



UNIVERSITY OF CENTRAL FLORIDA

College of Nursing Building

UCF Academic Health Sciences Campus at Lake Nona



Building Program

Prepared by UCF FACILITIES PLANNING & CONSTRUCTION • April 20, 2022

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BUILDING PROGRAM CONTRIBUTORS

Chapter 1.0 Building Program

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Chapter 2.0 Project Overview

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Bill Martin, *FPC*

Chapter 3.0 Site & Utilities

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Chapter 4.0 History of Approvals & Next Steps

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Chapter 5.0 Educational Plant Survey

Christy Miranda, *Director of Space Administration (SA)*

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Chapter 6.0 Strategic Plan

Bill Martin, *FPC*

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Chapter 7.0 Academic Master Plan

Brett Morrison, *Academic Program Quality (APQ)*

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Chapter 8.0 Campus Master Plan

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Chapter 9.0 Space Utilization Criteria

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Chapter 10.0 Project Budget & Funding Methods

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Chapter 11.0 Building Codes

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Editor: Susan B. Hutson, *FPC*

Images: Renderings provided by HuntonBrady Architects

¹ Elizabeth left UCF to join University of Illinois Chicago effective Jan. 1, 2022.

PROJECT REQUEST, RECOMMENDATION, AND APPROVAL

REQUEST

The College of Nursing requests that UCF proceed with the College of Nursing Building; and confirms that the facility described in this building program was developed with consideration of the space, functional, and operational needs of the end-users and occupants of the proposed facility.

Mary Lou Sole Digitally signed by Mary Lou Sole
Date: 2022.04.20 21:04:52 -04'00'

Dr. Mary Lou Sole, Dean of the College of Nursing

Deborah C. German Digitally signed by Deborah C. German
Date: 2022.04.20 21:56:29 -04'00'

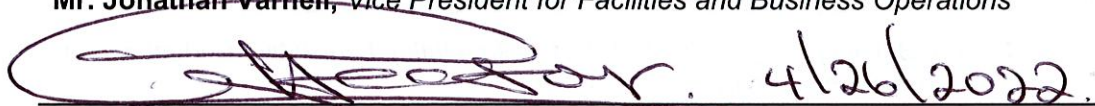
Dr. Deborah German, Vice President for Health Affairs and Dean of the College of Medicine

RECOMMENDATION

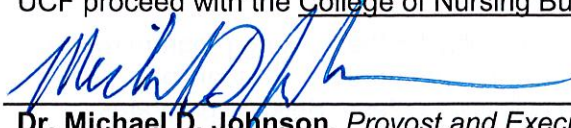
We recommend proceeding with the College of Nursing Building, provided that any outstanding issues, identified in the Building Program or discovered during the design process, will be addressed prior to the start of construction of the project, and as required by governing regulations or statutes; including, but not limited to: concurrency issues, permit issues, procedural steps remaining to be taken, and funding issues to be resolved.

Jonathan Varnell Digitally signed by Jonathan Varnell
Date: 2022.04.26 10:31:57 -04'00'

Mr. Jonathan Varnell, Vice President for Facilities and Business Operations

 4/26/2022
Mr. Gerald Hector, Senior Vice President for Administration and Finance

I confirm that the proposed project will meet a critical academic need at UCF; and recommend that UCF proceed with the College of Nursing Building.

 2022-4-26
Dr. Michael D. Johnson, Provost and Executive Vice President for Academic Affairs

APPROVAL

I have reviewed this Building Program for compatibility with the University's campus master plan, strategic plan, academic plan, educational plant survey, and space utilization criteria. I approve the College of Nursing Building.

 4/27/2022
Dr. Alexander Cartwright, President of the University of Central Florida

1.0 BUILDING PROGRAM

Chapter 1 describes the need for and general requirements of the building program.

The intent of a Building Program (BP) is to define a project's high-level objectives and campus impacts. It assures the proposed project aligns with the university's campus master plan, strategic plan, academic plan, educational plant survey, and space utilization criteria. It includes a description and history of the project, information on the site and utilities infrastructure, and introduces the project budget and applicable building codes.

The BP is prepared by the University and approved by the president, as required by the Florida Board of Governors Regulation *14.006 Building Program and Fixed Capital Outlay Legislative Budget Request Procedures*.

If this project should be delivered by means other than Fixed Capital Outlay, this building program is not needed to conform to Board of Governors regulation 14.006; however, Facilities Planning & Construction Building Program Policy (FSP 2021 FS0025) requires BPs for all Capital Projects. FP&C Building Programs follow the same format as those prepared according to BOG 14.006.

- The President must approve the project
- The project complies with the University's approved campus master plan, educational plant survey, strategic plan, academic plan, and with space utilization criteria.
- There is a clear understanding of the history of the project, and information on the proposed site, utilities and services to the site, roads, parking and transit, building codes, and budget.

BOARD OF GOVERNORS REQUIREMENTS (PECO-ELIGIBLE PROJECTS)

BOG regulation *14.006, Building Program and Fixed Capital Outlay Legislative Budget Request Procedures*,² is included here in its entirety.

(1) The university is responsible for the preparation of the building program. The program shall be consistent with the university strategic plan, academic and facilities master plan, and shall include the project budget and the building codes applicable to the project.

(2) The university president shall have the responsibility for the building program review and approval to assure compatibility with the institution's approved strategic plan, master plan, educational plant survey and with space utilization criteria. Building programs approved by the university president, and budgets approved by the university board of trustees shall serve as the basic planning documents for development of plans and specifications for construction.

(3) All projects requested by a university for inclusion on the PECO-eligible priority list must have an educational plant survey recommendation.

(4) Proposals for fixed capital outlay projects to be funded by Capital Improvement Fees³ shall be prepared by the university, and submitted to the Board of Governors. Each proposed project shall be approved by the university president after consultation with the student government association. For the purpose of this regulation, "consultation" is

² Authority: Section 7(d), Art. IX, Fla. Const., History—Formerly 6C-14.0025, 1-24-89, Amended 1-13-99, Amended and Renumbered as 14.0025, 3-27-08, Amended 11-21-13, Amended and Renumbered as 14.006 5-5-20.

³ Capital Improvement Trust Fund fees are also known as CITF.

defined as an ongoing dialogue with the student body president prior to developing the university proposal. An attachment containing any objections and alternatives, and stating that both the university president and the student government association have reviewed the project proposals, shall be included in the proposal.

(5) Each university board of trustees will submit to the Chancellor's Office a Fixed Capital Outlay Legislative Budget Request. Such requests shall be made in accordance with the fiscal policy guidelines, formats, instructions and schedule provided by the Chancellor.

UCF REQUIREMENTS

UCF follows an internal checklist of requirements for Capital Projects. Steps taken or needed are described in other chapters:

The project is on the Campus Master Plan	Chapter 8.0
The project is on the Educational Plant Survey, if required	Chapter 5.0
The project is on the Capital Improvement Plan (CIP)	Chapter 4.0
The project has BOT Individual Project Approval	Chapter 4.0
The project has a completed Certification of Funding Form	Chapter 4.0
The project has gone back to the BOT for approval for a Budget increase of 10% or more, if required	Chapter 4.0

2.0 PROJECT OVERVIEW

Chapter 2 provides general information about the project.

