



University of Central Florida  
Board of Trustees Teleconference  
July 31, 2014  
Agenda  
12:00 p.m.  
800-442-5794, passcode, 463796

BOARD MEETING

- |     |   |  |
|-----|---|--|
| 1.  | Welcome and call to order               | Olga Calvet, Chair                         |
| 2.  | Roll call                               | Rick Schell, Associate Corporate Secretary |
| 11. | Finance and Facilities Committee report | Marcos Marchena, Chair                     |
|     | <b>FF-1</b> Approval                    | Five-year Capital Improvement Plan (Merck) |
| 12. | New business                            | Chair Calvet                               |
| 13. | Adjournment                             | Chair Calvet                               |

University of Central Florida  
Board of Trustees

**SUBJECT:** Five-year Capital Improvement Plan

**DATE:** July 31, 2014

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**PROPOSED BOARD ACTION**

Approval of the capital improvement plan for 2015-16 through 2019-20.

**BACKGROUND INFORMATION**

Each year, the university must submit an updated capital improvement plan to the Board of Governors. This plan identifies projects that will be included in the three-year Public Education Capital Outlay list and provides information to the State Board of Education for its request for capital project funding for 2015-16.

The capital improvement plan must be submitted to the Board of Governors' staff by August 1, 2014. The attached schedules include the following:

- projects that are proposed for inclusion in the five-year capital improvement plan, and
- items to be included in the 2015-16 Appropriations Authorization Bill, including projects funded by bonds, direct support organization projects, and projects requiring general revenue to operate.

We request approval to submit the 2015-16 Capital Improvement Plan with the projects listed in the attached schedules.

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**Supporting documentation:**

2015 Five-Year Fixed Capital Improvement Plan (Attachment A)

Fixed Capital Outlay Projects Requiring Board of Governors Approval to be Constructed, Acquired, and Financed by a University or a University Direct Support Organization with Approved Debt (Attachment B)

Fixed Capital Outlay Projects That May Require Legislative Authorization and General Revenue Funds to Operate and Maintain (Attachment C)

**Prepared by:** Lee Kernek, Associate Vice President for Administration and Finance

**Submitted by:** William F. Merck II, Vice President for Administration and Finance  
and Chief Financial Officer

**UNIVERSITY OF CENTRAL FLORIDA FUTURE PROJECT PROJECTIONS FOR 2015-2020**  
**2015 FIVE YEAR FIXED CAPITAL IMPROVEMENTS PLAN**

