

MINUTES
STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
FACILITIES COMMITTEE
UNIVERSITY OF SOUTH FLORIDA
TAMPA, FLORIDA
JUNE 12, 2019

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and its Committees are accessible at <http://www.flbog.edu/>.*

Governor H. Wayne Huizenga, Jr., Chairman, convened the meeting of the Board of Governors Facilities Committee meeting at 4:23 p.m., June 12, 2019. The following members were present: Shawn Felton, Darlene Jordan, Sydney Kitson, Ned Lautenbach, Edward Morton, and Eric Silagy. Other Board members present included: Tim Cerio, Richard Corcoran, Zenani Johnson, Brian Lamb, Alan Levine, Steven Scott, Kent Stermon, and Norman Tripp.

1. Call to Order and Opening Remarks

Chairman Huizenga expressed appreciation for the contributions and services to the Facilities Committee made by Governors Patel and Valverde and recognized the new member of the Committee, Governor Silagy.

Chairman Huizenga called the meeting to order.

2. Minutes of Committee Meeting: Governor Huizenga

Governor Felton moved that the Committee approve the minutes of the Facilities Committee meeting held March 27, 2019, at the Florida Agricultural and Mechanical University (FAMU). Governor Silagy seconded the motion, and it passed unanimously.

3. USF College of Medicine - Space Lease with Tampa General Hospital

Chairman Huizenga explained that the USF Board of Trustees, on June 6, 2019, authorized the university to lease space to Tampa General Hospital in the still under construction College of Medicine building in Downtown Tampa. The Chairman further explained that while the lease with Tampa General Hospital does not need Board approval, USF is bringing the proposed lease forward to keep the Board informed on the impact of the lease on the state's investment in the new College of Medicine facility. Currently, the State of Florida has provided over \$110M in state support for the project.

University of South Florida (USF) then presented a brief history of the project to the Committee and explained that the project is on target to open January 13, 2020. USF explained that Tampa General Hospital (TGH) has been a clinical partner, education partner, research partner, and now it is becoming a financial partner as TGH has proposed to lease approximately 25,000 square feet in the building. Approximately 6,500 square feet on the first floor will become an urgent care and imaging center with an MRI that will also be used by the researchers. The 9th floor will be part of heart health and will be part of the Heart Institute. The space on the 12th floor will be for executive health. The base rent for the initial term is \$20,000,000, to be prepaid to USF on or before July 1, 2019. USF believes it has a fair value lease, and retains rights and responsibilities of a landlord.

Chief Medical Officer at USF, Dr. Mark Moseley, explained that it is no coincidence that all of the top 20 medical schools partner with top 20 academic medical centers per US News & World Report. The rise of USF Health's reputation is tied to the quality of the clinical programs, educational programs, and research programs, many of which are done in partnership with Tampa General. For the four years of medical school, 60% of students do a portion of their clinical time at Tampa General. 70% of all of the clinical trials done by USF faculty are done at Tampa General. TGH provided over \$30M of support for faculty for joint medical programs that benefit the community in Tampa and our students through their growth. TGH supports over \$65M in graduate medical education. That's almost 336 trainees that USF wouldn't be able to do without their assistance. Dr. Moseley explained that TGH is intertwined and linked with USF and stressed the importance of linking TGH to the Medical School and Heart Institute which ultimately builds on the collaborative collegial relationship that builds and enhances upon USF's clinical, educational, and research platforms.

When asked if this would impact residencies, Dr. Moseley advised that TGH supports 336 residents for USF at their training program and it has increased funding so it could provide more opportunities and more sites, but that the increase in residencies is not directly tied to the lease of the space.