PROJECT DESCRIPTION

The proposed College of Nursing Building (Bldg. 1003) on the UCF Academic Health Sciences campus (AHSC) will replace the college's current academic home located in University Tower (Bldg. 8118) in the Central Florida Research Park.

The College of Nursing Building at Lake Nona will be a "Limited-Access Upper-Division Program," focusing on the final two years of the Bachelor of Science in Nursing (BSN) degree program, as well as Master's and Doctoral Programs.

The proposed College of Nursing Building will include 60,000 net assignable square feet (NASF) of space, to be assigned to the College of Nursing. If built as a freestanding facility, serving only the College of Nursing, the entire building will be 90,000 gross square feet (GSF).

EXISTING SPACE

UCF Space Administration reports that the most up-to-date rent roll indicates that the College of Nursing (CoN) leases 49,535 square feet of the available 97,692 square feet in University Tower. This square footage includes all "useable space", not just space assigned to the academic unit. Useable space includes corridors, stairs, elevators, restrooms, mechanical space, and other spaces that are not assigned to a college, department, or unit.

CoN has space on floors three, four, and six of University Tower. Space Administration reports that University Tower is actually 105,872 GSF. Space Administration completed a building plan validation in June 2021 confirming that CoN is assigned 31,834 NASF in University Tower.

BUILDING OCCUPANTS

The facility will house the entire UCF College of Nursing, providing classrooms, teaching labs, research labs, study space, and offices.

See Chapter 7.0 ACADEMIC MASTER PLAN for a list of the CoN academic programs that will be served by the new facility.

ALTERNATIVES CONSIDERED

The College of Nursing has been located in University Tower in the Central Florida Research Park since 2010, continuing to expand within University Tower as space became available.

Continued growth within University Tower would not serve CoN or UCF as effectively as collocating the college on the UCF AHSC at Lake Nona.

3.0 SITE & UTILITIES

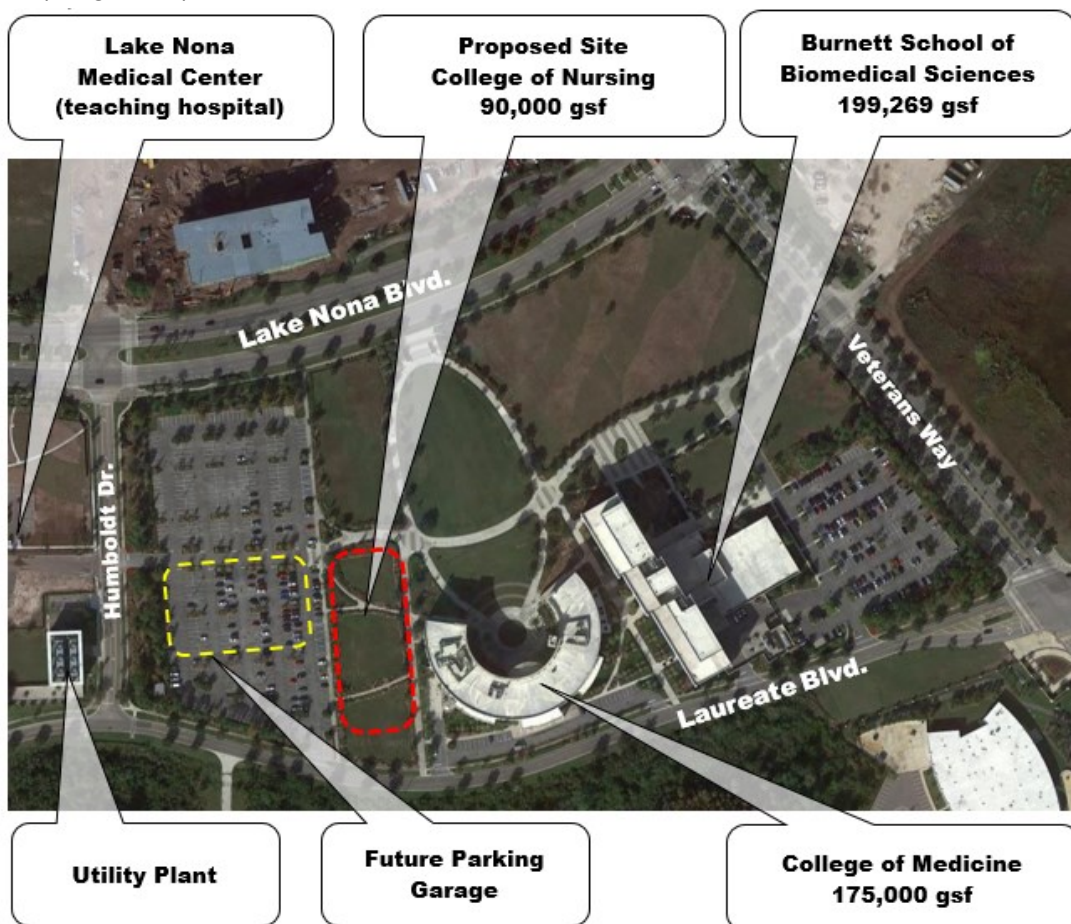
Chapter 3 provides specific information about the project site, utilities and services.

PROPOSED SITE

The proposed location of the College of Nursing Building is on the UCF Academic Health Sciences Campus (AHSC), a part of Lake Nona Medical City. Medical City is a 650-acre health and life sciences park within the City of Orlando master-planned community of Lake Nona.

The UCF AHSC at Lake Nona is a state-of-the-art complex that includes four (4) UCF parcels totaling 87.229 acres, collocated near other hospitals and medical buildings, several of which are owned, used, or leased by UCF.

1. Parcel 26-24-30-7650-01-000, 27.493ac.- Site of the UCF College of Medicine (Bldg. 1002), Burnett School of Biomedical Sciences (Bldg. 1001), and the proposed College of Nursing (Bldg.1003)



2. Parcel 26-24-30-4932-02-001, 25.23ac.- Site of the Lake Nona Medical Center (Bldg. 1020) Teaching Hospital⁴ and Utility Plant
3. Parcel 26-24-30-1445-01-000, 12.001ac.- Site of the UCF Lake Nona Cancer Center (Bldg. 1050)⁵
4. Parcel 26-24-30-7650-02-000, 22.505ac.- Undeveloped land at the northeast corner of Veterans Way and Laureate Blvd.

⁴ The Lake Nona Medical Center is a partnership between UCF and HCA North Florida Division.

⁵ Formerly the Sanford Burnham Prebys Medical Discovery Institute, acquired by UCF in 2018.

