

University of Central Florida			
Education and General			
2015-16 Operating Budget - Beginning Carryforward Fund Balance Composition			
August 2015			
			Special Unit or
		University E&G	Campus (Title)
A.	Beginning E&G Carryforward Fund Balance - July 1, 2015 :		
	Cash	\$ 179,120,466	\$ 21,179,982
	Investments	\$ -	\$ -
	Accounts Receivable	\$ 8,326	\$ -
	Less: Accounts Payable	\$ 10,239,893	\$ 850,880
	Less: Deferred Fees	\$ -	\$ -
	Beginning E&G Fund Balance Before Encumbrances :	\$ 168,888,899	\$ 20,329,102
B.	Expenditures to Date :		
		\$ 20,217,105	\$ 720,320
C.	Encumbrances to Date :		
		\$ 17,559,870	\$ 2,130,628
D.	E&G Carryforward Fund Balance - as of August 18, 2015 :		
		\$ 131,111,924	\$ 17,478,154
E.	<u>Restricted / Contractual Obligations</u>		
	5% Statutory Reserve Requirement	\$ 27,087,926	\$ 2,044,538
	Board Reserve Requirement	\$ -	\$ -
	Prior Period Issues ( provide detail list )	\$ -	\$ -
	Pass-Through Funds ( provide detail list )	\$ -	\$ -
	Legislatively Earmarked Funds*	\$ 4,525,303	\$ -
	Enterprise Resource Planning Systems	\$ 200,000	\$ -
	Campus Security - Safety Issues	\$ 421,000	\$ -
	Information Technology Issues	\$ -	\$ -
	Building Maintenance and Repairs	\$ 270,000	\$ -
	Deferred Maintenance Projects	\$ -	\$ -
	Utilities Cost Increase Reserve	\$ 672,836	\$ -
	Other Facilities Requirements ( provide detail list )	\$ -	\$ -
	I&R Centers ( provide detail list )	\$ -	\$ -
	Faculty / Instructional Cost Requirements	\$ 21,689,443	\$ 450,000
	Leave Payout Reserve	\$ -	\$ -
	Vacant Faculty Lines	\$ -	\$ -
	Tuition Differential	\$ 226,652	\$ -
	Enrollment and Retention Efforts	\$ 1,928,805	\$ -
	Research Support	\$ 3,740,000	\$ -
	Total Restricted Funds :	\$ 60,761,965	\$ 2,494,538
F.	<u>Commitments</u>		
	Board Reserve Requirement	\$ -	\$ -
	Prior Period Issues ( provide detail list )	\$ -	\$ -
	Pass-Through Funds ( provide detail list )	\$ -	\$ -
	Legislatively Earmarked Funds*	\$ -	\$ -
	Enterprise Resource Planning Systems	\$ 400,000	\$ -
	Campus Security - Safety Issues	\$ 1,450,000	\$ -
	Information Technology Issues	\$ 3,058,150	\$ -
	Building Maintenance and Repairs	\$ 450,000	\$ -
	Deferred Maintenance Projects	\$ 12,748,600	\$ -
	Utilities Cost Increase Reserve	\$ 1,345,672	\$ -
	Other Facilities Requirements ( provide detail list )	\$ -	\$ 1,000,000
	I&R Centers ( provide detail list )	\$ -	\$ -
	Faculty / Instructional Cost Requirements	\$ 17,324,157	\$ 2,520,696
	Leave Payout Reserve	\$ 2,843,555	\$ 100,000
	Vacant Faculty Lines	\$ -	\$ -
	Tuition Differential	\$ -	\$ -
	Financial Aid	\$ 3,475,000	\$ -
	Enrollment and Retention Efforts	\$ 1,674,025	\$ -
	Research Support	\$ 13,099,800	\$ 3,590,000
	Equipment Replacements	\$ 4,554,000	\$ 200,000
	Scholarships & Student Support	\$ 765,160	\$ -
	Public/Community Support	\$ 4,161,840	\$ -
	Quality Enhancement Plan	\$ 3,000,000	\$ -
	Health Services Support	\$ -	\$ 1,550,000
	LCME Required Reserves	\$ -	\$ 6,022,920
	Total Commitments :	\$ 70,349,959	\$ 14,983,616
G.	Available E&G Carryforward Balance as of August 18, 2015 :		
		\$ -	\$ -
* Please provide details of earmark reserve balances ( specific issue name, appropriation year, amount ).			
Disclosure Notes:			
	2013-14 TEAM Grant Funds	\$ 774,795	
	IT Performance Funds	3,750,000	
		\$ 4,524,795	

---

**From:** John Pittman <John.Pittman@ucf.edu>  
**Sent:** Thursday, October 08, 2015 9:46 AM  
**To:** Tracy Clark  
**Subject:** Project List

Tracy,

Will you send my your spreadsheet that lists the projects and source of funding?

Thanks!

John C. Pittman  
Associate VP for Debt Management  
University of Central Florida  
4365 Andromeda Loop N.  
Millican Hall Ste 384  
Orlando, FL 32816-0020  
Ph: 407-823-3865  
Fax: 407-823-5533

---

**From:** Lee Kernek <Lee.Kernek@ucf.edu>  
**Sent:** Friday, March 25, 2016 3:46 PM  
**To:** John Pittman; Tracy Clark; Christina Tant  
**Cc:** William Merck  
**Subject:** My Latest Funding Requirements Spreadsheet  
**Attachments:** Projects Requiring University Funds.xlsx

Projects Requiring University Funds

	Original Budget	Current Budget	Funding	Source
Funded				
Global UCF	\$16.5M	\$17.2M	\$600K	Division/Unit
			\$10M	Investments
			\$4.8M	Auxiliary
			\$1.8M	E&G
Central Energy Plant (Chillers)	\$13M	\$13M	\$13M	Auxiliary
Trevor Colbourn	\$28M	\$23M	\$23M	E&G
Colbourn	\$20M	\$15M	\$15M	E&G
Venue HVAC	\$2M+	\$2.8M	\$800K	Division/Unit
			\$1M	Auxiliary
			\$1M	E&G
IRIF Design and I	\$30M	\$32M	\$12M	Investments
			\$14M	Interest Earnings
			\$3M	Division/Unit
			\$3M	E&G
IRIF II	\$16M	\$16M	\$17M	Interest & Other
CREOL Build-out	\$2M	\$2M	\$2M	E&G
CREOL Expansion	\$4M	\$4M	\$4M	Division/Unit
Downtown Academic Building	\$20M	\$20M	\$9M	Division/Unit
			\$11M	Auxiliary
Downtown CEM	\$8M	\$5M	\$5M	E&G
Downtown Garage	\$10 - 15M	\$10 - 15M	\$10 - 15M	Bonds or Division/Unit
Downtown Fountain	\$200K	\$200K	\$200K	Facilities CF
Osceola ICAMR	\$9M	\$9M	\$9M	Division/Unit
Daytona HVAC	\$800K	\$776.25K	\$776.25K	E&G
N. Orion Interchange	\$341K	\$341K	\$341K	Division/Unit
Biology Generator	\$1M	\$1M	\$1M	E&G
Band Building	\$3.8 - 5M	\$2.5M	\$1.5M	Facilities CF
			\$200K	A&F Division Reserve
			\$200K	Provost Reserve
			\$300K	Central E&G



USTA	\$3.5M	\$3.5M	\$300K	CAH
Athletics Fieldhouse	\$3M	\$3M	\$3.5M	E&G
			\$300K	Division/Unit
			\$2.7M	DSO
Athletics Stadium Video and Sound	\$5M	\$5M	\$5M	Division/Unit (include \$3M loan from Fac CF)
Athletics Arena Video and Sound	\$2.5M	\$2.5M	\$2.5M	Division/Unit

Committed				
BSL-3 Clean-up	\$125K+	\$125K+	\$125K	Provost
Downtown Infrastructure	\$4.8M	\$4.8M	\$	
Downtown Tri-Gen	\$15 - 20M	\$15 - 20M	\$	

On the Radar				
TAF Research-polluted Drains	\$1.5M	\$1.5M	\$	
BSL-3 Demolition	\$	\$	\$	
BSL-3 Conversion	\$	\$	\$	
Lab Renovation/Repair - COS BSBS (?)	\$1.4M	\$1.4M	\$	
Lab Renovation/Repair - CECS (?)	\$1.5M	\$1.5M	\$925K	Division/Unit
			\$575K	
Osceola ICAMR Utilities Deficit	\$	\$	\$	
Downtown Welcome Center	\$3M	\$3M	\$	
Downtown Building Over-run	\$10M	\$10M	\$	
Downtown Moving Costs	\$	\$	\$	
Band Road and Utilities	\$1.5M	\$1.5M	\$	
Band Lighting	\$1M	\$1M	\$	
Alafaya Pedestrian Safety Lighting	\$120K/year	\$120K/year	\$	
Alafaya Pedestrian Safety Maintenance	\$1 - 4M	\$1 - 4M	\$	
Building Demolition - S. Orlando	\$	\$	\$	
Building Demolition - 38/39	\$	\$	\$	
Building Demolition - FO Metal	\$	\$	\$	
Building Demolition - Creative School	\$60K	\$60K	\$	
AEDs	\$62K + \$52K/year	\$62K + \$52K/year	\$	
Athletics Temporary Parking	\$175K	\$175K	\$	
University Entry Gateway	\$1M	\$5 - 6M	\$	

Twin Rivers	\$2M	\$2M	\$
OUC Buy-out	\$15M	\$15M	\$
Millican Hall MEP	\$	\$	\$
Building Hardening for Shelters I - Classroom I	\$2.2M	\$2.2M	\$
Building Hardening for Shelters - Future	\$	\$	\$
Archie Carr Turtle Research	\$5M	\$5M	\$
Swing Space	\$	\$	\$
Modulars	\$	\$	\$
Performing Arts II	\$10 - 12M	\$10 - 12M	\$
Engineering I Renovation Balance	\$16M	\$16M	\$
Mathematical Sciences Renovation Balance	\$11M	\$11M	\$
Lab Compliance I - Biology	\$	\$	\$
Lab Compliance - Future	\$	\$	\$

---

**From:** Tracy Clark <Tracy.Clark@ucf.edu>  
**Sent:** Tuesday, March 22, 2016 4:58 PM  
**To:** Dale Whittaker; William Merck  
**Cc:** Debra Copertino; Dania Suarez; Angie Carloss; Christina Tant  
**Subject:** Fwd: Capital Projects  
**Attachments:** Capital Projects\_032216.pdf; ATT00001.htm

**Dale and Bill**

We have put together a list of unfunded and funded capital projects for your meeting tomorrow with Dr. Hitt. We compiled it from information we had, information from John Pittman, and information we requested from Lee Kernek. If you have any questions or changes you'd like me to the schedule, please let me know.

Sent from my iPad

Begin forwarded message:

**From:** Christina Tant <[Christy.Tant@ucf.edu](mailto:Christy.Tant@ucf.edu)>  
**Date:** March 22, 2016 at 4:54:21 PM EDT  
**To:** Tracy Clark <[Tracy.Clark@ucf.edu](mailto:Tracy.Clark@ucf.edu)>  
**Subject:** Capital Projects

Tracy – Attached is the list of funded and unfunded capital projects, as of today.

