
USF – Health Science Center

Operations and Facilities Management (OFM)

Project Status Update January 2014

**Stan Douglas
Asst. VP**

From the Facility Manager's Desk:

Jan 06, 2014

Greetings and Happy New Year😊.

In this report you will find updates that span a period of nearly one year. During this period, several substantially sized projects were completed, including building and relocating the Derm/Path Lab function to 4th Floor Morsani Clinic, fire sprinkler protection systems for two (2) floors in the MDC facility, constructing the Genomics Research Labs on Alzheimer Facility 5th floor, and Pharmacy Skill's lab build-out on MDC Phase II 2nd floor, to name a few.

Construction work continued on the Shared Student Services facility, which involved renovating the a first phase of the old clinic facility. This space will house student administrative and study space functions for all Health Science students. This nearly 18,000 SF area is now occupied and is in the punch-list phase of the project process, with a Grand Opening for the space scheduled for January 16th. Also, highlighted this period is the design/build contract award for the USF Health Heart Institute. Program confirmation and some site work will take place this month on that project.

Not all projects being managed by this office are highlighted in the report this period. However, please contact our office (X4-3017) if you have questions about any project not shown 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>.

Best Regards,
Stan Douglas

Projects in Various Phases of Development

USF Health – PA Program Admin Suite Renovations

Project Mgr: Adam Linton



- **Scope:** Renovating office suite to accommodate new Physician Assistant program
- **Status:** Final Construction Phase
- **Budget:** \$120,000
- **Target Completion:** Jan/2014
- **Funding Source:** Carry-Forward (CF)

Picture Shows Partition Wall of Construction Area

USF Health – PA Program Admin Suite Renovations

Project Mgr: Adam Linton



Picture Shows Completed New Store Front for Suite

USF Health – PA Program Admin/Main Lobby Corridor Improvements

Project Mgr: Adam Linton



Picture shows work in corridor area

- **Scope:** As part of the PA Suite renovation project, the MDC lobby area will also be renovated. Work will include corridor repainting, interior finish upgrades, and new way-finding devices will be installed.
- **Status:** Construction Phase
- **Target Completion:** Jan 2014
- **Budget:** \$20,000
- **Funding Source:** Carry-Forward (CF)

USF – Health Facilities Planning and Construction

MDH College of Pharmacy Center– Project Mgrs – Adam Linton/Stam Douglas



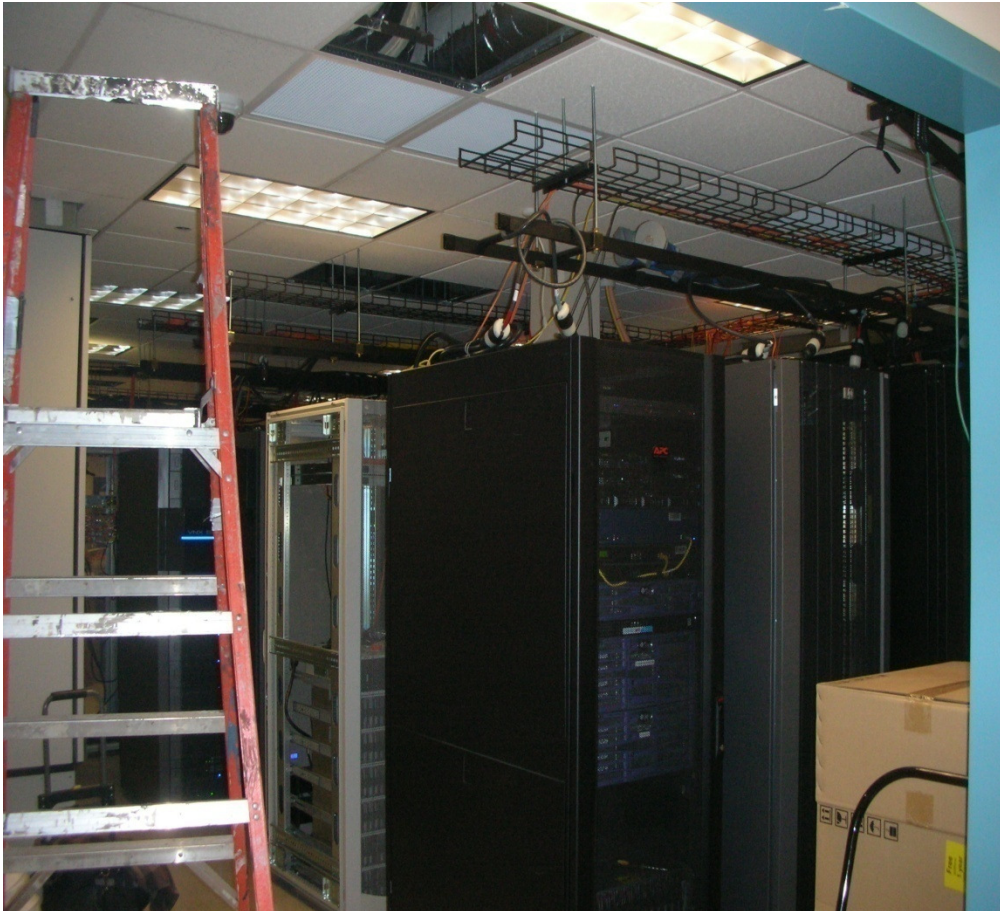
- **Scope:** Involves converting former Sweet-bay Pharmacy space in the Morsani Facility to a pharmacy center managed and operated by USF Health COP staff and students. Planned features of this center include computerized drug distribution, medical apps, and many automated services
- **Status:** Planning Phase
- **Budget:** TBD
- **Funding Source:** Pharmacy Program Funding

Conceptual Rendering of Possible Floor Plan Layout

USF – Health Facilities Planning and Construction

MDC Health IS Data Center Upgrades

Project Mgrs – Maher Ouieni/Stan Douglas



- **Scope:** Work involves installing fire suppression and moisture detection systems throughout facility along with security cameras at access entry points.
- **Status:** Close-out Document Phase
- **Const Cost:** \$162,665
- **Funding Source:** HSC CF

Picture Shows Work in Data Server Room

USF Health – MDC Phase III Repair/Replace Floor Covering Admin/Main Lobby Project Mgr: Shane Ross



- **Scope: Replace lobby area floor covering damaged by wear and water infiltration.**
- **Status: Pre-construction**
- **Target Completion: Jan 2014**
- **Budget: \$7,000**
- **Funding Source: Carry-Forward (CF)**

Picture Shows Lobby Flooring Area

1/14/2014

USF – Health Facilities Planning and Construction

Create USF Health Shared Student Services (SSS)

