



UNIVERSITY OF CENTRAL FLORIDA

Performing Arts Complex Phase II

Building Program

This program has been prepared in response to
Board of Governors regulation 14.0025
and UCF requirements for Capital Projects

Prepared by UCF FACILITIES PLANNING & CONSTRUCTION • April 2020

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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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Chapter 3.0 Site and Utilities

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Chapter 4.0 History of Approvals and Next Steps

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Chapter 5.0 Educational Plant Survey

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Chapter 6.0 Strategic Plan

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Chapter 7.0 Academic Master Plan

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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

Bill Martin, *Director of FP&C*

Charles Perry Partners, Inc. (CPPI) for budget consulting

Chapter 11.0 Building Codes

Roy Johnston, *UCF Building Code Official*

Bill Martin, *Director of FP&C*

BUILDING PROGRAM REVIEW

The Building Program for the PERFORMING ARTS COMPLEX PHASE II was submitted to the following reviewers. Their remarks or corrections, if provided, were incorporated into the document.

FIRST LEVEL REVIEW

College of Arts and Humanities

- Dr. Jeffrey M. Moore, *Dean of the College of Arts & Humanities (CAH)*
- Dr. Paul Lartonoix, *Assistant to the Dean, CAH*

Subject Matter Experts

- Troy Jarvis, *Manager Telecom Engineering, UCF IT*
- Roy Johnston, *UCF Building Code Official*
- Chris Kennedy, *Director of Landscape and Natural Resources (LNR)*
- Bill Martin, *Director of Facilities Planning & Construction*
- Christy Miranda Perez, *Director of Space Administration*
- Kris Singh, *Director of Parking and Transportation*
- Curt Wade, *Director of Utilities and Energy Services (UES)*
- Heidi Watt, *Director of Academic Program Quality (APQ)*

SECOND LEVEL REVIEW

- Duane Siemen, *Interim Associate Vice President for Administrative Affairs*
- Misty Shepard, *Interim Vice President and Chief Operating Officer*

THIRD LEVEL REVIEW & SIGNATURES

Request

- Dr. Jeffrey M. Moore, *Dean of the College of Arts & Humanities (CAH)*

Recommendation

- Misty Shepard, *Interim Vice President and Chief Operating Officer*
- Dr. Michael Johnson, *Interim Provost and Vice President*
- Dr. Maribeth Ehasz, *Vice President, Student Development & Enrollment Services*

Approval

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

PROJECT REQUEST, RECOMMENDATION, & APPROVAL

REQUEST

The College of Arts and Humanities requests that UCF proceed with the Performing Arts Complex Phase II project; and confirms that the facility described in this building program was developed in conjunction with the space, functional, and operational needs of the end users and occupants of the proposed facility.

Dr. Jeffrey M. Moore, *Dean, College of Arts & Humanities*

Date

RECOMMENDATION

I recommend proceeding with the Performing Arts Complex Phase II project, provided that any outstanding issues identified in the Building Program 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, funding issues to be resolved, and code issues to be resolved.

Misty Shepherd, *Interim Vice President and Chief Operating Officer*

Date

I confirm that the project proposed will meet a critical academic need at UCF; and recommend that UCF proceed with the Performing Arts Complex Phase II.

Dr. Michael Johnson, *Interim Provost and Vice President*

Date

[Redacted signature]

[Redacted signature]

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 as required by Board of Governors regulation 14.0025. I approve the Performing Arts Complex Phase II.

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

Date

1.0 BUILDING PROGRAM

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

The intent of a building program is to define a project's high-level objectives and campus impacts. Below are requirements of the building program and the project process, as defined by the Board of Governors and UCF requirements.

Board of Governors Requirements

A building program is required by Board of Governors regulation 14.0025 Action Required Prior to Fixed Capital Outlay Budget Request. The current version of BOG 14.0025 was approved on November 21, 2013, and establishes a few specific parameters for building programs:

- 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
- The university president shall have the responsibility for *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
- Projects funded by Capital Improvement Fees shall be approved by the university president after consultation with the student government association
- *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

Hyperlink to the [Florida Board of Governors regulation 14.0025](#)

UCF Requirements

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

2.0 PROJECT OVERVIEW

Chapter 2 provides general information about the project.

Project Description

The Arts Complex Phase I, occupied in 2010, has academic buildings for Theatre (Building 119T) and Music (Building 119M), both of which were intended only as part of a larger Performing Arts Complex.

