



**DAVIE CAMPUS
FAU / UF JOINT USE FACILITY
BT- 624**

**PRINTED FOR FINAL
APPROVAL AND SIGNATURES
MARCH 16, 2007**

**(AFTER REVIEW OF FEBRUARY 14, 2007 FINAL DRAFT
BY COMMITTEE MEMBERS AND UF/IFAS)**



**DAVIE CAMPUS
FAU / UF JOINT USE FACILITY
BT- 624**

FLORIDA ATLANTIC UNIVERSITY
DAVIE, FLORIDA

PREPARED IN ACCORDANCE WITH
AVP POLICY AND PROCEDURE #2
PROGRAM DEVELOPMENT

PRINTED FOR APPROVAL AND SIGNATURES

MARCH 16, 2007

(AFTER REVIEW OF FEB 14, 2007 FINAL DRAFT
BY COMMITTEE MEMBERS AND UF/IFAS)

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Florida Atlantic University
FACILITIES PROGRAM

III. SIGNATURE SHEET

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Florida Atlantic University
FACILITIES PROGRAM

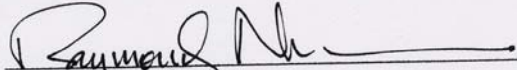
PREPARED BY:

Robert Richman, University Planner

REVIEWED AND APPROVED:

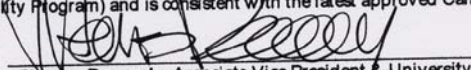
FACILITIES PLANNING:

This is to certify that this document has been reviewed for project schedule, budget and code requirements.


Raymond Nelson, Director


ASSOCIATE VICE PRESIDENT, OFFICE OF THE UNIVERSITY ARCHITECT:

This is to certify that this document meets the intent of the University Architect's AVP Policy and Procedure #2 (Development of Facility Program) and is consistent with the latest approved Campus Master Plan.


Thomas Donaudy, Associate Vice President & University Architect

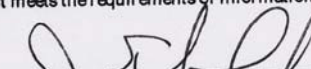
JOINT USE PARTNER UF/IFAS:

This is to certify that this document has been reviewed by UF/IFAS.


Joseph Joyce, Associate Vice President, UF/IFAS

INFORMATION RESOURCE MANAGEMENT:

This is to certify that this document meets the requirements of Information Resource Management.


Jeffrey Schilit, Associate Provost

PROGRAM COMMITTEE:

This is to certify that this document contains the recommendations of the Program Committee.


Phyllis Bekko, Assistant Vice President, Broward Campuses

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CAMPUS VICE PRESIDENT:

This is to certify that I agree with the recommendations of the Program Committee and the program requirements herein.

Joyanne Stephens
Joyanne Stephens, Vice President, Broward Campuses

DIVISION OF ACADEMIC AFFAIRS:

This is to certify that this document meets the requirements of the Office of Academic Affairs.

John Pritchett
John Pritchett, University Provost & Chief Academic Officer

DIVISION OF FINANCIAL AFFAIRS:

This is to certify that this document meets the requirements of the Division of Financial Affairs.

Kenneth Jessell
Kenneth Jessell, Vice President for Financial Affairs

OFFICE OF THE ASSOCIATE VICE PRESIDENT & UNIVERSITY ARCHITECT:

This is to certify that this document meets the needs of Florida Atlantic University that it is in conformance with all applicable requirements, and is hereby recommended to the President.

Thomas Donaudy
Thomas Donaudy, Interim Vice President & University Architect

FLORIDA ATLANTIC UNIVERSITY:

This is to certify that this document has been reviewed by the administrative leadership at Florida Atlantic University and that the material contained herein is forwarded with the President's approval and recommendation.

Frank T. Brogan
Frank T. Brogan, President

5/17/07
Date

A. PROJECT HISTORY AND GENERAL DESCRIPTION

In 1990, Florida Atlantic University tackled the challenge given by the legislative delegation and the state Board of Regents to assure accessibility to quality university education in Broward County. The strategy to provide Broward citizens better access to comprehensive university programs consisted of the concentrated expansion of academic programs and physical facilities, sustained academic excellence in a critical mass of undergraduate and graduate programs, innovative community partnerships, and creative initiatives in research and technology. Fifteen years later, the success of FAU's strategy is widely acknowledged throughout the state, as manifested by increasing numbers of degree programs, resident faculty members, students, and university buildings located at four sites in Broward County.

Each Broward location has its own unique character and emphases. FAU at Davie is FAU's largest partner campus, predominantly undergraduate, offering more than forty-five, 2+2 degree programs with Broward Community College. FAU at Fort Lauderdale-Downtown, an urban setting, has a strong blend of programs - graduate programs for urban professionals and undergraduate and graduate programs in the creative industries. SeaTech, FAU at Dania Beach, hosts Ocean Engineering Research and graduate education.

Over 50 undergraduate and graduate degree programs are offered in Broward County, representing a nearly 100% increase since 1990 on the undergraduate level and more than 250% increase on the graduate level. The number of FAU Broward students has grown from 2,340 in 1990 to 6,746 in fall 2005.

Complementing the academic curriculum, a full range of student support services is provided for Davie-based students. These include offices for registration, admission, financial aid, counseling, career development, disability services, food service, bookstore, student activities, and health services. A joint day care center with BCC opened in summer 2002 on the Davie Campus. Student satisfaction with these services is high. Unlike a traditional branch teaching location, the Davie Campus provides full-service. The following programs require new space:

College of Science Expansion

In response to increasing student demand and the opportunity to work with the U.S. Geological Survey scientists on site for the \$9 billion Everglades restoration, the college needs to have additional space on the Davie campus. The following new or expanded programs are planned: re-establishment of a Geo-science presence with an environmental emphasis to complement the overall environment program, expansion of Biology/Environmental Sciences MS program, expansion of Environmental Chemistry offerings, and growth in Psychology as Quantitative Methods is developed as an emphasis area in Davie.

The proposed facility will comprise research laboratories, lab support space and office space for the FAU College of Science. In addition, the facility will comprise research and support space for UF / IFAS, office space for the FAU College of Arts and Letters, and a compliment of state- of-the-art classrooms.

B. DESIGN OBJECTIVES

The overall design objective for this project is to develop a facility and campus, which provides an environment for the students to interact, socialize and conduct programs to enhance their experience on the FAU Davie Campus. The new facility shall be compatible with the existing east campus framework and reflect and strengthen the Davie Campus Master Plan.

1. LANDSCAPING AND EXTERIOR LIGHTING

Landscaping and exterior lighting shall be incorporated into the design for function, aesthetics, security and safety. Lighting and security shall be furnished to connect the proposed building with the parking areas of the site. Design of site fencing will be required around some of the perimeter areas for security.

2. WALKWAYS AND PEDESTRIAN TRAFIC

The project shall include walkways and plazas, adequate for initiating a Master Plan to integrate the building into the west campus as well as making an inviting connection to the East Campus. The University will work with the Town of Davie to plan for development on either side of College Avenue, as well as traffic calming devices for the safe crossing. Other walkways shall be supplied as required and shall be adequately illuminated.

3. VEHICULAR TRAFFIC

Separation of vehicular and pedestrian traffic is of utmost importance. The safety of pedestrian circulation should be a first priority. Second priority is the development of parking areas with access from the perimeter and access for service vehicles, necessary to maintain the building and the grounds.

4. DESIGN FOR FUTURE EXPANSION AND RENOVATION

Within the program and budget constraints, the site and building will be designed to allow flexibility for future program growth and change. The useable life of the facility shall be extended by incorporating features for remodeling and expansion designed to reduce future renovation costs.

5. CONTEXTUAL SITE AND BUILDING DESIGN

Site and Building design shall emphasize the design of the total campus entity rather than the individual buildings. While each building is required to be designed as an appropriate response to its particular program, budget and site requirements, it must also be compatible

with the existing fabric of the campus and, in the case of the west campus, compatible with the master plan.

6. HISTORICAL RESOURCES

All capital improvement projects must comply with the Division of Historical Resources.

7. UNIFYING EXTERIOR TREATMENT THROUGH USE OF BRICK

The use of brick for a major portion of the exterior finish is desired in order to serve as the primary visual element consistently used in unifying all campus facilities to form a unified University entity.

8. SUSTAINABLE DESIGN, GREEN ARCHITECTURE AND RECYCLING

The University promotes environmental quality and resource conservation through sustainable design, green architecture and recycling in its planning and development. This project will be designed and built to at least the U. S. Green Building Council's LEED Silver standard or equivalent.

9. CONNECTIVITY

The design shall provide for the connectivity to essential voice data and life-safety reporting systems between the east and west campuses. Wireless connectivity within the buildings is required.

10. PROJECT BUDGET

The University expects the architect to develop design and contract documents which will be consistent with the established project budget. This obligation is mandatory. The architect shall work with the University's construction management consultant to prepare a cost breakdown at each stage of the project design. If these estimates exceed the budget at any stage, the architect will work with the university to modify the construction documents or the program to conform to the budget at no additional costs to the University. However, the design may not vary from the program or may the program be modified without University approval.

C. CONSTRUCTION DELIVERY METHOD

The University anticipates the utilization of a construction manager for this project. The construction sequencing is critical to minimize disruption of campus services and the relocation of parking areas. Prior to the start of construction the CM shall provide a mobilization plan to the University, for its approval in regard to these issues.

The size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor in order to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process, with continuity of construction management through both design and construction phases.

A. STATE UNIVERSITY SYSTEM OF FLORIDA MASTER PLAN

The proposed program for this project is consistent with the goals and objectives of the Davie Campus Master Plan, now pending adoption by the FAU Board of Trustees.

B. ACADEMIC PROGRAM REVIEWS

Space assigned in this building will be used to support all academic programs offered on this campus.

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

Not Applicable

C. JUSTIFICATIONS

Not Applicable

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VI. SPACE NEEDS ASSESSMENT BT-624 DAVIE CAMPUS JOINT USE FACILITY

A. FACILITY DEFICIENCIES

The campus requires this space in order to carry out the mission of the University. There is insufficient office, laboratory and classroom space on the Davie campus for the greatly expanded programs offered. In addition, there was little planning for research laboratories in the original campus teaching plan.

B. ALTERNATIVE SOLUTIONS

Not Applicable

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

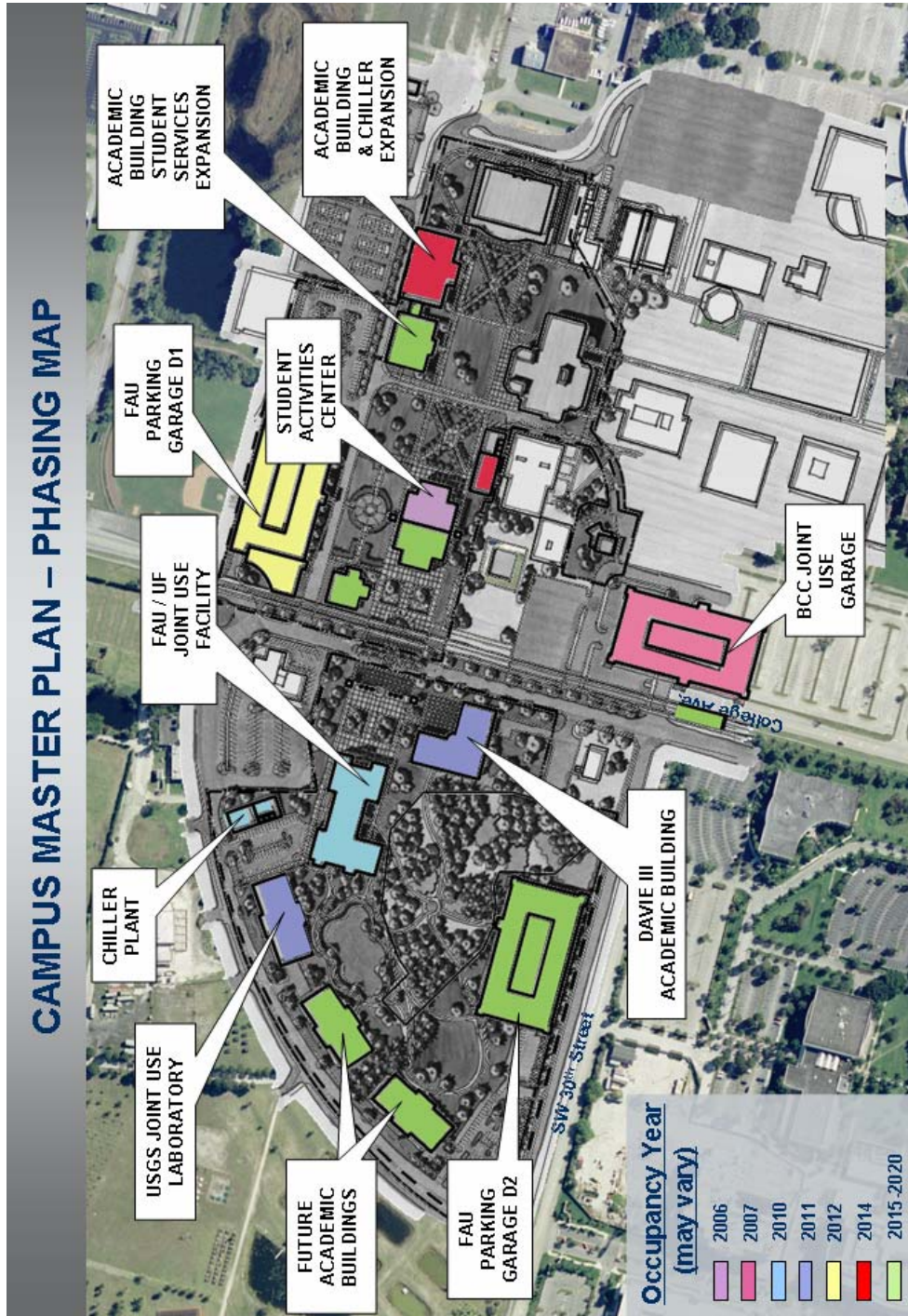
The State Requirements for Educational Facilities Chapter 6, Section 6.1, Size of Spaces and Occupant Criteria Table was utilized as a guide in the development of this program. The resulting detailed Space Program is included in Section IX

D. PROJECT AND SURVEY RECOMMENDATIONS

Not Applicable

A. THE ADOPTED CAMPUS MASTER PLAN

The proposed project is consistent with the goals and objectives of the proposed Davie Campus Master Plan, currently being reviewed for adoption.



A. SITE CONDITIONS

1. SITE TOPOGRAPHY (CM-N-04.00-09/97 B.1)

The site is a level green field site, with scattered existing UF/IFAS Structures which must be relocated.

2. STORM DRAINAGE (CM-N-04.00-09/97 B.2)

The site (the recently acquired FAU west Campus) will require permitting with the South Florida Water Management District (SFWMD) and the Central Broward Water Control District (CBWCD). If required, the architect will be directed to provide attenuation strategy for storm water management on site. Refer to Section X, Utilities Impact Analysis for site maps and preliminary site storm water system.

3. VEHICULAR AND PEDESTRIAN CIRCULATION (CM-N-04.00-09/97 B.3)

Vehicular, pedestrian and service circulation to the site will require study by the selected design consultant.

4. SITE VEGETATION (CM-N-04.00-09/97 B.4)

Site vegetation consists of a mixture of native low and medium growth natural vegetation and some vegetation planted by UF/IFAS. The university will adhere to its policy of replanting and replacing any trees or shrubbery that are removed or damaged due to new construction, and the architect shall recommend additional improvements in his design. It is expected that landscaping will play an important role in enhancing the structure as well as shielding the required service area from view.

5. ARCHAEOLOGICAL HISTORY (CM-N-04.00-09/97 B.5)

There is no known archeological history on this site.

6. EXISTING UTILITY LOCATIONS (CM-N-04.00-09/97 B.6)

Refer to Section X, Utility Impact Analysis for utility maps and descriptions of proposed site utilities, as shown in the Davie Master Plan.

