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# **USF – Health Science Center**

## **Operations and Facilities Management (OFM)**

### **Project Status Update April 2015**

**Stan Douglas  
AVP**

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From the Facility Manager's Desk:

April 17, 2015

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

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# Projects in Various Phases of Development

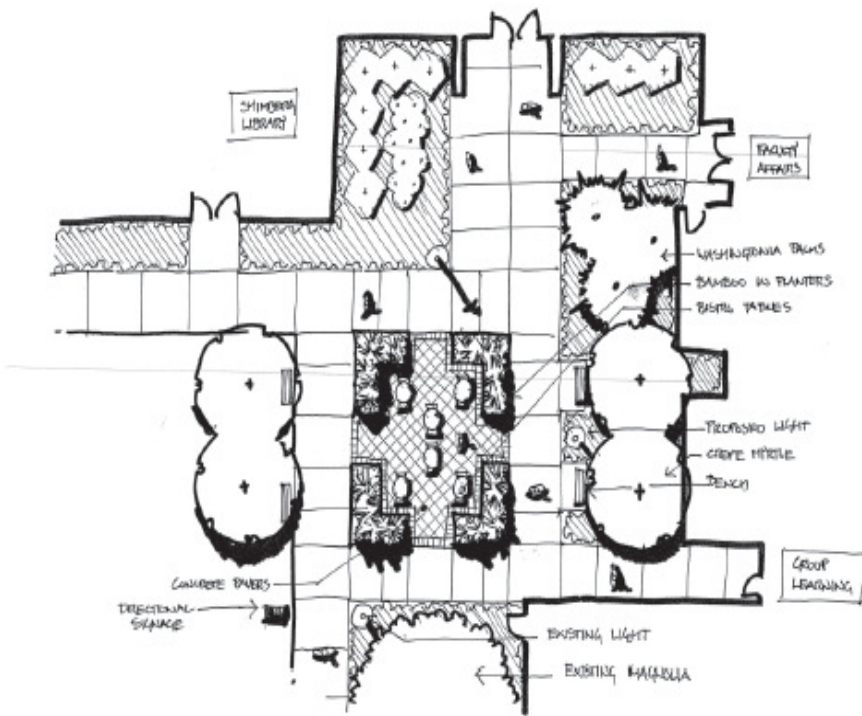
# USF – Health Facilities Planning and Construction

## HSC Library Facility Court Yard – Project Mgrs: Kemi Ogunsanwo/Adam Linton

MDC - Shimberg Library Courtyard Design Study  
Prepared by USF Health Facilities and Operations  
2015-04-23



- **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:** Bid Stage
- **Budget:** TBD
- **Target Completion:** Nov 2015
- **Funding Source:** HSC CF



Option B  
Enclosed bamboo courtyard

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

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## **USF – Health Facilities Planning and Construction**

### **Alzheimer Build-out 5<sup>th</sup> 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 5<sup>th</sup> 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

# 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:

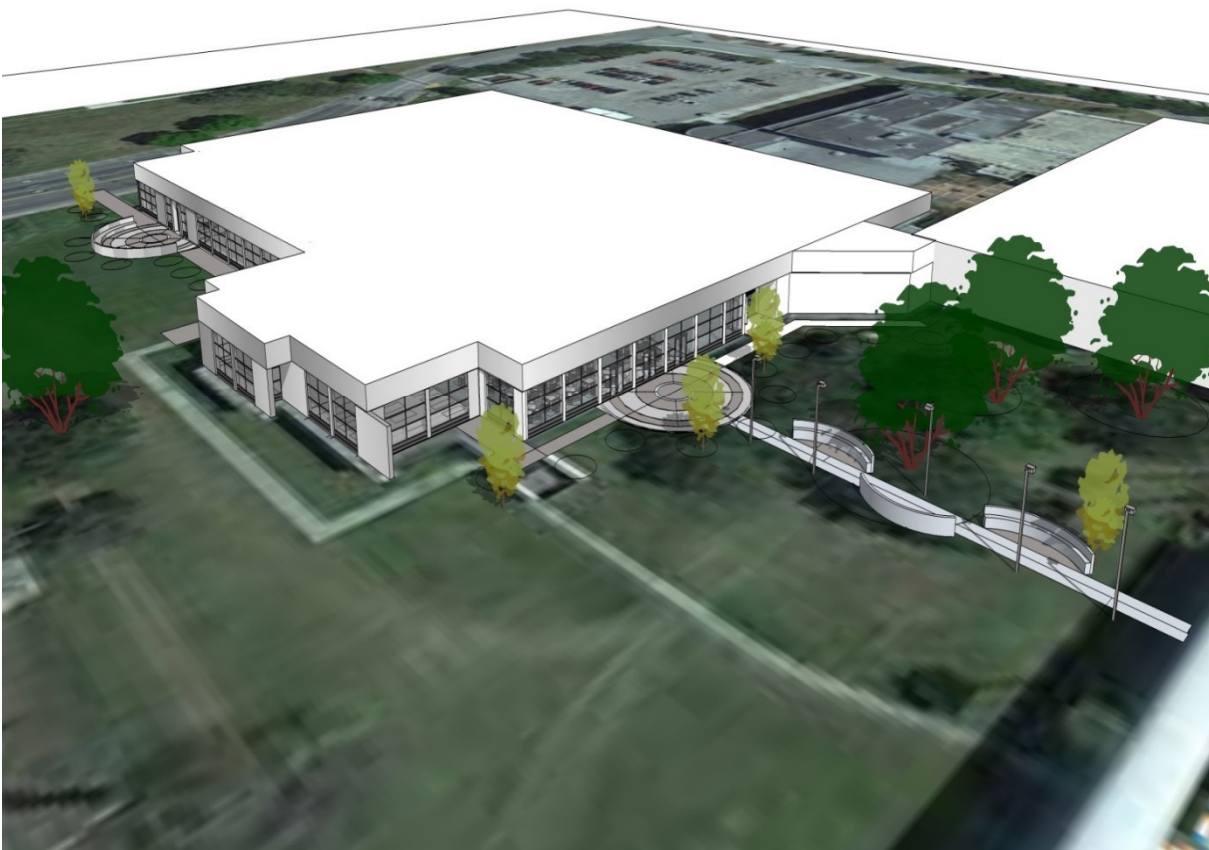
Programming/Planning

Schedule: Construction start May 2015

Target Completion March 2016

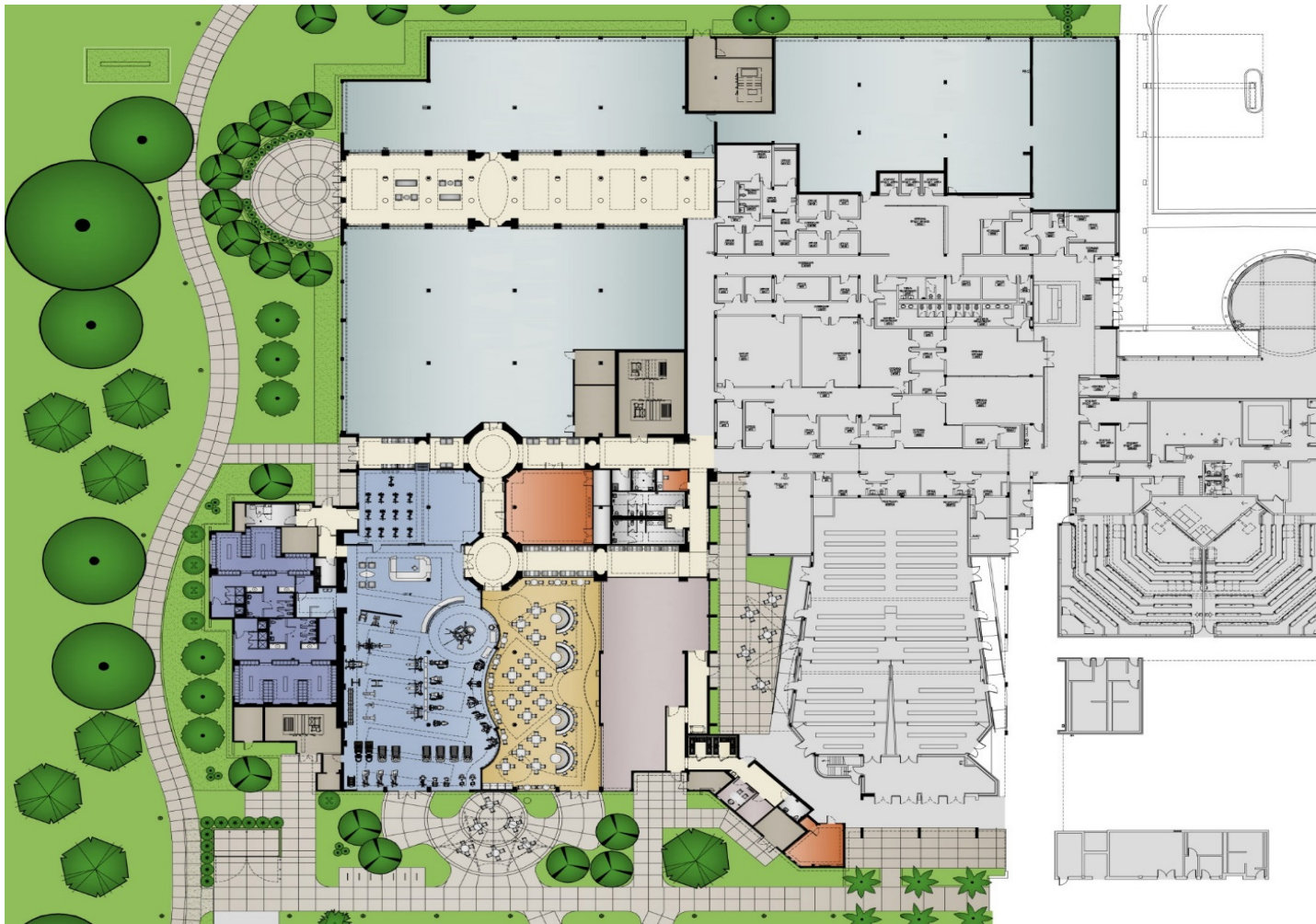
Budget: \$4.5 M

Funding Source: CITF & CF Funds





# USF – Health Facilities Planning and Construction CTIF Student Project – Convert Old Clinic to Wellness Facility – Phase II Project Mgr : Adam Linton



