



Capital Improvement Plan

FY26-27 through FY30-31

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.



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

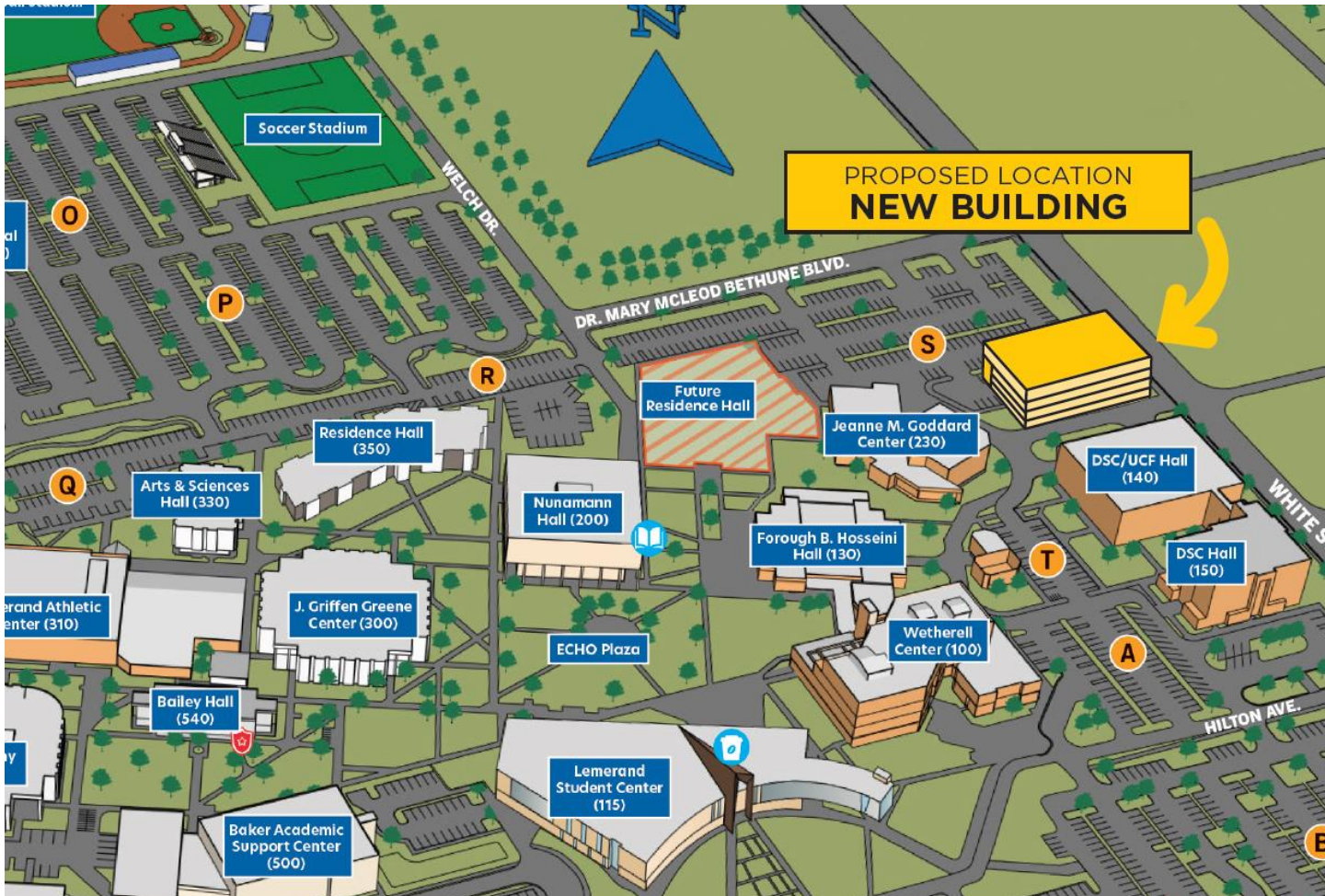
A One-Stop Student Success Hub:

- 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



Attachment C

State University System
5-Year Capital Improvement Plan (CIP)
FY 2026-27 through 2030-31

