



UNIVERSITY OF CENTRAL FLORIDA

UCFAA Football Campus Projects

- Stadium South Tower (Bldg. #135 addition)
- Football Practice Field Relocation
- McNamara Cove (New Bldg. #363)
- Parking and Plaza Expansion
- Wayne Densch Sports Center Renovation (Bldg. #077)
- Stadium North Tower (Bldg. #135 addition)

Building Program

This program has been prepared in response to Facilities Planning & Construction Building Program Policy (FSP 2021 FS0025), not to Board of Governors Regulation 14.006.

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BUILDING PROGRAM CONTRIBUTORS & REVIEWERS

Material for the UCFAA Football Campus Projects Building Program was received from the following contributors and reviewers. Their contributions, or corrections if provided, were incorporated into the document by Facilities Planning and Construction.

UCF Athletics Association

- Terry Mohajir, *Vice President & Director of Athletics*
- David Hansen, *Executive Associate Athletics Director, COO*
- Brian Barton, *Senior Associate AD, Capital Projects, Facility & Event Management*

UCF Administration

- Gerald Hector, *Senior Vice President for Administration and Finance*
- Jon Varnell, *Vice President for Facilities and Business Operations*

Subject Matter Experts

- Bill Martin, *Facilities Planning and Construction (FPC)*
- Susan B. Hutson, *FPC*
- Troy Jarvis, *UCF IT*
- Lauren Morris, *Landscape & Natural Resources (LNR)*
- Anand “Andy” Rampersad, *Parking and Transportation*
- Curt Wade, *Utilities and Energy Services (UES)*
- Amanda Lindsey, *UES*
- Christy Miranda-Perez, *Space Administration (SPAD)*
- Roy Johnston, *UCF Building Code Official*

PROJECT REQUEST, RECOMMENDATION, & APPROVAL

REQUEST

The UCF Athletics Association (UCFAA) requests that Dr. Cartwright approve the UCFAA Football Campus Projects; and confirms that the facilities described in this Building Program will continue to be developed to align with the space, functional, and operational needs of UCFAA.

Terry Mohajir

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Date: 2022.04.22 09:44:28 -04'00'

Mr. Terry Mohajir, Vice President and Director of Athletics

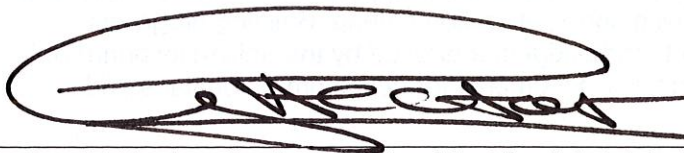
RECOMMENDATION

I recommend proceeding with the UCFAA Football Campus Projects, provided that any outstanding issues identified in the Building Program or discovered during design, or required by governing regulations or statutes, will be addressed prior to the start of construction of the project; including, but not limited to: concurrency issues, permit issues, procedural steps to be taken, funding issues to be resolved, and code issues to be resolved.

Jonathan Varnell

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



4/28/2022.

Mr. Gerald Hector, Senior Vice President for Administration and Finance

APPROVAL

I have reviewed this Building Program for compatibility with University's approved strategic plan, campus master plan, educational plant survey, and with space utilization criteria. I approve these UCFAA Football Campus Projects to move forward.



4/29/2022

Dr. Alexander Cartwright, President of the University of Central Florida

1.0 BUILDING PROGRAM

Chapter 1 describes the need for a building program, and general requirements of the building program per BOG Regulation 14.006 and UCF

The intent of a building program is to define a project's high-level objectives, campus impacts. And concurrency needs. Building Programs (BP) are a requirement of the Board of Governors in accordance with SUS Board of Governors regulation *14.006 Building Program and Fixed Capital Outlay Legislative Budget Request*.

BOG 14.006 does not require a Building Program for these UCFAA Football Campus Projects; however, Facilities and Safety Building Program Policy FSP 2021 FS0025 (9/22/21) requires BPs for all Capital Projects.

FPC Building Programs:

- Follow the same format as those prepared according to BOG 14.006.
- Document ways in which the project is consistent and compatible with the university strategic plan, academic plan (if applicable), campus master plan, educational plant survey (if applicable), and space criteria.
- Include the project budget and the building codes applicable to the project.

BOARD OF GOVERNORS REQUIREMENTS

BOG regulation *14.006, Building Program and Fixed Capital Outlay Legislative Budget Request Procedures*,¹ 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 Fees² 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 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.

¹ 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.

² Capital Improvement Trust Fund fees are also known as CITF.

UCF REQUIREMENTS

In addition to BOG requirements, UCF follows an internal checklist of requirements for Capital Projects.

UCF Steps taken or still needed

More information

The project is on the Campus Master Plan	See Chapters 4.0 and 8.0 for Next Steps to add Projects to the Campus Master Plan
The project is on the Educational Plant Survey	UCFAA Projects do not need to be included on the EPS, see Chapter 5.0
The project is on the Capital Improvement Plan (CIP)	See Chapter 4.0 for Next Steps
The project has BOT Individual Project Approval	See Chapter 4.0 for Next Steps
The project has a completed Certification of Funding Form	See Chapter 4.0 for Next Steps
The project has Fixed Capital Outlay Budget (FCO) approval	UCFAA Projects do not require FCO approval ³

³ BOG Regulation *14.003 Fixed Capital Outlay Projects - University Budgeting Procedures* excludes projects acquired, constructed and owned by a Direct Support Organization – these are included in the BOG *Debt Management Guidelines* https://www.flbog.edu/wp-content/uploads/Debt-Management-Guidelines_FINAL-3.23.21.pdf

2.0 PROJECT OVERVIEW

Chapter 2 provides general information about the project.



FOOTBALL CAMPUS PROJECTS

In September 2021 UCF was invited to join the Big 12 Conference, a move that will raise the university's national profile and expand opportunities for our student-athletes to compete at the highest level of intercollegiate athletics. The UCF Board of Trustees voted unanimously to accept the invitation.

Providing world-class athletics facilities will sustain UCF's commitment to deliver a top-25 athletics program and recruit and retain elite student-athletes and coaches.

The six proposed UCFAA Football Campus Projects include:

1. STADIUM SOUTH TOWER (Addition to Bldg. #135)

From 1979 to 2006, the Knights played their home football games at the Citrus Bowl in downtown Orlando. In December 2005, the UCF Board of Trustees approved the construction of the new on-campus stadium. The first game was held September 15, 2007 against the Texas Longhorns.

The stadium opened with a manifested seating capacity of 45,301. A number of enhancements have been made since its opening including the addition of the Carl Black & Gold Cabana, Stadium Club, loge boxes and field cabanas in each end zone. The stadium's current seating capacity is 45,040.



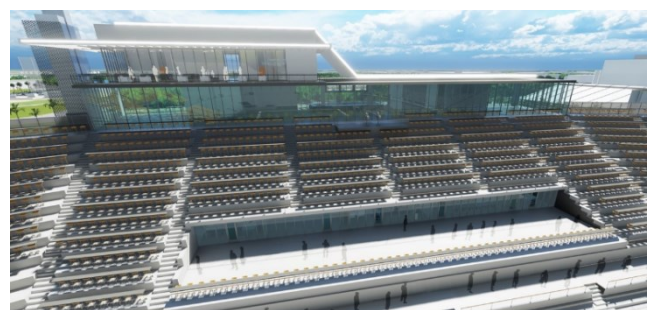
The proposed SOUTH TOWER will provide:

Offices

The building occupants will be the UCF football coaches and staff, whose offices and workspace will be relocated from the Wayne Densch Sports Center (Bldg. 77). The South Tower will provide spaces such as staff offices, conference rooms, team meeting room, a coaches' locker room, a video studio, a "Coaches' Deck" overlooking the stadium, balconies overlooking the practice fields, and an elevated walkway to a new Film Tower located between the two Football Practice Fields.