Picture Shows Facility's Proposed Site and Floor Plan

# USF – Health Facilities Planning and Construction

## MDH Up-Fit and Minor Build-Out of Existing OR Rooms

Project Mgr: Maher Oueini



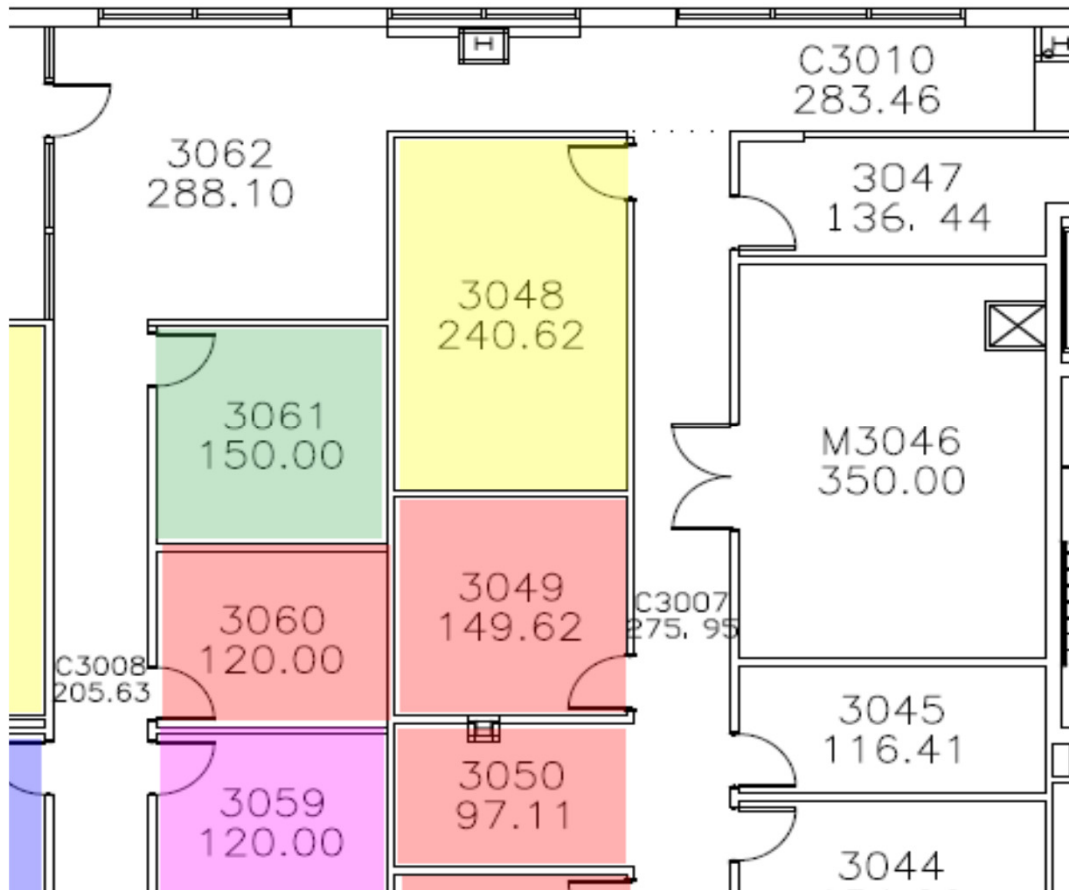
- **Scope:** Project involves up-fitting shelled OR spaces with equipment and installing necessary utility services in proposed area.
- **Status:** Planning
- **Target Completion:** TBD
- **Budget:** TBD
- **Funding Source:** Dept Funding

Picture Shows OR Spaces Work Area

# USF – Health Facilities Planning and Construction

## CMS 3<sup>rd</sup> 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

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# **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



# USF – Health Facilities Planning and Construction

## MDN College of Nursing Improvements

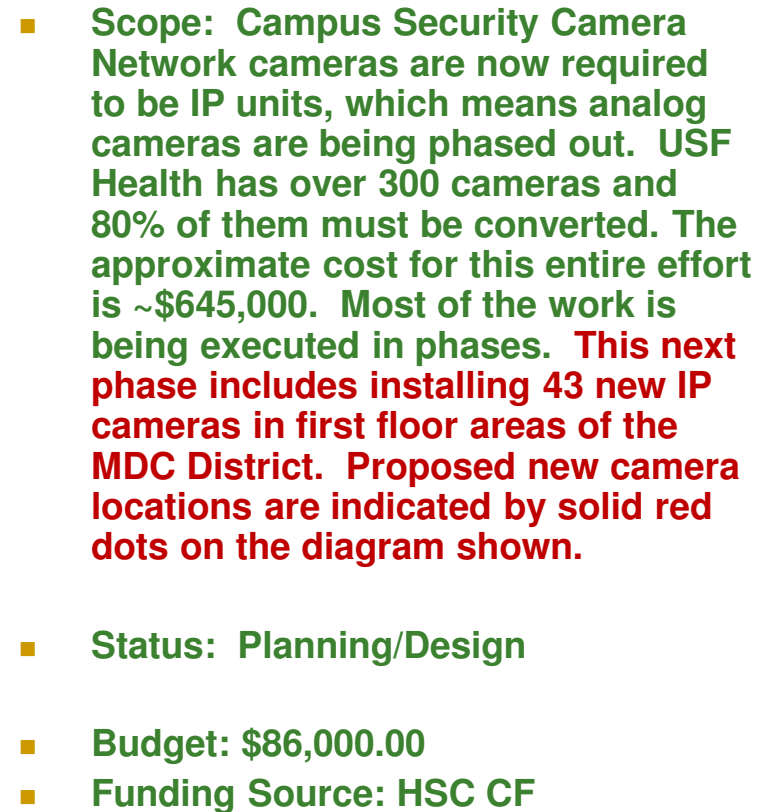
Project Mgr: Kemi Ogunsanwo



- **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



Project Mgr: Robin Jones



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# USF – Health Facilities Planning and Construction

## MDH Expand Derm/Pathology 4<sup>th</sup> Floor Lab Functions

Project Mgr : Jessalyn Leyra

- Scope: Expand/build out Derm/Path lab function on 4<sup>th</sup> 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

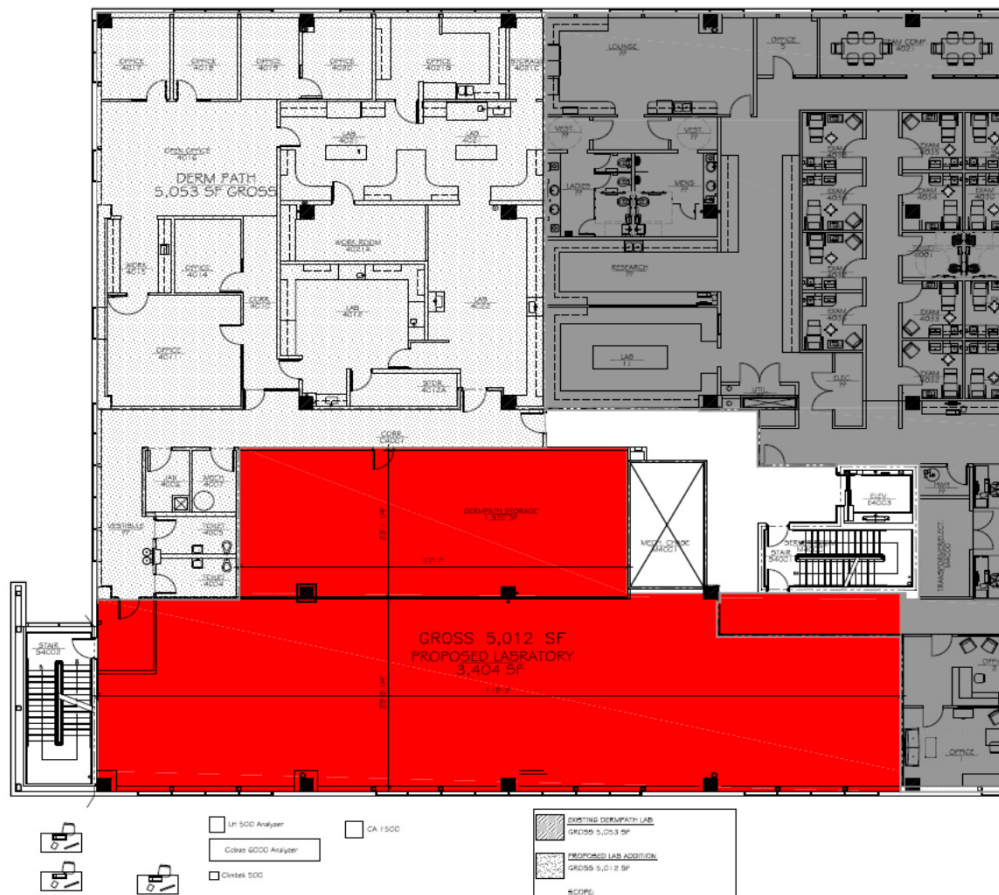


Diagram Shows Proposed Clinic Lab Program (in red) on 4<sup>th</sup> Floor Morsani Clinic (MDH)