Chairman Huizenga explained medical center's background. He further stated that, in order to make this project happen, President Genshaft committed to raising \$40M privately, because this was above and beyond the scope of what was originally proposed in moving the project downtown. When it was originally proposed, USF was going to have two floors of shelled space for future use. Then an opportunity came to add two more floors to the building and that was going to be roughly \$20.3M to fund the two floors. Governor Levine further explained that the lease was a routine lease between a hospital and an owner of a building and that, since the lease is long term and TGH is at total risk for the maintenance of the space, USF has offloaded some of the carrying cost to the building. Chairman Huizenga made the point that the Board of

Governors agreed the location was great and that USF honored the raising of the \$40M, that they are paying for the two additional floors through a lease with Tampa General Hospital that was at market value, and that they have one and a half to two floors of shell space to be built-up for future use.

Chairman Huizenga explained that the goal was to be transparent and explain what was going on. Chairman Huizenga asked if there were any questions. There being none, the Chairman explained that they are all in agreement that the location was great and an elimination of traveling for the medical students made sense.

4. University of Florida Educational Plant Survey

Chairman Huizenga recognized Assistant Vice Chancellor for Finance and Facilities, Mr. Chris Kinsley, to present University of Florida's (UF) Educational Plant Survey. Mr. Kinsley advised that the Educational Plant Surveys (EPS) are fully vetted, not only by Board staff, but also staff from other universities, not just the institution being surveyed.

Mr. Kinsley highlighted the development of an application which has created a common platform and has changed the process from a manual process to a more consistent process. Mr. Kinsley also explained that the application is flexible, which will assist in satisfying the requirements of Senate Bill 190 to produce a report for improvements, efficiencies, and changes to the EPS process. This software has enabled the review of various modeling and scenarios. The EPS reports provide a lot of great data and we continue to work to make the report more digestible and more useful to the Board of Trustees. Mr. Kinsley advised that his next goal, now that we have really strong data, is to make it available for executive decision making.

For the UF Survey, Mr. Kinsley highlighted the Site Improvement recommendations, Remodeling recommendations, and one big continuing survey recommendation (the Data Science and Information Technology Building) which has received two years of funding from the Legislature. Mr. Kinsley pointed out the Music Building, the Utility Plant, the Florida Natural Museum, the Whitney Center, and the Demolition recommendations. Mr. Kinsley also noted that UF has to wrestle with how it deals with very diverse matters and that the prior survey five years ago contained a much more extensive list, weighted more toward new projects, with far fewer demolition and renovations. Mr. Kinsley commended UF for moving in a different direction on this survey with a smaller list, more focused on something that is going to be, in the long term, more sustainable.

Chairman Huizenga discussed additional information related to the EPS Process. There being no further discussion, Chairman Huizenga called for a motion to approve the University of Florida Educational Plant Survey. Governor Lautenbach moved to

approve, Governor Jordan seconded, and the motion passed with approval by all members present.

5. New College of Florida Educational Plant Survey

Chairman Huizenga recognized Mr. Kinsley to present New College of Florida's (NCF) Educational Plant Survey. Mr. Kinsley discussed the Site Improvements recommendation, which includes a Land Acquisition recommendation. Additionally, Mr. Kinsley noted more Remodeling and Renovation recommendations, starting with the Old Caples House. Mr. Kinsley noted that the core of the campus at New College of Florida is a collection of 1930's and 1940's era facilities originally built for private residential use by some of the Ringling Brothers, which is now New College of Florida. The types of properties at NCF require extensive upkeep and some do need extensive remodeling and renovation. Mr. Kinsley noted that New College may appear overbuilt, and also noted that probably over 50% of the college is in need of remodeling and renovation as the space was not purposely built for education, however, it is unique, but it does need work. Lastly, Mr. Kinsley advised that we continue to recommend the Multi-Purpose Building to provide a large assembly area, as well as demolition of Palmer Court.

Chairman Huizenga opened the floor for questions. There being none, the Chairman called for a Motion to Approve the New College of Florida Educational Plant Survey. Governor Kitson moved to approve, Governor Jordan seconded, and the motion passed with approval by all members present.

6. Shared Initiatives Update

Chairman Huizenga stated that the Shared Initiatives Update will be deferred to the August meeting.