Project Mgrs: Adam Linton/Stan Douglas



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



Status: Project Punch-list Phase

Cost: \$1,100,000

Target Completion Date:
Jan/2014

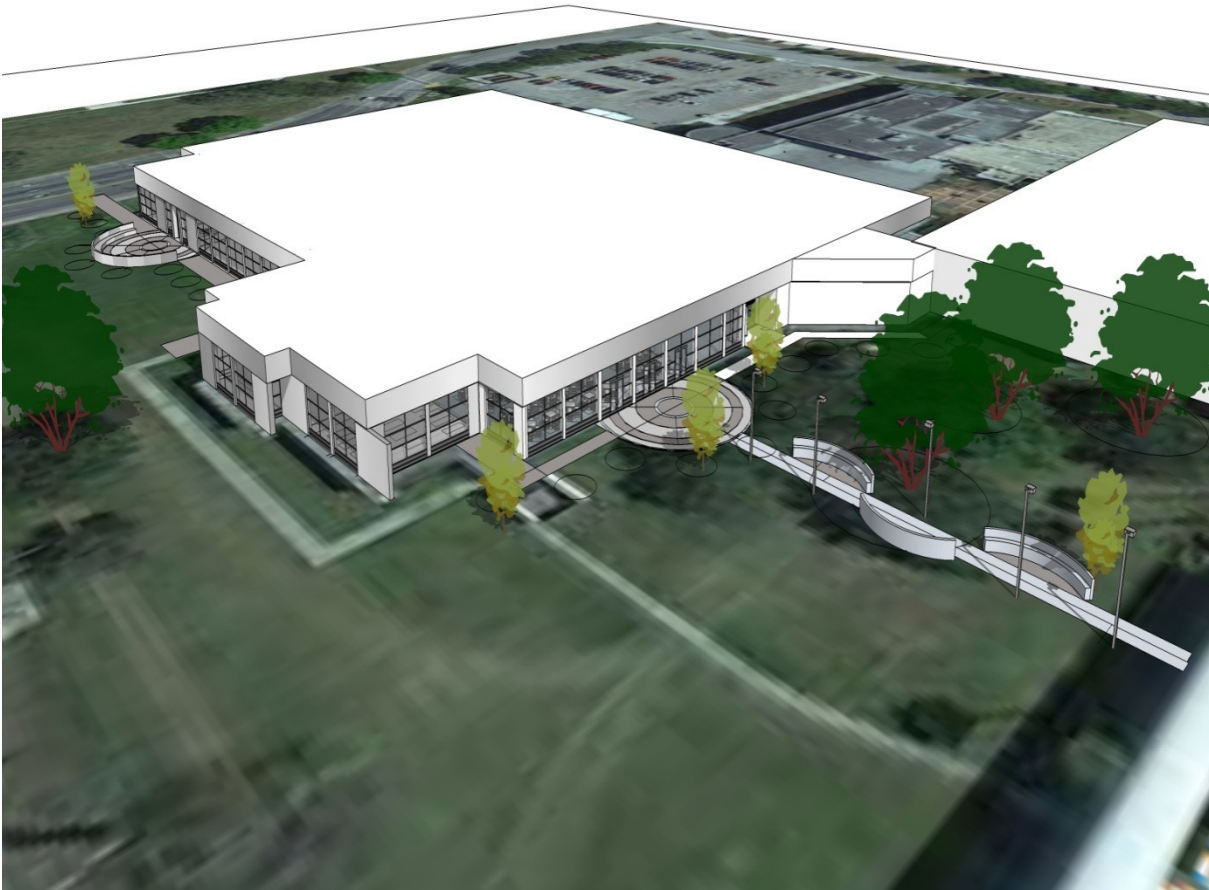
Funding Source: HSC Carry-Forward

Pictures Show Refurbished Old Clinic Lobby Areas

USF – Health Facilities Planning and Construction

CTIF Student Project – Convert Old Clinic to Wellness Facility

Project Mgr : OFM Facilities Group



- **Scope:**
Convert/reconstruct old clinic space (south side) to new student wellness and dining facility. This project will include major infrastructure overhaul and exterior finish upgrades.
- **Status:**
Programming/Planning
- **Target Schedule:**
Construction Procurement Pkg by June 2014
- **Budget Cost:** TBD
- **Funding Source:** CTIF & CF Funds

USF – Health Facilities Planning and Construction

Create USF Health Welcome Center

Project Mgr: OFM Facilities Group



- **Scope:** As part of CTIF funded remodeling of some of the existing old clinic space, additional campus funding will be required to bring all utility support systems in compliance and upgrade the physical features of the entire facility, which include the facade. Also, eventually building a new entry plaza as shown in the adjacent rendering
- **Status:** Plaza and interior demolition design packages complete
- **Target Start:** Summer 2014
- **Budget Cost:** TBD
- **Funding Source:** Campus CF & CTIF

Conceptual Rendering of Proposed Student Services Facility with new USF Health Entrance

USF – Health Facilities Planning and Construction

Create USF Health Student Services Facility

Project Mgr: OFM Facilities Group



USF – Health Facilities Planning and Construction

MDH Address P.A.W. Report Issues– Project Mgrs – Shane Ross/Stan Douglas



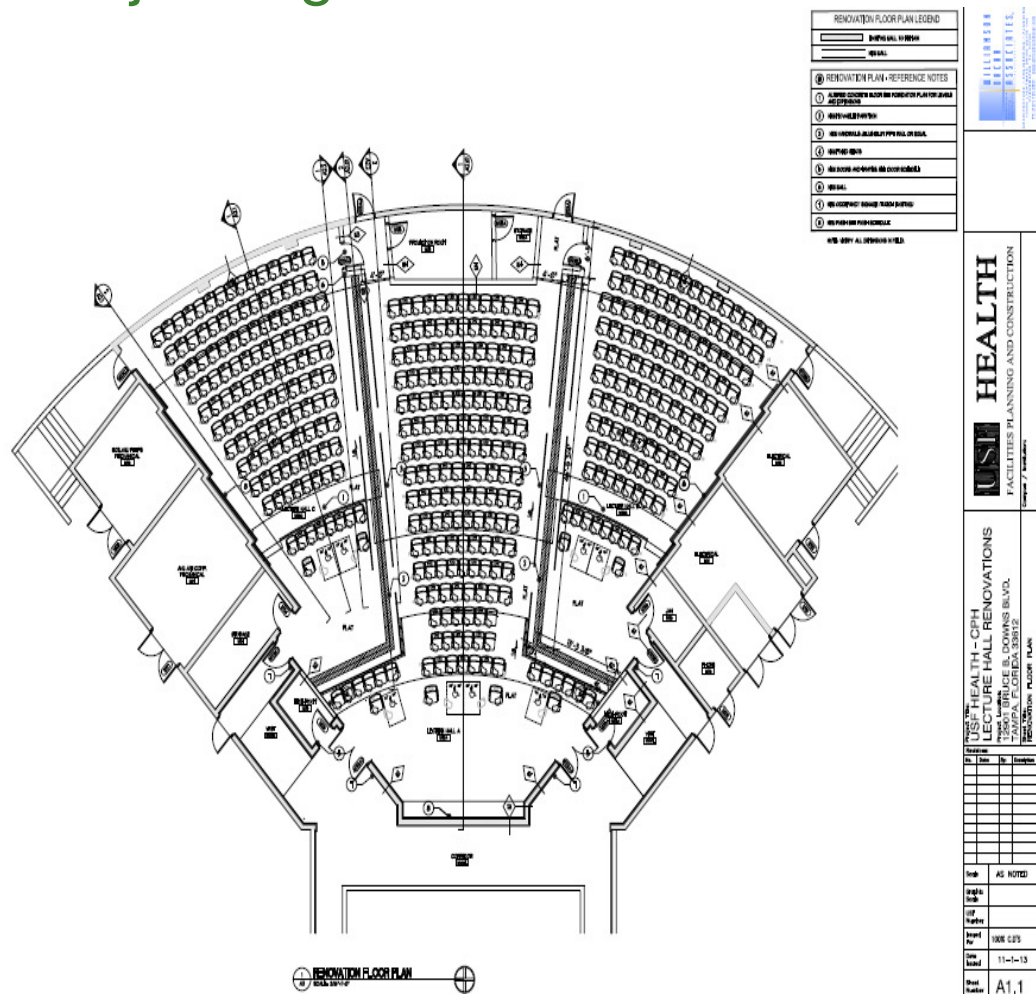
- **Scope:** Investigate and make physical modifications if required to comply with Physical Accessibility Workshop (PAW) report stating possible non-compliant ADA service counter height for wheel chair & scooter users. Complaint suggests current 44” height is too high. Additionally, other noted facility PAW issues will also be addressed under this project.
- **Status:** Review Phase
- **Budget:** TBD
- **Funding Source:** HSC CF

Picture Shows Current Service Counter in Morsani Clinic

USF – Health Facilities Planning and Construction

COPH Reconfigure & Upgrade Large Lecture Hall

Project Mgrs – Shane Ross/Stan Douglas



- **Scope:** Renovation work will involve removing fixed walls in COPH main auditorium...unifying the 3 sections, creating a large lecture venue, building in motorized movable partitions for flexibility.
- **Status:** Design Phase
- **Const Budget:** TBD
- **Target Const Schedule:** TBD
- **Funding Source:** COPH