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## **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

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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



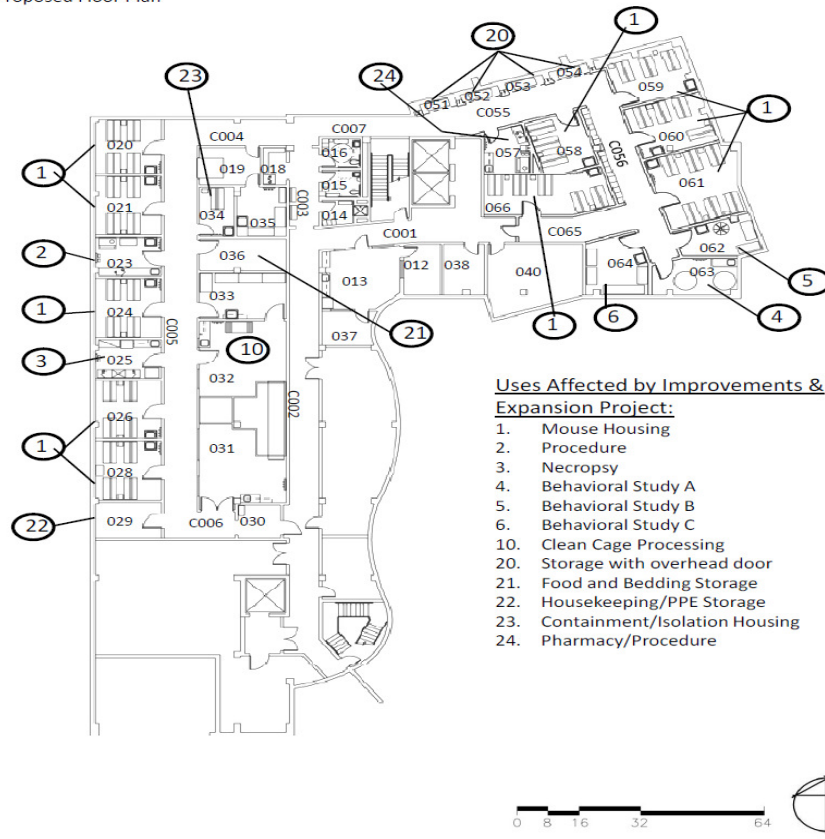
- **Scope:** Work involves determining emergency electrical power loads for installation of supplementary generator unit. Increased emergency electrical service is required to support expanding medical research program, specifically freezers and other critical equipment items.
- **Status:** Design
- **Budget:** TBD
- **Target Completion:** TBD
- **Funding Source:** Department & HSC CF

# USF – Health Facilities Planning and Construction

## Build-Out Shell Space Alzheimer Basement Level

Project Mgr: OFM Facilities Team

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 Court Yard

Project Mgrs: Kemi Ogunsanwo/Stan Douglas

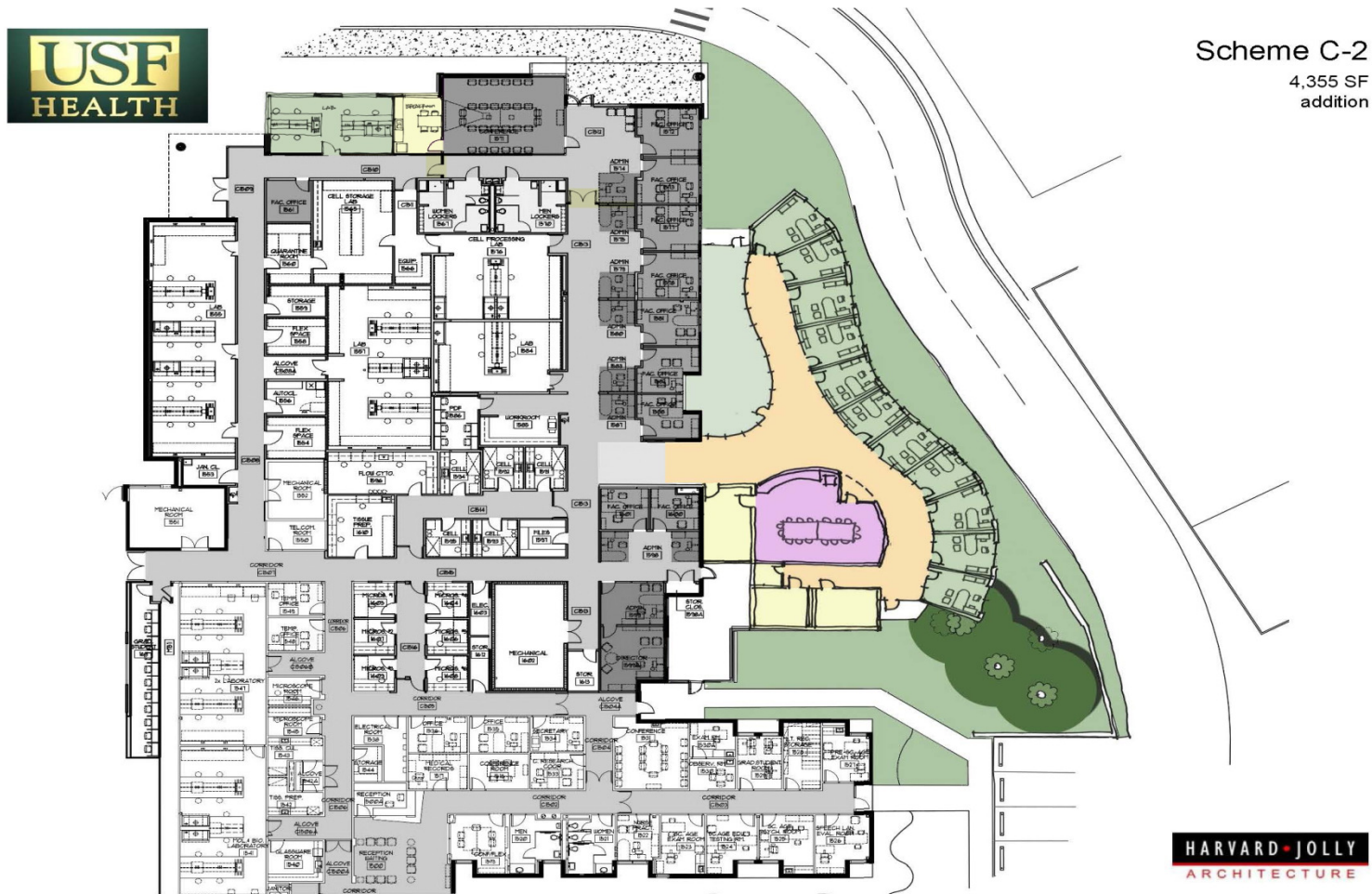


- **Scope:**  
Renovation/expansion work involves building out existing courtyard creating an additional 4,300 SF office suite and several research labs.
- **Status:** Design Phase
- **Const Budget:** TBD
- **Target Const Schedule:** TBD
- **Funding Source:** TBD



## USF – Health Facilities Planning and Construction MDT Reconstruct Existing Court Yard

Project Mgrs: Kemi Ogunsanwo/Stan Douglas



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## **USF – Health Facilities Planning and Construction**

