USF – Health Science Center

Operations and Facilities Management (OFM)

Project Status Update
April 2015

Stan Douglas
AVP
Greetings,

Work continues on many HSC facility projects as we enter into the last quarter of the fiscal year. Some of the featured (high priority) projects in this Facilities Update include USF Health 1003 and 1005 Lecture Hall facility renovations, MDC north and south courtyard renovations, MDC District Way-finding project efforts (on going), and the proposed Morsani College of Medicine and Heart Institute facility project.

Additionally, efforts on our Shared Student Services facility renovation project are also noted, as this project is still a high priority for the USF Health organization. With regard to the project’s current phase of development, design work is nearly 75% complete and a construction management team has been selected. Interior demolition work is nearly complete and construction build-out, along with façade reconstruction for the facility, is scheduled to start this summer.

Capital facility concepts for both the USF Health Heart Institute and the new Morsani College of Medicine facilities have been completed. These concepts propose a co-location of the two programs on a site in downtown Tampa. The submitted University proposal/plan is in the final stages of the legislative approval process.

PECO projects are currently being managed by the main campus facilities group, which are also highlighted in this report. Ultimately, our aim is to manage or facilitate management of all USF Health facility projects. Please contact our office (X4-3017) if you have questions about any project in, or not in, this report. Also, as always, please go to our website for information on facility support processes, policies, procedures, and other project status information: http://health.usf.edu/ofm/index.htm. Thanks, and “Go Bulls”

Best regards,

Stan Douglas
Projects in Various Phases of Development
USF – Health Facilities Planning and Construction
HSC Library Facility Court Yard – Project Mgrs: Kemi Ogunsanwo/Adam Linton

- **Scope:** Project is part of facility upgrade which supports the Quiet Study space at the Library. Work here will involve site improvements to the Library courtyard on the south side of the facility.

- **Status:** Bid Stage

- **Budget:** TBD

- **Target Completion:** Nov 2015

- **Funding Source:** HSC CF

Sketch Shows Court Yard Layout Concept
USF – Health Facilities Planning and Construction
MDL 1003/1005  Reconfigure Lecture Halls
Project Mgrs:  Kemi Ogunsanwo/Stan Douglas

- Scope: Renovation work involves removing wall between MDL 1003/5 unifying the space, creating a large lecture (~ 250 student capacity) venue, building in a motorized movable partition for flexibility.
- Status: Pre-construction Phase
- Project Cost: $1,200,000.00
- Target Const Completion: Aug 16, 2015
- Funding Source: HSC CF

Picture of Current MDL 1005 Lecture space
USF – Health Facilities Planning and Construction
Alzheimer Build-out 5th Floor Lab Space
Project Mgr: Maher Oueini

- Scope: Project involves building out a 3,200 SF research lab suite in finished shell area of the 5th floor. Suite program includes cold room, wet lab benches, and office space.
- Status: Design
- Cost: $672,379.00
- Target Completion: TBD
- Funding Source: Department & HSC CF

Picture of Alzheimer Facility 5th Floor Finished Shell Space
USF – Health Facilities Planning and Construction

CITF Student Project – Convert Old Clinic to Wellness Facility - Phase II

Project Mgr : Adam Linton/Steve Lafferty

Scope: Reconstruct/convert old clinic space (south side) to new student wellness and dining facility. This project will include major infrastructure overhaul and exterior finish upgrades for approximately 51,000 SF of the existing 80,000 SF facility footprint.

