
USF – Health Science Center

Operations and Facilities Management (OFM)

Project Status Update April 19, 2011

**Stan Douglas
Director**

Projects in Various Phases of Development

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

HSC Project Facilitator: S. Douglas/FPC Project Mgr : W. Pestrak



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

- **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**

USF – Health Facilities Planning and Construction

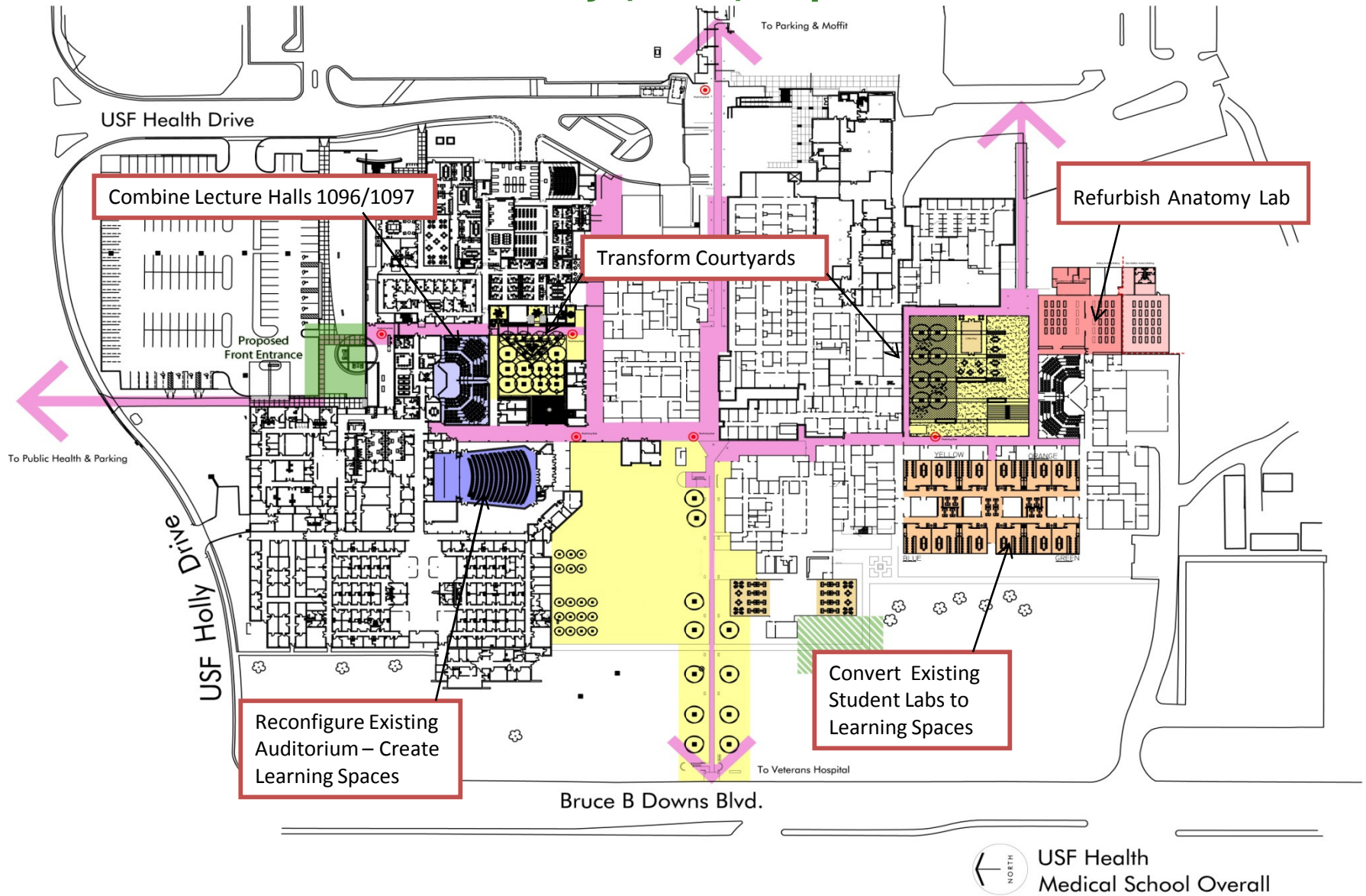
College of Medicine (COM) Renovations & Improvements (Cont.)