Club Lounge

A Club Lounge will be constructed to serve the newly created loge seating. This space will include a restaurant and bar, event space, restrooms, and applicable back-of-house facilities (kitchens, serveries, etc.). It will serve as one of the key stadium premium spaces on football games days as well as have the ability to host special events and be programmed on a daily basis.



Loge Seating, Club, and Galaxy Club

Galaxy / Big XII Founders Club

Located on the top level of the South Tower, this space will serve as an upscale hospitality area for Big XII Founders level donors and major corporate sponsors on game day as well as a unique area for alumni, Varsity Knights and donor stewardship and cultivation. Growing national trend for executive leadership level donors and sponsors.



Galaxy Club

Loge Seating⁴

In the south end zone of the main seating bowl approximately 4,600 bench seats will be converted to 1,050 “Loge” seats with access to the Club Lounge. The new Loge seating may include such features as table tops, theater-style chairs, personal storage, charging stations, and video screens; and will span across current Stadium Sections 201, 202 and 236, plus an overbuild of Sections 203, 204, 234 and 235.

2. FOOTBALL PRACTICE FIELD RELOCATION

In 2005, UCF built two of three planned Football Practice Fields south of the current UCF Stadium. At that time, all three field sites were permitted as impermeable surfaces⁵ with the St. Johns River Water Management District (SJRWMD).

UCFAA proposes to build a new Football Practice Field east of Football Practice Field #2 and remove Football Practice Field #1 to clear a generous site for the construction of McNamara Cove and the enlargement of Parking Lot E2.

Construction will include a complete renovation of current field #1 and a new observation and video tower between the fields with an elevated walkway connecting to the SOUTH TOWER. It is also anticipated that all field lighting will be upgraded to LED.



3. McNAMARA COVE (New Bldg. #363)

The location for McNamara Cove has changed since its inception. It was originally planned for the southeast corner of the UCF Football Stadium; but to situate the facility more centrally within the Football Campus has been re-sited southwest of the stadium across from the Roth Athletics Center (RAC).

On September 19, 2019, the UCF Board of Trustees approved the naming of McNamara Cove, to acknowledge the generosity of UCF graduates Thomas J. '88 and Stacey L. '89 McNamara. UCF held a groundbreaking ceremony on November 2, 2019.

The facility concept includes an elongated resistance pool to be known as the “Recovery River”, cold and hot plunge pools, patios and decks, shade structures, and service buildings such as:

- Cove Picnic Pavilion (Bldg. #363A)
- Cove Restroom Pavilion (Bldg. #363B)
- Cove Pump House (Bldg. #363C)



⁴ Buildings with exposed structure should utilize galvanized steel to avoid corrosion and the significant maintenance costs related to rust remediation from exposed painted steel

⁵ Rain and irrigation water cannot percolate into the soils on a football field that has a subsurface drainage system connected to the storm sewer, therefore the fields are considered impervious surfaces.

4. PARKING AND PLAZA EXPANSION

In 2007, UCF unveiled the “Charging Knight” by artist Don Reynolds, as the focal point of a plaza that leads fans from Knight’s Victory Way, northwest of the Stadium, to Gates 2, 3, 4, 5, and Roth Tower (see images).



Parking and Plaza Expansion includes:

THE BOULEVARD

Similarly, the BOULEVARD will channel fans arriving from southwest of the Stadium to the new NICHOLSON PLAZA.

NICHOLSON PLAZA

The new NICHOLSON PLAZA will be a football "Town Square" adjacent to McNamara Cove and stadium gate 17. This enhanced space will serve as another major stadium entry and exit point.

PARKING LOT E2 EXPANSION

Existing Permit Parking Lot E2, east of the WDSC and RAC, will be reconstructed and enlarged to create a premium parking and gameday tailgating area and serve as a prominent entry to the stadium, cove, and RAC and may feature a sculpture or water feature and a sand volleyball court.

On non-gamedays, Lot E2 will continue to provide permit parking for WDSC, RAC, and other UCFAA facilities.



5. WAYNE DENSCH SPORTS CENTER RENOVATION (WDSC Bldg. #77)

Following the relocation of football staff offices and work space to the South Tower the WDSC will undergo an extensive renovation. Work will be done throughout the building (which opened in 2004) to include substantial enhancements and expansion of the following spaces: sports medicine and sports performance headquarters, football team locker room and players’ lounge, and student-

athlete meeting space. Special attention will be paid to modernizing and properly branding all spaces.

6. STADIUM NORTH TOWER (Addition to Bldg. #135)

New Upper Concourse & Seating Deck⁶

Two identical-sized seating decks are planned for the north end zone of the stadium. A new concourse, which will include restrooms and concessions, will be constructed beneath the seating and surround the current video board structure to connect the two seating areas. Approximately 5,000 seats will be provided by the project.

STADIUM OVERALL SEATING CHANGE

The UCF Football Stadium was added to the 2005-2015 Campus Master Plan (adopted 11/30/2004) by a major amendment adopted on 11/9/2005 in accordance with Florida Statue 1013.30 (7) and (8). At that time, the Stadium was intended to seat 48,000 fans.

The stadium opened with a manifested seating capacity of 45,301. A number of enhancements have been made since its opening, including the addition of the Carl Black & Gold Cabana, Stadium Club, loge boxes, and field cabanas in each end zone. The stadium's current seating capacity is 45,040

- The SOUTH TOWER will replace approximately 4,600 bench seats with approximately 1,150 Loge seats.
- The NORTH TOWER will add approximately 5,000 new student bench seats.

The construction of both the SOUTH and NORTH TOWERS will increase the total capacity from 45,040 to approximately 46,490.

The proposed projects represent a capacity increase of 3.22%.

⁶ Buildings with exposed structure should utilize galvanized steel to avoid corrosion and the significant maintenance costs related to rust remediation from exposed painted steel

3.0 SITE & UTILITIES

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

PROPOSED SITE



ROADS, PARKING & TRANSIT ANALYSIS

Roads:

Kenneth G. Dixon Athletics Village is served by North Orion Boulevard, which wraps around the south and east sides of the stadium. Included in the Village are the UCF Football Stadium, Wayne Densch Sports Center (077), Roth Athletics Center (165), Nicholson Fieldhouse (128), and Wayne Densch Center for Student Athlete Leadership (136). The new McNamara Cove will also be served by North Orion Boulevard.

A fire lane surrounds the Stadium; and will be maintained during and after these projects are completed. It has two emergency entrances into the Concourse at Gate 10 (Northeast) and Gate 17 (Southwest).