PECO PROJECTS	REVISED 07/28/2014	2015-16 YR #1	2016-17 YR #2	2017-18 YR #3	2018-19 YR #4	2019-20 YR #5	TOTALS	RANK
UTILITIES, INFRASTRUCTURE, CAPITAL RENEWAL, AND ROOFS (P,C)		\$11,994,197	\$14,000,000	\$14,000,000	\$14,000,000	\$14,000,000	\$67,994,197	1
INTERDISCIPLINARY RESEARCH AND INCUBATOR FACILITY (P,C,E)		\$6,042,667	\$34,529,519	\$6,042,667			\$46,614,853	2
COLBOURN HALL RENOVATION (P,C,E)		\$1,952,455	\$15,619,643	\$1,952,455			\$19,524,553	3
ENGINEERING BUILDING I RENOVATION (C,E)		\$13,954,277	\$925,000				\$14,879,277	4
MATHEMATICAL SCIENCES BUILDING REMODELING AND RENOVATION (C,E)		\$9,422,105	\$700,000				\$10,122,105	5
TREVOR COLBOURN HALL (P,C,E)		\$26,175,387					\$26,175,387	6
JOHN C. HITT LIBRARY RENOVATION PHASE II (P,C,E)		\$3,570,000	\$30,090,000	\$3,570,000			\$37,230,000	7
UCF VC CLASSROOM BUILDING (C,E)		\$7,500,000					\$7,500,000	8
ARTS COMPLEX PHASE II (PERFORMANCE) (P,C,E)		\$5,100,000	\$40,800,000	\$5,100,000			\$51,000,000	9
MILLICAN HALL RENOVATION (P,C,E)			\$356,406	\$6,490,319	\$356,406		\$7,203,132	10
BUSINESS ADMINISTRATION RENOVATION (P,C,E)			\$9,665,360	\$503,881			\$10,169,241	11
CHEMISTRY RENOVATION (P,C,E)			\$550,640	\$10,011,645	\$550,640		\$11,112,924	12
FACILITIES & SAFETY COMPLEX RENOVATION (P,C,E)				\$4,953,363			\$4,953,363	13
VISUAL ARTS RENOVATION AND EXPANSION (P,C,E)				\$3,060,000	\$24,480,000	\$3,060,000	\$30,600,000	14
MULTI-PURPOSE RESEARCH AND EDUCATION BUILDING (P,C,E)			\$2,834,773	\$22,678,182	\$2,834,773		\$28,347,728	15
COLLEGE OF NURSING (P,C,E)			\$4,554,263	\$36,434,104	\$4,554,263		\$45,542,631	16
<b>TOTAL</b>		<b>\$85,711,088</b>	<b>\$154,625,605</b>	<b>\$114,796,616</b>	<b>\$46,776,082</b>	<b>\$17,060,000</b>	<b>\$418,969,390</b>	
<b>CITF PROJECT REQUESTS</b>								
		2015-16 YR #1	2016-17 YR #2	2017-18 YR #3	2018-19 YR #4	2019-20 YR #5	TOTALS	RANK
JOHN C. HITT LIBRARY RENOVATION PHASE I (P,C,E)		\$18,344,027					\$18,344,027	1
JOHN C. HITT LIBRARY RENOVATION PHASE II (P,C,E)			\$37,230,000				\$37,230,000	2
<b>TOTAL</b>		<b>\$18,344,027</b>	<b>\$37,230,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,574,027</b>	
<b>REQUESTS FROM OTHER STATE SOURCES</b>								
		2015-16 YR #1	2016-17 YR #2	2017-18 YR #3	2018-19 YR #4	2019-20 YR #5	TOTALS	RANK
PARTNERSHIP IV (P,C,E)		\$46,920,000	\$6,120,000				\$53,040,000	1
HOWARD PHILLIPS HALL RENOVATION (P,C,E)				\$6,696,265	\$655,094		\$7,351,359	2
FERRELL COMMONS (E AND G SPACE) RENOVATION (P,C,E)				\$5,818,135			\$5,818,135	3
TECHNOLOGY COMMONS I RENOVATION (P,C,E)				\$754,767			\$754,767	4
TECHNOLOGY COMMONS II RENOVATION (P,C,E)				\$150,295	\$2,732,630	\$150,295	\$3,033,220	5
COLLEGE OF SCIENCES BUILDING RENOVATION (P,C,E)				\$154,935	\$2,971,936	\$154,935	\$3,281,806	6
REHEARSAL HALL RENOVATION (P,C,E)				\$62,883	\$1,143,328	\$62,883	\$1,269,094	7
THEATER BUILDING RENOVATION (P, C,E)				\$172,418	\$3,134,874	\$172,418	\$3,479,710	8
CLASSROOM BUILDING III (P,C,E)				\$2,448,000	\$19,584,000	\$2,448,000	\$24,480,000	9
FACILITIES BUILDING AT LAKE NONA (P,C,E)				\$612,000	\$4,896,000	\$612,000	\$6,120,000	10
RECYCLING CENTER (P,C)				\$2,346,000	\$18,768,000	\$2,346,000	\$23,460,000	11
HUMANITIES AND FINE ARTS II (P,C,E)				\$2,827,800	\$17,401,844	\$2,827,800	\$23,057,444	12
SIMULATION AND TRAINING BUILDING (P,C,E)					\$2,417,743	\$18,778,581	\$21,196,324	13
BUSINESS ADMINISTRATION III BUILDING (P,C,E)					\$1,616,218	\$12,553,152	\$14,169,370	14
EDUCATION BUILDING II (P,C,E)					\$2,103,595	\$15,905,965	\$18,009,560	15
BAND BUILDING (P,C,E)					\$464,146	\$2,856,285	\$3,320,430	16
ARTS COMPLEX III (P,C,E)					\$1,235,074	\$7,779,996	\$9,015,070	17
SOCIAL SCIENCES FACILITY				\$2,448,000	\$19,584,000	\$2,448,000	\$24,480,000	18
COASTAL BIOLOGY STATION				\$5,100,000			\$5,100,000	19
INTERDISCIPLINARY RESEARCH BUILDING II (P,C,E)					\$2,417,743	\$17,677,208	\$20,094,951	20
SUSTAINABILITY CENTER					\$5,100,000		\$5,100,000	21
CENTER FOR EMERGING MEDIA BUILD-OUT (P,C,E)					\$6,487,546		\$6,487,546	22
<b>TOTAL</b>		<b>\$46,920,000</b>	<b>\$6,120,000</b>	<b>\$29,591,498</b>	<b>\$112,713,770</b>	<b>\$86,773,518</b>	<b>\$282,118,786</b>	

REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT	2015-16 YR #1	2016-17 YR #2	2017-18 YR #3	2018-19 YR #4	2019-20 YR #5	TOTALS	RANK
WAYNE DENSCH CENTER FOR STUDENT ATHLETE LEADERSHIP (P,C,E)	\$6,030,000					\$6,030,000	
ROSEN STORAGE SHED (P,C,E)	\$225,000					\$225,000	
ROSEN EDUCATIONAL FACILITY (P,C,E)	\$17,000,000					\$17,000,000	
UCF DOWNTOWN PRESENCE (P,C,E)	\$75,000,000					\$75,000,000	
UCF DOWNTOWN PRESENCE GARAGE (P,C,E)	\$15,000,000					\$15,000,000	
USTA AMERICAN TENNIS AT LAKE NONA - COLLEGIATE TENNIS (P,C,E)	\$5,100,000					\$5,100,000	
HOTEL AND CONFERENCE CENTER (P,C,E)	\$76,500,000					\$76,500,000	
CIVIL AND ENVIRONMENTAL ENGINEERING (P,C,E)		\$1,183,880	\$14,798,500	\$1,775,820		\$17,758,200	
CREATIVE SCHOOL (P,C,E)			\$1,530,000			\$1,530,000	
PARKING GARAGE VII (P,C,E)			\$20,400,000			\$20,400,000	
SUSTAINABILITY CENTER (P,C,E)			\$255,000	\$2,040,000	\$255,000	\$2,550,000	
SPECIAL PURPOSE HOUSING AND PARKING GARAGE (P,C,E)	\$25,500,000					\$25,500,000	
SPECIAL PURPOSE HOUSING II (P,C,E)	\$8,160,000					\$8,160,000	
PARKING DECKS (P,C,E)	\$17,340,000					\$17,340,000	
GRADUATE HOUSING (P,C,E)	\$51,000,000					\$51,000,000	
REFINANCE UCF FOUNDATION PROPERTIES	\$37,410,000					\$37,410,000	
STUDENT HOUSING (P,C,E)	\$51,000,000					\$51,000,000	
GARAGE EXPANSION (P,C,E)	\$5,100,000					\$5,100,000	
CLASSROOM AND LAB BUILDING, LAKE NONA (P,C,E)	\$23,945,113					\$23,945,113	
FACILITIES BUILDING, LAKE NONA (P,C,E)	\$6,120,000					\$6,120,000	
EXPO CENTER HOUSING (P,C,E)	\$16,000,000					\$16,000,000	
REGIONAL CAMPUSES MULTI-PURPOSE BUILDINGS (P,C,E)	\$28,000,000					\$28,000,000	
PARTNERSHIP GARAGE (P,C,E)	\$7,140,000					\$7,140,000	
PARKING DECK (ATHLETIC COMPLEX)	\$5,100,000					\$5,100,000	
BASEBALL STADIUM EXPANSION PHASE II (P,C,E)	\$1,700,000					\$1,700,000	
BASEBALL CLUBHOUSE EXPANSION AND RENOVATION	\$1,020,000					\$1,020,000	
BRIGHT HOUSE NETWORKS STADIUM EXPANSION PHASE I (P,C,E)	\$11,000,000					\$11,000,000	
WAYNE DENSCH SPORTS CENTER EXPANSION/RENOVATION (P,C,E)	\$1,020,000					\$1,020,000	
TENNIS COMPLEX - PHASE I (P,C,E)	\$1,428,000					\$1,428,000	
TENNIS COMPLEX - PHASE II (P,C,E)	\$1,020,000					\$1,020,000	
TENNIS COMPLEX - PHASE III (P,C,E)	\$2,040,000					\$2,040,000	
MULTI-PURPOSE MEDICAL RESEARCH AND INCUBATOR FACILITY (P,C,E)	\$115,121,201					\$115,121,201	
HEALTH SCIENCES CAMPUS PARKING GARAGE I (P,C,E)	\$15,300,000					\$15,300,000	
BIO-MEDICAL ANNEX RENOVATION AND EXPANSION (P,C,E)	\$13,056,000					\$13,056,000	
OUTPATIENT CENTER (P,C,E)	\$76,500,000					\$76,500,000	
DENTAL SCHOOL (P,C,E)		\$73,000,000				\$73,000,000	
UTILITY INFRASTRUCTURE AND SITE WORK LAKE NONA CLINICAL FACILITIES (P,C)			\$10,200,000			\$10,200,000	
COASTAL BIOLOGY STATION			\$5,100,000			\$5,100,000	
MULTI-CULTURAL EXPANSION	\$1,677,186					\$1,677,186	
PEGASUS HEALTH EXPANSION (P,C,E)			\$10,200,000			\$10,200,000	
<b>TOTAL</b>	<b>\$717,552,500</b>	<b>\$74,183,880</b>	<b>\$62,483,500</b>	<b>\$3,815,820</b>	<b>\$17,480,000</b>	<b>\$858,290,700</b>	
<b>GRAND TOTAL</b>	<b>\$868,527,615</b>	<b>\$272,159,485</b>	<b>\$206,871,614</b>	<b>\$163,305,672</b>	<b>\$121,313,518</b>	<b>\$1,632,177,904</b>	

