
USF – Health Science Center

Operations and Facilities Management (OFM)

Project Status Update Aug 26, 2011

**Stan Douglas
Director**

From the Director's Desk:

Aug 26, 2011

It has been a very busy and exciting period for the OFM Team since my last update in April. As you will see in this report update several highly visible projects were completed this period, noteworthy was the completion of Phase I of the USF Health/COM Improvements. Work completed in Phase I allowed the new HSC Auditorium and Group Learning spaces to be ready for a July 29, 2011 Grand Opening & Celebration w/ our Leigh Valley partners. Construction on the Anatomy Lab portion of this project will be completed Aug 31, 2011, as scheduled.

Also in this report please note the progress being made on the Alzheimer's C.A.R.E. Clinic (2nd Floor Build-out) Project. The CT/PET 600 was delivered and installed as construction continues on the project. Efforts on the HSC Health Welcome Center are also moving forward. We are planning the construction start to demolish/reconstruct the "old clinic" parking lot which will include construction of the new welcoming colonnade and plaza.

As always, our organization is committed to supporting the goals and facility needs of all HSC programs...covering nearly two (2) million square feet of building space. Our list of facility support services and information with regards to our staff, policies, and procedures are located on our website: <http://health.usf.edu/ofm/index.htm>. We as a team are honored and privileged to service the USF Health Community.

Stan Douglas

Projects in Various Phases of Development

USF – Health Facilities Planning and Construction College of Medicine (COM) Renovation & Improvements

HSC Project Facilitators: S. Douglas/FPC Project Mgr – W. Pesttrak

- **Scope:** Major COM renovation involves creating additional small group learning spaces, improve exterior way-finding, and integrate existing courtyards into user learning and event programs...and also establish a main entry point “Front Door” to COM
- **Status:** Phase I areas, Auditorium, Group Learning, & Anatomy under construction.
- **Const Budget:** \$5,000,000
- **Funding Source:** Donations, CF, and PECO



Picture Shows Current Main Entry Point to COM (USF Health)

8/29/2011 **Highlights of this project are featured on the next 8 slides**

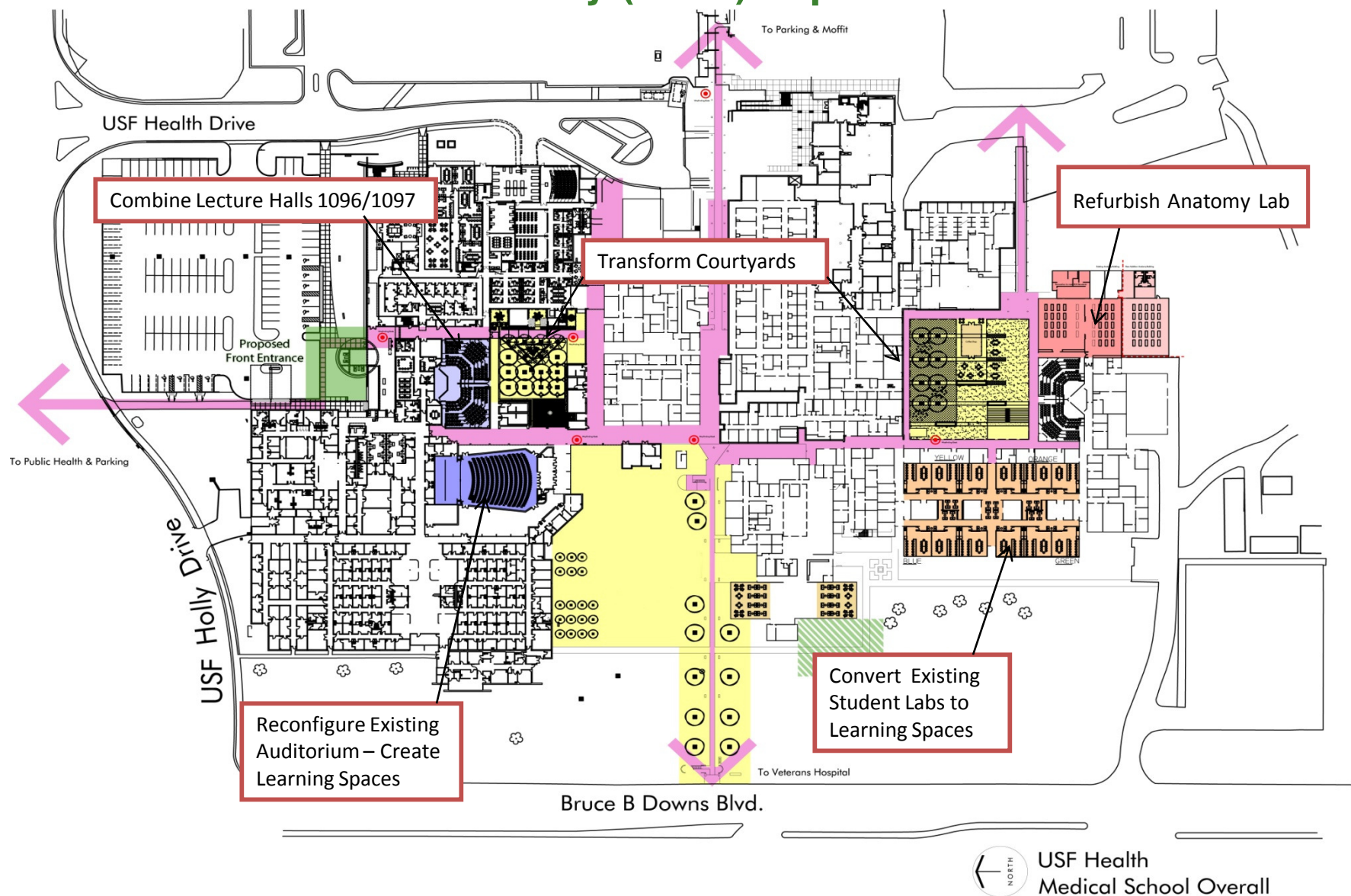
USF – Health Facilities Planning and Construction

College of Medicine (COM) Renovations & Improvements (Cont.)