7. ARCHITECTURAL SIGNIFICANCE OF ADJACENT STRUCTURES (CM-N-04.00-09/97 B.7)

The building design is to compliment the existing scale and architectural vocabulary of the surrounding structures on the East Campus as well as those depicted in the Master Plan.

8. UNUSUAL SITE CONDITIONS (CM-N-04.00-09/97 B.8)

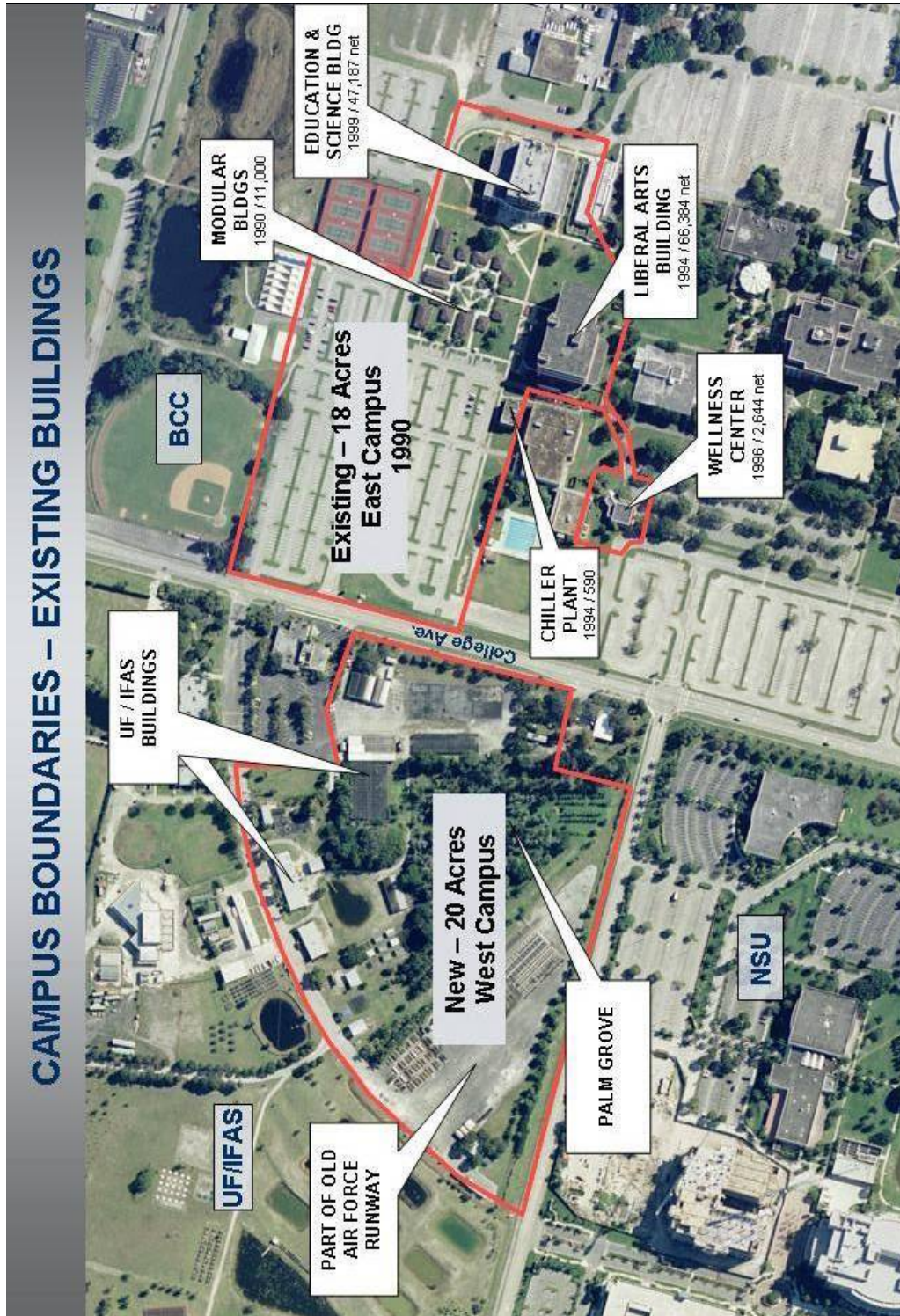
There is an existing Palm Grove on the site that must remain intact and undisturbed by this project.

9. DIRECTION OF PREVAILING WINDS (CM-N-04.00-09/97 B.9)

There is no University wide study of the prevailing wind patterns. Generally the wind patterns vary seasonally reflecting the global patterns associated with the summer tropic air currents from the southeast and winter arctic winds from northwest. More importantly, the Architect must study the effect of microclimate created by existing tree canopy and site conditions (in addition to the relationship to adjacent building exhaust, fresh air intake and vehicular traffic patterns) in siting the building and in designing for views and HAVC/MEP systems.

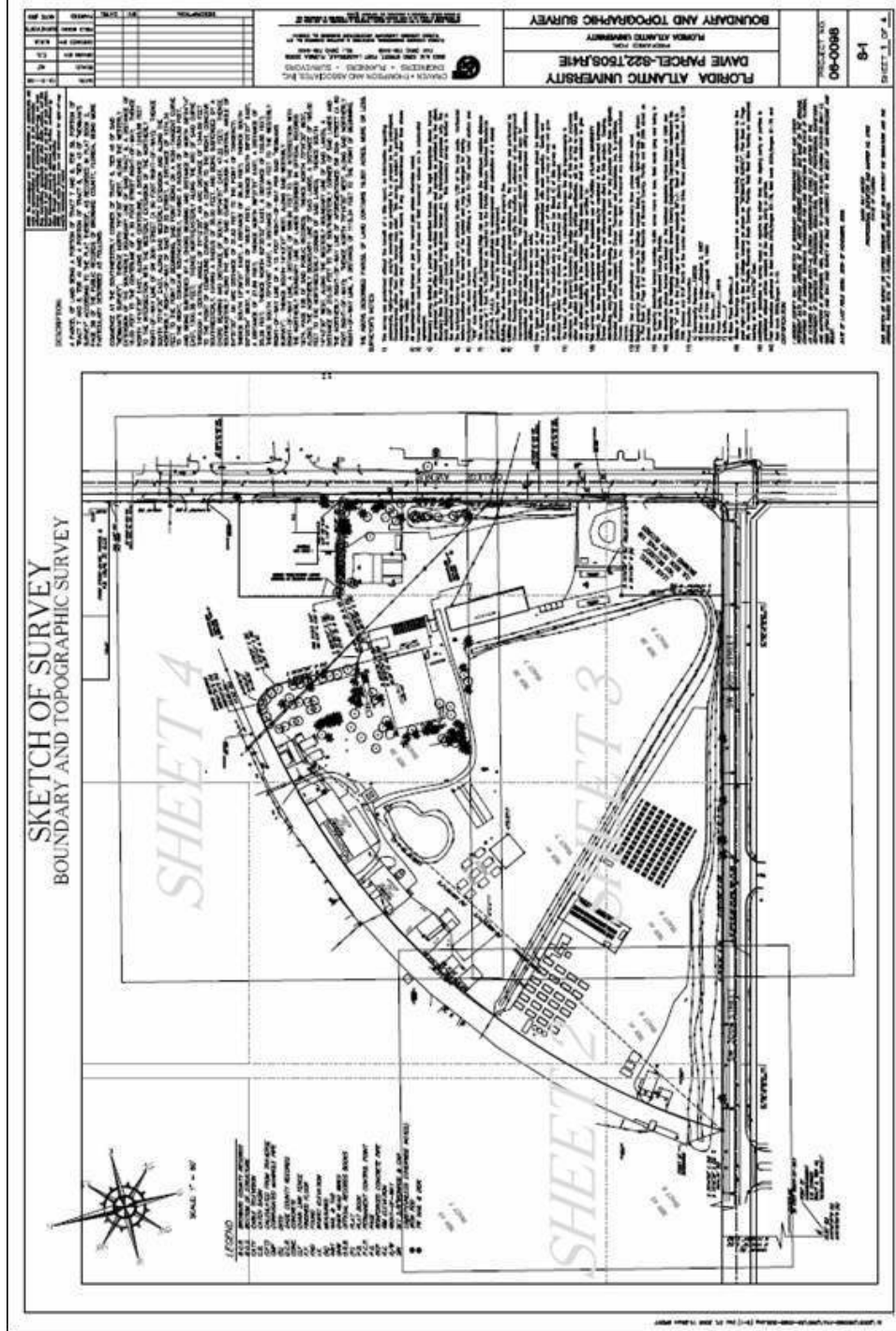
B. CAMPUS MAP & SITE MAPS

The following is an aerial photo of the existing Davie Campus.



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The following is a sketch of the boundary survey, completed December 7, 2006, of the transferred UF/IFAS land, now part of the FAU Davie Campus. This drawing is greatly reduced from its original, and may not be fully discernable here. The original is available for information at the office of the University Architect at the Boca Raton Campus. See Appendix for entire survey and report.



A. PROGRAM AREA TABLE

The following program is to be verified with the respective user departments upon the start of design by the selected AE Team. The program is intended to provide for a completely functional facility. Accordingly, the design team shall provide for all that is reasonably inferred as needed for such a facility, even if not specifically indicated in the program.

College of Science - Laboratory, Support and Office Space						
Faculty	Office	Grad Office's	Res Lab	Support lab	Totals	
Biology						
John Volin	120	120	750	250	1,240	
Jay Lyons	120	120	750	250	1,240	
Nw adiuto Esiobu	120	120	750	250	1,240	
John Baldwin	120	120	750	250	1,240	
James Kumi-Diaka	120	120	750	250	1,240	
Colin Hughes	120	120	750	250	1,240	
Nathan Dorn	120	120	750	250	1,240	
Eric Noonburg	120	120	750	250	1,240	
New Hire	120	120	750	250	1,240	
New Hire	120	120	750	250	1,240	
New Hire	120	120	750	250	1,240	
Geoscience						
New Hire	120	120	750	250	1,240	
New Hire	120	120	750	250	1,240	
New Hire	120	120	750	250	1,240	
	Qu	Size each			Totals	
Other Support Space						
Cold room(s)	2	100			200	
Environmental room	1	200			200	
Hazardous Storage	1	200			200	
General storage	1	200			200	
Conference room	1	600			600	
Seminar rooms (2)	1	800			800	
General Science Office Space						
Dept Reception /Secr	1	300			300	
Secretarial (2)	2	100			200	
Work/File/fax/print area	1	200			200	
Sm Conference Room (8-12)	1	300			300	
Chair's Office	1	200			200	
General Storage	1	200			200	
Equipment Storage & Repair	1	200			200	
Loading Dock & Detrash	1	750			750	
Special Use Conference Room	1	1200			1,200	
Misc. Maintenance	1	90			90	
CES	Faculty/Staff (15)	15	120		1,800	
					Subtotal College of Science	25,000

Note: The loading dock area shall be designed to serve the entire building. Include one IRM closet per floor (approximately 8x10 ft). Include covered golf cart storage area for 6 carts with charging outlets.

Program is continued...

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College of Arts and Letters Office Space					
	Associate Dean Office	1	200		200
	Communication faculty offices	4	120		480
	English faculty offices	6	120		720
	History faculty offices	2	120		240
	Political Science faculty offices	3	120		360
	Sociology faculty offices	5	120		600
	Communication travel/adjunct (7	1	120		120
	English traveling or adj. offices (8	1	120		120
	History, Art, Women's Study &	1	120		120
	Political Science travel/adjunct (6	1	120		120
	Sociology traveling/adjunct (4	1	120		120
	Advising offices and reception	3	120		360
	Clerical support offices/w orksp.	1	120		120
	College administrative shared	2	120		240
	Conference rooms	1	300		300
	College work room	1	120		120
	Closets or storage space	4	120		480
	Misc Maintenance & Support	1	180		180
	Subtotal College of Arts and Letters				5,000
General Classrooms					
	80 Seat Classroom	1	1800		1,800
	45 Seat Classroom	5	1000		5,000
	Unallocated Space TBD	1	1200		1,200
					-
	Subtotal General Classrooms				8,000
				TOTAL NSF - FAU	38,000
UF / IFAS Laboratory, Support and Office Space					
	Faculty/ staff Offices	12	150		1,800
	Office Suite	1	250		250
	Computer Lab	1	1200		1,200
	Wildlife Computer Lab	1	350		350
	Computer Lab Office	1	150		150
	Research Lab- Termite/Urban Ento	3	800		2,400
	Research Lab- Plant Entomology	1	800		800
	Research Lab- Nematology	1	800		800
	Research Lab- Wildlife	1	1200		1,200
	Lab Support Room- fume hood roo	2	200		400
	Lab Support Room- equipment roo	2	200		400
	Lab Support Room- insect collect	1	200		200
	Lab Support Room- insect rearing	1	200		200
	Graduate Student Room	1	1100		1,100
	Conference/Classroom	1	500		500
	Mailroom/Copy Room	1	150		150
	Telecom/Data Room	1	100		100
	Subtotal UF/IFAS				12,000
				TOTAL NET AREA	50,000
				TOTAL GROSS AREA	75,000

NOTE: By allowing a gross factor of 1.5, it is expected that a significant lobby space with security desk, and other smaller incidental spaces be accommodated into the building design for student interaction, study and gathering.

End of program area requirements.

B. OTHER PROGRAM ISSUES

The following important issues are to be considered by the design team. Many requirements are repeated in more detail in the FAU Cost Containment Guidelines and Professional Services Guidelines that are available for viewing at <http://wise.fau.edu/facilities/uavp/>. The design team is encourage to become familiar with these documents.

- 1) The building and HVAC systems shall be designed for incremental expansion in the future. More information shall be supplied by the University during the design phase.
- 2) As the site is relatively flat, the building site shall be designed to assure positive drainage away from the building.
- 3) Some fencing may be required near the site perimeter or to separate or protect adjacent facilities and/or the palm grove area. The extent will be decided during the design phase.
- 4) The design team along with FAU and IFAS science personnel will program the specific laboratory outfitting and equipment requirements of each laboratory. The design team will establish the power and other utility requirements for the laboratories and the laboratory equipment, including equipment that will be supplied by the owners.
- 5) Telephone and data services shall be provided in accordance with the standards specified in Section XI of this program.
- 6) Provide meters, according to FAU standards and guidelines, for all utilities serving the building.
- 7) Provide for doorbells to the lobby guard desk and the service loading dock area.
- 8) The building and paved site areas shall be completely accessible in strict accordance with the Americans with Disabilities Act and all other pertinent codes. This will be the sole responsibility of the design team.
- 9) Provide an emergency generator (with lockable screened fence or wall) for a minimum of all life safety functions and the fume hoods and HVAC systems within the laboratories. Additional capacity to be provided as directed by the University.
- 10) Provide lightning protection per University standards.
- 11) Energy efficient systems and lighting shall be used to the greatest extent possible, in accordance with University standards.
- 12) Provide for screened trash storage area for recycling, etc.
- 13) Provide for the covered outdoor storage and charging of up to 6 golf carts.
- 14) Provide card readers at all entrances. Provide conduit and J-boxes, as required to all exterior doors for monitoring door status and automatic locking from a central police location.

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- 15) Provide for voice and data connectivity to the existing campus backbone in Modular C. The actual number of conduits will be determined during the design phase.
- 16) Provide for connectivity to the existing campus energy management system and life safety systems.
- 17) The building shall have 100% sprinkler protection.
- 18) Provide surge protection for the entire building.
- 19) Provide wireless capability for the entire building and all outdoor activity areas, including plazas.
- 20) It is anticipated that off site utility connections may be required for this project.
- 21) Provide for a parking area for approximately 80 to 100 cars. More parking capacity may be provided on the existing apron at the south end of the site. The design shall master plan parking expansion areas.
- 22) All of the above special considerations are to be provided for and included in the selected AE's design fee proposal.