Parking:

Permit Parking (workday)

The following parking serves the Wayne Densch Sports Center (WDSC 077), Roth Athletics Center (RAC 165), Nicholson Fieldhouse (NFH 128), UCF Stadium (135), and Wayne Densch Center for Student Athlete Leadership (CSAL 136):

- Lot E1, south of WDSC (077) - 56 spaces
- Lot E2, east of WDSC (077) and RAC (165) - 59 spaces
- (Lot E2-A)⁷, on the apron at Stadium Gate 17 - 12 spaces
- Lot E6, southeast of WDSC (136) - 46 spaces⁸
- (Lot E7)⁹ near Stadium Gate 5 - 24 spaces
- Faculty/Staff parking in Garage E - 80 spaces

Gameday Pay Parking

- Gold Zone passholders have access to the closest parking to the UCF Stadium. Gold Zone parking is reserved for members of the Golden Knights Club, credentialed media, stadium operations personnel, patrons with disabilities, and selected others; and requires a minimum annual gift of \$400 to \$3,750.
 - Gold Zone is located in Garages C (upper levels), D and F
 - Gold Zone is also located in Lots C-2, C-3, D-1, D-2, E-3, E-6 (ADA), E-8 and at Baseball and Softball.
 - ADA parking for Gold Zone passholders is located in lot E-6, east of the Stadium at Gates 13 and 14.
 - The proposed Tailgating Lot (expansion of Lot E-2) will require a special fan membership, to be determined. Lot E-2 is not currently used for Gold Zone parking.
 - RV parking requires an additional \$500 gift.
- Garage H provides \$20 game-day parking (donations support UCF's First-Generation Scholarship Fund.) Garage H also accommodates vehicles displaying SGA-provided parking passes and credentialed staff with Garage H permits.

Gameday Free Parking

- Free General Gameday parking is provided in more remote campus locations including:
 - Garages A, B, and I
 - Parking lots B-1, B-2, B-3, B-5, B-7, B-9, B-10, B-11, B-12, H-3,

⁷ This lot is informally known as E2-A for a Parking Condition Assessment being performed by Facilities Planning and Construction

⁸ This lot has 46 ADA spaces for gameday but they are bagged for daily parking (non-event days).

⁹ This lot is informally known as E7 for a Parking Condition Assessment being performed by Facilities Planning and Construction

- H-4, and H-10;
 - At the Research Pavilion on Research Parkway.
- Free ADA parking is in the grade level of Garage C.
 - An ADA shuttle provides transportation from Garage C to Stadium Gate 14.
 - An ADA shuttle follows route around Apollo Circle with pick-up/drop-off stops near Garages C, D, and I, Lots C-3 and H-4, and the Reflecting Pond.
- On Gamedays, shuttles deliver fans from free parking to the Transit Station on Scorpius Dr, adjacent to Garage C, a half mile walk to the nearest stadium gate.

***Related ADA
Parking Cost:***

These UCFAA Projects will require a study of ADA parking proximate to the UCF Football Stadium (135), Wayne Densch Sports Center (077), Roth Athletics Center (165), Nicholson Fieldhouse (128), Wayne Densch Center for Student Athlete Leadership (136), and the new McNamara Cove (363).

“Parking spaces...that serve a particular building or facility shall be located on the shortest accessible route from parking to an (accessible) entrance.”¹⁰

Transit:

UCF has sufficient shuttle services to serve the proposed increase in spectators at the UCF Stadium.

UTILITIES ANALYSIS

Concurrency:

Concurrency Management Systems require systems for monitoring and ensuring adherence to the adopted level-of-service standards, including the schedule of capital improvements and the availability of public facility capacity.

Florida Statute 163.3180 states sanitary sewer, solid waste, drainage and potable water are the only public facilities and service subject to concurrency requirements on a statewide basis.

UCF has elected to make additional public facilities and services subject to the concurrency management system under Florida Statue that include chilled water, primary electric power, stormwater, and natural gas.

Potable Water:

Potable water is provided by the university’s water treatment plant and is supplied to the campus via an underground piping system.

Reduced-pressure principle backflow preventers and meters are required on all water supplies to UCF buildings.

To maintain drinking water quality standards for water age retention, connection location shall be determined by UES.

- Capacity is available under UCF’s Consumptive Use Permit (CUP) with the St. Johns River Water Management District (SJRWMD)¹¹

¹⁰ A maximum travel distance is not specified in the Standards.

¹¹ Consumptive Use Permit (CUP)

Stormwater:

UCF's main campus is made up of nine (9) permitted minor stormwater basins situated within four (4) major stormwater basins. Each basin has a limited stormwater runoff capacity threshold that is affected by the addition of impervious surfaces like parking lots, roads, buildings, and sidewalks.

Stormwater ponds collect runoff from built, impervious landscapes, allowing filtration of pollutants and sediment collected in the stormwater runoff to settle in the ponds before entering the natural environment. These stormwater processes protect the natural environment from the pollutants that are associated with landscape, roads, etc. as well as protect the built environment from flooding risk that is greatly enhanced by the installation of impervious surfaces.

Stormwater ponds are built to be able to accept a certain volume of stormwater runoff. Once that volume is exceeded, a new pond needs to be added or an existing pond needs to be enlarged to collect the excess volume of water.

Once a minor basin reaches capacity, a new stormwater pond must be engineered and installed to keep the campus within the state concurrency statute (f.s.163.3180 Concurrency). Permitting stormwater runoff is imperative to alleviating flooding in the built landscape.

Potential Issue:

This project site drains to the 2-H stormwater basin.

- Capacity in Basin 2-H is running low. See Impervious Surfaces.

Newer methods of stormwater collection include Low Impact Development (LID), which employs green infrastructure designs within the built environment such as rain gardens, below ground catchment systems, tree boxes, and pervious pavement and pavers. These LID options may be used to decrease impervious surface impacts.

Impervious Surfaces:

Paving that is not within a previously permitted impervious area¹² will diminish the Basin 2H impervious surface allowance, and could trigger the need for a new stormwater pond or existing pond expansion.

Potential Issue:

Fortunately, UCF previously permitted three Football Practice Fields and did not build Field #3, east of Field #2; therefore, the construction of McNamara Cove and expansion of parking lot E2 will occur on land that is already permitted as impermeable.

- For Basin 2H, only 8,166 square feet of impervious surface remain under SJRWMD Permit No 40-095-20026-158 (June 2021).

This group of projects will require a Stormwater Concurrency Review to ensure that the impervious surface added does not exceed the current stormwater pond capacity allotted by SJRWMD.

Power:

Duke Energy Florida provides primary electrical service to UCF.

- Feeder capacity is available.

Related Cost:

The Duke Energy "Contribution In Aid of Construction" (CIAC) is estimated at \$20-\$60K.¹³

¹² Harris Civil Engineers, LLC and UCF Utilities and Engineering Services (UES) maintain records of all previously permitted sites.