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⁾
				FY26-27	FY27-28	FY28-29	FY29-30	FY30-31						
1	Research II			\$ 57,320,625	\$ 57,320,625				Total Campus	61,800	105,060	\$ 114,641,250	\$ 1,091.20	6/22/2021 No. 5.3
2	Howard Phillips Hall Remodel/Renovation			\$ 17,000,000	\$ 17,000,000				Total Campus	33,584	64,619	\$ 34,000,000	\$ 526.16	6/22/2021 No. 3.5 and 4.6
3	Discovery and Innovation Hub - Daytona Campus		\$ 20,000,000	\$ 40,000,000					Total Campus	52,000	78,000	\$ 60,000,000	\$ 769.23	Legislative Initiative
4	Workforce Entrepreneurship Resource eXchange			\$ 38,450,000	\$ 38,450,000				Total Campus	66,666	100,000	\$ 76,900,000	\$ 769.00	6/22/2021 No. 5.2
												\$ -		
												\$ -		
												\$ -		
												\$ -		
												\$ -		
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												\$ -		
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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.

PECO Project Detail

University: University of Central Florida
Project Name: Research II
Project Address: Main Campus TBD

Project Priority #: 1

PROJECT NARRATIVE

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

Research II is the highest-priority facility in UCF's 5-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 identified a laboratory space deficit of 855,618 NASF, making Research II 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.

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

SUSTAINABILITY AND LEED

The University of Central Florida is committed to sustainability 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 2021-2026 Educational Plant Survey (EPS) was conducted March 5, 2021 and approved by the UCF Board of Trustees on April 22, 2021. Approval by the SUS Board of Governors took place at their June 22, 2021 meeting. The 2021-2026 Educational Plant Survey included Research II as one of three New Construction Recommendations:

Project 5.3 RESEARCH II (0166) - Research Lab - 72,350 NASF and Office - 19,650 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	10,000	<u>2</u>	20,000	<u>1,200</u>	24,000,000
Office	10,000	<u>1.5</u>	15,000	<u>450</u>	6,750,000
Research Lab	40,000	<u>1.7</u>	68,000	<u>600</u>	40,800,000
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	60,000		103,000		71,550,000
'Other Assignable' E&G Space:	1,472	<u>1.4</u>	2,060	<u>554.67</u>	1,142,676
Non-E&G Space:	-		-		-
Total Space:	61,472		105,060		72,692,676

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION					Remodeling Projects Only	
					BEFORE	AFTER
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
Assignable E&G Space (subtotal):	-		-	-	-	-
'Other Assignable' E&G Space:	-		-	-	-	-
Non-E&G Space:	-		-	-	-	-
Total:	-		-	-	-	-
Grand Total:	61,472		105,060		72,692,676	

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date		Projected Costs				
		Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)	-	36,000,000	36,692,676	-	-	-	72,692,676
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 : 100 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	-	1,315,470	-	-	-	-	1,315,470
Storm Water System	-	900,000	-	-	-	-	900,000
Energy Efficient Equipment	-	1,100,000	-	-	-	-	1,100,000
Subtotal: Basic Const. Costs	-	42,315,470	42,692,676	-	-	-	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	-	5,765,155	7,724,845	-	-	-	13,490,000
Subtotal: Other Project Costs	-	15,005,155	14,627,949	-	-	-	29,633,104
Total Project Cost:	-	57,320,625	57,320,625	-	-	-	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	
		-			-	26-27	57,320,625	Should equal <i>Total Project Cost</i> above
		-			-	27-28	57,320,625	
		-			-		-	
		-			-		-	
		-			-		-	
		-	-				114,641,250	114,641,250

PECO Project Detail

University: University of Central Florida
Project Name: Howard Phillips Hall Remodel/Renovation
Project Address: 4297 Andromeda Loop N, Orlando, FL 32816

Project Priority #: 2

PROJECT NARRATIVE

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

The renovation of Howard Phillips Hall will transform a 1969-era building into a state-of-the-art Student Success Center, aligning with UCF's strategic focus on student achievement, retention, and graduation rates and will support the new goals set in the BOG's 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 State University System's strategic priorities, including improving four-year graduation rates and enhancing student services to drive retention and career readiness.