- Status: Programming/Planning
- Schedule: Construction start May 2015
- Target Completion March 2016
- Budget: $4.5 M
- Funding Source: CITF & CF Funds

Figure Shows Conceptual View of Facility South Side
USF – Health Facilities Planning and Construction
MDH Up-Fit and Minor Build-Out of Existing OR Rooms
Project Mgr: Maher Oueini

- **Scope:** Project involves up-fitting shelled OR spaces with equipment and installing necessary utility services in proposed area.
- **Status:** Planning
- **Target Completion:** TBD
- **Budget:** TBD
- **Funding Source:** Dept Funding

Picture Shows OR Spaces Work Area
USF – Health Facilities Planning and Construction
CMS 3rd Floor Renovate Conference Room #3048
Project Mgr: Maher Oueini

- Scope: Work involves refurbishing conference room #3048 and increasing room size to include room # 3061
- Status: Design Phase
- Budget: TBD
- Target Schedule: Aug/Sept 2015
- Funding Source: CF Funds
USF – Health Facilities Planning and Construction
College of Public Health – Renovate Bathrooms
Project Mgr: Maher Oueini

Scope: Project involves refurbishing and interior finish upgrades for nine (9) restrooms in the COPH facility

Status: Construction

Target Completion: June 2015

Budget: $490,000.00

Funding Source: Dept Funding

Picture Shows Existing Dated Interior Finishes
USF – Health Facilities Planning and Construction
MDN College of Nursing Improvements
Project Mgr: Kemi Ogunsanwo

- **Scope:** Work involves interior finish improvements and installing a water feature in student study and lobby areas of the Nursing facilities.
- **Status:** Planning/Design
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** Department & HSC CF

Picture Shows Proposed Location for Water Feature in Nursing Facility
USF – Health Facilities Planning and Construction
MDC Replace/Upgrade Security Cameras
Project Mgr: Robin Jones

- **Scope:** Campus Security Camera Network cameras are now required to be IP units, which means analog cameras are being phased out. USF Health has over 300 cameras and 80% of them must be converted. The approximate cost for this entire effort is ~$645,000. Most of the work is being executed in phases. This next phase includes installing 43 new IP cameras in first floor areas of the MDC District. Proposed new camera locations are indicated by solid red dots on the diagram shown.

- **Status:** Planning/Design

- **Budget:** $86,000.00

- **Funding Source:** HSC CF

Diagram Shows new IP Camera Locations for 1st Floor MDC
USF – Health Facilities Planning and Construction
MDH Expand Derm/Pathology 4th Floor Lab Functions
Project Mgr : Jessalyn Leyra

- **Scope:** Expand/build out Derm/Path lab function on 4th floor of Morsani Clinic facility. Lab expansion will allow clinical testing support for the program.
- **Status:** Planning/Design
- **Cost:** TBD
- **Funding Source:** CF & P.Plan

Diagram Shows Proposed Clinic Lab Program (in red) on 4th Floor Morsani Clinic (MDH)
USF – Health Facilities Planning and Construction
MDH  Minor Infusion Room Improvements
Project Mgr: Maher Oueini

- Scope: Project involves making minor improvements to the Infusion Suite in MDH clinical facility to accommodate growing customer base.
- Status: Planning
- Target Completion: TBD
- Budget: TBD
- Funding Source: Dept Funding

Picture Shows Spaces Planned for Improvements
USF – Health Facilities Planning and Construction
MDN College of Nursing Install Emergency Generator – Project Mgrs: Robin Jones/Karl Schmitten

- **Scope:** Work involves determining emergency electrical power loads for installation of supplementary generator unit. Increased emergency electrical service is required to support expanding medical research program, specifically freezers and other critical equipment items.

- **Status:** Design

- **Budget:** TBD

- **Target Completion:** TBD

- **Funding Source:** Department & HSC CF

Picture Shows Proposed Emergency Generator Location
USF – Health Facilities Planning and Construction
Build-Out Shell Space Alzheimer Basement Level
Project Mgr: OFM Facilities Team

- **Scope:** Build-out basement level shell space area to expand vivarium function.
- **Status:** Planning
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** Research Dept & HSC CF

Diagram Shows Alzheimer Facility Basement Expansion Plan
USF – Health Facilities Planning and Construction
MDT Reconstruct Existing Court Yard
Project Mgrs: Kemi Ogunsanwo/Stan Douglas

Scope:
Renovation/expansion work involves building out existing courtyard creating an additional 4,300 SF office suite and several research labs.

