferee has assumed all of Landlord's obligations hereunder and that

Tenant has been provided with a copy of such assumption, then Landlord shall have no further liability hereunder excepting only for any claims of Tenant against Landlord which have arisen prior to such sale, conveyance or other transfer and for Landlord's failure to advise the transferee of matters material to this lease and for Landlord's failure to transfer security deposits to said transferee. Tenant shall thereafter look solely to the new owner for any subsequent performance due hereunder by the Landlord hereof. Tenant by execution hereof attorns to all such subsequent owners and no further documents shall be required to effectuate such attornment.

26. LANDLORD'S LIABILITY. In the event of any breach hereof by Landlord or failure of Landlord to perform any of its obligations hereunder, and if as a consequence of such default Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of insurance proceeds providing coverage for any such breach. Tenant is entitled upon written request to obtain a copy of all insurance policies which may provide coverage and in the event Tenant determines that Landlord has not purchased sufficient insurance to the extent required by this Lease, Tenant shall be entitled to purchase such additional coverage and deduct from future rent the insurance premium for such additional coverage.

27. COMPLIANCE WITH LAWS. Tenant covenants to comply with any and all laws, statutes, ordinances, regulations, (whether Federal, state, county or municipality) now or hereafter in force and applicable to the use and occupancy of the Leased Premises.

28. ATTORNEY'S FEES. If Tenant shall default in the performance of any provision of this Lease, or if Landlord is required to take any action to enforce this Lease, or to defend the validity of or interpret said Lease, then Landlord shall be entitled to attorney's fees, including fees for appellate and post-judgment proceedings, and costs and expenses related thereto. Such fees and expenses shall be deemed additional rent hereunder and shall be paid within five (5) days of rendition of a bill to Tenant concerning such costs and expenses.

29. WAIVER. No waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take action or account of any similar or different breach or default. Further, no waiver by either party hereto of any condition to this Lease shall be considered a waiver of the entire Lease.

30. SEVERABILITY. The provisions of this Lease are severable, and if any provision, or part thereof, is held unenforceable such action shall not impair or affect any of the remaining portion or portions of this Lease. To the extent that a portion of this Lease may be invalid, such words or phrases shall be deemed stricken and the remainder of this Lease shall remain in full force and effect. This Lease shall not be construed more strongly against any party regardless of who is responsible for its preparation.

31. INTEGRATION. The parties agree that no prior or present agreement or representation shall be binding upon any of the parties hereto unless incorporated in this Lease. No modification or change shall be valid or binding upon the parties unless in writing and executed by the parties to be bound thereby.

32. CAPTIONS. Titles or captions of paragraphs in this Lease are inserted only as a matter of convenience, and for reference, and in no way define, limit, extend or describe the scope of this Lease or the intent or meaning of any provision or provisions hereof.

33. BINDING EFFECT. This Lease, and all of its conditions, provisions and covenants herein contained is hereby binding upon and enforceable by the heirs, personal representatives, successors in interest and assigns of the Landlord and Tenant.

34. GENDER/SINGULAR. As used herein, words of the masculine gender shall include the feminine and neuter gender as the context requires, and the use of the singular word shall include the plural thereof and vice versa, as the context requires.

35. GOVERNING LAW. In the event of any legal or equitable action arising under this Lease, the parties agree that the jurisdiction and venue of such action shall lie exclusively within the courts of record of the State of Florida located in Duval County, Florida, and the parties specifically waive any other jurisdiction and venue. For purposes of Section 768.28(1), Florida Statutes, Tenant acknowledges, represents and warrants that the Leased Premises constitutes "a substantial presence for the transaction of [Tenant's] customary business."

36. FORCE MAJEURE. If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure material, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, adverse weather, acts of God, pandemic, environmental remediation work whether ordered by any governmental body or voluntarily initiated or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under this Lease, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. Notwithstanding the foregoing, the provisions of this Section 35 shall at no time operate to excuse Tenant from the obligations for payment of Rent, additional rent or any other payments required by the terms of this Lease when the same are due, and all such amounts shall be paid when due.

