



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 |
| | FF-1 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

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.

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 2015-20
2015 FIVE-YEAR FIXED CAPITAL IMPROVEMENT PLAN

PECO PROJECTS	REVISED 07/17/2014	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
ACADEMIC SUPPORT FACILITY (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 AND 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
TOTAL		\$65,721,769	\$90,476,442	\$92,801,494	\$32,776,082	\$3,060,000	\$284,835,787	
CITF PROJECT REQUESTS		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
TOTAL		\$18,344,027	\$37,230,000	\$0	\$0	\$0	\$55,574,027	
REQUESTS FROM OTHER STATE SOURCES		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)				\$6,564,966	\$642,249		\$7,207,215	2
FERRELL COMMONS (E AND G SPACE) RENOVATION (P,C,E)				\$5,704,054			\$5,704,054	3
TECHNOLOGY COMMONS I RENOVATION (P,C,E)				\$739,968			\$739,968	4
TECHNOLOGY COMMONS II RENOVATION (P,C,E)				\$147,348	\$2,679,049	\$147,348	\$2,973,745	5
COLLEGE OF SCIENCES BUILDING RENOVATION (P,C,E)				\$151,897	\$2,913,663	\$151,897	\$3,217,457	6
REHEARSAL HALL RENOVATION (P,C,E)				\$61,650	\$1,120,910	\$61,650	\$1,244,210	7
THEATER BUILDING RENOVATION (P, C,E)				\$169,037	\$3,073,406	\$169,037	\$3,411,480	8
CLASSROOM BUILDING III (P,C,E)				\$2,400,000	\$19,200,000	\$2,400,000	\$24,000,000	9
FACILITIES BUILDING AT LAKE NONA (P,C,E)				\$600,000	\$4,800,000	\$600,000	\$6,000,000	10
RECYCLING CENTER (P,C)				\$2,300,000	\$18,400,000	\$2,300,000	\$23,000,000	11
HUMANITIES AND FINE ARTS II (P,C,E)				\$2,772,353	\$17,060,631	\$2,772,353	\$22,605,337	12
SIMULATION AND TRAINING BUILDING (P,C,E)					\$2,370,336	\$18,410,374	\$20,780,710	13
BUSINESS ADMINISTRATION III BUILDING (P,C,E)					\$1,584,527	\$12,307,012	\$13,891,539	14
EDUCATION BUILDING II (P,C,E)					\$2,062,348	\$15,594,083	\$17,656,431	15
BAND BUILDING (P,C,E)					\$455,045	\$2,800,279	\$3,255,324	16
ARTS COMPLEX III (P,C,E)					\$1,210,857	\$7,627,447	\$8,838,304	17
SOCIAL SCIENCES FACILITY				\$2,400,000	\$19,200,000	\$2,400,000	\$24,000,000	18
COASTAL BIOLOGY STATION				\$5,000,000			\$5,000,000	19
INTERDISCIPLINARY RESEARCH BUILDING II (P,C,E)					\$2,370,336	\$17,330,596	\$19,700,932	20
SUSTAINABILITY CENTER					\$5,000,000		\$5,000,000	21
CENTER FOR EMERGING MEDIA BUILD-OUT (P,C,E)					\$6,360,339		\$6,360,339	22
TOTAL		\$46,920,000	\$6,120,000	\$29,011,273	\$110,503,696	\$85,072,076	\$277,627,045	