**Capital Projects**  
**Current Funding Plan**  
**Updated 3/22/16**

	Estimated Project Cost	Funding to be Identified	Division/ Unit Resources	Central Funding Source		
				Interest & Other	Auxiliary	E&G
<b><u>Academic/ Research Space</u></b>						
ARA Small Research Building	\$ 13,000,000	\$ 13,000,000	\$ -	\$ -	\$ -	\$ -
Creol Building Phase II Build-Out	2,000,000	1,500,000	500,000	-	-	-
Archie Carr Turtle Research	5,000,000	5,000,000	-	-	-	-
Lab Renovation/ Repair - COS, BSBS	1,400,000	1,400,000	-	-	-	-
Lab Renovation/ Repair - CECS	1,500,000	575,000	925,000	-	-	-
TAF Research (polluted drains)	1,500,000	1,500,000	-	-	-	-
Osceola ICAMR	?	?	-	-	-	-
Millican Hall Renovation	?	?	-	-	-	-
Swing Space/ Modulares	?	?	-	-	-	-
<b><u>UCF Downtown</u></b>						
Academic Building Overrun	10,000,000	10,000,000	-	-	-	-
Tri-Gen Building	20,000,000	20,000,000	-	-	-	-
Fountain	200,000	200,000	-	-	-	-
Infrastructure	?	?	-	-	-	-
Moving Costs	?	?	-	-	-	-
<b><u>Other Facilities</u></b>						
Performing Arts Center	60,000,000	60,000,000	-	-	-	-
UCF Gateway (campus entryway)	6,500,000	6,500,000	-	-	-	-
Band Building Road & Utilities	1,500,000	1,500,000	-	-	-	-
Band Building Lighting	1,000,000	1,000,000	-	-	-	-
Classroom I Shelter	2,200,000	2,200,000	-	-	-	-
Twin Rivers Golf Course	2,000,000	2,000,000	-	-	-	-
Building Demolitions	?	?	-	-	-	-
<b><u>Infrastructure, HVAC and Other</u></b>						
OUC Buy-out for Lake Nona	15,000,000	15,000,000	-	-	-	-
Alafaya Pedestrian Safety Maintenance	4,000,000	4,000,000	-	-	-	-
<b>Unfunded Projects</b>	<b>\$ 146,800,000</b>	<b>\$ 145,375,000</b>	<b>\$ 1,425,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Academic/ Research Space</u></b>						
Trevor Colburn Building	\$ 23,000,000	\$ -	\$ -	\$ -	\$ -	\$ 23,000,000
Colburn Hall Renovation	15,000,000	-	-	-	-	15,000,000
Global UCF Building	17,200,000	-	600,000	10,000,000	4,800,000	1,800,000
Interdisciplinary Research Bldg - Phase I	32,000,000	-	3,000,000	26,000,000	-	3,000,000
Interdisciplinary Research Bldg - Phase II	17,000,000	-	-	17,000,000	-	-
Creol Lab - Phase I and II	6,000,000	-	4,000,000	-	-	2,000,000
Generator for Biology Building	1,000,000	-	-	-	-	1,000,000
<b><u>UCF Downtown</u></b>						
Academic Building	20,000,000	-	9,000,000	-	11,000,000	-
Garage	15,000,000	-	15,000,000	-	-	-
Center for Emerging Media Renovation	5,000,000	-	-	-	-	5,000,000
<b><u>Other Facilities</u></b>						
UCFAA Stadium/ Arena Video and Sound	7,500,000	-	7,500,000	-	-	-
UCFAA Indoor Fieldhouse	3,000,000	-	3,000,000	-	-	-
Band Building	2,500,000	-	2,200,000	-	-	300,000
US Tennis Association Complex	3,500,000	-	-	-	-	3,500,000
<b><u>Infrastructure, HVAC and Other</u></b>						
New Chiller	13,000,000	-	-	-	13,000,000	-
Venue HVAC Repair	2,800,000	-	800,000	-	1,000,000	1,000,000
Daytona HVAC Repair	776,250	-	-	-	-	776,250
Road improvements - North Orion	340,000	-	340,000	-	-	-
<b>Funded Projects</b>	<b>\$ 184,616,250</b>	<b>\$ -</b>	<b>\$ 45,440,000</b>	<b>\$ 53,000,000</b>	<b>\$ 29,800,000</b>	<b>\$ 56,376,250</b>

## June 29, 2015 Board of Trustees Meeting Transcript

Speaker	Dialogue
1:05 – 6:35	
SHELL	Madam Chair, you have quorum.
CALVET	Thank you very much, Dr. Schell. Our one item for consideration today is FF-1 which is a five-year capital improvement and it's, it's revised plan I believe, uh, Bill Merck and yeah, she's here too, so we're [laughter] they will take of care it for us.
MERCK	I'll just give a quick introduction and then let Lee take it away.
CALVET	OK.
MERCK	Essentially, in our last meeting Lee presented two plans, A and a B because we didn't know how the legislator would, uh, do what they were gonna do. Or the governor and his vetoes. We-, all of that now is clear, so we have a single plan that we like for you to approve going forward and I think, uh, Lee was going to, uh, is planning to just go through the sections for clarity as to what this list is and what it means to us. So Lee you wanna take it away from there?
KERNEK	<p>Okay. So your first one is your letter and it has been revised and to now no state funds on your Attachment A which is a very large attachment, um. You may see items, for some of you who are a little new to the process, you may see items in several category, that is what allows UCF the flexibility to spend from any of those categories should funding become available there.</p> <p>So the first category is PECO projects, those are projects that are eligible for PECO funding and that they also have a survey recommendation from the Educational Plant Survey. An item can't go in this category unless it has those two things. Um, what you'll see a little different on Interdisciplinary Research and Incubator facility, we received no money so it is all back on. Facilities, Infrastructure, Capital Renewal, and Roof, um, they just come up with a new category that would, would take priority over this one called Critical Deferred Maintenance, but the Board of Governors staff has not, um, yet prepared how we are to address that and told us to leave it off, so we did leave that one off.</p> <p>Engineering I, Building, uh, uh, Building One Renovation, we received no funds, so those are back in, um, again. We did add the downtown campus to this category. Last year we had the downtown campus only in other categories because we thought the money would come from other state, um, funding, not from PECO, but we have added it this category, uh, just in case money can come from PECO and we do have an educational plant survey, uh, coming to visit us in October so we expect to have the plant survey recommendation, uh, at that time.</p> <p>We've removed the Valenica classroom building that has already been paid by UCF, um, let me look at, look at the CITF project request, um, we cannot bond those, uh, for the Governor. So what this shows, um, based on what the word Governor's staff have asked us to do is any monies that we click spend, uh, were we to get it either through, um, direct funds or through bonding. We did receive \$5.9 million dollars so that has been subtracted out of the 16-17 year.</p>

## June 29, 2015 Board of Trustees Meeting Transcript

Speaker	Dialogue
	<p>The next category is funds to other state sources [<i>clearing throat</i>], so it could be anything from which you need state monies. It's either not PECO eligible or it could be eligible for, for PECO in the future. For example, after you had a survey recommendation or as it moves up on the priority list. We put all of those in this category.</p> <p>For Partnership IV we did receive 20 million dollars, so what you see here, is [<i>background noise</i>] - [<i>inaudible</i>] of what we had asked in the past, so that we would be um, able to go out and purchase additionally properties or buildings in the next years. The downtown, we put all monies back in, and we did load them in the first year, so that we can be eligible to do that should money be available. Interdisciplinary Research; you will see it, it's a different amount here than it is above, because this is other state fund, funding and we have to show that we spent UCF funds toward that project. All the money we spent on Interdisciplinary so far, 3 million of it was from state funds and the balance that we spent came from um, non-state sources.</p> <p>On the Colbourn Hall and Trevor Hall, every bit of the money that UCF has committed to those has been from state funds, and so that's why they are showing here. Many of the deletions you see in red are because they are less than 2 million dollars. So, we do not have to reflect projects on here that are less than 2 million dollars, they are considered minor projects. The only time that it is different it is for athletics, they still want us to show those and for anything that we might, uh, acq-, use debt to acquire, they still want us to show those, even if they are less than 2 million.</p>
MARCHENA	Forgive me. So, the state doesn't want to see them on CIP, but they show up somewhere on our own CIP?
KERNEK	They will show up, so the ones that are athletics and, uh, the ones that are athletics and possible bonds will show up in the non-state sources including debt, so those will still be there.
MARCHENA	Right, but what about... [ <i>simultaneous speaking</i> ].
KERNEK	The smaller ones that, uh, that they will not show up anywhere, they are considered minor projects by the state and they, they don't show up. That's why like when you want to go in and do a renovation to a building, that's maybe, maybe you want to change a, uh, an office into two offices or something like that and it's less than 2 million dollars. They don't show up at the capital impr- [ <i>simultaneous speaking</i> ].
MERCK	We have about probably, what, almost 300 of those every year?
KERNEK	I have about 500 open projects right now in that category.
MARCHENA	And do, do, do, those, you know, above a certain number, like, between 1 million and 2 million, do they at least get reported to the board?
LEE KERNEK	No, they don't.
BILL MERCK	We could, I mean [ <i>simultaneous speaking</i> ].
KERNEK	We certainly could. Uh, I could make a list for you [ <i>simultaneous speaking</i> ].

## June 29, 2015 Board of Trustees Meeting Transcript

Speaker	Dialogue
MARCHENA	We just, we just need to give that some thought. OK.
[END OF TRANSCRIPTION]	



Since starting construction in January 1967, UCF has grown to 163 buildings on the main campus. There is currently \$159M of projects under design and construction (major \$125M and minor \$34M projects), not counting the forthcoming UCF downtown campus projects.

Today's presentation starts with a big picture overview of our campus projects, briefly discusses our minor projects and deferred maintenance, and then moves to major projects. Major projects shown generally follows the order of completion, starting with projects completed since the last update, which was in April, 2015; then projects currently under construction, projects currently in design, and finally projects still in the concept phase. While I'm only going to cover some key projects, the current numbers are:

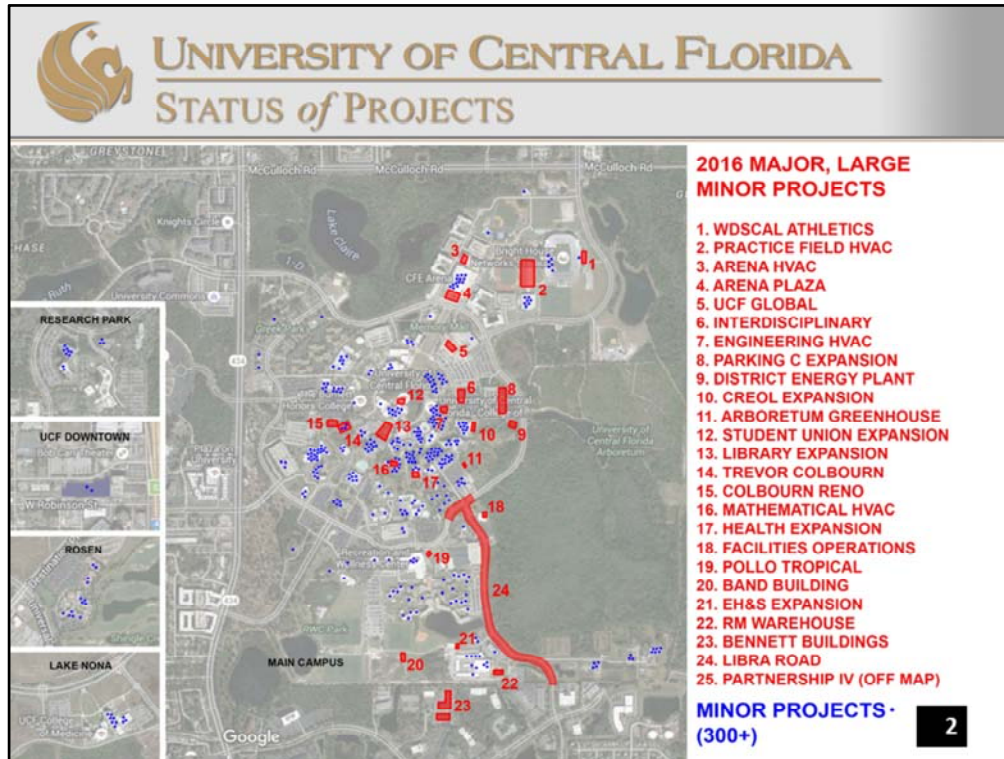
17 Major Projects (Student Health Center Addition, Global UCF, Parking Deck C expansion, Interdisciplinary, Trevor Colbourn Hall, Colbourn Hall Renovation, Wayne Densch Center for Student Athlete Leadership, Library Expansion, District Energy Plant IV, Mathematical Sciences HVAC, Engineering 1 HVAC, Libra Road, Bennett Buildings, Partnership 4, Student Union Expansion, CREOL Addition, UCF Downtown)



370 Minor Projects (construction value of \$2M or less)

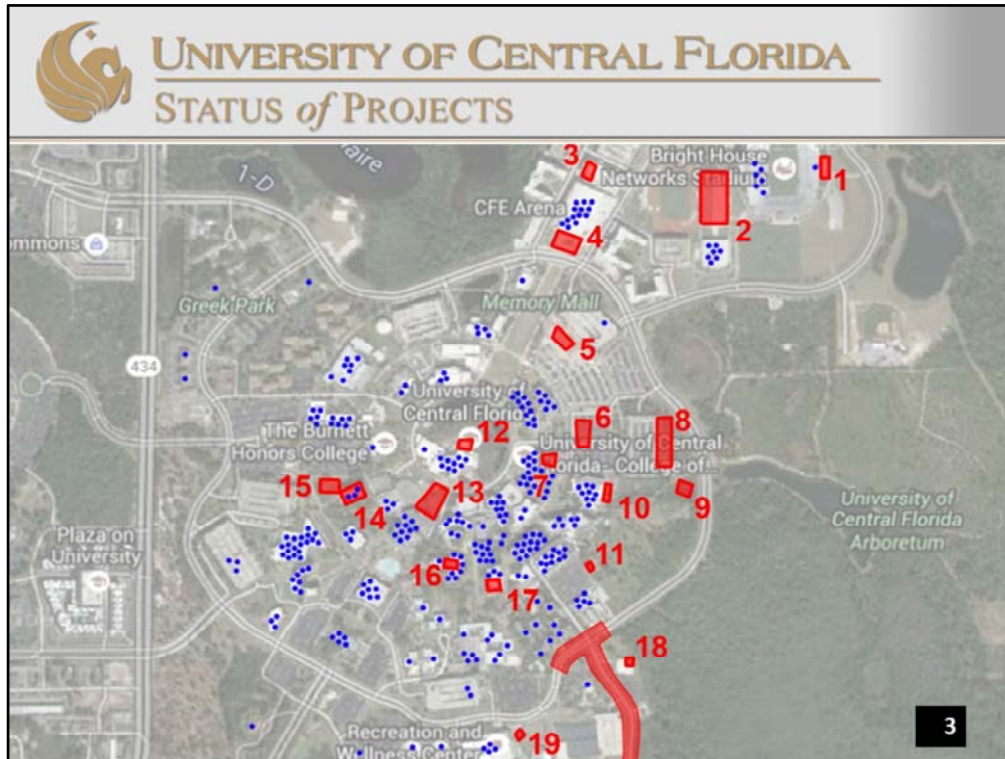
Totals:

- 60 in closeout
- 80 in construction
- 230 in design/permitting



While Major Projects make up the majority of the cost of our projects (\$125M under design and construction, not counting UCF Downtown), Minor Projects (\$34M) make up the majority of our workload.

