

GOAL 1: To provide academic, research, and support facilities to meet the academic needs of student enrollment as projected in the Academic Program Element; the Educational Plant Survey; and UCF's office of Space Planning, Analysis, and Administration (SPAA); and the education, research, and support mission of the University.

OBJECTIVE 1.1: To seek a reasonable share of state capital construction funds to construct teaching, research, and support facilities.

POLICY 1.1.1: The University shall prepare a yearly Capital Improvement Plan requesting planning, construction, and equipment funds for all proposed capital projects within the next five (5) year time frame. The CIP Plan shall include narratives justifying the need for the projects.

OBJECTIVE 1.2: To include provisions for the renovation, repair, upgrading, and elimination of existing and aging facilities that do not serve existing or future needs.

POLICY 1.2.1: Funding for building renovations shall be requested to coincide with and compliment the construction of new buildings. In this way, areas, which are vacated when a new building is completed, are immediately renovated for the new occupants. The University shall seek space to accommodate faculty, staff and students displaced by renovation.

OBJECTIVE 1.3: To coordinate land use decisions and available resources in order to maintain the level of service standards adopted in the Campus Master Plan and to meet existing and projected facility needs.

POLICY 1.3.1: Construction project priorities shall be reviewed each year by the University Administration.

POLICY 1.3.2: The criteria for setting UCF priorities for new construction, renovations, and infrastructure shall be established by the University Administration. Priorities are based on the University's mission and values. The primary objective is to provide an environment to support the education, research, and public service mission of the University. Based on this objective, projects are listed on the ten (10) year Capital Improvement Plan in the Campus Master Plan, and priorities are revisited yearly as part of developing the five (5) year Capital Improvement Plan that is sent to the State to request funding and approvals.

POLICY 1.3.3: All final decisions on priorities for new construction, renovations and infrastructure shall rest with the President of the University and the Board of Trustees, as appropriate.

POLICY 1.3.4: The campus ten (10) year project list shall provide a schedule of committed and projected campus capital improvements by year along with the estimated cost of those improvements. The projects included are those which will

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be needed to serve the expected program mix of students who will be enrolled, the research to be performed, and the support for the University's mission.

Projected costs of projects, which will be state-funded, and the yearly distribution of those projects, are within the estimated resource guidelines projected by the Board of Governors. Funding for non-PECO-funded projects depends on private donations, student fee collections, campus auxiliary funding sources, and the sale of revenue bonds. Non-PECO projects shown can be reasonably expected to be funded in the time frame shown in the ten (10) year project list.

Site locations for all planned projects shown on the ten (10) year project list will be documented in the Urban Design and Capital Improvements Element.

OBJECTIVE 1.4: To complete studies and review enrollment patterns, classroom needs, research laboratory needs, faculty and staff office needs, and infrastructure needs in relation to projected capital improvements funding to assure that adequate facilities and supporting infrastructure will be available when needed.

POLICY 1.4.1: All campus structures shall be reviewed on an annual basis to determine the need for repairs, renewal, or renovations to meet on-going and changing needs of the campus.

POLICY 1.4.2: Campus infrastructure needs shall be reviewed annually to determine if electric, water, wastewater treatment, and telecommunications utilities are adequate to meet the needs of the campus for the next five (5) years.

OBJECTIVE 1.5: To be prepared to limit on-campus enrollment if adequate capital construction, including infrastructure, cannot be provided or funded.

POLICY 1.5.1: Capital budget requests each year shall be consistent with the provisions of the Campus Master Plan and with a Campus Development Agreements entered into with external agencies.

POLICY 1.5.2: When necessary, in order to continue providing access, the University shall consider the use of facilities in other areas, to include Regional Campus and Partnerships with State Colleges.

GOAL 2: To provide support facilities including utility plants, student services buildings, libraries; computer services buildings, food services buildings, auxiliary services buildings, and other buildings to meet the needs of students who live on or near campus.

OBJECTIVE 2.1: To seek additional funds to augment state capital construction funds.

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POLICY 2.1.1: The University shall work with the UCF Foundation to seek external funds in the form of gifts and donations, which can be matched by state funds to provide campus facilities.

POLICY 2.1.2: The University shall obtain funding through the selling of revenue bonds to continue construction and renovation of student housing, on-campus healthcare facilities and on-campus parking structures.

POLICY 2.1.3: The University shall earmark funding in auxiliary budgets that can be set aside for specific construction needs, such as parking lots, parking garage structures, bookstore expansion, and other auxiliary support space needs.

POLICY 2.1.4: The University shall seek funding through other state and non-state sources to meet off-campus construction requirements that may be needed as part of the Campus Master Planning process.

POLICY 2.1.5: The University shall seek funding through local sources with the backing of the UCF Foundation and the UCF Research Foundation, to construct research and special purpose facilities on campus.

