



UNIVERSITY OF CENTRAL FLORIDA ABC BUILDERS' BREAKFAST

Ben Davis, Assistant Vice President for Planning, Design and Construction

Tom Anguish, Senior Project Portfolio Manager

AGENDA

- 1 UCF Overview
- 2 Capital Improvements Discussion
- 3 Planning, Design & Construction Overview & Projects
- 4 Pathways for Partnership with UCF



UCF QUICK FACTS

A background image showing a large group of graduates in black caps and gowns, smiling and celebrating at a graduation ceremony. The focus is on two graduates in the foreground, a man and a woman, both wearing gowns with gold stoles. The man is wearing a black cap and a blue stole, while the woman is wearing a black cap and a multi-colored stole. They are both smiling and looking towards the camera.

69,818

STUDENTS ENROLLED

FALL 2024

437,778

DEGREES CONFERRED

AS OF AUG. 2024

1342

AVERAGE SAT

INCOMING 2024 FALL FRESHMAN CLASS

4.22

AVERAGE GPA

INCOMING 2024 FALL FRESHMAN CLASS

51.5%

MINORITY ENROLLMENT

FALL 2024

3,200+

**MILITARY-CONNECTED STUDENTS
AND STUDENT VETERANS**

FALL 2024

\$229M

RESEARCH FUNDING

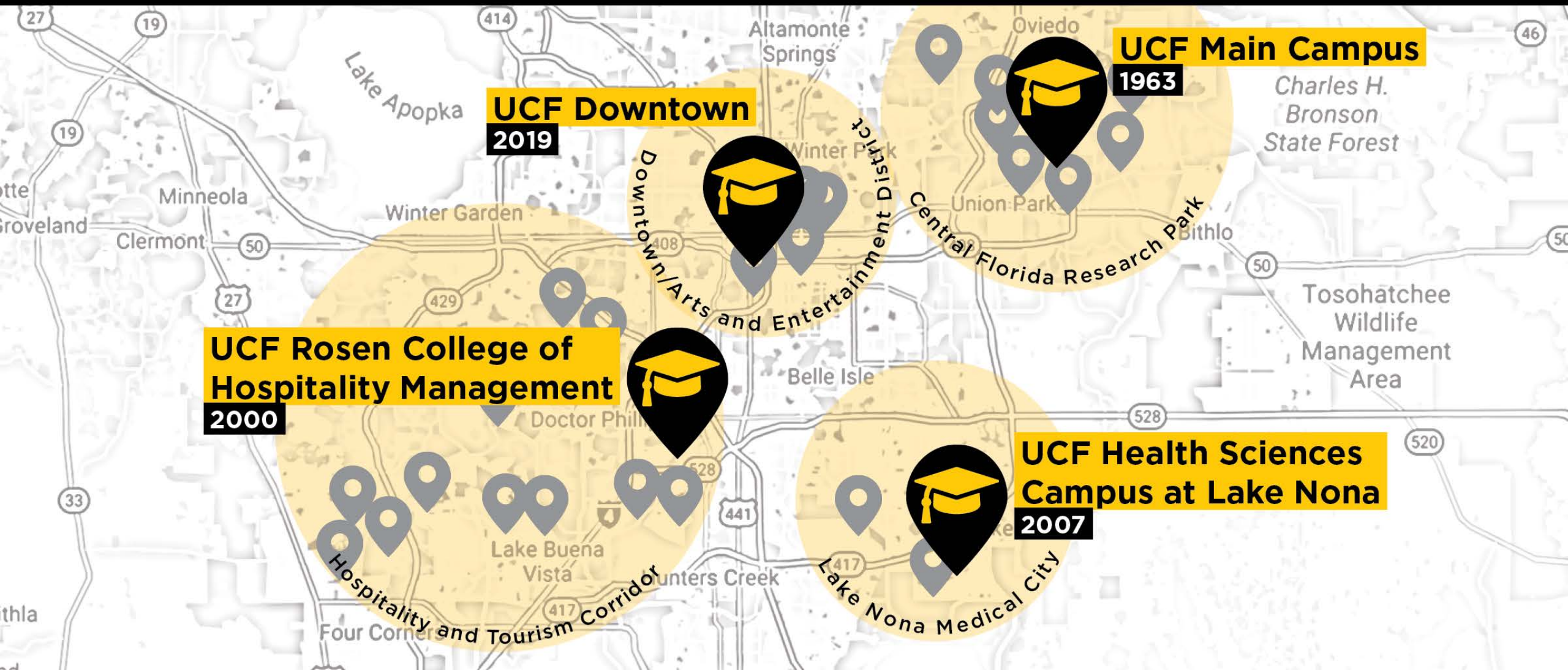
FISCAL YEAR 2024

50+

PATENTS ANNUALLY

#21 AMONG PUBLIC UNIVERSITIES, 2023

A LEADING METROPOLITAN RESEARCH UNIVERSITY





CAPTIAL IMPROVEMENTS DISCUSSION

CAMPUS MASTER PLAN 2025-35

UNIVERSITY OF CENTRAL FLORIDA



UCF BOT Approved
April 22, 2021



EDUCATIONAL PLANT SURVEY OVERVIEW

In Florida, all public school districts, colleges and state universities are required to conduct an Educational Plant Survey (EPS) at least once every 5 years using "uniform data sources and criteria"(Section 1013.31, Florida Statutes). An EPS is a systematic and comprehensive study of each institution's sites, buildings, and the site improvements required to operate the facilities. This includes a review of both the 1) existing educational and ancillary facilities and 2) anticipated future needs for repair, expansion and/or demolition. The EPS is a safeguard mechanism to ensure that PECO dollars, and the assets constructed with PECO dollars are being directed appropriately towards needed educational buildings. |