C. FAU / UF AGREEMENTS

FAU and UF / IFAS have reached agreement on the following issues:

- 1) Regarding the land areas to be used for this project, in consideration for the full availability and use of Areas I and III (as shown on Exhibit D of the agreement signed 10/11/04) and toward the costs of demolition and building replacement facilities for the structures on those areas, FAU will compensate UF/IFAS the replacement amounts shown in Exhibit D, ~~less the amount for Building 5029 (destroyed by hurricane & UF compensated by FEMA)~~. An estimate of this amount is included in Section 15 Budget under 2a. Land Acquisition/Relocation Costs.
- 2) Per item 1 above, Area III will be made available for use by FAU for parking and access to the site (areas I and III).
- 3) FAU will have first scheduling opportunities for any classroom built in this facility in light of the fact that FAU would not be realizing the full 100,000 nsf, as included in the CIP. Subsequent to FAU scheduling of any classrooms, IFAS would have use of classroom space, if available, for science.
- 4) FAU will have access to the site from the UF/ IFAS road along the north edge of the site for construction vehicles, and after construction as required for service or modifications to the building.

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- 5) UF / IFAS will designate a person to be included on the recommendation committee for both the A/E and CM selection process. The remainder of the selection committee will be in accordance with FAU Policy and Procedure AVP#5 and AVP#8.
- 6) The Design will provide a minimum of two (2) - 4" conduits installed with inner duct from IFAS existing building # 5001 to the telecom/data room in the new building.
- 7) UF/IFAS and FAU have further clarified these agreements through subsequent review of the facility program, with comments and response to comments in an email that is now included in the appendix of this program. The program estimate has been updated to reflect the resulting revision. See FAU/UF/IFAS Correspondence included in the appendix.

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C. SPACE DESCRIPTION FORM

The following are samples only. The selected AE will complete space description forms for each unique space type upon completion of the conceptual design. The AE will complete more detailed requirement sheets on laboratory and lab support spaces. SAMPLE:

SPACE:	AUDITORIUM		
DEPARTMENT:			
AREA:	Auditorium		
SPACE NAME:	Tiered Lecture Hall for 80 ppl		
DESCRIPTION / USE:	Large Assembly Lecture Hall		
SUS SPACE CATEGORY:	General Use - Assembly	ROOM USE CODE:	610
PERSONNEL ASSIGNED / MAX.:	80 People		
DIMENSION / AREA:	1800 NASF		
NUMBER REQUIRED:	See Program		
RELATIONSHIPS			
PRIMARY:	Main Lobby		
SECONDARY:	Projection control		
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet or carpet tile w/ vinyl base. Stepped/Tiered Floor		
WALLS:	Highly washable textured paint over gypsum board with sound absorptive treatment as required.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	Not required, but if provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location. Wireless Capabilities.		
ELECTRICAL:	Consider and Discuss power to each seat for laptop computers. Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	Ceiling mtd. computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	Consider fixed continuous tables, upholstered seating, lectern console (with fully integrated audio/video control and computer)		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Provide curved or horseshoe shape with stepped/sloped seating area.			
2. Fixed lectern console with equipment and integrated control panel built-in. Include lighting control.			
3. State of the art environment.			

SAMPLE:

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SPACE:	TIERED CLASSROOMS		
DEPARTMENT:			
AREA:	Classroom		
SPACE NAME:	Classroom		
DESCRIPTION / USE:	Class lectures and demonstrations		
SUS SPACE CATEGORY:	Classroom	ROOM USE CODE:	110
PERSONNEL ASSIGNED / MAX.:	Instructor 1 Person	Students 30-35 People	
DIMENSION / AREA:	900 NSF		
NUMBER REQUIRED:	See Program		
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet w/ vinyl base. Stepped/Tiered Floor		
WALLS:	Highly washable textured paint over gypsum Board with sound absorptive treatment as required.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	If provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location. Wireless capability.		
ELECTRICAL:	Power to each seat for laptop computers. Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide 4-inch conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	Separate upholstered seating – not attached to tables.		
EQUIPMENT (OWNER):	Ceiling mounted computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	Fixed continuous tables, at least 6” deeper than room COB-207, lectern console (with fully integrated audio/video control and computer)		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
<ol style="list-style-type: none"> 1. Provide stepped or sloped seating area. Explore Arc- shaped and U- shaped configurations. 2. Fiber optic and coaxial cable to computer room 3. Fixed lectern console with equipment and integrated control panel built-in. Include lighting control. 			

BT-624 DAVIE CAMPUS JOINT USE FACILITY

SAMPLE:

SPACE:	LEVEL CLASSROOMS		
DEPARTMENT:			
AREA:	Classroom		
SPACE NAME:	Classroom		
DESCRIPTION / USE:	Class lectures and demonstrations		
SUS SPACE CATEGORY:	Classroom-Large	ROOM USE CODE:	110
PERSONNEL ASSIGNED / MAX.:	Instructor Students 1 Person 30-35 People		
DIMENSION / AREA:	750 NSF		
NUMBER REQUIRED:	See Program.		
RELATIONSHIPS			
PRIMARY:	Other Classrooms and 6 Breakout Rooms (adjacent to classrooms)		
SECONDARY:	Note: Similar criteria in 6 Breakout Rooms		
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet or VT w/ vinyl base. Level Floor		
WALLS:	Highly washable textured paint over gypsum board with sound absorptive treatment as required. Moveable acoustic wall between classrooms for large events.		
CEILINGS:	Suspended acoustic tile or paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	If provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location and each Breakout Room. Wireless Capabilities.		
ELECTRICAL:	Power to each seat for laptop computers flush mounted to floor (if budget allows). Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide 4-inch conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer. Power and Data to each Breakout Room for 6-8 computers.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	Ceiling mounted computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	By Owner		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
<ol style="list-style-type: none"> 1. Fiber optic and coaxial cable to computer room 2. Moveable lectern console with equipment and integrated control panel built-in. 			

SAMPLE:

BT-624 DAVIE CAMPUS JOINT USE FACILITY

SPACE:	OFFICE SPACE		
DEPARTMENT:			
AREA:	Office		
SPACE NAME:	Apply to all office and office support space		
DESCRIPTION / USE:	Office		
SUS SPACE CATEGORY:	Office	ROOM USE CODE:	310
PERSONNEL ASSIGNED / MAX.:	Varies		
DIMENSION / AREA:	Varies		
NUMBER REQUIRED:	See program		
RELATIONSHIPS			
PRIMARY:	Other offices.		
SECONDARY:			
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet w/ vinyl base.		
WALLS:	Highly washable textured paint over gypsum board.		
CEILINGS:	Suspended acoustic tile.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	Desired for daylighting & view.		
LIGHTING:	Generally, recessed fluorescent lights with parabolic lens. Recessed down-lights may be used in special situations.		
ACOUSTICAL:	Acoustical treatment of walls & ceilings, extend partitions of Director Offices and conference rooms to the deck above w/ sound attenuating blanket.		
MECHANICAL CRITERIA			
HVAC:	Appropriate zoning per FAU Guidelines		
PLUMBING:	NA		
COMMUNICATIONS:	2 category 5 network ports. Telephone. Provide fiber optic cable as required. Wireless Capabilities.		
ELECTRICAL:	As required. Provide power at each telephone and computer outlet. Provide conditioned power and UPS backup.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	Executive Desk, Credenza, Executive Chair, Bookshelves, 2 side Chairs		
EQUIPMENT (OWNER):	Computer, Telephone		
FURNITURE (CONTRACTOR):	NA		
EQUIPMENT (CONTRACTOR):	All equipment Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Provide blinds or window shades, as required.			

SAMPLE:

SPACE:	LOBBY & PRE-FUNCTION SPACE
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BT-624 DAVIE CAMPUS JOINT USE FACILITY

DEPARTMENT:			
AREA:	Assembly		
SPACE NAME:	Entrance Lobby and other general circulation		
DESCRIPTION / USE:	Lobby / vestibule space for Auditorium, general circulation		
SUS SPACE CATEGORY:	General Use - Assembly service	ROOM USE CODE:	615
PERSONNEL ASSIGNED / MAX.:	varies		
DIMENSION / AREA:	varies		
NUMBER REQUIRED:	See Program		
RELATIONSHIPS			
PRIMARY:	Lecture Hall		
SECONDARY:	Main Entry		
ARCHITECTURAL CRITERIA			
FLOORS:	Highly durable and slip resistant.		
WALLS:	Durable, highly washable & easily maintainable textured quality paint.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required. Easy Access to valves and equipment in ceiling.		
DOORS:	Glazed entrance doors. Other doors per adjoining rooms.		
WINDOWS:	Desired for daylighting		
LIGHTING:	As required per design		
ACOUSTICAL:	Proper design to control level of noise and echo.		
MECHANICAL CRITERIA			
HVAC:	As required.		
PLUMBING:	N/A		
COMMUNICATIONS:	As required. Wireless Capabilities throughout building and public plazas.		
ELECTRICAL:	As required.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	NA		
FURNITURE (CONTRACTOR):	NA		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			

X. UTILITIES IMPACT ANALYSIS BT-624 DAVIE CAMPUS JOINT USE FACILITY

A. UTILITIES IMPACT ANALYSIS

The following analysis of site utilities and discussion of utility capacities, sizes and connection points is for early estimating purposes only and should not be relied upon by the design professional as direction. It is the responsibility of the design professionals to research all existing conditions and to make recommendations based on the requirements of the project, future considerations, existing capacities, sizes and the location of all utilities.

1. CHILLED WATER: (SUS CM-N-04.00-09/97 A)

There is no chilled water plant on the West Campus. A new Chiller Plant will be required or the building will have to provide the space for its own chiller plant, with the possibility of expanding to accommodate chilled water requirements for future site development. The AE will study the required capacities for this facility as well as master plan the required capacities for the remaining site elements in an effort to recommend the most cost effective approach, considering both first cost impacts on this project and annual utility costs.

2. HOT WATER: (SUS CM-N-04.00-09/97 B)

Hot water reheat and domestic hot water will be supplied by a local boiler.

3. ELECTRICAL: (SUS CM-N-04.00-09/97 C)

The AE will recommend the appropriate electrical distribution requirements for this project and the site. See the FAU Davie Campus Master plan for more information. Include an emergency generator for life safety operations, fume hoods and HVAC to Labs.

4. POTABLE WATER: (SUS CM-N-04.00-09/97 D)

The AE will verify or recommend the appropriate distribution requirements for this facility and the site per the Davie Master Plan.

5. SANITARY: (SUS CM-N-04.00-09/97 D)

The AE will verify or recommend the appropriate distribution requirements for this facility and the site per the Davie Master Plan.

6. IRRIGATION: (SUS CM-N-04.00-09/97 E)

The AE will verify or recommend the appropriate distribution requirements for this facility and the site per the Davie Master Plan.

7. STORM WATER MANAGEMENT:

The AE will verify or recommend the appropriate storm water management requirements for this facility and the site per the Davie Master Plan.

8. NATURAL GAS:

The AE will determine if any natural gas is required and if it is available on site.

9. TELECOMMUNICATIONS:

The AE will verify or recommend the appropriate distribution requirements for this facility and the site per the Davie Master Plan and as directed by IRM. At a minimum, the design shall include underground databanks to the existing IRM facilities on the east campus and to existing IFAS building # 5001, as directed. Internal wiring for telecommunication is to be complete by Telecommunication Sub contractor through FAU. Cable trays and conduits to be provided by the construction manager. All telecommunications shall comply with FAU IRM Specs – see Section XI.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

10. FIRE ALARM SYSTEM:

A complete fire alarm system including ADA requirements, compatible with existing campus systems will be installed. Provisions will include an automatic dialer directly to the Campus Police.

11. ENERGY MANAGEMENT CONTROL SYSTEM:

A complete EMS will be installed, with connections to the existing FAU energy management system. This will require a connection back to the LA building and the existing chiller plant on the east campus. The AE shall consider and explore alternative energy efficient design, like thermal storage, and incentives from power providers.

12. SITE LIGHTING:

Walkway and site lighting fixtures complying with the campus standards and FAU guidelines for foot-candle levels will be installed, as required by the building footprint.

13. SURFACE IMPROVEMENTS:

Walkways and landscape will be designed to provide safe access through the site, and promote quality outdoor space. Curb cuts, a new entrance road, service road and loading area, and parking will need to be developed. Plazas connecting the east and west campus are to be integrated into the design to increase safety, calm traffic, increase visibility of FAU and to increase unification of the West and East sides of the campus. Alterations to College Avenue will need to be coordinated with the Town of Davie.

B. INFRASTRUCTURE MAPS

Proposed infrastructure planning drawings are available from the Davie Campus Master Plan and are to be used as a guide during the AE and CM selection process. The Davie Campus Master Plan is available for viewing on-line at www.fau.edu/facilities. The selected design team will be responsible for obtaining the most current site and utility information and for all planning, designing and engineering associated with this project. Capacities and connection points are to be confirmed with the Town of Davie or the entity with the respective utility jurisdiction in the conceptual design phase as well as subsequent design phases. These entities shall be kept informed throughout the project.

XI. INFORMATION / COMMUNICATIONS RESOURCES REQUIREMENTS

BT-624 DAVIE CAMPUS JOINT USE FACILITY

A. UNIVERSITY INFORMATION / COMMUNICATION STANDARD

All voice and data systems shall comply with Florida Atlantic University's most current specifications for Information Resources Management Communication Infrastructure Specification effective on the date of the Architect/Engineer contract execution. The complete specification is located on the web at:

<http://wise.fau.edu/irm/ts/cblspecs.htm>.

The requirements of the University information/communications standards will be strictly enforced for the design and construction of the proposed facility.

B. UNIVERSITY INFORMATION RESOURCE MANAGER CERTIFICATION

By signature (on the signature page of this facilities program) the University Information Resource Manager certifies that a review of the University information/communication standards has been completed; and that the facilities program is developed in conformance with the Florida Atlantic University Information/Communication Standards in accordance with the Section 282, F.S.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

The following is a consolidated estimate of IRM costs for this project. These costs are included in the project budget in Section XV of this program.

Project: Davie IFAS/FAU			
Date Submitted: January 12, 2007			
Required IRM Elements			
	ELEMENT	AMOUNT	NOTES
Jade	Inside and Outside Plant - voice/data/video	\$ 250,225.00	
	Internal Wireless access points wi installation	\$ 63,000.00	
	External Wireless access points wi installation	\$ 12,800.00	
Siemens	Voice Switches/misc.additions	\$ 52,000.00	
Cisco	Data switches, routers, etc	\$ 190,000.00	2 units
Voice/Data Misc Vendors			
	Phone sets	\$ 8,600.00	
	UPS	\$ 7,500.00	2 units
	Emergency Phone		
	Inside	\$ 1,680.00	2 units
	Outside (Solar Panel wi Pedestal)		
BellSouth/PaeTec			
	1FBs		
	Special Circuits		
	Alarms	\$ 225.00	
	OPX		
		\$ 586,030.00	
End User Options Indicated in Program			
	Video Vendors (various - no vendor contract)		
	Distance Learning Classroom (40+ seats)	\$ 255,000.00	3 rooms
	Video Conf Room	\$ 120,000.00	4 rooms
	Basic Electronic Classroom		
	Teaching Auditorium w/o Distance Learning		
	Teaching Auditorium with Distance Learning		
	** Cable TV		
		\$ 375,000.00	
PROJECT SUMMARY			
	Required IRM Elements	\$ 586,030.00	
	End User Options Indicated in Program	\$ 375,000.00	
		\$ 961,030.00	
*Not Applicable to this project			
** No information provided to IRM for this portion.			
NOTES AND ASSUMPTIONS			
This estimate assumes that connectivity to the FAU network will be made via a ductbank originating at our current site, crossing the street and terminating in the new building.			
Construction costs for the ductbank are not included in this quote per agreement with R Richman.			
No UF equipment costs are included in this quotation.			