HSC Project Facilitators: S. Douglas/FPC Project Mgr – W. Pesttrak

- **Scope:** Specifically this major renovation project will involve creating new learning spaces in existing areas and improving the appearance of the HSC Campus. Focused areas of work are as follows:
 - ❑ Reconfigure/Sub-Divide existing Auditorium and create several new classrooms
 - ❑ Reconfigure existing student lab area to create new classroom layout (new Group Learning Area)
 - ❑ Unite Lecture Halls 1096/97 by installing flexible wall system between halls
 - ❑ Refurbish and Upgrade existing Anatomy Lab
 - ❑ Improve Pedestrian Way-finding and Directional Signage in HSC District
 - ❑ Improve and Upgrade both North and South Courtyards in HSC District
 - ❑ Create new “front door” entrance for USF Health in HSC District
- **Work in these areas will be accomplished in a phased construction sequence and are highlighted in the next slide on the HSC Campus site plan.**

USF Health Science Facility (COM) Improvements



8/29/2011

Overall HSC Project Site Improvement Plan

USF – Health Facilities Planning and Construction

College of Medicine (COM) Renovations & Improvements (Cont.)

HSC Project Facilitators: S. Douglas/FPC Project Mgr – W. Pesttrak

- **Scope (Note):** As mentioned, the project is now set up in two (2) phases....which are as follows:
- **Phase I (Construction underway...scheduled for July/Aug 2011 completion)**
 - Reconfigure/Sub-Divide existing Auditorium and create several new classrooms
 - Reconfigure existing student lab area to create new classroom layout (new Group Learning Area)
 - Refurbish and Upgrade existing Anatomy Lab

Phase II (Construction start, after Phase I completion, date TBD 2012)

- Unite Lecture Halls 1096/97 by installing flexible wall system between halls
- Improve Pedestrian Way-finding and Directional Signage in HSC District
- Improve and Upgrade both North and South Courtyards in HSC District
- Create new “front door” entrance for USF Health in HSC District

USF Health Facility (COM) Improvements



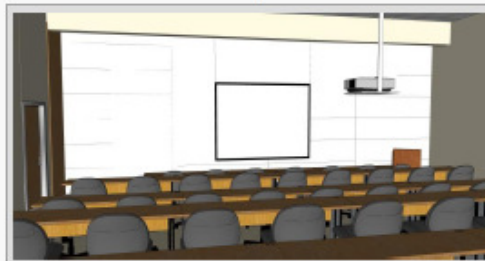
Auditorium A, Front View



Auditorium B, Back View



Auditorium A, Back View



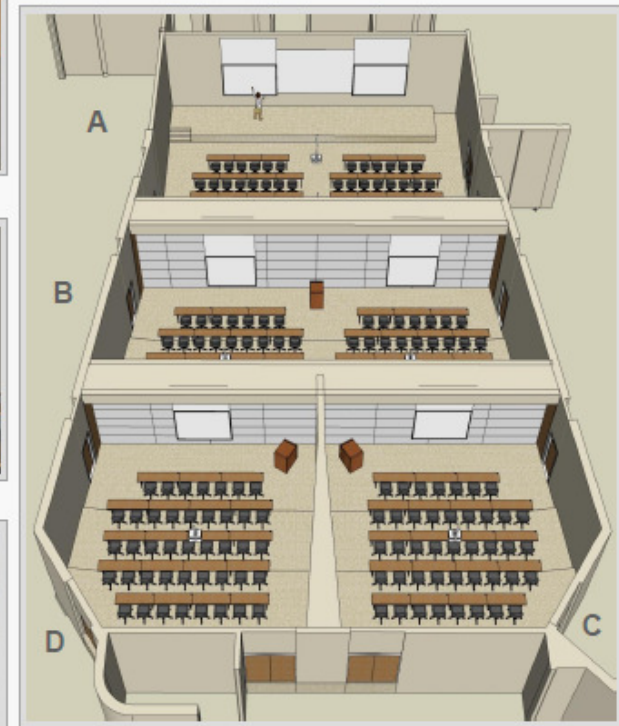
Auditorium D, Front View



Open Auditorium



Auditorium C, Back View



Auditorium with partitions in position



GRESHAM
SMITH AND
PARTNERS
Property of Gresham, Smith and Partners



University of South Florida
USF 517: College of Medicine Improvements
Schematic Design Submission
May 7, 2010



