



**Board of Trustees
Finance and Facilities Committee Meeting
November 15, 2012
10:45 – 11:00 a.m.
Live Oak Center**

Conference call in phone number 800-442-5794, passcode 463796

AGENDA

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| I. CALL TO ORDER | Olga M. Calvet
<i>Chair of the Finance and Facilities Committee</i> |
| II. ROLL CALL | Tee Rogers
<i>Coordinator for Administrative Services for the Division of Administration and Finance</i> |
| III. OLD BUSINESS | Chair Calvet |
| IV. NEW BUSINESS | Chair Calvet |
| <ul style="list-style-type: none">• Capital Improvement Fee Trust Fund Allocation (FFC-1) | William F. Merck II
<i>Vice President for Administration and Finance and Chief Financial Officer</i>
Maribeth Ehasz
<i>Vice President for Student Development and Enrollment Services</i>
Lee Kernek
<i>Associate Vice President for Administration and Finance</i> |
| <ul style="list-style-type: none">• Organic grocery RFP and minor amendment to 2010 Campus Master Plan update | William F. Merck II
Lee Kernek
Curt Sawyer
<i>Associate Vice President for Administration and Finance</i> |
| V. OTHER BUSINESS | Chair Calvet |
| VI. CLOSING COMMENTS | Chair Calvet |

**University of Central Florida
BOARD OF TRUSTEES**

SUBJECT: Capital Improvement Fee Allocation

DATE: November 15, 2012

PROPOSED BOARD ACTION:

Approval to allocate the 2013 Capital Improvement Fee Trust Fund distribution to the design and construction of the John C. Hitt Library and the Recreation and Wellness Outdoor Improvements.

BACKGROUND INFORMATION:

The Board of Governors developed a Capital Improvement Fee Trust Fund allocation plan for the Florida State University System institutions for inclusion in the 2013-14 Legislative Budget Request. The University of Central Florida is scheduled to receive \$35,657,160, which is an \$11,688,310 increase from what was originally projected. Approval is sought from this bond to use this funding to support the design, renovation and construction of the John C. Hitt Library, and for Recreation and Wellness Outdoor Improvements. Of the \$35,657,160, \$32,657,160 will complete Library Phase I, which includes the ARC Retrieval Center, Addition, and Plaza Improvements; and will begin design of Phase II; leaving a balance of \$3,000,000, which will be used to fund the design and construction of the Recreation and Wellness Outdoor Improvements.

The John C. Hitt Library on the Orlando campus is inadequate to meet the current and future needs of a growing student population in both the amount and quality of space required for collaborative learning, study, research, and collection growth. The 21st Century Library project involves the construction of a 41,000 sq. ft. addition on the north side of the building and the complete renovation of the existing building, which consists of the original 1967 building and the adjoining 1984 addition. All major infrastructure systems such as HVAC, electrical, plumbing, lighting, elevators, and telecommunications will be replaced.

The Library new construction will consist of a four story Automated Retrieval Center (ARC) that will hold 1.5 million print materials enabling space previously occupied by book stacks to be repurposed, greatly increasing user seating; and 12,000 sq. ft. of new research and study space on the fifth floor with expansive views of the campus. The ARC frees up space within the Library for individual and group seating, as well as more study space for students. The new addition will also provide a north side entrance to the building facing the student union.

When completed, the renovated and expanded facility will include redesigned, more efficient, and flexible interior spaces featuring greatly increased seating, triple the number of group study rooms, a 24/7 study area, and more than twice the number of technology workstations.

The Recreation and Wellness Outdoor Improvements construction will be applied to Phase II of the Recreation and Wellness Outdoor Improvements. Phase I of this project was completed with previous CITF allocations. As we have seen a tremendous increase in usage for the space, we are no longer able to meet the needs of the current program. Lake Claire annual usage numbers increased from 17,924 in 2009-10 to 48,469 in 2011-12 after Phase 1 expansion, which represents a 170 percent increase. This phase will allow us not only to meet the needs of the current student body, but allow for increased learning, wellness, and recreation opportunities.