Diagram Shows New Design/Facility Floor Plan Layout

USF – Health Facilities Planning and Construction

HSC Library Facility Quiet Study Space –

Project Manager: Kemi Ogunsanwo

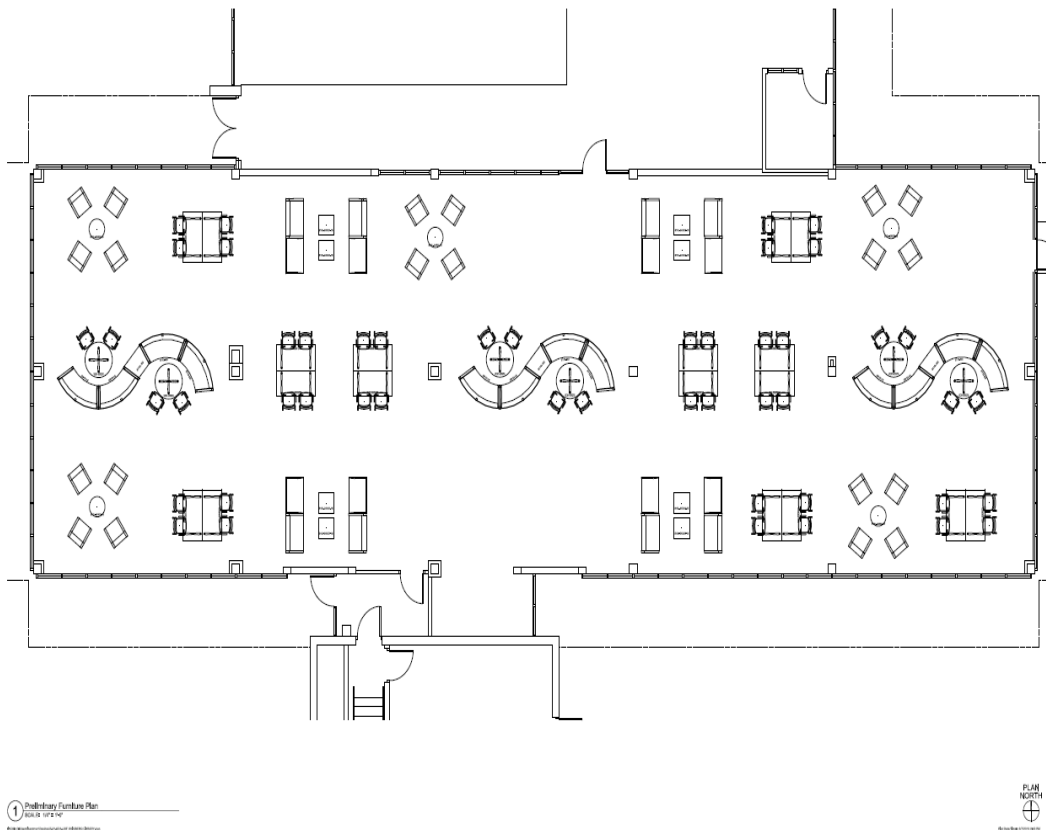
- **Scope:** Project involves renovating and converting entire west side of first floor area of HSC Library to quiet study space. Space will feature new furnishings, power charging stations, Wi-Fi, and security features for 24 hour use.

- **Status:** Construction

- **Budget:** \$380,000

- **Target Completion:** Jan 2014

- **Funding Source:** HSC CF



Library Facility Proposed First Floor Plan Layout

USF – Health Facilities Planning and Construction

HSC Library Facility Quiet Study Space –

Project Manager: Kemi Ogunsanwo



1/14/2014 Picture Shows Partially Finished Space with Furniture in Place

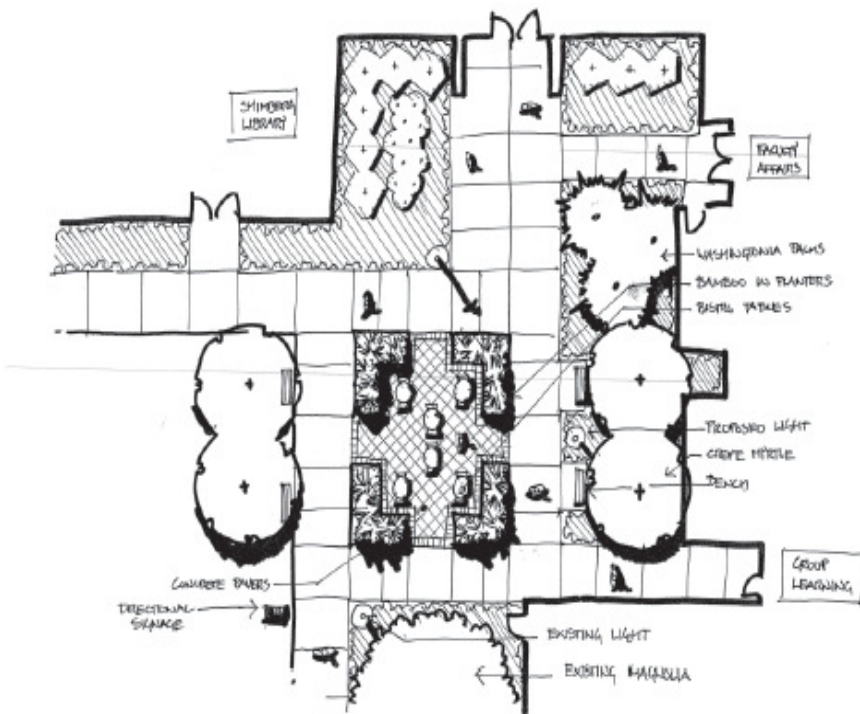
USF – Health Facilities Planning and Construction

HSC Library Facility Courtyard – Project Mgrs: Kemi Ogunsanwo/Adam Linton

MDC - Shimberg Library Courtyard Design Study
Prepared by USF Health Facilities and Operations
2013-04-23



- **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:** Construction
- **Budget:** TBD
- **Target Completion:** June 2014
- **Funding Source:** HSC CF



