



Capital Improvement Plan

FY27-28 through FY31-32

A Vision to Power the Future

UCF has a framework for an **on-campus innovation district** that brings together:

- **Advanced research facilities**
- **Student experiential learning**
- **Industry co-location**
- **Tech entrepreneurship**

Designed for ***collisions*** between disciplines, startups, and global companies it will provide the space needed for specialized research and learning in UCF's strategic areas of focus.

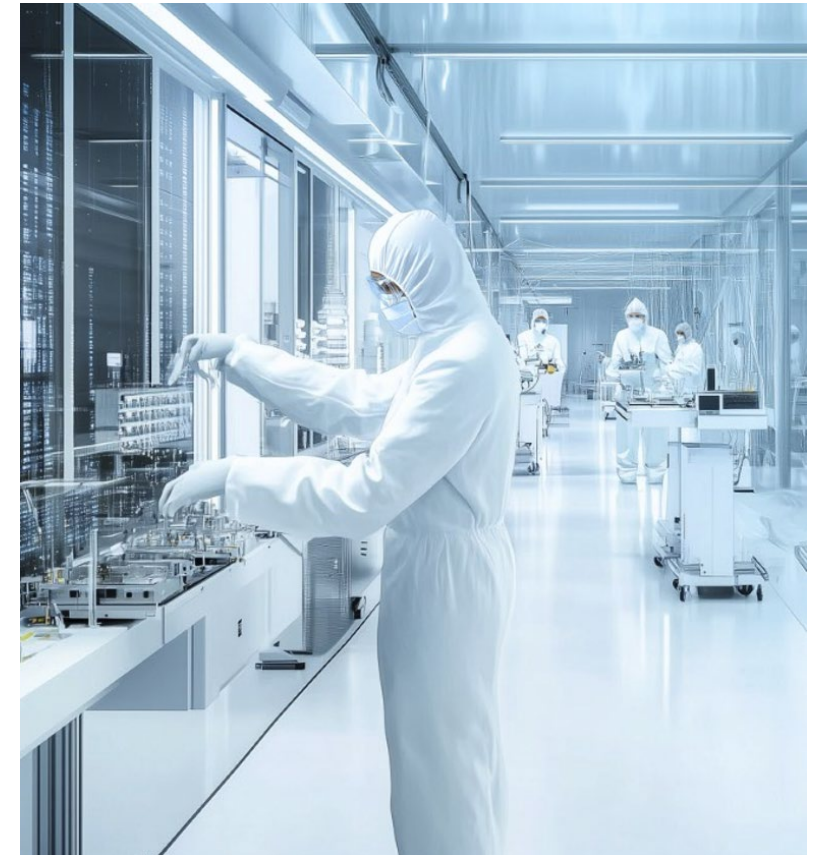


INTELLIGENT MANUFACTURING & AUTONOMOUS ENGINEERING INNOVATION (RESEARCH II)

\$114.6M total project cost (\$104.6M request FY27-28, \$10M received)

Advanced Technology Facility:

- Micro/nano fabrication
- Clean rooms
- Semiconductor research



HOWARD PHILLIPS HALL REMODEL/RENOVATION

\$39M total project cost (\$30.5M request FY27-28, \$8.5M received)

A One-Stop Student Success Hub:

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



DISCOVERY AND INNOVATION HUB - DAYTONA

\$60M total project cost (\$25M request FY27-28, \$35M received)



Facility supports:

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



WORKFORCE ENTREPRENEURSHIP RESOURCE EXCHANGE

\$76.9M total project cost (\$66.9M ask FY27-28, \$5M ask FY28-29, \$5M received)

Innovation & Entrepreneurship Hub:

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



CHEMISTRY BUILDING RENOVATION / REMODEL

\$55M total project cost (\$13.9M request FY27-28, \$41.1M received)



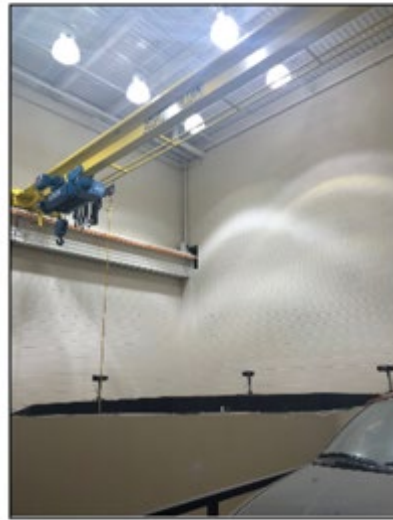
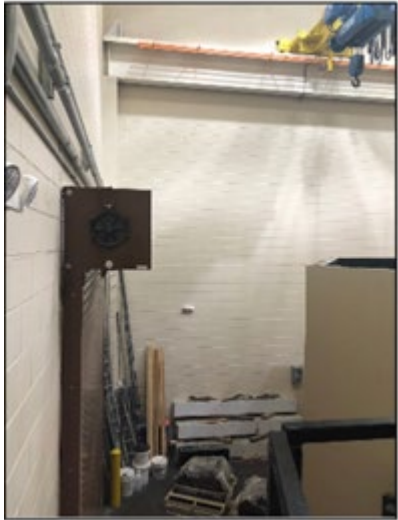
Scope Highlights:

- Modernize electrical distribution and lighting
- Repair and restore building envelope
- Replace electrical distribution and panel infrastructure
- Demolish first floor classrooms, labs, and offices
- Refurbish second and third floor laboratories to current standards



ENGINEERING BUILDING II RENOVATION / REMODEL

\$26.8M total project cost (\$26.8M request FY28-29)



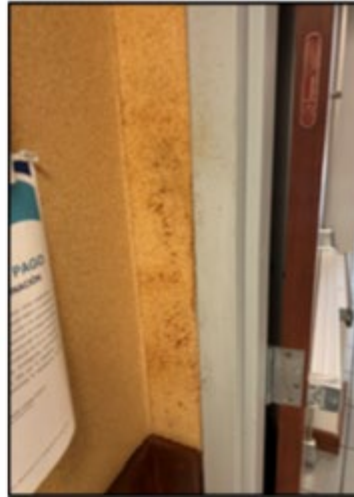
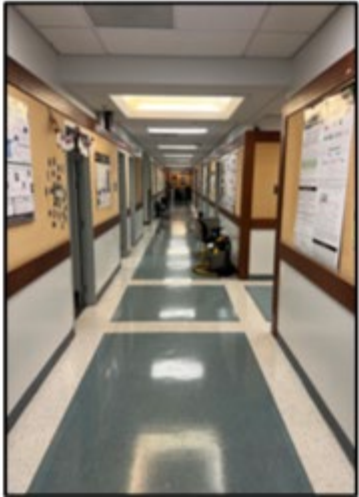
Scope Highlights:

- Infill atrium and expand assignable space in high-bay
- Replace aging HVAC systems to serve new and renovated spaces
- Upgrade emergency generator and internal electrical distribution
- Improve building envelope walls, windows, and exterior doors