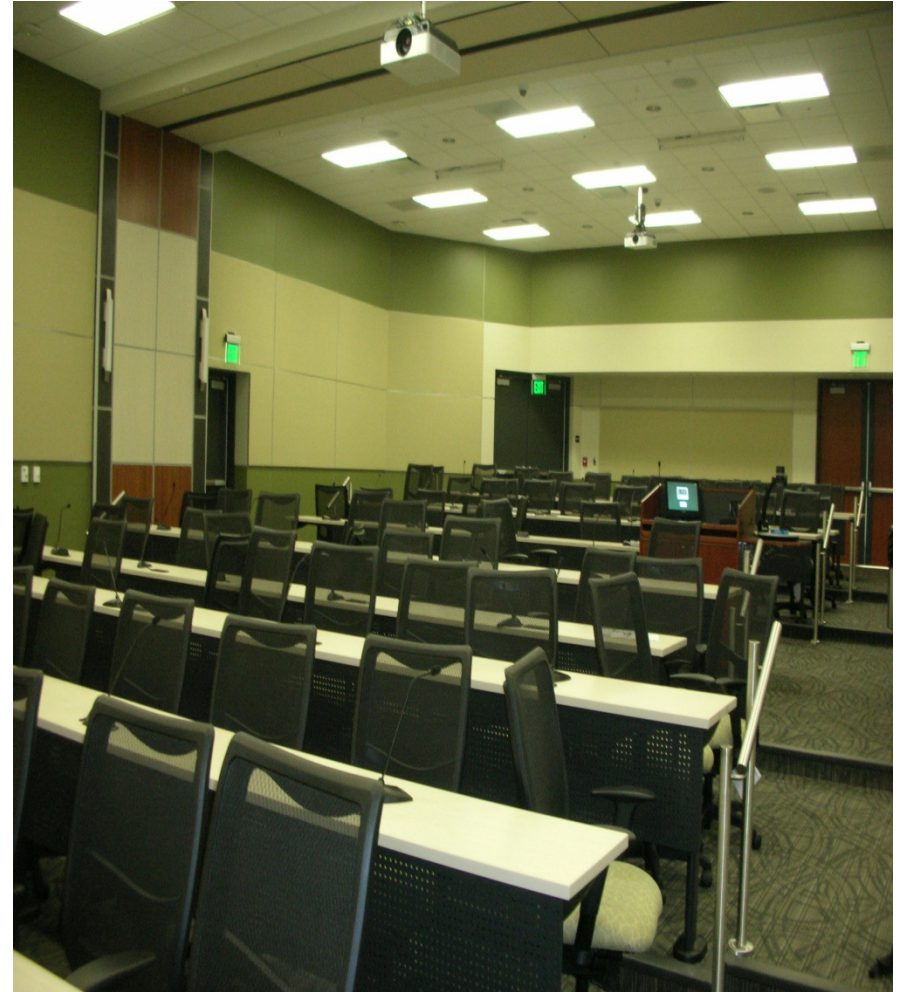
USF Health Facility (COM) Improvements



Picture shows MDA Auditorium New Exterior Store Front

8/29/2011

USF Health Facility (COM) Improvements



8/29/2011

Picture shows MDA Auditorium Newly Renovated Interior Space

USF Health Facility (COM) Improvements

Group Learning Views



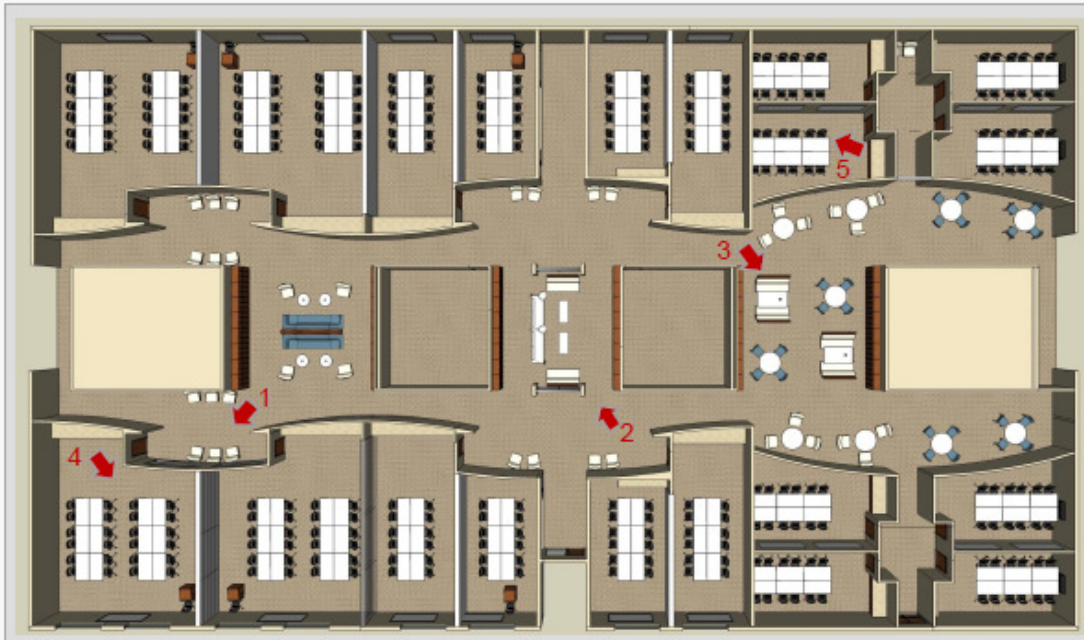
1. Glazing to teaching rooms



2. Central huddle space



3. Huddle space and lockers



4. Typical room



5. Twelve person room



GRESHAM
SMITH AND
PARTNERS
Property of Gresham, Smith and Partners



University of South Florida
USF 517: College of Medicine Improvements
Schematic Design Submission
May 7, 2010



8/29/2011

Shows Current Student Lab Area Converted to Group Learning

USF Health Facility (COM) Improvements



8/29/2011

Pictures Group Learning area construction complete

USF – Health Facilities (COM) Improvements

MDL Upgrade Anatomy Lab

Project Mgrs: Stan Douglas/Walter Pesttrak

- **Scope:** Refurbish/renovate/upgrade existing lab/office/prep spaces to support academic vision of the medical school
- Status:** Pre-demolition (Customer's Program Input Received.) Project is part of planned major COM Renovation and Improvements Project

Budget: Included in Improvements Budget
Funding Source: Carry-Forward (CF), PECO Infrastructure & Donations



USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: S. Douglas/W. Pesttrak (FPC)

Phase II (Construction start, after Phase I completion, 2012, date TBD)

- ❑ **Unite Lecture Halls 1096/97 by installing flexible wall system between halls, as well as 1003/1005**
- ❑ **Improve Pedestrian Way-finding and Directional Signage in HSC District**
- ❑ **Improve and Upgrade both North and South Courtyards in HSC District**
- ❑ **Create new “front door” entrance for USF Health in HSC District (however, this part of the effort will be constructed w/ Welcome Center Project)**

The next three (3) slides display some examples of possible way-finding schemes and concepts.

USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: S. Douglas/W. Pestrak (FPC)



USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: S. Douglas/W. Pestrak (FPC)



USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: S. Douglas/W. Pesttrak (FPC)



USF – Health Facilities Planning and Construction

Morsani 5th and 6th Floor Build-out

Project Facilitators: Rick Green/Charles Kitzmiller



Picture Shows New Diabetes Teaching Kitchen

- **Scope:** Build-out 6th floor shell space of Morsani facility. Most of the Clinic functions will be moved from existing north clinic (MDA) to Morsani. Now part of 5th floor shell space is also being considered for build-out.
- **Status:** Construction
- **Completed:** July 2011
- **Budget:** \$7,000,000
- **Funding Source:** Donations, etc.

USF – Health Facilities Planning and Construction

Create USF Health Welcome Center

Project Mgr: OFM Facilities Group



- **Scope:** Work involves gutting the existing north clinic space after relocating that function to Morsani facility. Space will be repurposed for HSC student support services, i.e., registrar, admissions, & financial aid. Area also will be a place for students to gather and acquire career counsel.
- **Status:** Planning/Design
- **Target Construction Start:** Site Work - 8/2011
- **Interior Demo Work –** 10/2011
- **Budget Cost:** Announced after contract award
- **Funding Source:** Campus CF