The 64,629-square-foot facility will be renovated to centralize all student support services to create a One-Stop Student Success Hub — including academic advising, financial aid, the registrar's office, and career services — 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. The Student Academic Resource Center, University Testing Center, and First-Year Advising will be housed in a modern, collaborative environment, making critical student services more accessible.

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 \$34 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 sustainability of UCF's campus infrastructure.

SUSTAINABILITY AND LEED

The University of Central Florida is committed to sustainability 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. 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 sustainability goals are met, and design parameters achieved.

SPACE CLASSIFICATIONS

The current space classifications in the facility are primarily office, teaching laboratory, and study, with small quantities of classroom, research lab, and merchandising.

EDUCATIONAL PLANT SURVEY

The current 2021-2026 Educational Plant Survey (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:	\$ 23,170,728	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 231,707	\$ -
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					

REMODELING / RENOVATION						Remodeling Projects Only	
						BEFORE	AFTER
Classroom	2,550	1.5	3,824	339	1,296,446	566	2,550
Teaching Lab	3,701	1.5	5,552	376	2,087,505	2,961	3,701
Research Lab	-		-		-	279	-
Office	35,215	1.5	52,823	345	18,223,763	28,172	35,215
Study	1,729	1.4	2,420	336	813,204	1,383	1,729
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Assignable E&G Space (subtotal):	43,195		64,619		22,420,918	33,361	43,195
'Other Assignable' E&G Space:	-		-		-	-	-
Non-E&G Space:	-		-		-	-	-
Total:	43,195		64,619		22,420,918	33,361	43,195
Grand Total:	43,195		64,619		22,420,918		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs				
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)	-	12,170,190	10,250,728	-	-	-	22,420,918
Environmental Impacts/Mitigation	-	-	-	-	-	-	-
Site Preparation	-	-	-	-	-	-	-
Landscape / Irrigation	-	-	-	-	-	-	-
Plaza / Walks	-	-	-	-	-	-	-
Roadway Improvements	-	-	-	-	-	-	-
Parking : spaces	-	-	-	-	-	-	-
Telecommunication	-	-	-	-	-	-	-
Electrical Service	-	378,082	-	-	-	-	378,082
Water Distribution	-	-	-	-	-	-	-
Sanitary Sewer System	-	371,728	-	-	-	-	371,728
Chilled Water System	-	-	-	-	-	-	-
Storm Water System	-	-	-	-	-	-	-
Energy Efficient Equipment	-	-	-	-	-	-	-
Subtotal: Basic Const. Costs	-	12,920,000	10,250,728	-	-	-	23,170,728
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	-	947,330	2,819,272	-	-	-	3,766,602
Subtotal: Other Project Costs	-	4,080,000	6,749,272	-	-	-	10,829,272
Total Project Cost:	-	17,000,000	17,000,000	-	-	-	34,000,000

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
-		-	-		-	26-27	17,000,000	
-		-	-		-	27-28	17,000,000	
-		-	-		-		-	
-		-	-		-		-	
-		-	-		-		-	
-		-	-		-		34,000,000	34,000,000

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, 78,000-square-foot joint initiative between 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, nursing, 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 Discovery and Innovation Hub will position Florida as a leader in education-driven economic development. Key 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 100-seat 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.

SUSTAINABILITY AND LEED

The University of Central Florida is committed to sustainability 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, research 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

The current 2021-2026 Educational Plant Survey was conducted on March 4-5, 2021, approved by the BOT on April 22, 2021 and the BOG on June 22, 2021. This project is not on the current 2021-2026 Educational Plant Survey, however it is a legislative priority project that was funded \$20M 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	30,000	1.5	45,000	675	30,375,000
Classroom	14,000	1.5	21,000	575	12,075,000
Office	8,000	1.5	12,000	475	5,700,000
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	52,000		78,000		48,150,000
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	52,000		78,000		48,150,000
* Apply Unit Cost to total GSF based on Space Type					
REMODELING / RENOVATION					
					Remodeling Projects Only
					BEFORE AFTER
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
	-		-	-	- -
Assignable E&G Space (subtotal):	-		-	-	- -
'Other Assignable' E&G Space:	-		-	-	- -
Non-E&G Space:	-		-	-	- -
Total:	-		-	-	- -
Grand Total:	52,000		78,000		48,150,000