Medical City also includes:

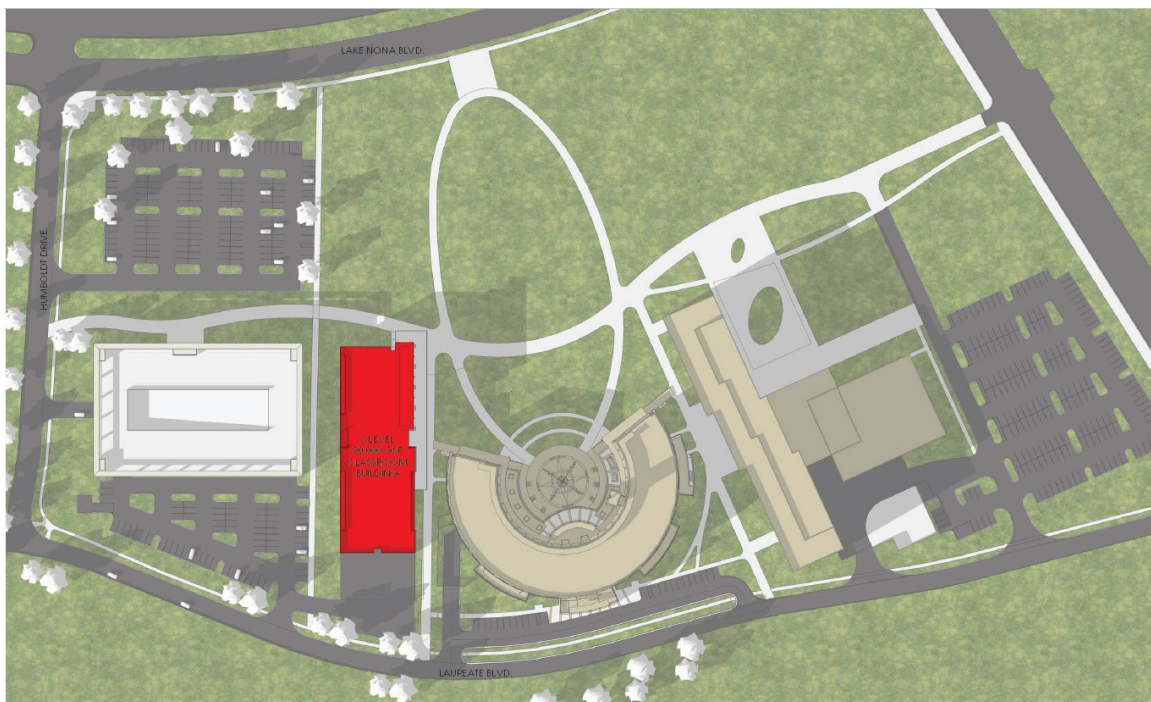
- UCF Health Gateway 9975 Tavistock Lake Blvd. (Bldg. 1028 Leased)
- Lake Nona Innovation Center 6555 Sanger Rd. (Bldg. 1031 Leased Suite 200)
- Nemours Children's Hospital 13535 Nemours Pkwy. (Bldg. 1051 Leased)
- University of Florida Academic and Research Center
- MD Anderson Orlando Cancer Research Institute
- Valencia College at Lake Nona
- Orlando Veterans Administration Medical Center

OCCUPANCY ANALYSIS

Occupancy Classification:

Dean Mary Lou Sole confirmed, on February 26, 2021, that “the proposed College of Nursing is not intended for use as a health care facility (hospital, outpatient surgical, or residential healthcare facility) now, or in the future. It is instructional only.”

The facility will not require a healthcare occupancy classification such as INSTITUTIONAL GROUP I-2. No patients will be treated in this facility. Like most UCF buildings, the facility would be BUSINESS GROUP B (Educational occupancies for students above the 12th grade) with some area classified as ASSEMBLY (large lecture halls).



SITE ANALYSIS

Roads:

The site of the proposed College of Nursing will be served primarily by Laureate Boulevard, immediately south of the site.

Parking:

The proposed site for the CoN will not eliminate parking; however currently available parking will not support the addition of a 90,000 GSF building.

The Academic Health Sciences Campus (AHSC) is currently served by several surface parking lots, providing 726 parking spaces.

- The College of Medicine (CoM) parking lot P3 is just West of the proposed CoN site and provides 512 spaces.
- The CoM parking lot P2 is south of CoM and provides 23 spaces.
- The Burnett School of Biomedical Sciences (BSBS) parking lot P1 is east of BSBS and provides 194 spaces.

A Parking Master Plan Study (6/26/2020) for UCF's AHSC Parcel 26-24-30-7650-01-000 (27.493ac)⁶ was prepared by HuntonBrady Architects. The study determined that parking for the existing CoM and BSBS requires a total of 723 cars according to Planning Method 2, which is based on building area. There are currently 726 spaces provided.

Under Method 2 in the study, the College of Nursing would require 270 parking spaces.

SITE DATA

HuntonBrady Method 2 - Parking Required by Building Area

Academic Use: 3.0 cars per 1,000SF of building area

CoM

Building Height	4	Floors
Total Bldg. Area	175,000	SF
Surface Parking Required	525	spaces

CoN

Building Height	3	Floors
Total Bldg. Area	90,000	SF
Surface Parking Required	270	spaces

Research Use: 1.0 car per 1,000SF of building area

BSBS

Building Height	5	Floors
Total Bldg. Area	198,000	SF
Surface Parking Required	198	spaces

PARKING CALCULATIONS

Total Parking Required	993	spaces
Total Parking Existing	726	spaces
PARKING NEEDED	267	spaces

The Parking Study will require an update to revise the College of Nursing Building from 150,000GSF to 90,000 GSF; and to align with a post-pandemic model that factors in more remote work and fewer offices.

⁶ The other three AHSC parcels were not investigated.

The HuntonBrady Parking Study indicates several options for increasing parking to meet demand when the College of Nursing Building is completed. Two of the options are:

- 1) Adding a new 292 car surface parking lot at the intersection of Lake Nona Blvd and Veterans Way (Northeast corner of the AHSC).
Total Parking = 1,018 spaces.
 - This option would serve CoN, but would eliminate a high-profile future AHSC building site.
- 2) Adding a new 845 car Parking Garage in lot PS1, west of the future CoN facility. This could leave 254 PS1 surface spaces around the garage.
Total Parking = 1,099 spaces for the site
 - This option would serve AHSC well, be expandable, and leave several excellent AHSC building sites available.
 - It takes UCF Parking & Transportation several years to budget for a parking garage, which includes about nine months to apply for debt.

Transit:

UCF Shuttles travel between the UCF main campus (Physical Sciences Building) and the Academic Health Sciences Campus (AHSC) four times a day, five days a week, but do not operate during scheduled university closures or holidays.

LYNX FastLinks serving the UCF AHSC:

406 Downtown Orlando/Lake Nona/VA Hospital

407 Kissimmee/Lake Nona/VA Hospital/OIA

418 Meadow Woods/Lake Nona/Florida Mall

Stormwater:

Site drainage will be developed by the project's Civil Engineers after the building footprint has been determined. Impervious surfaces will determine retention and/or detention ponds needed.

Tree Mitigation:

If the project results in the removal of trees, the project budget must include tree replacement in accordance with any applicable tree mitigation policy.⁷

- *The project would cause the loss of 20-30 perimeter shade trees - some well-established, some not - and some palms.*

Wetlands and Conservation:

Does the project impact any wetland or conservation areas?

- *This project site does not disturb any wetlands or conservation areas.*

UTILITY ANALYSIS

Power:

Orlando Utility Company (OUC) will provide primary electrical service.