CREOL RENOVATION

\$37M total project cost (\$37M request FY29-30)



Scope Highlights:

- Overhaul mechanical and HVAC systems
- Upgrade fire suppression and fire alarm systems
- Restore and improve building envelope
- Replace emergency generator and modernize electrical infrastructure

State University System
5-Year Capital Improvement Plan (CIP)
FY 2027-28 through 2031-32

Summary of Projects
(PECO-Eligible Project Requests)

University University of Central Florida

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Priority No.	Project Title	Total Supplemental (Non PECO) funding	Total Prior PECO Funding	Projected Annual PECO Funding Requested					Programs to Benefit from Project	Net Assignable Sq. Ft. (NASF)	Gross Sq. Ft. (GSF)	Total Project Cost	Project Cost Per GSF	EPS Recommendation Date & Rec. # ⁽¹⁾	
				FY27-28	FY28-29	FY29-30	FY30-31	FY31-32							
1	Intelligent Manufacturing & Autonomous Engineering Innovation (Research II)		\$ 10,000,000	\$ 104,641,250						Total Campus	60,160	102,765	\$ 114,641,250	\$ 1,115.57	Anticipated BOG Approval June 2026 No. 3.4
2	Howard Phillips Hall Remodel/Renovation/Addition		\$ 8,500,000	\$ 30,500,000						Total Campus	45,235	67,475	\$ 39,000,000	\$ 577.99	June 22, 2021 No. 3.5, 4.6 and Anticipated BOG Approval June 2026 No. 3.1
3	Discovery and Innovation Hub - Daytona Campus		\$ 35,000,000	\$ 25,000,000						Total Campus	38,000	57,000	\$ 60,000,000	\$ 1,052.63	Legislative Initiative
4	Workforce Entrepreneurship Resource eXchange		\$ 5,000,000	\$ 66,900,000	\$ 5,000,000					Total Campus	70,598	105,897	\$ 76,900,000	\$ 726.18	Anticipated BOG Approval June 2026 No. 3.7
5	Chemistry Building Renovation/Remodel	\$ 25,000,000	\$ 16,112,351	\$ 13,936,118						College of Sciences	47,432	58,085	\$ 55,048,469	\$ 947.72	Anticipated BOG Approval June 2026 No. 2.6
6	Engineering Building II Renovation/Remodel				\$ 26,787,720					College of Engineering	42,906	62,572	\$ 26,787,720	\$ 428.11	Anticipated BOG Approval June 2026 No. 1.8, 2.12
7	CREOL Renovation					\$ 37,067,560				College of Optics & Photonics	63,145	93,032	\$ 37,067,560	\$ 398.44	Anticipated BOG Approval June 2026 No. 2.9

1) Pursuant to s. 1001.706(12)c., F.S., new projects that have not already been partially appropriated funding must be Recommended in the latest Educational Plant Survey (EPS) in order to be included in the final prioritized list of projects (for the FCO LBR). If a project was partially appropriated funding without an EPS Recommendation, please cite the General Appropriations Act year and (\$) amount(s) appropriated, for reference.

1) Project received \$10,000,000 of funding in FY 26-27

2) Project received \$8,500,000 of funding in FY 25-26

3) Project received \$20,000,000 of funding in FY 24-25, received \$5,000,000 FY 25-26, received \$10,000,000 FY 26-27

4) Project received \$5,000,000 of funding in FY 26-27

5) Project received \$1,112,350.68 of PECO funding in FY 18-19, received \$5,000,000 Carry Forward in FY 20-21, received \$10,000,000 SFRF in FY 22-23, received \$15,000,000 PECO in FY 23-24, received \$10,000,000 Auxiliary in FY 23-24

State University System
5-Year Capital Improvement Plan (CIP)
FY 2027-28 through 2031-32

PECO Project Detail**Project Priority #: 1**

University: University of Central Florida
Project Name: Intelligent Manufacturing & Autonomous Engineering Innovation (Research II)
Project Address: Main Campus TBD

PROJECT NARRATIVE**PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES**

The Intelligent Manufacturing & Autonomous Engineering Innovation (IMAEI) building is the highest-priority facility in the University of Central Florida's (UCF) Five-Year Capital Improvement Plan (CIP), because the facility will ensure that the university remains a national leader in engineering and technology research, and can continue to recruit and retain outstanding faculty and students in critical fields of study. UCF's 2021-2026 Educational Plant Survey (EPS) identified 855,618 net assignable square feet (NASF) of research lab needs, making IMAEI critical to sustaining research growth. The \$114.6 million investment will drive economic growth, enhance workforce development, and support the talent pipeline to high-paying jobs in STEM industries.

IMAEI will serve the College of Optics and Photonics, College of Sciences, and College of Engineering and Computer Science, facilitating cross-disciplinary research and fostering industry partnerships. The building will feature wet, damp, and dry labs, plus significant cleanroom space, expanding UCF's capacity for advanced research. Additional research space will increase industry-sponsored projects, research grants, and innovation commercialization, strengthening Florida's STEM research ecosystem.

The proposed cleanrooms will significantly expand UCF's nanofabrication and advanced materials research, positioning the university for National Nanotechnology Coordinated Infrastructure (NNCI) membership. IMAEI's cleanrooms will enable cutting-edge work in microfabrication, semiconductor research, photonics, and biomedical engineering, creating direct pipelines to Florida's high-tech industries. The facility supports critical defense, aerospace, and advanced manufacturing research, reinforcing UCF's role in national security and technological innovation.

BUILDING RESILIENCY

UCF is committed to resiliency and continued reduction of energy consumption in new construction projects. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the University's mission.

SPACE CLASSIFICATIONS

The space classifications in this facility will be research laboratory and office.

EDUCATIONAL PLANT SURVEY

The 2026-2031 EPS was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. It is currently pending approval by the State University System's Board of Governors at their June 2026 meeting.

The 2026-2031 EPS included Research II as one of three (3) New Construction Recommendations:

Project 3.4 RESEARCH II (0166) - Research Lab - 49,050 NASF and Office - 8,620 NASF, Campus Support 2,490 NASF.



RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ -	\$ 85,008,146
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ -	\$ 1,700,163
Funding Source:	Carry Forward	
Comments:		

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
Research Lab	9,050	<u>2</u>	18,100	<u>1,200</u>	21,720,000
Office	8,620	<u>1.5</u>	12,930	<u>450</u>	5,818,500
Research Lab	40,000	<u>1.7</u>	68,000	<u>636</u>	43,240,520
Campus Support Services	2,490	<u>1.5</u>	3,735	<u>512</u>	1,912,320
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	60,160		102,765		72,691,340
'Other Assignable' E&G Space:			-		-
Non-E&G Space:			-		-
Total Space:	60,160		102,765		72,691,340
* Apply Unit Cost to total GSF based on Space Type					

					For Remodeling Projects Only	
					BEFORE	AFTER
REMODELING / RENOVATION						
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
Assignable E&G Space (subtotal):	-		-		-	-
'Other Assignable' E&G Space:	-		-		-	-
Non-E&G Space:	-		-		-	-
Total:	-		-		-	-
Grand Total:	60,160		102,765		72,691,340	

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs					Total
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5		
Basic Construction Costs								
Building Cost (from above)	-	72,691,340	-	-	-	-	-	72,691,340
Environmental Impacts/Mitigation	-	-	-	-	-	-	-	-
Site Preparation	-	1,000,000	-	-	-	-	-	1,000,000
Landscape / Irrigation	-	1,000,000	-	-	-	-	-	1,000,000
Plaza / Walks	-	1,000,000	-	-	-	-	-	1,000,000
Roadway Improvements	-	1,000,000	-	-	-	-	-	1,000,000
Parking : spaces	-	-	-	-	-	-	-	-
Telecommunication	-	3,000,000	-	-	-	-	-	3,000,000
Electrical Service	-	1,000,000	-	-	-	-	-	1,000,000
Water Distribution	-	500,000	-	-	-	-	-	500,000
Sanitary Sewer System	-	500,000	-	-	-	-	-	500,000
Chilled Water System	-	1,316,806	-	-	-	-	-	1,316,806
Storm Water System	-	900,000	-	-	-	-	-	900,000
Energy Efficient Equipment	-	1,100,000	-	-	-	-	-	1,100,000
Subtotal: Basic Const. Costs	-	85,008,146	-	-	-	-	-	85,008,146
Other Project Costs								
Land / existing facility acquisition	-	-	-	-	-	-	-	-
Professional Fees	7,869,261	-	-	-	-	-	-	7,869,261
Fire Marshall Fees	194,600	-	-	-	-	-	-	194,600
Inspection Services	258,179	-	-	-	-	-	-	258,179
Insurance Consultant	-	-	-	-	-	-	-	-
Surveys & Tests	500,000	-	-	-	-	-	-	500,000
Permit / Impact / Environmental Fees	417,960	-	-	-	-	-	-	417,960
Artwork	-	100,000	-	-	-	-	-	100,000
Moveable Furnishings & Equipment	-	6,803,104	-	-	-	-	-	6,803,104
Project Contingency	760,000	12,730,000	-	-	-	-	-	13,490,000
Subtotal: Other Project Costs	10,000,000	19,633,104	-	-	-	-	-	29,633,104
Total Project Cost:	10,000,000	104,641,250	-	-	-	-	-	114,641,250

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
PECO	26-27	10,000,000.00			-	27-28	104,641,250	Should equal <i>Total Project Cost</i> above
		-			-		-	
		-			-		-	
		-			-		-	
		10,000,000			-		104,641,250	114,641,250

PECO Project Detail

University: University of Central Florida

Project Priority #: 2

Project Name: Howard Phillips Hall Remodel/Renovation/Addition

Project Address: 4297 Andromeda Loop N, Orlando, FL 32816

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

The renovation of Howard Phillips Hall (HPH) will transform a 1969-era building into a state-of-the-art Student Success Center, aligning with the University of Central Florida's (UCF) strategic focus on student achievement, retention, and graduation rates and will support the new goals set in the State University System's (SUS) 2030 Strategic Plan. Instead of constructing a new facility, this project repurposes an existing campus building, addressing critical deferred maintenance while adapting the space to meet modern student needs. This renovation supports the SUS strategic priorities, including improving four-year graduation rates and enhancing student services to drive retention and career readiness.

The 62,573 GSF facility will be renovated to centralize student support services to create a Student Success Hub creating a streamlined one-stop-shop for student success. Studies show that centralized advising and student support services significantly improve student outcomes, including higher retention rates and on-time graduation. Student services programs will be housed in a modern, collaborative environment, making critical student services more accessible. The project also adds a new multi-story atrium facing the Reflecting Pond, giving the building a new front door off one of the university's iconic public spaces.

Additionally, this remodel/renovation will address many critical deferred maintenance issues with the building. The renovation of HPH will include the replacement of above-ceiling HVAC air distribution systems, ceiling and lighting replacements, finishes such as carpet/tile/paint, and the replacement of vertical transportation. Code upgrades include the creation of accessible restrooms, installation of ADA-compliant handrails, installation of ADA-compliant entrance ramp(s), dual-level drinking fountains, lever handle door hardware, and signage. In addition, UCF IT recommends significant infrastructure improvements including right-sized IT closets and equipment upgrades.

The remodeling of HPH will include the comprehensive reconfiguration of its interior spaces to optimize space utilization. The building is inefficiently arranged, with over 30% of its net assignable square footage (NASF) dedicated to corridors. Office space takes up 50% of all space in HPH. Of the offices, 84% are private offices that far exceed UCF's new space standards. To improve office utilization, UCF is moving towards a mixture of We Space (collaborative space) and Me Space (right-sized workstations). The remodeling of HPH will embrace and advance these new standards to become a catalyst to a more efficient and effective workspace model. The renovation will replace dark, outdated interiors with natural light, open spaces, and contemporary finishes, fostering an environment that supports collaboration, independent study, and student engagement with collaborative seating areas and self-service resources, ensuring students have the support and space they need to succeed. With a total project cost of \$39 million, this renovation is a fiscally responsible approach to improving student success infrastructure while addressing aging campus facilities. This renovation will extend the life of a 55-year-old building, reducing future maintenance costs and ensuring the long-term resiliency of UCF's campus infrastructure.

BUILDING RESILIENCY

UCF is committed to continued reduction of energy consumption in new construction projects. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the University's mission. The Planning, Design and Construction department provides oversight for all new construction and major renovation projects and facilitates the commissioning process with the latest industry standards to ensure that the university's resiliency goals are met, and design parameters achieved.

SPACE CLASSIFICATIONS

The space classifications in the facility are primarily office, teaching laboratory, and study, with small quantities of classrooms.

EDUCATIONAL PLANT SURVEY (EPS)

The 2026-2031 EPS was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. It is currently pending approval by the SUS BOG at their June 2026 meeting.

The 2026-2031 EPS recommends the Howard Phillips Hall Remodel/Renovation as new construction Project 3.1.