A. CODES AND STANDARDS

The following editions of Codes and Standards (and associated review & permitting process), and University standards, where applicable, shall be followed for the design and construction of the proposed facility. Building codes which are approved at the time of building permit application shall be used for the project.

		<i>DESCRIPTION</i>
Year		Building Codes
1.	2004	Florida Building Code, Building
2.	2004	Florida Building Code, Mechanical
3.	2004	Florida Building Code, Fuel Gas
4.	2004	Florida Building Code, Plumbing
5.	2004	Florida building Code, Test Protocols for High Velocity Hurricane zones
		Section 4A-3.012 Standard of the National Fire Protection Association (Most commonly used Codes and Standards)
Standard	Year	Title
1	2004	Fire Prevention Code
10	2002	Standard for Portable Fire Extinguishers
13	2002	Standard for the Installation of Sprinkler Systems
13R	2002	Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including four stories in Height
14	2003	Standard for the Installation of Standpipe and Hose systems, except 2-7 Shall be omitted
20	2003	Standard for the Installation of Centrifugal Fire Pumps
24	2002	Standard for the Installation of Private Fire Service Mains and Their Appurtenances
25	2002	Standard for the Inspection, Testing & Maintenance of Water Based Fire Protection Systems
30	2003	Flammable and Combustible Liquids Code
45	2004	Standard on Fire Protection for Laboratories Using Chemicals
70	2005	National Electrical Code
72	2002	National Fire Alarm Code
90A	2002	Standard for the installation of Air Conditioning and Ventilating Systems
96	2004	Standard for Ventilation Control and Fire Prevention of Commercial Cooking Operations
101	2003	Life Safety Code
3.13.3		State Fire Marshal
		Requirements for review shall comply with PSG, Exhibit 5; (all inspections, reviews and permitting for University projects shall be coordinated through the University BCA Office)
3.13.4-5		Required Permits
		All Building permits are to be issued by the Building Code Official at FAU Facilities Planning, prior to the start of construction.
3.13.5.2		Department of Business and Professional Regulation, Division of Hotel and restaurants, Bureau of Elevator Inspection for elevator inspections and permit, Department of Health
3.13.5.4		Department of Environmental Protection (DEP), area Branch and NPDES Permits
3.13.5.5		Local Water Management District permit
		Florida Atlantic University Standards
		Florida Atlantic University Cost Containment Guidelines
		FAU Professional Services Guide and Project Manual
		All special requirements as identified in the pre-design conference meeting(s) with the various University agencies (the A/E consultant(s) shall record in meeting minutes).
		Miscellaneous Statutes
		Ratio of facilities for men and women public restrooms of Section 553.14 of Florida Statutes

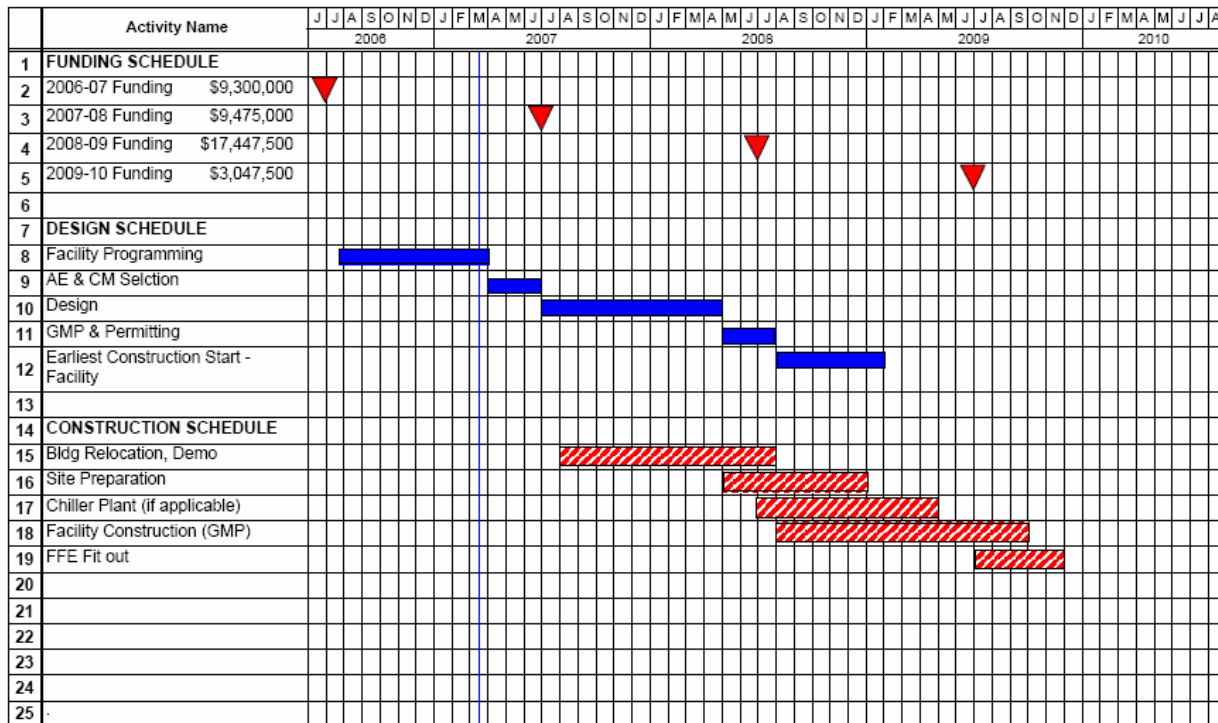
Note: All reference to codes shall mean the latest editions adopted through legislation for use in state owned/leased buildings as described in the Florida Statutes sections 471, 481 and 553s

CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD The University preference is the CM process with a GMP submittal at the conclusion of design phase adequate for obtaining a GMP. The preliminary schedule below reflects a normal single phase project approach. The actual PECO funding for this project may be distributed over as many four years, and could alter the final schedule.

GOALS AND MILESTONES	DURATION	START DATE	END DATE	
PROGRAM APPROVAL	15 weeks	01-Jan-2007	16-Apr-2007	0.3 Years
Complete Program Development	11 weeks	01-Jan-2007	19-Mar-2007	
University Facilities Program & Advertisement Approvals	4 weeks	19-Mar-2007	16-Apr-2007	
A/E SELECTION PROCESS	12 weeks	16-Apr-2007	09-Jul-2007	0.2 Years
Advertise for A/E in FAW	6 weeks	16-Apr-2007	28-May-2007	
A/E Short-list	2 weeks	28-May-2007	11-Jun-2007	
A/E Interviews & Selection	2 weeks	11-Jun-2007	25-Jun-2007	
Contract Negotiations with A/E	2 weeks	25-Jun-2007	09-Jul-2007	
C/M SELECTION PROCESS	12 weeks	16-Apr-2007	09-Jul-2007	0.2 Years
Advertise for C/M in FAW	6 weeks	16-Apr-2007	28-May-2007	
C/M Short-list	2 weeks	28-May-2007	11-Jun-2007	
C/M Interviews & Selection	2 weeks	11-Jun-2007	25-Jun-2007	
Contract negotiations with C/M	2 weeks	25-Jun-2007	09-Jul-2007	
DESIGN PHASE	52 weeks	09-Jul-2007	07-Jul-2008	1.0 Years
Program Verification , Master Planning, Conceptual Design	8 weeks	09-Jul-2007	03-Sep-2007	
Conceptual Design Review and Approval	3 weeks	03-Sep-2007	24-Sep-2007	
Schematic Design	6 weeks	24-Sep-2007	05-Nov-2007	
Schematic Design review and approval	2 weeks	05-Nov-2007	19-Nov-2007	
Design Development and Budget verification	6 weeks	19-Nov-2007	31-Dec-2007	
Design Development review and approval	3 weeks	31-Dec-2007	21-Jan-2008	
50% Construction Documents and Budget update	6 weeks	21-Jan-2008	03-Mar-2008	
50% Construction Documents review and approval	2 weeks	03-Mar-2008	17-Mar-2008	
100% Construction Documents and Budget update	8 weeks	17-Mar-2008	12-May-2008	
100% Construction Documents review and approval	4 weeks	12-May-2008	09-Jun-2008	
Code Review, submittal to SFM, GMP	4 weeks	09-Jun-2008	07-Jul-2008	
CONSTRUCTION PHASE	64 weeks	07-Jul-2008	28-Sep-2009	1.2 Years
Notice to Proceed	2 weeks	07-Jul-2008	21-Jul-2008	
Construction	50 weeks	21-Jul-2008	06-Jul-2009	
Substantial Completion Inspection	4 weeks	06-Jul-2009	03-Aug-2009	
Punchlist Corrective Work	2 weeks	03-Aug-2009	17-Aug-2009	
Owner Occupancy	2 weeks	17-Aug-2009	31-Aug-2009	
Final inspection	4 weeks	31-Aug-2009	28-Sep-2009	
Total	143 weeks	01-Jan-2007	28-Sep-2009	2.7 Years

BT-624 DAVIE CAMPUS JOINT USE FACILITY

The following bar chart schedule illustrates one scenario for scheduling design and construction against the most probable funding schedule available at this time.



P:\Programs\1 Programs in Development\BT-624 FAU UF JOINT USE FACILITY DAVIE\B BT 624 PROGRAM SCHEDULE DAVIE 010407.ft

Mar 16, 2007

A. ESTIMATED FUNDING

Currently, the project has been funded for \$9.3M, shown in yellow highlight below. The balance of the funds is expected in installments over the next three years. See the previous section for a project schedule / funding scenario. The funding schedule below reflects that which is shown in the current 2007-2008 CIP.

FUNDING	
2006-2007 PECO (P,C)	\$ 1,300,000.00
2006-2007 PECO (P,C,E)	\$8,000,000.00
2007-2008 PECO (C)	\$9,475,000.00
2008-2009 PECO (C,E)	\$17,447,500.00
2009-2010 PECO (E)	\$ 3,047,500.00
TOTAL PROJECT FUND	\$ 39,270,000.00

C. ESTIMATED BUDGET SUMMARY

The following Budget reflects the estimated project costs for the proposed building. See the detailed budget in section XV.

ESTIMATED BUDGET SUMMARY					
1	Construction Costs	GSF		\$/GSF	Total \$
a.	Construction Costs	75,000		300.00	\$22,500,200.00
b.	Additional/Extraordinary Construction Costs			19.33	\$1,450,000.00
c.	Inflation Escalation			50.08	\$3,755,800.00
	Sub Total Construction Costs	75,000		369.41	\$27,706,000.00
2	Other Project Costs				
a.	Land/existing facility acquisition/Relocations				\$3,182,200.00
b.	Professional Fees				\$ 2,025,600.00
c.	Fire Marshal Fees				\$69,300.00
d.	Inspection Services				\$201,800.00
e.	Insurance Consultant				\$17,500.00
f.	Surveys and Tests				\$25,000.00
g.	Permit/Impact/Environmental Fees				\$3,000.00
h.	Art Work				\$100,000.00
i.	Movable Furnishings & Equipment				\$3,092,300.00
j.	IRM Costs				\$991,000.00
j.	Project Contingencies				\$1,440,700.00
l.	Campus Infrastructure				\$415,600.00
	Sub Total Other Project Costs			154.19	\$11,564,000.00
	TOTAL PROJECT BUDGET	75,000		523.60	\$39,270,000.00

XV. PROJECT BUDGET SUMMARY

BT-624 DAVIE CAMPUS JOINT USE FACILITY

PROJECT SPACE AND BUDGET SUMMARY (Reference: SUS CM-N-04.00-09/97, Attachment 3)

The following estimate establishes the project budget in detail.

Project: Davie Joint Use Facility				Revised:	3/15/2007
WORKSHEET FOR SECTION XV, PROJECT BUDGET SUMMARY					
Fill in the Yellow shaded area only		Return to:	XV. Summary	Worksheets:	Schedule
Automatic entry in Light Green			IX. Program		Program
PROJECT SPACE AND BUDGET SUMMARY (Reference: SUS CM-N-04.00-09/97, Attachment 3)					
Inflation Adjustment	2.5	Years	@	6.00 %	Effective Rate 6.27 %
Construction Phase Duration	1	Years			
Design Phase Duration	1	Years			
	0.71471				Estimated Budget \$ 39,270,000.00
					Target Budget \$ 39,270,000.00
SPACE SUMMATION (from Section IX of Facilities Program)					
Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	Costs in \$
Classrooms	8,000	1.5	12,000	162.75	\$1,953,000.00
Research Labs	26,830	1.5	40,245	208.63	\$8,396,314.35
Offices	15,170	1.5	22,755	163.17	\$3,712,933.35
Avg. Construction Cost				\$ 187.50	
Subtotal Building Construction (SUS)	50,000	1.50	75,000	Rounded to 100	\$14,062,200.00
1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)					
a. Building Construction Cost		Units		Unit Cost	Costs in \$
New Construction Cost	75,000	GSF		\$187.50	\$14,062,200.00
Esc Factor over SUS Allowance to Present Costs	60%	Allowance		\$112.51	\$8,438,023.11
Sub-Total Building Construction Costs (today's \$\$)				\$300.00	\$22,500,200.00
b. Additional/Extraordinary Construction Cost		Units		Unit Cost	
Environmental Impacts Mitigation	0	Allowance		\$0.00	
Site Preparation/Demolition	1	Allowance		\$65,000.00	
Landscape/Irrigation	1	Allowance		\$110,000.00	
Plazas/Walks/Bikepaths	1	Allowance		\$90,000.00	
Roadway Improvements	1	Allowance		\$70,000.00	
Parking Improvements	1	Allowance		\$200,000.00	
Electrical Services	1	Allowance		\$110,000.00	
Water Distribution	1	Allowance		\$95,000.00	
Sanitary Sewer System	1	Allowance		\$110,000.00	
Chilled Water System	1	Allowance		\$400,000.00	
Storm Water System	1	Allowance		\$80,000.00	
Telecomm conc encased conduit & interior condui	1	Allowance		\$120,000.00	
Sub-Total Add/Extra Construction Costs				Round to 100	\$1,450,000.00
TOTAL CONSTRUCTION COSTS - BUILDINGS and SITE DEVELOPMENT				319.34	\$23,950,200.00
Inflation Adjustment					\$3,755,800.00
TOTAL CONSTRUCTION BUDGET				\$ 369.41	\$27,706,000.00

Please see Other Project Costs and Total Project Budget on next page.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

2 OTHER PROJECT COSTS Add or delete following items as required.		Costs	Subtotals (rounded)
a. Land/Existing Facility Acquisition/Relocation	AREA I = \$2,494,120 AREA III = 688,040	\$2,494,120.00 \$688,040.00	
Subtotal Land/Existing Facility Acquisition/Relocation			\$3,182,200.00
b. Professional Fees			
A/E Fees (Curve A: + Above Average)	6.20 %	\$ 1,717,772.0	
Master Planning, Landscaping & Misc Design Fees	1 Allowance	\$ 25,000.00	
Building Commissioning (T&B)	1 Allowance	\$ 25,000.00	
Misc Consultant Fees / Lab Planning	1 Allowance	\$ 50,000.00	
C/M Pre-Construction Services Fee	0.75 %	\$ 207,795.00	
Sub-Total Professional Fees			\$ 2,025,600.00
c. State Fire Marshal Review and Inspection	0.25 %	\$69,265.00	\$69,300.00
d. Inspection Services			
Roofing Inspection	1 Allowance	\$15,000.00	
Threshold Inspection	0 Allowance	\$0.00	
Code Compliance Inspection (weekly)	1 Allowance	\$150,000.00	
Plan Review (Code Compliance Inspection)	1 Allowance	\$35,000.00	
Sub-Total Inspection Services			\$201,800.00
e. Risk Management / Insurance Consultant	0.06 %	\$16,623.60	\$17,500.00
f. Surveys & Tests			
Topographical/Site Survey	1 Allowance	\$12,500.00	
Geotechnical Testing	1 Allowance	\$12,500.00	
Sub-Total Surveys & Tests			\$25,000.00
g. Permit/Impact/Environmental Fees			
Environmental (SFWM)	1 Allowance	\$3,000.00	
Sub-Total Permits/Impact Fees			\$3,000.00
h. Art in State Building (Section 255.043, F.S.)	0.5 %	100,000 MAX \$100,000.00	\$100,000.00
i. Movable Furniture & Equipment			
FFE - Furniture	5 %	\$1,385,300.00	
FFE - Equipment	6 %	\$1,662,360.00	
FFE - Equipment - Custodial & Card Access	0.15 %	\$41,559.00	
FFE - Miscellaneous	1 Allowance	\$3,100.00	
Subtotal Moveable Furniture & Equipment(FFE)			\$3,092,300.00
j. IRM Costs			
IRM AV Infrastructure Cable inside / out	1 Allowance	\$326,025.00	
IRM Data Switch Equipment	1 Allowance	\$242,000.00	
IRM Voice, Data, Video	1 Allowance	\$18,005.00	
IRM Distance Learning	1 Allowance	\$375,000.00	
IRM Drops	200 # of Drops \$150.00	\$30,000.00	
Sub-Total IRM Costs			\$991,000.00
k. Project Contingency	5.2 %	\$1,440,712.00	\$1,440,700.00
l. Campus Infrastructure	1.5 %	\$415,590.00	\$415,600.00
TOTAL OTHER PROJECT COSTS			\$11,564,000.00
TOTAL PROJECT BUDGET COST ESTIMATE			\$523.60 \$39,270,000.00


NOTE: If the project results in a four or more story building design, the project will incur additional threshold inspection costs of approximately \$12,000, to be funded out of contingency.