Potable Water:

Orlando Utility Company (OUC) will provide potable water service.

Irrigation:

Orlando Utility Company (OUC) Reclaimed Water Division will provide irrigation water.

Sanitary Sewer:

Orlando Utility Company (OUC) will provide sanitary sewers.

Heating & Cooling:

General comfort cooling will be distributed to the project by the UCF Utility Plant at the intersection of Laureate Boulevard and Humboldt Drive.

⁷ City of Orlando or UCF Landscape and Natural Resources.

- OUC's plant is designed for 14,600 tons. Currently 3,950 tons is installed and subscribed to by UCF's College of Medicine and the UCF Cancer Center.
- While the OUC plant has capacity, the assets installed for chilled water generation match only the current connected demands. OUC will have to purchase additional equipment to support the CoN.
- If this is the desired direction, UCF must provide one year's advance written notice of intent to add additional cooling assets and update the existing Franchise Agreement. BOT approval will be required, as the value of the contract will be greater than \$5M.

NOTE: See comments under CHAPTER 3.0, Occupancy Analysis: This is not a healthcare facility. No human patients will be treated in the facility. Therefore, HVAC in the College of Nursing Building need not comply with "2019 ASHRAE Applications Handbook Chapter 9 Health Care Facilities" During design, the consulting engineers must reaffirm that patients will not be treated in the facility and that elevated levels of HVAC service will not be required.

- Capacity for any elevated level of HVAC service is likely outside of what OUC will be able to provide from a central plant.

Heating:

Domestic, process water, and re-heat for dehumidification will be distributed to the project by adding local boilers with reserve capacity.

Natural Gas:

TECO's People's Gas

Telecom:

UCF IT

Outside Plant Duct Bank and Fiber

- A new OSP duct bank will be needed from the Lake Nona maintenance hole 2 to a new proposed maintenance hole located in between the proposed College of Nursing and a future Parking Garage.
- Two new OSP duct banks will be needed from the new proposed maintenance hole into the College of Nursing MDF and the future parking garage MDF.
- OSP fiber and copper will connect the buildings to the UCF IT Telecom enterprise system backbone.

Structured Cabling

- All structured cabling will be installed by UCF IT Telecom and in accordance with the UCF IT Telecom standards and guidelines.

Network Infrastructure

- UCF Enterprise Network Equipment will be installed throughout the building's MDF/IDFs to support all peripheral connectivity (items such as IP cameras, desktops, access control, printers, audio/video, etc.)
- Wireless Access Points (WAPs) will be installed throughout the building to provide 100% interior coverage. Exterior coverage will vary based on design and format of the building.

Voice

- UCF IT enterprise voice will be installed throughout the buildings utilizing UCF prefix (882 or 823).
- Any Emergency Blue Light Phones (EBLPs) that are required will be determined by the Police Department (PD) and Emergency Operations Center (EOC).

- UCF IT would install the EBLP in accordance to current UCF IT Telecom standards and guidelines.

Radio/Distributed Antenna System (DAS)

- UCF IT Two Way Radio system will be active within the building and available to departments for use.
- Public Safety DAS will be tested and if required installed in the building to support first responders.
- Cellular DAS testing may occur for future design and carrier build out. Note this system is carrier dependent and is not required to open the facility.

CATV

- UCF IT Telecom will work with the provider under contract to provide CATV connectivity. Medium may vary based on technology available.

SERVICES

Police Protection: The AHSC is served by the Orlando Police Department and the UCF Police Department (UCFPD). UCFPD is the primary responding agency for UCF buildings. Orlando Police responds to all other areas. UCFPD has an office in the College of Medicine Building.

Fire Protection: The nearest Fire Station is Orlando Fire Station 16 at 12375 Lake Nona Gateway Rd., approximately 1.25 miles from the AHSC.

Trash Removal: Garbage/Recycling for zip 32827 is provided by the City of Orlando Solid Waste Division

4.0 HISTORY - APPROVALS & NEXT STEPS

Chapter 4 provides a history of the project, including approvals and the next steps to be taken.

HISTORY OF THE COLLEGE OF NURSING AT UCF

- 1978** The State of Florida Board of Regents and the Florida Board of Nursing authorized UCF to start a Bachelor of Science in Nursing (BSN) program.
- 1979** UCF admitted the first class of 50 undergraduate students. The inaugural class graduated in May 1981 with BSN degrees.
- 1981** The BSN program received accreditation from the National League of Nursing.
- 1982** The Nursing Program received a designation as a Department of Nursing by UCF.
- 1986** The Department of Nursing moved to a much larger space in the Health and Physics building, now known as the Math Sciences Building (Building 12).
- 1995** The Department of Nursing officially became the School of Nursing within the former College of Health & Public Affairs (COHPA).
- 2007** The School of Nursing became the College of Nursing (CoN).
- 2010** The College of Nursing relocated to the University Tower in the Central Florida Research Park.
- 2017** The College of Nursing received full reaccreditation from the Commission on Collegiate Nursing Education (CCNE) for all of its BSN, MSN, DNP and post-graduate advanced practice registered nurse (APRN) certificate programs.
- 2018** UCF announced plans to create a state-of-the-art Academic Health Sciences Center at Lake Nona Medical City in Orlando. The intent was to bring together the College of Medicine, the College of Nursing, the newly formed College of Health Professions and Sciences (CHPS) and the proposed UCF teaching hospital, in close proximity to many other Medical City facilities.

CAMPUS MASTER PLAN ACTIONS

The College of Nursing Building was included in the 2020-30 Campus Master Plan, and in two others before that. See Chapter 8.0 for details.

EDUCATIONAL PLANT SURVEY ACTIONS

No College of Nursing project was included in the current *2021-26 Educational Plant Survey*; but it was included in the *2015 Educational Plant Survey*. See Chapter 5.0 for details.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP) ACTIONS

A College of Nursing project has been included in many CIPs⁸

- 2022-23 CIP (BOT approval June 17, 2021 and June 30, 2021-revised)
COLLEGE OF NURSING was included under ALL PROPOSED DEBT OR P3 PROJECTS for FY 2022-23 THAT REQUIRE LEGISLATIVE APPROVAL (Back of Bill)
\$63,781,430; 90,000 GSF
- 2021-22 CIP (BOT approval 6/18/2020)
COLLEGE OF NURSING was included under “ALL PROPOSED DEBT OR P3 PROJECTS for FY 2021-22 that Require Legislative Approval” (Back of Bill)
\$108,834,736; 150,000 GSF

⁸ CIPs approved prior to 2012-13 do not have attachments in the BOT minutes.