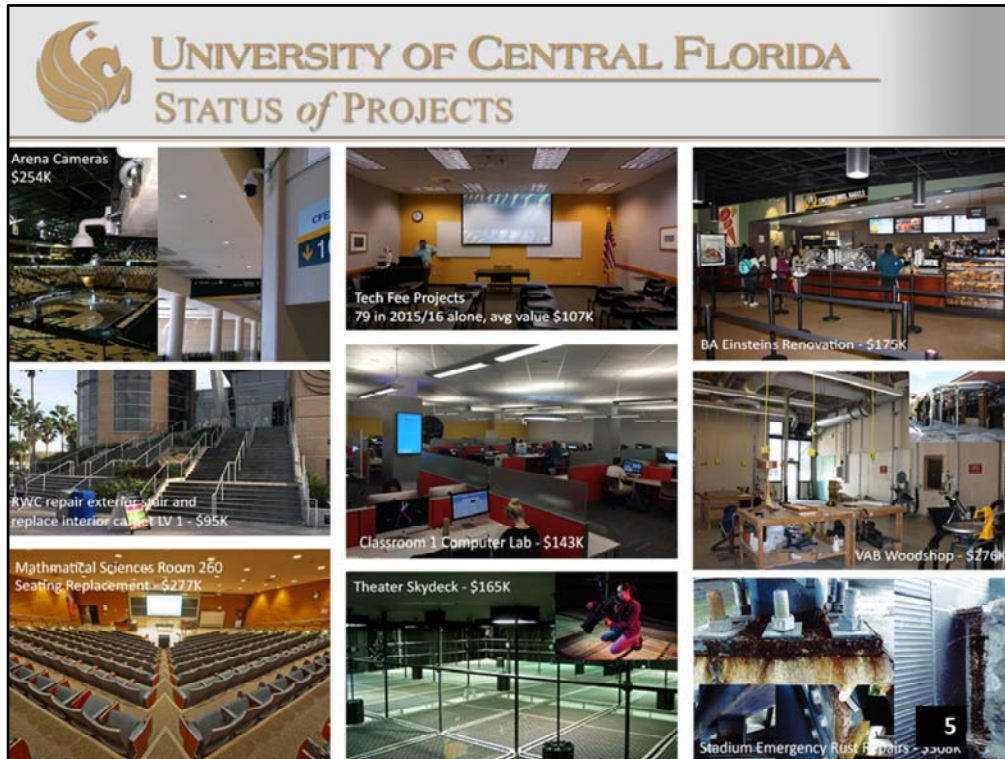
- We currently have 370 Minor Projects and 16 Major Projects – Minors make up 96% of our project count
- These projects are managed by a staff of 11 Project Managers, 3 Assistant/Associate Directors, and support staff
- Project Managers have an average of 35 projects each
- The map above illustrates in blue the quantity of minor projects



Enlarged to show help visualize the volume of projects just on the main campus under our management.



Examples of large minor projects



Examples of medium size minor projects





Examples of small minor projects



Small projects under \$50K make up 50% of our project workload, by project count



Top Left – Building 5: Chemistry - Soffit deteriorated and fell.

Top Right – Building 20: Biomedical Sciences - Unfinished concrete entrance needs to be waterproofed.

Bottom Left - Building 21: Education Complex - Penthouse for HVAC equipment deteriorated and needs renovation.

Bottom Right - Building 40: Engineering I - Skylight inaccessible and cause of water intrusion. Needs to be removed or replaced with reliable system.

Hidden (sent to back) - Building 4: Stormwater Research - Decommissioned Waste Water Plant used for Storm Water research. Building should be demolished. Too expensive to renovate.





## UNIVERSITY OF CENTRAL FLORIDA STATUS of PROJECTS

UNIVERSITY OF CENTRAL FLORIDA  
Facility Condition Analysis  
Executive Summary



SYSTEM DESCRIPTION	PRIORITIES				TOTALS
	1	2	3	4	
ACCESSIBILITY	0	1,239,348	2,253,693	96,445	\$3,589,486
ELECTRICAL	0	1,105,063	20,323,784	5,319,058	\$26,747,905
EXTERIOR	0	1,446,794	10,840,637	7,280,570	\$19,568,001
FIRE/LIFE SAFETY	27,131	6,062,889	1,605,081	1,888,916	\$9,584,017
HEALTH	0	0	63,549	0	\$63,549
HVAC	0	9,099,716	45,492,989	14,733,199	\$69,325,904
INTERIOR FINISHES/SYS	0	23,200,407	25,598,504	9,074,993	\$57,873,904
PLUMBING	0	0	5,346,889	7,901,425	\$13,248,314
SITE	0	0	210,024	547,208	\$757,232
VERT. TRANSPORTATION	0	0	1,867,131	761,830	\$2,628,961
TOTALS	\$27,131	\$42,154,217	\$113,602,283	\$47,603,643	\$203,387,274

9

- 2012 ISES reports concluded that UCF had over \$200M of deferred maintenance needs
- This amount was bought down to approx. \$146M, using Carry Forward funds, but grows annually as our campus continues to age
- The state is not adequately funding deferred maintenance, so we must be creative in how we prioritize and solve these needs
- The University should continue to invest in its older buildings to avoid catastrophic problems and optimize the lifespan of our facilities.



This project is located on the east side of the existing Bright House Networks Stadium.

**Architect:** KZF

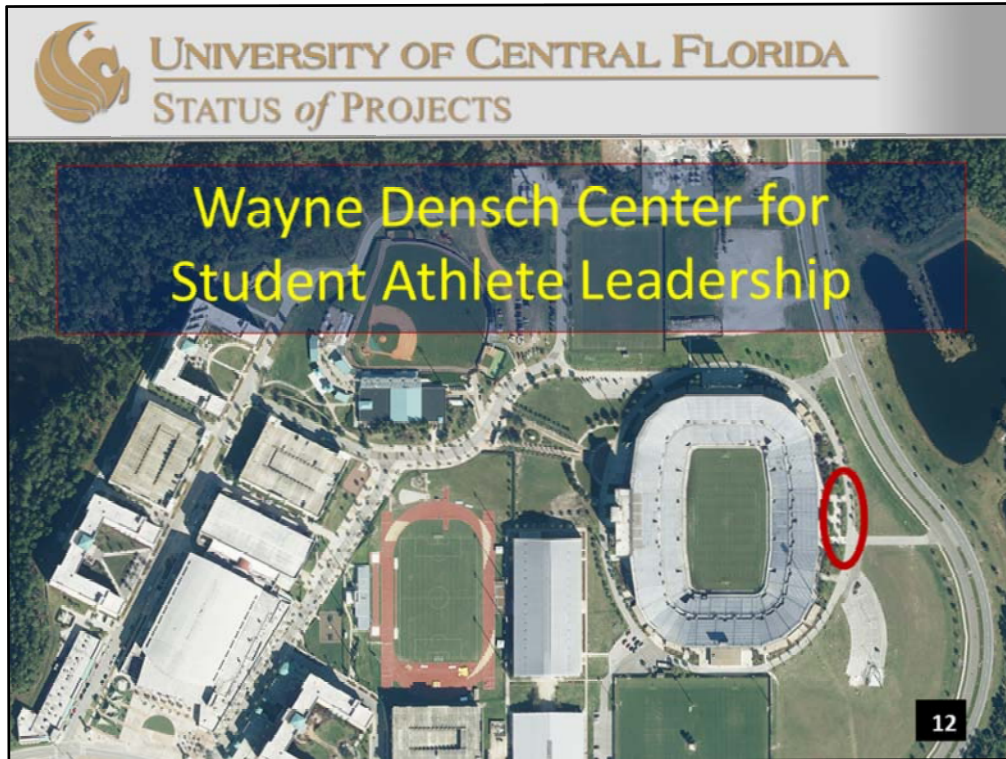
**Contractor:** Wharton Smith

**Project Cost:** \$2M

**Funding Source:** Convocation Corporation



- Aesthetic improvements to the stadium, improvements to the fan experience!
- National brand recognition for incorporating this type of space into a stadium.
- Last year 75% of seats sold – athletics is on track to improve this for upcoming season.
- Named sponsorship, improves university revenue!



**Located east of Brighthouse Networks Stadium**

**Architect:** KZF

**Contractor:** Wharton Smith

**Project Cost:** \$6M

**Funding Source:** Donor funding





22,000 GSF

**Description:**

- Provides new front door to the east side of the stadium
- Designed to accommodate future growth of stadium stands
- Modernizes athletic facilities, which will assist in recruitment for both student athletes and athletic staff
- Offices, tutoring rooms, computer labs, student services, study areas, career counseling space, conference rooms, and multipurpose rooms for student athletes



**Status:** Construction Complete, project in close-out

**LEED:** Tracking Silver

UCF Football set a program record with an Academic Progress Rate (APR) of 983 for multiple years, which ranks 11<sup>th</sup> among Football Bowl Subdivisions (FBS) institutions

Highest mark In the American Athletic Conference since the conference's existence.

This building will further support the academic success of our student athletes.



**Located in Research Park, south of Facilities & Safety Complex**

**Architect:** ACI

**Contractor:** Wharton Smith

**Project Cost:** \$6,000,000

**Funding Source:** University-funded – C&G



10,000 GSF

**Description:**

- Renovation of existing buildings to accommodate research labs and business incubation and to meet Florida Building Code requirements
- Adds 5 labs and 3 fume hoods
- Modernizes 110 offices and conference rooms
- Upgrades mechanical & electrical systems
- Replaced roofing systems



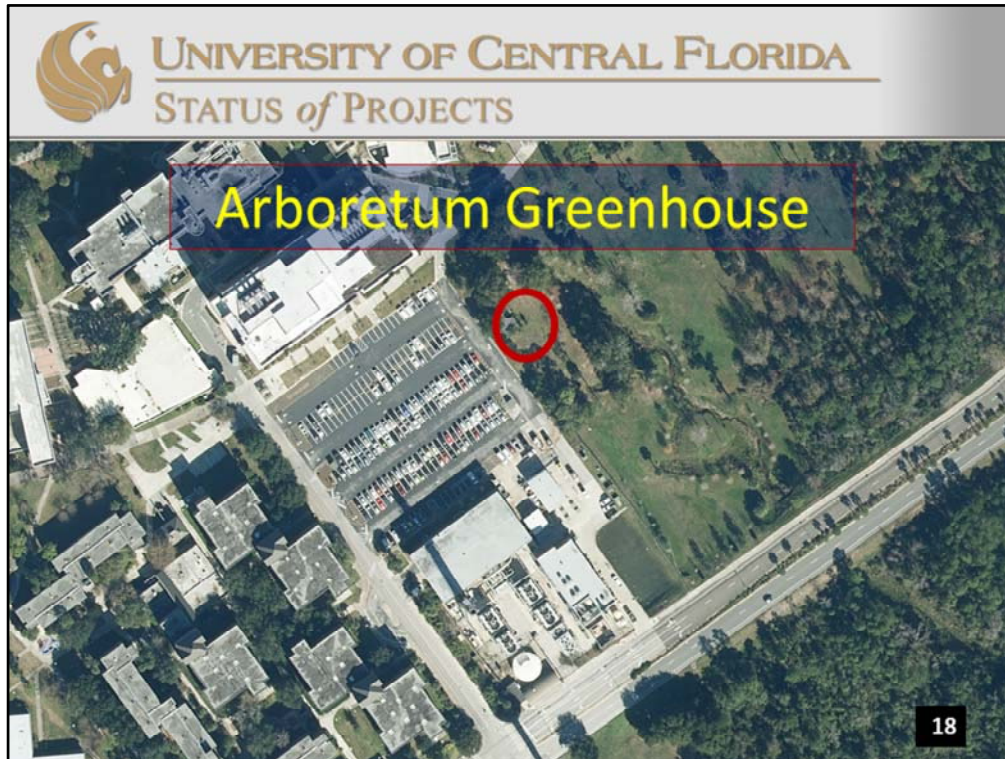


**Status:** Construction Complete, project in close-out

**LEED:** N/A

The buildings include space for incubator clients and potential temporary space for faculty cluster hires, until larger new construction projects can be completed

When the clusters are permanently located, the space will be used for the UCF Incubator Program (ROI)



**Located southeast of Physical Sciences building**

**Architect:** KZF

**Contractor:** Wharton Smith

**Project Cost:** \$430K

**Funding Source:** Biology, Landscape and Natural Resources, and Utilities/Infrastructure funds



1,000 GSF

**Description:** Pre-fabricated, 24' x 40' greenhouse. Replaces the greenhouse that was damaged during the 2004 hurricanes and the temporary structures that have been in use since. Provides space for plant propagation for classes and student projects, as well as public outreach for environmental programs .