The 2021-2026 EPS was conducted on March 4-5, 2021, approved by the BOT on April 22, 2021 and the BOG on June 22, 2021. The current EPS includes HPH under both remodeling and renovation recommendations:

- Project 3.5 Howard Phillips Hall (0014): Classroom - 566 NASF, Teaching Laboratory - 2,961 NASF, Study - 1,383 NASF, Research Laboratory - 279 NASF, Office - 28,172 NASF, Assignable Non-FCO - 223 NASF
- Project 4.6 Howard Phillips Hall (0014): Classroom - 566 NASF, Teaching Laboratory - 2,961 NASF, Study - 1,383 NASF, Research Laboratory - 279 NASF, Office - 28,172 NASF, Assignable Non-FCO - 223 NASF



RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ 27,752,262	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 277,523	\$ -
Funding Source:	Carry Forward	
Comments:	Facility Condition Assessment (ISES Report)	

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
Study	2,040	<u>1.4</u>	2,856	<u>336</u>	959,616
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	2,040		2,856		959,616
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	2,040		2,856		959,616

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost	For Remodeling Projects Only	
						BEFORE	AFTER
Classroom	2,550	<u>1.5</u>	3,824	<u>339</u>	1,296,446	566	2,550
Teaching Lab	3,701	<u>1.5</u>	5,552	<u>376</u>	2,087,505	2,961	3,701
Research Lab	-		-		-	279	-
Office	35,215	<u>1.5</u>	52,823	<u>345</u>	18,223,763	28,172	35,215
Study	1,729	<u>1.4</u>	2,420	<u>336</u>	813,204	1,383	3,769
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Assignable E&G Space (subtotal):	43,195		64,619		22,420,918	33,361	45,235
'Other Assignable' E&G Space:	-		-		-	-	-
Non-E&G Space:	-		-		-	-	-
Total:	43,195		64,619		22,420,918	33,361	45,235
Grand Total:	45,235		67,475		23,380,534		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date	Projected Costs					Total
		Year 1	Year 2	Year 3	Year 4	Year 5	
Basic Construction Costs							
Building Cost (from above)	5,477,330	17,903,204	-	-	-	-	23,380,534
Environmental Impacts/Mitigation	-	-	-	-	-	-	-
Site Preparation	-	500,000	-	-	-	-	500,000
Landscape / Irrigation	-	-	-	-	-	-	-
Plaza / Walks	-	-	-	-	-	-	-
Roadway Improvements	-	-	-	-	-	-	-
Parking : spaces	-	-	-	-	-	-	-
Telecommunication	-	500,000	-	-	-	-	500,000
Electrical Service	-	500,000	-	-	-	-	500,000
Water Distribution	-	-	-	-	-	-	-
Sanitary Sewer System	-	371,728	-	-	-	-	371,728
Chilled Water System	-	-	-	-	-	-	-
Storm Water System	-	-	-	-	-	-	-
Energy Efficient Equipment	-	2,500,000	-	-	-	-	2,500,000
Subtotal: Basic Const. Costs	5,477,330	22,274,932	-	-	-	-	27,752,262
Other Project Costs							
Land / existing facility acquisition	-	-	-	-	-	-	-
Professional Fees	2,793,714	-	-	-	-	-	2,793,714
Fire Marshall Fees	66,731	-	-	-	-	-	66,731
Inspection Services	-	100,000	-	-	-	-	100,000
Insurance Consultant	-	-	-	-	-	-	-
Surveys & Tests	-	10,000	-	-	-	-	10,000
Permit / Impact / Environmental Fees	162,225	-	-	-	-	-	162,225
Artwork	-	100,000	-	-	-	-	100,000
Moveable Furnishings & Equipment	-	3,830,000	-	-	-	-	3,830,000
Project Contingency	-	4,185,068	-	-	-	-	4,185,068
Subtotal: Other Project Costs	3,022,670	8,225,068	-	-	-	-	11,247,738
Total Project Cost:	8,500,000	30,500,000	-	-	-	-	39,000,000

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	Should equal Total Project Cost above
PECO	25-26	8,500,000.00				27-28	30,500,000	
		-					-	
		-					-	
		-					-	
		8,500,000			-		30,500,000	39,000,000

PECO Project Detail

University: University of Central Florida
Project Name: Discovery and Innovation Hub - Daytona Campus
Project Address: Daytona State Campus

Project Priority #: 3

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

The Discovery and Innovation Hub is a \$60 million, 57,000-square-foot joint initiative between the University of Central Florida (UCF) and Daytona State College (DSC). This facility will have a distinct identity, leveraging local industry clusters, regional assets, and economic development priorities to strengthen UCF's role as a leader in workforce development and innovation.

The Hub will centralize academic programs, industry innovation spaces, and entrepreneurship resources, enhancing the pipeline of talent for high-demand careers. The facility will house programs in business, risk management, entrepreneurship, and continuing education, directly addressing critical workforce shortages in the region. By integrating UCF and DSC programs, the Hub will provide stackable credentials, executive education, and hands-on learning opportunities tailored to regional employer needs. By offering specialized training, professional development, and industry-driven curriculum, the facility will increase graduate job placement and employer engagement.

By bringing together academic excellence, industry collaboration, and community engagement, the Hub will position Florida as a leader in education-driven economic development. Anticipated features of the facility include:

- Industry Innovation Space - Designed to facilitate collaboration between businesses, researchers, and students, driving applied and translational research in advanced manufacturing, healthcare, and entrepreneurship.
- Conference and Education Center - A dynamic space for job fairs, professional training, and industry-led education initiatives, including a divisible conference room, multiple classrooms, and collaboration labs.
- Community Partner Space - Dedicated to supporting partnerships with economic development agencies, local chambers of commerce, and higher education partners in the region like Embry-Riddle Aeronautical University and Bethune-Cookman University.
- Modern Office and Co-Working Spaces - Designed to support regional businesses and startups, creating a hub for entrepreneurship and workforce training.

BUILDING RESILIENCY

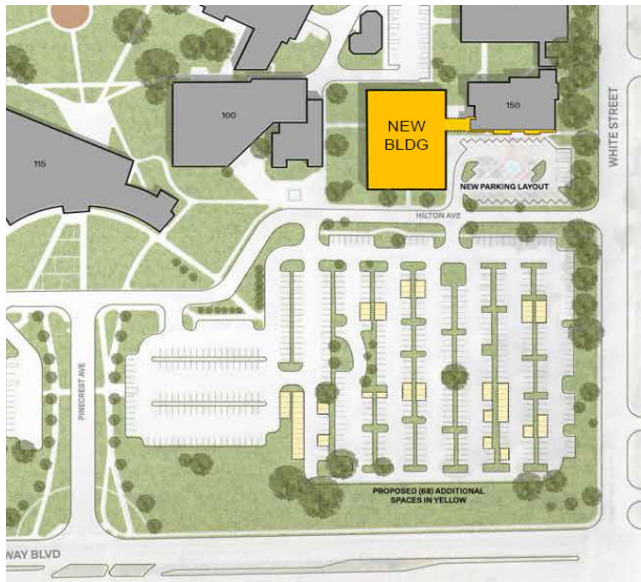
UCF is committed to resiliency and continued reduction of energy consumption in new construction projects. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the University's mission.

SPACE CLASSIFICATIONS

The space classifications in the facility are primarily expected to be classrooms, teaching laboratories, secure/classified facilities, and office. There is also the potential for there to be assembly and meeting room spaces to support industry and community focused events and functions.

EDUCATIONAL PLANT SURVEY (EPS)

The current 2021-2026 EPS was conducted on March 4-5, 2021, approved by the UCF Board of Trustees on April 22, 2021 and the State University System's Board of Governors on June 22, 2021. This project is not on the current 2021-2026 EPS, however it is a legislative priority project that was funded \$25M in the previous year's budget. Supplemental funding is required to construct this project.



RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ -	\$ 48,150,000
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ -	\$ 963,000
Funding Source:		
Comments:		

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
Teaching Lab	20,000	1.5	30,000	675	20,250,000
Classroom	10,000	1.5	15,000	575	8,625,000
Office	8,000	1.5	12,000	475	5,700,000
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	38,000		57,000		34,575,000
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	38,000		57,000		34,575,000

* Apply Unit Cost to total GSF based on Space Type

				For Remodeling Projects Only	
				BEFORE	AFTER
	-		-	-	-
	-		-	-	-
	-		-	-	-
	-		-	-	-
	-		-	-	-
	-		-	-	-
	-		-	-	-
	-		-	-	-
Assignable E&G Space (subtotal):	-		-	-	-
'Other Assignable' E&G Space:	-		-	-	-
Non-E&G Space:	-		-	-	-
Total:	-		-	-	-
Grand Total:	38,000		57,000	34,575,000	

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs					Total
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5		
Basic Construction Costs								
Building Cost (from above)	28,150,000	6,425,000	-	-	-	-	-	34,575,000
Environmental Impacts/Mitigation	-	300,000	-	-	-	-	-	300,000
Site Preparation	750,000	-	-	-	-	-	-	750,000
Landscape / Irrigation	-	725,000	-	-	-	-	-	725,000
Plaza / Walks	-	900,000	-	-	-	-	-	900,000
Roadway Improvements	-	2,000,000	-	-	-	-	-	2,000,000
Parking : spaces	-	1,000,000	-	-	-	-	-	1,000,000
Telecommunication	-	1,500,000	-	-	-	-	-	1,500,000
Electrical Service	-	1,500,000	-	-	-	-	-	1,500,000
Water Distribution	250,000	-	-	-	-	-	-	250,000
Sanitary Sewer System	250,000	-	-	-	-	-	-	250,000
Chilled Water System	-	800,000	-	-	-	-	-	800,000
Storm Water System	600,000	-	-	-	-	-	-	600,000
Energy Efficient Equipment	-	3,000,000	-	-	-	-	-	3,000,000
Subtotal: Basic Const. Costs	30,000,000	18,150,000	-	-	-	-	-	48,150,000
Other Project Costs								
Land / existing facility acquisition	-	-	-	-	-	-	-	-
Professional Fees	4,000,000	-	-	-	-	-	-	4,000,000
Fire Marshall Fees	120,000	-	-	-	-	-	-	120,000
Inspection Services	100,000	-	-	-	-	-	-	100,000
Insurance Consultant	-	-	-	-	-	-	-	-
Surveys & Tests	100,000	-	-	-	-	-	-	100,000
Permit / Impact / Environmental Fees	250,000	-	-	-	-	-	-	250,000
Artwork	-	100,000	-	-	-	-	-	100,000
Moveable Furnishings & Equipment	-	2,180,000	-	-	-	-	-	2,180,000
Project Contingency	430,000	4,570,000	-	-	-	-	-	5,000,000
Subtotal: Other Project Costs	5,000,000	6,850,000	-	-	-	-	-	11,850,000
Total Project Cost:	35,000,000	25,000,000	-	-	-	-	-	60,000,000

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
PECO	24-25	\$ 20,000,000.00			-	27-28	\$ 25,000,000.00	Should equal <i>Total Project Cost</i> above
PECO	25-26	\$ 5,000,000.00			-		-	
PECO	26-27	\$ 10,000,000.00			-		-	
		-			-		-	
		-			-		-	
		35,000,000					25,000,000	60,000,000

PECO Project Detail

University: University of Central Florida
Project Name: Workforce Entrepreneurship Resource eXchange
Project Address: Main Campus TBD

Project Priority #: 4

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

The Workforce Entrepreneurship Resource eXchange (WERX), formerly known as the Learning Laboratory, is an interdisciplinary facility that will serve as a bridge between the academic mission of the University of Central Florida (UCF) and our industry partners supercharging our ability to provide a highly educated workforce in the fields where it is most needed. This 105,897sf building will contribute to the achievement of the student success metrics outlined in the University's Strategic Plan, especially as these pertain to engineering and technology. This building is the embodiment of a transformational concept – a merging of higher education with the industries who employ our graduates.

The building will feature a number of teaching labs that are intended to support the following colleges:

- College of Sciences (COS)
- College of Engineering and Computer Science (CECS)
- College of Health Professions and Sciences (CHPS)

Active learning classrooms which allow flexible and collaborative teaching / learning will be provided for use by multiple colleges, and centrally scheduled by the registrar. In addition, maker spaces will allow for hands on learning and creative problem solving which models what students will be expected to do after graduation in jobs related to engineering and technology.

WERX is dedicated to shaping the next generation of technical entrepreneurs, providing students with the tools and support to translate their technical skills into entrepreneurial success. Offices will be provided only for facility personnel necessary for the building, and will follow UCF's collaborative workspace model. Industry seminar and collaboration spaces will allow us to offer spaces for companies that provide internships for our students or engage with UCF in other productive ways. The model of UCF employees sharing a building with our industry partners will allow for new synergies to emerge and for students to see this space as a natural transition supporting their career goals.

BUILDING RESILIENCY

UCF is committed to building resiliency and energy efficiency. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the university's mission. The Planning, Design, and Construction and Facilities Operations departments provide oversight for all new construction and major renovation projects, and expedite the commissioning process with the latest industry standards to ensure that the university's resiliency goals are met and design parameters achieved.

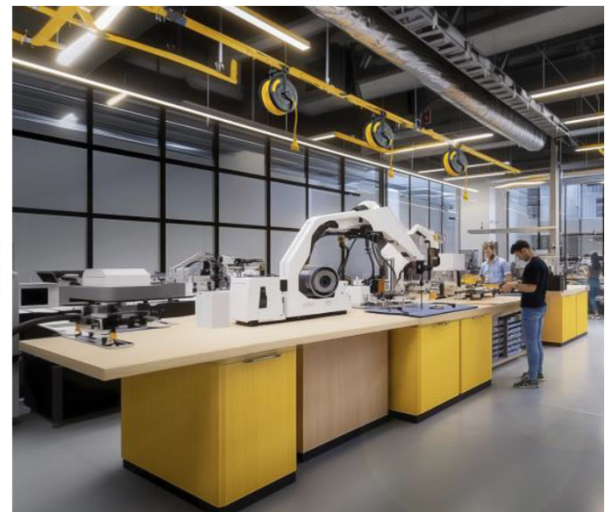
SPACE CLASSIFICATIONS

The space classifications in the facility will be classrooms, teaching laboratories, and office.

EDUCATIONAL PLANT SURVEY (EPS)

The 2026-2031 EPS was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. It is currently pending approval by the State University System's Board of Governors at their June 2026 meeting. The 2026-2031 EPS included the Advanced Workforce Entrepreneurship Center (formerly known as the Learning Laboratory) as one of three (3) new construction recommendations:

Project 3.7 Workforce Entrepreneurship Resource Exchange - Classrooms - 21,974 NASF, Teaching Labs - 36,060 NASF Study - 6,476 NASF, and Office - 4,188 NASF.



RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ -	\$ 65,851,719
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ -	\$ 1,317,034
Funding Source:		
Comments:	Carry Forward	

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
Teaching Lab	36,060	<u>1.5</u>	54,090	<u>521</u>	28,188,463
Classroom	21,974	<u>1.5</u>	32,961	<u>475</u>	15,641,972
Office	4,188	<u>1.5</u>	6,282	<u>445</u>	2,795,490
Study	6,476	<u>1.5</u>	9,714	<u>470</u>	4,565,483
Campus Support Services	1,900	<u>1.5</u>	2,850	<u>512</u>	1,460,312
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	70,598		105,897		52,651,719
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	70,598		105,897		52,651,719

* Apply Unit Cost to total GSF based on Space Type

			For Remodeling Projects Only	
			BEFORE	AFTER
REMODELING / RENOVATION				
	-		-	-
	-		-	-
	-		-	-
	-		-	-
	-		-	-
	-		-	-
	-		-	-
	-		-	-
Assignable E&G Space (subtotal):	-		-	-
'Other Assignable' E&G Space:	-		-	-
Non-E&G Space:	-		-	-
Total:	-		-	-
Grand Total:	70,598		105,897	52,651,719

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs					Total
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5		
Basic Construction Costs								
Building Cost (from above)	-	52,651,719	-	-	-	-	-	52,651,719
Environmental Impacts/Mitigation	-	-	-	-	-	-	-	-
Site Preparation	-	1,400,000	-	-	-	-	-	1,400,000
Landscape / Irrigation	-	-	900,000	-	-	-	-	900,000
Plaza / Walks	-	-	900,000	-	-	-	-	900,000
Roadway Improvements	-	-	-	-	-	-	-	-
Parking : spaces	-	-	-	-	-	-	-	-
Telecommunication	-	3,000,000	-	-	-	-	-	3,000,000
Electrical Service	-	1,500,000	-	-	-	-	-	1,500,000
Water Distribution	-	600,000	-	-	-	-	-	600,000
Sanitary Sewer System	-	600,000	-	-	-	-	-	600,000
Chilled Water System	-	1,000,000	-	-	-	-	-	1,000,000
Storm Water System	-	800,000	-	-	-	-	-	800,000
Energy Efficient Equipment	-	2,500,000	-	-	-	-	-	2,500,000
Subtotal: Basic Const. Costs	-	64,051,719	1,800,000	-	-	-	-	65,851,719
Other Project Costs								
Land / existing facility acquisition	-	-	-	-	-	-	-	-
Professional Fees	3,668,920	-	-	-	-	-	-	3,668,920
Fire Marshall Fees	153,000	-	-	-	-	-	-	153,000
Inspection Services	200,000	-	-	-	-	-	-	200,000
Insurance Consultant	-	-	-	-	-	-	-	-
Surveys & Tests	100,000	-	-	-	-	-	-	100,000
Permit / Impact / Environmental Fees	335,000	-	-	-	-	-	-	335,000
Artwork	-	100,000	-	-	-	-	-	100,000
Moveable Furnishings & Equipment	-	-	2,491,361	-	-	-	-	2,491,361
Project Contingency	543,080	2,748,281	708,639	-	-	-	-	4,000,000
Subtotal: Other Project Costs	5,000,000	2,848,281	3,200,000	-	-	-	-	11,048,281
Total Project Cost:	5,000,000	66,900,000	5,000,000	-	-	-	-	76,900,000

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
PECO	26-27	5,000,000.00			-	27-28	66,900,000	Should equal <i>Total Project Cost</i> above
		-			-	28-29	5,000,000	
		-			-		-	
		-			-		-	
		-			-		-	
		5,000,000			-		71,900,000	76,900,000

PECO Project Detail

University: University of Central Florida
Project Name: Chemistry Building Renovation
Project Address: 4104 Libra Dr, Orlando, FL 32816

Project Priority #: **5**

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

The Chemistry Building, a lab-sciences building constructed in 1969, serves as the home to the Chemistry Department within the College of Sciences. The building has recently undergone a partial renovation/remodel, but is in need of additional funding to complete this renovation. Over the past few years, the building has undergone significant renovation in the courtyard portion of the building, including:

- AHU replacement serving the renovated labs
- Heating hot water boiler replacement; chilled water pump replacement
- Re-roofing of the building
- Renovation of the existing teaching labs
- Creation of new vestibules to the labs for the proper negative exhaust and code compliance
- Addition of code compliant egress stairs
- Enclosure of the existing outdoor courtyard to into conditioned circulation space
- Replacement of associated building systems

Now that the courtyard renovation/remodel is complete, the main side of the building needs a similar renovation. Existing labs on the main side of the building can be moved to the newly renovated portion of the building, so they can also undergo an upgrade. These upgrades will include a similar scope, including:

- AHU replacement, which serve additional renovated laboratories and offices.
- New terminal devices
- Ceiling tile and grid replacement
- Electrical distribution panels, automatic transfer switch, and transformer replacement
- Plumbing fixture replacement (water closets, lavatories, urinals, etc.)
- Laboratory air compressor replacement
- Laboratory supply and drain pipe assessment and repair
- Vacuum pumps, acid waste tanks, and water heater replacement
- Fire alarm panel, dialer, battery, charger, and device replacement
- ADA upgrades – building entry, door upgrades, drinking fountain upgrades
- Lighting replacement, new occupancy sensors
- Fume hood, exhaust ducts, phoenix valves replacement
- Exhaust fan manifold replacement
- New terminal devices and associated controls, duct transitions
- Elevator replacement
- Planning, design, commissioning, permitting, and inspection of the above scope

BUILDING RESILIANCY

The University of Central Florida (UCF) is committed to building resiliency and energy efficiency. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the university's mission. The Planning, Design, and Construction and Facilities Operations departments provide oversight for all new construction and major renovation projects, and expedite the commissioning process with the latest industry standards to ensure that the university's resiliency goals are met and design parameters achieved.

SPACE CLASSIFICATIONS

The space classification is research laboratory, teaching laboratory, classroom, and office types.

EDUCATIONAL PLANT SURVEY (EPS)

The 2026-2031 EPS was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. It is currently pending approval by the State University System's Board of Governors at their June 2026 meeting.

The 2026-2031 EPS recommends the Chemistry Building Renovation/Remodel as Project 1.4 and 2.6.

RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ 11,795,070	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 117,951	\$ -
Funding Source:	Carry Forward	
Comments:	Facility Condition Assessment (ISES Report)	

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	-		-		-
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	-		-		-
* Apply Unit Cost to total GSF based on Space Type					

	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost	For Remodeling Projects Only	
						BEFORE	AFTER
REMODELING / RENOVATION							
Research Lab	3,007	<u>1.2</u>	3,608	<u>621</u>	2,240,816	5,892	7,193
Teaching Lab	15,251	<u>1.2</u>	18,301	<u>506</u>	9,260,407	17,069	18,874
Office	537	<u>1.2</u>	644	<u>456</u>	293,846	4,201	2,568
	-		-		-	341	-
	-		-		-	219	756
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Assignable E&G Space (subtotal):	18,795		22,554		11,795,070	27,722	29,391
'Other Assignable' E&G Space:	-		-		-	-	-
Non-E&G Space:	-		-		-	-	-
Total:	18,795		22,554		11,795,070	27,722	29,391
Grand Total:	18,795		22,554		11,795,070		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs					Total
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5		
Basic Construction Costs								
Building Cost (from above)	33,630,214	11,795,070	-	-	-	-	-	45,425,284
Environmental Impacts/Mitigation	-	-	-	-	-	-	-	-
Site Preparation	-	-	-	-	-	-	-	-
Landscape / Irrigation	-	-	-	-	-	-	-	-
Plaza / Walks	-	-	-	-	-	-	-	-
Roadway Improvements	-	-	-	-	-	-	-	-
Parking : spaces	-	-	-	-	-	-	-	-
Telecommunication	566,800	-	-	-	-	-	-	566,800
Electrical Service	-	-	-	-	-	-	-	-
Water Distribution	-	-	-	-	-	-	-	-
Sanitary Sewer System	-	-	-	-	-	-	-	-
Chilled Water System	-	-	-	-	-	-	-	-
Storm Water System	-	-	-	-	-	-	-	-
Energy Efficient Equipment	-	-	-	-	-	-	-	-
Subtotal: Basic Const. Costs	34,197,013	11,795,070	-	-	-	-	-	45,992,083
Other Project Costs								
Land / existing facility acquisition	-	-	-	-	-	-	-	-
Professional Fees	4,717,330	954,000	-	-	-	-	-	5,671,330
Fire Marshall Fees	-	29,488	-	-	-	-	-	29,488
Inspection Services	-	50,000	-	-	-	-	-	50,000
Insurance Consultant	45,000	-	-	-	-	-	-	45,000
Surveys & Tests	136,461	20,000	-	-	-	-	-	156,461
Permit / Impact / Environmental Fees	327,521	87,560	-	-	-	-	-	415,081
Artwork	-	-	-	-	-	-	-	-
Moveable Furnishings & Equipment	500,000	-	-	-	-	-	-	500,000
Project Contingency	1,189,026	1,000,000	-	-	-	-	-	2,189,026
Subtotal: Other Project Costs	6,915,337	2,141,048	-	-	-	-	-	9,056,385
Total Project Cost:	41,112,351	13,936,118	-	-	-	-	-	55,048,469

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
PECO	18-19	1,112,350.68			-	28-29	13,936,118	Should equal <i>Total Project Cost</i> above
Carry Forward	20-21	5,000,000.00			-		-	
SFRF	22-23	10,000,000.00			-		-	
PECO	23-24	15,000,000.00			-		-	
Auxiliary	23-24	10,000,000.00			-		-	
		41,112,351			-		13,936,118	55,048,469

PECO Project Detail

University: University of Central Florida

Project Priority #: 6

Project Name: Engineering Building II Renovation/Remodel

Project Address: 12760 Pegasus Dr, Orlando, FL 32816

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

Engineering II is a 119,308 gross square foot (GSF) academic building on the University of Central Florida (UCF) Main Campus. It was built in 2001, adjoining the 1985 Engineering Building, which then became Engineering I. The project area consists of the build-out of two portions of the building:

1. ATRIUM - The Engineering II Atrium is a 4-story tall enclosed space at the juncture of the Engineering I and Engineering II buildings with assignable space only on the ground floor, which serves as a large student collaboration and study space, a circulation space between buildings, and provides direct access to multiple teaching labs. Upper floors include circulation skybridges and a central open stair to circulate between floors.
2. HIGH BAY - At the northeast corner of Engineering II is a 3-story high-bay wing that was built with assignable space primarily on the ground floor and a small portion of the second floor. It includes research labs, teaching labs, and offices.

This proposed remodeling project will add floors above the existing first floors of the ATRIUM and the HIGH BAY, to increase the quantity of assignable space available to support the planned growth of the College of Engineering and Computer Science (CECS). These added floors and remodels to the existing first floors will include a mix of research labs, teaching labs, and/or office space. The proposed renovation includes the elevator modernization, replacement of aging air handling units, building envelope repairs, lab fume hoods, and replacement of interior flooring.

BUILDING RESILIENCY

UCF is committed to resiliency on all new construction and major renovation projects. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the university's mission. The Planning, Design & Construction department provides oversight for all new construction and major renovation projects, and facilitates the commissioning process with the latest industry standards to ensure that the university's resiliency goals are met and design parameters achieved.

SPACE CLASSIFICATIONS

The current space classifications in the target areas of Engineering II are:

- Atrium - study and circulation
- High Bay - research laboratories, teaching laboratories, and support spaces.

The future space classifications in the added floors of Engineering II are:

- Atrium – a mixture of classroom, research lab, teaching lab, and/or office space
- High Bay – a mixture of research lab, teaching lab, and/or office space

EDUCATIONAL PLANT SURVEY

The 2026-2031 Educational Plant Survey (EPS) was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. Pending Approval by the SUS Board of Governors at their June 24, 2026 meeting.

The 2026-2031 EPS includes the Engineering II Renovation and Remodeling Recommendations

- Project 1.8 Engineering II (0091) Renovation and 2.12 Remodeling – To include the extension of the 2nd and 3rd floors into adjacent high bays

RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ 24,294,596	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 242,946	\$ -
Funding Source:	Carry Forward	
Comments:	Facilities Condition Assessment	

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Subtotal NASF:	-		-		-
'Other Assignable' E&G Space	-		-		-
Other Non-E&G Budget Entity Space	-		-		-
Total:	-		-		-