- a. FAU / UF / IFAS Agreement signed 10/11/04 with Attachments**
- b. Boundary Survey (recently surveyed, dated 12/7/06)**
- c. Environmental Assessment Summary Report**
- d. FAU/UF/IFAS Correspondence, March 12, 2007**

BT-624 DAVIE CAMPUS JOINT USE FACILITY

a. FAU / UF / IFAS Agreement signed 10/11/04 with Attachments

DEC 20 2004

 **UNIVERSITY OF
FLORIDA**

Office of the Vice President and General Counsel

123 Tigert Hall
PO Box 113125
Gainesville, FL 32611-3125
(352) 392-1358
Fax (352) 392-4387

December 16, 2004

MEMORANDUM

TO: Dr. Joseph Joyce, Vice President
Institute of Food and Agricultural Science

FROM: Amie M .Scanio, Assistant to M. Kristina Raattama, Associate General Counsel

RE: Cooperative Agreement between Florida Atlantic University Board of Trustees and
the University of Florida Board of Trustees for the Design, Construction, and
Maintenance of the FAU/UF Joint Use Facility

Enclosed please find one original of the above-referenced agreement for your file. One
original of the same has also been distributed to FAU.

Please do not hesitate to contact me with any questions.

MKR/ams
Enclosures

cc: Dr. Richard Jones

An Equal Opportunity Institution

**COOPERATIVE AGREEMENT BETWEEN FLORIDA ATLANTIC
UNIVERSITY BOARD OF TRUSTEES AND UNIVERSITY OF FLORIDA
BOARD OF TRUSTEES FOR THE DESIGN, CONSTRUCTION, AND
MAINTENANCE OF THE FAU/UF JOINT USE FACILITY**

ARTICLE I - BACKGROUND AND OBJECTIVES

Florida Atlantic University (FAU) maintains and operates a campus in Davie, Florida. During the ten-year period from 1989 to 1999 enrollment at FAU Davie grew from 1,092 students to 6,000. It is expected that FAU's enrollment at Davie will continue to grow and will reach 10,000 students during the next ten years. The University of Florida (UF) has land under its control in Davie adjacent to the FAU Davie campus. The land is utilized by UF's Institute of Food and Agricultural Sciences ("IFAS") for the purpose of offering teaching, research and extension programs important to Broward County and the surrounding region. IFAS is modifying and expanding its mission at the Davie site to place more emphasis on urban environmental programs, landscape ecology, urban pest issues, and natural resources/environmental restoration programs. In a cooperative effort to meet UF's future program needs and FAU's future growth needs, the institutions have agreed to request the transfer of approximately 19.851 acres of the IFAS site from UF to FAU with the understanding that UF will remain on the subject property until such time as FAU receives funding for the construction of the Joint Use Facility and the relocation and replacement of UF's existing facilities which are in use on the subject property at the time of the displacement and the parties have agreed on a re-development/relocation plan, including temporary facilities for displaced functions (see Exhibit D for relocation/replacement cost estimates). A copy of the license agreement addressing UF's continued occupancy of the subject property to be entered into between the parties simultaneously herewith is attached hereto and incorporated herein as Exhibit A.

Both institutions have immediate needs for additional space and have concluded that it would be advantageous to build a joint use facility in Davie at the IFAS site. It has been agreed that the first phase of a joint expansion would include a joint use facility of approximately 112,115 net square feet. UF's initial needs are for approximately 12,000 net square feet and FAU's needs are for the balance of the facility.

The palm grove at the IFAS site, which falls within the 19.851 acres being transferred to FAU, is considered a sensitive area. UF prefers not to risk moving and re-establishing the unique and sensitive plant specimens from that area unless absolutely necessary. Since it is not anticipated that FAU will need this area during the upcoming years, it has been agreed that the palm grove will not be disturbed for a period of seven years after funding is made available through FAU for the re-location of specific specimens in the palm grove. UF will begin a phased relocation of the palm specimens to other locations on the Davie IFAS site when it becomes necessary and funding is made available through FAU for such purposes. Paragraph two of the License Agreement more fully sets forth this issue. This paragraph is intended to be consistent with that paragraph of the License Agreement.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

This Cooperative Agreement between FAU and UF concerning the Joint Use Facility is designed to set forth conceptual, general and specific terms of a cooperative effort for the design, construction, funding and maintenance of this facility.

ARTICLE II - STATEMENT OF WORK

CONSTRUCTION

FAU/UF will share a Joint Use Facility to be constructed by FAU, at FAU's cost and expense, which will consist of a single building. The facility to be constructed will be approximately 112,115 net square feet (NSF) total, with FAU's share of the facility being approximately 100,115 (NSF) and UF's share being approximately 12,000 (NSF). The IFAS space will include laboratories, faculty offices and administrative areas. In addition to the dedicated IFAS space, UF will also be entitled to utilize classroom space during regular business hours and after hours. FAU and UF will work together to coordinate schedules for the classrooms. The budget for the Joint Use Facility will include fixtures, furnishings and equipment, including laboratory benches and fume hoods, provided UF will be responsible for providing laboratory equipment it requires, such as centrifuges, at its cost and expense.

FAU will, according to its procedures, be responsible for overseeing the design and construction of the Joint Use Facility, including processing all architect/contractor invoices and draws. UF will provide input into the design of the IFAS space and the furnishings, fixtures and fixed equipment required therein. The IFAS space will include laboratories, faculty offices and administrative areas. If it is necessary to make changes in the IFAS space after construction commences, FAU will notify UF and allow UF to provide input regarding such changes.

ARTICLE III – OPERATIONS AND MAINTENANCE

PARKING -The parking areas to be constructed in conjunction with the construction of the Joint Use Facility will be open parking, free of charge, to all students and visitors with reserved parking for staff. FAU/UF will continue to further develop its agreement on parking issues once the facility is open.

UTILITIES, HVAC, MAINTENANCE, JANITORIAL EXPENSES -

FAU will request, and is expected to receive, operations and maintenance from the Legislature for the purpose of operating the Joint Use Facility. Accordingly, FAU will provide all utilities, HVAC, maintenance and janitorial expenses for the entire Joint Use Facility. In the event operations and maintenance funding is not received, then FAU will provide utilities, HVAC maintenance and janitorial expenses, but UF will reimburse FAU for its actual share of such costs. If such costs may not be allocated on an actual basis, UF will reimburse FAU on a pro rata basis, based on its square footage of the Joint Use Facility. UF will reimburse FAU within forty (40) days of presentation of an invoice, together with reasonable back-up documentation.

SECURITY - FAU will provide security for the facility.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

VOICE, VIDEO, DATA, INFRASTRUCTURE AND SERVICES - FAU will support network infrastructure. Each individual school will support personal computers in their offices and labs, including connecting to respective networks/services. All audiovisual equipment such as video projection units, document cameras, etc.; will be supported by owner of the equipment.

Each school will be individually responsible for maintaining the integrity and all associated costs of voice communications infrastructure including any customer premise equipment that is installed. Each school shall also be individually responsible for maintaining the integrity and all associated costs of any video services including broadcast, compressed, and streaming video necessary for the delivery of instruction.

ARTWORK – FAU/UF will jointly participate in the selection of the artwork required by the State of Florida Artwork Program.

INSURANCE - FAU will insure the building and FAU's contents. UF will insure its personal property and equipment.

ENVIRONMENTAL HEALTH & SAFETY - The Joint Use Building, and all areas on FAU property will incorporate State Guidelines & Procedures for Occupational Safety, Chemical Safety, & Hazardous Waste, EPA Permits, County & State Permits, Fire Safety, Inspections & Fire Marshal contact, Recycling & Emergency/Hurricane, Flooding operations.

REVIEW AND MODIFICATION – FAU/UF will continue to meet to review and resolve issues as they arise.

ARTICLE IV – REPORTS AND/OR DELIVERABLES

FAU will provide UF a monthly Project Status Report for the duration of the design and construction process.

ARTICLE V – PROPERTY UTILIZATION AND DISPOSITION

The Institutions have agreed that the transfer of acreage from UF to FAU is for the sole and exclusive benefit of FAU, except as provided herein, and that the site shall revert to UF in the event that FAU ever ceases to make beneficial academic use of the site.

ARTICLE VI – MODIFICATION

This Cooperative Agreement may be amended by written mutual consent of the parties.

ARTICLE VII – SUBLEASE

The parties shall enter into a sublease agreement for the IFAS space upon completion of the Joint Use Facility. The parties will utilize the Board of Trustees of the Internal Improvement Trust Fund's standard form sublease agreement, incorporating the terms hereof related to the use, operation and maintenance of the Joint Use Facility.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

ARTICLE VIII – ATTACHMENTS

Exhibit A – License Agreement

Exhibit B - Letter of intent from both President Cantanese and President Young to Chancellor Herbert, dated May 8, 2000.

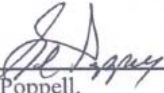
Exhibit C - Description of the 19.851 acres to be transferred

Exhibit D – Relocation/Replacement Cost Estimates

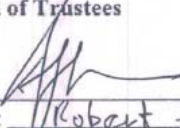
SIGNATURES

University of Florida Board of Trustees

**Florida Atlantic University
Board of Trustees**

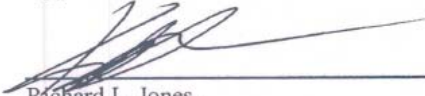


Ed Poppell,
Vice President for Finance and Administration,
University of Florida

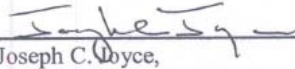


Name: Robert Friedman
Title: V.P.

Approved:

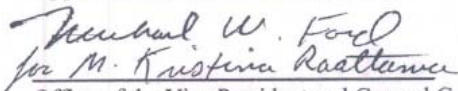


Richard L. Jones,
Interim Sr. Vice President for Agriculture
and Natural Resources

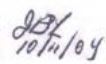


Joseph C. Boyce,
Executive Associate Vice President
for Institute of Food and Agricultural Sciences

Approved as to Form and Legality:



for M. Kristina Raattama
Office of the Vice President and General Counsel

APPROVED AS TO FORM
AND LEGALITY 
General Counsel
Florida Atlantic University

BT-624 DAVIE CAMPUS JOINT USE FACILITY



OFFICE OF THE VICE PRESIDENT
(561) 297-2539
FAX (561) 297-1065

FLORIDA ATLANTIC UNIVERSITY

777 GLADES ROAD
P. O. BOX 3091
BOCA RATON, FLORIDA 33431-0991

May 8, 2000

Dr. Adam W. Herbert
Chancellor
State University System
325 West Gaines Street
Tallahassee, FL 32399

Dear Adam,

During the past ten years enrollment at Florida Atlantic University at Davie (FAU) grew from 1,092 students in 1989 to 6,000 in 1999. It is expected that FAU's enrollment at Davie will continue to grow and reach 10,000 students during the next ten years. The University of Florida (UF) has land under its control in Davie at the Institute of Food and Agricultural Sciences (IFAS) site where it offers teaching, research, and extension programs important to Broward County and the surrounding region (see Attachment 1). To meet UF's future program needs and FAU's future growth needs the institutions have agreed to a phased transfer of approximately twenty-five (25) acres from UF to FAU, as depicted in the attached conceptual plan (Attachment 2). The remaining 75 acres will be sufficient to satisfy UF's needs for continuing programs at this location well into the future. UF and FAU will update their respective five-year Capital Improvement Plan. In addition, UF and FAU will prepare an amendment to their Master Plan.

Both institutions have immediate needs for additional space and have concluded that it would be advantageous to build a joint use facility in Davie at the IFAS site. It has been agreed that the first phase of a joint expansion would include a joint use facility between FAU and UF of approximately 112,000 net square feet. IFAS's initial needs are for about 12,000 net square feet and FAU will use the rest of the facility. A "Memorandum of Understanding" will be developed for a joint use facility. It has been agreed that existing IFAS functions on the site do not have to be relocated until they are within one (1) year away from the path of planned expansion, at that time existing teaching greenhouses and research support facilities will be relocated on the site as needed with relocation costs to be borne by FAU.

The palm grove at the IFAS site is considered a sensitive area. IFAS prefers not to risk moving and re-establishing the unique and sensitive plant specimens from that area unless absolutely necessary. Since it is not anticipated that FAU will need this area during the next ten years, it has been agreed that the palm grove will not be disturbed

Boca Raton • Fort Lauderdale • Davie • Palm Beach Gardens • Port St. Lucie
A Member of the State University System of Florida
An Affirmative Action/ Equal Opportunity Institution

Exhibit B

BT-624 DAVIE CAMPUS JOINT USE FACILITY

19 01 04:08p

OS

(F 1) 297-0195

P. 3

MAY-10-00 15:01 FROM: VP-ADMIN AFFAIRS UF

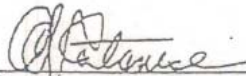
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PAGE 3

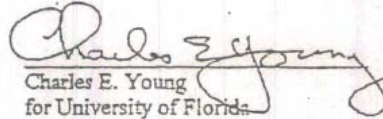
during this ten-year period. UF will begin a phased relocation of the most sensitive palm specimens to other locations on the Davie site when it becomes necessary.

The institutions have agreed that the phased transfer of acreage from UF to FAU is for the sole and exclusive benefit of FAU and that the site shall revert to UF in the event that FAU ever ceases to make beneficial use of the site. Therefore, FAU and UF request this phased land joint use development be reported to the Board of Regents at the next meeting. Following the report to the Board of Regents, and concurrent with funding being requested in the three year PECO legislative budget request for these improvements, UF will prepare and submit a land transfer request consistent with this plan.