Option B
Enclosed bamboo courtyard

USF – Health Facilities Planning and Construction

HSC Rotunda Quiet Study Furniture – Project

Managers: Adam Linton/Stan Douglas



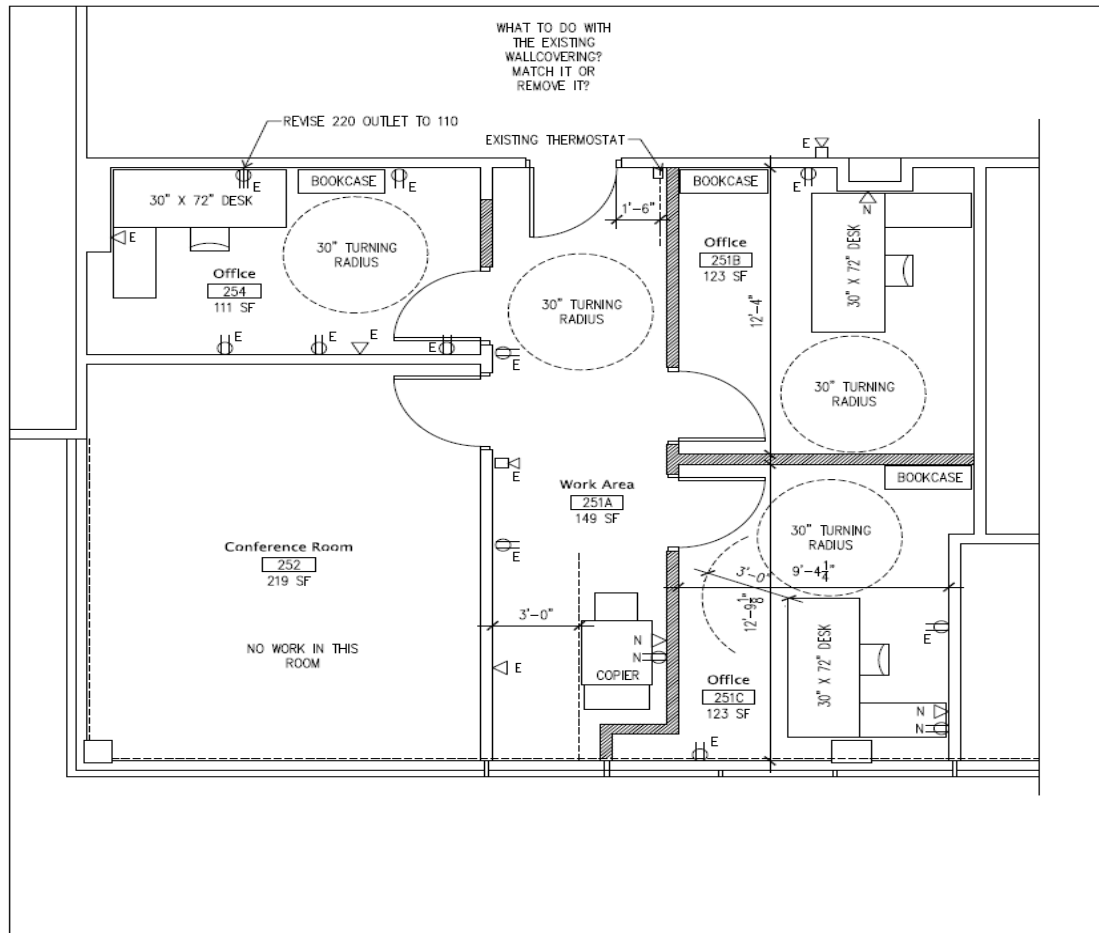
- **Scope: Provide student study furniture, IT & power ports in Rotunda area for USF Health students**
- **Status: Planning**
- **Cost: TBD**
- **Target Completion: Spring 2014**
- **Funding Source: CF Funding**

Picture Shows One of the Areas to Receive Furniture

USF – Health Facilities Planning & Construction

MDT Reconfigure Existing Space for Military VET Program

Project Mgr: Kemi Ogunsanwo



Floor Plan
1/4" = 1'-0"

- **Scope:** Reconfigure existing spaces and build counseling suite to treat military VETS with PTSD
- **Status:** Planning and Program Phase
- **Budget:** TBD
- **Funding Source:** Carry-Forward (CF)

USF – Health Facilities Planning and Construction

Repair Basement Level Ground Water Leaks – Project Mgr:
Shane Ross



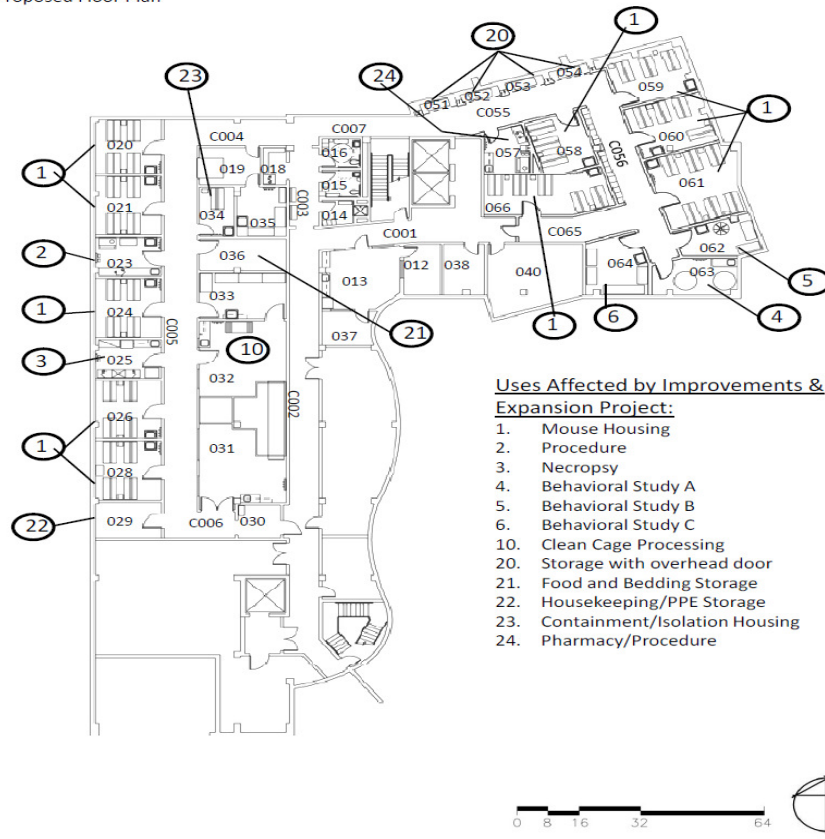
- **Scope:** Correct ground water leakage problem in basement level of facility.
- **Status:** Planning
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** Department & HSC CF

Picture of Alzheimer Facility

USF – Health Facilities Planning and Construction

Build-Out Shell Space Alzheimer Basement Level – Project Mgr: Shane Ross

Byrd Alzheimer's Center Mouse Facility
Improvements and Expansion
Exhibit 6
Proposed Floor Plan



- **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**

USF – Health Facilities Planning and Construction

MDT Reconstruct Existing Courtyard

Project Mgrs – Kemi Ogunsanwo/Stan Douglas



- **Scope:** Renovation work involves building out existing courtyard creating an additional 4,300 SF Office suite and several research labs.
- **Status:** Programming/Planning Phase
- **Const Budget:** TBD
- **Target Const Schedule:** TBD
- **Funding Source:** TBD

Picture Shows Proposed Build-Out Area

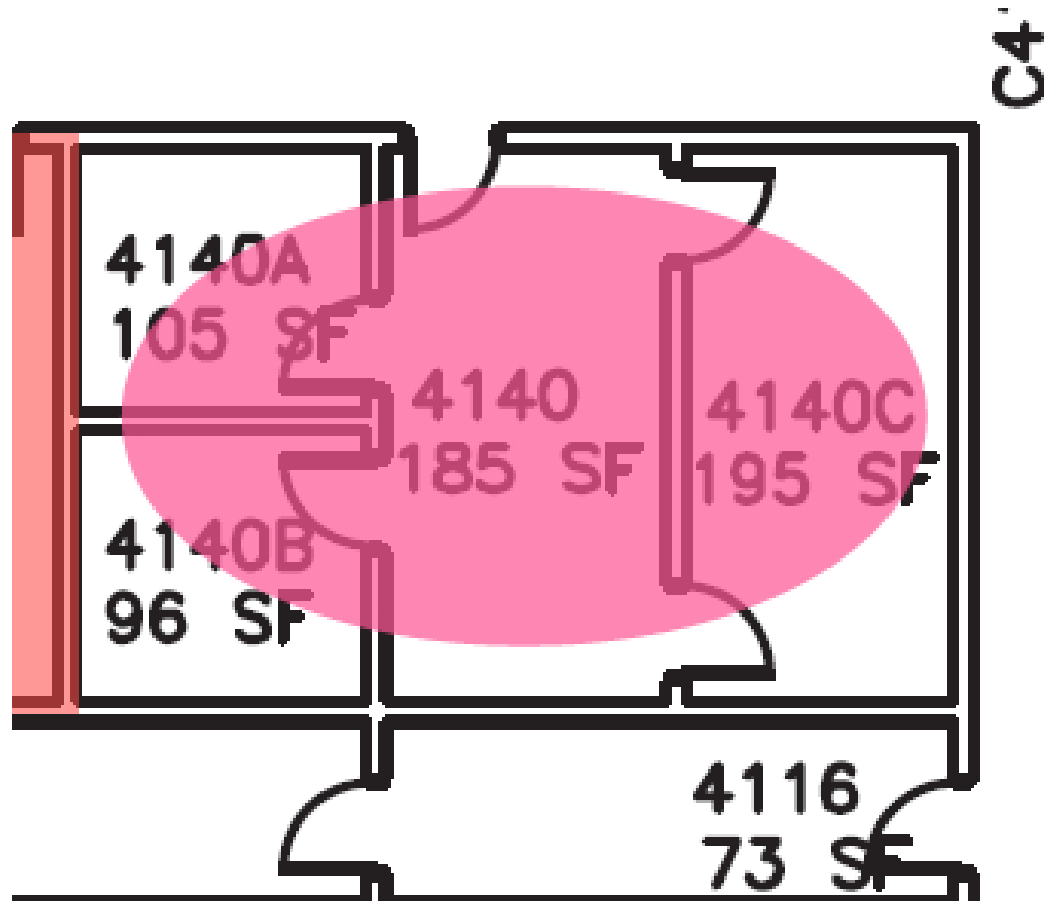
USF – Health Facilities Planning and Construction
MDT Reconstruct Existing Courtyard
 Project Mgrs – Kemi Ogunsanwo/Stan Douglas