The 2010-20 and 2015-25 Campus Master Plans each indicated two subsequent phases to complete the Performing Arts Complex. The 2020-30 Campus Master Plan combined the future phases into the PERFORMING ARTS COMPLEX PHASE II, presented in this Building Program.

Proposed Building Area

122,800 gross square feet (GSF)

83,810 assignable square feet (ASF)

Building Occupants

The facility will house UCF's Music Department and Theatre Department.

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

Alternatives Considered

For a university the size and prominence of UCF, there is no viable alternative to this long-awaited "Performance Phase" of the Performing Arts Complex; however, UCF has considered more than one visionary project to meet these needs.

- The original (2008) conceptual design for the UCF Arts Complex II was prepared by HKS, Kirkegaard Associates, Duda|Paine Architects, and Theatre Projects Consultants. This concept included the two existing wings (Buildings 119T and 119M) as a portion (83,670 GSF) of a larger facility that included a lobby and gallery, proscenium theatre, concert hall, black box theatre, lecture/recital hall; as well as rehearsal halls, dance studios, production shops (scenery, welding, paint, costume, props, etc.), and offices.
- A visionary 2019 concept for the Performing Arts Complex II was prepared (pro bono) by Baker Barrios Architects, Inc. and Stages (theatre consultants). This concept included:
 - Front-of-House spaces – Lobbies, art gallery, student collaboration (study) space, box office, concessions, etc. The lobby and façade of the building will mask the utilitarian aspects of a highly functional facility.
 - Performance spaces – A highly flexible "sound stage" will be divisible into as many as four performance venues, to provide learning opportunities for both traditional performance and themed-experiences. UCF will be able to capitalize on a range of unique partnerships that would only be possible in the "*Theme Park Capital of the World.*"
 - Back-of-House spaces – Dressing rooms, Greenroom, backstage storage, run crew supply, offices, etc.
 - Production Support spaces – Outer wings will wrap the existing buildings 119T and

119M, and provide rehearsal halls, dance studios, production shops (scenery, welding, paint, costume, props, etc.), and faculty offices.

Related Projects

Related projects will be required to address concurrency¹ and other issues noted in Chapter 3.0 SITE & UTILITIES or discovered during design. All such issues must be resolved before the project may move into construction.

Current Performance Facilities

Most of UCF's on-campus performance venues are woefully inadequate:

- The 1974 Rehearsal Hall (Building 019) is the only dedicated music performance facility on campus. This 167-seat venue has a stage that is less than 800 square feet, and is unable to serve the scale or quantity of UCF's musical performances.
- The 456-seat auditorium in the Visual Arts Building (Building 051) and the 300-seat auditorium in the Theatre (Building 006, once associated with Chemistry Building 005) were constructed as lecture halls, and are ill-suited to musical performances;
- Even less desirable, but necessary for several ensembles, are the 298-seat lecture hall/auditorium in the Nicholson School of Communication and Media (Building 075) or the Pegasus Grand Ballroom at the Student Union, a 12,000 square foot meeting room.

Performing Arts is often forced to seek performance space off-campus in churches, middle schools, and high schools that have larger and/or more up-to-date facilities than UCF.



Chemistry Building and Science Auditorium (Theater Building) January 1967

Above is a photo of the Theater and Chemistry buildings shortly after completion. The one-story Theater Building was originally the Science Auditorium. In the far left you can see the **tent** that was originally used by the theater department.

Photo courtesy of UCF Libraries "Showcase of Text, Archives, Research, & Scholarship" (STARS)

¹ Concurrency:

- Florida Statute 163.3180 states that the facilities and services subject to concurrency requirements are sanitary sewer, solid waste, drainage, and potable water.
- Orange County extends the concurrency requirement to include Roads and Mass Transit, Utilities, including Water, Wastewater, and Stormwater, Solid Waste, Schools, Parks
- UCF extends the concurrency requirement to include chilled water, primary electric power, natural gas, and stormwater.

3.0 SITE AND UTILITIES

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

Proposed Site

The PERFORMING ARTS COMPLEX PHASE II will be built facing Gemini Boulevard and will wrap around the north, west and south faces of the existing wing buildings, 119T and 119M.



Performing Arts Complex Phase II Site

ROADS, PARKING, & TRANSIT ANALYSIS

Roads: The PERFORMING ARTS COMPLEX PHASE II will front prominently on Gemini Blvd. at the Centaurus Blvd. campus entrance. The site is bounded on the north by Aquarius Agora Drive.