37. IMPROVEMENTS. Landlord will deliver the Leased Premises in a professionally cleaned condition.

38. CERTIFICATES. Tenant, without modification thereof and at the request of Landlord, from time to time, agrees to execute certificates to any mortgagee, assignee or purchaser of Landlord certifying to the best of Tenant's knowledge:

A. That this Lease is unmodified and in full force and effect or, if there have been modifications, that the same is in full force and effect as modified and stating the modification or modifications;

B. The dates, if any, to which Rent or additional rent due hereunder, have been paid in advance;

C. Whether Landlord is or is not, as the case may be, in default of the performance of any of the covenants or conditions on Landlord's part to be performed together with an explanation of such default;

D. Such other pertinent information with respect to this Lease as Landlord may reasonably request.

39. BROKERAGE. The Tenant represents that it has not dealt with any real estate broker or salesman in connection with this Lease and Tenant has dealt with no person which would create any liability for the payment of a commission by the Landlord, and if any other person claims a commission, Tenant shall indemnify and hold the Landlord harmless for liability therefore, including without limitation, the costs of defense of such claim and the fees and costs of the Landlord's attorney.

40. ESTOPPEL CERTIFICATES. Within ten (10) days after any requests thereof by Landlord, Tenant shall execute, acknowledge, and deliver to Landlord a written certificate acceptable to Landlord certifying if the same be true as to such matters relating to this Lease, the Leased Premises or the Tenant, as Landlord shall reasonably request, or, if the same be not true, stating the manner in and the extent to which the same not be true.

41. SURRENDER OF PREMISES. At the expiration or earlier termination of this Lease, Tenant shall peaceably surrender the Premises, broom clean and in the same condition of repair as the Premises were in on the Commencement Date, ordinary wear and tear, and damage from fire or other casualty, excepted. At such time, Tenant shall surrender all keys for the Premises to Landlord at the place then fixed for the payment of rent and shall remove all its trade fixtures before surrendering the Premises and shall repair any damage to the Premises caused thereby. Tenant's obligation to observe or perform this covenant shall survive the expiration or other termination of the term of this Lease.

42. HOLDING OVER. Should Tenant continue occupancy of the Leased Premises after expiration of this Lease with the consent of Landlord, but without any written agreement between the parties, Tenant shall become a Tenant from month to month upon each and all of the terms herein but in no event shall any such holding over constitute a renewal or extension of this Lease. During such holding over, Tenant shall pay base rent at One Hundred Fifty Percent (150%) the monthly base rent amount which was payable by Tenant immediately prior to the hold over occurrence together with all other charges due hereunder.

43. PARKING. Tenant acknowledges that Landlord is not providing parking to Tenant, its faculty, staff, students, guests or visitors and that Tenant shall be responsible for obtaining parking in the public parking spaces maintained by the City of Jacksonville. Tenant shall be responsible for any parking costs incurred, whether by parking meter, parking garage, or any other charges or fines for parking.

44. RELOCATION. Landlord shall be permitted to relocate Tenant to other comparably sized and improved space within the Property of which the Leased Premises is a part (the "Relocation Space") at any time during the Lease Term with a minimum of forty-five (45) days written notice to Tenant. Any such relocation shall be entirely at the expense of the Landlord, and the Relocation Space shall be constructed in the same or reasonably the same appearance as the Leased Premises. Should Tenant be relocated as provided herein, all of the terms and conditions of the Lease shall remain in effect, excepting however, that "Leased Premises" shall refer to the "Relocation Space" rather than the original Leased Premises as herein defined and Rent shall be proportionately adjusted to reflect any change to the square footage of the Relocation Space.

45. BENEFICIAL OCCUPANCY. Tenant shall have the option to occupy the Leased Premises five (5) business days prior to the Commencement Date rent free provided Tenant delivers to Landlord proof of insurance meeting the requirements set forth in paragraph 5.B. hereof.

46. CONSTRUCTION AND LIENS. Tenant is prohibited from making, and agrees not to make, alterations in or to the Premises, except as permitted herein, and Tenant will not permit any construction, mechanics' or materialmen's lien or liens to be placed upon the Leased Premises or the Property or improvements therein caused by or resulting from any work performed, materials furnished or obligation incurred by or at the request of Tenant, and in the case of the filing of any such lien, Tenant will promptly discharge the lien or transfer the lien to a lien transfer bond (or other security) in accordance with Chapter 713, Florida Statutes. If default in discharge or transfer of the lien shall continue for thirty (30) days after written notice thereof from Landlord to Tenant, Landlord shall have the right and privilege, at



Landlord's option, of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses, interest, and attorneys' fees, shall be due from Tenant to Landlord as additional Rent and shall be repaid to Landlord immediately on rendition of a bill therefor, together with interest at the maximum rate permitted by law until repaid, and if not so paid within thirty (30) days of the rendition of such bill shall constitute an Event of Default under Section 15 hereof. Nothing in this Lease will be deemed in any way to give Tenant any right, power or authority to contract for or permit to be furnished any service or materials which would give rise to the filing of any construction, mechanics' or materialmen's lien against Landlord's estate or interest in the Leased Premises or the Property, it being agreed that no estate or interest of Landlord in the Leased Premises or the Property will be subject to any lien arising in connection with any alteration, addition or improvement made by or on behalf of Tenant. Tenant shall, within fifteen (15) days after being requested to do so by Landlord, execute, acknowledge and deliver to Landlord a short form of lease in recordable form confirming that the terms of this Lease expressly provide that the interest of Landlord in the Property shall not be subject to liens for improvements made by Tenant and such other information as may be required by Chapter 713, Florida Statutes to prevent the interest of Landlord in the Leased Premises and the Property from being subject to liens for improvements made by Tenant.