USF – Health Facilities Planning and Construction

MDC Reconfigure/Renovate Rooms 4140, 4140A/B, & 4140C

Project Mgr: Maher Oueini



- **Scope:** Project involves renovating several offices on 4th floor of the MDC Phase II complex.
- **Status:** Planning
- **Target Completion:** TBD
- **Budget:** TBD
- **Funding Source:** Dept Funding

Diagram Shows Partial Floor Plan Targeted for Renovation

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 focuses on entire MDN Bldg (initial phase/s), since this area has the greatest need.
- Status: Construction/Installation
- Cost: ~\$80,000
- Funding Source: HSC CF

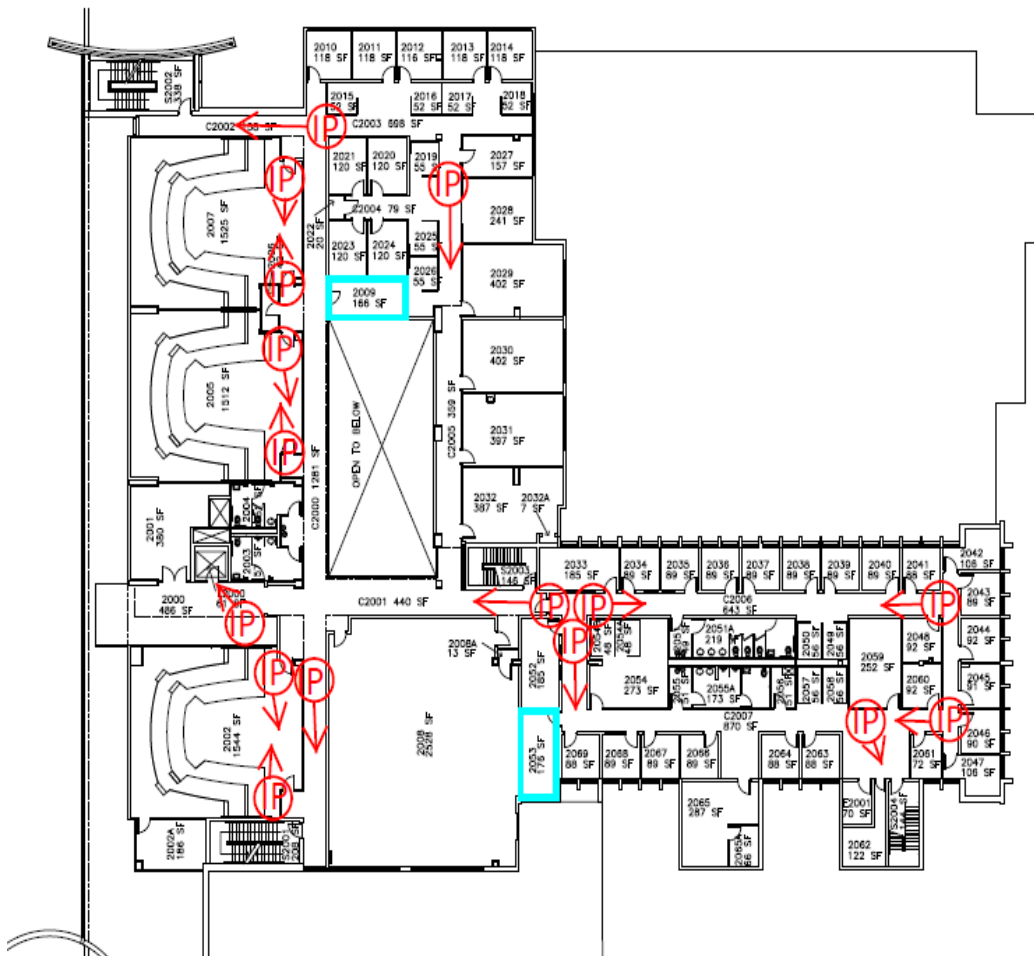


Diagram Shows new IP Camera Locations on 2nd Floor Plan in Nursing Facility

USF – Health Facilities Planning and Construction

College of Medicine (COM) Renovations & Improvements Phase II

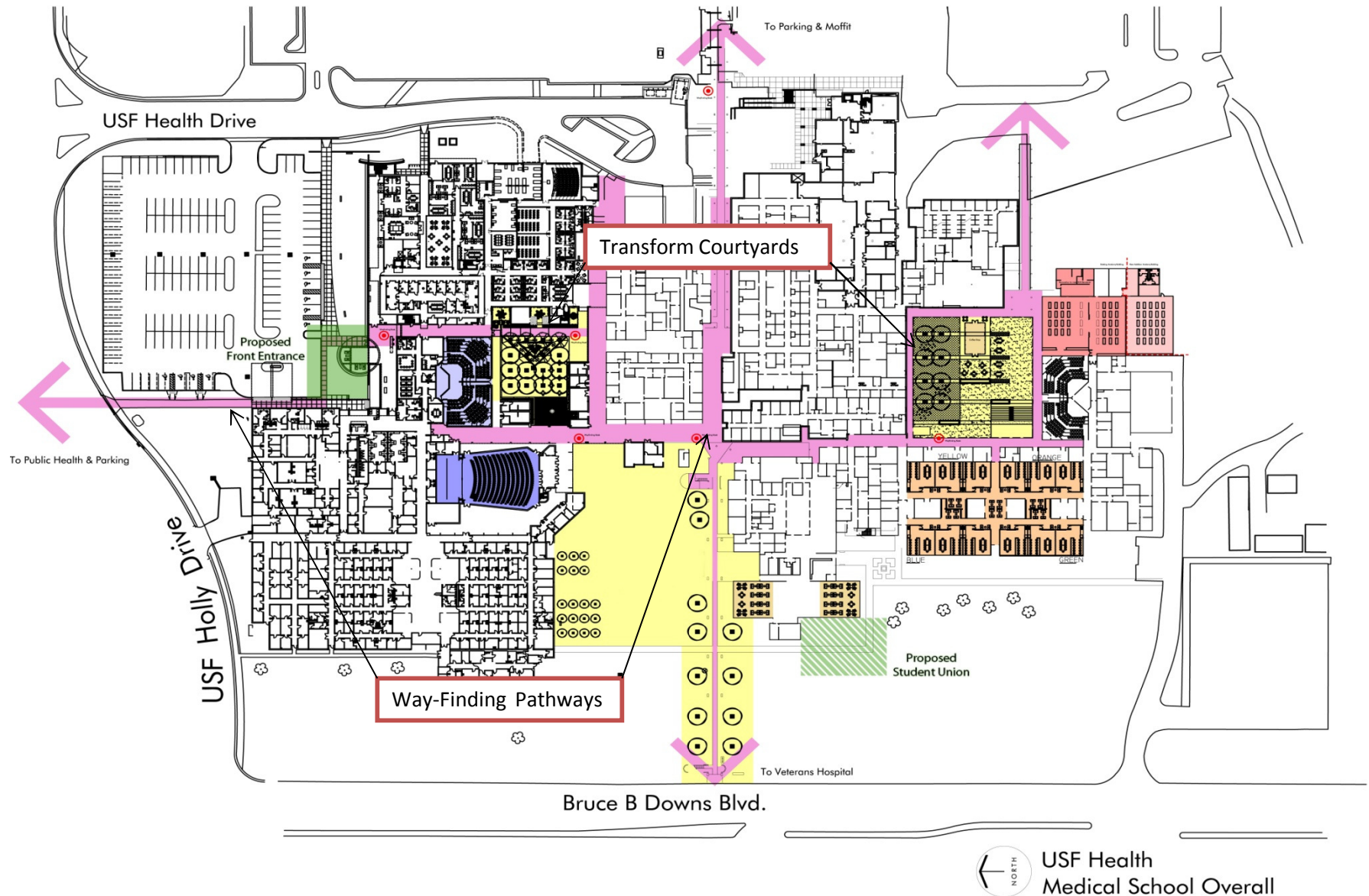
HSC Project Facilitator: OFM Team

These improvements are on-going efforts on 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 is becomes available:

- ❑ Improve Pedestrian Way-finding and Directional Signage in HSC District**
- ❑ Improve and Upgrade both North and South Courtyards in HSC District (work will include building up sunken areas level w/ surrounding pathways & sidewalks)**

The next six (6) slides show the proposed North Courtyard scheme, an example of possible way-finding concept, and some actual new signage and information monitors.

USF Health Science Facility (COM) Improvements



HSC Project Site Improvement Plan for Remaining Items

USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Managers: Adam Linton/Stam Douglas



USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Manager: Adam Linton



1/14/20 Proposed North Courtyard Aerial View – In-House (SELECTED SCHEME)

USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Managers: S. Douglas/Adam Linton



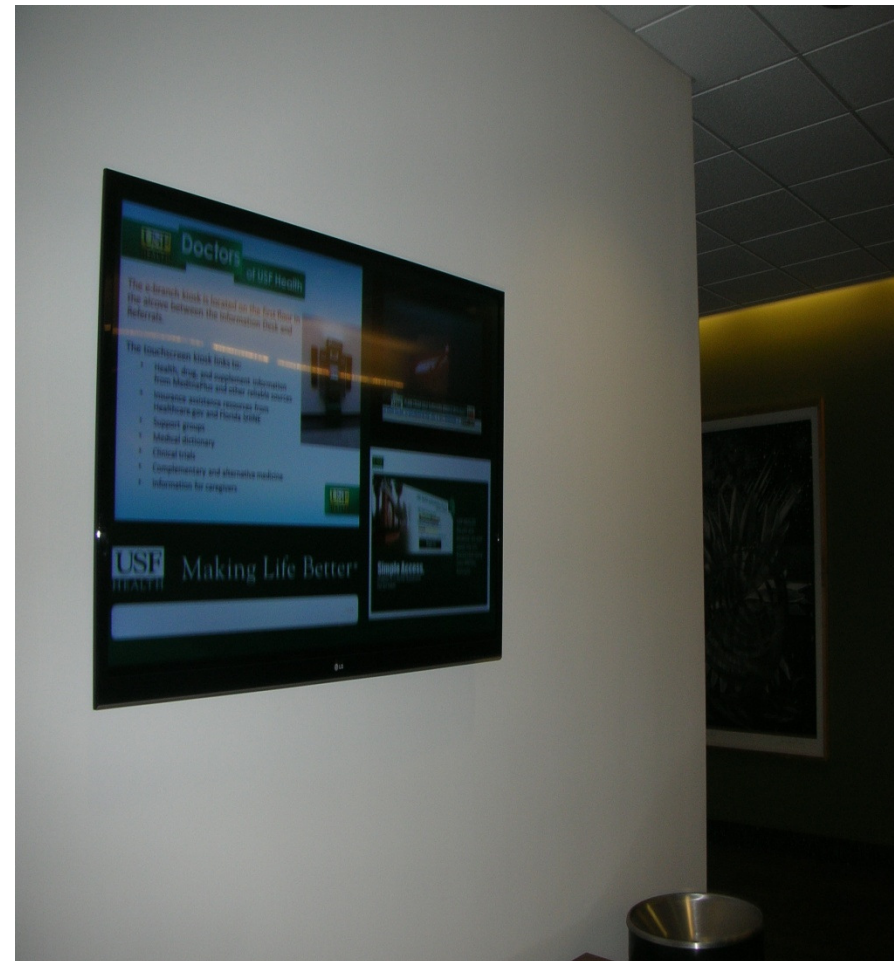
USF – Health Facilities Planning and Construction
College of Medicine (COM) Renovations & Improvements Phase II
HSC Project Managers: S. Douglas/Adam Linton



USF – Health Facilities Planning and Construction

College of Medicine (COM) Renovations & Improvements Phase II

HSC Project Managers: OFM Facilities Group



1/14/2014

Way-finding Project - Picture Shows New Directional Signage and Informational Monitor

USF – Health Facilities Planning and Construction

HSC Library Facility Infrastructure Improvements– Project Mgr: Maher Oueini



- **Scope:** Work involves correcting many of the facility discrepancies identified in a building assessment report. Major items include replacing the roof*, asbestos abatement, mechanical system renewal and fire protection system upgrades.
- **Status:** All asbestos abatement and fire sprinkler systems for both floors have been completed
- **Cost:** Sprinkler System (only) \$235,147
- **Completed:** July/2012
- **Funding Source:** HSC CF

Picture of 2nd Floor in Shimberg Library Facility

*** Roof Replacement Work (only) is being managed by main campus Facilities and funded with FY 13/14 PECO Funds**

USF – Health Facilities Planning and Construction

HSC Library Renovation for Pharmacy Skills Lab– Project Manager: Kemi Ogunsanwo



- **Scope: Project involves HSC Library 2nd Floor modifications to accommodate new Pharmacy School Skills Lab.**
- **Status: Construction Complete**
- **Cost: \$322,000**
- **Funding Source: Pharmacy Pgm Funding**

New Pharmacy Skills Lab Library 2nd Floor Area

USF – Health Facilities Planning and Construction

HSC Library Renovation for Pharmacy Skills Lab– Project Manager: Kemi Ogunsanwo



1/14/2014

Finished Pharmacy Skills Lab Classroom Space MDC Phase I 2nd Floor

USF – Health Facilities Planning and Construction

NEC Renovate Mezzanine and Office Spaces– Project Manager:
Kemi Ogunsanwo



- **Scope:** Renovate and upgrade existing office/mezzanine in campus NEC facility for COPH's Harrel Group. In addition to interior finish work, accessibility (ADA) upgrades are included in the project . A wheel - chair elevator lift was included in the project to address 2nd floor ADA access.
- **Status:** Completed
- **Cost:** \$148,468.00
- **Funding Source:** Carry-Forward (CF)

1/14/2014 Picture Shows Part of Newly Renovated Mezzanine/Office Area

USF – Health Facilities (COM) Improvements

MDL Upgrade Anatomy Lab

Project Mgrs: Adam Linton/Robin Jones



- **Scope:** Refurbish/Renovate/Upgrade existing lab/office/prep spaces to support academic vision of the medical school
- **Status:** Major portion of construction complete. Investigating additional lighting needs, plumbing changes & window leaks
- **Target Schedule:** TBD
- **Budget:** TBD
- **Funding Source:** OEA Funding

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 motorized movable partition for flexibility.
- **Status:** Design/Planning Phase
- **Const Budget:** TBD
- **Target Const Schedule:** June 2014 if funds are made available
- **Funding Source:** HSC CF

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: Programming Confirmation**
- **Budget: Not Published**
- **Target Completion: Projected 2016**
- **Funding Source: PECO**

Conceptual Rendering of Institute

USF – Health Facilities Planning and Construction

MDT Construct New Front Entrance

Project Mgr: Kemi Ogunsanwo

- **Scope:** Develop/Design new MDT School of Physical Therapy front entrance. Work will include new canopy cover design/ construction and landscape improvements
- **Status:** Design
- **Const Budget:** TBD
- **Funding Source:** Pending