HSC Project Facilitator: S. Douglas/FPC Project Mgr: W. Pestrak

- **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



5/18/2011

Overall HSC Project Site Improvement Plan

USF – Health Facilities Planning and Construction

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

HSC Project Facilitator: S. Douglas/FPC Project Mgr: W. Pestrak

- **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



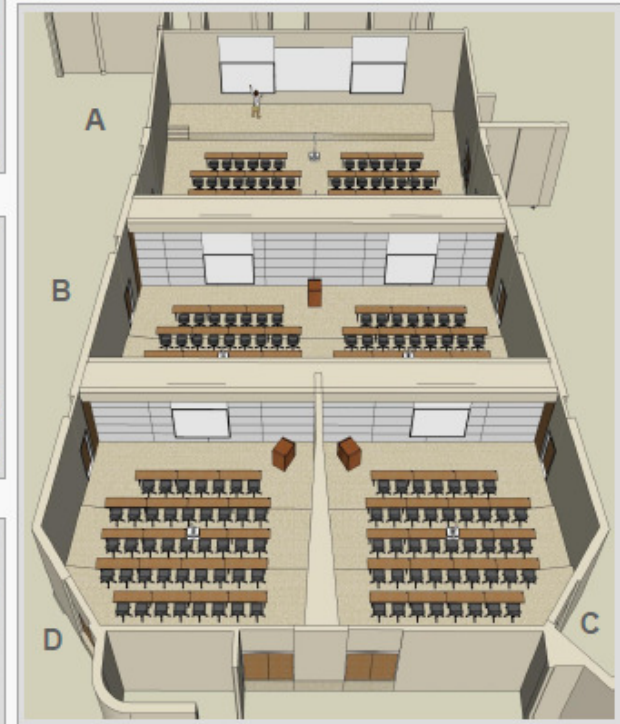
Auditorium D, Front View



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



5/18/2011

Shows Future Sub-Divided Classroom Layout for Auditorium

USF Health Facility (COM) Improvements



5/18/2011

Picture shows MDA Auditorium area under construction

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



5/18/2011 Shows Current Student Lab Area Converted to Group Learning

USF Health Facility (COM) Improvements



5/18/2011 Pictures show re-purposed Group Learning area under construction

USF – Health Facilities (COM) Improvements

MDL Upgrade Anatomy Lab

Project Mgrs: Stan Douglas/Walter Pestrak

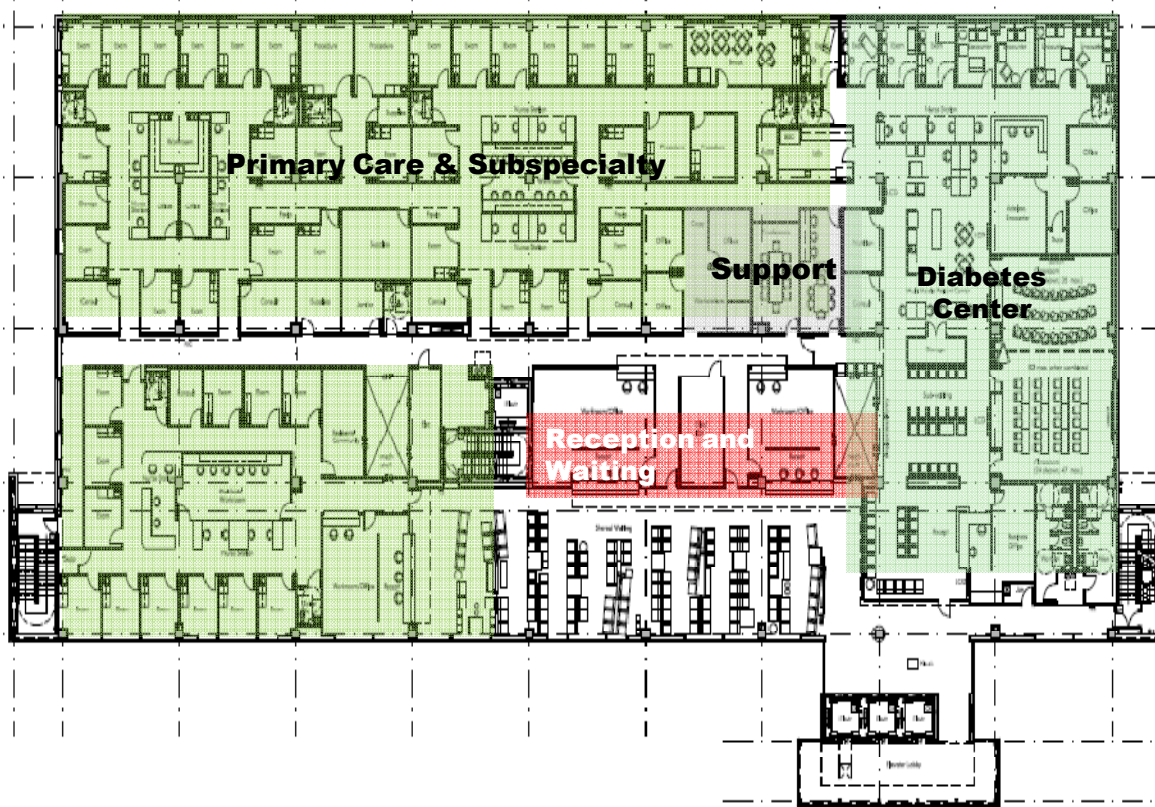