47. COMMON FACILITIES. Tenant shall have the right to use for access any and all Common Facilities associated with the Cathedral House Building (which, for clarification, does not include Ingram Lounge on its adjacent hallway) in which the Leased Premises are located, (the "Common Facilities"). Except as otherwise provided herein, such Common Facilities shall at all times be subject to the exclusive control and management of Landlord. Landlord may, at any time, and from time to time, temporarily close all or any portion of such Common Facilities. In exercising such rights, Landlord, however, will not deprive Tenant of reasonable access to the Premises. Landlord shall maintain the Common Facilities in good order and condition throughout the Term, ordinary wear and tear excepted.

48. ALTERATIONS. Tenant shall not make any changes, alterations, or improvements to the Premises that are structural or that cost more than \$10,000.00, without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed. In no event shall Tenant penetrate any roof membrane without the prior written consent of Landlord. If requested by Landlord, Tenant shall submit to Landlord reasonable plans and specifications for the proposed work and an estimate of the anticipated cost thereof. Landlord may impose reasonable conditions such as permits, insurance, bonds, and waivers and releases of construction liens as Landlord deems advisable or necessary. Any alterations, additions or improvements made by Tenant with the consent of Landlord shall become the property of Landlord and shall remain upon the Premises at the expiration or sooner termination of this Lease.

49. EMINENT DOMAIN.

A. Taking. If by any lawful authority through condemnation or under the power of eminent domain: (a) the whole of the Premises shall be taken; (b) less than the entire Premises shall be taken, but the remainder of the Premises are not, in reasonable judgment, fit for Tenant to carry on its business therein; (c) a taking occurs and Tenant determines, in its reasonable judgment, that after such taking adequate parking space will not be available near the Premises; (d) there is any substantial impairment of ingress or egress from or to or visibility of the Premises; or (e) all or any portion of the Common Facilities, if any, shall be taken resulting in a material interference with the operations of Tenant's business, then in any such event, Tenant may terminate this Lease, effective as of the date of such taking, and the Rent and other sums paid or payable hereunder shall be prorated as of the date of such termination.

B. **Rent Adjustment.** Unless this Lease is canceled as above provided, commencing with the date possession is acquired by the condemning authority the Rent shall be reduced in proportion to the ratio that the value of the Premises immediately following such taking bears to the value of the Premises immediately prior to such taking, and Landlord shall restore the Premises, at Landlord's cost and expense, to a complete architectural unit. During such restoration the Rent shall be abated to the extent the Premises are rendered untenantable.

C. **Awards.** All compensation awarded or paid in any such eminent domain proceeding shall belong to and be the property of Landlord without any participation by Tenant, except that nothing contained herein shall preclude Tenant from prosecuting any claim directly against the condemning authority in such eminent domain proceeding for its relocation costs, its unamortized leasehold improvements and trade fixtures, loss of business and the like, so long as the same will not diminish Landlord's award from the condemning authority

50. **CONDUITS.** Landlord may from time to time place conduits or other facilities for utilities servicing other portions of the building over, across or through such portions of the Leased Premises not unreasonably interfering with the appearance thereof or conduct of business therein by Tenant, provided that Landlord gives Tenant prior written notice of its intentions.

51. **SUCCESSORS.** The provisions of this Lease shall be binding upon the respective parties hereto and their respective heirs, administrators, successors and assigns, provided that this provision shall not be deemed the consent by Landlord to any subletting or assignment by the Tenant except as expressly permitted herein.

52. **RADON GAS STATUTORY NOTICE.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.