The EPS is undertaken collaboratively by the EPS Survey Team, which consists of staff of the university being surveyed; Board of Governors' staff, and staff from other universities. The final EPS Report must be approved by both the local Board of Trustees as well as the Board of Governors. The EPS is one of 3 long-range planning documents – the EPS, the Campus Master Plan and the 5 Year Capital Improvement Plan.

Required EPS Elements

- Summary of approval by the Board of Trustees and Board of Governors
- Recommendations for existing facilities
- Recommendations for new facilities
- Projected capital outlay full-time equivalent student enrollment
- Inventory of existing sites and facilities

The procedures to be used in conducting each EPS are specified by the Chancellor's Office.



UCF Board of Trustees Facilities and Infrastructure Committee

June 11, 2025

Agenda Item

FACC-1: Five-Year Capital Improvement Plan FY26-27 through FY30-31

Proposed Action

The Facilities and Infrastructure Committee is asked to recommend to the Board of Trustees, on its consent agenda, approval of the Five-Year Capital Improvement Plan FY2026-2027 through FY2030-2031 as presented.

Authority for Board of Trustees Action

Florida Statutes ss. 1001.74, 1011.40(1), 1013.60, 1013.64(4), and 1001.706(12)
Board of Governors Regulation 14.004
UCF Board of Trustees – Facilities and Infrastructure Committee Charter

Supporting Documentation Included

Attachment A: Capital Improvement Plan overview presentation
Attachment B: Transmittal Letter
Attachment C: Public Education Capital Outlay (PECO) Projects (CIP-2A)
Attachment D: PECO Project Detail (CIP-3)

Facilitators/Presenters

Jon Varnell, Vice President for Administrative Operations and Chief Infrastructure Officer
Bill Martin, University Architect



Capital Improvements

- Evaluates the need for public facilities as identified in other campus master plan elements
- Schedule of Capital Projects lists projects over \$4M anticipated within the next 10 years;
- Capital Improvements Map shows the proposed locations (sites) for improvements shown in the Schedule of Capital Projects

Schedule of Capital Projects

8.0 CAPITAL IMPROVEMENTS

Exhibit 8.4-1 10-Year Schedule of Capital Projects (SCP) ^a		MAP KEYS correspond with projects shown on 8.4-2 CAPITAL IMPROVEMENTS MAP	Campus	Bldg. #	Project Type	Recommendation	FCI	GSF	PROJECT SCOPE - Variables such as priority, cost, and timing are recorded annually on the 5-year Capital Improvement Plan
ALL CAMPUSES	MAP KEY	3-YEAR COMMITTED PROJECTS							
MAIN CAMPUS	1	Biological Sciences	Main 0001	0020	Renov/Remod	2021 EPS		116,607	In Construction
	2	Chemistry Building	Main 0001	0005	Renov/Remod	2021 EPS		49,073	In Construction
	3	John C Hitt Library (aka 21 st Century Library)	Main 0001	0002	Renov/Remod	CITF 2023 CPPC 2024			Ph 2B in construction. Future Ph to be designed.
	4	(New) Creative School for Children	Main 0001	0167	New	CITF 2024		14,678	Replace Creative School for Children on new site
	5	Recreation & Wellness Center	Main 0001	0088	Reno	CITF 2024		156,111	HVAC Systems
	6	Football Practice Field Relocation	Main 0001	NA	Sitework		NA		Clears site for Football Ops Building & McNamara Cove
	7	Roth Tower at FBC Mortgage Stadium	Main 0001	0135	New / Renov.		NA		In Design/Construction
	8	Student Union	Main 0001	0052	Renov/Remod	CITF 2025		63,900 of 161,755	
OTHER CAMPUSES	No Key	Dr. Phillips Nursing Pavilion [fka College of Nursing Building]	AHSC Site 0016	1003	New	2020-30 SCP	NA	90,000	In Construction
	No Key	Rosen Main Building	RCHM Site 0015	0903	Renov/Remod			158,980	Remodeling for greater space efficiency. Funded \$12.8M
MAIN CAMPUS		PROJECTS CONSISTENT WITH THE CAMPUS DEVELOPMENT AGREEMENT							
	No Key	McCulloch Road Improvements	Main 0001			2020 CDA			Orange Co.: Provide mid-block crossing at Northgate Circle. UCF: Pedestrian Trail from said mid-block crossing to West Plaza Dr.
	No Key	Cross-Campus Bike Path	Main 0001			2020 CDA			UCF to develop an on-campus bicycle pathway linking existing trail systems of Orange Co. and Seminole Co.
MAIN CAMPUS	MAP KEY	10-YEAR PROJECTED PROJECTS							
ACADEMIC & STUDENT SUPPORT FACILITIES	9	Research II	Main 0001	166	New Bldg.	2021 EPS CPPC 2024		~105,060	Research labs and cleanrooms with supporting office space.
	10	Workforce Entrepreneurship Resource eXchange (WERX) [fka Advanced Workforce Entrepreneurship Cntr, Learning Laboratory, Discovery & Innovation Hub]	Main 0001	155	New Bldg.	2021 EPS CPPC 2024		~100,000	Multidisciplinary classroom, teaching lab, and maker space building. Includes incubator and industry research/collaboration spaces.
	11	Performance, Immersive Experience & Entertainment Laboratory - PIXEL (fka Performing Arts Complex Phase II)	Main 0001	0119 P	Addition to 0119	2021 EPS CPPC 2024		~100,000	Flexible performance space w/ multiple venues, assembly and production support spaces
	12	Arboretum & Sustainability Center	Main 0001	TBD	New Bldg.	2020-30 SCP		~15,000	New Center replaces aging Arboretum modular
	13	Space Technology and Aerospace Research (STAR)	Main 0001	TBD	New Bldg.	CPPC 2024		~140,000	Space research labs and classrooms focused on programs such as propulsion, space MedEd, and planetary science.
	14	i-Design Engineering Center	Main 0001	TBD	New Bldg.	CPPC 2024		~22,000	
	15	Academic Building	Main 0001	TBD	New Bldg.			TBD	Located in the greenfield site of former Colbourn Hall
	16	Student Success Center	Main 0001	TBD	TBD	CPPC 2024		TBD	Collocate student services, resources, and academic assistance
	17	Research III	Main 0001	TBD	New Bldg.	2020-30 SCP		~140,000	Research labs focused on programs such as quantum computing, cybersecurity/data security, AI computing, and themed experience.
	18	Howard Phillips Hall	Main 0001	0014	Renov/Remod	2021 EPS	10%	64,619	Total Renovation
	19	CREOL	Main 0001	0053	Renov/Remod		22%	111,891	Ph 1 and Ph 2, the older sections. Build-out of white box space

