

---

Campus Board: Supporting Documents

Campus Board

---

5-24-2004

## Campus Board Meeting : 2004 : 05 : 24 : Supporting Documents

University of South Florida St. Petersburg.

Follow this and additional works at: [https://scholarcommons.usf.edu/campus\\_board\\_supporting\\_docs](https://scholarcommons.usf.edu/campus_board_supporting_docs)

---

### Scholar Commons Citation

University of South Florida St. Petersburg., "Campus Board Meeting : 2004 : 05 : 24 : Supporting Documents" (2004). *Campus Board: Supporting Documents*. 11.  
[https://scholarcommons.usf.edu/campus\\_board\\_supporting\\_docs/11](https://scholarcommons.usf.edu/campus_board_supporting_docs/11)

This Other is brought to you for free and open access by the Campus Board at Scholar Commons. It has been accepted for inclusion in Campus Board: Supporting Documents by an authorized administrator of Scholar Commons. For more information, please contact [scholarcommons@usf.edu](mailto:scholarcommons@usf.edu).



UNIVERSITY OF  
SOUTH FLORIDA  

---

ST. PETERSBURG

# CAMPUS BOARD WORKSHOP

## FACILITIES & MASTER PLAN

May 24, 2004

# Presentation will cover:

- Major Projects
  - Student Housing
  - Parking Garage
  - Multipurpose Student Center
- Master Plan

# Student Housing Presentation

- Demand Analysis
- Recommendation
- Rationale
- Next Steps

# Demand Analysis

1. National statistics show that **10%** - 15% of undergraduate student body lives on campus. USFSP has 3,591 undergraduate students presently. We are projecting a 9% annual growth
2. Thirty percent (**30%**) of student representative body would live on campus if housing were available, according to the latest survey
3. Based on an in house survey of 882 students, 321 students (**36%**) indicated they would live on campus if housing was available
4. **Twenty percent** (719) of our undergraduate student body reports zip codes other than Pinellas County or City of Tampa
5. FTIC admits increased **31%** from last year. Current FTIC = 311

# Recommendation

- 250-300 bed Housing Complex
- 5 stories (minimum height)
- Concrete structure
- On the NE quadrant of campus
- Fall 2006 occupancy
- Design/build process
- Bond financed through DSO (Direct Support Organization)/USF Foundation
- University operated facility



# Build 250-300 bed complex

## WHY?

- Projected demand
- Critical mass for residence life programming
- Enhance student recruitment
- Cost effective

# 5 stories (minimum height) WHY?

- To make efficient use of limited land
- Economical to build
- Conducive to enhancing student community



# Concrete structure

## WHY?

- Longer lasting
- Aesthetically appealing
- Greater structural integrity
- Reduced maintenance costs
- Provides better sound isolation
- Parallels campus architecture
- Conforms to university design standards

# NE quadrant of campus

## WHY?

- Anchors the campus and downtown St. Pete
- Updated master plan earmarks this parcel for housing development
- Adjacent to other residential housing
- Attractive to parents and students: convenient and accessible
- Easier to secure
- Proximity to CAC (Campus Activity Center)

# Fall 2006

## WHY?

- Adequate construction time
- Projected completion of parking garage

# Design/build WHY?

- One contract/or
- Fast and efficient
- Cost savings

# Bond financing DSO/USF Foundation WHY?

- Better interest rates
- Possibility of variable rate financing
- Project yields reduction in bond issuance costs when combined with parking garage

# University Operated Facility WHY?

- Maintain direct relationship between parents and students
- Direct control of operations
- Maintain competitive/affordable rent structure
- Viable financial model

# Student Housing Next Steps

## DUE DATES

- Site analysis, program statement & financial pro-forma Jun 2004
- Conceptual Approval (CB, Foundation, UBOT) Jul 2004
- RFQ for Design/Build Teams (Short List) Jul 2004
- Approval for Financing (CB, Foundation, UBOT) Aug 2004
- Issue RFP for Design Build/Team Aug 2004
- Convene Financial Team Sep 2004
- Receive Design/Build Team Responses to RFP Oct 2004
- Closing Process (Financing) Jan 2005
- Negotiate contract w/Design Build team Jan 2005
- Contract Approval (CB & UBOT) Jan 2005
- Design Phase Apr 2005
- Construction Phase May 2006
- Occupancy Aug 2006