38. **LIABILITY; SOVEREIGN IMMUNITY.** Each party to this Lease agrees to be fully responsible for, and assumes any and all risks related to, its acts or omissions, or its employees' and agents' acts or omissions when acting within the scope of employment or agency, and agrees to be liable for any property damage or personal injury resulting from said acts or omissions. Landlord and Tenant agree that nothing contained herein, including the foregoing, shall be construed or interpreted as (i) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (ii) the consent of Tenant or the State of Florida or their agents and agencies to be sued; or (iii) a waiver of either Tenant's or the State of Florida's sovereign immunity beyond the limited waiver provided in section 768.28, Florida Statutes. Tenant agrees, on its behalf and on behalf of its successors and assigns, that any liability or obligation of Landlord under this Lease shall only be enforced against Landlord's equity interest in the Property and in no event against any assets of the Landlord, or Landlord's officers, members, or directors.

39. **NO THIRD-PARTY BENEFICIARIES.** Nothing in this Lease, express or implied, is intended or shall be construed to confer upon any person, firm or corporation other than the parties hereto and their respective successors or assigns, any remedy or claim under or by reason of this Lease or any term, covenant or condition hereof, as third party beneficiaries or otherwise, and all of the terms, covenants

and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their permitted successors and assigns.

40. SURVIVAL. All provisions of this Lease pertaining to insurance, obligations to repair, indemnification and attorneys' fees shall survive any termination or expiration of this Lease.

41. COUNTERPARTS. This Lease may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

**LANDLORD:**

THE RECTOR, WARDENS AND VESTRY OF  
ST. JOHNS PARISH, AT JACKSONVILLE,  
FLORIDA, a Florida corporation not-for-profit

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Manager

**TENANT:**

\_\_\_\_\_, a Florida  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**EXHIBIT "A"**

(Legal Description)

**EXHIBIT "B"**

**(Improvements to the Leased Premises by Landlord)**

Landlord does hereby agree to perform the following improvements to the Leased Premises to accommodate Tenant:

1. Electrical, plumbing, and HVAC in Leased Premises shall be in good working order.
2. Removal of carpet on Third Floor. If necessary, cover floor tile in accordance with any applicable environmental or code minimum requirements.
3. Add electrical strips to increase 110 volt access points, but not to exceed electrical capacity of the Leased Premises.
4. Upgrades to bathrooms in the Leased Premises at Landlord's discretion.
5. Touch-up paint throughout Leased Premises.
6. Interior and exterior signage designating Tenant's presence and spaces.
7. Installation of bike rack near the entrance to the building.
8. Key for Cathedral House door and security pad and access code for entry into Leased Premises.

## APPENDIX D

### Letters of Support and Attendee List

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#### Letters of Support

Christopher Allen AIA, Director of Design, Haskell  
Jonathan Cantor, AIA, Vice President RS&H  
Erik Kasper, AIA, Principal, Kasper Architects + Associates  
TonyLamell, AIA NCARB, Vice President Business Development, Stellar  
The Very Rev. Kate Moorehead, Dean of St. John's Cathedral  
Ginny Myrick, President/CEO, Cathedral District-Jax, Inc.

#### Attendee List April 15, 2021 Community Meeting and Reception

Paulo Dos Santos	<a href="mailto:velodossantos@outlook.com">velodossantos@outlook.com</a>
Greg Burke, FAIA	<a href="mailto:gjburke@burkearchitects.com">gjburke@burkearchitects.com</a>
Dean Salasnek	<a href="mailto:dean.salasnek@siplast.com">dean.salasnek@siplast.com</a> / 904-524-6396
Bob Dennals, Fr. @ SJEC	
Michael A. Byrd	<a href="mailto:mabyrd55@live.com">mabyrd55@live.com</a>
Barbara Fiser	<a href="mailto:barbarafizer@hotmail.com">barbarafizer@hotmail.com</a>
John Sefton, Vestry/SJEC	<a href="mailto:sefton@live.com">sefton@live.com</a>
Daniel Mentz	
Isabel Nunez, Design Assoc.	<a href="mailto:nunezisa@gmail.com">nunezisa@gmail.com</a> / <a href="mailto:isabel.nunez@haskell.com">isabel.nunez@haskell.com</a>
Glenn Guiler, Vestry	<a href="mailto:chezglenn@me.com">chezglenn@me.com</a>
Joel Embry, Fin. Chair SJEC	<a href="mailto:joel@civisoft.com">joel@civisoft.com</a>
Ansley Blakely	<a href="mailto:ansleyblakely@yahoo.com">ansleyblakely@yahoo.com</a>
Jane Lester, Vestry	<a href="mailto:jalester@hotmail.com">jalester@hotmail.com</a>
Syd Gervin, Chair CDJ	<a href="mailto:sagervin@southcoastcapital.com">sagervin@southcoastcapital.com</a>
Francesca Arnold	<a href="mailto:Arnold.franrenee@gmail.com">Arnold.franrenee@gmail.com</a>
Dallan Arnold	
Claude Moulton, Vestry	<a href="mailto:claudio@crmoultonlaw.com">claudio@crmoultonlaw.com</a>
Patrick Kimball, Vestry	<a href="mailto:patrickkimball@yahoo.com">patrickkimball@yahoo.com</a>
Jayne Hill, Vestry	<a href="mailto:jaynehill1@me.com">jaynehill1@me.com</a>
Paxie M. Cordova	<a href="mailto:paxie.m.cordova@gmail.com">paxie.m.cordova@gmail.com</a>
Tim Miller, SJEC	<a href="mailto:tmiller@elmplan.com">tmiller@elmplan.com</a>
Joe Kincart, Vestry	<a href="mailto:jkincart@rtlaw.com">jkincart@rtlaw.com</a>
Jonathan Cantor	<a href="mailto:Jonathan.cantor@rsandh.com">Jonathan.cantor@rsandh.com</a>
Rick Stein, CDJ	<a href="mailto:rwstein@wellhousecompany.com">rwstein@wellhousecompany.com</a>
Tamara Baker, CDJ	<a href="mailto:tbaker@bdbjax.com">tbaker@bdbjax.com</a>
Alan Wilson	<a href="mailto:alan.wilson@haskell.com">alan.wilson@haskell.com</a>
Chris Allen	<a href="mailto:Christopher.allen@haskell.com">Christopher.allen@haskell.com</a>
Samantha Tisdale	<a href="mailto:stisdale@nelsonww.com">stisdale@nelsonww.com</a>