### **College of Medicine (COM) Renovations & Improvements Phase II**

**HSC Project Facilitator: OFM Team**

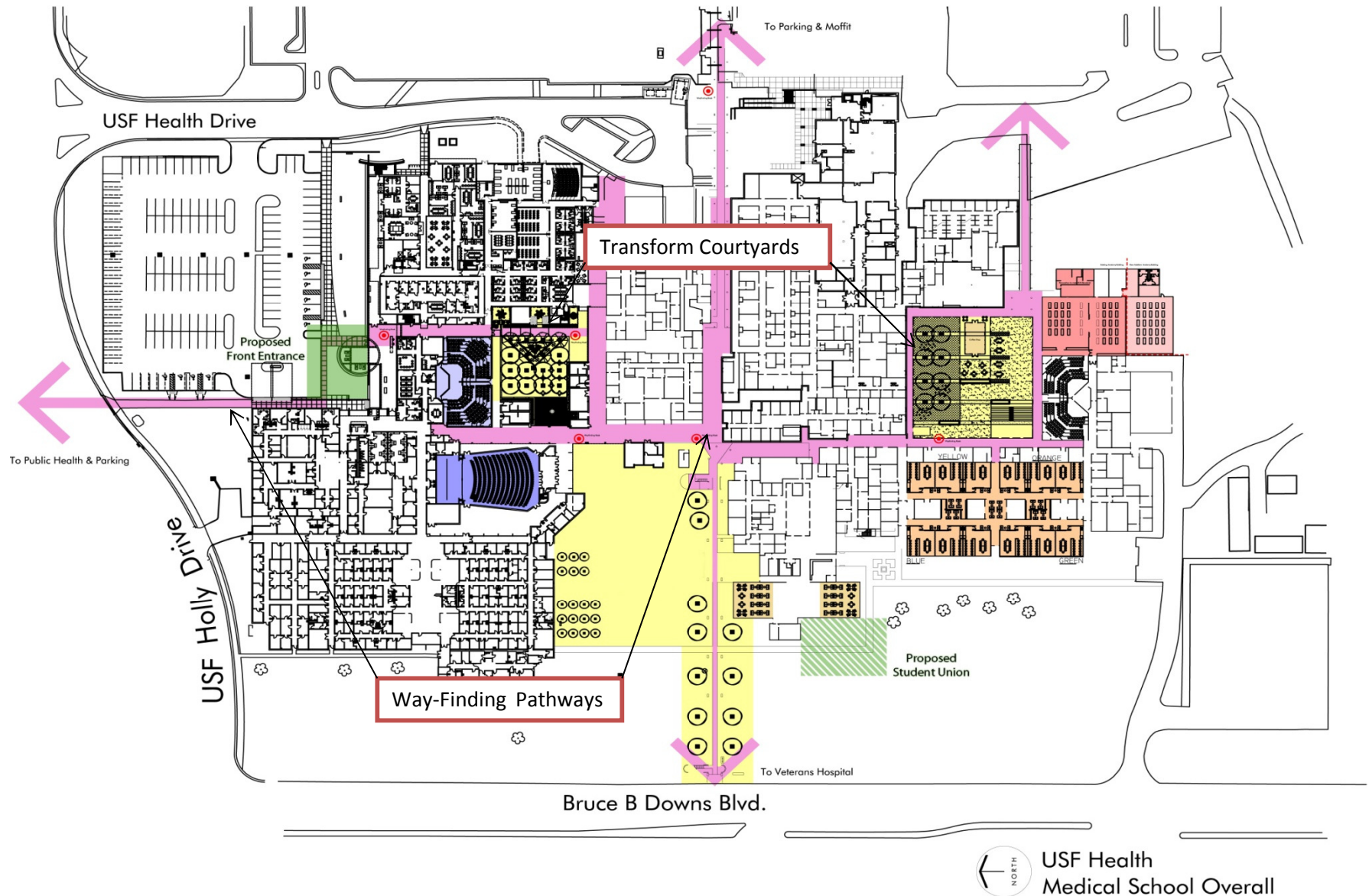
**These improvements are on-going efforts of project work items identified in the COM Campus Improvement package developed in 2010/11, in which the Auditorium, Group Learning, Anatomy Lab, and 1096/7 Lecture Hall renovations were completed. However, the following items remain and will be accomplished 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



## HSC Project Site Improvement Plan for Remaining Items

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



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



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4/20/20 Proposed North Courtyard Aerial View – In-House (SELECTED SCHEME)



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



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## USF – Health Facilities Planning and Construction

### College of Medicine (COM) Renovations & Improvements Phase II

HSC Project Facilitators: Adam Linton/Jessalyn Leyra



4/20/2015

Picture of Actual Way-finding Covered Sidewalk & Pathway Make Over Area



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



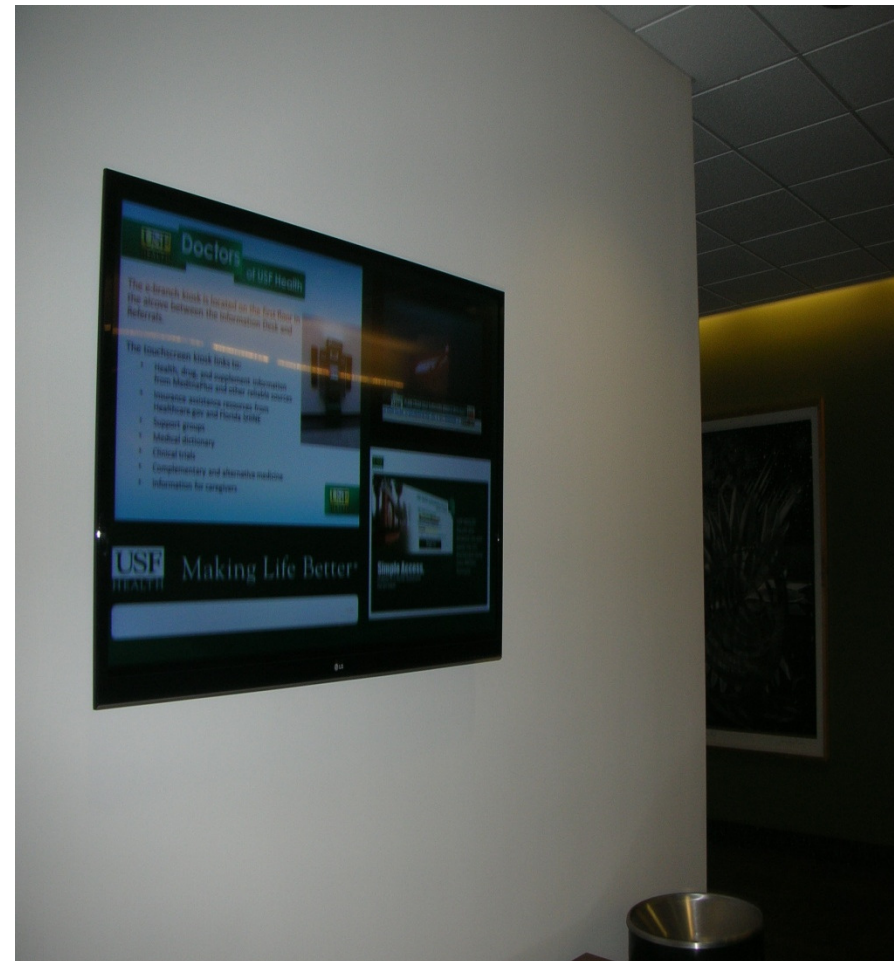
4/20/2015

**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





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## **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



# 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

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## USF – Health Facilities Planning and Construction

### MDC Infrastructure Project – Renovate Bathrooms 4<sup>th</sup> 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



# 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

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# 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

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4/20/2015 Picture Shows Current Lobby Area



# USF – Health Facilities Planning and Construction

Construct USF Health Heart Inst – Project Mgrs: Main Campus FPC/OFM Facilities Group

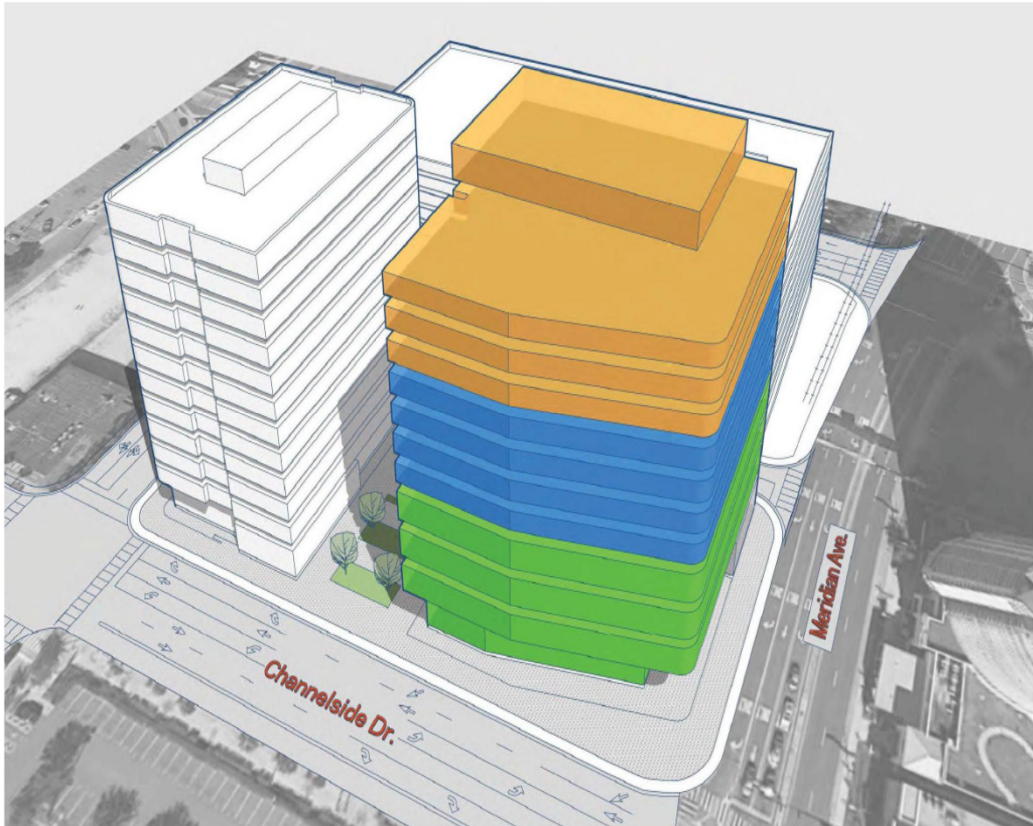


- **Scope:** Construct 100,000 SF, five (5) story facility to support heart health research.
- **Status:** Program is now combined with new Morsani College of Medicine facility program, and has been proposed for construction on a downtown city of Tampa site.
- **Budget:** Not Published in This Report
- **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  
Mgrs: 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