**Status:** Construction Complete; project in close-out

**LEED:** N/A





**Located south of Parking Garage D, adjacent to Memory Mall**

**Architect:** Schenkel Shultz

**Contractor:** Clancy & Theys

**Project Cost:** \$16.6M

**Funding Source:** University-funded – internal sources



56,000 **GSF**

**Description:** Classroom space for transitioning international students into a campus learning environment:

45 faculty offices

18 classrooms

3 computer labs

4 conference rooms

Global UCF commons area

Designed with high efficiency mechanical systems



**Status:** Construction Complete, project in close-out; CO obtained 4/27/16; move-in begins the week of 5/2/16

**LEED:** Tracking Gold



**Located east of Academic Villages**

**Engineer:** Harris Civil Engineers

**Contractors:** Libra – Stage Door II, CARP – Allstate Paving

**Project Cost:** Libra - \$4.4M, CARP - \$1.1M Hard Bid project

**Funding Source:** University-internal and Utilities Infrastructure





**Description:** Libra – Widens road from 2 lanes to 4 lanes, with bike lanes on both sides – in accordance with the Campus Master Plan. It addresses stormwater control issues, and improves the road system at the intersection of Libra and Gemini, and south of Gemini Blvd.

CARP – Replaces asphalt in select locations on campus.

**Status:** CARP – Completed; Libra Drive - Construction

**Estimated Completion Date:** Libra Drive – Road work May 2016, Signalization June 2016





**Located in existing Student Health Center, south of Chemistry building**

**Architect:** HKS

**Contractor:** Barton Malow

**Project Cost:** \$3.9M

**Funding Source:** University-funded – internal sources



**10,400 GSF NEW, 2,600 GSF Renovation**

**Description:**

- Creates state of the art programs for serving student needs related to international health, travel medicine, and immunizations.
- Includes space for psychiatry, substance abuse counseling, biofeedback, and dieticians.
- Building expansion includes:
  - reception
  - 15 patient care rooms
  - 15 provider offices
  - 5 records offices, records room
  - 1 conference room
  - Marketing suite
  - Storage
- Improved building appearance
- Upgrade of building HVAC controls



**Status:** Construction

**Estimated Completion Date:** July 2016

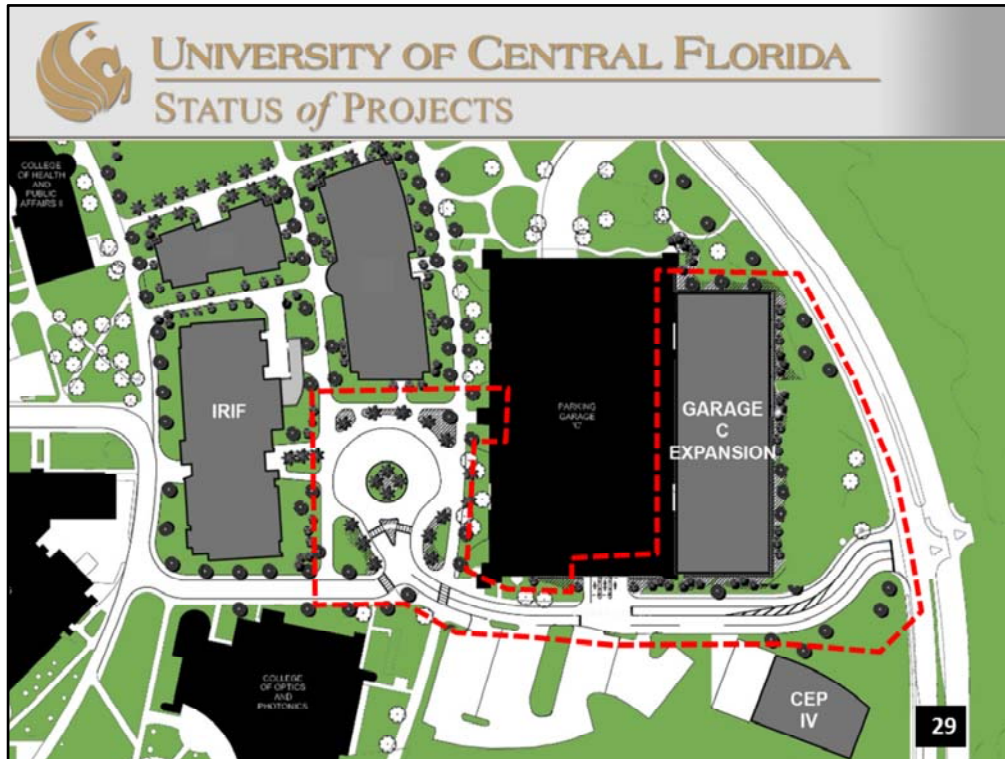
**LEED:** Tracking Silver





**Located east of Parking Garage C**

**Architect:** Schenkel Shultz (selected as part of the Global UCF project)  
**Contractor:** Clancy & Theys (selected as part of the Global UCF project)  
**Project Cost:** \$9M  
**Funding Source:** Parking Services



**Description:**

Project necessary due to the loss of parking caused by Interdisciplinary and UCF Global.

Adds 600 spaces and elevator to existing Garage C;

Includes ingress/egress improvements to the parking deck, and road improvements;

Adds transportation hub.



**Status:** Construction

**Estimated Completion Date:** August 2016

**LEED:** N/A – not LEED, but using sustainable principles (locally sourced materials, limited site disruption, etc.)





**Located in Facilities & Safety Complex**

**Architect:** Schenkel Shultz

**Contractor:** Heard Construction (Continuing Services GC Quotes hard bid)

**Project Cost:** \$2M

**Funding Source:** University-funded – internal sources



9,000 GSF

**Description:**

- Adds additional warehouse capacity for surplus & storage
- Hard drive shredder
- Postal pack & ship in support of surplus program
- Revenue generation – roughly \$250K in sales annually

**Status:** Design and bidding complete; construction to begin June 2016

**Estimated Completion Date:** Dec 16

**LEED:** Targeting Silver





**Located south of Student Union and east of John T. Washington Center**

**Architect:** Holzman Moss Bottino

**Contractor:** Turner Construction

**Project Cost:** \$76.9M over 3 phases; \$19.3M Phase I

**Funding Source:** CITF and Utilities Infrastructure for Phase I



Phase I: 8,000 **GSF**

**Description:**

Phase I

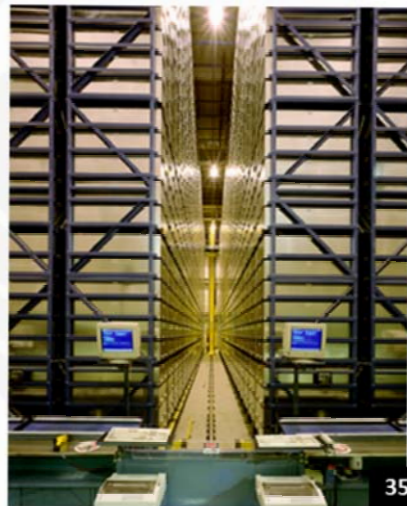
- Automatic Retrieval Center (50% of robot)
- Add sprinklers to the existing library building
- ADA restroom upgrades to the existing library building
- renovation of 7,500 sf of area on the 5<sup>th</sup> floor of the existing library to provide study space for students.

Phase 2 – connector to existing library, Phase 3 – full interior renovation of the existing library and the final 50% of the robot

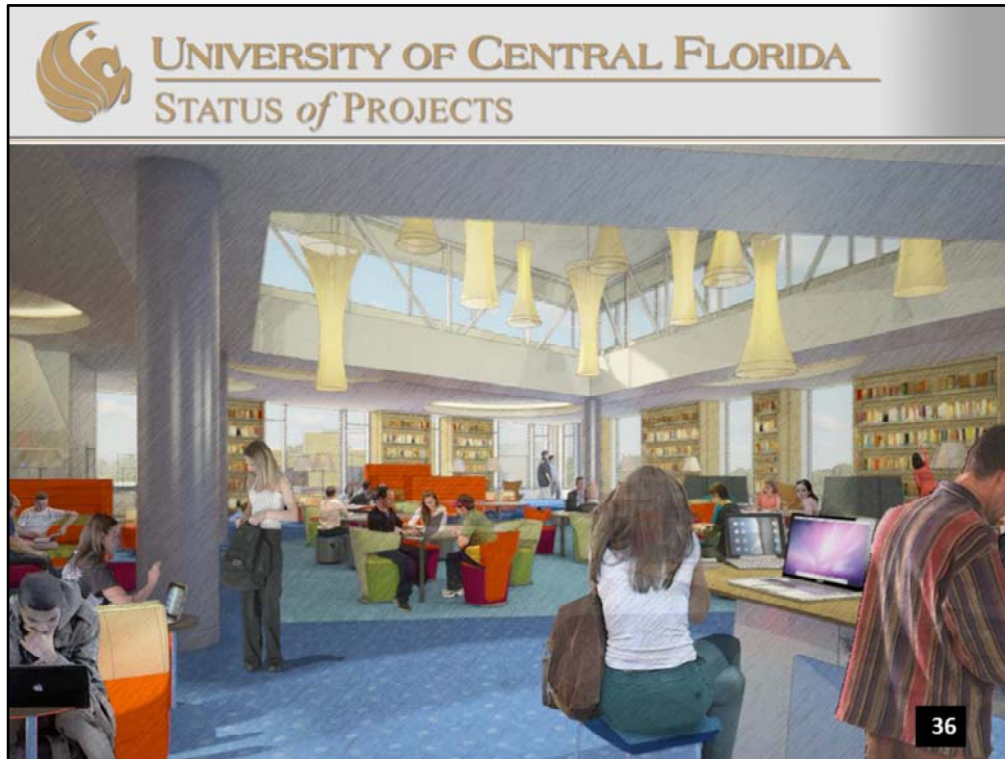


## Automated Retrieval Center

Source: Sonoma State University, Rohnert Park, CA



- ARC Statistics
  - 2.25M volumes of material
  - Request for materials from any device with internet access
  - Automatic crane locates materials and delivers to pick-up station
  - 5-10 minutes for entire process

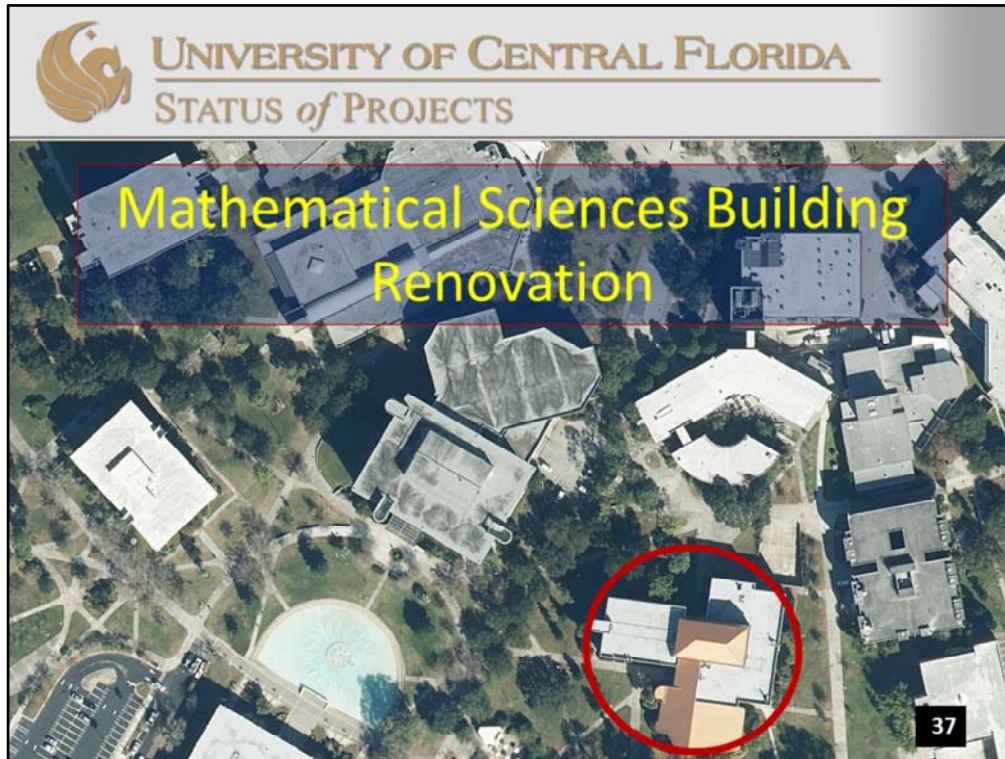


**Status:** Bidding/Permitting, received GMP the week of 4/25, anticipated start of construction as early as May 2016

**Estimated Completion Date Phase I:** June 2017

**LEED:** Will wait to apply when entire facility is completed; targeting Gold





**Located south of Technology Commons**

**Engineer:** Moses and Associates

**Contractor:** CPPI

**Project Cost:** \$3.9M MEP (+\$10.1M balance to complete full renovation)

**Funding Source:** PECO





106,523 **GSF**

**Description:** Dollars permitting:

- Replace HVAC
- Provide life safety upgrades
- Meet Florida Building Code requirements
- Upgrade electrical system

**Status:** Construction – 3 of 4 AHUs installed over winter break 2015; units operational, finalizing CxA

As part of CxA we have discovered significant holes in the building's ductwork, which we will be repairing over the summer with remaining project funds.