Conceptual Rendering of Proposed Welcome Center and new USF Health Entrance

USF – Health Facilities Planning and Construction

Create USF Health Welcome Center

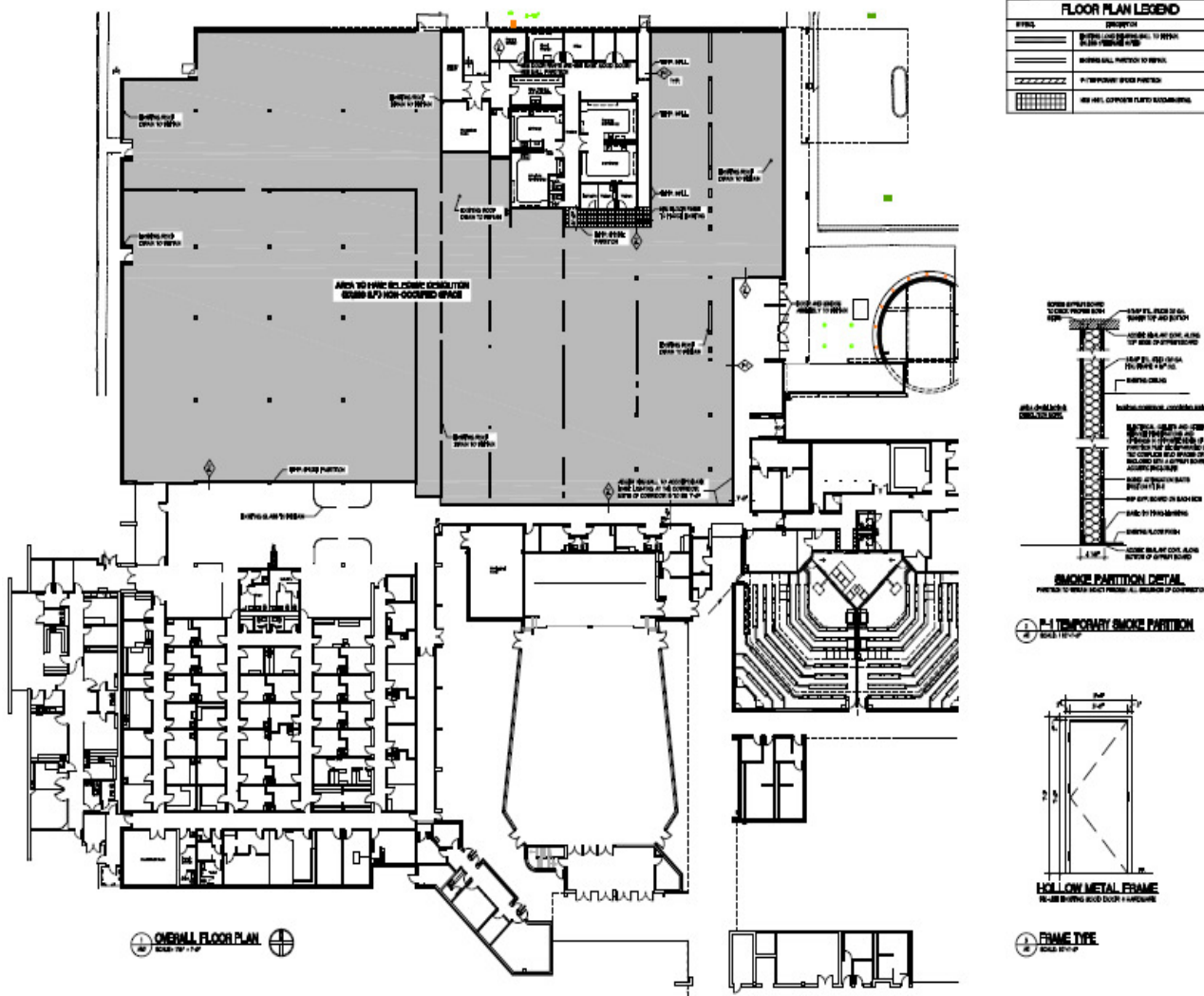
Project Mgr: OFM Facilities Group



Conceptual Rendering Shows Proposed Welcome Center Lobby

USF – Health Facilities Planning and Construction

Create USF Health Welcome Center – Derm Lab Relocation



- **Scope:** As part of Welcome Center construction effort....the Dermatology Lab, that was left behind after the clinic functions were moved out, will be relocated before the rebuilding effort starts
- **Status:** Planning/Programming
- **Interior Demo Work – 10/2011**
- **Budget Cost:** Announced after contract award
- **Funding Source:** Campus CF

Project Mgr: Shane Ross

-

8/29/2011

USF – Health Facilities Planning and Construction

Install Tele-Presence System in HSC Library Facility– Project Facilitators: Maher Oueini/Stan Douglas



- **Scope:** Project involves “re-sizing” HSC Library function to support all HSC Colleges
- **Status:** Planning/Design
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** IT Tele-Presence Account

Library Space MDC 2215, room where Tele-Presence System will be installed

USF – Health Facilities Planning and Construction

**Build-out Shell Space Johnnie Byrd Facility – Project Facilitators
Shane Ross/Stam Douglas**



- **Scope: Build-out 2nd floor shell space area to create Alzheimer PET-scan clinical/research level. Floor plan layout to be determined**

Status: Construction underway

Budget: TBD

- **Target Construction Completion: 9/2011**
- **Funding Source: Donor & Research Program**

Johnnie Byrd Facility 2nd Floor Construction

USF – Health Facilities Planning and Construction

Build-out Shell Space Johnnie Byrd Facility – Project Facilitators:
Shane Ross/Stam Douglas



Picture Shows PET CT being lifted to 2nd Floor



Picture Shows Completed Installation of PET CT

USF – Health Facilities Planning and Construction

**Build-out 5th Floor Shell Space Johnnie Byrd Facility - Project
Mgr: Shane Ross**



- **Scope: Build-out 2nd floor shell space also includes building out 5th floor to accommodate functions being relocated from the 2nd floor**
- **Status: Completed**
- **Const. Cost: \$303,000**
- **Occupied: 6/2011**
- **Funding Source: Donor & Research Program**

Johnnie Byrd Facility 5th Completed Build-out area

USF – Health Facilities Planning and Construction

MDC Renovate Labs/Offices

Project Mgr: Chris Pille

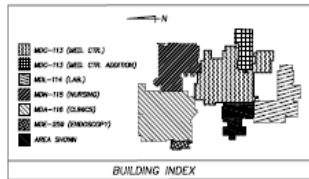


- **Scope:** Work involves renovation and refurbishing office and lab spaces for OB-GYN Dept (MDC 2010, 2146, 2146A & 2147)
- **Status:** Construction
- **Current Cost:** \$25,000
- **Funding Source:** Research Department

Picture Shows Work Underway in Lab Spaces

USF – Health Facilities Planning and Construction

Right-Size HSC Library Facility – Project Facilitators: Stan Douglas\Beverly Shattuck



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" (8 1/2" X 11")

GROSS BUILDING AREA (FIRST LEVEL) = 123,125 SF 2 of 30
FACILITIES PLANNING AND CONSTRUCTION
USF HEALTH SCIENCES CENTER
MAIN BLDG. LIBRARY (MDC)
DRAWN BY BOB B. DATE 03/10/75 SCALE AS SHOWN DWG. NO. 0113 101A

- Scope: Project involves “re-sizing” HSC Library function to support all HSC Colleges, Schools, & depts....and determine required amount space to support the function. Any space deemed excess will be re-proposed for Student-Centered functions
- Status: Secured Services of Health Science Library Consultant - Programming/Planning
- Budget: TBD
- Target Completion: TBD
- Funding Source: HSC CF