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Data and Analysis

The Capital Improvements Element evaluates the need for public facilities as identified in other Campus Master Plan elements; to estimate the cost of improvements for which the University has fiscal responsibility; to analyze the fiscal capability of the University to finance and construct improvements; to adopt financial policies to guide the funding of improvement; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other Campus Master Plan elements. All development is contingent upon the availability of funding.

Current and Future Facility Needs

The University uses the best available data to determine the needs, estimated costs, and priorities for renovation and construction of facilities. A Critical Needs Assessment will be completed yearly, and input will be solicited from faculty, staff, and students.

Proposed academic space needs and changes will be coordinated with Space Planning, Analysis, and Administration (SPAA), and projects which will impact energy consumption, operations and maintenance costs, security, environmental health and safety, and natural resources will be coordinated with Facilities and Safety.

Capital Improvements prioritization will be reviewed yearly by the Board of Trustees prior to submission to the Board of Governors.

Existing and Anticipated Revenue Sources and Funding Mechanisms

The University of Central Florida, receives funding from the State of Florida for capital improvements in various appropriation types.

The primary source available to the University is Public Education Capital Outlay (PECO). These funds are appropriated to the State University System (SUS) pursuant to Section 1013.64(4), Florida Statutes, which provides that a list of projects is submitted to the Commissioner of Education for inclusion within the Commissioner's Fixed Capital Outlay Legislative Budget request. In addition, a lump sum appropriation is provided for remodeling, renovation, maintenance, repair, and site improvements for existing satisfactory facilities. This lump sum appropriation is then allocated to the universities. The projects funded from PECO are normally for institutional, academic support, or institutional support purposes.

Another source for capital projects is the Capital Improvement Trust Fund (CITF). This fund receives money from University students who pay Building Fees and Capital Improvement Fees as part of their tuition. This revenue source is used to finance university capital projects or debt services on bonds issued by the SUS. Projects financed from this revenue source are primarily student-related facilities, such as student unions, outdoor recreation, and athletic facilities.

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Private donations and grants are another source of revenue authorized by Section 1013.74, Florida Statutes. Authority is provided within this section to finance facilities to support auxiliary enterprises from the issuance of bonds supported by University auxiliary revenue. Legislative approval of the proposed projects is required.

The Facilities Enhancement Challenge Grant, “Courtelis Program”, established pursuant to Section 1013.79, Florida Statutes, provides for the matching of private donations for facilities projects that support instruction or research. Under this program, each private donation for a project is matched by state funds. Currently, no funding exists for the Facilities Enhancement Challenge Grant program.

Auxiliary University Organizations, such as the Business Services Department, Intercollegiate Athletics, Housing and Resident Life, and Parking Services, use revenues collected from their operations to complete capital improvements or use those revenues to bond the necessary funding for these purposes. The Libra Parking Garage and Greek Housing Life Center are examples of recently completed bonded projects.

University Practices that Guide the Timing and Funding of Construction

At UCF, the timing and funding of capital improvement projects is determined through the preparation of the University’s annual Fixed Capital Outlay Budget Request, which is prepared by the Facilities Planning and Construction Department. The preparation of this request leads to a Five Year PECO List, which is a prioritized list of capital improvements. At UCF, this list is developed jointly by the Associate Vice President of Facilities and Safety, the Vice President of Finance and Administration and the University Provost. They prepare and recommend a draft list of priorities based primarily on the previous year’s list. The list is sent to the University President for his review and approval prior to submittal to the University’s Board of Trustees (BOT). Once approved by the BOT, the list is submitted to the Board of Governors.

Projects funded by CITF are determined by Student Development and Enrollment Services and the Student Government Association. They develop and recommend a list of capital improvements using CITF funds. This list is considered in the annual preparation of the Fixed Capital Outlay Budget.

The timing of projects funded by grants and auxiliary funds is the most difficult to determine. They are primarily dependent of the successful awarding of grant applications and on financial opportunities.

Operations and Maintenance Costs for Existing Facilities

The State of Florida provides Plant Operations and Maintenance (PO&M) funding for university facilities that contain Educational and General (E&G) space. In some cases, PO&M funding is provided for in a grant award. The cost of operating and maintaining auxiliary space is derived from auxiliary revenues.

Cost of Future Capital Improvements

The Capital Improvements List (Figure 14-1), provides an estimate of the cost of future capital improvements. This list is based on the Five Year Capital Improvements Plan, a component of the University Fixed Capital Outlay Budget Request. The priorities listed in the first five (5) years of this ten year list are based upon the University's Five Year PECO list. These projects, along with those listed in years six through ten, are prioritized based on needs currently identified throughout the other Campus Master Plan Elements. Due to uncertainties in funding, these priorities may change. However, they are updated yearly in the Capital Improvement Plan sent to the Board of Governors and will be reported every five (5) years in the Campus Master Plan Update.