**Estimated Completion Date:** May 2016

**LEED:** Will wait for additional funds to complete building renovation and will target Silver



**Located west of Parking Garage C**

**Architect:** Ponikvar and Associates

**Contractor:** CPPI

**Project Cost:** \$46.6M over 2 phases; \$30M Phase I, \$16.6M phase 2

**Funding Source:** University funded – internal funds (requested PECO but have not received)



99,000 **GSF** for both phases (63,000 GSF Phase I, 36,000 GSF Phase II)

**Description:**

- 30 research/incubator labs, 20 material characterization rooms, conference rooms, offices, and ancillary spaces
- Houses programs from the following:
  - Office of Research and Commercialization (ORC)
  - College of Sciences (COS)
  - College of Engineering and Computer Sciences (CECS)
- Programs include:
  - Materials Characterization Facility
  - NanoSciences Technology Center
  - Sustainable Coastal Systems Cluster
  - Energy Conversion and Propulsion Cluster
  - Resilient, Intelligent, and Sustainable Energy Systems (RISES) Cluster
  - Cybersecurity and Privacy Cluster
  - Human Augmentation Robotics Cluster



**Status:** Construction

**Estimated Completion Date:** Phase 1 - July 2017; Phase 2 – September 2017

**LEED:** Tracking Gold

Phase 2 recently approved – we are currently bidding this phase in an effort to get completion date close to Phase 1.

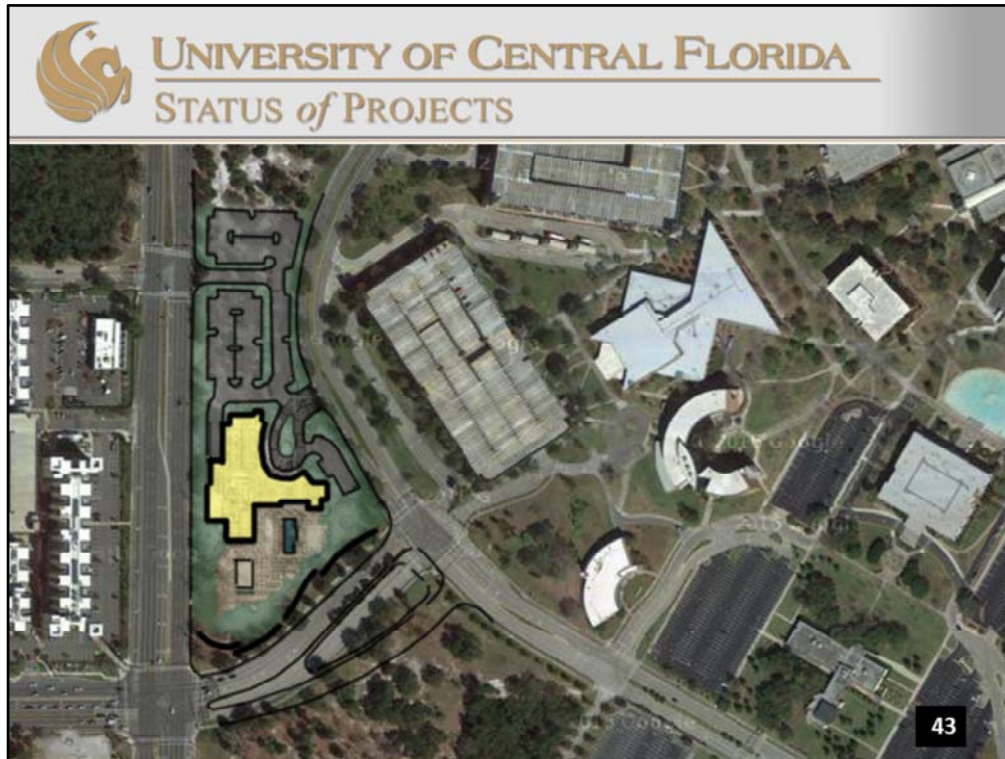




**Located along Alafaya Tr. buffer west of Parking Garage A**

**Description:** The boutique hotel and conference center will serve as an enhancement to existing academic facilities and will add a desirable service component to the campus. It is being designed, constructed, and operated by a private developer.





**GSF:** 99,776 GSF, 135 guestrooms

**Estimated Project Cost:** private developer

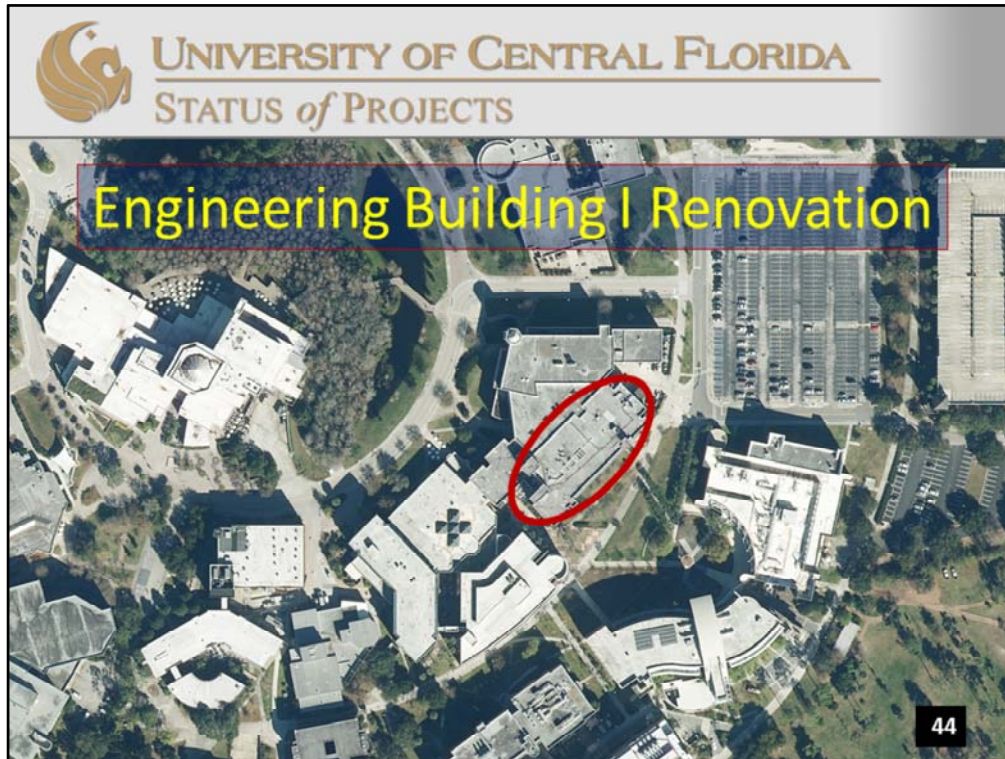
**Projected Construction Dates:** June 2016 to September 2017

**Developer:** KUD

**Architect:** Baker Barrios

**Contractor:** Batson Cook

**Status:** Construction Documents. Construction expected to start June 2016.



**Located south of Engineering Building II in Academic Core**

**Engineer:** SGM

**Contractor:** Barr and Barr

**Project Cost:** \$3.6M MEP (+\$14.9M balance to complete full renovation)

**Funding Source:** PECO



130,885 GSF

**Description:**

- Replace AHUs
- Provide life safety upgrades
- Meet Florida Building Code requirements
- Upgrade electrical system

**Status:** Construction Documents – delayed by code compliance issues with existing ventilation

**Estimated Completion Date:** May 2017

**LEED:** Will wait for additional funds to complete building renovation and will target Silver





Located southeast of Parking Garage C

Engineer: RLF

Contractor: CPP

Project Cost: \$13.5M

Funding Source: University-funded – internal sources



**GSF:** TBD

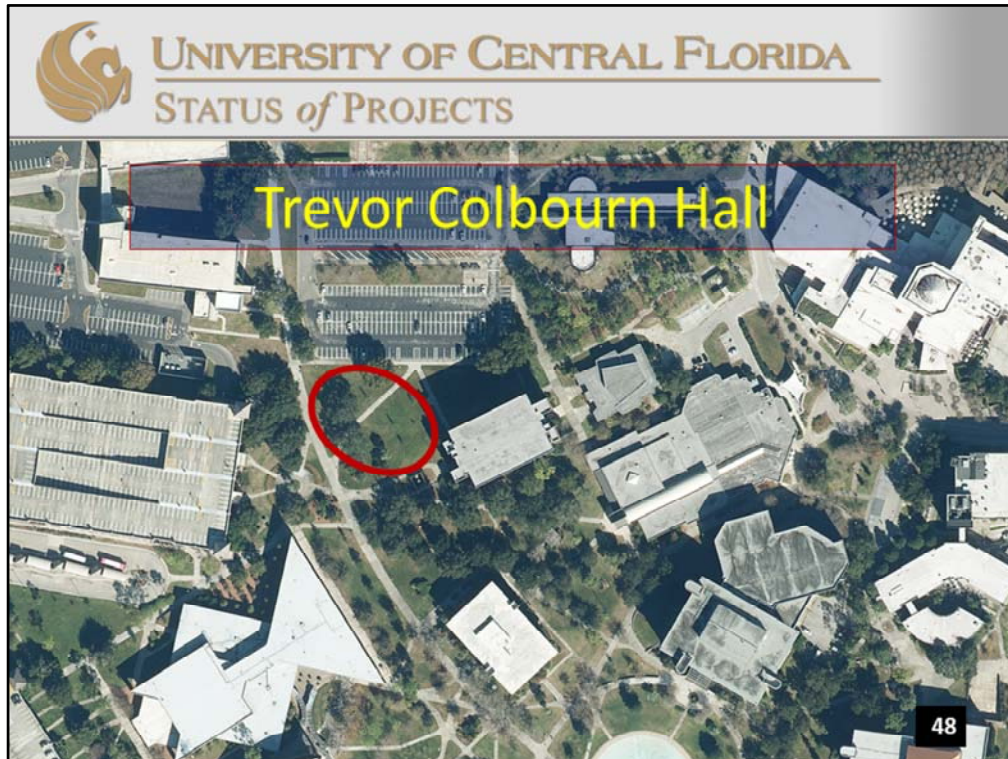
**Description:** Add additional chilled water capacity for future growth for the campus. Will add 2 additional chillers (with expansion to 4 chillers) and associated cooling towers. Project must be aesthetically pleasing due to its proximity to Gemini road.

**Status:** In Design Development; anticipate construction start July 2016

**Estimated Completion Date:** July 2017

**LEED:** Possible LEED Certified





**Located west of existing Colbourn Hall**

**Architect:** Schenkel Shultz

**Contractor:** Clancy & Theys

**Project Cost:** \$23M

**Funding Source:** University-funded – internal sources



Approximately 76K GSF

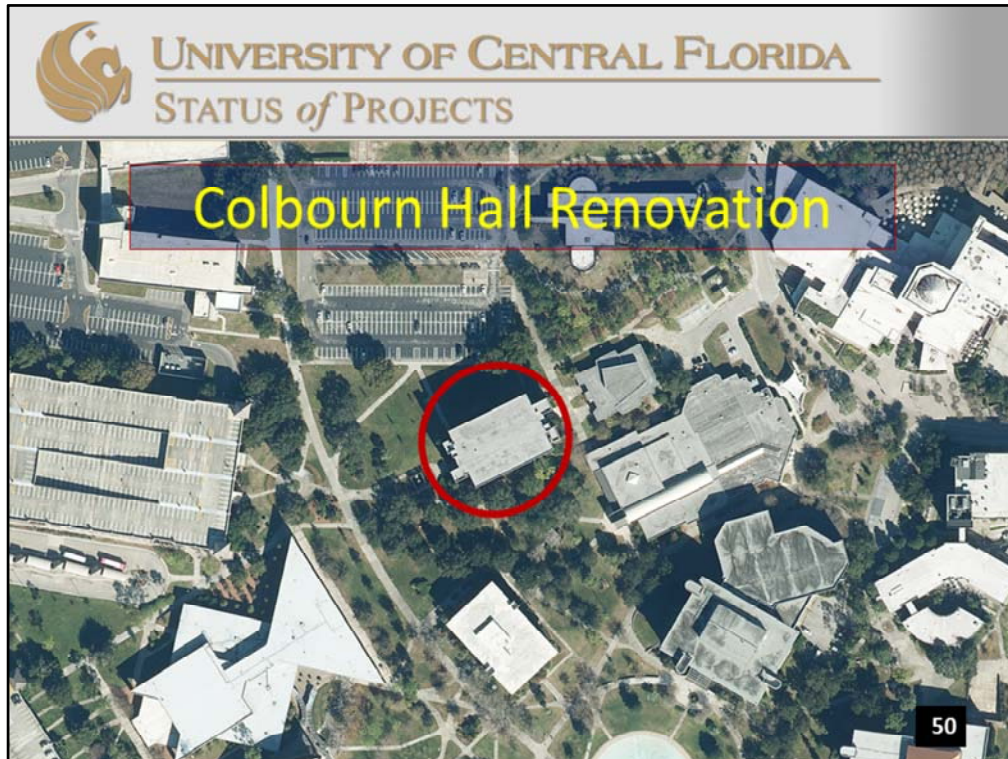
**Description:**

- Will house the current occupants of Colbourn Hall (including English; Writing and Rhetoric; History, Modern Languages; Texts and Technology; Judaic Studies; African Studies; Women's Studies; Latin American Studies; the College of Arts and Humanities' Advising Office; the University Writing Center; the Center for Humanities and Digital Research; the Graduate Student Center; and 7 classrooms, 2 conference rooms, and ancillary space

