

**University of Florida Faculty Club at University House
Status Report to Welfare Council
November 18, 2015**

Introduction

The University of Florida is currently considering renovating and expanding the former University President's House (now referred to as "University House") for use as a conference and meeting facility. Related to this work, there may be an opportunity to incorporate faculty support and amenity spaces into the project.

Paul Davenport, Chair of UF Faculty Senate, has created an ad hoc Faculty Club Committee to investigate the possible incorporation of a "Faculty Club" within the planned conference and meeting facility. Committee members include Dr. Davenport, Karen Whalen (Chair of Welfare Council), Amanda House (Senate Member of Welfare Council), Chris Hass, and Bradley Walters (Chair of Infrastructure Council).

Proposed Uses and Amenities

- **Restaurant and Dining Venue**
 - A nice restaurant and dining venue is a central function. Meal service space should be able to accommodate up to 75-100. This may be too conservative if this becomes a nice destination space.
 - Seating may include smaller tables with moveable chairs, seating 2-4 (or perhaps 6) for small, informal gatherings. Some larger tables or options to reconfigure tables to seat larger groups of 8 or more would be good. Consider some round tables where "there is always room for one more."
 - Coffee/tea/hot water available throughout the day
 - Food/snacks available throughout the day
 - Bar with beer and wine (pay for service basis); operational service hours TBD

- **Breakout Areas**
 - Some small/quiet
 - Cubicles
 - Privacy rooms for new mothers

- **Technology / Media**
 - Wireless internet access important
 - Easy access to outlets, especially near tables/work areas/seating
 - Incorporate several televisions with news and sports throughout to facility. These may be heavily used on Gator game days.

- **Apartments / Hotel Rooms**
 - Incorporate guest accommodations for visiting faculty, job candidates, visiting scientists, distinguished/invited speakers, etc.

- **Operations**
 - Possible operational days may be Monday through Friday with the option to also open for Saturday Game Days
 - Possible operational hours: 11:00 am - 2:30 pm and 4:00 pm – 11:00 pm
 - Anticipated peak hours: 11:30 am -2:30 pm and 4:00 pm to 6:00 pm (when traffic congestion decreases)

- **Additional Considerations**
 - Facility should accommodate special events and allow rental for weddings/receptions; this will help with the budget model
 - Provide opportunities for speaker series and other live events of interest to the faculty or university community
 - New on-site parking will be required
 - Improved pedestrian circulation from the site across SW 2nd Avenue to campus (and parking) will be required. Consider a raised pedestrian crossing/table across SW 2nd Avenue, if possible.
 - Spousal and Emeritus privileges would be desirable
 - Reciprocal membership at other university’s Faculty Clubs would be desirable (i.e. Association of College and University Clubs or similar; ACUC info at www.acuclubs.org)
 - To encourage use and faculty interest and participation, consider allowing five years of free beer/wine or some similar incentive

Preliminary Design Options

To investigate the Conference Center program as well as the possible incorporation of a Faculty Club, the University developed three initial design concepts for discussion and consideration. These were forwarded to the Committee on 26 August 2015. All three proposals were one-story free-standing structures, located in the rear of the existing house. These options can be summarized as follows:

	Description	Conference Rooms	Total Building Footprint
Option A	Conference Center areas would include three large rooms that could be separated or combined. Three separate rooms would each accommodating up to 100 people; combined space would accommodate up to 300 people.	4,890 GSF	11,886 GSF
Option B	This option is expanded by 3,000 GSF to include both a faculty area and breakout meeting rooms. Three large conference rooms would total 2,616 GSF (can be used separately or combined); Three separate small conference/breakout rooms would total 1,127 GSF. The size of the “Faculty Development Center” is not labeled, but it appears to be approximately 1,000 GSF in size.	3,783 GSF	14,067 GSF
Option C	This option is identical to option B in program and uses except with different architectural forms.	3,783 GSF	14,067 GSF

Each of these options have expanded parking capacity by 74 spaces. They also include main house renovations for kitchen, dining and second-level support office spaces.

Draft Recommendations

The quality and quantity of space needed for a Faculty Club and possible auxiliary uses as outlined above will require the development of some alternatives to the preliminary concepts developed to date. We would like to offer the following suggestions:

1. Consider a new option that may use the existing or expanded first floor of the former President's house for the Faculty Club.
2. Consider a new option that includes a new two-story structure, with the main conference uses on the lower level and the Faculty Club spaces above. This will allow for larger areas to be developed for each of these uses, while also creating natural separations between them.
3. Consider alternatives to the current plans for the former President's house, possibly incorporating apartments or hotel spaces for visitors in the bedrooms on the second floor instead of reconfiguring it for office areas.
4. Consider altering the site entrance from the north to align with the intersection of NW 22nd Street and West University Avenue. This would make a more formal and more public entrance to the facility, on axis with the existing circular drive on the property.
5. Consider a design option that places a new building structure in the front of the existing house, working around existing trees to preserve the park-like character while also making the new Faculty Club more visually accessible to the community.