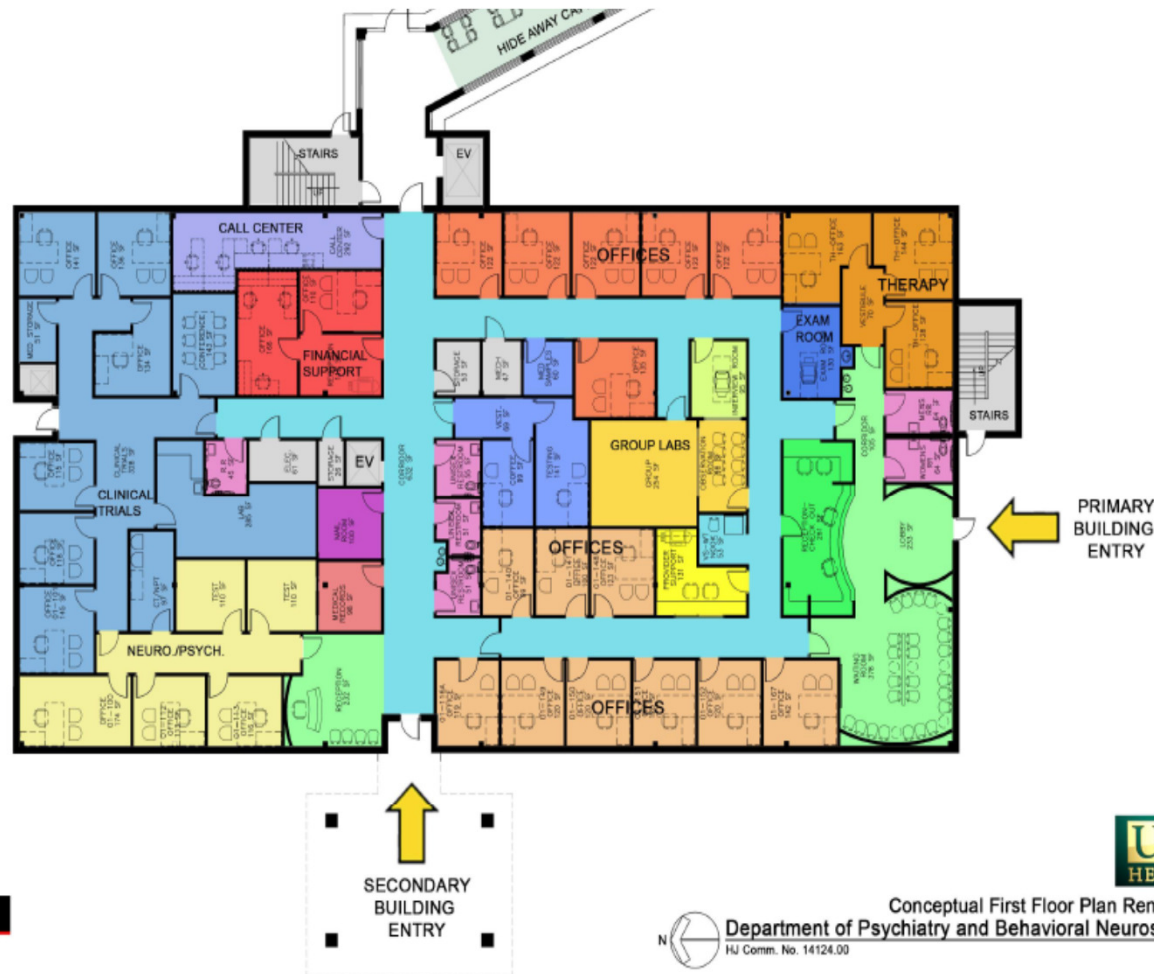
Scope: Project involves renovating Psychiatry & Behavioral Neuroscience department spaces on the first and second floors of the MDT Facility. Phased construction is planned.

Status: Programming/Planning

Schedule: TBD

Cost: TBA

Funding Source: CF



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## **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 4<sup>th</sup> 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**



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# **HSC PECO Projects**

**The next set of listed projects are PECO projects  
managed by our Main Campus Facilities Group**

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## **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

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# 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

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Picture Shows MDL Worn-out Roof



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## **USF – Health Facilities Planning and Construction**

### **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**

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# 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/Stam 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