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs				
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)	20,000,000	20,000,000	-	-	-	-	40,000,000
Environmental Impacts/Mitigation	-	-	-	-	-	-	-
Site Preparation	-	750,000	-	-	-	-	750,000
Landscape / Irrigation	-	600,000	-	-	-	-	600,000
Plaza / Walks	-	700,000	-	-	-	-	700,000
Roadway Improvements	-	-	-	-	-	-	-
Parking : 100 spaces	-	-	-	-	-	-	-
Telecommunication	-	1,500,000	-	-	-	-	1,500,000
Electrical Service	-	700,000	-	-	-	-	700,000
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	-	2,000,000	-	-	-	-	2,000,000
Subtotal: Basic Const. Costs	20,000,000	28,150,000	-	-	-	-	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	-	5,000,000	-	-	-	-	5,000,000
Subtotal: Other Project Costs	-	11,850,000	-	-	-	-	11,850,000
Total Project Cost:	20,000,000	40,000,000	-	-	-	-	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	Should equal <i>Total Project Cost</i> above
Legislative Initiative	24-25	20,000,000.00			-	26-27	40,000,000	
		-			-		-	
		-			-		-	
		-			-		-	
		20,000,000			-	40,000,000		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, formerly known as the Learning Lab, is an interdisciplinary facility that will serve as a bridge between the academic mission of UCF and our industry partners supercharging our ability to provide a highly educated workforce in the fields where it is most needed. This 100,000sf 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.

SUSTAINABILITY AND LEED

The University of Central Florida is committed to sustainability 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 will be classrooms, teaching laboratories, and office.

EDUCATIONAL PLANT SURVEY

The current 2021-2026 Educational Plant Survey was conducted on March 4-5, 2021, approved by the BOT on April 22, 2021 and the BOG on June 22, 2021. The 2021-2026 UCF Educational Plant Survey included the Advanced Workforce Entrepreneurship Center (formerly known as the Learning Laboratory) as one of three New Construction Recommendations:

Project 5.2 Learning Laboratory (0155) - Classrooms - 26,700 NASF, Teaching Labs - 65,800 NASF and Office - 7,500 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:	\$ -	\$ 59,543,080
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ -	\$ 1,190,862
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					
Teaching Lab	42,806	1.5	64,210	476	30,563,770
Classroom	16,360	1.5	24,540	439	10,773,060
Office	7,500	1.5	11,250	445	5,006,250
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Assignable E&G Space (subtotal):	66,666		100,000		46,343,080
'Other Assignable' E&G Space:	-		-		-
Non-E&G Space:	-		-		-
Total Space:	66,666		100,000		46,343,080
* Apply Unit Cost to total GSF based on Space Type					

REMODELING / RENOVATION					Remodeling Projects Only	
					BEFORE	AFTER
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
	-		-	-	-	-
Assignable E&G Space (subtotal):	-		-	-	-	-
'Other Assignable' E&G Space:	-		-	-	-	-
Non-E&G Space:	-		-	-	-	-
Total:	-		-	-	-	-
Grand Total:	66,666		100,000		46,343,080	

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs				
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)	-	17,793,080	28,550,000	-	-	-	46,343,080
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	-	26,193,080	33,350,000	-	-	-	59,543,080
Other Project Costs							
Land / existing facility acquisition	-	-	-	-	-	-	-
Professional Fees	-	5,668,920	-	-	-	-	5,668,920
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	-	3,800,000	-	-	-	-	3,800,000
Project Contingency	-	2,000,000	5,000,000	-	-	-	7,000,000
Subtotal: Other Project Costs	-	12,256,920	5,100,000	-	-	-	17,356,920
Total Project Cost:	-	38,450,000	38,450,000	-	-	-	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	
		-			-	26-27	38,450,000	Should equal <i>Total Project Cost</i> above
		-			-	27-28	38,450,000	
		-			-		-	
		-			-		-	
		-			-		-	
		-	-				76,900,000	76,900,000