Projects to be programmed

Projects with approved building programs

Project may be a Joint Use Facility with Valencia College, which would result in shared funding

Remodeling denotes change in space usage.

Renovation denotes no change in space usage.

Attachment B  
**STATE UNIVERSITY SYSTEM**  
**Fixed Capital Outlay Projects Requiring Board of Governors Approval**  
**to be Constructed, Acquired, and Financed by a University or**  
**a University Direct Support Organization with Approved Debt**  
**BOB-1**

Univ.	Project Title	GSF	Brief Description of Project	Project Location	Project Amount	Funding Source	Estimated Month	Estimated Annual Amount For	
							Of Board	Operational & Maintenance Costs	Source
							Approval Request	Amount	
UCF	Special Purpose Housing and Parking Garage	160,000	425 beds and 500 parking spaces	UCF, Orlando	\$ 25,500,000	Rental income	July	\$2,400,000	Auxiliary
UCF	Special Purpose Housing II	32,000	Fraternity, sorority, and organization housing	UCF, Orlando	\$ 8,160,000	Rental income	July	\$480,000	Auxiliary
UCF	Parking Garage VII	447,000	1,600 spaces	UCF, Orlando	\$ 20,400,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$6,705,000	Auxiliary
UCF	Parking Decks	168,000	1,800 spaces	UCF, Orlando	\$ 17,340,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$2,520,000	Auxiliary
UCF	Graduate Housing	150,000	Land and 600 beds	UCF, Orlando	\$ 51,000,000	Rental and retail income	July	\$2,250,000	Auxiliary
UCF	Refinance UCF Foundation properties	432,250	Consolidation and refinancing of existing UCF foundation properties	UCF, Orlando	\$ 37,410,000	Rental and retail income	July	\$0	N/A
UCF	Student Housing	224,000	800 beds	UCF, Orlando	\$ 51,000,000	Rental income	July	\$3,360,000	Auxiliary
UCF	Garage Expansion	50,837	400 additional spaces	UCF, Orlando	\$ 5,100,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$762,555	Auxiliary
UCF	Classroom and Lab Building, Lake Nona	91,464	Classrooms, labs, and offices	UCF, Orlando	\$ 23,945,113	Donations and partnerships	July	\$1,371,960	General Revenue
UCF	Facilities Building, Lake Nona	20,799	Offices, storage, and support space	UCF, Orlando	\$ 6,130,000	Donations and partnerships	July	\$311,985	General Revenue
UCF	Expo Center housing	103,000	400 Beds	UCF, Orlando	\$ 16,000,000	Donations and partnerships	July	\$1,545,000	Auxiliary
UCF	Regional Campuses Multi-Purpose Buildings	60,000	Classrooms, labs, and offices	UCF, Orlando	\$ 28,000,000	Donations and partnerships	July	\$900,000	General Revenue
UCF	Partnership Garage	60,000	600 spaces	UCF, Orlando	\$ 7,140,000	Decal fees and revenue income	July	\$0	Auxiliary
UCF	Parking Deck (Athletic Complex)	168,000	600 parking spaces	UCF, Orlando	\$ 5,100,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$2,520,000	Auxiliary
UCF	UCF Downtown Presence Garage	402,000	1300 spaces	UCF, Orlando	\$ 15,000,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$6,030,000	Auxiliary
UCF	Baseball Stadium Expansion and Renovation	5,700	200 seats, new press box	UCF, Orlando	\$ 1,700,000	Donations	July	\$85,500	DSO
UCF	Baseball Clubhouse Expansion and Renovation		New playing field, chair backs, audio and lighting upgrade	UCF, Orlando	\$ 1,020,000	Donations	July	\$0	DSO
UCF	Bright House Networks Stadium Expansion and Improvements Phase I	21,337	Additional club seating, suites, and operational booths	UCF, Orlando	\$ 11,000,000	Donations	July	\$320,055	DSO
UCF	Wayne Densch Sports Center Expansion and Renovation	18,000	Renovation and expansion of the football facilities, larger locker room, weight room, and equipment room	UCF, Orlando	\$ 1,020,000	Donations	July	\$270,000	DSO
UCF	Tennis Complex Phase I	7,470	12 championship caliber outdoor courts, and 864 grandstand seats	UCF, Orlando	\$ 1,428,000	Donations	July	\$112,050	DSO
UCF	Tennis Complex Phase II	2,500	Clubhouse with locker room for men's and women's programs, offices, and conference room	UCF, Orlando	\$ 1,020,000	Donations	July	\$37,500	DSO
UCF	Tennis Complex Phase III		6 covered courts	UCF, Orlando	\$ 2,040,000	Donations	July	\$0	DSO
UCF	Multi-Purpose Medical Research and Incubator Facility	200,000	Classrooms, labs, and offices	UCF, Orlando	\$ 115,121,201	Donations and partnerships	July	\$3,000,000	General Revenue
UCF	Health Sciences Campus Parking Garage	402,000	1300 spaces	UCF, Orlando	\$ 15,300,000	Decal fees and traffic fines	July	\$6,030,000	Auxiliary
UCF	Bio-Medical Annex Renovation and Expansion	32,000	Classrooms, labs, and offices	UCF, Orlando	\$ 13,056,000	Donations and partnerships	July	\$480,000	General Revenue
UCF	Outpatient Center	119,750	Health care facilities, offices, 38 beds	UCF, Orlando	\$ 76,500,000	Donations and partnerships	July	\$1,796,250	General Revenue
UCF	Dental School	166,750	Classrooms, labs, auditorium, health care facilities, offices	UCF, Orlando	\$ 73,000,000	Donations and partnerships	July	\$2,501,250	Revenue
UCF	Utility Infrastructure and Site Work, Lake Nona Clinical Facilities		3080 Spaces	UCF, Orlando	\$ 10,200,000	Income and energy savings	July		General Revenue
UCF	Pegasus Health Expansion	20,000	Labs, offices	UCF, Orlando	\$ 10,200,000	Donations and partnerships	July	\$300,000	General Revenue