Picture MDT School Existing Entrance with Some
Signage Complete

USF – Health Facilities Planning and Construction

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

- **MDC Convert/Install ~ 40 Exterior IP Security Cameras – Planning**
- **MDH Convert/Install ~ 12 Entry Point IP Security Cameras - Planning**
- **COPH Facility HVAC Duct Cleaning - Pending Funding**
- **MDC Phase I 4th floor Electrical Power Analysis (\$12K) – Work Underway**
- **MDC Phase III Install 240V Electrical Circuit – Construction**
- **Convert MDH Exam Room to Office – Work Underway**
- **MDA Repair Interior Storm Drain Leaks/Overflow Issue – Planning**
- **Install Panic Button System COPH – Construction Review**
- **MDC Refurbish Spaces 2025/2025A – Construction**
- **Convert MDC Phase II Space to Research Equipment Room - Planning**
- **MDL Install Card Access System on Store Front Doors - Planning**

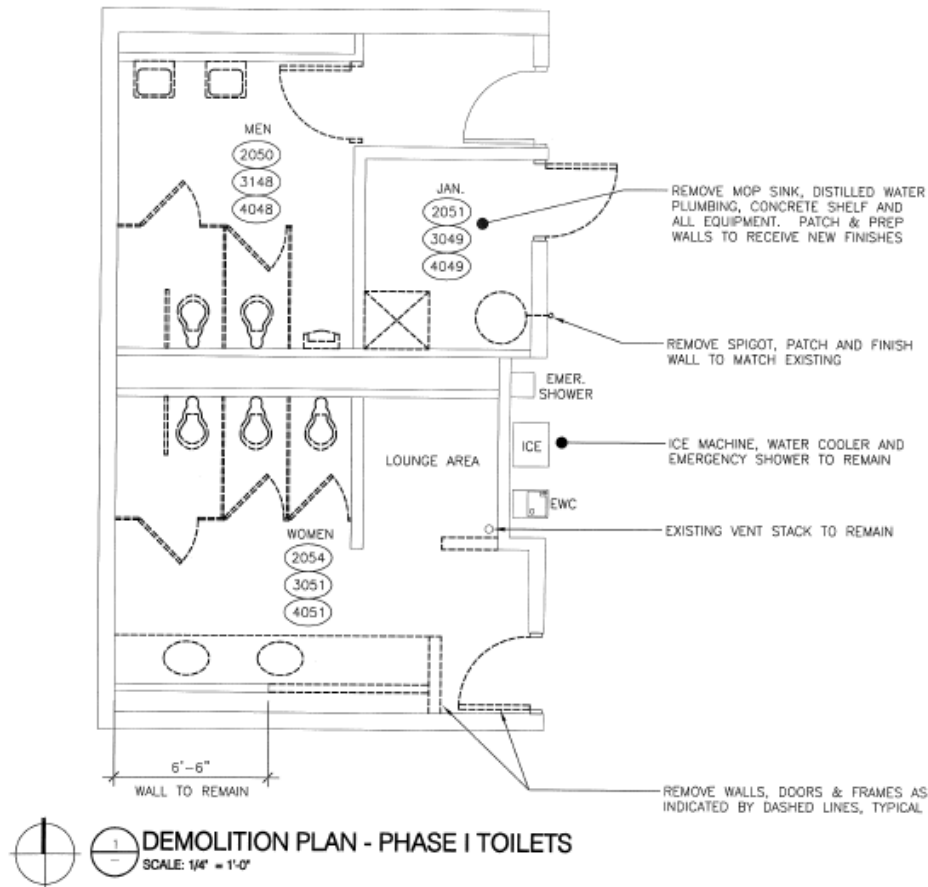
Recently Completed Projects

- These last slides represent some of the projects that were completed in the last 18 months

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:** Construction currently underway on 2nd and 3rd floors of Phase I
- **Budget Cost:** \$189,000
- **Funding Source:** Minor PECO & OFM CF

USF – Health Facilities Planning and Construction MDC Infrastructure Project – Renovate Bathrooms Project Mgr: Maher Oueini