Supporting documentation: 2013-2014 Capital Improvement Fee Project Information Sheet, John C. Hitt
Library Renovation, Phase I (Attachment A)
2013-2014 Capital Improvement Fee Project Information Sheet, Recreation and
Wellness Outdoor Improvements (Attachment B)
2013-2014 Fixed Capital Outlay Legislative Budget Request (Attachment C)
Summary of Capital Improvement Fee Projects for 2008-2009
UCF John C. Hitt Library Renovation and Expansion – 2012 Cost (Attachment D)

Prepared by: Maribeth Ehasz, Vice President, Student Development and Enrollment Services
Lee Kernek, Associate Vice President, Administration and Finance; Facilities and Safety

Submitted by: William F. Merck II, Vice President, Administration and Finance

**STATE UNIVERSITY SYSTEM
2013-2014 CAPITAL IMPROVEMENT FEE PROJECT LIST
PROJECT INFORMATION SHEET**

University: University of Central Florida (UCF)

Site Name: Main Campus
(Main Campus, Branch Name, etc.)

Project Name: John C. Hitt Library Renovation, Phase I

Project Description:

(Should include the name of the building, work to be accomplished, whether the project is remodeling, renovation, expansion or site improvement as well as the programs or activities to benefit from the project)

The John C. Hitt Library, located on UCF's main campus, is inadequate to meet the current and future needs of a growing student population in both the amount and quality of space required for research, study, and collaborative learning, as well as space to accommodate collection growth. Inspections of the building have revealed a number of substantive changes that must be made to the building and systems if it is to continue to serve the university in the future. The present facility is almost fifty years old, and major systems -- such as HVAC, electrical, plumbing, lighting, elevators, and telecommunications -- are in need of replacement and renovation. The existing library presently has 1,903 reader seats, which represents about 6 percent of the main campus Full Time Equivalent students, and is significantly less than the minimum requirements recommended by the Association of College and Research Libraries. This project will include 3,264 seats.

As part of the 21st Century Library project, the university explored the use of an automated retrieval system (ARC) that could provide quick access to a computer-managed book storage system with a capacity of 1,500,000 items. ARC allows seldomly used material to be stored and it frees up valuable square footage for occupants and stacks in the library. Although 70 percent of the materials will be housed in the ARC, library users will still have open access to more than 365,000 materials, including reference, general collection, periodical, and government documents. The most current and heavily used items, as well as the most suited to browsing, will remain on open shelves. The retrieval system will provide the library with space to grow collections.

When completed, the renovated and expanded facility will include redesigned, more efficient and flexible interior spaces, featuring increased seating, triple the number of group-study rooms, a twenty-four-hours-a-day, seven-days-a-week study area, and more than twice the number of technology workstations.

Project Funding:

Project Cost Detail:	<u>Amount</u>
Construction	\$24,719,442
Professional Fees	3,265,716
Resident Supervision	
Artwork (if applicable)	100,000
Equipment	3,265,716
Contingency	<u>1,306,286</u>
Total Project Cost	\$35,657,160

Extraordinary or unusual on-site/off-site cost(s) included in project cost (item & cost)

Gross Square Feet: **123,025**
Net Assignable Square Feet: **82,016**
(Indicate total NASF and report by type on space inventory form)
Construction Cost per GSF: **220.27**
Project Cost per GSF: **289.83**

**STATE UNIVERSITY SYSTEM
2013-2014 CAPITAL IMPROVEMENT FEE PROJECT LIST
PROJECT INFORMATION SHEET**

University: University of Central Florida

Site Name: _Main Campus
(Main Campus, Branch Name, etc.)