- **Scope:** Refurbish/renovation/upgrade existing lab/office/prep spaces to support academic vision of the medical school
- **Status:** Pre-demolition (Customer's Program Input Received). Project is part of planned major COM Renovation and Improvements Project
- **Budget:** Included in Improvements Budget
- **Funding Source:** Carry-Forward (CF), PECO Infrastructure & Donations

USF – Health Facilities Planning and Construction

Morsani 6th Floor Build-out

Project Facilitators: R. Green/FPC PM C. Kitzmiller/J. Jackson



Proposed 6th Floor Plan

- **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
- **Target Completion:** May-June 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 be a place for students to gather and acquire career counsel.
- **Status:** Planning
- **Target Construction Start:** 6/2011
- **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



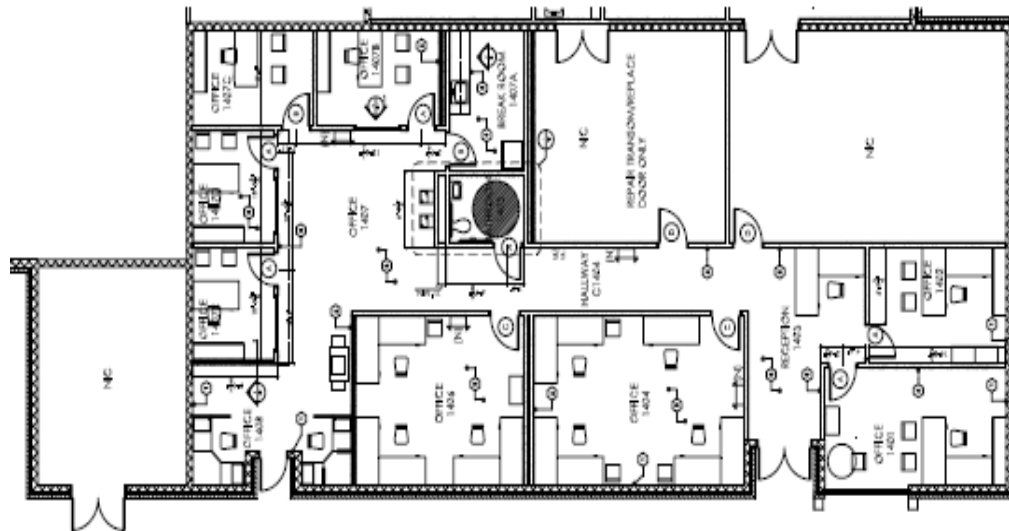
Conceptual Rendering Shows Proposed Welcome Center Lobby

5/18/2011

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USF – Health Facilities Planning and Construction Transform Former MDC Media Center to Instructional Technology Spaces