Shimberg Library Facility Existing First Floor Plan

USF – Health Facilities Planning and Construction

HSC Library Renovation for Pharmacy Skills Lab– Project

Facilitator - Stan Douglas/Dr. K. Sneed

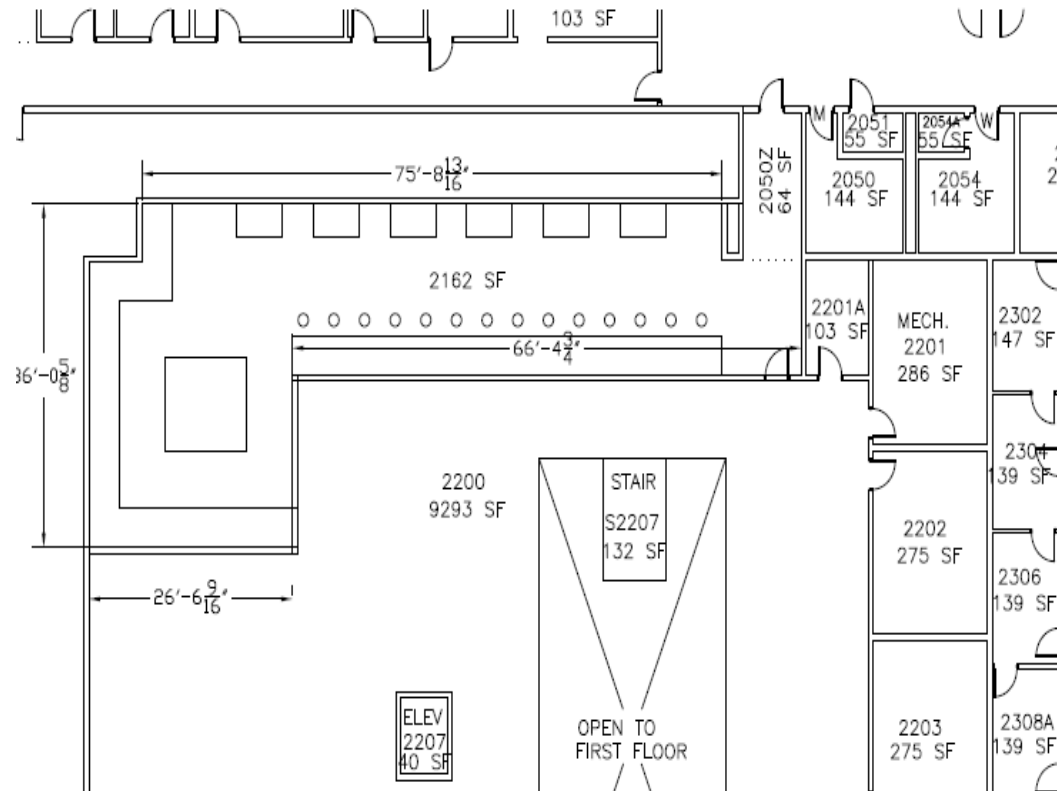
- **Scope:** Project involves HSC Library 2nd Floor modifications to accommodate new Pharmacy School Skills Lab.

- **Status:** Programming/Planning

- **Budget:** TBD

- **Target Completion:** TBD

- **Funding Source:** Pharmacy Pgr Funding



Proposed Pharmacy Skills Lab Layout on Library 2nd Floor

USF – Health Facilities Planning and Construction

COPH Card Access System Redesign

Project Mgr – Maher Oueini



Picture of
College of
Public Health
(COPH)
Facility

- **Scope:** Redesign of existing bldg card access system and tie new system into campus-wide network.
- **Status:** Construction Complete
- **Budget:** \$198,810
- **Funding Source:** Department

Picture of
Installed
University CA
Device



USF – Health Facilities Planning and Construction

CMS 3rd Flr Minor Renovations - Project Mgrs: Oueini/Douglas



- **Scope:** Renovate or reconfigure 3rd floor to limit access to VP and redesign administrative support cubicles
- **Status:** Final FF&E Pending & interior door
- **Budget:** TBD
- **Target Completion:** 8/2011
- **Funding Source:** CF

Conceptual Rendering of Break Room New Reception Area

USF – Health Facilities Planning and Construction

CMS 3rd Flr Minor Renovations - Project Mgrs: Oueini/Douglas



Picture of Actual Constructed New Cafe



Picture of New Reception Area

USF – Health Facilities Planning and Construction

Build-out 6th Floor Shell Space Johnnie Byrd Facility - Project Mgrs: Stan Douglas/Shane Ross



6TH FLOOR - FURNITURE PLAN



- **Scope:** Build-out 6th floor shell space to create Parkinson's Disease Clinic
- **Status:** Design Review
- **Const. Cost:** TBD
- **Target Completion:** 11/2011
- **Funding Source:** Department/Program

Johnnie Byrd Facility Proposed 6th Floor Layout

USF – Health Facilities Planning and Construction

Improve MDN (Nursing) Interior Bldg Signage & Way-Finding

Project Mgr: Kemi Ogunsanwo



Picture Shows one of Nursing Bldg's Installed Display Case System

- **Scope:** Determine and develop interior signage, way-finding, display case installation plans for construction in Nursing Bldg.
- **Status:** Final Phase of Construction
- **Budget Est:** TBA
- **Target Completion:** 5/2011
- **Funding Source:** Nursing Dept

USF – Health Facilities Planning and Construction

Improve MDN (Nursing) Interior Bldg Signage & Way-Finding

Project Mgr: Kemi Ogunsanwo



Picture Shows one of Nursing Bldg's Inter-Active Monitor System & new signage

- **Scope:** Determine and develop interior signage, way-finding, display case installation and minor interior space renovations in Nursing Bldg.
- **Status:** Final Phase of Construction
- **Approx. Cost:** \$200,000
- **Target Completion:** 9/2011
- **Funding Source:** Nursing Dept

USF – Health Facilities Planning and Construction

Improve MDN (Nursing) Interior Bldg Signage & Way-Finding

Project Mgr: Kemi Ogunsanwo



Completed Nursing
Bldg's Interior Area w/
New Furnishings

USF – Health Facilities Planning and Construction - HSC Bookstore Renovations- Project Mgrs: – C. Pille/S. Douglas



Picture shows new carpet recently installed

Front Door pending ADA Closer installation



- **Scope:** Refurbish certain interior spaces of the Bookstore facility and work with Barnes and Noble (new food service provider) to develop reconfigured food service area.
- **Status:** Planning/Design
- **Cost of Completed work thus far:** \$8,133.00
- **Final Completion:** TBD
- **Funding Source:** Campus Food Services & OFM CF

USF – Health Facilities Planning and Construction

MDT Create Wet Laboratory Space

Project Mgr: Kemi Ogunsanwo

- **Scope:** Convert former MDT Dining facility into research laboratory space
- **Status:** Construction
- **Const Budget:** \$153,553
- **Funding Source:** Carry-Forward 09-10



