

**BOARD OF GOVERNORS**  
**Project Summary**  
**University of Central Florida**  
**Renovation and Expansion of the**  
**Student Health Center**

- Project Type:** The current Student Health Center at the University of Central Florida consists of 8,744 net square feet and is inadequate to serve the needs of the current and projected student population. The University plans to renovate the existing building and construct a new 33,397 net square foot three-story building with a covered connecting walkway to the existing building. The new facility will include space for an expanded pharmacy, expanded Women's Clinic, administrative offices, meeting rooms, REACH (Health Education), medical supply storage and space for additional services that may be considered in the future such as a dental office and medical specialist(s) offices(s). The project will also include a major renovation of the existing Health Center to create a primary care center with additional exam rooms, provider offices, waiting areas and an expanded laboratory. The project will be financed from fixed rate, tax-exempt bonds issued by the Division of Bond Finance of the State Board of Administration of Florida in an amount not to exceed \$8,000,000 and the University will contribute \$323,849 from the Student Health Services Fund. The University of Central Florida will administer the construction of the project.
- Facility Site Location:** The proposed Student Health Center will be located on the University of Central Florida's main campus in Orlando, Florida. The specific location is immediately adjacent (West) to the existing Student Health Center, and South of the Chemistry Building.
- Market:** The Student Health Center will be available for all University of Central Florida students.
- Pledged Revenues:** Gross revenues derived from the assessment of a per credit hour student health fee charged to each student enrolled at the university will be pledged for the payment of debt service. The bonds may also be secured by fees charged by the Student Health Center for services provided. These fees include charges related to pharmacy, laboratory, X-Ray and certain office procedures.
- Summary of Pro forma:** Student health services revenues were \$7.5 million for year ended June 30, 2003. Students are currently assessed a per credit hour health fee of \$6.00. Revenues are projected to be \$7.9 million for the year ending June 30, 2004. It is anticipated that a health fee increase of \$ .18 per credit hour will be effective Fall 2004. The projected revenue is \$8.4 million for the year ending June 30, 2005. Future revenues will grow by 6.5% annually due to increased enrollment, increased demand for services, and price increases for service fees. Operating expenses were \$6.4 million, before Auxiliary Overhead charges, for the year ended June 30, 2003. Expenses are

projected to be \$7.0 million for the year ending June 30, 2004 and \$7.2 million before Auxiliary Overhead charges for the year ending June 30, 2005.

**Debt Service Coverage:** The completed Student Health Center (2005-2006) is projected to have a debt service coverage ratio of 1.64 during the first full year of operations based on the pledge of net revenues. The debt service coverage ratio based on gross student health fee collections is 8.89. The Student Health Services auxiliary unit has a cash reserve of \$2,000,000 which may be used to supplement the bond payments.

**Planned Occupancy Date:** It is anticipated that the proposed Student Health Center Project will be complete in Spring, 2005.