

Request to Develop Land (R

RDL 1 Form – Marshall Center Expansion

Date Submitted:	3/18/05
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ACE Workgroup date:	April 27, 2005
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1. Requestor: Guy Conway

Special Events Center is failing to fulfill its purpose as a viable facility for campus events and performances. Utilizing a 55,000 gsf facility for small events is not operationally or financially cost effective. The new addition will include a 1,200 seat Ballroom, a 600 seat activities theater and a 400 seat multipurpose room. This will provide flexibility and more appropriate venues for campus events and activities.

Phase II includes major renovation / rebuilding of the existing Marshall Center facility. The 1998 study indicated \$10 million was needed to fix the infrastructure: HVAC, elevators, roof, boiler, plumbing, electrical, wiring, ADA compliance, etc.

The project will be completed in two phases:

PHASE I: Demolish the SEC and construct a significant new addition north of existing building. This will allow the current Marshall Center and Bookstore to remain in operation while the Phase I expansion is completed.

PHASE II: Once the new Phase I addition is occupied, vacate the Marshall Center building and undertake a comprehensive renovation that replaces all

The multitude of daily visitors who arrive on the USF campus via Fletcher

RDL 2 Form – Marshall Center Expansion

Date Submitted:	3/18/05
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ACE Workgroup date:	April 27, 2005
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1. Requestor:	Guy Conway
Address	CTR 246
Telephone	4-5400
Email	gconway@admin.usf.edu

2. Description of Project alignment with USF Mission and purpose of Project:
<p>This project is a major expansion and renovation of the Marshall Center (Student Union) at USF. It includes the design of a new 128,000 gsf addition to provide enhanced retailing, dining, conferencing and student organizations space. This expansion will be constructed as Phase I of the project and will occur on the site of the existing Special Events Center, which will be removed. In the subsequent Phase II there will be a major renovation of the existing facility to improve its outdated interior services and public spaces and includes the addition of a new student activities theatre. Suggested site improvements include revised pedestrian and parking areas, which complement and reinforce the objectives of the overall Campus Master Plan.</p>

3. Physical Boundaries (graphics attached)
<p>West Holly / North Palm to the North MLK Plaza to the South Cedar Circle to the East and West</p>

4. Acreage: Current SEC site is approximately 2 acres

5. Net square footage: 152,505 nsf

6. Gross square footage: 228,758 gsf

7. Funding Source: Student Fees: Marshall Center Enhancement, Activity and Service Fees, and Capital Improvement Trust Fund Fees (CITF)
<p>Student Fees (Specifically the existing Marshall Center Enhancement Fee) will be utilized to “payback” a bond issuance to fund the project or a developer who will “build and lease back” to the university (as was done for the Research Park Project).</p>

8. Construction budget:		
	Construction	Total Project
	Phase I	\$ 27.0 million
	Phase II	\$ 16.7 million
	Total	\$ 43.7 million
		\$55.1 million

the major north / south axis. This axis has been a strong orienting factor from the Fletcher entrance to the south, the Fowler entrance to the north, as well as from the MLK Plaza and campus interior. However, as visitors and potential students approach the blank wall of the SEC, they have no sense that there is a student center on the other side. The re-opening of the spine to visual and pedestrian movement will be a major improvement to campus way finding, which redefines the pedestrian boulevard and strengthens the Campus Master Plan.

Due to the multitude of daily visitors who arrive on the campus via Fletcher Avenue and North Palm it has become one of the primary entrances to the campus and must be planned with a more appropriate message of arrival for the University of South Florida. This project creates a new image for the institution by planning an outdoor arrival plaza, surrounded by a new attractive University Center that welcomes students, visitors and the Florida community to USF.

11. Maintenance requirements and funding source for maintenance:

It is estimated that there will be an approximately \$400,000 increase in the costs for utilities, maintenance, additional custodial staff and supplies.

These additional costs will be funded from the existing Marshall Center Enhancement Fee currently being assessed.

13. Schedule:

For Phase I

Contracting Activities

- Execute A/E Contract March - April '05
- Select Developer / Construction Manage April – July '05

Design Activities

- Schematic Design May – August '05
- Design Development Sept – Dec '05
- Develop Demolition of SEC Oct – Nov '05

Bid Packages

- 50% Construction Documents Jan – April '06
- Develop Early Site Work Nov '05 – Feb '06
- 100% Construction Documents May – Sept '06

Construction Activities

- Demolition of Special Events Ctr. Dec '05 – Feb '06
- Early Site and Utility Bid Packages March – Sept '06
- Building Construction Oct '06 – Feb '08

Move – In / Occupancy Phase I

March – May '08

For Phase II

Move – In / Occupancy Phase II

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