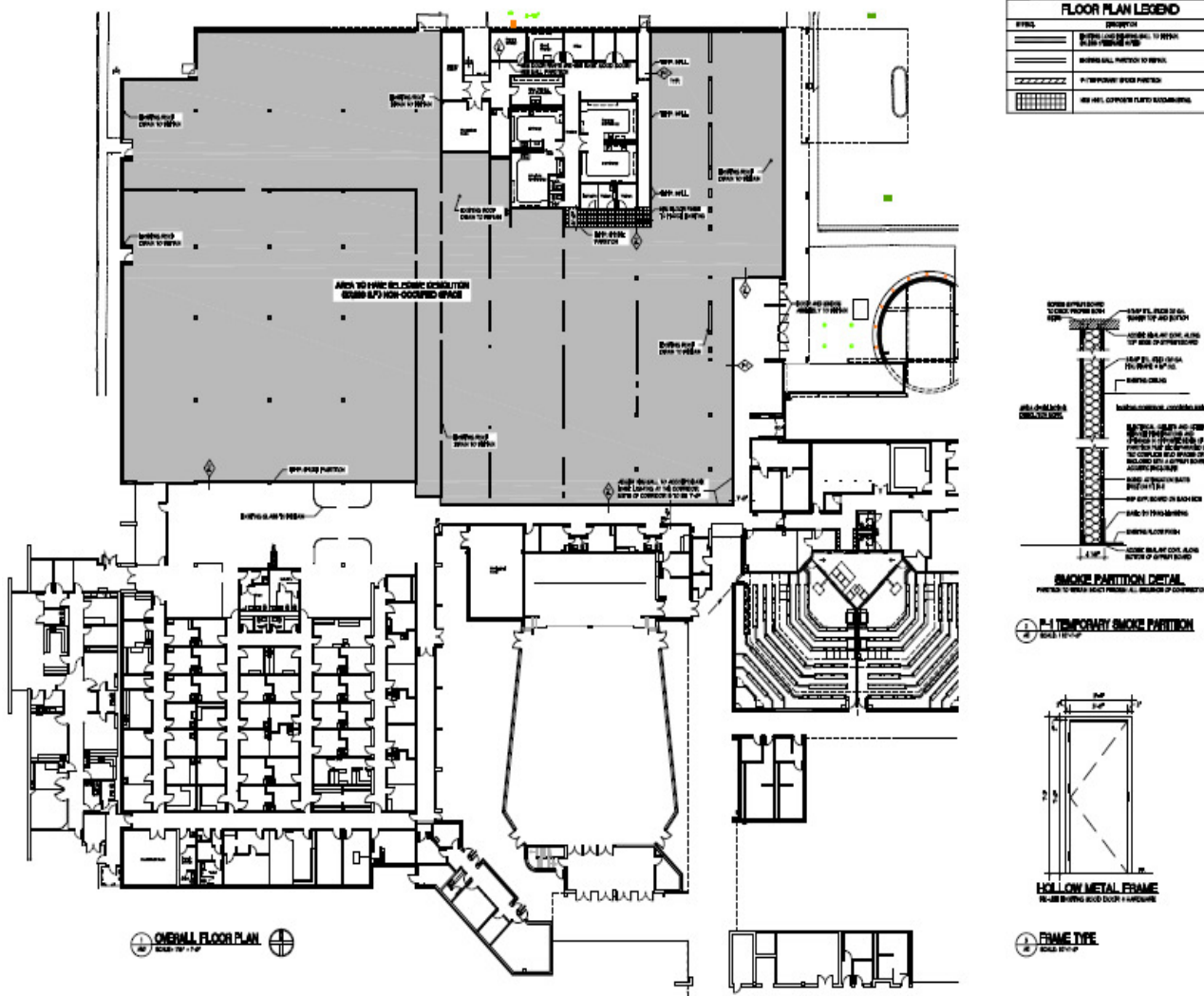


1/14/2014

Picture Shows Complete Work and Interior Finishes Ph I 2nd Floor

USF – Health Facilities Planning and Construction

MDA Relocate Derm/Path Lab, PM – Maher Oueini



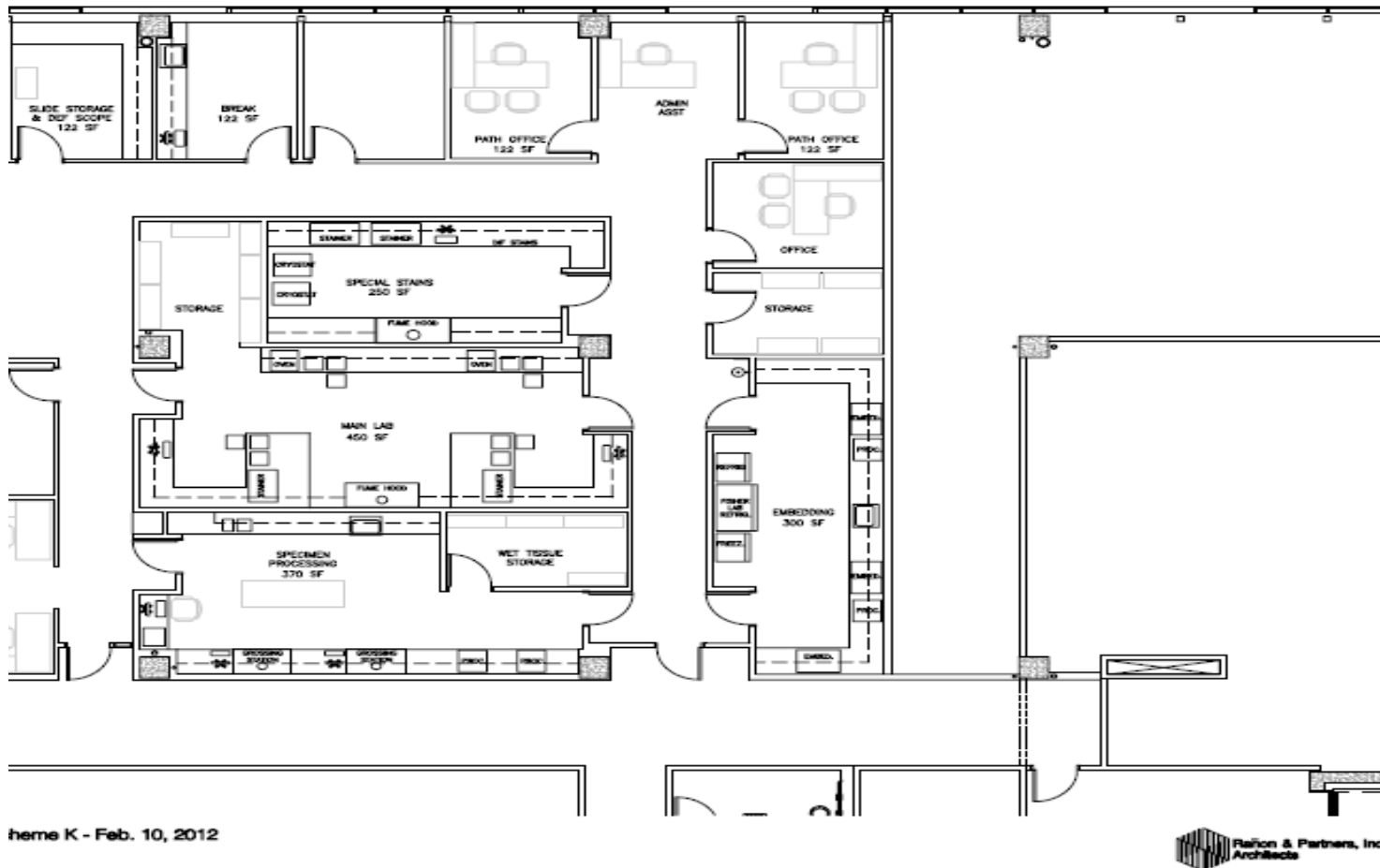
- **Scope:** The Dermatology Lab left behind after the clinic functions were moved out has been relocated to Morsani Clinic 4th Floor Shell-Space
- **Status:** Construction Complete
- **Cost:** \$1,360,000
- **Funding Source:** CF, Foundation, & PPlan

Diagram shows former Location of Derm Lab in Old Clinic Footprint

USF – Health Facilities Planning and Construction

Create USF Health Welcome Center – Derm Lab Relocation

Project Mgr : Maher Oueini



USF – Health Facilities Planning and Construction Create USF Health Welcome Center – Derm Lab Relocation Project Mgr : Maher Oueini, Const Comp 6/2013



Picture shows new working lab spaces

USF – Health Facilities Planning and Construction

Build-Out Alzheimer Institute 5th Floor Lab Space – Project Mgr:
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
- **Completion:** August 2013
- **Funding Source:** HSC & County Funds

USF – Health Facilities Planning and Construction

CMS Faculty Affairs Build-Out - Project Mgrs: Oueini/Douglas



- **Scope:** Work involved converting north side of CMS Facility renovated to accommodate MCOM Faculty Affairs
- **Status:** Construction Complete
- **Budget:** TBD
- **Funding Source:** HSC CF Funds

Picture Shows New Faculty Affairs Store Front @ CMS

USF – Health Facilities Planning and Construction

MDF Repair Curtain Wall Damage - Project Mgrs: Linton/Pille



Figure 1: Photo of the crash 1/4/2013



- **Scope:** Work involved reconstructing curtain wall after vehicle crashed into facility. Also, new reinforced safety bollards were installed to prevent possible future incidents
- **Status:** Construction Complete
- **Cost:** \$65,000
- **Status:** Completed May 2013
- **Funding Source:** HSC CF Funds & Per Insurance Claim

Picture Shows Store Front Repairs Being Made

USF – Health Facilities Planning and Construction

MDC Phase III Puzzle Walk Refurbishment

Project Mgr: Chris Pille



- **Scope:** Refurbish exterior Puzzle Walk Art piece
- **Cost:** ~\$9,000
- **Funding Source:** Dept
- **Completed:** 2/2013

Picture shows Refurbished Puzzle Walk Surface

USF – Health Facilities Planning and Construction

COPH Renovate Room 1039

Project Mgr – Kemi Ogunsanwo



- **Scope:** Work involved converting former computer room space to office area outfitted w/ cubical work stations.
- **Status:** Construction Complete
- **Cost:** \$132,000
- **Funding Source:** COPH Department

USF – Health Facilities Planning and Construction

Pharmacy Research Labs– Project Facilitator – Maher Oueini



- **Scope:** Project involved reconfiguring and upgrading MDC lab spaces, creating pharmacy research lab suite of contiguous space
- **Cost:** \$265,000
- **Status:** Completed
- **Funding Source:** Pharmacy Program

Shows Final Phases of Construction for MDC Pharmacy Research Lab

USF – Health Facilities Planning and Construction

MDC 1507 Classroom Upgrades

Project Mgr: Kemi Ogunsanwo



- **Scope:** Work involved interior finish, AV, and furniture upgrades. Card access hardware will also be installed to correct egress issue
- **Budget:** \$35,000
- **Completed:** June 2013
- **Funding Source:** OFM CF

USF – Health Facilities Planning and Construction MDC Phase III 2nd Floor Office Suite and Lab Renovations

Project Mgr: Kemi Ogunsanwo



Picture shows completed office suite space

USF – Health Facilities Planning and Construction

MDC Infrastructure Project – Install Fire Sprinkler System

Project Mgr: Maher Oueini

■ Scope: Project involved



- **Scope:** Project involved 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:** Construction Complete
- **Cost:** \$185,000
- **Funding Source:** Minor PECO & HSC CF

Picture Shows MDC Phase I Floor Footprint

End

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 😊