- 2020-21 CIP (BOT approval 7/18/2019)
CoN was not included in the 2020 CIP
- 2019-20 CIP (BOT approval 7/19/2018)
PECO Rank 8. HEALTH SCIENCES AND COLLEGE OF NURSING BUILDING (P,C,E)
(formerly known as College of Nursing) \$19,000,000 in YR #3 (2021-22)
- 2018-19 CIP (BOT approval 7/20/2017)
PECO Rank 4. COLLEGE OF NURSING & ALLIED HEALTH \$83,216,700
- 2017-18 CIP (BOT approval 7/28/2016)
PECO Rank 11. COLLEGE OF NURSING & ALLIED HEALTH \$73,500,000
- 2016-17 CIP (BOT approval 6/29/2015)
PECO Rank 18. COLLEGE OF NURSING \$59,696,720
- 2015-16 CIP (BOT approval 7/31/2014)
PECO Rank 16. COLLEGE OF NURSING \$45,542,631
- 2014-15 CIP (BOT approval 7/25/2013)
PECO Rank 14. COLLEGE OF NURSING \$44,649,638
- 2013-14 CIP (BOT approval 7/26/2012)
REQUESTS FROM OTHER STATE SOURCES Rank 1. COLLEGE OF NURSING
\$44,649,638

ACADEMIC PROGRAMMING

In April 2021, the College of Nursing and Facilities Planning & Construction published an Academic Program Statement (APS) and a Summary of Required Spaces (SRS) describing exactly how the College would use 60,000 Net Assignable Square Feet of new space in the College of Nursing Building. see Appendix.

CONCEPTUAL RENDERINGS

In Summer 2021, the Orlando firm of *HuntonBrady Architects* was engaged to provide renderings and conceptual floor plans to support a future philanthropic campaign; and to align with the Academic Program Statement and Summary of Required Spaces published in April 2021.

NEXT STEPS

- **Building Program** - The University President must approve this Building Program.
- **Campus Master Plan action** - See Chapter 8.0 none Minor Amendment required
- **Individual Project Approval** - The Board of Trustees Facilities and Infrastructure Committee replaced the Facilities and Finance Committee in July 2021. The F&I Committee charter states: "The Committee will review and recommend the following to the Board for action: Construction projects (new, remodeling, site work) with a projected total project cost in any amount greater than \$2 million, and any material changes to the projects."
- **Capital Projects Funding Certification Form** - For any capital project exceeding \$2 million, this form must be signed by the University President, the Vice President submitting the item, the Chief Financial Officer, and the General Counsel, certifying "that the ... capital project ... has been reviewed and approved and the type of funding for the project is authorized by state law and Board of Governors Regulations" and "University facilities seeking funding by the Legislature, including the PECO list, and the Capital Improvement Program."
- **Budget Increase Approval** (if needed)

5.0 EDUCATIONAL PLANT SURVEY

Chapter 5 describes compatibility with the educational plant survey, per BOG 14.006 (2) and if required.

THE CURRENT EDUCATIONAL PLANT SURVEY (EPS)

The *UCF 2021-2026 Educational Plant Survey* is the current EPS. It was approved by the UCF Board of Trustees on April 22, 2021 and forwarded to the State University System of Florida Board of Governors for approval in June 2021.

- The College of Nursing Building was not survey-recommended in the *current* EPS.

ADDING A PROJECT TO THE EDUCATIONAL PLANT SURVEY

At any time, the Educational Plant Survey may be amended to add a project. First UCF must request a Supplemental Survey, aka “spot survey,” by the SUS Board of Governors (BOG) staff. Then UCF must receive Board of Trustees approval to amend the EPS.

THE EDUCATIONAL PLANT SURVEY AND THE CAPITAL IMPROVEMENT PLAN (CIP)

BOG Regulation 14.006(3) reads “All projects requested by a university for inclusion on the PECO-eligible priority list must have an educational plant survey recommendation.” On the 2022 CIP (submitted 2021), the “College of Nursing” was on the Back of Bill,⁹ as needed to acquire legislative approval. Because it was not on UCF’s PECO request, it didn’t need to be on the EPS.

The Florida Legislature appropriated funding for the UCF “Nursing Building” in the SFY 2022-2023 Budget, without proviso requiring an EPS recommendation.¹⁰ If this appropriation is approved by the Governor, UCF will receive partial funding in the amount of \$29,000,000. When a project is allocated partial funding, it is considered “incomplete” per statute; and will be automatically included in the *preliminary selection group* for scoring/ranking the following year(s), pursuant to f. s. 1001.706(12)(d).¹¹

UCF has elected to request PECO funds for the project on the 2023 CIP, placing it as our #2 priority.

UCF Space Administration received the following confirmation from the Board of Governors staff that the CON does not need to obtain an amended survey to be included as UCF’s #2 PECO-eligible project.

- Kristine Azzato, Assistant Director, Facilities, SUS Board of Governors, 4/8/22 email: “The projects that are legislative initiatives were funded without regard to the status of an EPS Recommendation, and there was no proviso requiring the contrary. Therefore, we interpret the legislature’s actions to have effectively waived the EPS Rec (and related statutory requirements) for those projects. UCF will need to complete a detailed CIP for the project, as usual, but when required to note the specific EPS Rec for the project, UCF can add a footnote indicating the Rec was waived via legislative initiative, or more specifically, “N/A: 2022 GAA Section 197, Legislative initiative project funded w/o EPS Rec.”
- Kristine Azzato, BOG, 4/8/22 email: “In addition to the (above), once UCF has submitted the CIP for the Nursing Building, the project will be scored and placed on the list (the PECO Preliminary Selection Group) accordingly.”

⁹ Back of Bill or BoB is part of the CIP-1 Narrative Overview

¹⁰ Despite CoN not having an EPS recommendation, the facility’s E&G space will be included in inventory in determining space needs during the next EPS cycle.

¹¹ f. s. 1001.706(12)(d): *The board shall continually maintain a list of all public education capital outlay projects for which state funds were previously appropriated which have not been completed. The list shall include an estimate of the amount of state funding needed for the completion of each project.*

6.0 STRATEGIC PLAN

Chapter 6 indicates consistency and compatibility with the university strategic plan, per BOG 14.006 (1) and (2).

THE CURRENT STRATEGIC PLAN

UCF is developing a new Strategic Plan in AY 2021-22 that aligns with the vision of UCF's President, Dr. Alexander Cartwright, and the UCF Board of Trustees.¹² This Strategic Plan will replace the "UCF Collective Impact Strategic Plan" (2016) and will build upon Dr. Cartwright's 2020-2021 Presidential Goals, which were approved by the UCF Board of Trustees in August 2020 and are guiding current institutional planning and leadership decisions.

PRESIDENTIAL GOALS 2020-2021

UCF aspires to be one of the nation's leading innovative research universities, with a focus on student success and contributing to the betterment of society. A different kind of university driven by its entrepreneurialism and optimism, UCF will not be defined by its contemporaries, and rather seeks to forge a new path with the potential to be a leading metropolitan research university that will help to define the future of higher education.

Following years of growth, the university will now focus on building the critical infrastructure that will support its pursuit of excellence. UCF will have a national, and in key areas, international reputation as a new kind of metropolitan public research university that is tightly coupled with its community and can work toward quickly becoming a top 50 public national university and ultimately be considered for membership in the prestigious Association of American Universities.

1. Build a strong leadership team with a focus on improving administrative infrastructure and systems that drive efficiency and effectiveness.
2. Invest in academic excellence to drive greater student success and research outcomes.
3. Deliver action on diversity, equity, and inclusion initiatives and become an example for how a community fully commits to inclusive excellence.
4. Build a culture of trust, engagement and accountability across our entire team of employees by making UCF one of the best places to work in Central Florida.
5. Elevate and promote UCF's excellence and its national reputation through our efforts in advancement, government and community relations, and communications and marketing efforts.