**Status:** Schematic Design

**Estimated Completion Date:** August 2018

**LEED:** Targeting Gold



**Located adjacent to Rehearsal Hall west of John T. Washington Center**

**Architect:** Schenkel Shultz

**Contractor:** Clancy & Theys

**Project Cost:** \$15M

**Funding Source:** University-funded – internal sources





84K GSF

**Description:**

- Building will undergo a total renovation
- Independent engineering analysis revealed:
  - Structural defects
  - Water intrusion issues
  - Mechanical systems past life-span
  - Life Safety deficiencies
  - Building needs to be gutted to structure and rebuilt to current building codes
- Renovation will include:
  - removal & replacement of building skin
  - Replacement of MEP systems in conjunction with construction of Trevor Colbourn Hall
  - Repair of structural defects
  - Two floors of new space; three floors of shelled space for future build-out
  - Gained Light Offices (GLO) – floor plan concept placing hard-

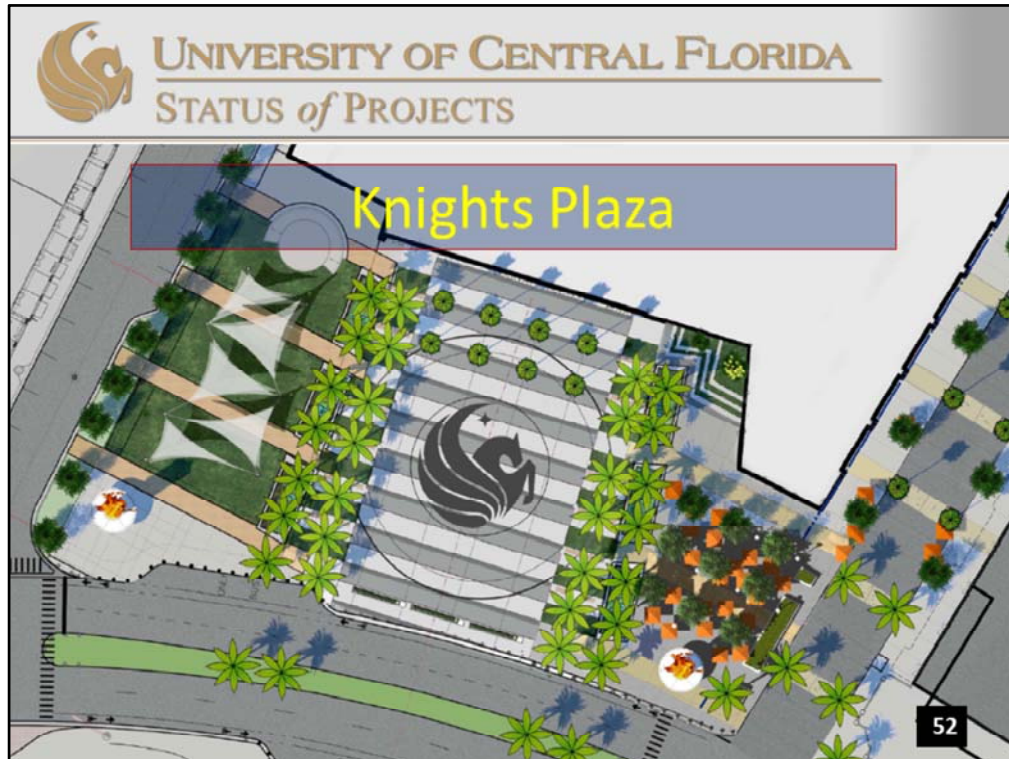
walled offices on interior and open office on exterior, allowing extreme daylight and views

**Status:** Schematic Design

**Estimated Completion Date:** August 2019

**LEED:** Targeting Gold





**Located in front of the UCF Arena**

**Engineer/Architect:** TLC/Morris

**Contractors:** Barton Malow/Wharton Smith

**Project Cost:** \$3.3M (includes donor wall)

**Funding Source:** University and Convocation Corporation funded



**GSF:** TBD

**Description:** Cosmetic Renovation of the plaza area in front of the UCF Arena, and East Plaza Drive

**Status:** Permitting/Bidding

**Estimated Completion Date:** September 2016

**LEED:** N/A



**Located adjacent to the Recreation & Wellness Center**

**Architect:** BRPH

**Contractor:** CPPI

**Project Cost:** \$3.3M

**Funding Source:** Aramark funded \$2.5M; University-funded remaining – internal sources



**GSF:** 3,200 sf

**Description:**

New stand-alone dining facility to house a Pollo Tropical and Café Buscelo. Provides foodservice venue in an area of campus near housing with little food options.

Thousands of student foot traffic per day going from housing to main campus and recreation area.

Student Government Association, Student Development and Enrollment Services, and RWC were consulted about the vendor selection and project design.

**Status:** Construction Documents

**Estimated Completion Date:** January 2017

**LEED:** Targeting Silver





**Located adjacent to the existing band practice field, west of the Facilities and Safety Complex**

**Architect:** Little Architects

**Contractor:** TBD (will be hard bid through our GC Quotes process to our Continuing Service contractors)

**Project Cost:** \$2.5M

**Funding Source:** University-funded – internal sources



**GSF:** 4,000 gsf interior, 7,200 gsf covered exterior

**Description:**

New stand-alone band facility.

Provides shelter from the elements, instrument storage, restrooms, and an exterior covered practice area.

Includes new permanent lighting for the practice field.

**Status:** Construction Documents

**Estimated Completion Date:** January 2017

**LEED:** Targeting Silver



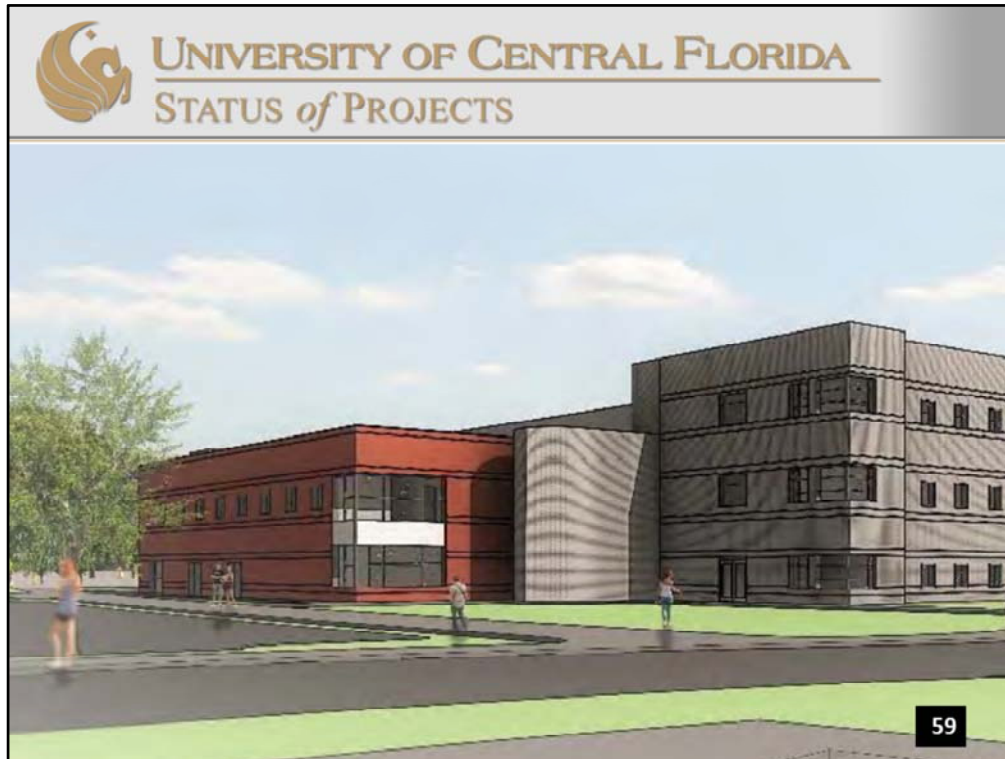
**Building addition to the east of the existing CREOL building**

**Architect:** RLF

**Contractor:** Robins Morton

**Project Cost:** TBD based on design options that are being considered

**Funding Source:** University-funded – internal sources



**GSF:** 8,200 gsf addition

**Description:**

Project will include:

- New labs
- New offices for faculty
- Potential auditorium for instruction and guest lecturers

**Status:** Contract Negotiation

**Estimated Completion Date:** January 2018

**LEED:** Targeting Silver





**Located adjacent to the Recreation & Wellness Center**

**Architect:** RLF

**Contractor:** Chilled Water Infrastructure – Barton Malow; HVAC – hard bid

**Project Cost:** Chilled Water - \$500K; HVAC and additional upgrades - \$4.5M

**Funding Source:** University-funded – internal sources



**Description:**

The two projects will include:

- New chilled water extension to the NFH
- Sprinklers and life safety upgrades so that it can accommodate up to 2,500 occupants
- Additional restrooms
- Insulation
- Potential lighting upgrade (LED lights)

**Status:** Construction Documents

**Estimated Completion Date:** Striving to make as many improvements as possible by the August 7 target date

**LEED:** N/A



**Located within the Brighthouse Networks Stadium and the CFE Arena**

**Video Board Installer:** in negotiations with preferred vendor

**Project Cost:** \$4-5M depending on final scope negotiation

**Funding Source:** exploring options





**Description:**

Project will include:

- New north end zone video and audio board
- New south end zone video board
- New controls equipment, as necessary
- Structural, electrical, and telecom upgrades as necessary

**Status:** ITN Negotiations in Progress

**Estimated Completion Date:** August 2016





**Description:**

Project will include:

- New suspended video board and audio systems
- New upper level ribbon video board
- New courtside video board tables
- New controls equipment, as necessary
- Structural, electrical, and telecom upgrades as necessary

**Status:** ITN Negotiations in Progress

**Estimated Completion Date:** October 2016



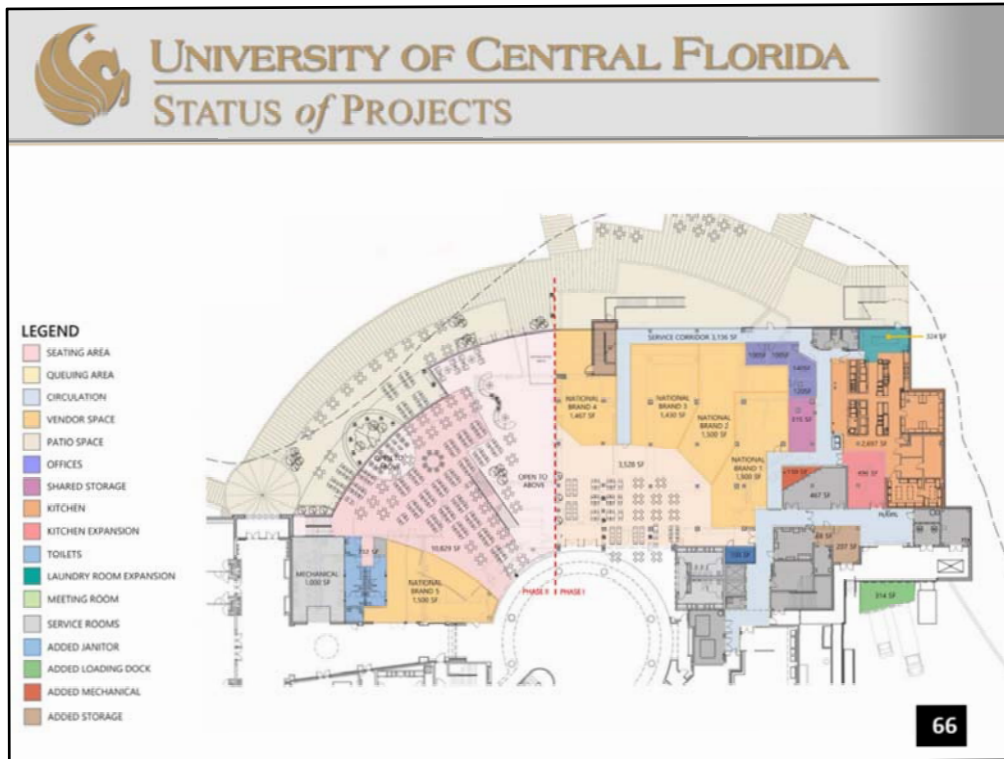
### **Expansion to the Student Union**

**Architect:** TBD

**Contractor:** TBD

**Project Cost:** \$14M

**Funding Source:** Aramark



**GSF:** TBD

**Description:**

Renovation and expansion of food court area of student union, in coordination with Aramark.

- New food concepts
- Expanded seating
- Foodservice back of house renovations

Aramark gets long-term contract.