Best regards,



Anthony James Catanese
for Florida Atlantic University

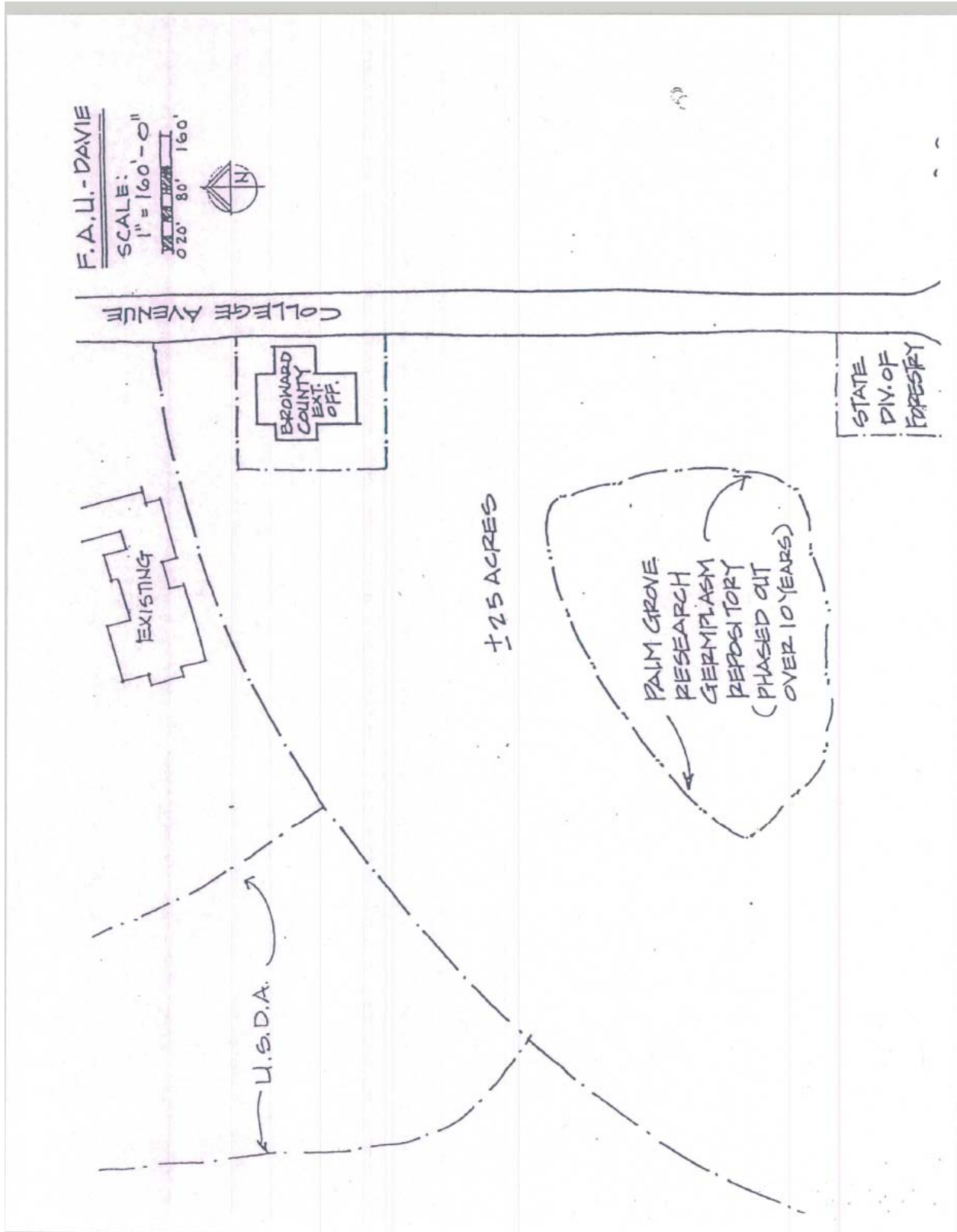


Charles E. Young
for University of Florida

Attachments:

Ft. Lauderdale REC Program Description
Conceptual Plan

BT-624 DAVIE CAMPUS JOINT USE FACILITY



Attachment 1

University of Florida - IFAS
Fort Lauderdale Research and Education Center

The Fort Lauderdale Research and Education Center (Fort Lauderdale REC) is located in one of the nation's largest and most environmentally sensitive urban corridors and provides research, extension and academic programs for a highly urbanized population of greater than 8 million people. Programs are directed at the development of structural pest, ornamental, turf, aquatic plant and landscape management systems and wetland mitigation and re-vegetation programs that are economically and environmentally sound to enhance the quality of life for Florida's citizens.

Programs at the Fort Lauderdale REC are carried out by 18 faculty members and more than 70 support personnel. In addition, the Center works closely with other governmental agencies such as the USDA Agricultural Research Service. Research is focused on urban issues particularly those associated with high density development in close proximity to sensitive natural ecosystems. Specific areas of research include tropical ornamental plant production, turfgrass production and management; nematode management, insect management, plant pathogen management and weed management in ornamentals and turfgrass, genetics of tropical plants; termite and structural pest control; aquatic and invasive plant management and wetland mitigation and re-vegetation.

Academic degree programs in environmental horticulture, entomology and turfgrass science are offered. This program, is offered in cooperation with area community colleges and public universities, and provides instruction primarily for the non-traditional 'placebound' student. This program recognizes the needs of the ornamental and landscape maintenance industries.

Examples of major programs, their implications and impacts to the people of Florida:

- Turfgrass and ornamentals provide special benefits to the urban consumer in the form of recreation, soil and water conservation, safety, and aesthetics. Turfgrasses and ornamentals grown in the subtropical urban landscape face a large number of pest related problems. Research is being conducted to aid in better management decisions and allow for more accurate loss assessments. In addition, because pesticides are potential groundwater pollutants, more efficacious use of these materials and the development of integrated management practices against pests will decrease the chances of abuse of our watershed.
- Researchers have developed new methods to detect and control the Formosan termite and subterranean termites. A monitoring and baiting system that uses a pesticide only when termite activity has been detected was developed by researchers. The Sentricon system is licensed by the University of Florida to Dow AgroSciences, which markets the product.
- More than \$2.2 million is being spent annually in an attempt to control Melaleuca, an invasive weed that effects the Florida Everglades system with losses to the local economy ranging as high as \$168 million. Research efforts have identified a small fly and a microscopic nematode that attack the flower and leaf buds of the melaleuca tree, preventing seed development.

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- To protect turfgrass against the destructive sting nematode, a major problem on golf courses, athletic fields and lawns in the southern United States, researchers are developing new natural biological methods that will control the microscopic root-feeding animal. Nematicides are currently the control method utilized and are potential groundwater pollutants. The impact of this research would be reduced pesticide use and potential groundwater contamination in urban areas.
- Researchers are developing a series of best management practices for fertilizers and pesticides for turfgrasses. Many of these research findings are being used in the statewide Florida Yards and Neighborhoods education and demonstration program to help homeowners protect groundwater resources.
- Researchers have developed a new product called "BioSand" which serves as a filter of pesticides on golf courses.
- To reduce the amount of waste going into landfills, research to use composted waste products in the greenhouse industry for growing media is being conducted. Furthermore, some of the compost products are nutrient rich and may reduce the amount of fertilizers utilized thus reducing fertilizer runoff.
- The fastest growing sector of Florida agriculture as a result of the growing urban population is that of ornamental plant production (\$697 million worth of sales). A key portion of the research being conducted is aimed at identifying the causes of specific nutritional disorders, determining which fertilizer sources are most effective in treating the problems, and developing optimum methods for delivering nutrients to the plants without contaminating the environment.
- Despite efforts to protect expensive palm plants, all Florida palms are threatened by a lethal fungal disease known as Ganoderma butt rot. This disease is number two on the list of the ten worst diseases of ornamental plants. Research is being conducted to identify methods of controlling this disease. Research is also being conducted to establish management practices for preventing or limiting mortality of palms to lethal yellowing and related diseases.
- Methods developed at the Fort Lauderdale REC are now considered industry standards for the ornamental nursery and landscape industries with respect to transplanted palm trees.
- Methods developed by researchers to control a scale insect pest of sago palms utilizes an organic fish oil rather than insecticides. Control of this pest will save sago palms valued at \$4 million dollars in the urban landscape. Methods have been developed to control the royal palm bug that can prevent damage to an estimated \$6 million worth of royal palms in the landscape of southern Florida.
- Control methods developed by researchers are being utilized by state agency personnel and private citizens for aquatic weed management with reduced environmental impacts. Triploid grass carp is being used in urban water management canal systems, lakes and ponds for control of aquatic weeds. This has resulted in significantly lower management costs and reduced herbicide use.
- Research is being conducted to use slow release fertilizers for aquatic plant production and as an aid in the establishment of shoreline plants in wetland restoration and mitigation projects while preventing nutrients from leaching into the water.

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Lauderdale Building Relocation Cost

Basic Replacement Building Construction Cost				
Bldg. No.	Description	GSF	\$/SF	Total
5003	Headhouse	700	\$80	\$56,000
5004	Greenhouse	610	\$40	\$24,400
5005	Greenhouse	610	\$40	\$24,400
5006	Maintenance Service Bldg	7,500	\$120	\$900,000
5007	Shadehouse	19,710	\$20	\$394,200
5008	Storage	240	\$10	\$2,400
5009	Storage	1,200	\$35	\$42,000
5011	Culture Lab	940	\$120	\$112,800
5014	Mist House	280	\$20	\$5,600
5015	Screenhouse	3,600	\$20	\$72,000
5020	Pesticide Storage Bldg	640	\$100	\$64,000
5021	Farm Service Bldg	3,150	\$100	\$315,000
5022	Greenhouse	240	\$40	\$9,600
5023	Greenhouse	240	\$40	\$9,600
5024	Greenhouse	240	\$40	\$9,600
5025	Greenhouse	240	\$40	\$9,600
5026	Greenhouse	240	\$40	\$9,600
5027	Greenhouse	240	\$40	\$9,600
5028	Solvent Storage Bldg	310	\$100	\$31,000
5029	Greenhouse	6,000	\$40	\$240,000
5030	Chemical Storage Bldg	380	\$100	\$38,000
5031	Termite Bldg	1,200	\$120	\$144,000
5032	Storage Shed	290	\$10	\$2,900
5033	Storage Shed	240	\$10	\$2,400
5035	Fuel Tank Storage	1,130	\$100	\$113,000
5036	Storage Shed	660	\$20	\$13,200
5037	Storage	400	\$20	\$8,000
5038	Fertilizer Storage	720	\$100	\$72,000
5041	Pumphouse	120	\$10	\$1,200
5042	Screenhouse	280	\$20	\$5,600
5043	Screenhouse	280	\$20	\$5,600
5044	Greenhouse	288	\$40	\$11,520
5045	Storage Shed	330	\$10	\$3,300
				<u>\$2,762,120</u>
Total Project Cost				
Bldg. Replacement Construction Cost				\$2,762,120
Professional Fees				\$250,000
Site Development				\$250,000
Tree Relocation (Rare Species/Collection)				\$200,000
Utilities Infrastructure				\$500,000
Contingency				\$200,000
				<u>\$4,162,120</u>
TOTAL RELOCATION COST				\$4,162,120

5/29/039:33 AM

BT-624 DAVIE CAMPUS JOINT USE FACILITY



PREPARED FOR: UNIVERSITY OF FLORIDA I.F.A.S.
PROJECT No: 03-414S
DRAWING No. 03-414s-AR.dwg
DESCRIPTION FOR: FAU PARCEL

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 7 AND 8, TIER 39, PORTION OF TRACT 7 AND 8, TIER 41 AND A PORTION OF TRACT 8, TIER 43 OF "NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 9, TIER 45 OF SAID "NEWMAN'S SURVEY"; THENCE NORTH 75°16'30" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 9, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF A 30 FOOT STREET RIGHT-OF-WAY; THENCE NORTH 14°43'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1245.66 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SW 30TH STREET (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 75°16'30" EAST, ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW 30TH STREET, A DISTANCE OF 1074.34 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1504.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'14" EAST, 1300.38 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°12'35", AN ARC DISTANCE OF 1344.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°04'51" EAST, 47.22 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°51'00", AN ARC DISTANCE OF 51.83 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 12°39'21" EAST, A DISTANCE OF 26.30 FEET;
THENCE SOUTH 00°05'54" WEST, A DISTANCE OF 168.87 FEET;
THENCE SOUTH 58°01'07" EAST, A DISTANCE OF 27.69 FEET;
THENCE NORTH 89°21'51" EAST, A DISTANCE OF 25.29 FEET;
THENCE NORTH 82°35'52" EAST, A DISTANCE OF 100.85 FEET;
THENCE SOUTH 75°15'05" EAST, A DISTANCE OF 193.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 15 FOOT RIGHT-OF-WAY PER SAID "NEWMAN'S SURVEY";
THENCE SOUTH 14°43'37" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 586.99 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 1974, PAGE 108 OF SAID PUBLIC RECORDS;
THENCE NORTH 75°16'30" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 195.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS;
THENCE SOUTH 14°43'30" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS AND THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SW 30TH STREET (A 60 FOOT RIGHT-OF-WAY);
THENCE NORTH 75°16'30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1115.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19.851 ACRES, MORE OR LESS.