PROJECT ALIGNMENT WITH THE PRESIDENT'S GOALS

Goal 2 - Creating a new College of Nursing Building is a way of "investing in academic excellence to drive greater student success..."

Goal 5 - Expanding our nursing programs and graduating well-educated and highly skilled nurses, will "elevate and promote UCF's excellence and its national reputation..."

FLORIDA NEEDS NURSES

The Florida Center for Nursing (FCN) reports on nursing workforce issues, and stated in a [2019 FCN Report](#) that "Florida is experiencing a critical shortage of registered and licensed practical nurses which is expected to worsen as demand increases."

Ranked among the best in the nation and accredited by the [Commission on Collegiate Nursing Education](#), the UCF College of Nursing has been leading the charge in educating the next generation of nurses for 40 years.

¹² UCF's strategic plan effort is being led by Dr. Ronald F. Piccolo, Chair of the Department of Management and the Galloway Professor of Management in the College of Business. He is also Special Advisor to the President for Strategic Planning.

7.0 ACADEMIC MASTER PLAN

Chapter 7 confirms consistency with the academic master plan, per BOG 14.006 (1).

ACADEMIC PROGRAMS TO BE IMPROVED

The proposed College of Nursing Building will add and improve space for all Nursing academic programs.

Academic Unit	CIP Code	Term Start	Program Name	Degree
Nursing Practice	51.3801	Spr 1979	Nursing (BSN)	Bachelor of Science in Nursing
Nursing	51.3801	Fall 1995	Nursing (MSN)	Master of Science in Nursing
Nursing	51.3808	Sum 2003	Nursing (PhD)	Doctor of Philosophy
Nursing	51.3818	Fall 2007	Nursing Practice (DNP)	Doctor of Nursing Practice
Nursing Systems	51.3801	Sum 2018	Nursing RN (BSN)	Bachelor of Science in Nursing



ACADEMIC PROGRAM REVIEWS

Pursuant to Florida Statute, UCF conducts in-depth reviews of academic programs at least every seven years. The primary purpose is to examine the quality and productivity of academic programs with a goal to develop recommendations leading to program improvement. The reviews include Cost & Financial Health criteria, to which *new facilities* can contribute in a positive way.

In 2017, the CoN received full reaccreditation from the Commission on Collegiate Nursing Education (CCNE) for all of its BSN, MSN, DNP and post-graduate advanced practice registered nurse (APRN) certificate programs.

The following space deficits were noted in the 2017-18 Academic Program Reviews:¹³

¹³ Academic Program Review information was provided by Brett Morrison of UCF Academic Program Quality (APQ) in the Office of the Provost.
BP College of Nursing | 17

Program	Degree	CIP	Last Review	Space Needs
Nursing	BSN	51.3801	2017–18	Continue to work with administration to identify opportunities for increasing classroom and laboratory space
Nursing Practice	DNP	51.3818	2017–18	Explore options to meet space needs; work with the facilities scheduler across departments to ensure scheduling of clinical laboratory experiences

In addition, external consultants offered the following space-related recommendations to the college as a whole:

- Explore options to meet space needs and support evolving collaborative research with the goal of space at the Health Science Campus at Lake Nona.
- Increase national and international profile of health care simulation programs (e.g., potential creation of health care simulation center).

The next review of the College of Nursing programs will be in 2025-2026.

If design of a new facility begins after the next APRs, FPC should check back with APQ to determine if there are other space deficiencies that need to be addressed by the new facility.

8.0 CAMPUS MASTER PLAN

Chapter 8 describes consistency/compatibility with the approved campus master plan, per BOG 14.006 (1) and (2).

THE CURRENT CAMPUS MASTER PLAN (CMP)

Campus planning and concurrency management in the State University System (SUS) are governed by Florida Statute 1013.30. The Florida Board of Governors further details the requirements of campus master plans (see BOG Regulations Chapter 21).

Only the UCF Main Orlando Campus requires a Campus Master Plan and Campus Development Agreement; all other UCF Educational Sites are governed by the comprehensive plan(s) of their host local governments.

The 2020-30 Campus Master Plan (CMP) was adopted by the UCF Board of Trustees in November 2019; and is consistent with the State Comprehensive Plan and not in conflict with the Comprehensive Plan of Orange County - its host local government. It identifies general land uses, and addresses the need for and provision of roads, parking, public transportation, solid waste, drainage, sewer, potable water, and recreation and open space during the coming 10 years. The CMP also documents UCF's long-range plans for new facilities and major remodeling projects for the Main Campus, as well as for all other UCF Educational Sites.

A College of Nursing facility has been included in three CMPs:

- 2020-30 CMP - 10-YEAR SCHEDULE OF CAPITAL PROJECTS (SCP)
COLLEGE OF NURSING AND HEALTH SCIENCES BUILDING 150,000GSF NonState Funding
- New academic home for College of Nursing (~100KGSF) Additional space for other CHPS Units (TBD).
- 2015-25 CMP - CAPITAL IMPROVEMENTS LIST
PECO Item 14. COLLEGE OF NURSING 119,206nasf 170,684gsf \$34,767,122
- 2010-20 CMP - CAPITAL IMPROVEMENTS LIST
PECO Item 17. COLLEGE OF NURSING 119,206nasf 170,684gsf \$34,767,122
Courtelis Item 56. COLLEGE OF NURSING \$3,871

The UCF Academic Health Sciences Campus (AHSC) is a UCF Educational Site lying within the Southeast Orlando Sector Plan/Lake Nona area (the Medical City), a 17-square-mile master-planned community. It is governed by the City of Orlando's Comprehensive Plan which is known as the Growth Management Plan.

CONSISTENCY WITH GOALS, OBJECTIVES OR POLICIES OF THE CMP

Regardless of the governance of the AHSC, the College of Nursing Building will comply with the UCF CMP, including, but not limited to:

2.0 FUTURE LAND USE & URBAN DESIGN - 2.2 Urban Design

GOAL 1: To create developmental patterns that direct future growth to appropriate areas on campus, promote the educational mission of the University, protect environmentally-sensitive areas, and ensure compatibility with the community.

OBJECTIVE 1.6: Develop energy-efficient campus facilities, as detailed in the UCF Standards.¹⁴

POLICY 1.6.9: All new UCF buildings shall be LEED-certified (Leadership in Energy and Environmental Design), and each new project shall achieve LEED Gold certification as defined by the U.S. Green Building Council.

¹⁴ Standards refers to the UCF Design, Construction, and Renovation Standards.

UPDATING THE COLLEGE OF NURSING PROJECT IN THE CMP

The current 2020-30 Campus Master Plan indicates a 150,000 GSF College of Nursing Building. A minor amendment will be submitted to the Board of Trustees to revise the building to match the size and scope outlined in this Building Program.

9.0 SPACE UTILIZATION CRITERIA

Chapter 9 indicates compatibility with space utilization criteria, per BOG 14.006 (2).