Schedule of Capital Projects

Exhibit 8.4-1 SCP (cont.)

MAIN CAMPUS	MAP KEY	10-YEAR PROJECTED PROJECTS	Campus	Bldg. #	Project Type	Recommendation	FCI	GSF	Scope
ACADEMIC & STUDENT SUPPORT FACILITIES (Cont.)	20	ASSIST Education Complex	Main 0001	0021	Renov/Remod	CPPC 2024		~12,840	Renovate Gymnasium into Teaching Labs
	21	Barbara Ying Center	Main 0001	0071	Renov/Remod		34%	5,789	
	22	Health Sciences I	Main 0001	0080	Renov/Remod		13%	97,129	Programmatic changes have occurred in this building requiring remodeling.
	23	Engineering Building II	Main 0001	0091	Renov/Remod	2021 EPS	11%	~25,500 of 105,545	Expansion opportunities
	24	Theater Building	Main 0001	0006	Renov/Remod		42%	29,469	HVAC
	25	Millican Hall	Main 0001	0001	Renov/Remod	2021 EPS	16%	87,742	
	26	Multipurpose Building	Main 0001	TBD	New Bldg.			TBD	
HOUSING & DINING FACILITIES	27	South Campus Housing	Main 0001	~	New Bldg(s)				New Housing Community south of Gemini Blvd S
	28	Central Campus Housing	Main 0001	~	New Bldg(s)				New Housing Community - Site TBD
	29	Dining Facility	Main 0001	~	New Bldg.				Dining facility to replace Ferrell Commons - Site TBD
	30	Libra Community	Main 0001		Renov/Remod			262,606	Libra 1 ('80) – Brevard/Orange/Seminole Halls & Commons Bldg. Libra 2 ('99) – Citrus/Sumter/ Flagler Halls
TRANSPORTATION FACILITIES	31	Ken Dixon Way Improvements (fka N. Orion Blvd.)	Main 0001		Improvements				
	32	University Blvd Improvements	Main 0001		Improvements				
	33	Campus Entrance Features/Signs	Main 0001		New Bldg.				
	34	South Campus Residential Garage	Main 0001		New Bldg.			TBD	
	35	Orion Intercept Garage	Main 0001		New Bldg.			TBD	
	36	Road and Transit Stop Improvements	Main 0001		Improvements				Improving Transit Stop locations, Traffic calming measures, etc.
NON-ACADEMIC SUPPORT FACILITIES	37	Water Treatment Plant	Main 0001		New Bldg.			TBD	Ara Drive. Total Est Cost \$24M (UES)
	38	Storage Facility	Main 0001		New Bldg.			TBD	Ara Drive - Commercial-style Unit Storage Facility
	39	Recycling Center	Main 0001		New Bldg.			TBD	Ara Drive
RECREATION FACILITIES	40	Recreation & Wellness Center, Phase III	Main 0001	0088	Addition to 0088	2020-30 SCP CPPC 2024		~50,000	Addition to the Recreation and Wellness Facility
	41	RWC Park Phase IV	Main 0001		Renov/Remod	2020-30 SCP		TBD	Entrance Element, Field Improvements, Dirt Pile site, New sidewalk for Ped Safety
	42	Lake Claire Recreation Center	Main 0001		Improvements	2020-30 SCP CPPC 2024		TBD	New Boathouse (Bldg.0334) and misc. renovations
	43	Football Operations Building	Main 0001	0363	New Bldg.				FB Coaches Offices, Team rooms, etc.
	44	McNamara Cove	Main 0001	363A & B	New Facility	2020-30 SCP			Recovery Pools, Cove Canteen Pavilion 363A, Restroom Pavilion 363B
	45	Soccer Stadium Complex	Main 0001		New Facility	2020-30 SCP			New Soccer Stadium and Soccer Field
	46	Tennis Complex	Main 0001		New Facility	2020-30 SCP			Competition Courts (12) & Support Facilities

Schedule of Capital Projects

Exhibit 8.4-1 SCP (cont.)