Status: Design Phase

Const Budget: TBD
Target Const Schedule: TBD
Funding Source: TBD

Picture Shows Proposed Build-Out Area
Diagram Shows Proposed Build-Out Floor Plan Scheme
These improvements are on-going efforts of project work items identified in the COM Campus Improvement package developed in 2010/11, in which the Auditorium, Group Learning, Anatomy Lab, and 1096/7 Lecture Hall renovations were completed. However, the following items remain and will be accomplished as funding becomes available:

- Improve Pedestrian Way-finding and Directional Signage in HSC District
- Improve and Upgrade both North and South Courtyards in HSC District (North Courtyard has been completed, along with some of pathway & sidewalk repair work)

The next seven (7) slides show the completed North Courtyard work, way-finding concepts, and some newly installed signage and information monitors.
USF Health Science Facility (COM) Improvements

Proposed Auditorium Renovation
Convert Student Lab Area To Small Group Learning Space
Anatomy Lab Renovation
Combine Lecture Halls 1096 & 1097
Proposal Location Of Possible New Auditorium
Proposed Anatomy Lab Addition
Proposed Way-Finding Routes

Transform Courtyards
Way-Finding Pathways
Create Small Group Learning Space in HSC Library
Transform Courtyards
Way-Finding Pathways

HSC Project Site Improvement Plan for Remaining Items
USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: Adam Linton

Rendering of North Courtyard’s Proposed Scheme
Picture Shows Finished North Courtyard Remodel
Picture of Actual Way-finding Covered Sidewalk & Pathway Make Over Area
Way-finding Concept – Shows Front of Auditorium Interactive Information/Directional Monitor
USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Facilitator: OFM Facilities Group

Way-finding Project - Picture Shows New Directional Signage and Informational Monitor
USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II (South Courtyard)
HSC Project Facilitator: OFM Team

- **Scope:** Renovation work involves developing area scheme and rebuilding existing south courtyard, way-finding component improvements are also part of project scope.

- **Status:** Planning/Design Phase
- **Const Budget:** TBD
- **Schedule:** TBD
- **Funding Source:** TBD

4/20/2015  Picture Shows Existing South Courtyard
USF – Health Facilities Planning and Construction
MDC Infrastructure Project – Elevator Car Interior Finish Upgrades  Project Mgr: Jessalyn Leyra

- **Scope:** Work involves refurbishing work and interior finish upgrades for elevator cabs located in the MDC District. Additionally, ADA code compliance issues are being addressed.

- **Status:** Planning/Design

- **Cost:** $300,000.00
- **Target Completion:** In phases
- **Funding Source:** HSC CF

4/20/2015  Picture of Finished Refurbished Elevator Cab
USF – Health Facilities Planning and Construction
MDC Infrastructure Project – Renovate Bathrooms 4th Floor
Project Mgr: Jessalyn Leyra

- **Scope:** Work involves demolishing entire interior space and installing updated finishes and fixtures. Additionally, ADA code compliance issues are also being addressed.
- **Status:** Planning/Design
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** HSC CF

4/20/2015

Picture of Existing MDC 4th Floor Restrooms
USF – Health Facilities COM Improvements
MDL Anatomy Lab Minor Repairs
Project Mgr: Robin Jones

- **Scope:** Work involves facility adjustments for minor program changes in the HSC Anatomy Lab.

- **Status:** Most of the work has been completed. Additional lighting needs, plumbing changes & window leaks are being addressed.

- **Target Schedule:** August 2015

- **Budget:** TBD

- **Funding Source:** OEA Funding

4/20/2015 Picture of Anatomy Lab Interior Space
USF – Health Facilities Planning and Construction
MCOM Study Affairs Lobby Improvements
Project Mgr: Jessalyn Leyra

- **Scope:** Work involves redesigning interior finish schemes and outfitting packages in the Morsani College of Medicine Student Affairs suite and adjacent spaces.