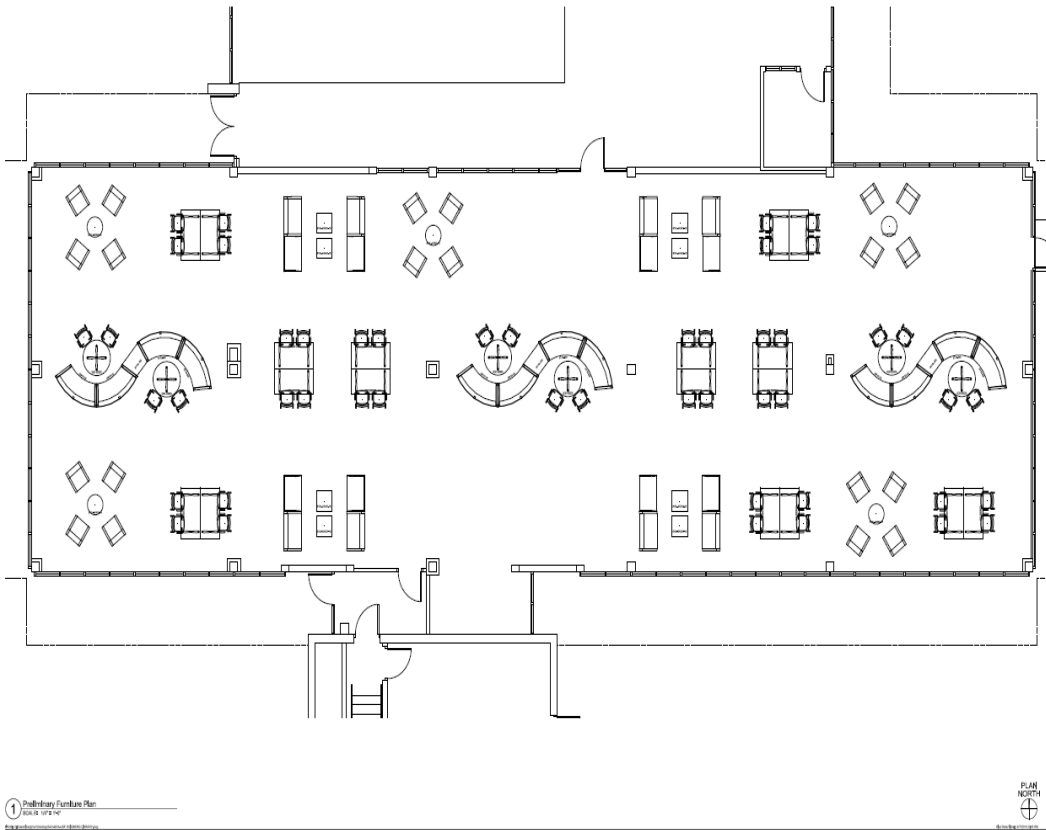


# USF – Health Facilities Planning and Construction

## 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



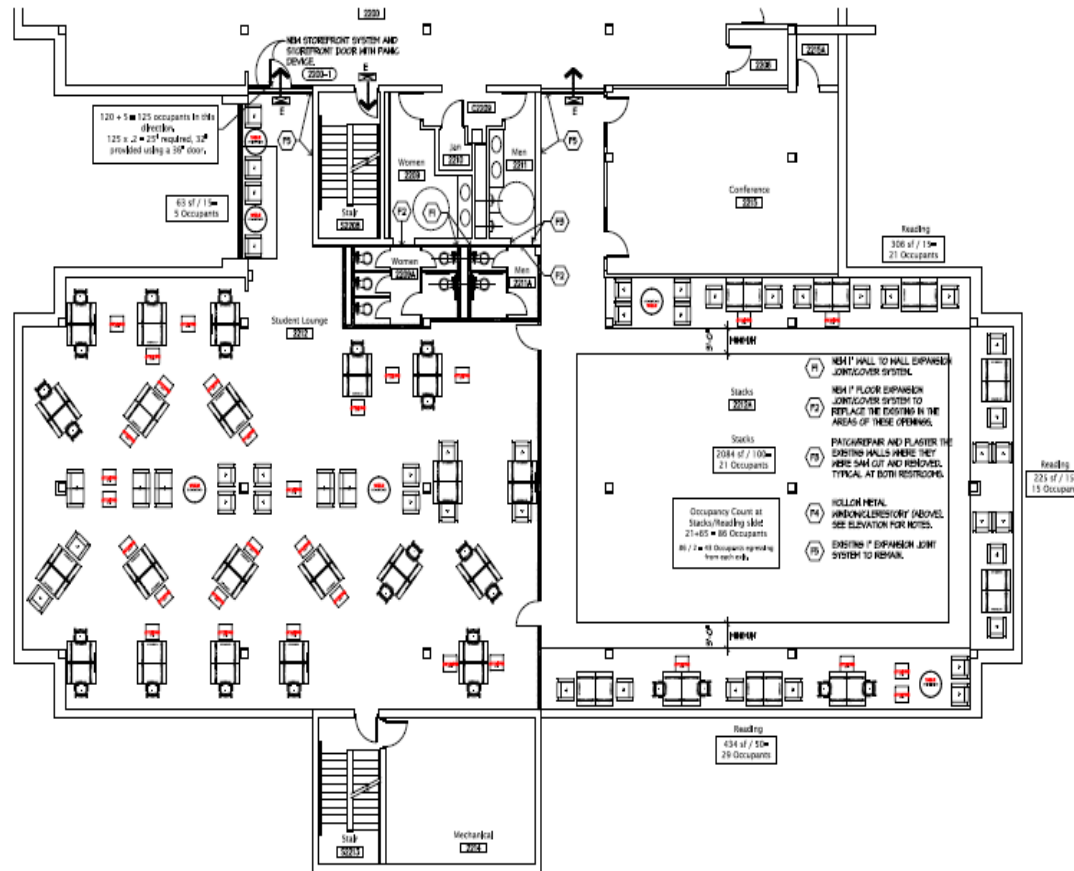
Library Facility Proposed First Floor Plan Layout

# 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 quiet 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

PLAN  
NO. 02



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## USF – Health Facilities Planning and Construction

### HSC Library Facility Quiet Study Space – Project Manager: Kemi Ogunsanwo



# 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

4/20/2015 Pictures Show Refurbished Lobby Areas



# USF – Health Facilities Planning and Construction

## Repair Basement Level Ground Water Leaks

Project Mgr: Shane Ross



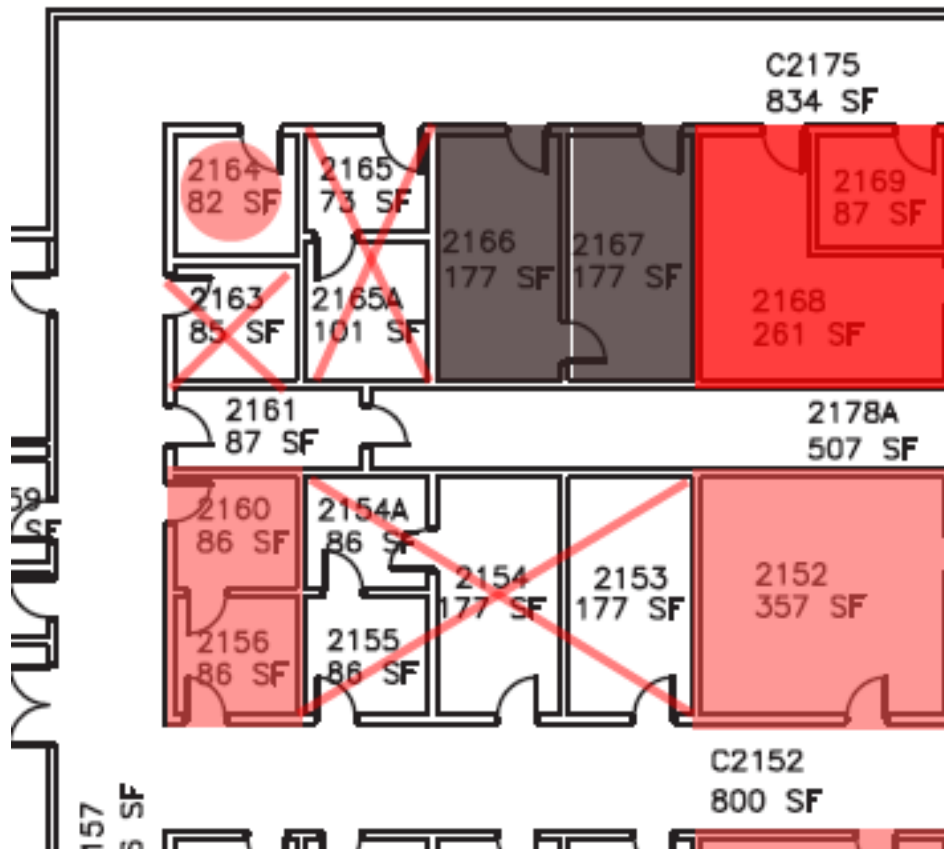
- **Scope:** Correct ground water leakage problem in basement level of facility.
- **Status:** Construction Complete
- **Cost:** \$25,000.00
- **Funding Source:** Department & HSC CF