¹³ Rough Order of Magnitude (ROM) analysis for CHW, Power, Natural Gas, etc. by Curt Wade, Director of Utilities and Engineering Services (UES)

Chilled Water:	<p>General comfort cooling will be distributed to the project by the university's district chilled water loop</p> <ul style="list-style-type: none"> • Generation capacity is available.
Related Cost:	<p>The existing chilled water distribution pipe north of RAC is undersized to serve the SOUTH TOWER.</p> <p>If the Tower utilizes refrigerant-based cooling, such as direct expansion (DX) units, there will be increased long term costs, and the project will most likely not achieve the university's sustainability targets related to energy efficiency for new construction.</p> <p>Because of the undersized line, providing chilled water is reflected in the Budget as "Premium for Chilled Water HVAC Distribution".</p>
Natural Gas:	<p>TECO Peoples Gas provides natural gas service to UCF.</p> <ul style="list-style-type: none"> • TECO has adequate capacity.
Related Cost:	<p>TECO may need infrastructure improvements (such as piping). TECO costs, estimated at \$0-\$45K¹⁴, are dependent on quantity of added vendors and if the increase requires increasing the ¾" line to the stadium.</p>
Sanitary Sewer:	<p>UCF effluent runs to Iron Bridge Water Pollution Control Facility in Seminole County.</p> <ul style="list-style-type: none"> • Sewer capacity is available.
Related Cost:	<p>A new Lift Station may be required, based on restrooms installed.¹⁵</p> <p>Development charges for wastewater cannot yet be determined.</p>
Related Cost:	<p>A Florida Department of Environmental Protection (FDEP) permit and a base user system development charge will be collected. The rate is subject to the Seminole County Rate Resolution publication and timing of the permit application of the project.¹⁶</p>
Irrigation:	<p>The UCF irrigation system is supplied with reclaimed water from the Iron Bridge Water Treatment Facility in Seminole County.</p> <ul style="list-style-type: none"> • Irrigation capacity is available.
Metering:	<p>Each university and third-party commodity provided to the project shall be metered with a utility-grade revenue meter approved by the UCF Department of Utilities and Energy Services and the utility provider.</p> <ul style="list-style-type: none"> • Meters, and sub-meters serve several purposes; load profiling and research, cost allocation, calculation and verification of bills, energy auditing, identification of energy use and savings, specification tracking, contracting, measurement, and verification; operation, maintenance and power quality problem identification, and process system optimization. Accurate, properly selected, and properly installed systems are essential to these functions. <p>The project budget must cover all costs associated with utility interconnection to include system development and expansion.</p>

¹⁴ Rough Order of Magnitude (ROM) analysis for CHW, Power, Natural Gas, etc. by Curt Wade, Director of Utilities and Engineering Services (UES)

¹⁵ The current lift station is located at the southwest corner of the Stadium by the future McNamara Cove.

¹⁶ In 2019 the development charge was \$7.70 / gallon.

Telecom:

The current budget includes allowances for IT scope in several lines of the budget (see Appendix):

GC Construction includes:

- Electrical (includes conduit and J-box for telecom, but no telecom cable or switches)
- Audio Visual

UCF Construction includes:

- Telecommunication (UCF IT - exterior scope - vaults, etc.)

FF&E includes:

- Telecommunication (UCF IT - interior scope - cable, faceplates, switches, etc.)

During design, UCF IT Telecommunications will provide a detailed Project Budget Statement (PBS) to be included in the Construction Cost. It will include, but not be limited to:

Construction

- Outside Infrastructure - telecom ductbank, outside plant (OSP) copper, fiber and COAX, construction trailer
- Inside Infrastructure - structured cabling, blue light phones, distributed antenna systems (DAS) and testing
- UCF IT - planning, design, & project management, technical labor, wireless surveys, and access point installation

FF&E

- Local Area Network (F&E)
- LAN Activations
- Inside Infrastructure – new telephone installations, existing phone relocates, new CATV activations

Issue:

Note: expanding over the southwest section of the stadium will impact the Video production booth and the TV truck compound. Critical infrastructure (copper and fiber) routes underground through that section of the stadium footprint. These services interconnect with the stadium and adjacent facilities.

SERVICE PROVIDERS**Police Protection:**

The UCF Police Department provides 24-hour service, seven days a week.

Fire Protection:

The campus police coordinate all fire emergency responses via the '911' network.

- Orange County/Seminole County Fire/Rescue Station 65 is located less than a quarter of a mile north of the site.

4.0 HISTORY OF APPROVALS & NEXT STEPS

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

HISTORY OF THE UCFAA Football Campus Projects

Campus Master Plan

The UCFAA Football Campus Projects will be added to the 2020-30 Campus Master Plan by minor amendment; see Chapter 8.0.

Educational Plant Survey

No survey recommendation is required for any of these projects; see Chapter 5.0.

Five-year Capital Improvement Plan (CIP)

Several of the UCFAA Football Campus Projects have been included on past CIPs on the list of “All Proposed Debt or P3 Projects That Require Legislative Approval,” aka the Back of Bill (BoB).

- 2022-23 CIP (BOT approved June 17, 2021 and June 30, 2021) included the following UCFAA projects. The State Legislature approved these projects in 2022.
 - SPECTRUM STADIUM EXPANSION (Phase I) \$48,700,000 Increase of approximately 10,000 in seating capacity in three separate seating sections.
 - SPECTRUM STADIUM EXPANSION (Phase II) \$43,500,000 Addition of premium seating tower in southwest sector of stadium.
 - MCNAMARA COVE \$2,900,000 Located on ~1.5 acres of land immediately adjacent to the southeast corner of Spectrum Stadium, the outdoor resort-style pool facility will feature a 495 ft. x 9 ft. long river and two small activity pools. In addition, the site will include an 1,800 square ft. restroom and dressing facility (unconditioned), sand volleyball courts, and a large concrete-paver deck. Added pavilion building and additional landscaping.
 - WAYNE DENSCH SPORTS CENTER RENOVATION \$750,000 Renovation and finish upgrades to interior spaces of the building (opened in 2003) to include the reallocation of space to create more efficient staff work and dressing-room and student-athlete areas.
 - WAYNE DENSCH SPORTS CENTER ENTRY ATRIUM \$1,000,000 Expansion of building to create new formal entry to the WDSC.
- 2019 CIP (approved 2018)
 - SPECTRUM STADIUM EXPANSION AND IMPROVEMENTS PHASE I (P,C,E) \$16,416,900 in Year 5 (2023-24)
 - SPECTRUM STADIUM EXPANSION AND IMPROVEMENTS PHASE II (P,C,E) \$44,905,316 in Year 5 (2023-24)
- 2018 CIP (approved 2017)
 - BRIGHT HOUSE NETWORKS STADIUM EXPANSION AND IMPROVEMENTS PHASE I (P,C,E) \$16,416,900 in Year 5 (2022-23)
 - BRIGHT HOUSE NETWORKS STADIUM EXPANSION AND IMPROVEMENTS PHASE II (P,C,E) \$44,905,316 in Year 5 (2022-23)
- 2017 CIP (approved 2016)
 - BRIGHT HOUSE NETWORKS STADIUM EXPANSION AND IMPROVEMENTS PHASE I (P,C,E) \$14,790,000 in Year 1 (2017-18)

NEXT STEPS

The President must approve this Building Program

Add Projects to the Campus Master Plan

The UCFAA Football Campus Projects must be added to the UCF 2020-30 Campus Master Plan by Minor Amendment. See Chapter 8.0.

Add Projects to the Five-year Capital Improvement Plan (CIP)

The 2023-24 CIP-1 Narrative Overview will include the UCFAA Football Campus Projects on the list of “All Proposed Debt or P3 Projects for FY 2022-23 That Require Legislative Approval,” aka the Back of Bill (BoB). The projects will include revised Scopes and Budgets. The 2023-24 CIP will be submitted to the Board of Trustees for approval in May 2022.

- STADIUM SOUTH TOWER
- FOOTBALL PRACTICE FIELD RELOCATION
- MCNAMARA COVE
- PARKING AND PLAZA EXPANSION
- WAYNE DENSCH SPORTS CENTER RENOVATION
- STADIUM NORTH TOWER

Capital Projects Funding Certification Form

For authorization to spend funding for any capital project exceeding \$2 million, a Capital Projects Funding Certification 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 project has been reviewed and the funding source is appropriate for the nature of the project.