# Parking Garage for USFSP



# Parking Garage Presentation

- Recommendation
- Rationale
- Next Steps

# Parking Garage Recommendation

- 700 + parking spaces
- Pre Cast Concrete structure
- On the corner of 5<sup>th</sup> Ave & 3<sup>rd</sup> St
- Summer 2006 completion
- Design/build process
- Bond financed through DSO
- Self-Managed

# Parking Garage Next Steps

	<b>DUE DATES</b>
• Program statement & financial pro-forma	Jul 2004
• Conceptual Approval (CB, Foundation, UBOT)	Jul 2004
• RFQ for Design/Build Teams (Short List)	Aug 2004
• Approval for Financing (CB, Foundation, UBOT)	Aug 2004
• Issue RFP for Design Build/Team	Sep 2004
• Convene Financial Team	Sep 2004
• Receive Design/Build Team Responses to RFP	Nov 2004
• Closing Process (Financing)	Jan 2005
• Negotiate contract w/Design Build team	Jan 2005
• Contract Approval (CB & UBOT)	Jan 2005
• Design Phase	May 2005
• Construction Phase	May 2006
• Occupancy	Jun 2006

# Multipurpose Student Center for USFSP

# Multipurpose Student Center

- Recommendation
- Process
- Options
- Next Steps

# Multipurpose Student Center Recommendation

Complete student center (2006-07 AY)

# Multipurpose Student Center Process

- Hired Consultant: Brailsford & Dunlavey (B&D)
- B & D preliminary recommendation (3/25/04) includes bookstore in this facility:
  - Option A: 95,000 GSF; Fees: \$95/flat & \$8.25/cr. hr.
  - Option B: 70,000 GSF; Fees: \$65/flat & \$7.00/cr. hr.
- SGA recommendation (Bookstore excluded):
  - 74,000 GSF; Fees: \$40/flat & \$16./cr. hr.

# Multipurpose Student Center Phased Approach

- USFSP fees to match USF System (Tampa) fees



# FEEES: Tampa vs. St. Petersburg 2004-05

PER CR. HR.	Tampa	St. Pete	Difference
Activity & Service	\$7.10	\$9.16	(\$2.06)
Athletic	\$9.08	\$2.25	\$6.83
Health	\$6.84	\$0.60	\$6.24
<b>TOTAL</b>	<b>\$23.02</b>	<b>\$12.01</b>	<b>\$11.01</b>

FLAT FEES			
Activity & Service	\$7.00		\$7.00
Athletic	\$10.00	\$5.00	\$5.00
<b>TOTAL</b>	<b>\$17.00</b>	<b>\$5.00</b>	<b>\$12.00</b>

# Multipurpose Student Center Phased Approach

- USFSP fees to match USF System (Tampa) fees
- Build 44,000 GSF facility (phase 1), to include:
  - Dining & food court
  - Health Services
  - Limited SGA, student activities & retail space
- Add 30,000 GSF during phase 2, to expand SGA, student activities & retail space
- Add space for Student Affairs Administration
- Institute student fee
- Legislative action

# USFSP Master Plan

# Master Plan (MP) Next Steps

	<b>DUE DATES</b>
• Complete document	Jun 2004
• Conceptual Approval (CB, UBOT)	Jul 2004
• Hold 1 <sup>st</sup> Public Hearing	Aug 2004
• City & Other Govt. Agency Review	Aug 2004
• Request Public Comments	Nov 2004
• Hold 2 <sup>nd</sup> Public Hearing	Nov 2004
• Approval (CB, UBOT)	Dec 2004
• Submit MP to DOE	Jan 2005



UNIVERSITY OF  
SOUTH FLORIDA  

---

ST. PETERSBURG

# CAMPUS BOARD WORKSHOP

## FACILITIES & MASTER PLAN

May 24, 2004