MAIN CAMPUS	MAP KEY	10-YEAR PROJECTED PROJECTS	Campus	Bldg.#	Project Type	Recommendation	FCI	GSF	Scope
RECREATION FACILITIES (Cont.)	47	Track & Field Complex	Main 0001		New				New Stadium, Running Track, and Practice Field
	48	Wayne Densch Sports Center	Main 0001	0077	Renov/Remod				Total renovation and remodel
	49	Basketball Excellence Facility - The Venue	Main 0001		Renov/Remod	2020-30 SCP			Renovation of The Venue; add offices and student-athlete team space
	50	Parking and Plaza Improvements	Main 0001	~	Sitework				Improvements to Surface Parking Lot E2

OTHER CAMPUSES/SITES	10-YEAR PROJECTED PROJECTS	Campus	Bldg.#	Project Type	Recommendation	FCI	GSF	Scope
ACADEMIC & STUDENT SUPPORT FACILITIES	Discovery & Innovation Hub	Daytona Site 0006	TBD	New Bldg.	Legislative Initiative		~100,000	
	Florida Solar Energy Center	FSEC Site 0010	2001	Renov/Remod	2021 EPS		48,147	
	Marine Turtle & Coastal Research Station	Site 0054	1985	New Bldg. & Renov/Remod	2020-30 SCP CPPC 2024		TBD	New Coastal Biology Station and Renovation of Caretta House
	UCF Downtown Building II	UCF DT Site 0017	TBD	New Bldg.			TBD	Third DT Campus building (in addition to DPAC and CMB)
	Sensitive Compartmented Information Facility	Research Park	TBD	New Bldg.	CPPC 2024		TBD	SCIF facility
	SuperLab	AHSC Site 0016	TBD	New Bldg.			TBD	New FDLE Regional Operations Center (ROC). & UCF's Forensic Science academic & research programs
	Lake Nona Cancer Center Renovations	AHSC Site 0016	1050	Renov/Remod	CPPC 2024		~14,000	
	AHSC ⁸ Discovery & Innovation Building	AHSC Site 0016	TBD	New Bldg.	2020-30 SCP CPPC 2024		TBD	Future home of CHPS programs at Lake Nona This was combined with CON on the 2020 CMP SCP
	Institute for Hospitality in Healthcare	AHSC Site 0016	TBD	New Bldg.	2020-30 SCP		TBD	Collaboration between COM and RCHM
HOUSING FACILITIES	AHSC Campus Housing	AHSC Site 0016	TBD	New Bldg.	CPPC 2024		~300 bds	
TRANSPORTATION FACILITIES	AHSC Parking Garage	AHSC Site 0016	TBD	New Bldg.			TBD	Concurrency for facilities proposed at AHSC through 2035
NON-ACADEMIC SUPPORT FACILITIES	AHSC Central Energy Plant	AHSC Site 0016	TBD	New Bldg.			~10,000	Chiller Plant, similar to CEP at UCF DT Campus Concurrency for facilities proposed at AHSC through 2035

Capital Improvements Map

Exhibit 8.4-2
Capital Improvements
Map⁹



KEY	PROJECT
1	Biological Sciences
2	Chemistry Building
3	John C Hitt Library
4	Creative School for Children
5	Recreation & Wellness Center
6	Football Practice Field Relocation
7	Roth Tower at FBC Mortgage Stadium
8	Student Union
9	Research II
10	Workforce Entrepreneurship Resource eXchange (WERX)
11	Performance, Immersive Experience & Entertainment Laboratory - PIXEL
12	Arboretum & Sustainability Center
13	Space Technology and Aerospace Research (STAR)
14	i-Design Engineering Center
15	Academic Building
16	Student Success Center
17	Research III
18	Howard Phillips Hall
19	CREOL
20	ASSIST Education Complex
21	Barbara Ying Center
22	Health Sciences I
23	Engineering Building II
24	Theater Building
25	Millican Hall
26	Multipurpose Building
27	South Campus Housing
28	Central Campus Housing
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40	Recreation & Wellness Center, Phase III
41	RWC Park Phase IV
42	Lake Claire Recreation Center
43	Football Operations Building
44	McNamara Cove
45	Soccer Stadium Complex
46	Tennis Complex
47	Track & Field Complex
48	Wayne Densch Sports Center
49	Basketball Excellence Facility - The Venue
50	Parking and Plaza Improvements



CAPTIAL IMPROVEMENT PLAN

FY26-27 through FY30-31

RESEARCH II

105,060 GSF, \$114.6M total project cost



Advanced Technology Facility:

- Micro/nano fabrication
- Clean rooms
- Semiconductor research



HOWARD PHILLIPS HALL REMODEL/RENOVATION

64,619 GSF, \$34.0M total project cost

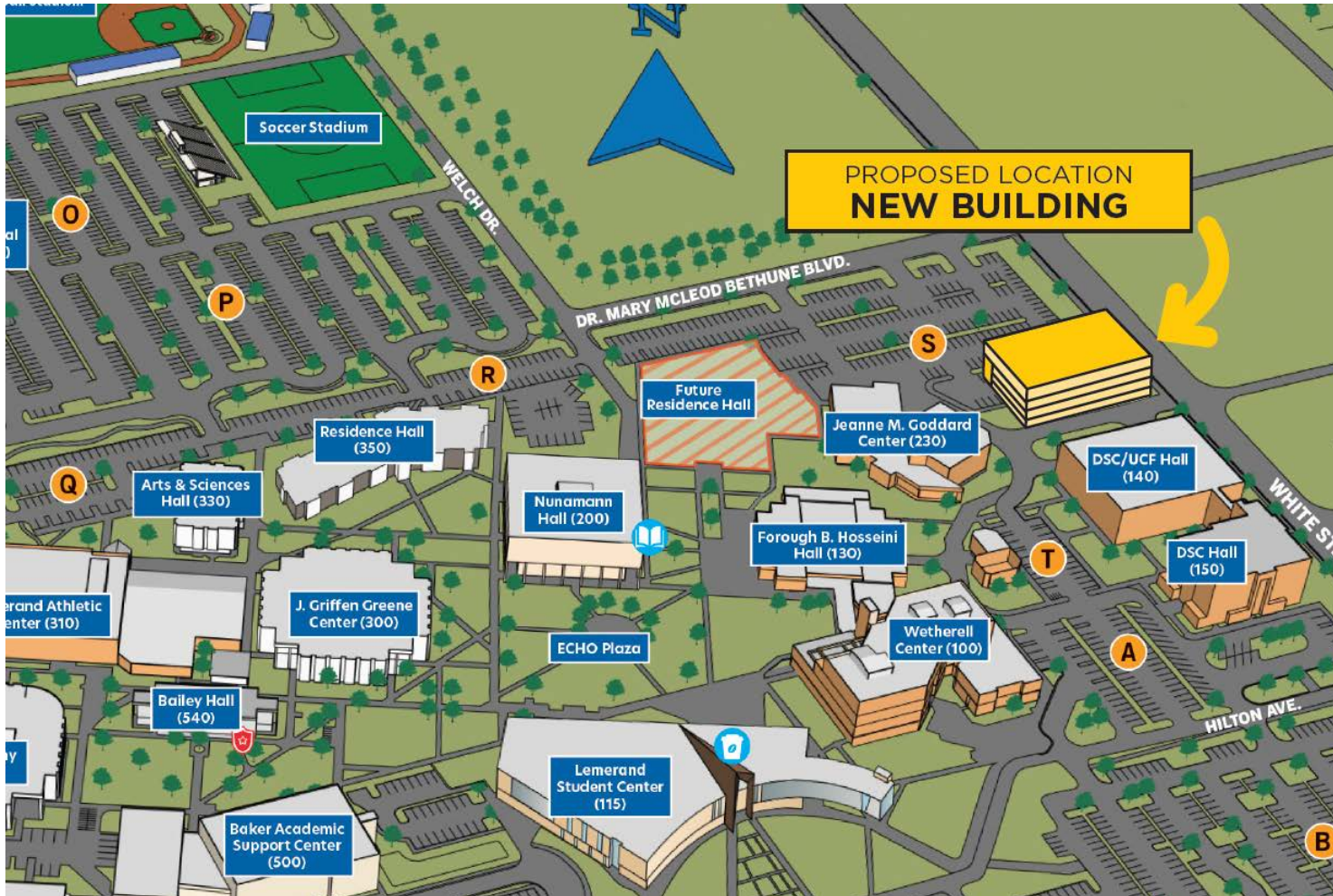
A One-Stop Student Success Hub:

- Academic success coaching
- Financial aid
- Registrar's office



DISCOVERY AND INNOVATION HUB - DAYTONA

100,000 GSF, \$60.0M total project cost



Facility supports:

- Industry Innovation Space
- Conference and Education Center
- Community Partner Space
- Modern offices and co-working spaces



WORKFORCE ENTREPRENEURSHIP RESOURCE EXCHANGE

100,000 GSF, \$76.9M total project cost

Innovation & Entrepreneurship Hub:

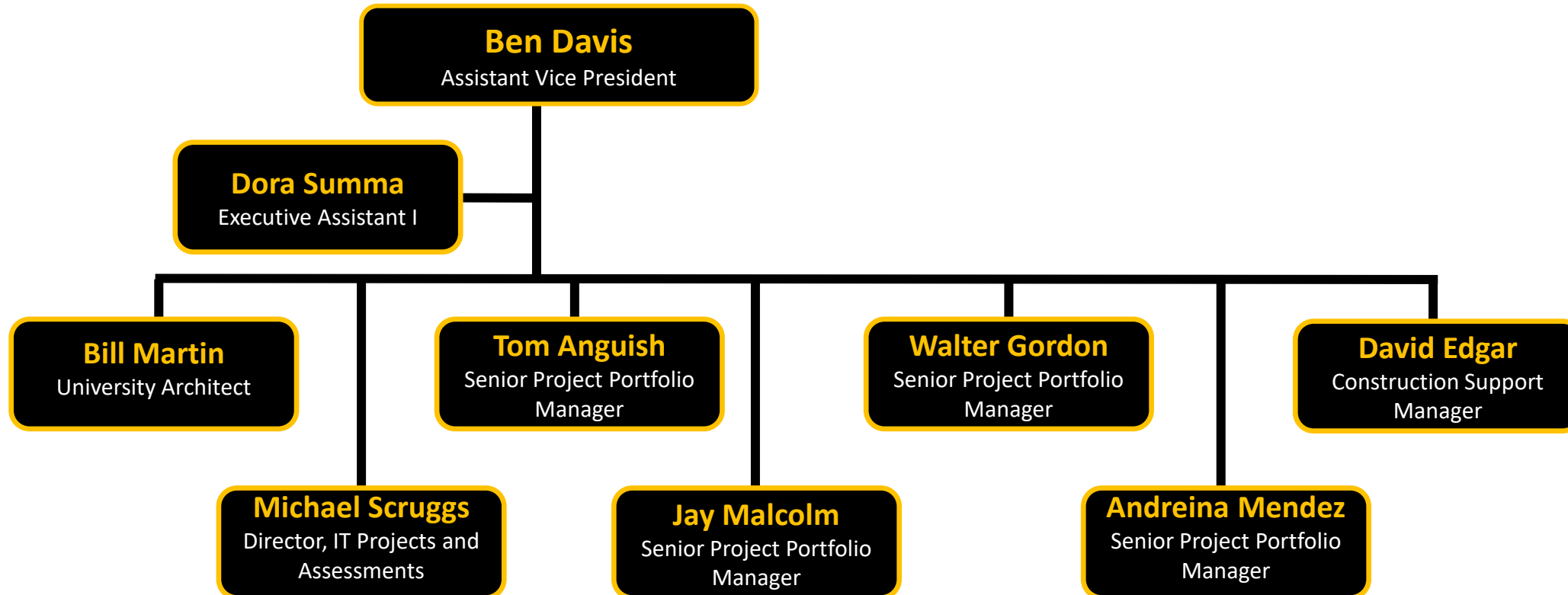
- Maker spaces
- Collaborative classrooms
- Venture support
- Student launchpad