Project Mgr: Shane Ross



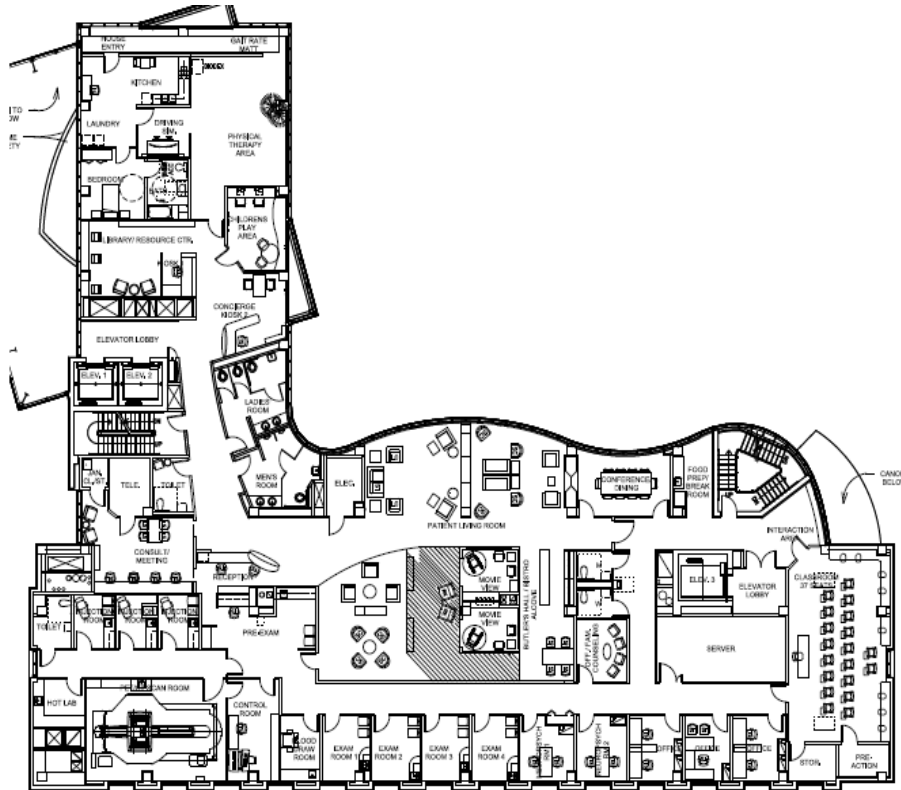
Picture shows new Floor Plan of Space

- **Scope:** Refurbish interior finishes and reconfigure portions of the former Media Center spaces to support new USF Health Instructional Technology programs
- **Status:** Bid Pricing Phase
Pricing includes necessary HVAC unit replacement
- **Budget:** \$250,000
- **Funding Source:** Dept & PECO
- **Target Completion:** 5/2011

USF – Health Facilities Planning and Construction

Build-out Shell Space Johnnie Byrd Facility –

Project Facilitators: Dr. Dave Morgan/Stan Douglas



SCHEMATIC FLOOR PLAN - 01.17.11

Johnnie Byrd Facility Proposed 2nd Floor Layout

- **Scope: Build-out 2nd floor shell space area to create Alzheimer PET-scan clinical/research level. Floor plan layout to be determined**
- **Status: Design Completion**
- **Budget: TBD**
- **Target Construction Completion: 9/2011**
- **Funding Source: Donor & Research Program**

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:** Construction
- **Const. Cost:** \$303,000
- **Target Completion:** 9/2011
- **Funding Source:** Donor & Research Program

Johnnie Byrd Facility Existing 5th Floor Staging Materials

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Vivarium Upgrades

Project Mgr : Chris Pille

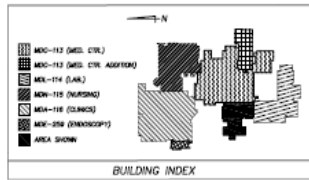


- **Scope:** Work involves remodeling Primate labs and staff work space
- **Status:** Construction
- **Budget Cost:** \$25,000
- **Funding Source:** Department

Picture Shows Primate Lab Corridor

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) DWG. NO. 0113
DRAWN BY BOB B. | DATE 03/10/75 | SCALE AS SHOWN 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

Johnnie Byrd Facility Existing First Floor Plan

USF – Health Facilities Planning and Construction COPH Card Access System Redesign

Project Mgr: Maher Oueini



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

Picture of College of Public Health (COPH) Facility

USF – Health Facilities Planning and Construction

CMS 3rd Floor Minor Renovations - Project Mgrs: OFM Team



- **Scope:** Renovate or reconfigure 3rd floor to limit access to VP and redesign administrative support cubicles
- **Status:** Design Review
- **Budget:** TBD
- **Target Completion:** 6/2011
- **Funding Source:** CF

Conceptual Rendering of Break room Makeover

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 Complete (Occupants in place). Only Final Lighting Improvement remain
- **Cost:** \$391,783
- **Funding Source:** Dept Funding

Picture shows new College of Pharmacy Wall Image

USF – Health Facilities Planning and Construction MDC Establish New College of Pharmacy Program Offices Project Mgr: Kemi Ogunsanwo