7. Modification of the 2020-21 LBR Process

Chairman Huizenga advised that Senate Bill 190 requires, among other things, that the Board adopt a points-based methodology for scoring the State University System (SUS) SUS Public Education Capital Outlay (PECO) projects in preparing the SUS three-year PECO list. The new law provides for considerable flexibility to the Board in establishing its methodology, however, it will effectively replace the PECO project presentation in the traditional Board project selection process. The university PECO lists are due July 1 and staff can score and develop a draft ranking for initial consideration by the Facilities Committee in August. The October Workshop will then be the final lockdown for the points system and the LBR.

Governor Huizenga called on Mr. Kinsley to explain the draft methodology. Mr. Kinsley explained that the points system was applied to the 2018 PECO, creating a Preliminary Selection Test Group to determine how the results compared to the projects the Board prioritized. Mr. Kinsley explained in detail the six criteria established by Senate Bill 190 and how the ranking for each of the criteria was developed and applied. Mr. Kinsley also explained that projects can only get on the list if it has been previously funded by the Legislature, if it is the number one or number two priority listed in each university's Capital Improvement Plan and if projects have an educational plant survey recommendation.

Mr. Kinsley explained that the goal in doing this process was to create something that was simple, included objective items that involved scoring based on verifiable data that we already have, and was comparable for each school, thereby creating consistency in the way the process is completed. The formula has therefore been created to assess each of the criteria and space needs met. Mr. Kinsley stated that Board staff is currently taking feedback from the universities and that more will be reported to the committee in the future, particularly once the lists of projects are received from the universities.

Mr. Kinsley stated that this project is still underway and that this would have been recommended as a workshop topic but, due to the limited timeframe, this must be expedited since the PECO list should be adopted at the October meeting.

Mr. Kinsley made additional remarks regarding the structure of the Preliminary Selection Test Group sheet, pointing out the correlation and differences in comparison to last year's priority selection, adding that no attempt was made to replicate any prior processes.

Chairman Huizenga opened the floor for comments. He noted that Mr. Kinsley is available for any further discussion outside of the meeting and noted that this year's submission of projects will be used and presented in the August meeting. Mr. Kinsley, in response to a question, pointed out that there has been an exchange of thoughts between staff from the Division of Colleges and the Board of Governors. While the methodology is not going to be the same between the two, we would like to keep them similar where it makes sense. Mr. Kinsley pointed out that for the past four or five years there has been a workshop where the universities presented their projects. Due to the points system, the presentations will not be as necessary. Governor Huizenga explained that it would be worthwhile to obtain presentations on the new projects once the new list is complete. Further discussion ensued regarding the points system, visiting projects, and the potential outcomes of the selection group and funding.

8. Florida International University (FIU) Biscayne Bay Campus Pool Repairs

Chairman Huizenga called on Mr. Kinsley to provide some background into this CITF project. Mr. Kinsley explained that this is to authorize the reimbursement of up to \$2,000,000 in Activity and Service (A&S) fee funds; expended for repairs to FIU's Aquatic Center from the Capital Improvement Trust Fund (CITF) fees allocation and corresponding reduction of the same amount in CITF fees previously approved for by the Board for the Graham University Center expansion. The university became aware of the need for emergency repairs on the pool. Mr. Kinsley advised that this is a student activity, so this is appropriate for CITF, and that the action that is being requested is to authorize FIU to fund shift from A&S to the Aquatic Center project.

Chairman Huizenga called for a Motion to Approve the use of Capital Improvement Trust Fund (CITF) funds for the Florida International University Aquatic Center Repairs and Renovation and amend the Board's prior CITF project list to include this project. Governor Jordan moved to approve, Governor Lautenbach seconded, and the motion passed unanimously.

9. Concluding Remarks and Adjournment

There being no further business, Chairman Huizenga adjourned the meeting at 5:21 p.m. (ET), on June 12, 2019.

Chris Kinsley, Assistant Vice Chancellor
Facilities

H. Wayne Huizenga, Jr., Chair