Project Name: Recreation and Wellness Center – Outdoor Improvements

Project Description:

(Should include the name of the building, work to be accomplished, whether the project is remodeling, renovation, expansion or site improvement as well as the programs or activities to benefit from the project)

Recreation and Wellness Center (RWC) Outdoor Improvements – completes Phase Two of the Lake Claire Recreation area and Phase Three of the Master Plan for RWC Park (playing facilities) that were not funded in the last CITF allocation because of reduced funding. The Lake Claire Recreation area improvements include the design of a comprehensive boat house which will serve many of the needs for the Outdoor Adventure Program. These needs include storage to protect the various watercrafts which are used for recreation at the lake as well as the outdoor adventure trips program from the Florida elements; completion of all access points within the space to meet the American Disabilities Act; and including a programmatic space where students can meet to recreate. As we have seen a tremendous increase in usage for the space we are no longer able to meet the needs of the current program. Lake Claire annual usage numbers increased from 17,924 in 2009-10 to 48,469 in 2011-12 after Phase 1 expansion, which represents a 170 percent increase. This phase will allow us not only to meet the needs of the current student body, but allow for increased learning, wellness, and recreation opportunities. This project will also include Phase Three of the RWC Park, should funds be available, that will allow for three additional multipurpose fields (one artificial, one grass, and one softball field) that will be used to accommodate Intramural Sports, Sports Clubs, and Open Recreation. Currently there are over 1000 teams and 10 sport clubs that schedule games in this space. This addition is expected to serve an additional 250 teams of approximately 2,500 students.

Phase II will include the construction of a student services and boat storage facility of 4,102 square feet, of which, 1,272 square feet is conditioned space. The building will feature a lobby with check-in, gear storage, staff office, and ADA & gender-neutral restrooms. This building will be lightning safe, which is critical in this remote location, and will also have covered and secure boat storage with direct launch to the lake, vehicle entrance, wash-down area, service space and dock. The boat storage will be designed to hold a large quantity of kayaks, canoes, catamarans, paddleboats, paddle boards, and other vessels.

Project Funding:

Project Cost Detail:	<u>Amount</u>	Extraordinary or unusual on-site/off-site cost(s) included in project cost (item & cost)
Construction	\$2,280,000	
Professional Fees	300,000	
Resident Supervision		Gross Square Feet: <u>1,908</u>
Artwork (if applicable)		Net Assignable Square Feet: 1,272
Equipment	300,000	(Indicate total NASF and report by type on space inventory form)
Contingency	<u>120,000</u>	
Total Project Cost	3,000,000	*Construction Cost per GSF: \$555.00

Attachment "B"

**Project Cost per GSF: \$731.00

Operational Funding for Facility*: _____

*Identify the specific revenue source that will be made available to fund the cost of operating any additional facilities provided by the proposed 2013-2014 appropriation

Key Project Schedule Dates:

_____	Submission of Building Program
<u>October, 2013</u>	Advertisement for Design Contract
<u>October, 2013</u>	Advertisement for Construction Contract
_____	Issue Purchase Orders for Furniture and Equipment
_____	Occupancy

Private Activity Space:

(Attach worksheet for calculation of private activity project cost)

Description: _____

Project Private Activity Cost: _____

Name of Private User

**All amenities included (not just building construction).

Attachment "C"

STATE UNIVERSITY SYSTEM
Summary of Capital Improvement Fee Projects for 2008-2009
2013-2014 Fixed Capital Outlay (FCO) Legislative Budget Request

University of Central Florida

Project Name	Total Project Cost
John C. Hitt Library Renovation, Phase I	\$ 32,657,160
Recreation and Wellness Outdoor Improvements	\$ 3,000,000
Total	\$ 35,657,160.00

Attachment "D"

UCF Library Renovation and Expansion 2012 Costs plus Escalation

	Planning, Design and Furnishings and Equipment	Construction	Total Costs
Phase I	\$ 7,283,799	\$ 21,282,700	\$ 28,566,499
Phase II	\$ 5,013,408	\$ 14,166,200	\$ 19,179,608
Phase III	\$ 5,236,926	\$ 15,117,300	\$ 20,354,226
			\$ 68,100,333