Picture MDT Lab Space Under Construction

USF – Health Facilities Planning and Construction

MDT Create Wet Laboratory Space

Project Mgr: Kemi Ogunsanwo



- **Scope:** Convert former MDT Dining facility into research laboratory space
- **Status:** Pending Occupancy per SFM
- **Const Budget:** \$153,553
- **Funding Source:** Carry-Forward 09-10

Picture MDT Lab Space Completed

USF – Health Facilities Planning and Construction

**Install/Replace @ Byrd Institute Exterior Facility Signage –
Project Mgr: Shane Ross**



- **Scope: Install new exterior building signage and street frontage monument sign**
- **Status: Construction**
- **Cost: ~ \$20,000**
- **Target Completion: 9/2011**
- **Funding Source: Department**

Shows Some Facility Eastside Signage

PECO Projects 2010/2011

USF – Health Facilities Planning and Construction PECO 2010/11

- **The following represents the list of approved PECO projects this year**
- **Total funding allocated for this year's program is \$1,243,600. Program funds has been released and project development work has started on these projects**
- **There were a total of 15 submissions for requested project work, most projects were approved. A summary of the entire PECO 2010/11 Program can be found at the following web-link:**

<http://health.usf.edu/ofm/reports.htm>
- **However, the majority of those projects are listed on the next few slides**

USF – Health Facilities Planning and Construction PECO 2010/11

- **MDC Renovation Admin (Pharm/Phys) Suite**
- **MDC Create Nano-medicine Core**
- **MDT Space/Area Make Over**
- **MDN Renovate Rooms 1010/1011/1002**
- **MDN Renovation Space for Disabled Veterans Program**
- **MDC Update Several Research Labs**
- **MDO Exterior Entrance Make Over – (In Development)**
- **MDC Install Fire Protection (Sprinkler Systems)**
- **MDC Replace AHU (Inst Tech Spaces)**
- **PECO Program Contingency**

USF – Health Facilities Planning and Construction

MDN (Nursing) Construct NICE Office Suite – Project

Facilitators: Kemi Ogunsanwo/Stan Douglas



- **Scope: Reconstruct rooms MDN 1010 & 1011 and create NICE (Disable Vets Area) for Nursing Program**
- **Status: Construction underway**
- **Cost: \$87,129.00**
- **Target Construction Completion: 9/2011**
- **Funding Source: PECO & Dept Funding**

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Install Fire Sprinkler System

Project Mgr: Maher Oueini



- **Scope:** Project involves installing sprinkler system on several floors of MDC Phases I & II facilities. This work will support improved building life safety and allow for open research lab remodeling in the facility
- **Status:** Planning
- **Budget Cost:** \$160,000
- **Funding Source:** Minor PECO

Picture Shows Existing MDC Fire Pump

USF – Health Facilities Planning and Construction

MDT Construct New Front Entrance

Project Mgr: Kemi Ogunsanwo



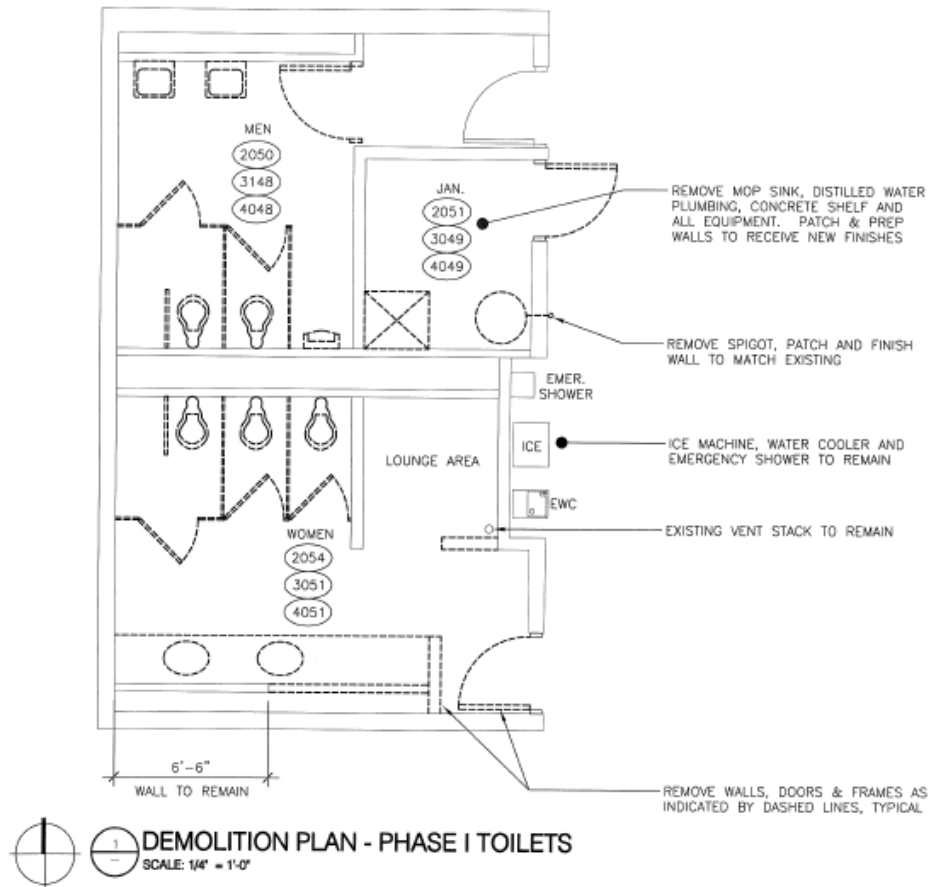
Picture MDT Lab Existing Entrance

- **Scope: Develop/Design new MDT School of PT Front Entrance**
- **Status: Design**
- **Const Budget: TBD**
- **Funding Source: PECO**