USF – Health Facilities Planning and Construction

Install Art Work in MDN (Nursing) Rotunda

Project Mgr: Shane Ross



Picture shows actual Art piece and terrazzo flooring in place in Rotunda

- **Scope:** Involves completing interior finishes & art work that will draw in outside landscape. Interior finish work includes completing terrazzo flooring and installing lights in the Rotunda
- **Status:** Bid Phase
- **Cost:** \$40,000
- **Completed:** 3/2011
- **Funding Source:** Nursing Dept and Original Bldg project budget

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

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

Install/Replace Exterior Facility Signage –

Project Mgr: Shane Ross



- **Scope: Install new exterior building signage and street frontage monument sign**
- **Status: Programming/Planning**
- **Budget: TBD**
- **Target Completion: 6/2011**
- **Funding Source: Department**

Johnnie Byrd Facility Proposed Bldg 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 – (Budget \$64K)**
- **MDC Create Nano-medicine Core – (Budget \$20K)**
- **MDT Space/Area Make Over - (Budget \$140K)**
- **MDN Renovate Rooms 1010/1011/1002 – (Budget \$16K)**
- **MDN Renovation Space Disabled Vet Pgm – (Budget \$25K)**
- **MDC Update Several Research Labs – (Budget \$60K)**
- **MDO Exterior Entrance Make Over – (Budget \$50K)**
- **MDC Install Fire Protection (Sprinkler Sys) – (Budget \$160K)**
- **MDC Replace AHU (Inst Tech Spaces) – (Budget \$150K)**
- **PECO Program Contingency – (Budget \$100K)**

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 support improve 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

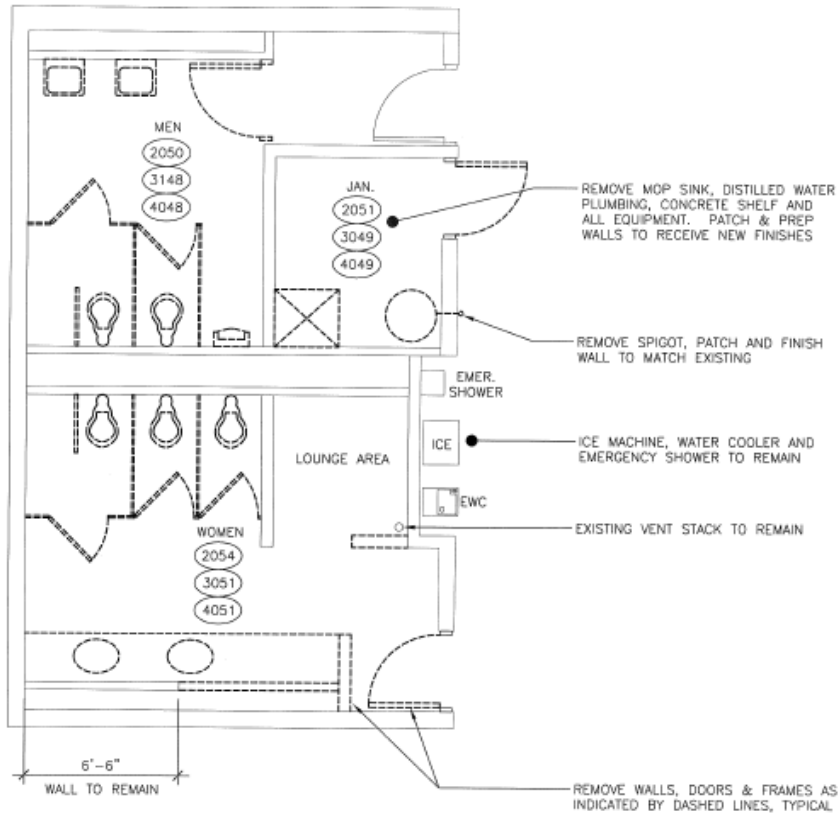


Picture MDT Lab Existing Entrance

- **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



1 DEMOLITION PLAN - PHASE I TOILETS
SCALE: 1/4" = 1'-0"

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

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

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Replace Air Handling Unit 16

Project Mgrs: Stan Douglas/Maher Oueini



Picture Shows New AHU #16 in Place

- **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:** Const Phase
- **Cost:** \$189,000
- **Comp. Date:** Sept 2010
- **Funding Source:** CF 09-10 and Campus PECO Infrastructure

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 😊