Ladd Roberts	<a href="mailto:lroberts@landwisedesign.com"><u>lroberts@landwisedesign.com</u></a>
Joe Cronk	<a href="mailto:joe@cronkduch.com"><u>joe@cronkduch.com</u></a>
Donna Walker Bell, Vestry	<a href="mailto:dbell@allstate.com"><u>dbell@allstate.com</u></a>
Lake Ray	<a href="mailto:Lake@fcmaweb.com"><u>Lake@fcmaweb.com</u></a>
Jeff Lane	<a href="mailto:jlane@lanearch.com"><u>jlane@lanearch.com</u></a>
Andrew Davis	<a href="mailto:andrew@casperarch.com"><u>andrew@casperarch.com</u></a>
Ted Pappas, CDJ	<a href="mailto:tpappas@bbvarch.com"><u>tpappas@bbvarch.com</u></a>
Andres Santandres	<a href="mailto:santandresz6@gmail.com"><u>santandresz6@gmail.com</u></a>
Laura Lane	<a href="mailto:lauralhlan1@me.com"><u>lauralhlan1@me.com</u></a>
Steve Kelley, CDJ	<a href="mailto:Skelley@coj.net"><u>Skelley@coj.net</u></a>
Peter Kaplan, CDJ	<a href="mailto:pkaplan181@me.com"><u>pkaplan181@me.com</u></a>
Allison DeFoor, CDJ Advisory Committee	<a href="mailto:adefoor@diocesefl.org"><u>adefoor@diocesefl.org</u></a>





HASKELL  
111 Riverside Avenue  
Jacksonville, Florida 32202-4950

tel 904.791-4500  
fax 904.791.4699  
web www.haskell.com

**Christopher J. Allen, AIA, DBIA**  
*Design Principal*

September 23, 2021

Re: UF Educational Site for  
CityLab-Jacksonville (JaxLab)

Nancy M. Clark, Program Director CityLab-Jacksonville (JaxLab)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
P.O. Box 115702  
Gainesville, FL 32611

Dear Professor Clark,

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville.

As you may know, Haskell is a Jacksonville headquartered, global A/E/C firm of over 1,700 employees managing \$1.2B dollars in annual revenue across multiple markets. In a recent annual ranking by the Jacksonville Business Journal, we are the largest architectural office in Jacksonville as well.

It cannot be overstated that a large-scale entity like Haskell is constantly facing the challenge of limited availability in recruiting top talent from our area. I see having UF, a best-in-class institution, offer professional degrees as a critical component to our future economic success. Once this program is underway, Haskell will be looking to support and benefit from the participants by providing them with internship and tuition assistance as opportunities become available.

In closing, Haskell has hired several University of Florida graduates in the past and has truly benefited from their talent and dedication to the profession. On behalf of myself and Haskell, we fully support the establishment of CityLab-Jacksonville and believe it will have a very positive impact on both our business success and on the greater Jacksonville community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. J. Allen', is written over a light blue horizontal line.