# USF – Health Facilities Planning and Construction

## MDC Reconfigure/Renovate Pathology Dept Office Area

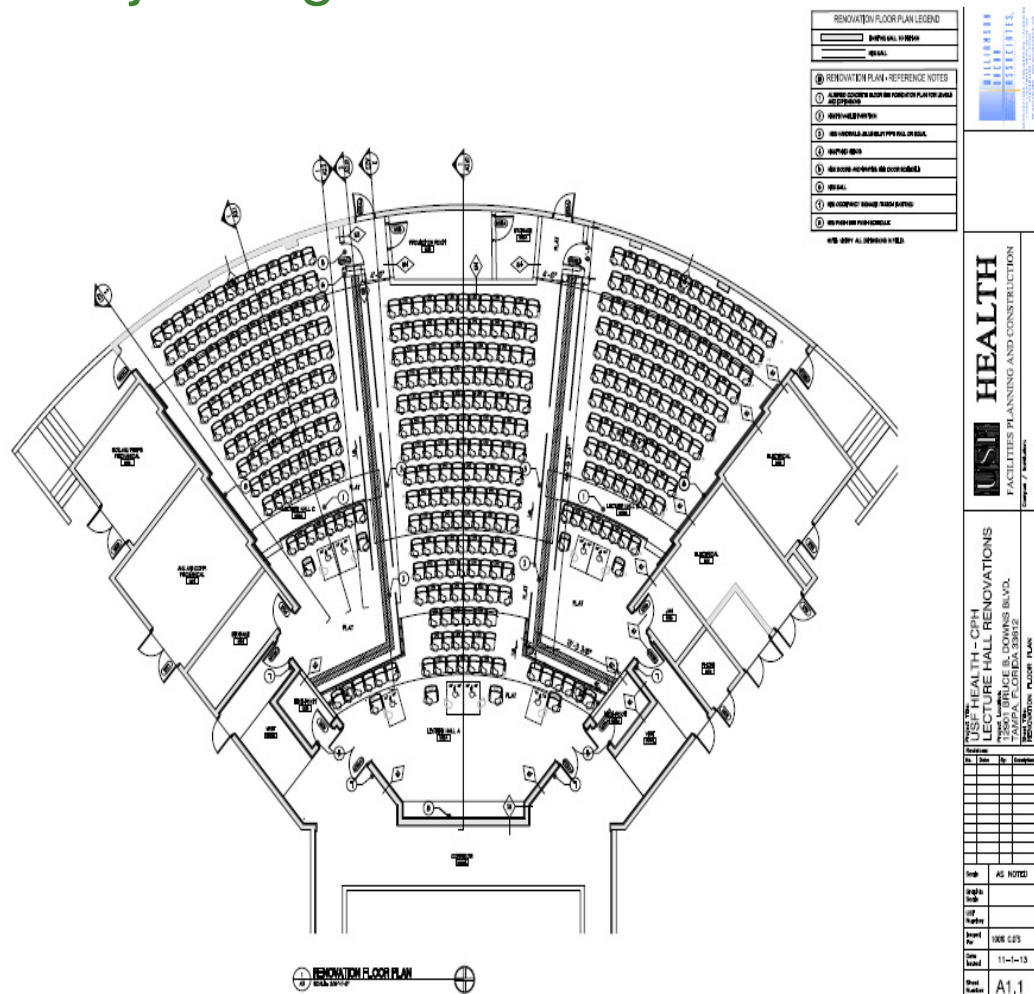
Project Mgr: Shane Ross



- **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/Stam Douglas



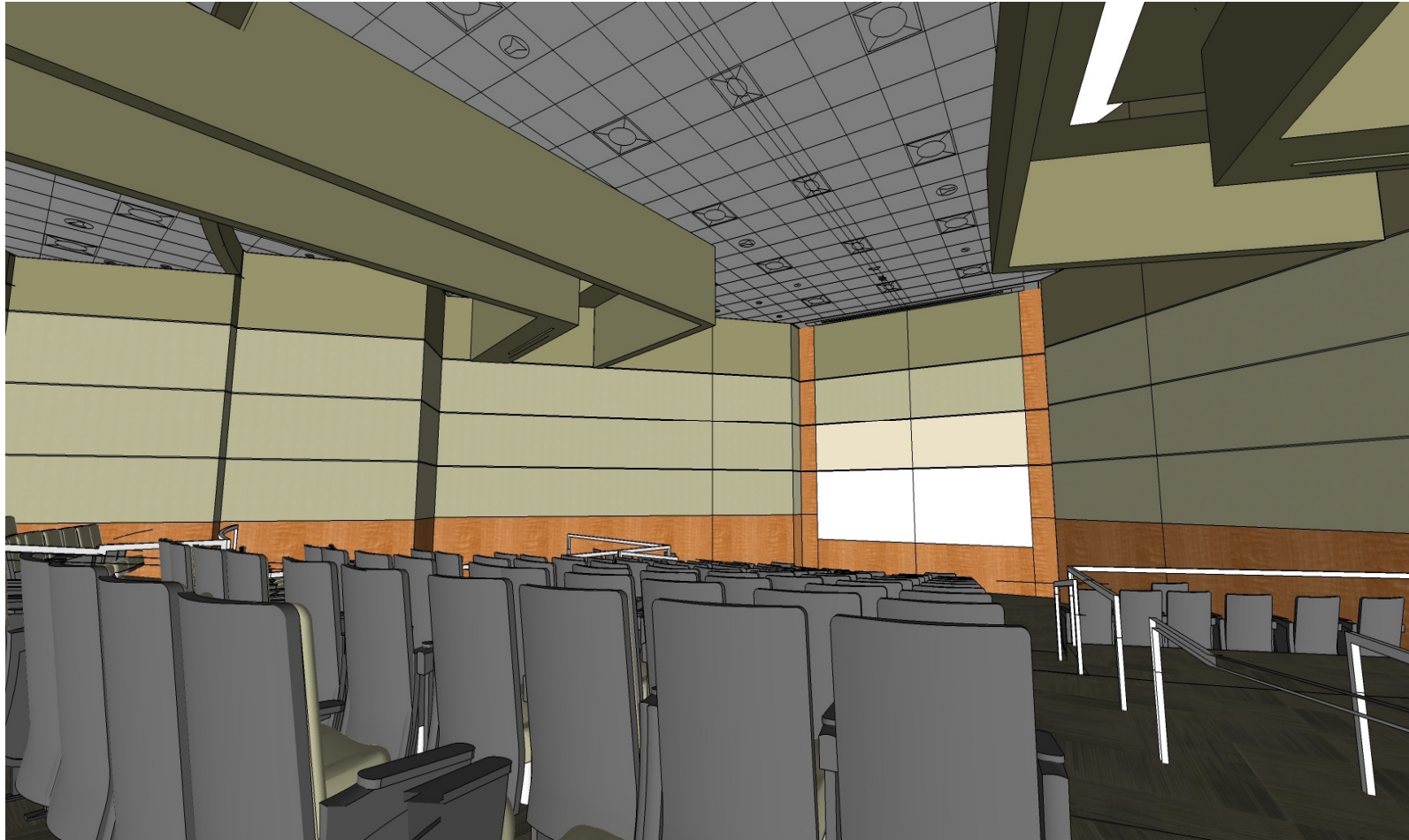
- **Scope:** Renovation work involved removing fixed walls in COPH main auditorium...unifying the 3 sections, creating a large lecture venue, building in motorized movable partitions for flexibility.
- **Status:** Construction Complete
- **Cost:** \$2.1M
- **Funding Source:** COPH

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# USF – Health Facilities Planning and Construction

## COPH Reconfigure & Upgrade Large Lecture Hall

Project Mgrs: Shane Ross/Stan Douglas





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## **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

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## **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

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Picture Shows Converted Equipment Rooms

# USF – Health Facilities Planning and Construction

## HSC Rotunda Quiet Study Furniture

Project Managers: Shane Ross/Stam 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

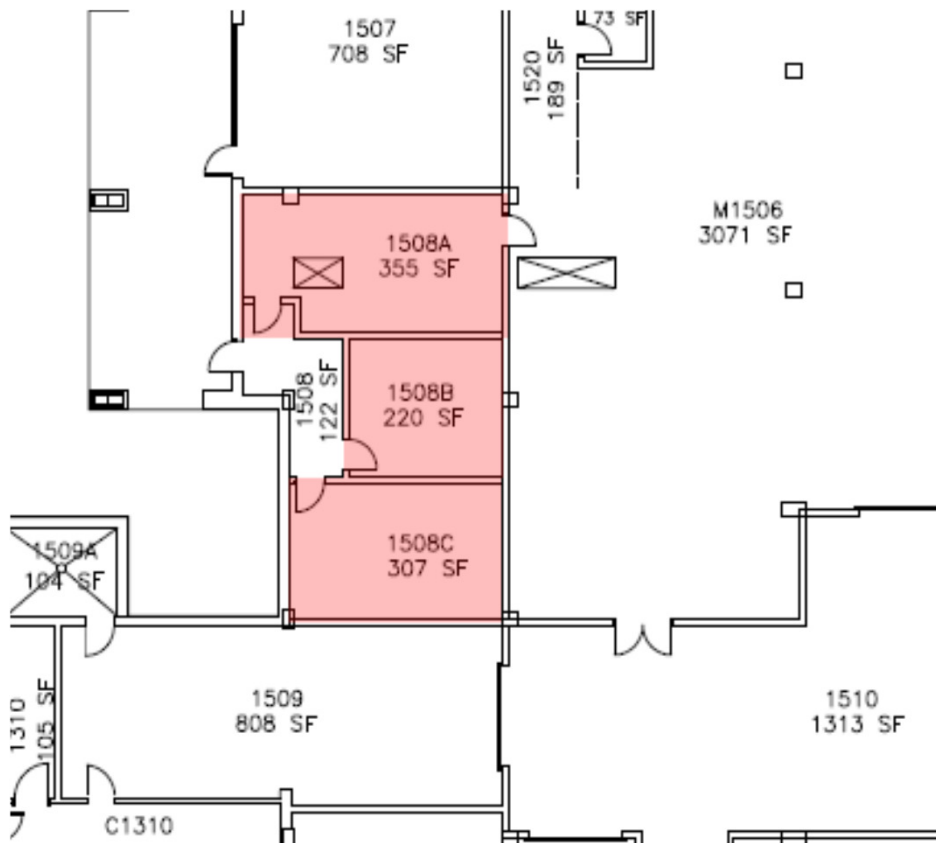
Picture Shows Furniture in Place



# USF – Health Facilities Planning and Construction

## MDC Reconfigure/Modify Rooms 1508A/B/C

Project Mgr: Shane Ross



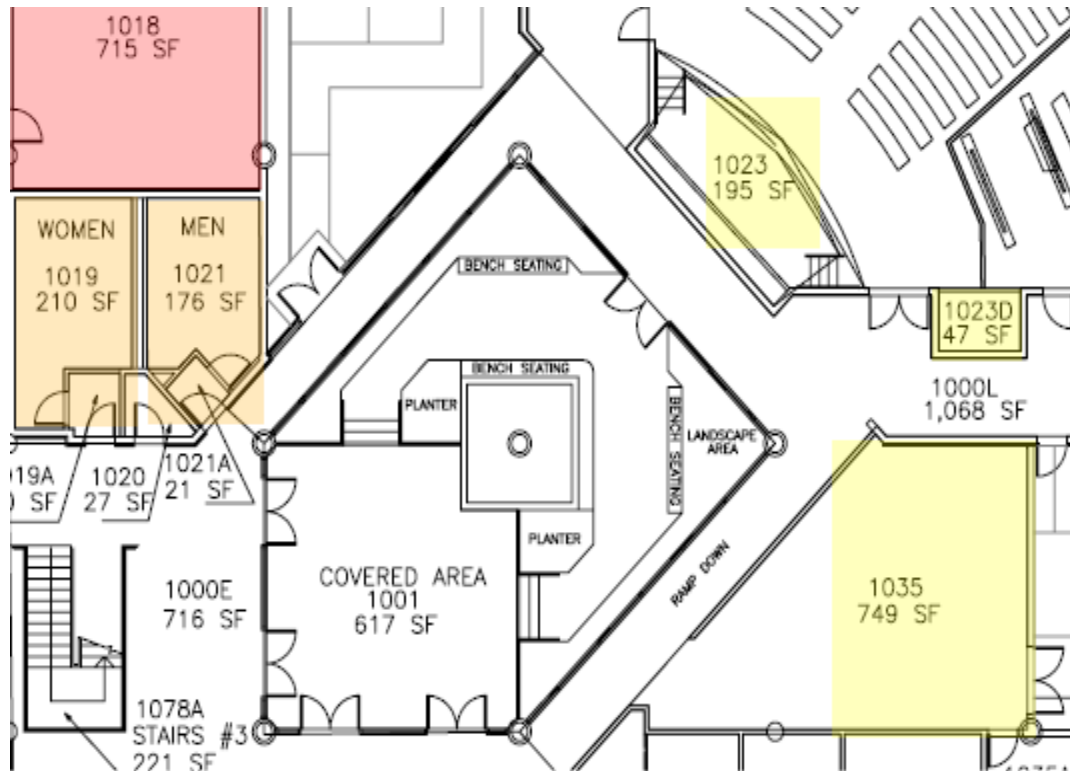
- **Scope:** Project involved modifying several rooms on 1st floor of the MDC Phase III complex to accommodate OEA CACL Program.
- **Status:** Construction Complete
- **Cost:** \$16,000.00
- **Funding Source:** Dept Funding