**Status:** In the Selection process; Concept Design underway with a continuing service architect

**Estimated Completion Date:** TBD

**LEED:** N/A



**Located in Research Park at the corner of Science Drive and Ingenuity Drive**

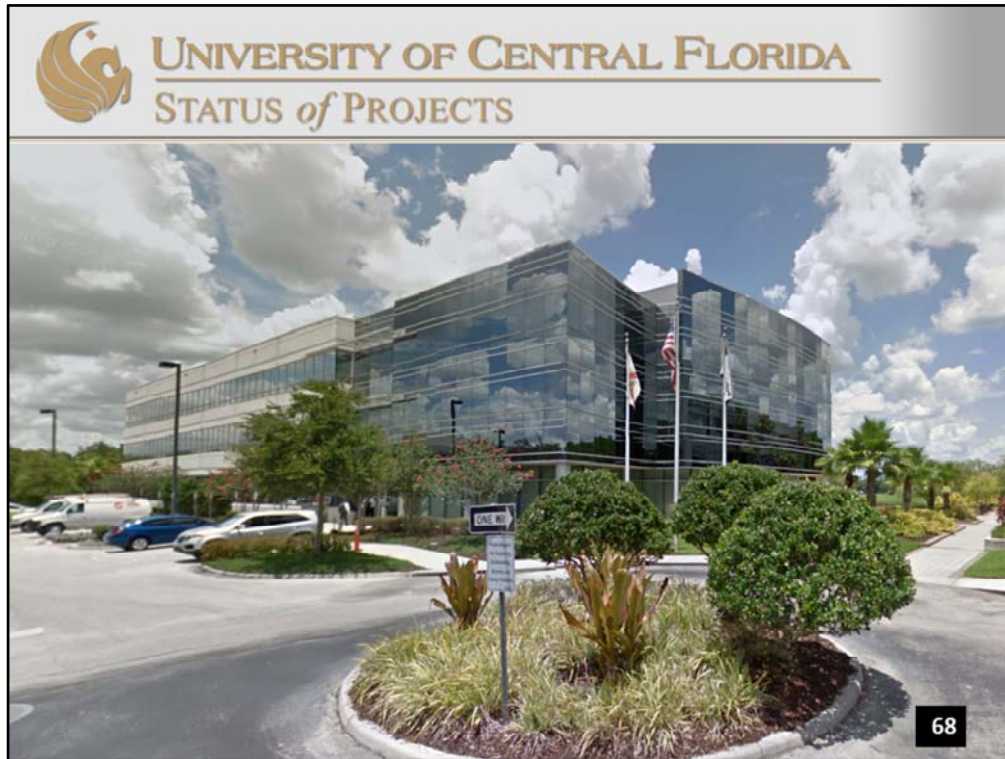
**Architect:** TBD

**Contractor:** TBD

**Project Cost:** \$8M received in 2014; \$20M received in 2015; \$14M received in 2016

**Funding Source:** PECO





**GSF:** 81,000 gsf, cost \$13,898,216

**Description:**

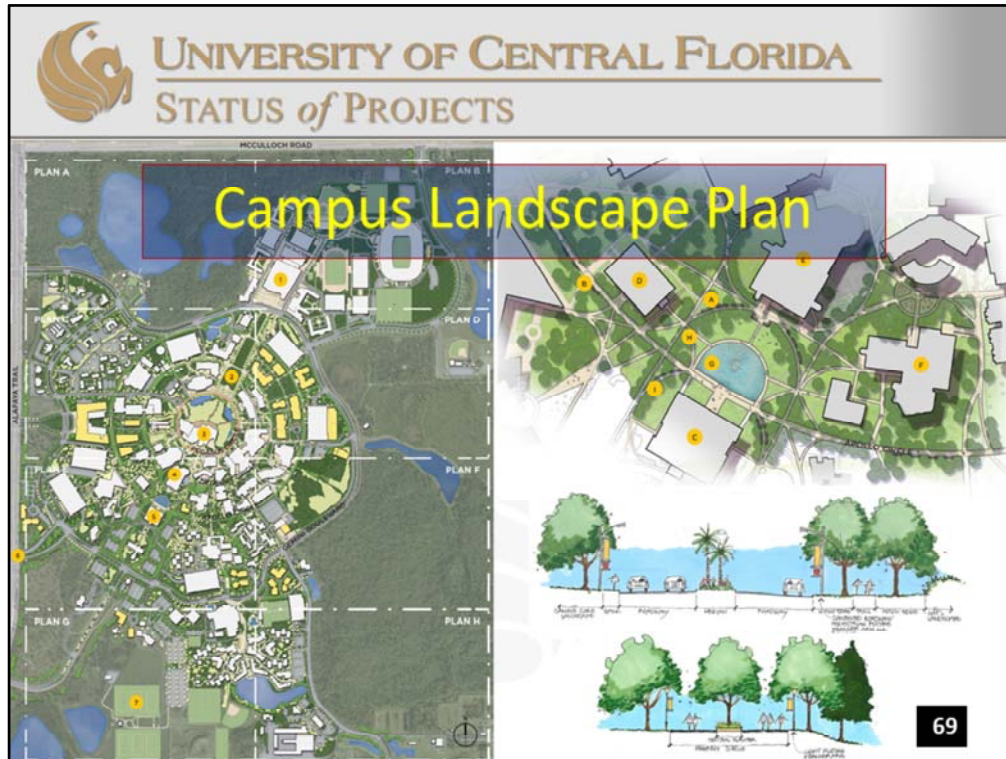
DoD partners currently occupy approximately 200K s.f. in 3 leased facilities.  
Creates classified labs for both the Military and UCF

- Satisfies the demand from local MS&T employers for UCF students trained in advanced technologies
- Eliminates costly leases that could drive BRAC decisions
- Provides space in Research Park to support DOD presence and potential growth
- Avoids potential loss of strategic national programs and dollars to the region and to the state

Project will consist of force protection, civil/parking improvements, potential parking deck, interior build-out of building, and acquisition of additional space.

**Status:** Project currently advertised for AE/CM

**Estimated Completion Date:** TBD



Bellomo-Herbert and Carol R. Johnson Associates Landscape Architects are the project consultants who are developing a campus landscape plan. The plan establishes standards and guidelines for how landscape and hardscape create a sense of place. Final draft is under review.

Some recommendations are moving forward, such as the sidewalk improvements at the welcome center.



**Located in downtown Orlando as part of Creative Village**

**Academic Building – 165,000 gsf**

**Architect:** TBD

**Contractor:** TBD

**Project Cost:** \$60M

**Funding Source:** 1/3 PECO; 1/3 Donor funds; 1/3 University internal funds

**CEM Renovation – 27,724 gsf**

**Project Cost:** \$5M

**Funding Source:** University – internal

**Parking Garage for 600 spaces**

**Project Cost:** \$10M

**Funding Source:** Bonded

**Tri-generation Plant – 5,000 gsf**

**Project Cost:** TBD

**Funding Source:** Exploring options





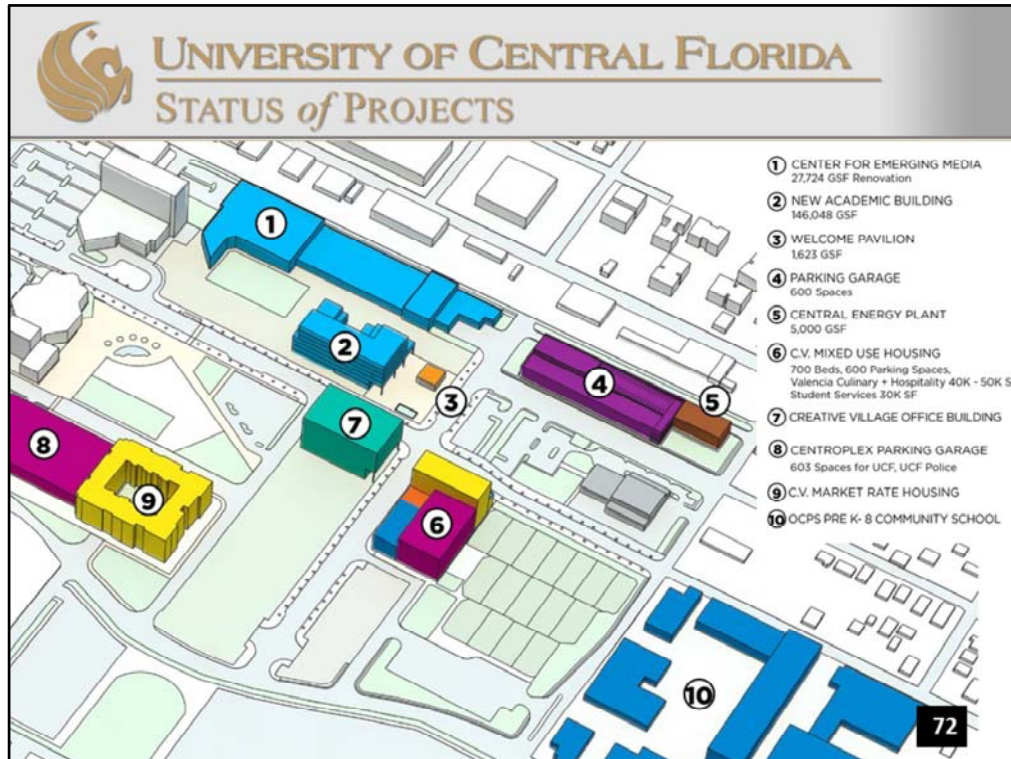
**Description:**

UCF is a key education anchor of a 65-acre Creative Village to work, learn, and play

Full-service campus for UCF, comprising 15 acres:

- A high-energy campus focused on the digital arts and communications, healthcare administration and technology, and public service including legal studies.
- Further strengthens Orlando as a high tech digital media destination; the City's existing digital media companies already make up one of the top ten digital media clusters in the United States
- Embeds UCF into the Orlando community, as thousands of students will live and study in the district
- Enriches our successful partnership with Valencia College, as they will bring complimentary programs to the downtown site





**Status:** Proposals received Monday 4/25, under review by scoring committee. Shortlisted firms will be interviewed in June. Anticipate final AE/CM recommendation to President Hitt by June 17, 2016.

**Estimated Completion Date:** Asking AE/CM teams to determine feasibility of fast-tracking for Fall 2018 date

**LEED:** Targeting Gold

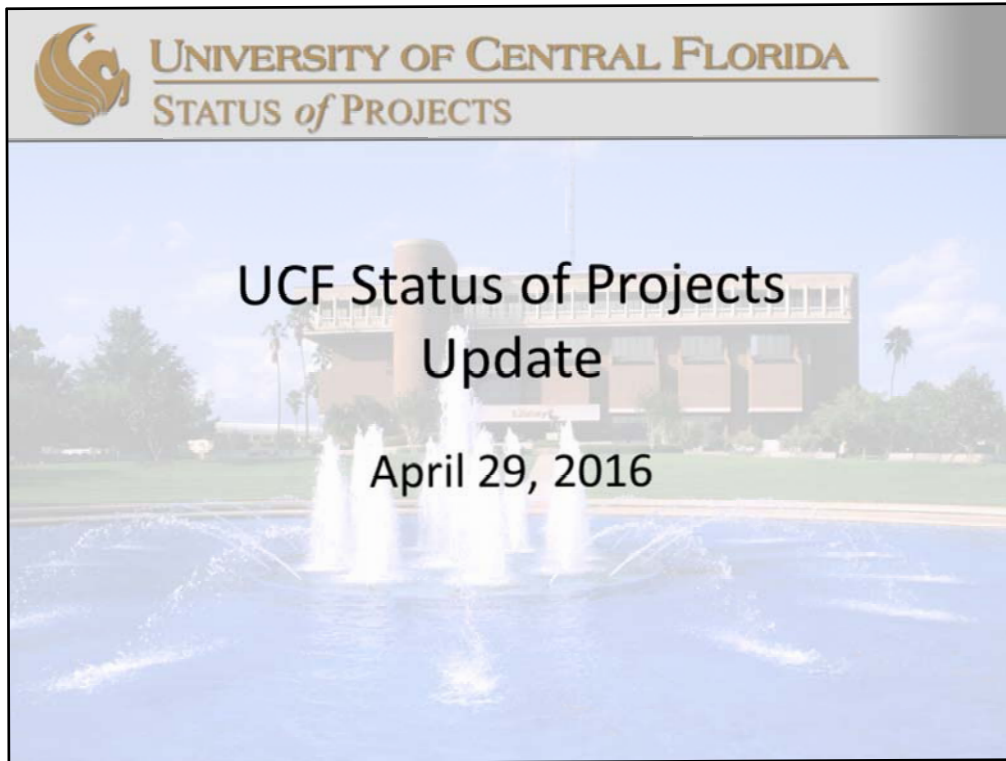
UCF programs include:

- COHPA: Legal Studies, Social Work, Health Management & Informatics,
- COHPA Centers: Center for Community Partnerships, Center for Public & Nonprofit Management, Center for Community Schools and Child welfare, Center for Law & Public Policy,
- Florida Center for Student with Unique Abilities
- Nicholson School of Communication: Human Communications, Masters in Communication
- College of Arts and Humanities: FIEA, CREATE, Flying Horse
- School of Visual Arts and Design: Digital Media
- Library, Student Support Services,

- Welcome Pavilion

Valencia College programs include:

- General Education
- Digital Media
- Health Information Technology
- Culinary & Hospitality



Questions?

---

**Subject:** President Hitt, Mike Morsberger, William Merck, and Dale Whittaker - Topic: "An initial discussion to determine a sequence of building priorities at the university"

**Location:** President's Office (Bill Self can sit in)

**Start:** Wed 3/23/2016 11:00 AM

**End:** Wed 3/23/2016 12:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Debra Copertino

**Required Attendees:** William Merck; Michael Morsberger

**Optional Attendees:** Carolyn Wyatt; Cheryl Snider; Angie Carloss



---

**From:** Dania Suarez <Dania@ucf.edu>  
**Sent:** Wednesday, March 23, 2016 12:20 PM  
**To:** Tracy Clark  
**Cc:** Debra Copertino  
**Subject:** Capital Projects - "An initial discussion to determine a sequence of building priorities at the university"  
**Attachments:** Capital Projects - Meeting with President Hitt - 32316.pdf

Hi Tracy,

Dale would like to discuss some follow-ups (to-do's) after today's meeting with Dr. Hitt. If you are around and can chat with him before 1:00 pm today, please give me a call at 3-2303.