- UCFAA must indicate the appropriate use of funding sources.

5.0 EDUCATIONAL PLANT SURVEY

Chapter 5 confirms compatibility with the educational plant survey in accordance with BOG 14.006 (3), if required.

CURRENT EDUCATIONAL PLANT SURVEY

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.

ADDING A PROJECT TO THE EDUCATIONAL PLANT SURVEY

Debt or bonded projects that are created solely for Auxiliary or Direct Service Organizations (DSO) use do not count against the university's space need; therefore, none of the UCFAA Football Campus Projects need to be added to the Educational Plant Survey.

6.0 STRATEGIC PLAN

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

STRATEGIC PLAN

UCF is in the final stages of approval for its next strategic plan, *Unleashing Potential | Becoming the University for the Future*. The plan describes a bold ten-year vision and how UCF will take intentional steps and make strategic investments to become the University *for the Future*. The plan illustrates areas of focus that align with strategic priorities and associated goals and metrics for the five-year time period of 2022-2027. Additionally, the plan outlines the University's planned actions and investments over the next 5 years to support the vision of becoming the University *for the Future*, and a Top 25 public research university by 2033.

PROJECT ALIGNMENT

Under the umbrella of innovation and sustainability, leveraging UCF's transition to the Big 12 Athletic conference to raise the institution's national profile will be a component of the university's strategic goals, metrics, and priorities over the next five years. The innovative opportunities to expand and enhance athletics facilities outlined in UCFAA Football Campus Projects benefit our student-athletes by allowing them to compete at the highest level on and off the field. Additionally, enhancing the game-day experience for our students and fans will continue to increase engagement and strengthen relationships with current and future UCF Alumni and community supporters.

7.0 ACADEMIC MASTER PLAN

Chapter 7 confirms consistency with the academic master plan in accordance with BOG 14.006 (1).

As there is no academic component in any of the UCFAA Football Campus Projects, this chapter does not apply to any project described in this Building Program.

8.0 CAMPUS MASTER PLAN

Chapter 8 confirms consistency with the facilities master plan in accordance with BOG 14.006 (1), and compatibility with the approved master plan per BOG 14.006 (2).

THE CAMPUS MASTER PLAN (CMP)

The 2020-30 Campus Master Plan, was approved by the UCF Board of Trustees on November 14, 2019. It included the following UCFAA Projects in element 10.0 Capital Improvements & Implementation, on Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP)

- | | |
|----|-----------------------------------|
| 24 | Spectrum Stadium Steel Re-Coating |
| 25 | Basketball Excellence Center |
| 26 | Soccer Stadium & Parking |
| 27 | Tennis Complex |
| 33 | McNamara Cove |

Of the UCFAA Football Campus Projects described in this Building Program, only McNamara Cove was included in the 2020-30 CMP.

CONSISTENCY WITH GOALS, OBJECTIVES OR POLICIES OF THE CMP

All UCFAA Football Campus Projects will comply with applicable Goals, Objectives, and Policies in the *2020-30 Campus Master Plan*, including, but not limited to:

OBJECTIVE 1.1: Design and pursue a world-class athletics master facilities development plan.

POLICY 1.1.1: The UCF Athletics Association (UCFAA), in consultation with UCF Facilities Planning and Construction (FPC), will review and assess athletics facilities needs and prioritize future construction, enhancements, and expansion projects for competition, training, nutrition, academic, and personal development and administration.

POLICY 1.1.2: Intercollegiate Athletics facilities, projected for the 10-year planning timeframe, shall be listed on the Schedule of Capital Improvements (SCP) included in element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION.

POLICY 1.1.3: UCFAA shall establish the priority use of intercollegiate athletics facilities.

POLICY 1.1.4: UCFAA will seek external creative assistance with conceptualizing capital projects and facilities enhancements to obtain donor support for the facilities development campaign.

POLICY 1.1.5: UCFAA will establish an annual facilities maintenance and reinvestment budget for new capital projects and existing facilities.

REVISING THE CMP

UCF must revise the 2020-30 CMP by a Minor Amendment to element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION, by modifying the *Capital Improvements Map* and the *10-Year Schedule of Capital Projects (SCP)* to change Project “33 McNamara Cove” to read:

- 33 UCFAA Football Campus Projects
- Stadium South Tower (Bldg. #135)
 - Football Practice Field relocation
 - McNamara Cove (New Bldg. #363)
 - Parking and Plaza Expansion
 - Wayne Densch Sports Center Renovation (Bldg. #077)
 - Stadium North Tower (Bldg. #135)

9.0 SPACE UTILIZATION CRITERIA

Chapter 9 confirms compatibility with space utilization criteria in accordance with BOG 14.006 (2).

STATE SPACE CRITERIA

State criteria is available to guide space planning in Florida institutions of higher education and at UCF, including the State Requirements for Educational Facilities, 2014 (SREF).

- The UCFAA Football Campus Projects will be compatible with State Space Criteria.

UNIVERSITY SPACE CRITERIA

University criteria is available to guide space planning at UCF, including the UCF Space Allocation and Use Policy - August 8, 2018.

- The UCFAA Football Campus Projects will be compatible with University Space Criteria.

PROJECT-SPECIFIC SPACE CRITERIA

The concepts for these UCFAA Football Campus Projects were created by AECOM engineering, in collaboration with UCF Athletics.

- No construction documents have been prepared; and there is no concrete information about actual assignable and non-assignable space in any of these UCFAA Football Campus Projects.

SPACE TO BE RELEASED

After construction of the UCFAA Football Campus Projects, no space will be released by UCF Athletics.

10.0 PROJECT BUDGET

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

FUNDING OF CAPITAL PROJECTS

Funds being considered or sought for the UCFAA Football Campus Projects include Debt (bonds or loans) and Private Donations.

BUDGET

UCF collaborated with a third-party architect and construction manager to provide an Estimate of Probable Cost for the UCFAA Football Campus Projects. The Estimate, summarized here, includes design, preconstruction, permitting, contractor construction cost, UCF construction cost, furniture fixtures & equipment, contingency, and escalation – see Appendix for details.

ESTIMATE OF PROBABLE COST - April 2022					
South Tower	FB Practice Fields	McNamara Cove	Parking & Plaza	WDSC Renovation	North Tower
\$60,087,212	\$4,737,212	\$5,805,487	\$4,355,803	\$20,255,188	\$29,759,098

NOTE: The above values are estimates only, projecting costs over a multi-year time frame in a period of volatile escalation and inflation. These estimates are used for planning purposes, and represent the mid-point of a wide range of costs which may change based on scope changes, schedule delays, and market conditions."

OPERATIONS & MAINTENANCE

The UCFAA Football Campus Projects are not eligible for State PO&M funds; therefore, operation and maintenance of these projects will continue to be funded by UCFAA from revenue. The State PO&M formula¹⁸ has been used here as a tool to estimate the level of funding that will likely be needed to maintain the UCFAA Football Campus Projects.

SOUTH TOWER (Bldg. #135)

- $72,945 \text{ GSF} \times \$9.68 = \$706,108/\text{YR}$ (based on formula for General Office facilities)

FB PRACTICE FIELD RELOCATION

- The two FB Practice fields will continue to be maintained as the two are now by UCFAA.

McNAMARA COVE (New Bldg. #363)

- PO&M can be calculated once the project has completed design.