Christopher J. Allen, AIA, DBIA



10748 Deerwood Park Blvd S  
Jacksonville, FL 32256

904-256-2500  
[rsandh.com](http://rsandh.com)

September 20, 2021

Nancy M. Clark, Program Director CityLab-Jacksonville (JaxLab)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
P.O. Box 115702  
Gainesville FL 32611

RE: UF EDUCATIONAL SITE FOR CITYLAB – JACKSONVILLE (JAXLAB)

Dear Professor Clark,

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville.

RS&H is a fully integrated Architecture, Engineering and Consulting company with over 30 offices around the country and approximately 1,400 employees. With a tradition that started in 1941 right here in Jacksonville and continues to be our company Headquarters to this day. We are consistently ranked in the top 100 design firms in the country and have worked in over 50 countries around the world.

As a UF SOA alumni myself, I understand first-hand the value of the program and the benefits it has provided to any students lucky enough to graduate from that program. Because of that rigor, we are constantly looking at the students coming out of that program and to have an extension of that program being established here in Jacksonville is extremely exciting and we are looking forward to being able to recruit potential graduates. We have hired students going through the CityLab project in Orlando and they have been exceptional, working through their degrees and still maintaining exceptionally high standards for their work. Following their completion, they have stayed with us and I am looking forward to watching their careers continue to evolve.

I think having this program in Jacksonville will be a huge benefit not only to our industry but also the Jacksonville community. I understand there are several long-term objectives for the program with resiliency being one of them. As a coastal and river city, there are significant challenges and questions to our long-term growth that I'm hoping can be tackled in the various design studios. I believe this program will also afford a number of potential students the opportunity to attend and complete their degree program who otherwise might not have been able to.

In my 17 years at RS&H we have hired several University of Florida graduates and are very pleased with their capabilities and expertise. Our interest in future graduates will only increase with the establishment of JaxLab. RS&H fully supports the establishment of CityLab-Jacksonville and believe that it will have a significant impact on the local professional community and quality of life in Jacksonville.

Sincerely,



Jonathan Cantor  
Vice President





September 22, 2021

Nancy M. Clark, Program Director CityLab-Jacksonville (JaxLab)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
P.O. Box 115702  
Gainesville FL 32611

Re. UF Educational Site for CityLab-Jacksonville (JaxLab)

Dear Professor Clark,

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville.

kasper architects is a full service architectural + interior design firm. We exist to use the craft of architecture to develop our associates to impact their family, community, and themselves to be a conduit of good.

I was very excited to learn about the notion of establishing a CityLab in Jacksonville to assist us by providing graduates in architecture and design to build capacity in our professional community and the City of Jacksonville.

For example, the creation of JaxLab matches our company's objectives to support education here in our city, and the graduates of this program will fit the future needs of our organization and other companies in Jacksonville. Our company will support the program by gladly providing internships and tuition assistance to students.

Because we do not have an institution that offers a professional degree in architecture located directly in Jacksonville, recruiting high-quality graduates is challenging. As an alumni of The University of Florida's architecture program I know personally how highly regarded the program is. Having an off-campus program in Jacksonville will positively impact our professional community. At kasper architects we have employees who were unable to complete their professional degree because they are unable to leave Jacksonville to attend school. JaxLab will enable them to complete their degree and become a licensed Architect while remaining at our firm.

We have hired several University of Florida graduates over the years and are very pleased with their capabilities and expertise. Our interest in future graduates will only increase with the establishment of JaxLab. **Kasper architects fully support the establishment of CityLab-Jacksonville**, and believe that it will have a significant impact on the local professional community and quality of life in Jacksonville.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik C. Kasper'.

Erik C. Kasper, AIA  
President



September 21, 2021

Nancy M. Clark, Program Director CityLab-Jacksonville (JaxLab)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
P.O. Box 115702  
Gainesville FL 32611

**RE: UF Educational Site for CityLab-Jacksonville (Jax-Lab)**

Dear Professor Clark,

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville.

Stellar Group, Inc., headquartered in Jacksonville, Florida is a fully integrated firm focused on design, engineering, construction, and mechanical services worldwide. My role with Stellar is their Chief Architect, licensed in more than 40 states. The mission of the Stellar Group is to create long-term value for our customers by understanding their goals and delivering comprehensive, innovative solutions that exceed their expectations. The corporate vision is to be the world's premier provider in the markets we serve, continually strengthened by the growth and contributions of our people and our ability to earn repeat business.

I was excited to learn about the proposal to establish a CityLab in Jacksonville to assist us by providing graduates in architecture and sustainable design to build capacity in our professional community and the City of Jacksonville. As Jacksonville does not have an institution that offers a professional degree in architecture, we have found it a significant challenge in recruiting high-quality graduates to our firm and city.