- **Status:** Design

- **Cost:** TBD

- **Schedule:** TBD

- **Funding Source:** HSC Carry-Forward

Picture Shows Current Lobby Area
USF – Health Facilities Planning and Construction
Construct USF Health Heart Inst – Project Mgrs: Main Campus FPC/OFM Facilities Group

- **Scope:** Construct 100,000 SF, five (5) story facility to support heart health research.

- **Status:** Program is now combined with new Morsani College of Medicine facility program, and has been proposed for construction on a downtown city of Tampa site.

- **Budget:** Not Published in This Report

- **Target Completion:** TBD

- **Funding Source:** TBD

On Campus Site Rendering of Heart Institute
USF – Health Facilities Planning and Construction
Construct USF Health Morsani College of Medicine – Project
Mhrs: OFM Facilities Group/Main Campus FPC

- Scope: Work involves combining Heart Inst and MCOM programs into one facility, which is being proposed for construction on city of Tampa downtown site.
- Status: Legislative Approval Phase
- Budget: TBD
- Target Completion: TBD
- Funding Source: TBD

Conceptual Stacking Model of Proposed Downtown Facility
USF – Health Facilities Planning and Construction
MDT Facility Interior Renovations
Project Mgr: Kemi Ogunsanwo

Shown is the Proposed Floor Plan for the 1st Floor

Scope: Project involves renovating Psychiatry & Behavioral Neuroscience department spaces on the first and second floors of the MDT Facility. Phased construction is planned.

Status: Programming/Planning

Schedule: TBD
Cost: TBA
Funding Source: CF

4/20/2015
USF – Health Facilities Planning and Construction

Additional project efforts underway, but not detailed in this report are as follows:

- ALZ Alzheimer Cold Room Construction – Design
- MDC Graduate Affairs Renovation and Nickel’s Lounge Modifications - Complete
- MDC 3030 Renovation Research Lab - Construction
- COPH Facility HVAC Duct Cleaning - Pending Funding
- MDC Phase I 4th Electrical Power Analysis ($12K) – Final Review
- MDA Repair Interior Storm Drain Leaks/Overflow Issue – Design
- MDT Upgrade HVAC Equipment Room – Planning
- MDH 1027 Install Physical Therapy Rehab System - Construction
- MDL Install Card Access System Components on Store Front Doors – Planning
HSC PECO Projects

The next set of listed projects are PECO projects managed by our Main Campus Facilities Group
USF – Health Facilities Planning and Construction
MDC Infrastructure Project – Replace Phase I Roof
Project Mgr: Main Campus Facilities

- Scope: Project involves replacing entire roofing system on the MDC Phase I medical research facility.
- Status: Construction Phase
- Cost: $1,400,000.00
- Target Schedule: May 2015
- Funding Source: PECO

Picture Shows Rooftop Area Work Underway
USF – Health Facilities Planning and Construction
MDL Infrastructure Project – Replace Roof
Project Mgr: Main Campus Facilities

- Scope: Project involves replacing entire roofing system on the MDL facility, which has exceeded it’s useful life.
- Status: Design Complete
- Budget: TBA
- Target Schedule: TBD
- Funding Source: PECO

Picture Shows MDL Worn-out Roof
Other High Priority PECO Projects also on Backlog:

- MDC Replace Air Handling Unit (AHU) #S4 - Pending
- COPH Air Handling Units 3 & 5 Replacement - Planning
- MDC Air Handling Unit Replacement (S4) – Pending
- MDC Replace Air Handling Unit (AHU) #S5 – Pending
- COPH Roof Replacement - Pending
Recently Completed Projects

- These last slides represent some of the HSC projects that were completed in the last 18 months
USF – Health Facilities Planning and Construction  
MDH College of Pharmacy Center – Project Mgrs: Adam Linton/Stan Douglas

- Scope: Involved converting former Sweet Bay Pharmacy space in the Morsani Facility to a pharmacy center managed and operated by USF Health COP staff and students. Planned features of this center include computerized drug distribution, medical apps, and many automated services.