Attachment C  
**STATE UNIVERSITY SYSTEM**  
**Fixed Capital Outlay Projects That May Require Legislative Authorization**  
**and General Revenue Funds to Operate and Maintain**  
**BOB-2**

Univ.	Project Title	GSF	Brief Description of Project	Project Location	Project Amount	Funding Source	Estimated Annual Amount For Operational & Maintenance Costs	
							Amount	Source
UCF	SCPS Student Museum	21,000	Gallery - Offices	UCF - Sanford	\$4,000,000	Donations	\$315,000	General Revenue
UCF	Trevor Colbourn Hall	80,000	Offices, Classrooms	UCF - Orlando	\$20,000,000	E&G	\$1,200,000	General Revenue
UCF	Optical Materials Lab Addition	5,530	Research Labs	UCF - Orlando	\$1,640,000	E&G	\$82,950	General Revenue
UCF	Coastal Biology Station	8,500	Research	Melbourne Beach	\$2,500,000	E&G	\$127,500	General Revenue
UCF	Library Expansion Phase I	8,800	Automatic Retrieval Center	UCF-Orlando	\$10,771,963	CITF	\$132,000	General Revenue
UCF	Partnership IV	167,000	Office, Research	UCF-Orlando	\$60,000,000	PECO	\$2,505,000	General Revenue
UCF	Technical Center I and II	65,348	Office, Research	UCF-Orlando	\$2,500,000	PECO	\$980,220	General Revenue
UCF	Florida Advanced Manufacturing Research Center	100,000	Research Labs, Wet Labs, Collaboration Rooms, Offices	UCF - Osceola	\$75,000,000	E&G	\$1,500,000	General Revenue