The University of Florida's architecture program is highly regarded and having an off-campus program located in Jacksonville will positively impact our professional community. In my tenure at Stellar we have had employees who were unable to complete their professional degree because they were unable to relocate for various reasons. We strongly encourage and support our team members to achieve licensure in their respective professions. Hopefully JaxLab will enable these professionals to complete their degree and become a licensed architect while remaining at our firm and making Jacksonville their permanent home.

Over the years we have been fortunate to hire several University of Florida graduates in Architecture, Engineering, and Construction. We have found these graduates to be well prepared and dedicated to their fields. The creation of the JaxLab graduate programs will greatly impact our recruiting and hiring.





Stellar has upheld our brand promise of Taking Solutions Further® for more than three decades and we fully support the establishment of CityLab-Jacksonville. I believe that it will have a significant impact on the local professional community and quality of life in Jacksonville.

Sincerely,

Tony Lamell, AIA, NCARB  
Vice President  
Stellar  
Tel: 904.899.9355  
Email: [tlamell@stellar.net](mailto:tlamell@stellar.net)





# SAINT JOHN'S CATHEDRAL

EPISCOPAL DIOCESE OF FLORIDA

THE VERY REV. KATHERINE "KATE" MOOREHEAD  
DEAN

PH: 904.632.9104 X101

September 21, 2021

Nancy M. Clark, Program Director CityLab-Jacksonville (JaxLab)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
P.O. Box 115702  
Gainesville FL 32611

Re. UF Educational Site for CityLab-Jacksonville (JaxLab)

Dear Professor Clark,

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville.

I am the Dean of St. John's Cathedral in Jacksonville, Florida. Our Cathedral was founded in 1834. The 23 million dollar campus is built of stone and its construction was completed in 1906 after the great fire of 1901. We are committed to revitalizing this city and to historic preservation. We believe that training new architects will be instrumental, impacting both urban renewal and sustainability as we seek to build in relationship with our great river.

St. John's Cathedral has a long history of commitment and passion for the urban core of this city. When the population fled in the 1960's, the Vestry of this Cathedral committed to staying in this very spot, which happens to be the highest point in Jacksonville, Billy Goat Hill. We vowed to remain faithful to the downtown of this city and to serve its people.

In 2014, we created a non-profit called Cathedral District-Jax. The sole purpose of this non-profit was to work for the development and thriving of the 35 block radius surrounding this Cathedral, an area that the city has named The Cathedral District. For the past seven years, we have bought and sold land, supported new construction and built a network of communication. We consider JaxLab to be the next step in our goal to create a thriving neighborhood around us.

We do not have an institution that offers a professional degree in architecture located in Jacksonville. This city would be fortunate to have an off-campus program of the highly regarded University of Florida's School of Architecture and we are thrilled to be playing a part in bring it here. We are confident that the presence of the UF program will positively impact our professional community.

I vow to do all that I can to support and sustain this program. Please don't hesitate to contact me if you have questions.

LOVE *at the* CORE.



September 18, 2021

Cathedral District-Jax, Inc.  
A Community Development Corp.  
(CDC)

Virginia (Ginny) D. Myrick  
President/CEO  
ginny@cathedraldistrict-jax.org

Linda Crofton  
Director of Community  
Development  
linda@cathedraldistrict-jax.org

#### Board of Directors

Sydney A. Gervin, III, Chairman

The Very Rev. Katherine  
Moorehead  
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The Rev. St. Gregory Kaufman

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Aimee Prior

John T. Sefton

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William (Bill) E. Barnett

Robert (Rory) W. Clements

The Rev. Canon Dr. J. Allison  
DeFoor

Nancy M. Clark, Program Director CityLab-Jacksonville (**JaxLab**)  
Frank M. Bosworth, Ph.D., AIA, Professor of Practice  
University of Florida, School of Architecture  
PO Box 115702  
Gainesville FL 32611

Transmitted Electronically

Re: UF Educational Site for CityLab-Jacksonville - **JaxLab**

Dear Professor Clark and Dr. Bosworth:

I am writing to support the University of Florida School of Architecture's proposal to implement the Master of Architecture and Master of Science in Architectural Studies graduate programs at CityLab-Jacksonville, to be named **JaxLab**.

Cathedral District-Jax, Inc., (CDJ) is a 501(c)(3) Florida non-profit focused on redevelopment of the 36-blocks, 118-acre, Cathedral District in downtown Jacksonville. In the 5-years we have been in existence we have been instrumental in the development of just over 300 residential units in the District, a \$42 million capital investment in downtown. These units, many targeted to affordable housing, are part of our mission to build a *sense of place* where residents and businesses live, work and play.