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

# 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

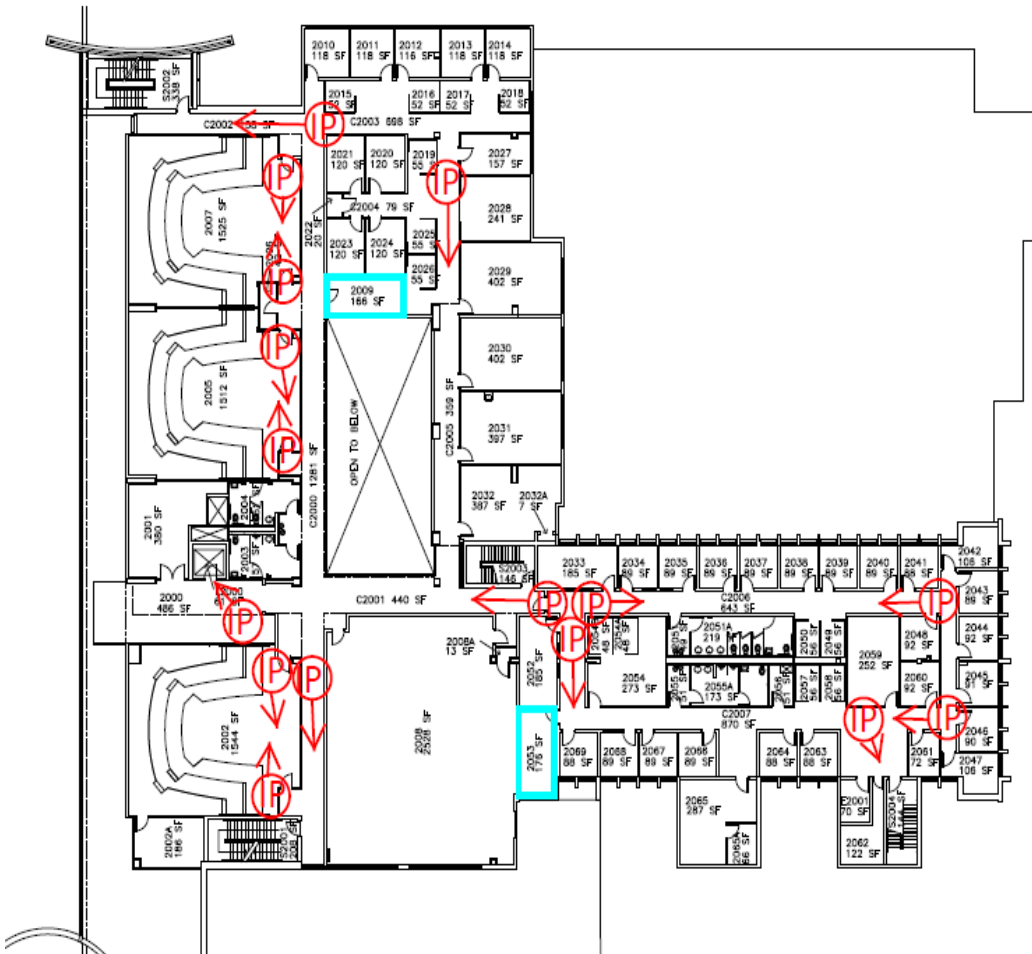


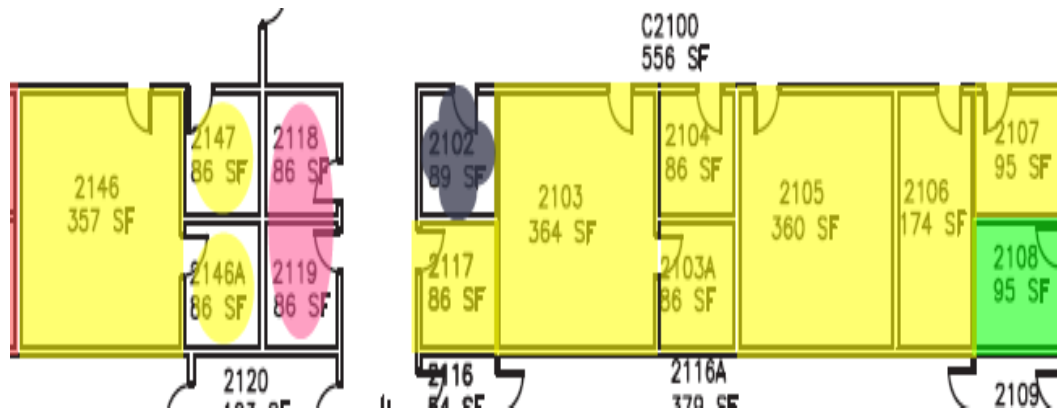
Diagram Shows new IP Camera Locations on 2<sup>nd</sup> Floor Plan in Nursing Facility



# USF – Health Facilities Planning and Construction

## MDC Renovate/Refurbish Senior VP Research Lab Spaces

Project Mgr: Maher Oueini

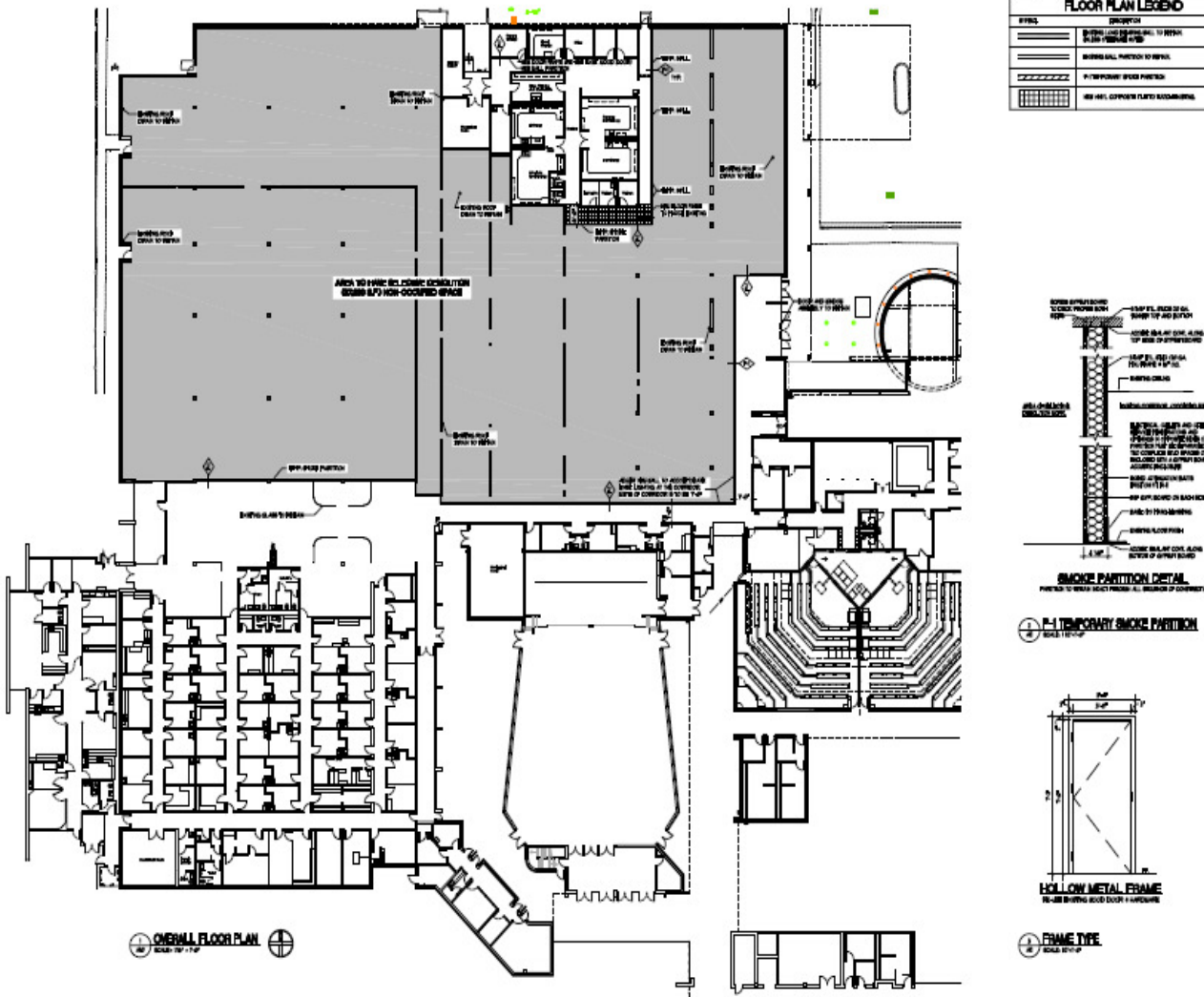


- **Scope:** Project involved renovating office and lab spaces on 2<sup>nd</sup> floor of the MDC Phase II complex.
- **Status:** Construction Complete
- **Cost:** \$124,000
- **Funding Source:** CF Funding

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 4<sup>th</sup> 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 5<sup>th</sup> Floor Lab Space

Project Mgrs: Shane Ross/Stam Douglas



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

- **Status:** Construction Complete

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

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



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**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 😊**