PARKING & PLAZA EXPANSION

- Parking Lot E-2 is currently maintained by UCF. Expansion of the lot and the addition of the BOULEVARD and a possible water feature may require a Memorandum of Understanding (MOU) between UCF and UCFAA regarding maintenance.

WAYNE DENSCH SPORTS CENTER RENOVATION (Bldg. #077)

- The size of WDSC does not change, so PO&M should not increase. It will continue to be maintained by UCFAA.

NORTH TOWER (bldg. #135)

- $57,350 \text{ GSF} \times \$4.66 = \$267,251/\text{YR}$ (based on formula for Low Energy facilities)

¹⁸ The PO&M formula is a space/facilities operating funding model that was developed in 1993 by the SUS; and used by the Governor and Legislature to provide operating resources for new space/facilities. However, the state has not appropriated PO&M funding for several years.

11.0 BUILDING CODES, STANDARDS, & REQUIREMENTS

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

COMPLIANCE

The UCFAA Football Campus Projects will comply with all applicable codes, laws, standards, statutes, and regulations.

BUILDING CODES

The codes applicable to the UCFAA Football Campus Projects include, but are not limited to:

- 7th Edition, 2020 Florida Building Code - Administered by UCF Building Department
- 7th Edition, 2020 Florida Building Code, Accessibility¹⁹- Administered by UCF Building Department
- 7th Edition, Florida Fire Prevention Code - Administered by the Florida Division of State Fire Marshal

FLORIDA STATUTES

Florida Statute 163.3180 states sanitary sewer, solid waste, drainage and potable water are the only public facilities and service subject to concurrency requirements on a statewide basis.

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

Florida Statute 514.011 defines private vs. public swimming pools

CODES AND STATUTES SPECIFIC TO McNAMARA COVE

The Cove plunge pool(s) and “Recovery River” are public swimming pools.

Florida Statute 514.011 defines private vs. public swimming pools. A public swimming pool or public pool shall mean a conventional pool, spa-type pool, wading pool, special purpose pool, or water recreation attraction, to which admission may be gained with or without payment of a fee and includes, but is not limited to, pools operated by or serving camps, churches, cities, counties, day care centers, group home facilities for eight or more clients, health spas, institutions, parks, state agencies, schools, subdivisions, or the cooperative living-type projects of five or more living units, such as apartments, boardinghouses, hotels, mobile home parks, motels, recreational vehicle parks, and townhouses.

Florida Administrative Code, Chapter 64E-9 regulates public swimming pools and bathing places. R. 64E-9.004 reads: “...The water supply for all pools shall be an approved potable water system”

Florida Administrative Code R. 64E-9.004(e) reads: “Landscape irrigation water that wets the wet deck area of the pool, the pool itself, enters the collector tank, or wets an interactive water feature must be potable water from a public water system...”

Florida Fire Prevention Code outlines various quantity limits for hazardous materials in various occupancies and their associated design features. Large quantities of hazardous materials may dictate a separate building structure, occupancy separation, fire sprinklers, and scrubber/neutralization methods for accidental discharges depending on proximity to

¹⁹ In each luxury box, club box, and suite within ... stadiums..., wheelchair spaces complying with 802.1 shall be provided in accordance with Table 221.2.1.1

the local assembly occupancies (Stadium).

- During design, the consultants must establish what amenities will be needed to support a large pool treatment system; and provide a full code analysis for hazard and risk assessment in accordance with FBC & FFPC NFPA 1-60, 55, 430, etc. as well as Florida Administrative Code 64E-9 which further outlines pool parameters. The results of this analysis will dictate how the site and facilities are to be designed.

UCF STANDARDS, STATUTES, & GUIDELINES

- UCF Design, Construction, and Renovation Standards
Administered by UCF Facilities, Planning and Construction
- Telecommunications Design Standards
Administered by UCF Information Technology (UCF IT)
- Campus Landscape Master Plan and Design Standards (2016)
Administered by UCF Landscape & Natural Resources (LNR)

ENERGY AND SUSTAINABILITY

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

APPENDIX

UCF Stadium – BOT Actions

UCF Stadium Capacity 2022

Estimate of Probable Cost

UCF Stadium – BOT Actions

Jan 18, 2005 BOT-1 Feasibility Study for Proposed Football Stadium – President Hitt reported on current activities surrounding the building of an on-campus football stadium. He commented that, only in recent weeks, had the prospect surfaced of building a 45,000-50,000-seat stadium that could be constructed for less than \$50 million and ready in time for the 2006 football season.

Apr 14, 2005 UCF Football Stadium Update

Nov 9, 2005 - FIN-1 Amendments to 2005 Campus Master Plan – The location of the proposed on-campus football stadium construction is currently designated as Recreation and Open Space. Adoption of the amendments will allow the university to construct the stadium and associated infrastructure on the site, subject to final board approval of the stadium financing. A motion passed approving amendments to the 2005 University of Central Florida campus master plan as follows:

- add Policy 1.2.8 to the Recreation and Open Space Element, which provides for a football stadium on lands in the northern portion of the UCF main campus, in the area generally bounded by Orion Boulevard to the east and McCulloch Road to the north
- add the football stadium to the Capital Improvements List in the Capital Improvements Element
- add the football stadium and associated surface parking to Urban Design Element Figure 3-1, entitled Urban Design/Capital Improvements, to show the general location of the proposed structure
- add the football stadium and associated surface parking to Transportation Element Figure 2.11-13, entitled Existing and Planned Parking Structures, to show the general location of the proposed surface parking

A second motion passed unanimously approving the construction of the stadium subject to the board's review and approval of the financing package. A workshop is tentatively scheduled for 1:00 p.m. on December 14 to review the financials of this plan.

These approved motions give President Hitt and the UCF Foundation the go-ahead to begin fundraising. Trustee Yochum recognized Merck and his staff for their outstanding work on this project. He commented, "The support of this stadium initiative is essential to the future life of UCF and this campus." "This will be a better campus with a stadium," Chair Nunis remarked.

Dec 14, 2005 STADIUM WORKSHOP

Prior to the official business meeting, the Board of Trustees participated in a workshop from 1:00-3:15 p.m. to discuss the financial plan for the UCF football stadium. Last month, the board amended the campus master plan to include the stadium and approved its construction, pending its satisfaction with the plans for financing. As a result of the workshop, a motion passed unanimously approving the UCF football stadium project and, in addition, authorizing the president to execute a support agreement that would provide from legally available funds for reimbursement of the debt service reserve fund in an annual amount not to exceed the maximum annual debt service of the project.

Construction of the \$51 million, 45,000-seat stadium²⁰ on the north side of campus is scheduled to begin March 1 and be completed by August 1, 2007, in time for the 2007 football season. The \$51 million cost includes \$45 million for the stadium design and construction and \$6 million for infrastructure that includes roads, parking, and practice fields for football, soccer, and baseball. The stadium will have a 30-year annual debt service of about \$4.1 million and annual operating revenues between \$5.1 million and \$7.5 million. No public funds or tuition monies will be used to build or support the stadium.

May 25, 2006 - FIN-7 Documents to Facilitate Financing of Campus Football Stadium

Jul 27, 2006 - FIN-4 Financing Documents for the UCF Football Stadium

May 21, 2009 Trustee Christiansen announced that item FP-1, Bright House Networks Stadium Uses, was removed from the agenda and referred back to the committee.