Otherwise, please check-in with us and we'll schedule some time for the two of you to chat – he said a phone call would be great.

Thanks!  
Dania

**Dania M. Suárez**  
Assistant Director of Administrative Services  
and Assistant to the Provost and Executive Vice President  
University of Central Florida  
Office: 407.823.2303  
[danial@ucf.edu](mailto:danial@ucf.edu)

Capital Projects  
Current Funding Plan  
Updated 3/22/16

Tracy  
Target  
Fac/grad

Financing  
PECO  
Priority

Priority  
Tier 1  
Tier 2

Phil?  
How Down?  
What  
PECO  
Priority?  
Deal

Academic/ Research Space

Estimated Project Cost	Funding to be Identified	Division/ Unit Resources
ARA Small Research Building	\$ 13,000,000	\$ -
Creol Building Phase II Build-Out	2,000,000	500,000
Archie Carr Turtle Research	5,000,000	-
Lab Renovation/ Repair - COS, BSBS	1,400,000	-
Lab Renovation/ Repair - CECS	1,500,000	925,000
TAF Research (polluted drains)	1,500,000	-
Osceola ICAMR	?	-
Millican Hall Renovation	?	-
Swing Space/ Modulares	?	-

UCF Downtown

Academic Building Overrun	10,000,000	10,000,000	-
Tri-Gen Building	20,000,000	20,000,000	-
Fountain	200,000	200,000	-
Infrastructure	?	?	-
Moving Costs	?	?	-

Other Facilities

Performing Arts Center	60,000,000	60,000,000	-
UCF Gateway (campus entryway)	6,500,000	6,500,000	-
Band Building Road & Utilities	1,500,000	1,500,000	-
Band Building Lighting	1,000,000	1,000,000	-
Classroom I Shelter	2,200,000	2,200,000	-
Twin Rivers Golf Course	2,000,000	2,000,000	-
Building Demolitions	?	?	-

Infrastructure, HVAC and Other

OUC Buy-out for Lake Nona	15,000,000	15,000,000	-
Alafaya Pedestrian Safety Maintenance	4,000,000	4,000,000	-

Unfunded Projects \$ 146,800,000 \$ 145,375,000 \$ 1,425,000

Academic/ Research Space

Trevor Colburn Building	\$ 23,000,000	\$ -	\$ -	\$ -	\$ -	\$ 23,000,000
Colburn Hall Renovation	15,000,000	-	-	-	-	15,000,000
Global UCF Building	17,200,000	-	600,000	10,000,000	4,800,000	1,800,000
Interdisciplinary Research Bldg - Phase I	32,000,000	-	3,000,000	26,000,000	-	3,000,000
Interdisciplinary Research Bldg - Phase II	17,000,000	-	-	17,000,000	-	-
Creol Lab - Phase I and II	6,000,000	-	4,000,000	-	-	2,000,000
Generator for Biology Building	1,000,000	-	-	-	-	1,000,000

UCF Downtown

Academic Building	20,000,000	-	9,000,000	-	11,000,000	-
Garage	15,000,000	-	15,000,000	-	-	-
Center for Emerging Media Renovation	5,000,000	-	-	-	-	5,000,000

Other Facilities

UCFAA Stadium/ Arena Video and Sound	7,500,000	-	7,500,000	-	-	-
UCFAA Indoor Fieldhouse	3,000,000	-	3,000,000	-	-	-
Band Building	2,500,000	-	2,200,000	-	-	300,000
US Tennis Association Complex	3,500,000	-	-	-	-	3,500,000

Infrastructure, HVAC and Other

New Chiller	13,000,000	-	-	-	13,000,000	-
Venue HVAC Repair	2,800,000	-	800,000	-	1,000,000	1,000,000
Daytona HVAC Repair	776,250	-	-	-	-	776,250
Road improvements - North Orion	340,000	-	340,000	-	-	-

Funded Projects \$ 184,616,250 \$ - \$ 45,440,000 \$ 53,000,000 \$ 29,800,000 \$ 56,376,250

\* Dan - CTF Banding  
Hitt Library  
Kim McLaughlin

How long committed?

\* What would relieve it  
→ plan for Hitt Library CTF  
→ relief

Tracy



## Debra Copertino

**From:** Tracy Clark  
**Sent:** Tuesday, March 22, 2016 6:07 PM  
**To:** Dale Whittaker; William Merck  
**Cc:** Debra Copertino; Dania Suarez; Angie Carloss; Christina Tant  
**Subject:** Re: Capital Projects

President Hitt  
Mike Morsberger  
William Merck

11:00-12:00  
President's office

One more thing - the "interest and other" means interest and investment gains and losses. Central "aux" includes the 3% increase in aux overhead among other amounts we are collecting centrally.

Sent from my iPad

On Mar 22, 2016, at 5:50 PM, Tracy Clark <Tracy.Clark@ucf.edu> wrote:

I meant to mention - I added a downtown "overrun" number of \$10 million just as a place marker, in case \$60 million is not enough.

Sent from my iPad

On Mar 22, 2016, at 4:58 PM, Tracy Clark <Tracy.Clark@ucf.edu> wrote:

Dale and Bill

We have put together a list of unfunded and funded capital projects for your meeting tomorrow with Dr. Hitt. We compiled it from information we had, information from John Pittman, and information we requested from Lee Kernek. If you have any questions or changes you'd like me to the schedule, please let me know.

Sent from my iPad

Begin forwarded message:

**From:** Christina Tant <Christy.Tant@ucf.edu>  
**Date:** March 22, 2016 at 4:54:21 PM EDT  
**To:** Tracy Clark <Tracy.Clark@ucf.edu>  
**Subject:** Capital Projects

Tracy – Attached is the list of funded and unfunded capital projects, as of today.

<Capital Projects\_032216.pdf>



## Lindsey La Chiana

---

**From:** William Self  
**Sent:** Thursday, March 24, 2016 4:12 PM  
**To:** Debra Copertino  
**Cc:** Dania Suarez; Dale Whittaker  
**Subject:** RE: Tracy Clark, Bill Self, and Dale Whittaker: Capital Projects - Follow-up

Hi Debbie,

Attached is my synopsis for Dale on what I remember from the meeting and looking at his and my notes. Hope it is intelligible....

Best,  
Bill



Synopsis of  
meeting on capi...

---

**From:** Debra Copertino  
**Sent:** Thursday, March 24, 2016 9:06 AM  
**To:** William Self  
**Subject:** RE: Tracy Clark, Bill Self, and Dale Whittaker: Capital Projects - Follow-up

Thank you Bill, please copy me when you send so I can have it ready for his meeting folder.

Debbie

-----Original Appointment-----

**From:** William Self  
**Sent:** Thursday, March 24, 2016 8:55 AM  
**To:** Debra Copertino  
**Subject:** Declined: Tracy Clark, Bill Self, and Dale Whittaker: Capital Projects - Follow-up  
**When:** Friday, March 25, 2016 9:30 AM-9:45 AM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** MH 338D (Please let me know if you will come in person or if you will call in)

I will be in a visit from UNLV on the EAB initiative so I will send Dale a synopsis instead

### Synopsis of meeting on capital projects (Hitt, Whittaker, Merck, Morsberger, Schell, Self)

- Initial general discussion of what is on the list – and what the columns mean
- Suggestion from Hitt (“plate of h’orderves” for philanthropy and naming rights of some projects that fall outside of the larger items)
- Question about E&G column on academic space – not E&G money (from other sources)
- Some discussion of recent \$400 million dollars ‘bonded’ in latest state budget – thus maybe the door is opening
- Discussion of having John C. Hitt library as one of the possible items to have Dan H. explore in the coming year for this ‘bonding’ or CITE bonding – probably find out from Kim McDougal
- Confirmation that the items on the lower half are projects that have been committed to build
- Discussion of generally the kinds of funds (central aux, investment gains/losses) that are being used to fund many of these projects based on good recent investments and existing aux accounts

Detailed discussions on (*definitely not in any given order – just as I remember them*)...

- The various plans to put a road in (ranging from gravel to a full blown road with updated utilities) for the band practice field; also the possibility of buying the band lights (not using police lights) or even building Musco light poles (expensive)
- Discussion of the possibility of buying/taking over the golf course (Twin Rivers) and the possible benefits to UCF Athletics, Hotel, retirement community etc. – ‘community involvement’. Discussion of the current possible plans for the course to be developed – this is the likely reasoning the city of Oviedo wants to have UCF take it over (alongside HOA?). Various discussion of the golf course potential/costs. Also a suggestion from Dr. Hitt to be sure to have a good real estate lawyer carefully review the costs/repairs etc. on the course if we consider (and a suggested person – can’t remember the name)
- Recognition that the Nursing bldg. and Teaching Hospital are not on the list on the top half; brief update on the Chicago firm that wants to build the building and ‘rent’ it to us – ongoing talks with Deb German, etc on this project
- Discussing the downtown electrical situation – OUC really wants to build and serve as utility, but long term benefit of building out our own utilities likely far outweighs this – maybe find out what they can do (“build a better mousetrap” let’s see what they offer) – they likely want to be prominent in their own neighborhood
- Discussion of the Gateway and its relatively high cost – perhaps spreading that out over several years to diminish the impact on more pressing issues (lab space etc)
- Discussion of longer term (hope) that when PECO returns we need to have our ducks in a row on what we need – there will be lots of pent up demand for these dollars.

- A question (from Whittaker) on about how long the current list of projects will be dominating the funds from auxiliary and investment gains – answer from Merck about five years
- Discussion of what can be prioritized to go after from philanthropy (new column – in Dale's notes)

**Capital Projects**  
**Current Funding Plan**  
**Updated 3/22/16**

	Central Funding Source		
	Interest & Other	Auxiliary	E&G
<b>Estimated Project Cost</b>			
<b>Funding to be Identified</b>			
<b>Division/ Unit Resources</b>			
<b>Academic/ Research Space</b>			
ARA Small Research Building	\$ 13,000,000	\$ 13,000,000	\$ -
Creol Building Phase II Build-Out	2,000,000	1,500,000	500,000
Archie Carr Turtle Research	5,000,000	5,000,000	-
Lab Renovation/ Repair - COS, BSBS	1,400,000	1,400,000	-
Lab Renovation/ Repair - CECS	1,500,000	575,000	925,000
TAF Research (polluted drains)	1,500,000	1,500,000	-
Osceola ICAMR	?	?	-
Millican Hall Renovation	?	?	-
Swing Space/ Modulares	?	?	-
<b>UCF Downtown</b>			
Academic Building Overrun	10,000,000	10,000,000	-
Tri-Gen Building	20,000,000	20,000,000	-
Fountain	200,000	200,000	-
Infrastructure	?	?	-
Moving Costs	?	?	-
<b>Other Facilities</b>			
Performing Arts Center	60,000,000	60,000,000	-
UCF Gateway (campus entryway)	6,500,000	6,500,000	-
Band Building Road & Utilities	1,500,000	1,500,000	-
Band Building Lighting	1,000,000	1,000,000	-
Classroom I Shelter	2,200,000	2,200,000	-
Twin Rivers Golf Course	2,000,000	2,000,000	-
Building Demolitions	?	?	-
<b>Infrastructure, HVAC and Other</b>			
OUC Buy-out for Lake Nona	15,000,000	15,000,000	-
Alafaya Pedestrian Safety Maintenance	4,000,000	4,000,000	-
<b>Unfunded Projects</b>	<b>\$ 146,800,000</b>	<b>\$ 145,375,000</b>	<b>\$ 1,425,000</b>
<b>Academic/ Research Space</b>			
Trevor Colburn Building	\$ 23,000,000	\$ -	\$ -
Colburn Hall Renovation	15,000,000	-	-
Global UCF Building	17,200,000	-	600,000
Interdisciplinary Research Bldg - Phase I	32,000,000	-	3,000,000
Interdisciplinary Research Bldg - Phase II	17,000,000	-	-
Creol Lab - Phase I and II	6,000,000	-	4,000,000
Generator for Biology Building	1,000,000	-	-
<b>UCF Downtown</b>			
Academic Building	20,000,000	-	9,000,000
Garage	15,000,000	-	15,000,000
Center for Emerging Media Renovation	5,000,000	-	-
<b>Other Facilities</b>			
UCFAA Stadium/ Arena Video and Sound	7,500,000	-	7,500,000
UCFAA Indoor Fieldhouse	3,000,000	-	3,000,000
Band Building	2,500,000	-	2,200,000
US Tennis Association Complex	3,500,000	-	-
<b>Infrastructure, HVAC and Other</b>			
New Chiller	13,000,000	-	-
Venue HVAC Repair	2,800,000	-	800,000
Daytona HVAC Repair	776,250	-	-
Road improvements - North Orion	340,000	-	340,000
<b>Funded Projects</b>	<b>\$ 184,616,250</b>	<b>\$ -</b>	<b>\$ 45,440,000</b>

*Phi 1?*

*PLAUS  
Bldg*

*Com  
COHPA  
60HC?  
Retention  
Hotel  
Resource*

*Nursing?  
Hospital?*

*Community*

*?*