Planning, Design and Construction Overview & Projects

Planning, Design and Construction Leadership Team



**PROJECT VALUE
UNDER CURRENT
MANAGEMENT**

As of May 1, 2025

\$468.2M

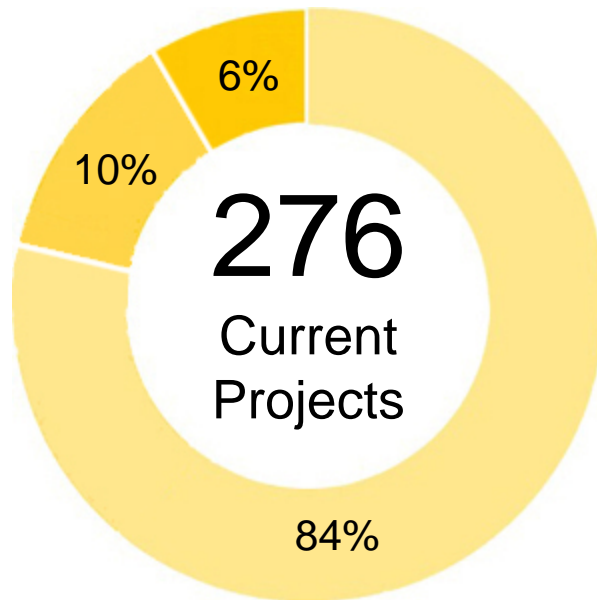
**PROJECT VALUE
COMPLETED
FY 2025**

July 1, 2024 to June 30, 2025

\$35.8M

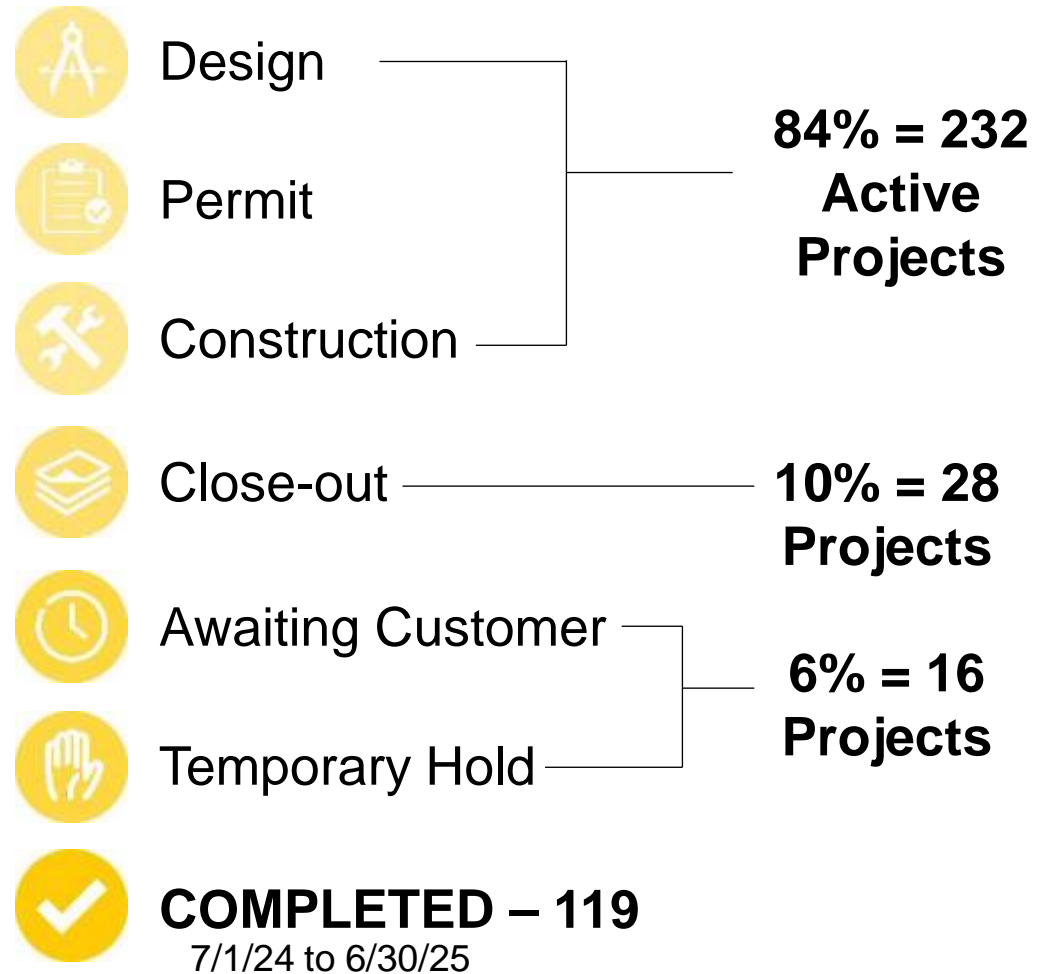
PROJECTS BY PHASE

As of May 1, 2025



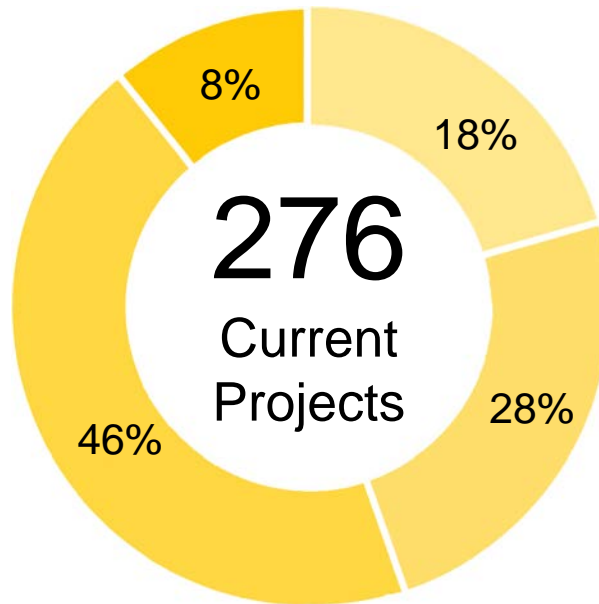
Current Projects Only

Total above does not include Cancelled Projects



PROJECTS BY COST

As of May 1, 2025



Current Projects Only
does not include projects with TBD budgets

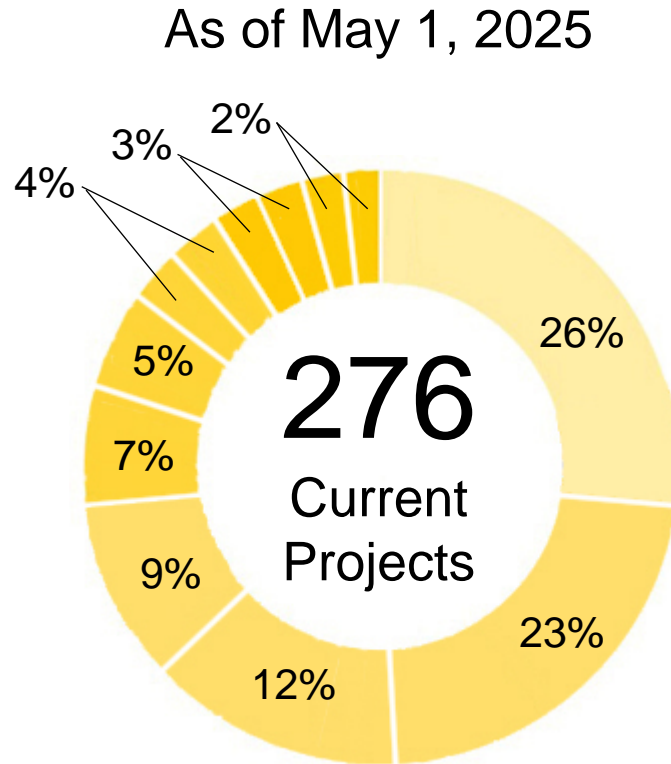
18% UNDER \$50K
(41 PROJECTS)