²⁰ Sheet LS102 from the original 2007 Stadium Construction Drawings Life Safety Plan shows a stadium population of 46,983.

Jul 29, 2009 Chair Christiansen led a discussion of the draft policy on the uses of Bright House Networks Stadium

Sep 17, 2009 - FP-1 BOT approved the Policy on the Use of Bright House Networks Stadium

May 31, 2016 - FF-5 Use of Bright House Networks Stadium for the 2017 Florida Cup

May 24, 2018 - FF-3 Use of Spectrum Stadium for Professional Football Games and FF-4 Use of Spectrum Stadium for International Soccer Match

Jun 20, 2018 - FF-1 Use of Spectrum Stadium for Professional Football Games

Aug 19, 2021 - BOT-1 Use of UCF Football Stadium to host an event with potential attendance in excess of 10,000 (Hula Bowl 2022)

UCF Stadium Capacity 2022

Data provided by UCFAA.²¹

Seating Bowl	Qty.	TOTAL	43,992
CB&G CABANA		3,800	
STADIUM CLUB		3,343	
TOWER CLUB		951	
SRO		704	
General Seating (non-premium)		35,194	
Roth Tower	Qty.	TOTAL	724
SUITES (18 seat)	1	18	
SUITES (20 seat)	18	360	
SUITES (30 seat)	4	120	
SUITES (75 seat)	1	75	
Operations/Media		151	
MISC	Qty.	TOTAL	324
FIELD CABANA - South	8	104	
FIELD CABANA - North	7	84	
LOGE (4 seats)	34	136	
TOTAL CAPACITY			45,040

²¹ Email from David Hansen to Susan Hutson dated 4/1/22

		SOUTH TOWER		PRACTICE FIELDS		PARKING/BLVD		McNAMARA COVE		WD77 RENOVATION		NORTH TOWER	
TOTAL PROJECT COST ESTIMATE		\$ 60,087,212		\$ 4,737,212		\$ 4,355,803		\$ 5,805,487		\$ 20,255,188		\$ 29,759,098	
DESIGN													
1	A/E Fees - CSD, ASD, DD, CD, Bid, CA, Turnover, Post Occ	5.4%	\$ 3,250,000	5.70%	\$ 270,000	5.28%	\$ 230,000	5.68%	\$ 330,000	5.38%	\$ 1,090,000	5.44%	\$ 1,620,000
2	Commissioning	0.2%	\$ 130,000	0.23%	\$ 11,000	0.23%	\$ 10,000	0.24%	\$ 13,855	0.39%	\$ 80,000	0.22%	\$ 65,000
3	LEED - management, energy model, etc.	0.1%	\$ 60,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.10%	\$ 20,000	0.1%	\$ 30,000
4	UCF Planning Contingency (\$300K across 6 projects)	0.2%	\$ 100,000	0.63%	\$ 30,000	0.46%	\$ 20,000	0.86%	\$ 50,000	0.25%	\$ 50,000	0.17%	\$ 50,000
DESIGN SUBTOTAL		5.9%	\$ 3,540,000	6.6%	\$ 311,000	6.0%	\$ 260,000	6.8%	\$ 393,855	6.1%	\$ 1,240,000	5.9%	\$ 1,765,000
PRECONSTRUCTION													
5	CM Preconstruction Services - Estimating, Logistics	0.3%	\$ 200,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
6	Builder's Risk - will be by Owner, but estimate included in line 35 below	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
7	Misc. Contingency	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
PRECONSTRUCTION SUBTOTAL		0.3%	\$ 200,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
PERMITTING													
8	Building Permit - BCO permit fee	0.4%	\$ 245,260	0.7%	\$ 35,100	0.7%	\$ 31,300	1.3%	\$ 76,760	0.4%	\$ 90,000	0.5%	\$ 136,100
9	State Fire Marshall (included in BCO permit fee)	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
10	Additional Permit Contingency	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
PERMITTING SUBTOTAL		0.4%	\$ 245,260	0.7%	\$ 35,100	0.7%	\$ 31,300	1.3%	\$ 76,760	0.4%	\$ 90,000	0.5%	\$ 136,100
CONTRACTOR CONSTRUCTION COST													
11	Demolition and Site Clearing	1.1%	\$ 690,900	0.1%	\$ 5,000	0.0%	\$ -	0.0%	\$ -	0.7%	\$ 135,000	0.1%	\$ 40,000
12	Site Utilities	0.3%	\$ 200,000	1.1%	\$ 50,000	0.0%	\$ -	0.0%	\$ -	0.2%	\$ 50,000	1.4%	\$ 415,000
13	Excavation & Foundation	1.2%	\$ 708,900	6.2%	\$ 292,700	6.6%	\$ 288,100	0.0%	\$ -	0.8%	\$ 162,800	5.4%	\$ 1,615,700
14	Structural Frame	21.3%	\$ 12,811,600	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.5%	\$ 100,000	29.2%	\$ 8,702,200
14A	Structural Frame, Roofing, Foundations, Electrical for Bridge and Filming Tower	0.0%	\$ -	16.0%	\$ 759,500	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
14B	VE - Simplified Design on Structural Frame (-\$2,547,000 ST; -\$1,273,500 NT)	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
15	Roofing & Waterproofing	1.4%	\$ 815,800	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.6%	\$ 172,600
16	Exterior Wall	5.4%	\$ 3,221,100	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.4%	\$ 75,000	1.9%	\$ 551,400
16A	VE - Simplified Design on Exterior Wall (-\$636,750 ST)	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
17	Interior Finishes	7.2%	\$ 4,327,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	9.1%	\$ 1,837,900	3.9%	\$ 1,149,600
17A	VE - Simplified Design on Interior Finishes (-\$636,750 ST)	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
18	FF&E	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
19	Scoreboard	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
20	Playing Field	0.0%	\$ -	22.4%	\$ 1,061,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
21	Equipment and Specialties	1.0%	\$ 611,900	1.4%	\$ 64,000	0.0%	\$ -	0.0%	\$ -	15.3%	\$ 3,097,900	0.5%	\$ 137,600
22	Food Service Equipment	0.7%	\$ 450,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.3%	\$ 101,000
23	Seating	0.4%	\$ 253,800	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.8%	\$ 242,900
24	Vertical Transportation	0.7%	\$ 410,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.4%	\$ 90,000	0.7%	\$ 210,000
25	Plumbing	1.9%	\$ 1,118,900	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	4.6%	\$ 925,900	2.8%	\$ 829,200
26	Fire Protection	0.5%	\$ 279,800	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	1.3%	\$ 262,000	0.0%	\$ -
27	HVAC	2.9%	\$ 1,731,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	9.9%	\$ 2,007,000	0.7%	\$ 213,000
28	Premium for Chilled Water HVAC Dist.	1.8%	\$ 1,074,000	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
29	Electrical (includes conduit and jbox for telecom, but no telecom cable or switches)	4.4%	\$ 2,622,000	9.5%	\$ 449,000	20.9%	\$ 909,000	0.0%	\$ -	9.1%	\$ 1,840,000	5.0%	\$ 1,495,000
30	Audio Visual	0.6%	\$ 384,800	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	2.0%	\$ 401,600	0.0%	\$ -
31	Site Work	0.5%	\$ 329,000	0.0%	\$ -	26.4%	\$ 1,151,000	65.5%	\$ 3,800,000	0.0%	\$ -	0.4%	\$ 130,000
32	Design and Estimating Contingency	1.6%	\$ 961,200	1.7%	\$ 80,400	1.6%	\$ 70,500	0.0%	\$ -	1.6%	\$ 328,100	1.6%	\$ 480,200