- Status: Construction Complete

- Budget: $612,000

- Funding Source: Pharmacy Program Funding
USF – Health Facilities Planning and Construction
MDH College of Pharmacy Center  Project Mgr:  Adam Linton

Picture of Completed Pharmacy Facility
USF – Health Facilities Planning and Construction
HSC Library Facility Quiet Study Space – Project Manager: Kemi Ogunsanwo

- **Scope:** Project involved renovating and converting entire west side of first floor area of HSC Library to quiet study space. Space features new furnishings, power charging stations, Wi-Fi, and security features for 24 hour use.

- **Status:** Construction

- **Cost:** $647,000.00

- **Funding Source:** HSC CF

Library Facility Proposed First Floor Plan Layout
USF – Health Facilities Planning and Construction
HSC Library Facility Quiet Study Space Phase II–
Project Manager: Kemi Ogunsanwo

- **Scope:** Project involved renovating and converting entire west side of the second floor area of HSC Library to quite study space. Space features new furnishings, power charging stations, Wi-Fi, and security features for 24 hour use.

- **Status:** Construction Complete

- **Budget:** $647,000.00

- **Funding Source:** HSC CF

Library Facility Proposed Second Floor Plan Layout
USF – Health Facilities Planning and Construction
HSC Library Facility Quiet Study Space – Project Manager: Kemi Ogunsanwo

Picture Shows Finished 2nd Floor Quiet Study Space
USF – Health Facilities Planning and Construction
Create USF Health Shared Student Services (SSS)
Project Mgrs: Adam Linton/Stan Douglas

Scope: Work involved renovating old clinic space and repurposing 18,000 SF of the facility to house HSC student support services, i.e., Registrar, Admissions, & Financial Aid. Named the W.E.L.L., this area also will be a place for students to gather/study and acquire career counsel.

Status: Project completed, however, addressing minor facility change request

Cost: $1,100,000

Completed: Jan/2014
Funding Source: HSC Carry-Forward

Pictures Show Refurbished Lobby Areas
USF – Health Facilities Planning and Construction
Repair Basement Level Ground Water Leaks
Project Mgr: Shane Ross

- **Scope**: Correct ground water leakage problem in basement level of facility.

- **Status**: Construction Complete

- **Cost**: $25,000.00

- **Funding Source**: Department & HSC CF

Picture of Alzheimer Facility
USF – Health Facilities Planning and Construction

MDC Reconfigure/Renovate Pathology Dept Office Area

Project Mgr: Shane Ross

- Scope: Project involved renovating MDC office space area in Phase I facility for Pathology Administrative group.

- Status: Construction Complete

- Cost: $9,920.00

- Funding Source: Dept Funding

Targeted Renovated Spaces in Designated by “X”
USF – Health Facilities Planning and Construction
COPH Reconfigure & Upgrade Large Lecture Hall
Project Mgrs: Shane Ross/Stan Douglas

- **Scope**: Renovation work involved removing fixed walls in COPH main auditorium…unifying the 3 sections, creating a large lecture venue, building in motorized movable partitions for flexibility.
- **Status**: Construction Complete
- **Cost**: $2.1M
- **Funding Source**: COPH

Diagram Shows New Design/Facility Floor Plan Layout
USF – Health Facilities Planning and Construction
COPH Reconfigure & Upgrade Large Lecture Hall
Project Mgrs: Shane Ross/Stan Douglas

Rendering Shows Finished Center Section of Lecture Hall
USF – Health Facilities Planning and Construction
MDC Infrastructure Project – Replace HSC Library Roof
Project Mgr: Main Campus Facilities