COMPLIANCE STATEMENT

- The project will be compatible with State Space Criteria, University Space Criteria, and Project-Specific Space Criteria.

STATE SPACE CRITERIA

State criteria is available to guide space planning in Florida institutions of higher education, including the *State Requirements for Educational Facilities, 2014 (SREF)*. The Florida Building Code (FBC) has not adopted SREF for Universities, therefore occupancy load factors must comply with FBC over SREF.

The State University System “Space Needs Generation Formula” recognizes the following space categories:

Instructional/Research	Academic Support	Institutional Support
Classrooms Teaching Laboratories Research Laboratories	Study Facilities Instructional Media Auditorium/Exhibition Teaching Gymnasium	Office/Computer Campus Support Services

SREF Chapter 1, Section 1.2 Definitions (page 10, item 86) describes the following types of square footage for net/gross calculations in a postsecondary facility:

- Assignable Square Footage (ASF)... the enclosed and interior floor area assigned to or available to be assigned to an occupant or specific use.
- Non-Assignable Square Footage ...the floor area of a building not available for assignment ... but necessary for the general operation of the building; (e.g.) custodial, circulation, mechanical and toilet areas.
- Net Square Footage (also, Net Usable Square Footage). This includes assignable square footage and useable nonassignable square footage.
- Structural Square Footage. The floor area of a building that cannot be occupied or used because of structural building features...interior and exterior walls, or unusable areas in attics.
- Gross Square Footage (GSF). The sum of all floor areas on all floors of a building included within the outside faces of its exterior walls.

UNIVERSITY SPACE CRITERIA

University criteria includes *UCF Policy 3-126 Space Allocation and Use (August 8, 2018.)* Of particular note is this, under Item D. Offices:

“UCF faculty and staff may only have one office, regardless of position or titles (i.e., faculty member and chairperson). However, individuals whose work assignments require that they spend significant time in more than one building may use shared office space in the building(s) where their office is not located.”

The College of Nursing has planned shared office space to serve Site Coordinators and others visiting from remote College of Nursing sites such as Altamonte Springs, Ocala, Cocoa, Daytona Beach, Palm Bay, Valencia, etc.

PROJECT-SPECIFIC SPACE CRITERIA

All assignable space is classified into Assignable Space Use Categories in accordance with the *Postsecondary Education Facilities Inventory and Classification Manual 2006 Edition (FICM)*; and aligns with the space categories in the State University System “Space Needs Generation Formula.”

Classrooms

The SUS Formula includes Classroom Facilities under INSTRUCTIONAL/RESEARCH.

The FICM describes them as 100 CLASSROOM FACILITIES, as “General purpose classrooms, lecture halls, recitation rooms, seminar rooms, and other spaces used primarily for instruction classes and not tied to a specific subject or discipline by equipment in the room or the configuration of the space.”

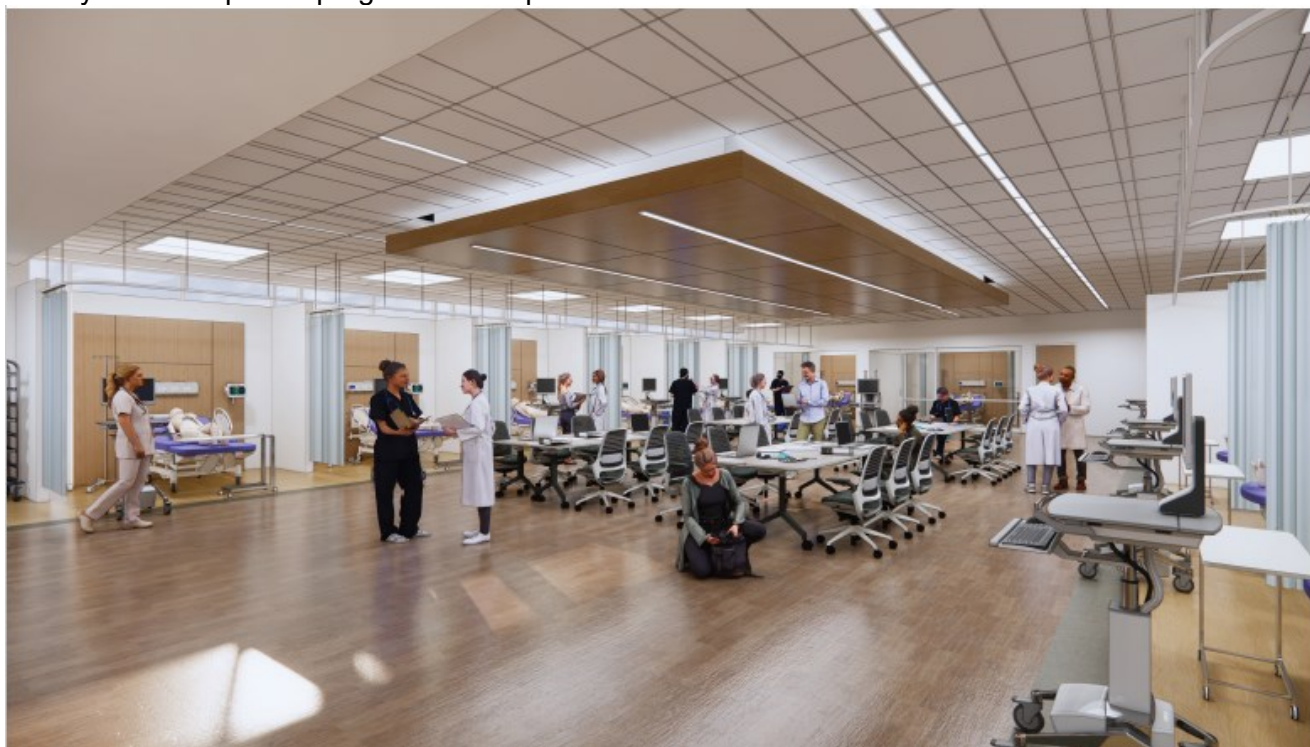
Laboratory Facilities

The SUS Formula includes both Teaching and Research Labs under INSTRUCTIONAL/RESEARCH.

The FICM describes both Teaching and Research Labs under 200 LABORATORY FACILITIES.

Class Laboratory (210) aka Teaching Laboratory – “A space used primarily for formally or regularly scheduled instruction that requires special purpose equipment or a specific space configuration for student participation, experimentation, observation, or practice in an academic discipline.”

Non-Class Laboratory (250) aka Research Laboratory – “A space used for laboratory experimentation, research, or training in research methods; professional research and observation; or structured creative activity within a specific program or for sponsored research.”



Office Facilities

The SUS Formula includes Offices under INSTITUTIONAL SUPPORT.

The FICM 300 OFFICE FACILITIES includes 310 Office “A space housing faculty, staff, or students working at one or more desks, tables, or workstations” and 350 Conference Room as “A space serving an office complex and used primarily for staff meetings and departmental activities.”

Study Facilities

The SUS Formula includes Study Facilities under ACADEMIC SUPPORT.

The FICM describes 410 Study Space as a subcategory of 400 STUDY FACILITIES, as “A room or area used by individuals to study at their convenience, the space not being restricted to a particular subject or discipline by contained equipment.”