Attachment A

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	
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)	\$5,000,000					\$5,000,000	
CIVIL AND ENVIRONMENTAL ENGINEERING (P,C,E)		\$1,160,667	\$14,508,333	\$1,741,000		\$17,410,000	
CREATIVE SCHOOL (P,C,E)			\$1,500,000			\$1,500,000	
PARKING GARAGE VII (P,C,E)			\$20,000,000			\$20,000,000	
SUSTAINABILITY CENTER (P,C,E)			\$250,000	\$2,000,000	\$250,000	\$2,500,000	
SPECIAL PURPOSE HOUSING AND PARKING GARAGE (P,C,E)	\$25,000,000					\$25,000,000	
SPECIAL PURPOSE HOUSING II (P,C,E)	\$8,000,000					\$8,000,000	
PARKING DECKS (P,C,E)	\$17,000,000					\$17,000,000	
GRADUATE HOUSING (P,C,E)	\$50,000,000					\$50,000,000	
REFINANCE UCF FOUNDATION PROPERTIES	\$37,410,000					\$37,410,000	
STUDENT HOUSING (P,C,E)	\$50,000,000					\$50,000,000	
GARAGE EXPANSION (P,C,E)	\$5,000,000					\$5,000,000	
CLASSROOM AND LAB BUILDING, LAKE NONA (P,C,E)	\$23,475,601					\$23,475,601	
FACILITIES BUILDING, LAKE NONA (P,C,E)	\$6,000,000					\$6,000,000	
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)	\$7,000,000					\$7,000,000	
PARKING DECK (ATHLETIC COMPLEX)	\$5,000,000					\$5,000,000	
BASEBALL STADIUM EXPANSION PHASE II (P,C,E)	\$1,700,000					\$1,700,000	
BASEBALL CLUBHOUSE EXPANSION AND RENOVATION	\$1,000,000					\$1,000,000	
BRIGHT HOUSE NETWORKS STADIUM EXPANSION PHASE I (P,C,E)	\$11,000,000					\$11,000,000	
WAYNE DENSCH SPORTS CENTER EXPANSION AND RENOVATION (P,C,E)	\$1,000,000					\$1,000,000	
TENNIS COMPLEX - PHASE I (P,C,E)	\$1,400,000					\$1,400,000	
TENNIS COMPLEX - PHASE II (P,C,E)	\$1,000,000					\$1,000,000	
TENNIS COMPLEX - PHASE III (P,C,E)	\$2,000,000					\$2,000,000	
MULTI-PURPOSE MEDICAL RESEARCH AND INCUBATOR FACILITY (P,C,E)	\$112,863,923					\$112,863,923	
HEALTH SCIENCES CAMPUS PARKING GARAGE I (P,C,E)	\$15,000,000					\$15,000,000	
BIO-MEDICAL ANNEX RENOVATION AND EXPANSION (P,C,E)	\$12,800,000					\$12,800,000	
OUTPATIENT CENTER (P,C,E)	\$75,000,000					\$75,000,000	
DENTAL SCHOOL (P,C,E)		\$73,000,000				\$73,000,000	
UTILITY INFRASTRUCTURE AND SITE WORK LAKE NONA CLINICAL FACILITIES (P,C)			\$10,000,000			\$10,000,000	
COASTAL BIOLOGY STATION			\$5,000,000			\$5,000,000	
MULTI-CULTURAL EXPANSION	\$1,644,300					\$1,644,300	
PEGASUS HEALTH EXPANSION (P,C,E)			\$10,000,000			\$10,000,000	
TOTAL	\$615,323,824	\$74,160,667	\$61,258,333	\$3,741,000	\$250,000	\$754,733,824	
GRAND TOTAL	\$746,309,620	\$207,987,109	\$183,071,100	\$147,020,778	\$88,382,076	\$1,372,770,683	

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 Reques	Amount	
UCF	Special Purpose Housing and Parking Garage	160,000	425 beds and 500 parking spaces	UCF, Orlando	\$ 25,000,000	Rental income	July	\$2,400,000	Auxiliary
UCF	Special Purpose Housing II	32,000	Fraternity, sorority, and organization housing	UCF, Orlando	\$ 8,000,000	Rental income	July	\$480,000	Auxiliary
UCF	Parking Garage VII	447,000	1,600 spaces	UCF, Orlando	\$ 20,000,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$6,705,000	Auxiliary
UCF	Parking Decks	168,000	1,800 spaces	UCF, Orlando	\$ 17,000,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$2,520,000	Auxiliary
UCF	Graduate Housing	150,000	Land and 600 beds	UCF, Orlando	\$ 50,000,000	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	\$ 50,000,000	Rental income	July	\$3,360,000	Auxiliary
UCF	Garage Expansion	50,837	400 additional spaces	UCF, Orlando	\$ 5,000,000	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	\$ 23,475,601	Donations and partnerships	July	\$1,371,960	General Revenue
UCF	Facilities Building, Lake Nona	20,799	Offices, storage, and support space	UCF, Orlando	\$ 6,000,000	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	\$ 7,000,000	Decal fees and revenue income	July	\$0	Auxiliary
UCF	Parking Deck (Athletic Complex)	168,000	600 parking spaces	UCF, Orlando	\$ 5,000,000	Decal fees, traffic fines, and Transportation Access Fee	July	\$2,520,000	Auxiliary
UCF	UCF Downtown Presence Garage	402,000	1,300 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	\$ 1,000,000	Donations	July	\$0	DSO
UCF	Bright House Networks Stadium Expansion 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	\$ 1,000,000	Donations	July	\$270,000	DSO
UCF	Tennis Complex Phase I	7,470	12 championship caliber outdoor courts, 864 grandstand seats	UCF, Orlando	\$ 1,400,000	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	\$ 1,000,000	Donations	July	\$37,500	DSO
UCF	Tennis Complex Phase III		Six covered courts	UCF, Orlando	\$ 2,000,000	Donations	July	\$0	DSO
UCF	Multi-Purpose Medical Research and Incubator Facility	200,000	Classrooms, labs, and offices	UCF, Orlando	\$ 112,863,923	Donations and partnerships	July	\$3,000,000	General Revenue
UCF	Health Sciences Campus Parking Garage	402,000	1,300 spaces	UCF, Orlando	\$ 15,000,000	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	\$ 12,800,000	Donations and partnerships	July	\$480,000	General Revenue
UCF	Outpatient Center	119,750	Health care facilities, offices, 38 beds	UCF, Orlando	\$ 75,000,000	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		3,080 Spaces	UCF, Orlando	\$ 10,000,000	Income and energy savings	July		General Revenue
UCF	Pegasus Health Expansion	20,000	Labs, offices	UCF, Orlando	\$ 10,000,000	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	Seminole County Public Schools Student Museum	21,000	Gallery - Offices	UCF - Sanford	\$4,000,000	Donations	\$315,000	General Revenue
UCF	Academic Support Facility	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	John C. Hitt Library Renovation, 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		PECO	\$980,220	General Revenue