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION						Remodeling Projects <u>Only</u>	
						BEFORE	AFTER
Teaching Lab	10,577	<u>1.5</u>	15,866	<u>356</u>	5,648,118	10,577	16,577
Classroom	8,461	<u>1.5</u>	12,692	<u>439</u>	5,571,569	8,461	10,461
Research Lab	6,000	<u>1.5</u>	9,000	<u>555</u>	4,995,000	21,343	27,343
Office	17,868	<u>1.4</u>	25,015	<u>323</u>	8,079,910	17,868	20,868
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Subtotal NASF:	42,906		62,572		24,294,596	58,249	75,249
'Other Assignable' E&G Space	-		-		-	-	-
Other Non-E&G Budget Entity Space	-		-		-	-	-
Total:	42,906		62,572		24,294,596	58,249	75,249
Grand Total:	42,906		62,572		24,294,596		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date	Projected Costs					Total
		Year 1	Year 2	Year 3	Year 4	Year 5	
Basic Construction Costs							
Building Cost (from above)	-	-	24,294,596	-	-	-	24,294,596
Environmental Impacts/Mitigation	-	-	-	-	-	-	-
Site Preparation	-	-	-	-	-	-	-
Landscape / Irrigation	-	-	-	-	-	-	-
Plaza / Walks	-	-	-	-	-	-	-
Roadway Improvements	-	-	-	-	-	-	-
Parking : spaces	-	-	-	-	-	-	-
Telecommunication	-	-	-	-	-	-	-
Electrical Service	-	-	-	-	-	-	-
Water Distribution	-	-	-	-	-	-	-
Sanitary Sewer System	-	-	-	-	-	-	-
Chilled Water System	-	-	-	-	-	-	-
Storm Water System	-	-	-	-	-	-	-
Energy Efficient Equipment	-	-	-	-	-	-	-
Subtotal: Basic Const. Costs	-	-	24,294,596	-	-	-	24,294,596
Other Project Costs							
Land / existing facility acquisition	-	-	-	-	-	-	-
Professional Fees	-	-	1,300,000	-	-	-	1,300,000
Fire Marshall Fees	-	-	28,520	-	-	-	28,520
Inspection Services	-	-	20,000	-	-	-	20,000
Insurance Consultant	-	-	-	-	-	-	-
Surveys & Tests	-	-	-	-	-	-	-
Permit / Impact / Environmental Fees	-	-	152,440	-	-	-	152,440
Artwork	-	-	-	-	-	-	-
Moveable Furnishings & Equipment	-	-	258,327	-	-	-	258,327
Project Contingency	-	-	733,837	-	-	-	733,837
Subtotal: Other Project Costs	-	-	2,493,124	-	-	-	2,493,124
Total Project Cost:	-	-	26,787,720	-	-	-	26,787,720

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
					-	28-29	26,787,720	Should equal <i>Total Project Cost</i> above
					-			
					-			
					-			
		-			-		26,787,720	26,787,720

PECO Project Detail

University: University of Central Florida
Project Name: CREOL Renovation
Project Address: 4304 Scorpius Street Orlando, FL 32816

Project Priority #: 7

PROJECT NARRATIVE

PURPOSE, NEED, SCOPE, RELATIONSHIP OF PROJECT TO AGENCY OBJECTIVES

The CREOL Building is a 118,736 GSF facility that houses the Townes Institute Science and Technology Experimentation Facility (TISTEF), CREOL research programs, and the College of Optics and Photonics Dean's Office. It also contains the university's largest primary clean room and serves as a multidisciplinary research hub for faculty and community partners. Although the building has undergone additions in 2006 and 2020, the original 1995 structure requires a comprehensive renovation to modernize aging systems, better align research space with current programmatic demand, and refresh interior finishes to create an environment that more effectively supports graduate assistants, researchers, and student engagement. Areas of Improvement: Lighting, Emergency Generator, Fire Alarm, HVAC System, Plumbing Piping, Window/Glazing, Exterior Doors, Elevator System, Plumbing Fixtures, Interior Doors, Ceilings, Walls/Partitions, Exterior Walls, Floors, Fire Suppression

This renovation addresses life-safety and mechanical deficiencies. This includes replace of the fire alarm system, building envelope repairs, elevator modernization, replacement of air handling unit 4, electrical distribution modernization, and replacement of interior flooring.

BUILDING RESILIANCY

The University of Central Florida (UCF) is committed to resiliency and continued reduction of energy consumption in new construction projects. As energy costs and demands continue to escalate, achieving higher levels of efficiency has become increasingly important to the University's mission.

SPACE CLASSIFICATIONS

The space classifications in this facility will be research laboratory and office.

EDUCATIONAL PLANT SURVEY

The 2026-2031 Educational Plant Survey (EPS) was conducted March 4-6, 2026 and approved by the UCF Board of Trustees on April 15, 2026. Pending Approval by the SUS Board of Governors at their June 24, 2026 meeting.

The 2026-2031 Educational Plant Survey includes the CREOL Renovation Recommendation Project 2.9 CREOL Building (0053) Renovation

RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg Value:	\$ 33,571,029	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 335,710	\$ -
Funding Source:		
Comments:	Carry Forward	

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Assignable Sq. Ft. (NASF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	-		-		-
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	-		-		-

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION					For Remodeling Projects Only	
	BEFORE	AFTER			BEFORE	AFTER
Classroom	1,705	1.4	2,387	353	842,611	-
Teaching Lab	1,224	1.5	1,836	323	593,028	-
Research Lab	45,062	1.5	67,593	364	24,603,852	-
Office	15,154	1.4	21,216	355	7,531,538	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
	-		-		-	-
Assignable E&G Space (subtotal):	63,145		93,032		33,571,029	-
'Other Assignable' E&G Space:	-		-		-	-
Non-E&G Space:	-		-		-	-
Total:	63,145		93,032		33,571,029	-
Grand Total:	63,145		93,032		33,571,029	-

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs					Total
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5		
Basic Construction Costs								
Building Cost (from above)	-	-	-	33,571,029	-	-	33,571,029	
Environmental Impacts/Mitigation	-	-	-	-	-	-	-	
Site Preparation	-	-	-	-	-	-	-	
Landscape / Irrigation	-	-	-	-	-	-	-	
Plaza / Walks	-	-	-	-	-	-	-	
Roadway Improvements	-	-	-	-	-	-	-	
Parking : spaces	-	-	-	-	-	-	-	
Telecommunication	-	-	-	-	-	-	-	
Electrical Service	-	-	-	-	-	-	-	
Water Distribution	-	-	-	-	-	-	-	
Sanitary Sewer System	-	-	-	-	-	-	-	
Chilled Water System	-	-	-	-	-	-	-	
Storm Water System	-	-	-	-	-	-	-	
Energy Efficient Equipment	-	-	-	-	-	-	-	
Subtotal: Basic Const. Costs	-	-	-	33,571,029	-	-	33,571,029	
Other Project Costs								
Land / existing facility acquisition	-	-	-	2,197,617	-	-	2,197,617	
Professional Fees	-	-	-	-	-	-	-	
Fire Marshall Fees	-	-	-	76,962	-	-	76,962	
Inspection Services	-	-	-	-	-	-	-	
Insurance Consultant	-	-	-	-	-	-	-	
Surveys & Tests	-	-	-	-	-	-	-	
Permit / Impact / Environmental Fees	-	-	-	182,685	-	-	182,685	
Artwork	-	-	-	-	-	-	-	
Moveable Furnishings & Equipment	-	-	-	-	-	-	-	
Project Contingency	-	-	-	1,039,267	-	-	1,039,267	
Subtotal: Other Project Costs	-	-	-	3,496,531	-	-	3,496,531	
Total Project Cost:	-	-	-	37,067,560	-	-	37,067,560	

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
-		-			-	FY 29-30	37,067,560	Should equal <i>Total Project Cost</i> above
-		-			-		-	
-		-			-		-	
-		-			-		-	
-		-			-		-	
-		-			-	37,067,560	37,067,560	