Instructional Media

The SUS Formula includes Instructional Media under ACADEMIC SUPPORT.

The FICM includes 530 Media Production as a subcategory of 500 SPECIAL USE FACILITIES, as “A space used for the production or distribution of multimedia materials or signals.”

10.0 PROJECT BUDGET

Chapter 10 includes the project budget, per BOG 14.006 (1).

FUNDING OF CAPITAL PROJECTS

Not all Capital Projects are eligible for all types of funding.

The types of funding that may be considered for this project include:

- Public Education Capital Outlay (PECO)
- Grants and Private gifts
- Public-Private Partnerships (P3)
- Carry-Forward balance may be used for PECO projects for which a previous appropriation has been provided, should the project require additional funds for completion.

Funding sources that are not appropriate for this project include:

- Capital Improvement Fees (CITF)
- Debt, the issuance of bonds (for organizations that have auxiliary revenue.)

PROJECT BUDGET

UCF Facilities Planning and Construction has estimated the probable cost of this project as follows:

COLLEGE OF NURSING BUILDING (90,000 GSF)	
BASIC CONSTRUCTION COSTS	
<ul style="list-style-type: none">• Building Cost• Site Preparation, Landscape/Irrigation• Telecommunications• Sanitary, Storm and Chilled water systems• Energy Efficient Equipment	
Probable Basic Construction Cost	\$47,811,790
OTHER PROJECTED COSTS	
<ul style="list-style-type: none">• Professional Fees, Project management Fees, Fire Marshall Fees, Permit/Impact Environmental Fees• Inspection services, Insurance consultant, Surveys and tests,• Moveable Furnishings and Equipment, Art-In-State• Project Contingency	
Probable Other Projected Costs	\$15,969,640
OPINION OF PROBABLE TOTAL PROJECT COST	\$63,781,430

Related Projects – from other sources or recurring charges

- City of Orlando Infrastructure Enhancements (See Utility analysis)
- Parking Lot or Garage

This opinion of probable cost was developed in April 2021 and first reported on the FY 22-23 Capital Improvement Plan, Back of Bill. The construction industry is experiencing significant labor shortages and supply chain disruptions, which are driving up the cost of construction and lengthening construction schedules. This opinion of probable cost will be re-evaluated during the design process for the project to determine if additional funding will be needed, or if programmatic changes must be made to stay within the budget.

APPROPRIATION FOR THE COLLEGE OF NURSING BUILDING

A Legislative Initiative¹⁵ in the Florida 2022-23FY Budget allocated partial funding for the College of Nursing Building under “University Projects not included in Board¹⁶ statutorily-required PECO List; i.e. not stated by the University as its #1 or #2 priority projects for FY22-23”

UNIVERSITY OF CENTRAL FLORIDA

Nursing Building (HB 3841) (Senate Form 2146)\$29,000,000

This budget allocation is subject to approval by the Governor.

CAPITAL RENEWAL AND DEFERRED MAINTENANCE

The Board of Governors (BOG) has adopted regulation [14.002 Reserves for New Construction](#) (effective July 1, 2022), stating that for “any new construction of an education & general (E&G) facility, funded in whole or in part with State appropriations, the university must institute a plan to reserve funds in an escrow account, specific to the project, into which shall be deposited each year an amount of funds equal to two percent (2.0%) of the total value of the building.

Based on the estimated total construction cost (\$47,811,790), this 2% annual reserve contribution would be \$956,236 per year.

PLANT OPERATION AND MAINTENANCE (PO&M)

The PO&M formula is a space/facilities operating funding model that was developed in 1993 by the State University System of Florida. It was used by the Governor and Legislature to provide operating resources for new space/facilities.

The state has not appropriated PO&M funding for several years; but the formula is used here to determine the level of funding that will be needed to maintain the facility described in this program:

- 90,000 GSF X \$15.61 per square foot = \$1,404,900

Moving forward, new facilities will require the university to identify a PO&M funding source that does not require any additional state appropriations; as was stated in the “2020-21 Legislative Budget Request Development Policy Guidelines.”

¹⁵ Legislative Initiative means the project wasn't in the Board of Governors prioritized list and it wasn't UCF's #1 or #2 PECO priority.

¹⁶ Board of Governors

11.0 BUILDING CODES, STANDARDS, & REQUIREMENTS

Chapter 11 provides the building codes applicable to the project, per BOG 14.006 (1).

COMPLIANCE STATEMENT

- This project will comply with all applicable codes, laws, standards, statutes, and regulations.

BUILDING CODES

The codes applicable to this project include, but are not limited to:

- 7th Edition, 2020 Florida Building Code - Administered by UCF Building Department
- 7th Edition, Florida Fire Prevention Code - Administered by the Florida Division of State Fire Marshal

UCF STANDARDS & GUIDELINES

The project must meet UCF standards including, but not limited to:

- UCF Design, Construction, and Renovation Standards
Administered by UCF Facilities Planning & Construction
- Telecommunications Design Standards
Administered by UCF Information Technology (UCF IT)
- Campus Landscape Master Plan and Design Standards
Administered by UCF Landscape & Natural Resources (LNR)
- Office of Instructional Resources Design Standards (2019)
Administered by UCF Office of Instructional Resources (OIR)

FLORIDA STATUTES

F.S. Chapter 255 addresses requirements for public property and publicly owned buildings.

ENERGY AND SUSTAINABILITY

The Architects and Engineers of Record (A/E EOR) will need to address LEED and sustainability with respect to performance, energy, water conservation / efficiency, and LEED campus credit integration.

After design has begun, detailed criteria will be included in the Owner's Project Requirements (OPR), and the A/EOR will be required to provide a Basis of Design (BoD) that gives technical guidance for how these requirements will be incorporated into the design.

The project must meet energy standards including, but not limited to:

- Green Building Construction and Renovation Requirements
Administered by UCF Department of Utilities & Energy Services (UES), a division of UCF Facilities & Safety
- State of Florida Model Energy Efficiency Code for Building Construction
Administered by UCF Department of Utilities & Energy Services (UES), a division of UCF Facilities & Safety

APPENDIX

UCF Planning Documents

The following planning documents for the College of Nursing Building have been published on the FACILITIES PLANNING & CONSTRUCTION website, under the PLANNING tab. If approved by the President, this Building Program will be published there as well.

Summary of Required Spaces (SRS)

A Summary of Required Spaces is an early planning document that should be prepared for most large facilities, by UCF or by a Consulting Architect or Engineer (A/E).

The SRS captures exactly how the proposed occupants wish to use the space in a proposed building. It lists every room in the facility, along with its assignable square feet and a brief description. It records the total amount of assignable space, by space category, and the gross square footage.

The SRS can be used for early estimating or may be prepared to align space with an established maximum budget.

Link to the [College of Nursing SRS 4.14.21](#)

Academic Program Statement (APS)

An Academic Program Statement is an internal planning document for more complicated buildings or those that combine multiple colleges. It aligns with and further develops the SRS by providing a more detailed description of every room in the proposed facility.

The APS for the College of Nursing was prepared by the College and Facilities Planning & Construction.

Link to the [College of Nursing APS 4.14.21](#)