I am excited that our collaboration with the UF School of Architecture to bring a CityLab to Jacksonville is going forward, and CDJ looks forward to having **JaxLab** as part of the Cathedral District. CDJ has participated in the development and negotiations for **JaxLab** from the early discussions working closely with you both, and Dean Kate Morehead of St. John's Episcopal Cathedral to improve the quality of life in the Cathedral District and the City. The graduates from UF **JaxLab** in architecture and sustainable design will support our mission and build the capacity necessary to improve the lives of citizens in the city of Jacksonville. CDJ believes that **JaxLab** will support and encourage the development of Jacksonville's urban core.

We do not have an institution that offers a professional degree in architecture located in Jacksonville. We are fortunate to have this off-campus program of the highly regarded University of Florida's architecture program located in the city. CDJ is pleased that we are playing a part in bringing **JaxLab** here. We are confident that the presence of the UF program will positively impact our professional community. **On behalf of our Board of Directors, Cathedral District-Jax, Inc. we fully support the establishment of JaxLab in downtown Jacksonville.**

Sincerely,

Ginny Myrick  
President/CEO  
cc: CDJ Board





*Excellence With Caring*

# Florida Agricultural and Mechanical University

TALLAHASSEE, FLORIDA 32307-4200

TELEPHONE: (850) 599-3244

FAX: (850) 599-3436

SCHOOL OF ARCHITECTURE

July 20, 2022

Stephen D. Bender, AIA  
CityLab-Orlando M.Arch Program Director  
UF-DCP School of Architecture CityLab-Orlando  
135 W. Central Blvd. STE 500  
Orlando, FL 32801

## **RE: UNIVERSITY OF FLORIDA “JAXLAB” CITYLAB**

To Stephen,

This letter is to confirm that the architecture program at Florida A&M University has been apprised of the University of Florida's School of Architecture's intent to establish a special purpose center in Jacksonville, from which the “JaxLab” CityLab graduate programs in architecture will be delivered. The FAMU architecture program does not offer a center in Jacksonville that conflicts with UF's plans. I believe that the “JaxLab” will provide a valuable option for the Jacksonville community. Hopefully, this will create the potential to develop joint initiatives in the future.

If you have any questions, don't hesitate to get in touch with me at [andrew.chin@famu.edu](mailto:andrew.chin@famu.edu).

Sincerely,

Andrew Chin, Associate Professor  
Interim Dean



OFFICE OF THE PROVOST & VICE PRESIDENT  
Academic Affairs

UNIVERSITY *of*  
NORTH FLORIDA

July 8, 2022

To Whom It May Concern:

This letter is to confirm that UNF has been apprised of the University of Florida's School of Architecture intent to establish a special purpose center in Jacksonville, from which the "JaxLab" CityLab graduate programs in architecture will be delivered. UNF currently has none of its own architecture degree programs, nor do we have plans to offer such a program. We therefore see no conflicts with UF's plans.

While UNF has no immediate plans to collaborate directly with the JaxLab programs, we do see complementarity and therefore considerable potential to develop joint initiatives in the future. Additionally, in consulting with colleagues here at UNF, there was consensus that Jacksonville will benefit from the kind of programs that JaxLab will provide.

In sum, we support the establishment of JaxLab as a special purpose center for the delivery of UF's graduate architecture programs. If there are any questions, I'm happy to address them.

Sincerely,

John Kantner, PhD, RPA  
Associate Provost of Faculty & Research  
Interim Dean of the Graduate School

904-620-4650  
j.kantner@unf.edu



July 20, 2022

Stephen D. Bender, AIA  
CityLab-Orlando M.Arch Program Director, Assoc. Instructional Professor  
UF-DCP School of Architecture CityLab-Orlando  
135 W. Central Blvd. STE 500  
Orlando, FL 32801

Dear Steve:

Thank you for taking the time to discuss UF's JaxLab plans. It sounds like a timely opportunity for the greater Jacksonville community, regional professionals and, of course, the UF SoA students and faculty.

Per our discussion, the UF SACD/College of the Arts sees no conflicts with UF's plans. Indeed, should opportunities for collaboration arise, we would be enthusiastic partners.

We wish you all the best moving forward with the JaxLab studio.

Kind regards,

A handwritten signature in blue ink, appearing to read 'R MacLeod', is centered below the text 'Kind regards,'.

Robert M. MacLeod, AIA  
Director & Professor  
School of Architecture & Community Design  
University of South Florida