*All as shown on the Map
attached herewith and made
a part hereof*

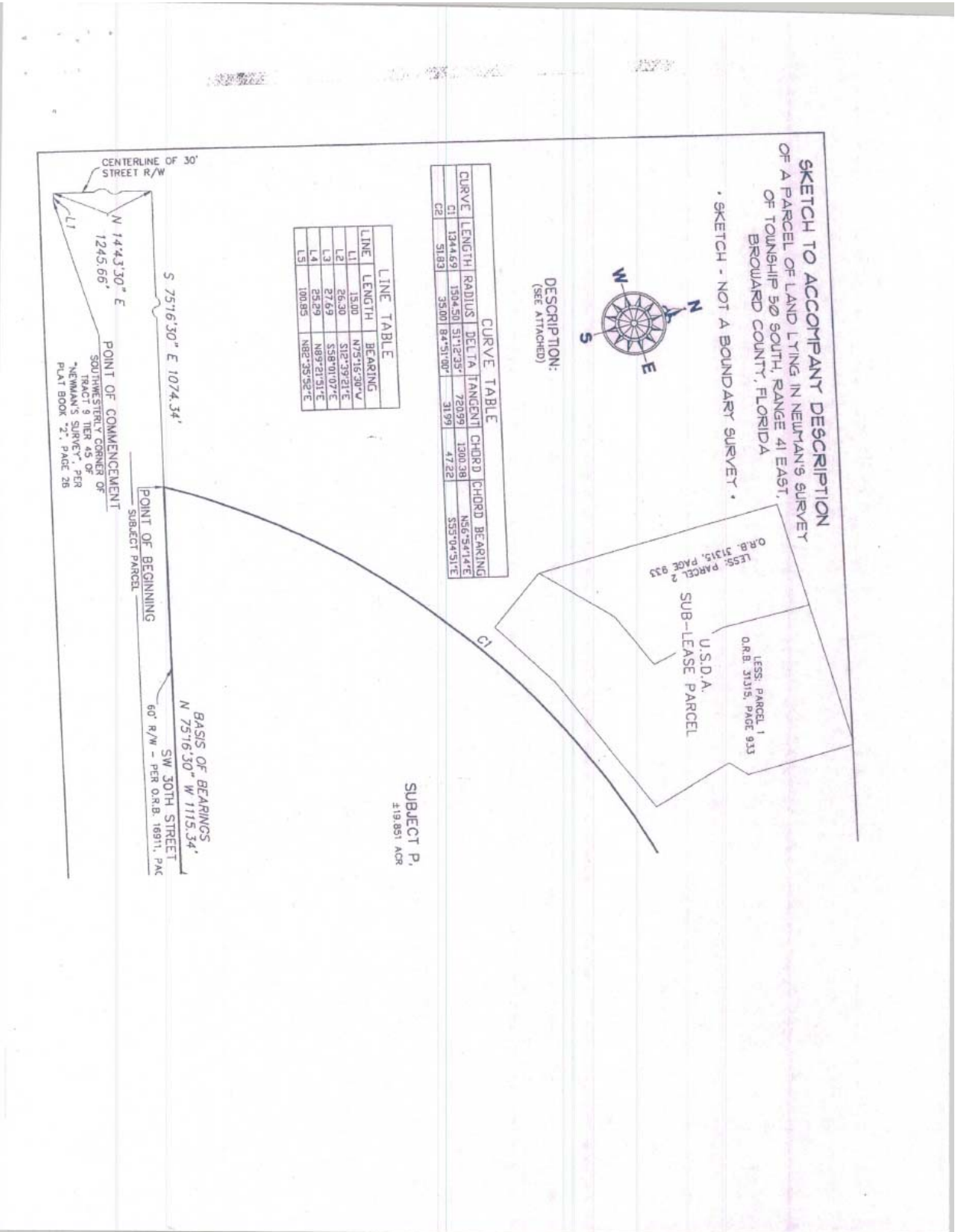
Exhibit C

6011 NW 1st Place, Gainesville, Florida 32607 • Phone 352.331.1976 • FAX 352.331.2476 • Email: mailbox@cei-civil.com

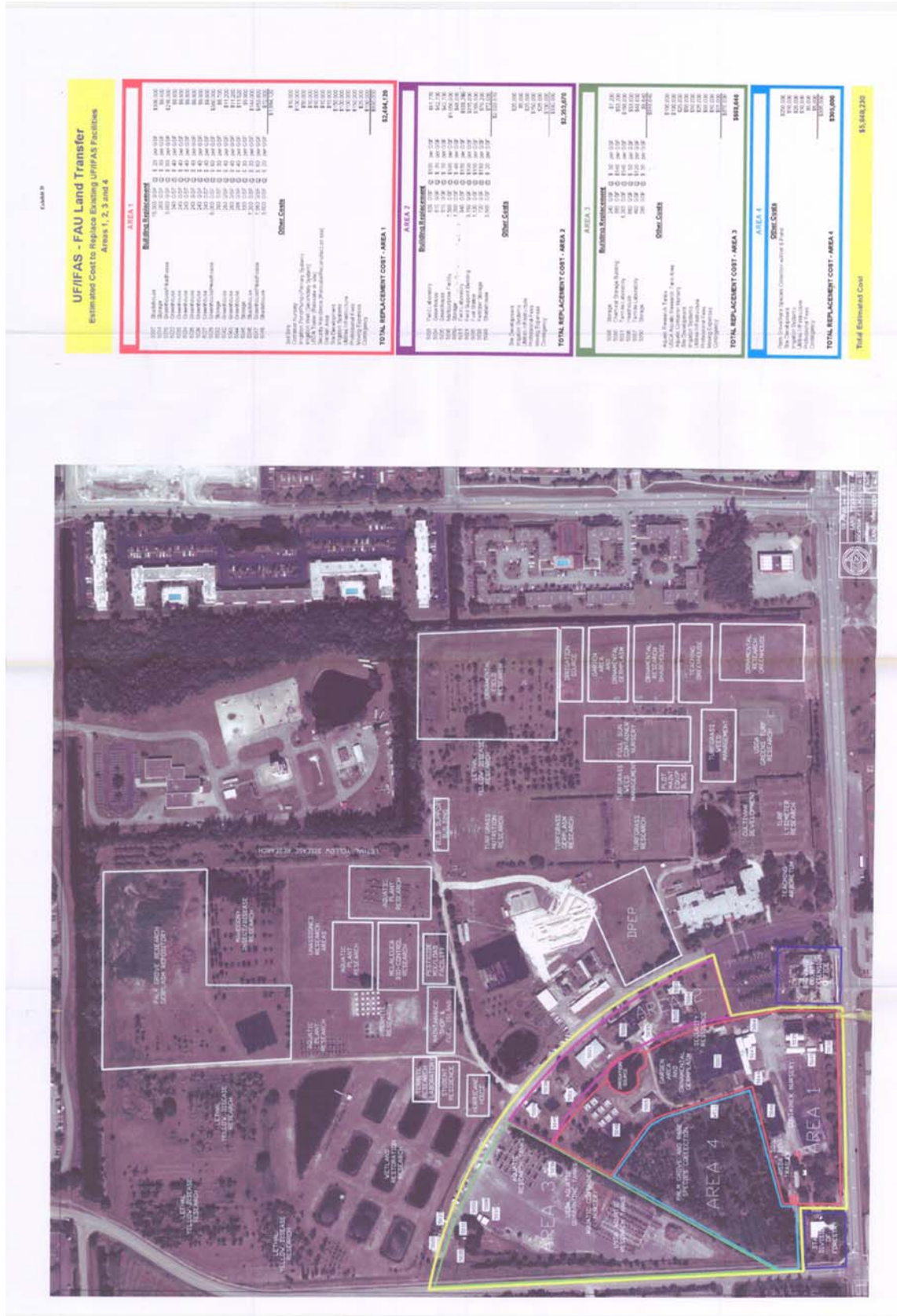
BT-624 DAVIE CAMPUS JOINT USE FACILITY



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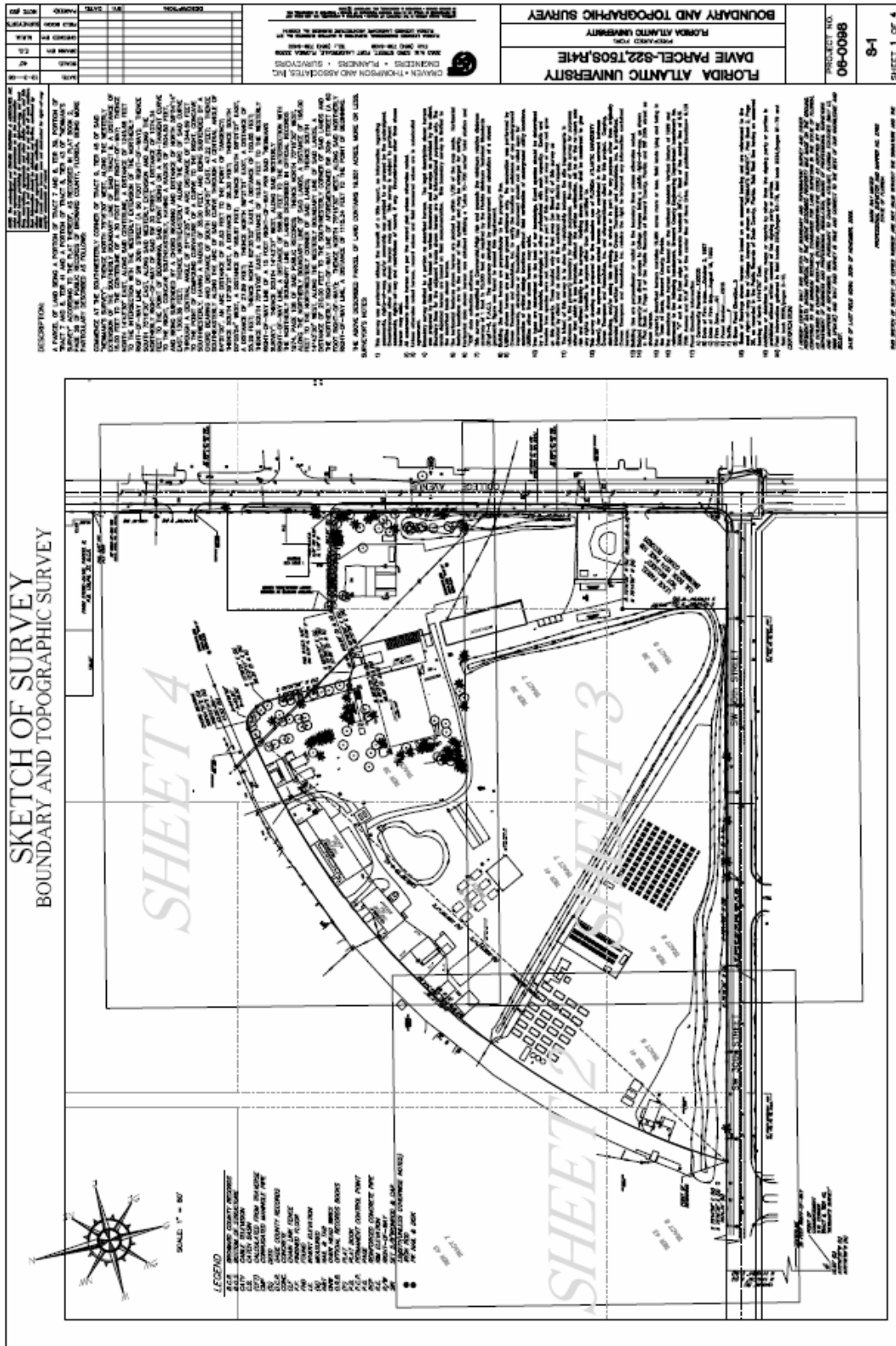


BT-624 DAVIE CAMPUS JOINT USE FACILITY



BT-624 DAVIE CAMPUS JOINT USE FACILITY

b. Boundary Survey (recently surveyed, dated 12/7/06)



c. Environmental Assessment Summary Report



**ENVIRONMENTAL ASSESSMENT
SUMMARY REPORT**

FAU EXTENSION
SECTION 22, TOWNSHIP 50S, RANGE 41E
THE TOWN OF DAVIE, BROWARD COUNTY, FL
TCG PROJECT NO. 06-0038

PREPARED FOR

Craven Thompson & Associates
3563 NW 53rd Street
Fort Lauderdale, FL 33309
PH: (954)739-6400
FAX: (954) 739-6409

PREPARED BY

The Chappell Group, Inc.
2745 East Atlantic Boulevard, Suite 302
Pompano Beach, FL 33062
PH: (954) 782-1908
FAX: (954) 782-1923

November 2006

A blue ink signature of Tyler Chappell, written in a cursive style.

Tyler Chappell
Vice President

A blue ink signature of Matt Mitchell, written in a cursive style.

Matt Mitchell
Project Biologist





1.0 INTRODUCTION

The subject property is a 19.85 acre parking lot and agricultural research center located at the Florida Atlantic University-Davie Campus in Section 22, Township 50S, Range 41E, in the Town of Davie, in Broward County, Florida. (Appendix A).

The purpose of this report is to provide information on the location of any wetland and surface water areas on the property. The report includes additional vegetation descriptions and soil analysis as well as the identification of any listed endangered or threatened species observed on the property at the time of the inspection.

2.0 DISCUSSION

A biologist from The Chappell Group, Inc. (TCG) conducted an onsite visual inspection of the site for the presence of potential environmental impacts that may exist on the property on November 10, 2006. The onsite visual inspection consisted of traversing the site to provide an overlapping field of review.

Prior to the site investigation, aerial photographs were reviewed to become familiar with the location and vegetation of the subject site(s). Based on the site investigation and the review of the aerials the vegetation and use of the subject sites are consistent. Aerials are included in Appendix B, which depict the location of any wetland, surface waters, or listed species found at the site during the inspection.

The agricultural research facility site is currently used for various forms of agricultural research, including ongoing research on various species of palms and herbaceous wetland plant species. Wetland plant species observed in the research facility at the time of the inspection were bulrush (*Scirpus* sp.) and water lettuce (*Pistia* sp.). The property also contained one (1) agricultural drainage ditch and one (1) retention area. The existing ditch is maintained and mowed and contained no standing water. The drainage ditch contained small amounts of wetland species such as water hyssop (*Bacopa monnieri*), duck potato (*Sagittaria lancifolia*) and bulrush (*Scirpus* sp.). The presence of these species in the maintained retention area is most likely attributable to a viable seed source at the adjacent agricultural research facility. No listed species and/or listed species habitat was observed onsite at the agricultural research facility. Any use of the site by listed species, such as wading birds, would likely be transient in nature, due to a lack of roosting and/or foraging habitat.

Adjacent to the research facility is a parking lot that is included in the footprint of the subject sites, and therefore reviewed for potential impacts to wetlands, surface waters, and listed species. The parking lot adjacent to the research





facility contains asphalt, sod, and landscape islands and does not contain wetland habitat or surface waters. However, one (1) burrowing owl (*Athene cunicularia*) was observed in a grassy swale area within the parking lot (Appendix B). The existing burrow is surrounded by a wooden barrier to limit pedestrian access to the burrow. This barrier suggests that the burrow has been active for quite some time. No additional owls and/or owl burrows were observed and no jurisdictional wetlands were present within the remaining portions of the parking lot.

The Broward County Soil Survey was reviewed to determine the soil characteristics of the subject parcels. The Survey revealed the subject parcel contained Margate Fine Sand (Ma) and Urban Lands (Ur) (Appendix C). Margate fine sand can be characterized as being a nearly level, poorly drained sandy soil underlain by limestone. The soils observed at the referenced property were consistent with the soil survey, but were significantly altered as the majority of the site(s) has been either developed or used as an agricultural/nursery facility.

No wildlife was observed at the property at the time of the inspection except for the one burrowing owl found in the parking lot. Pictures of the burrowing owl nest and drainage areas are included in Appendix D of this report.

3.0 CONCLUSION

No jurisdictional wetlands, as defined by Chapter 62-340 F.A.C., exist on either of the subject properties. The existing drainage ditch and retention area within the agricultural research facility are categorized as "other surface waters" (OSW). Because the ditch contains other surface waters and wetland vegetation, it is suggested that Broward County Environmental Protection Department (BCEPD) is contacted to conduct a jurisdictional determination prior to any clearing, construction and/or development at the site. The Chappell Group, Inc. can assist the property owner with coordination of the jurisdictional determination with BCEPD if requested.

In addition, because an active burrow exists within the parking lot, any potential project should be designed in such a manner to avoid impacts to the existing burrow. If adult owls are present, burrows are considered active during the nesting season (February 15 and July 10). Should impacts to the existing burrow be unavoidable, a Florida Fish and Wildlife Conservation Commission (FWCC) permit will be required to remove and/or re-locate the burrow. The Chappell Group, Inc. can assist the property owner with processing the FWCC permit for burrow relocation or removal if requested.