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Renovate Bathrooms

Project Mgr: Maher Oueini



- **Scope:** Work involves refurbishing and upgrading Bathrooms in the MDC Phase I & II complex
- **Status:** Planning
- **Budget Cost:** \$189,000
- **Funding Source:** Minor PECO

USF – Health Facilities Planning and Construction

MDO Construct New Front Entrance Improvements

Project Mgr: Shane Ross

- **Scope: Develop/Design new MDO Facility Front Entrance. Work will include awning/cover for existing wheel chair ramp**
- **Status: Programming Development**
- **Const Budget: TBD**
- **Funding Source: PECO**

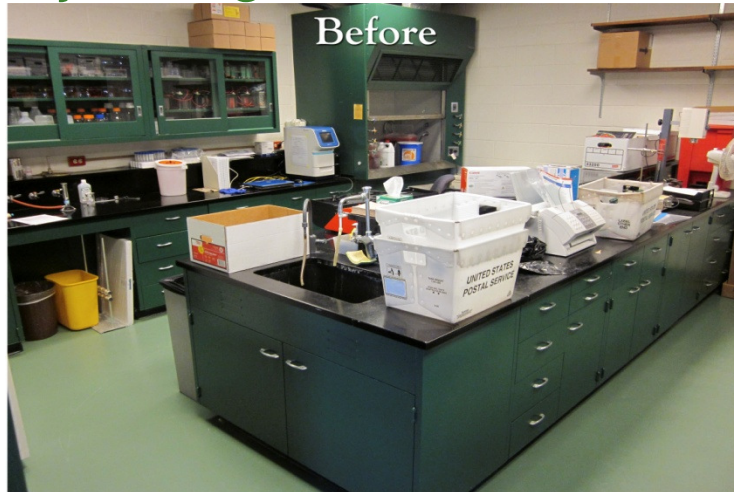


Picture MDO Facility Current Entrance

USF – Health Facilities Planning and Construction

MDC Renovation Research Dept Labs

Project Mgr: Shane Ross



- **Scope:**
Renovate/Refurbish research laboratory spaces
- **Status:** Occupancy
- **Cost (thus far all lab work: \$104,907.00)**
- **Funding Source:** PECO

MDC 3014 Lab
Space

USF – Health Facilities Planning and Construction

MDC Renovation Research Dept Labs

Project Mgr: Shane Ross



- **Scope:**
Renovate/Refurbish research laboratory spaces
- **Status:** Occupancy
- **Cost (thus far all lab work:** \$104,907.00
- **Funding Source:** PECO

MDC 3128 Lab Space

USF – Health Facilities Planning and Construction

MDC Renovation Research Dept Labs

Project Mgr: Shane Ross



- **Scope:**
Renovate/Refurbish research laboratory spaces
- **Status:** Occupancy
- **Cost (thus far all lab work: \$104,907.00)**
- **Funding Source:** PECO

MDC 3138/3139
Lab Space

USF – Health Facilities Planning and Construction

MDC Renovations – Create Lab Equipment Rooms

Project Mgr: OFM Team

Scope: As an ongoing effort to clear the clutter in the corridors, the OFM Office is converting selected vacant space/s into Lab Equipment rooms in MDC Phases I & II. Work involves redesigning HVAC system/s and electrical circuitry to support power and heat loading requirements for -80 freezers, centrifuges, etc.

Status: Design work underway in MDC 4165 & 3171

Cost: \$15 - \$20k per room

Funding Source: PECO & OFM CF



Recently Constructed MDC 2018 Lab Equipment Room

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Replace Air Handling Unit 16

Project Mgrs: Stan Douglas/Maher Oueini



- **Scope:** Replace currently undersized AHU #16 to support newly renovated spaces and programmatic growth. Funding is accomplished in conjunction with main campus Physical Plant Dept, who will also replace AHU #18 on the same MDC floor
- **Status:** User Training Phase
- **Cost:** \$189,000
- **Comp. Date:** Sept 2010
- **Funding Source:** CF 09-10 and Campus PECO Infrastructure

Picture Shows New AHU #16 in Place

Recently Completed Projects

USF – Health Facilities Planning and Construction

MDC Convert Former IT Space to Graduate Affairs Office

Project Mgrs – Maher Oueini/Shane Ross



**Scope: Reconfigure
space for Graduate
Affairs Office staff**

**Status: Construction
Complete**

Cost: \$298,991

**Funding Source: CF 09-10
& Dept Funding**

USF – Health Facilities Planning and Construction

MDC Establish New College of Pharmacy Program Offices

Project Mgr – Kemi Ogunsanwo



- **Scope: Establish new Pharmacy Program office in existing MDC 2300 suite.**
- **Status: Construction**
- **Cost: \$391,783**
- **Funding Source: Dept Funding**

Picture shows new College of Pharmacy Wall Image

USF – Health Facilities Planning and Construction

MDT Teaching Laboratory Enhancement

Project Mgr: Shane Ross



Picture of MDT 1010 Lecture Room Showing New Partition in Place

- **Scope:** Sub-divide, with flexible partition, two (2) existing lecture rooms MDT 1010 and 1027....and create the ability to transform space into two(2) small teaching spaces for each room.

Status: Construction Completed

Construction Cost: \$64,507

Funding Source: Carry-Forward 09-10

If your department's project is not shown or listed in this report...the details of the project scope are in development and will be included in the next update.

Thanks 😊