- **Scope:** Project involved providing design and construction services to replace entire roof system of the Shimberg (HSC) Library.
- **Status:** Construction Complete
- **Cost:** $685,000.00
- **Funding Source:** PECO

Picture Shows New HSC Shimberg Library Roof
USF – Health Facilities Planning and Construction
MDC 3171, 4162, & 4165 Convert to Lab Equipment Rooms
Project Mgr: Robin Jones

- **Scope:** Project involved converting several existing spaces to research lab equipment rooms in MDC Phase II complex.
- **Completed:** 6/2014
- **Budget:** $109,350.00
- **Funding Source:** CF Funding

Picture Shows Converted Equipment Rooms
USF – Health Facilities Planning and Construction
HSC Rotunda Quiet Study Furniture
Project Managers: Shane Ross/Stan Douglas

- **Scope:** Provide student study furniture, IT/Wi-Fi & electrical power ports in Rotunda area for USF Health students.
- **Status:** Construction Complete
- **Cost:** $42,500.00
- **Funding Source:** CF Funding

Picture Shows Furniture in Place
USF – Health Facilities Planning and Construction
MDC Reconfigure/Modify Rooms 1508A/B/C
Project Mgr: Shane Ross

- **Scope:** Project involved modifying several rooms on 1st floor of the MDC Phase III complex to accommodate OEA CACL Program.
- **Status:** Construction Complete
- **Cost:** $16,000.00
- **Funding Source:** Dept Funding

Diagram Shows Area Layout in MDC Phase III Partial Footprint
USF – Health Facilities Planning and Construction
COPH Renovate Facility Lobby and Corridor Areas
Project Mgr: Shane Ross

- **Scope:** Renovation work involved refurbishing interior finish surfaces around facility atrium lobby and corridor areas.
- **Status:** Construction Complete
- **Cost:** $35,650.00
- **Funding Source:** COPH

Diagram Shows Facility Floor Plan Layout
USF – Health Facilities Planning and Construction
Nursing (MDN) Replace/Upgrade Security Cameras – Project
Mgr: Robin Jones

- **Scope:** Campus Security Camera Network cameras are now required to be IP units, which means analog cameras are being phased out. USF Health has over 300 cameras and 80% of them must be converted. The approximate cost for this entire effort is ~$645,000. With a price tag this high, work is being executed in phases. This project focused on entire MDN Bldg (initial phase/s).

- **Status:** Construction Complete

- **Cost:** $80,000.00

- **Funding Source:** HSC CF

Diagram Shows new IP Camera Locations on 2nd Floor Plan in Nursing Facility
USF – Health Facilities Planning and Construction
MDC Renovate/Refurbish Senior VP Research Lab Spaces
Project Mgr: Maher Oueini

- **Scope:** Project involved renovating office and lab spaces on 2\textsuperscript{nd} floor of the MDC Phase II complex.
- **Status:** Construction Complete
- **Cost:** $124,000
- **Funding Source:** CF Funding

Diagram Shows Renovation Area Floor Plan
USF – Health Facilities Planning and Construction
MDA Relocate Derm/Path Lab  PM: Maher Oueini

- **Scope:** The Dermatology Lab left behind after the clinic functions were moved out has been relocated to Morsani Clinic 4th Floor Shell-Space
- **Status:** Construction Complete
- **Cost:** $1,360,000
- **Funding Source:** CF, Foundation, & PPlan

Diagram shows former Location of Derm Lab in Old Clinic Footprint
USF – Health Facilities Planning and Construction
Build-Out Alzheimer Institute 5th Floor Lab Space
Project Mgrs: Shane Ross/Stan Douglas

- **Scope:** Work involved building out wet research labs in previous shelled out 5th & 6th floor space. Effort created approximately 10,000 SF of new lab space

- **Status:** Construction Complete

- **Cost:** $1,200,000

- **Funding Source:** HSC & County Funds

Picture Shows 5th Floor New Lab Space
End

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

Thanks 😊