Estimate of Probable Cost – page 2 of 2

33	General Requirements	1.6%	\$	990,000	1.7%	\$	82,800	1.7%	\$	72,600	0.0%	\$	-	1.7%	\$	337,900	1.7%	\$	494,600
34	Corporate General Liability Insurance	0.7%	\$	408,000	0.7%	\$	34,000	0.7%	\$	30,000	0.0%	\$	-	0.7%	\$	139,008	0.7%	\$	204,000
35	Builder's Risk - by Owner	0.2%	\$	122,000	0.2%	\$	10,000	0.2%	\$	9,000	0.0%	\$	-	0.2%	\$	41,803	0.2%	\$	61,000
36	Payment and Performance Bond	0.5%	\$	292,000	0.5%	\$	24,000	0.5%	\$	21,000	0.0%	\$	-	0.5%	\$	99,741	0.5%	\$	146,000
37	Staff, Job Office, & Fee	8.7%	\$	5,222,000	9.2%	\$	437,000	8.8%	\$	383,000	0.0%	\$	-	8.8%	\$	1,781,838	8.8%	\$	2,609,000
38	Construction Contingency	2.0%	\$	1,197,000	2.1%	\$	100,000	2.0%	\$	88,000	0.0%	\$	-	2.0%	\$	408,353	2.0%	\$	598,000
39A	Escalation Allowance for Dec 2022 Construction Start	3.4%	\$	2,061,635	3.6%	\$	172,470	3.5%	\$	151,110	3.3%	\$	190,000	3.5%	\$	706,092	3.5%	\$	1,029,900
39B	Escalation Allowance for Dec 2023 Construction Start	3.6%	\$	2,164,717	3.8%	\$	181,094	3.6%	\$	158,666	3.4%	\$	199,500	3.7%	\$	741,397	3.6%	\$	1,081,395
39C	Escalation Allowance for Dec 2024 Construction Start	0.0%			4.0%	\$	190,148	3.8%	\$	166,599	3.6%	\$	209,475	3.8%	\$	778,467	3.8%	\$	1,135,465
39D	Escalation Allowance for Dec 2025 Construction Start	0.0%			0.0%			4.0%	\$	174,929	3.8%	\$	219,949	4.0%	\$	817,390	4.0%	\$	1,192,238
40	Allowance for Galaxy Club	8.3%	\$	5,000,000	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-
	CONTRACTOR CONSTRUCTION COST SUBTOTAL	84.0%	\$	50,458,952	84.3%	\$	3,993,112	84.3%	\$	3,673,503	79.6%	\$	4,618,924	84.7%	\$	17,165,188	84.1%	\$	25,036,998
	UCF CONSTRUCTION																		
41	Utilities / Infrastructure (Duke & Metering)	0.1%	\$	43,000	0.1%	\$	4,000	0.1%	\$	4,000	0.1%	\$	4,619	0.0%	\$	10,000	0.1%	\$	21,000
42	Systems Development Charge - UES	0.2%	\$	130,000	0.2%	\$	11,000	0.2%	\$	10,000	0.2%	\$	13,857	0.1%	\$	14,000	0.2%	\$	65,000
43	Telecommunication (UCF IT - exterior scope - vaults, etc)	0.8%	\$	500,000	1.5%	\$	70,000	1.5%	\$	65,000	1.7%	\$	100,000	0.7%	\$	150,000	0.7%	\$	200,000
44	Commissioning - UES	0.1%	\$	40,000	0.0%	\$	-	0.0%	\$	-	0.1%	\$	6,000	0.0%	\$	8,000	0.1%	\$	20,000
45	Facilities Operations (Work Order support)	0.0%	\$	30,000	0.1%	\$	3,000	0.0%	\$	2,000	0.1%	\$	6,000	0.0%	\$	8,000	0.1%	\$	15,000
46	UCF Owner Contingency	6.0%	\$	3,600,000	6.3%	\$	300,000	6.9%	\$	300,000	6.4%	\$	370,000	4.4%	\$	900,000	6.7%	\$	2,000,000
	UCF CONSTRUCTION SUBTOTAL	7.2%	\$	4,343,000	8.2%	\$	388,000	8.7%	\$	381,000	8.6%	\$	500,476	5.4%	\$	1,090,000	7.8%	\$	2,321,000
	FURNITURE, FIXTURES, & EQUIPMENT																		
47	Interior Graphics	0.2%	\$	100,000	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-
48	Telecommunication (UCF IT - interior scope - cable, faceplates, switches, etc.)	0.8%	\$	500,000	0.0%	\$	-	0.0%	\$	-	1.7%	\$	100,000	0.7%	\$	150,000	0.7%	\$	200,000
49	Access Control and Cameras - in construction amount	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-
50	Furniture, Fixtures, & Equipment (FF&E)	0.8%	\$	500,000	0.0%	\$	-	0.0%	\$	-	1.6%	\$	92,378	2.5%	\$	500,000	0.7%	\$	200,000
51	FF&E Contingency	0.3%	\$	200,000	0.2%	\$	10,000	0.2%	\$	10,000	0.4%	\$	23,095	0.1%	\$	20,000	0.3%	\$	100,000
	FF&E SUBTOTAL	2.2%	\$	1,300,000	0.2%	\$	10,000	0.2%	\$	10,000	3.7%	\$	215,473	3.3%	\$	670,000	1.7%	\$	500,000
52	DESIGN TOTAL	5.9%	\$	3,540,000	6.6%	\$	311,000	6.0%	\$	260,000	6.8%	\$	393,855	6.1%	\$	1,240,000	5.9%	\$	1,765,000
53	PRECONSTRUCTION TOTAL	0.3%	\$	200,000	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-
54	PERMITTING TOTAL	0.4%	\$	245,260	0.7%	\$	35,100	0.7%	\$	31,300	1.3%	\$	76,760	0.4%	\$	90,000	0.5%	\$	136,100
55	CONTRACTOR CONSTRUCTION TOTAL	84.0%	\$	50,458,952	84.3%	\$	3,993,112	84.3%	\$	3,673,503	79.6%	\$	4,618,924	84.7%	\$	17,165,188	84.1%	\$	25,036,998
56	UCF CONSTRUCTION TOTAL	7.2%	\$	4,343,000	8.2%	\$	388,000	8.7%	\$	381,000	8.6%	\$	500,476	5.4%	\$	1,090,000	7.8%	\$	2,321,000
57	FF&E TOTAL	2.2%	\$	1,300,000	0.2%	\$	10,000	0.2%	\$	10,000	3.7%	\$	215,473	3.3%	\$	670,000	1.7%	\$	500,000
58	UCF FP&C PM SERVICES (PM funded by UCFAA separate from project)	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-	0.0%	\$	-
	TOTAL PROJECT COST ESTIMATE	100.0%	\$	60,087,212	100.0%	\$	4,737,212	100.0%	\$	4,355,803	100.0%	\$	5,805,487	100.0%	\$	20,255,188	100.0%	\$	29,759,098

SOUTH TOWER	TOTAL PRACTICE FIELDS, BOULEVARD, McNAMARA COVE	WD77 RENOVATION	NORTH TOWER
\$60,087,212	\$14,898,502	\$20,255,188	\$29,759,098
\$125,000,000			