**APPENDIX A
LOCATION/VICINITY MAPS**

2745 East Atlantic Boulevard, Suite 302 - Pompano Beach, FL 33062 tel. 954.782.1908 fax. 954.782.1923 www.thechappellgroup.com
Environmental Consultants | Marine & Wetland Permitting | Phase I ESAs | Mitigation Design & Monitoring | T&E Species Surveys



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Location Map

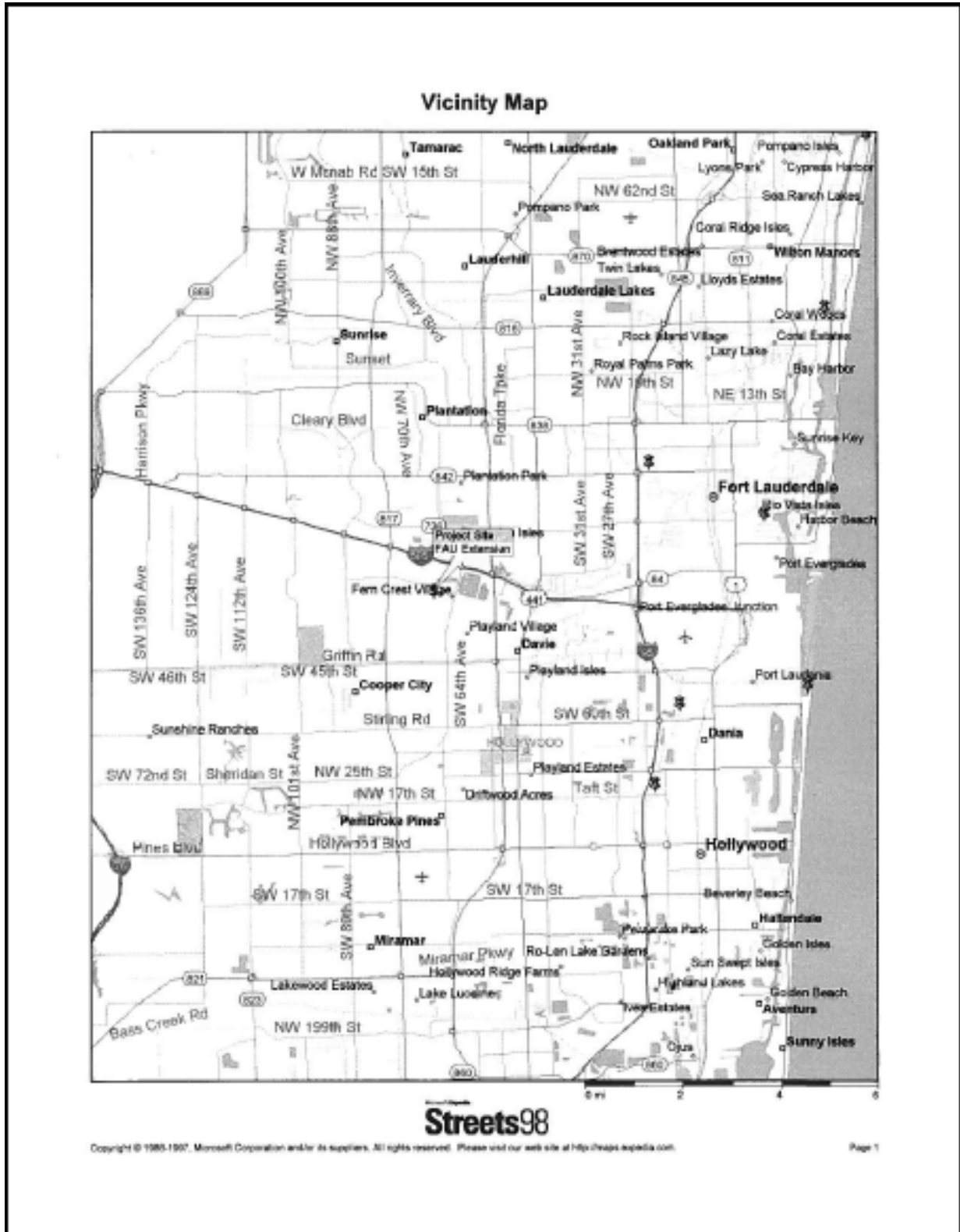


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Page 1

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**APPENDIX B
AERIAL PHOTOGRAPH**

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BT-624 DAVIE CAMPUS JOINT USE FACILITY



PROJECT NO.	DATE

LEGEND

- EXISTING OWL BURROW
- OTHER SURFACE WATER DRAINAGE DITCH

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p style="font-size: small;">THIS DRAWING AND ALL INFORMATION CONTAINED HEREON ARE THE PROPERTY OF THE CHAPPELL GROUP, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE CHAPPELL GROUP, INC. 2008</p> <p style="font-size: small;">Environmental Compliance Stormwater Management Erosion Control Mitigation Design & Monitoring T&E Specialist Services Phase I ES&S</p> <p style="font-size: small;">3745 East Abate Boulevard Suite 3102 Pompano Beach, Florida 33062 tel. 954.702.1000 www.chappellgroup.com</p>	<p>FAU EXTENSION PREPARED FOR: CRAVEN THOMPSON & ASSOCIATES, INC. APPENDIX B</p>
NO.	DATE	DESCRIPTION						



APPENDIX C
SOIL SURVEY

2745 East Atlantic Boulevard, Suite 302 - Pompano Beach, FL 33062 tel. 954.782.1900 fax. 954.782.1925 www.thechappellgroup.com
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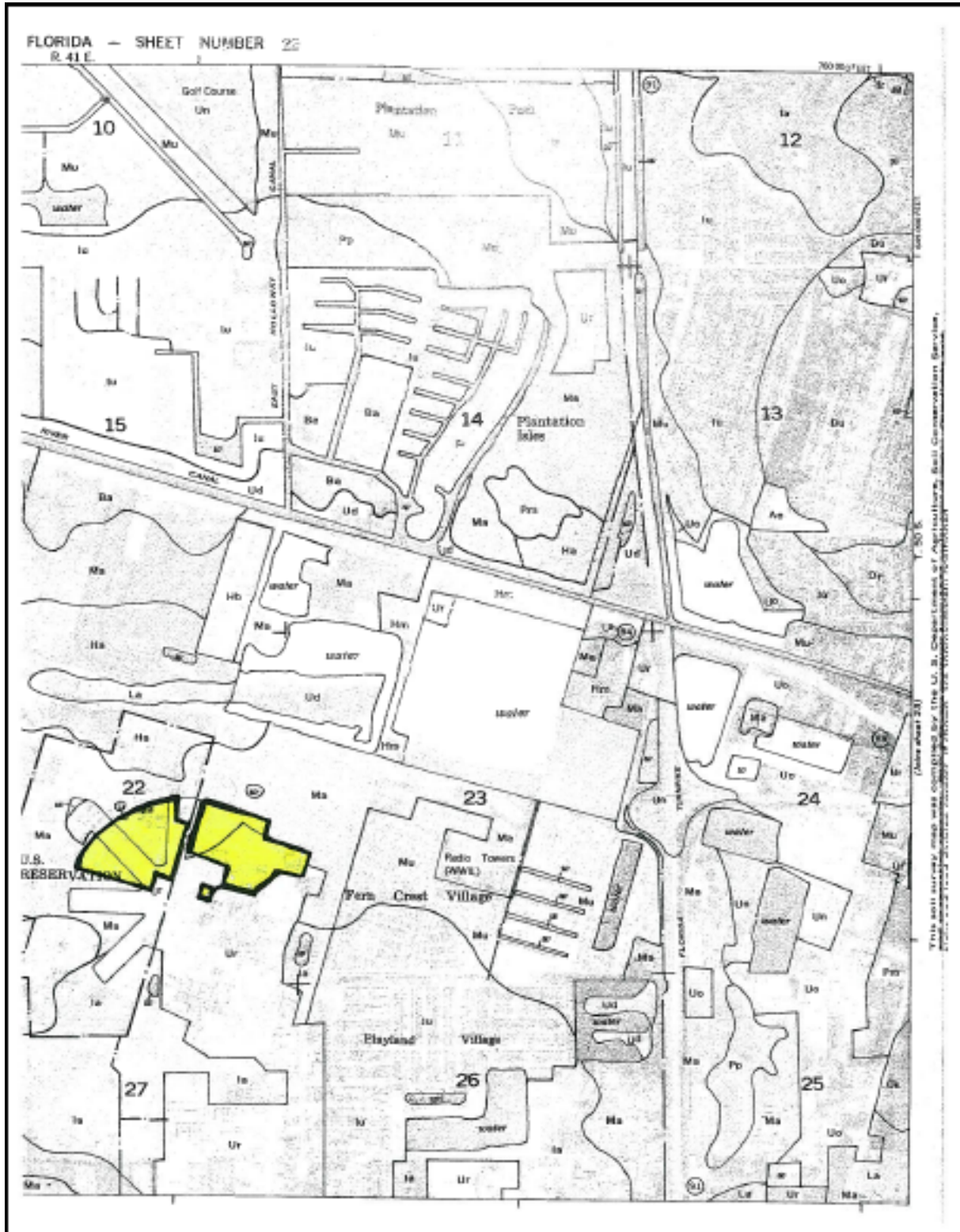
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

BRO

SOIL LEGEND

SYMBOL	NAME
Aa	Arredondo sand complex
Ab	Arredondo, argillic substratum Urban land complex
Bs	Baldwin fine sand
Bt	Boss fine sand
Bu	Buchanan
Cs	Conover Urban land complex
Ds	Davis muck
Dd	Dad fine sand
Df	Duarte Urban land complex
Du	Dade Urban land complex
Ha	Hallendale fine sand
Hb	Hallendale-Urban land complex
Hm	Hallendale and Margate silt
Ia	Imperial fine sand
Ic	Imperial, limonitic substratum Urban land complex
Iu	Imperial Urban land complex
La	Lauderdale muck
Ma	Margate fine sand
Mb	Margate-Urban land complex
Os	Ocala muck
Pa	Panola fine sand
Pb	Panola-Urban land complex
Pc	Panola beach sand
Pe	Panama silty clay loam
Pf	Panama silty clay loam, tidal
Pm	Plantation muck
Po	Pomona fine sand
Pp	Pompano fine sand
Ps	Panama silty clay loam
Pu	Palm Beach Urban land complex
Pv	Panama Varner silt loam
Se	Seibel muck
St	St. Lucie fine sand
Ts	Tampa City muck, tidal
Ud	Underthorn
Uf	Underthorn, mostly substratum-Urban land complex
Ug	Underthorn, shaded
Uu	Underthorn-Urban land complex
Ur	Urban land

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**APPENDIX D
SITE PHOTOGRAPHS**

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1 Existing owl burrow in parking lot.



2 Burrowing owl (*Athene cunicularia*) outside of existing burrow



3 Southeast corner of agricultural facility, facing north along agricultural ditch.



4 Southeast corner of agricultural facility, facing northeast.

BT-624 DAVIE CAMPUS JOINT USE FACILITY

d. FAU/UF/IFAS correspondence, March 12, 2007 re: final review of program & UF relocation costs:



Institute of Food and Agricultural Sciences
Facilities Planning and Operations

Bldg 106 Mowry Rd
PO Box 110850
Gainesville, FL 32611-0850
352-392-6488
352-392-3161 Fax

March 12, 2007

MEMORANDUM

TO: Robert Richman, FAU University Planner

FROM: Kevin Heinicka, Director-UF/IFAS FP & O

SUBJECT: BT-624 Davie Campus Joint Use Facility
UF/IFAS Comments

We have reviewed the Facilities Program for the Davie Campus FAU/UF Joint Use Facility and offer the following comments:

- 1- Section VII. Master Plan. The phasing map at this point reflects a chiller plant to be constructed with this project. The chilled water plant location is actually shown in what is Area 2 on our UF/IFAS-FAU Land Transfer map. We currently are not planning to vacate this location unless FAU is now requesting us to vacate. *At this point, we think the budget precludes a separate chiller plant for this phase and foresee including chillers in the building and possibly expanding the plant there.*
UF/IFAS Comment- Acknowledged.
- 2- Section VII. Master Plan. This master plan reflects a two way radial road from SW 30th St, between UF/IFAS and FAU to access the future parking lot identified adjacent to the chiller plant. We have no issue with this road as long as it is on FAU property. The current understanding we have together is that UF/IFAS will allow minimal service vehicles to access the FAU property from the north, but no general population access to buildings and parking lots from our UF/IFAS existing road. *We understand your requests on this and agree.*
UF/IFAS Comment- Acknowledged.

The Foundation for The Gator Nation
An Equal Opportunity Institution

BT-624 DAVIE CAMPUS JOINT USE FACILITY

- 3- Section VII. Master Plan & Section IX Program Area, B. 3). As the FAU property is developed it must be fenced off from the UF/IFAS site. This is due to the nature of our field research and overall security. Currently, UF/IFAS property is fenced. **Please furnish a diagram that shows your current secured fence so we can determine the impact on the future fencing after the building is built.**

UF/IFAS Comment- Attached is a document showing the existing perimeter fence location shown with "proposed fence based upon FAU taking of Area 1 & 3. We will need to work together to determine fencing/access to the palm grove in Area 4.

- 4- Section XIV Program Funds C.1, 2a. & Section XV Project Budget Summary 2a- UF/IFAS has evaluated the replacement and has incorporated the requests from FAU to vacate Area 3 in addition to Area 1 as previously requested. We have also added in demolition costs for demolition of the replacement spaces and associated site work. The estimates in the original agreement between FAU and UF/IFAS were from 2003. Significant cost increases have occurred since then as well as a more detailed look as to what it will take to relocate these facilities. Some of the estimated assumptions did not include all of the required costs of relocation. UF/IFAS has taken a hard stand to hold costs down and protect the overall FAU/UF Joint use building, but these numbers have increased to \$3,400,000 vs. the \$2,822,200, an increase of \$577,800. In order to keep this figure as low as possible it is assumed that UF/IFAS would keep the large aquatic tanks in use and defer this relocation to future years. Also, replacement of building 5029 is being replaced with FEMA hurricane funds and we have cut the overall gross SF of building replacements due to gained efficiency of the new replacement space. UF/IFAS will return to FAU BT-624 project if there are any project savings as we proceed through planning, design and construction. **Our notes from the meeting of 9/12/06, indicate that the land transfer table in Exhibit D had been escalated to cover future costs. This increase of \$577,800 would reduce the contingency in the draft program by almost a third. This is inconsistent with the agreement, as the costs for all of the areas in total went up; and this new figure doesn't seem to include the cost of relocating the large tanks at a later date. Please provide us your detailed estimate for the work you are proposing to do, including the large tank relocation/removal. Also see final comment after # 9 below.**

UF/IFAS Comment- Yes, the costs have gone up over the last several years. The land transfer table was not a document to provide future costs, rather a

document to provide a fair market value of the UF/IFAS facilities at the time of the agreement and identify the required replacement facilities. These costs have risen minimally in relationship to the costs of the joint use building. The replacement facility costs are current market conditions at the time when FAU is to acquire the various areas of the property. UF/IFAS is proposing to defer the large aquatic tank relocation to future years to protect the limited budget at this point in time; however we could proceed now with the additional funds to support the relocation. Attached are several documents providing you with our estimates for the relocation.

- 5- Section X. Utilities Impact Analysis, 13. - College Road is the access point for UF/IFAS and the traffic on this road continues to increase. We are concerned with the idea of possibly closing off the road south of our entrance in the future. We would like to be involved in any roadway/site access issues as they evolve. **As part of the committee, you will be included in all issues as they evolve.**
UF/IFAS Comments- Acknowledged.
- 6- Section IX Program Area C.4- Access along the existing north radial road to the FAU property will be very limited to special construction needs only. Future use by FAU service vehicles is expected to be minimal. **We understand you on this.**
UF/IFAS Comments- Acknowledged.
- 7- Section IX Program Area C.6- One conduit shall have a 25 pair copper and 12 count fiber optic cable pulled from building to building for phone and data conductivity to UF/IFAS switches. **I believe we can do this as part of the project, but will need to be done by our IRM providers in concert with our IRM work.**
UF/IFAS Comments- Acknowledged.
- 8- Section XV-35 Project Budget Summary- As part of the FAU-UF/IFAS joint use building there are FFE funds for furniture and equipment. UF/IFAS space represents at this point approximately 24% and sees these funds as jointly distributed as well. UF/IFAS needs to be represented and involved as these funds are being discussed, allocated and procured. **This is a reasonable request. We would, at some time ask that you put together a list of required furnishings and equipment.**

BT-624 DAVIE CAMPUS JOINT USE FACILITY

UF/IFAS Comments- Acknowledged. We will work with you to develop a list of FFE as we proceed through the project.

- 9- Attached is the current -revised UF/IFAS – FAU Land Transfer estimated cost to replace existing facilities table. As this new tally of relocation costs represent an increase from the agreement of \$577,800, not including the relocation costs for the large tanks, this would require the involvement of general counsel to amend the agreement. A suggestion to keep the project moving and on schedule would include the following three parts. 1) UF/IFAS to receive the original full amount of the Area 1 and 3, or \$ 3,182,160, an increase of \$360,000 from what the program currently shows, which would be funded out of the project contingency. 2) The large tanks could remain until the completion of the facility or within a year after – that would be 2010 - and then would be removed by UF (understanding that the program for these is expected to diminish or disappear by then). 3) The balance of the relocation in areas 2 and 4 can be addressed in subsequent discussions. UF/IFAS now has 24% of the net area of the facility whereas, in the original agreement, UF/IFAS space amounted to 10.7%. I don't think anyone wants to see the building reduced any further.

Please look over these comments and suggestions and let us know what you think. We all look forward to getting the program signed off and getting on with the design of this exciting addition.

UF/IFAS Comments- We are in agreement with your above proposal for funding of the original amount of \$3,182, 160. We will cut where necessary to stay within the funding provided. The large tanks would remain in use for now and the associated replacement costs for these as well as Area 2 & 4 will be deferred to future years.

We would like to get started as soon as possible since several research and teaching programs are being held up waiting on replacement facilities.

Cc: Dr. Joyce
Dr. Waddill
Dr. Elliott
FAU File

BT-624 DAVIE CAMPUS JOINT USE FACILITY