28% \$50K to \$200K
(61 PROJECTS)

46% \$200K to \$4M
(101 PROJECTS)

8% OVER \$4M
(17 PROJECTS)

PROJECTS BY TYPE



Current Projects Only

- MEP Systems / Utility – 26%
- Office / Classroom – 23%
- Research – 12%
- Grounds / Infrastructure - 9%
- Capital Projects - 7%
- Life Safety / Code – 5%
- Building Envelope – 4%
- Access Control – 4%
- Retail / Restaurant – 3%
- Athletics – 3%
- Tech Fee - 2%
- Planning – 2%



ADDITIONAL CAPITAL PROJECTS

STUDENT UNION REMODEL/RENOVATION

63,900 GSF, \$60.0M total project cost



A space for the future:

- Student centered
- More seating & study areas
- Better dining options
- Tech upgrades
- Modernized atmosphere



CREATIVE SCHOOL FOR CHILDREN

11,000 GSF, \$6.4M total project cost

Supporting the children of UCF students and UCF's Early Childhood Development & Education programs:

- 6,000 GSF new building w/ 3 new classrooms & kitchen
- 5,000 GSF remodel of 24A & 28



WATER TREATMENT PLANT

\$24M total project cost



Compliance with water quality standards, enable research partnerships, & reduce water price volatility :

- 2.0 MGD capacity
- Control building
- 3 lower Floridan wells
- 2 Ground Storage Tanks
- Field Operations Building
- Decommissioning of the existing WTP

PDC Future Minor Projects

Deferred Maintenance

- Library 1st Floor AHUs
- Library 1st Floor Building Envelope
- Physical Sciences Building Boiler
- Key/Re-core Campus Phase 1
- Replacement of Gas Pumps, Storage Tank & Piping
- Fixed Seating Replacements
- Building 140 Fire Alarm Replacement
- Business Administration 1 BAS System Upgrade
- Music & Theater Building Chilled Water Repairs
- Math & Physics Elevator Cab Rehab

Deferred Maintenance (cont.)

- Replacement of Fuel Island Roof Structure
- Engineering 1 VAV, Controls and Fire Damper Replacement

Housing

- HVAC Replacements – Orange Hall, Brevard Hall, Citrus Hall, Hercules 109 & Hercules 110
- Fire Alarm Replacements –Lake Claire Building 57, Lake Claire Building 58, & Hercules 109
- Exterior Metal Stairwell Replacement / Repair – Brevard Hall
- Exterior Sealing / Painting – Hercules Building 109

Parking & Roadways

- Parking Lots B1-B4 & Promenade
- Parking Lot C3
- Garage F Restoration
- Parking Lots B5 & B6
- Roadway Analysis

Other Projects of Interest

- Classroom Technology Upgrades across campus
- Interior Renovations & Repairs across Main Campus and Satellite Campuses



Pathways for Partnership with UCF

Prequalified Vendor

- Meet minimum requirements
- Register as UCF Supplier

Continuing Service Contract

- Building Automation Systems; July 2025
- Building Envelope Professional; September 2025
- Wastewater Services; September 2025
- Industrial Distribution Services / Rotating Equipment; September 2025

Pathways for Partnership with UCF

Government & Cooperative Agreements

- Provide existing contracts

Public Competitive Solicitation

- PDC website – current advertisements
<https://fp.ucf.edu/vendors/current-advertisements/>
- Florida Administrative Weekly
<https://www.flrules.org/bigDoc/Default.asp>

Minimum Requirements

Professional License

- State (FL) certified professional license in appropriate discipline for work that requires permitting.

Insurance

- Commercial Liability > \$1M
- Automobile Liability > \$1M
- Workers Comp at statutory Limits
- Employer's Liability > \$1M

Bond

- Required by Florida Statute 255.05 on projects with a contract price > \$100K, but may be waived for projects < \$200K.
- Certified copy of the recorded bond must be provided prior to commencing work
- No payments will be received prior to receipt of the bond

Competition Requirements

< \$ 25K	<ul style="list-style-type: none">• Request for Proposal(s) from prequalified contractors, including Continuing Service Contractors (CSC) (Competition is encouraged, but not required)• Use of existing contracts (Piggyback)
< \$ 75K	<ul style="list-style-type: none">• Request for Proposals from prequalified contractors, including CSC (Two informal proposals are required)• Use of existing contracts (Piggyback)
< \$ 150K	<ul style="list-style-type: none">• Request for Proposals or Invitation to Bid via UCF's Project Management Information System (Trimble Unity Construct) to prequalified contractors, including CSC (At least three formal proposals are required)• Use of existing contracts (Piggyback)
\$ 150K-\$ 7.5M	<ul style="list-style-type: none">• Invitation to Bid via UCF's Project Management Information System (Trimble Unity Construct) to Continuing Service Contractors (At least three formal proposals are required)• Public solicitation for Invitation to Bid• Use of existing contracts (Piggyback)
> \$ 7.5M	<ul style="list-style-type: none">• Public solicitation for Invitation to Bid / Negotiate



We want to partner with you!



fp.ucf.edu/vendors/contractor-prequalifications/