Transit: The project is in close proximity to the UCF/Lynx Transit Station (UCF Shuttle Stop 11).

Parking: Parking is available in nearby garages and lots:

- Garage I - south of the proposed facility (1,270 spaces)
- Garage A - south of Garage I (1,647 spaces)
- Lot H2 - east of the proposed facility (136 spaces)

ISSUE! The project will displace an unknown quantity of spaces in adjacent parking lots H3 (existing 148 spaces) and H4 (existing 270 spaces).

While parking is not a state, county, or UCF concurrency issue; the loss of

parking must be resolved before construction begins.

The consulting engineers will be cautioned to minimize displacement in these lots and to maintain ADA and service parking near the facility.

An analysis of former UCF Campus Master Plans (CMP) indicates that enrollment growth, over the decade since PAC I was built, has far exceeded predictions, ultimately eliminating all surplus parking capacity on campus, and making it infeasible to continue the planned growth shown in the 2020-30 CMP.

Solution

Parking & Transportation will proceed with the 2020-30 Campus Master Plan initiative to provide “Intercept” parking to 1) reduce on-campus traffic, 2) improve on-campus safety, 3) address extant enrollment, and 4) offset parking displacement by this and other future projects.

UCF’s second Park & Ride lot will be located near the intersection of Alafaya Trail and Central Florida Blvd. It will be planned, constructed, and operational before this project begins construction, to address temporary displacement during construction and any permanent parking losses.

Funding for parking mitigation will not be allocated from the PAC II. Parking lots and garages are built by Parking & Transportation Services, funded by debt, and paid for by parking income.

UTILITIES ANALYSIS ²

Potable Water:

The University’s consumptive use permit (CUP) through St. John’s River Water Management District sets the maximum annual ground water withdrawals from the Floridan aquifer at 256.5 million gallons per year through 2034.

**CRITICAL
CONCURRENCY
ISSUE!³**

- The University does not have firm CUP capacity available for additional projects with potable water demands at this time; after considering a) historical flows, b) the interlocal agreements⁴ with Central Florida Research Park to provide emergency water services, c) current projects creating new water demands, d) flushing required to maintain FDEP drinking water requirements, and e) the required reserve capacity factor (15%),

Before this project may proceed from design to construction, additional campus-wide, wise-water conservation and efficiencies would have to be deployed to reduce campus potable water demands in order to meet the conditions of the Master Utility Level Disclosure and not violate the terms of the CUP.

References:

- 2020-2030 Campus Master Plan Update – [5.0 GENERAL](#)

² 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. 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. The project budget must cover all costs associated with utility interconnection to include system development and expansion.

³ Per f.s.163.3180(1) Potable Water is one of the facilities and services subject to concurrency requirements on a statewide basis.

⁴ See THIRD ADDENDUM TO UTILITY SERVICE CONTRACT (October 15, 1991) between Orange County Research Park Development Authority (Central Florida Research Park) and UCF – *Section 1, new paragraph (3) Emergency Use of Connected Water System Pg. 2*

[INFRASTRUCTURE & UTILITIES](#), *Potable Water Sub-Element*, pg. 6.

- [MASTER UTILITY LEVEL DISCLOSURE](#) (Rev 0 – 8/22/2019), Condition of Utility Service Levels, *Item (E)*, pg. 4.
- THIRD ADDENDUM TO UTILITY SERVICE CONTRACT (October 15, 1991), Section 1, paragraph (3) Emergency Use of Connected Water System, Pg. 2

Cooling:

General comfort cooling is typically distributed by the university’s district chilled water loop.

- Chilled water plant capacity is available.
- The facilities between the plant and the proposed site have not been constructed. Currently, PAC I is fed from a 10” pipe.

CONCURRENCY ISSUE!⁵

The PAC II project is required to fund the design and construction of a dedicated chilled water supply and return pipe from the project to the campus’s point of demarcation determined by an hydraulic model, in order to connect PAC II to the campus’s existing 18” chilled water distribution network. The pipe and local tertiary pump assembly shall be sized to handle the peak cooling demands for the project in terms of both velocity (ft/s), and flow (GPM).

Heating:

General comfort heating is typically distributed by the university’s hot water loop.

- Distributed heating hot water capacity is available from DEP IV up to 140°F.
- The facilities between the plant and the proposed site have not been constructed, and may be cost-prohibitive to interconnect.

ISSUE!

While heating is not a state, county, or UCF concurrency issue; it must be resolved before construction begins.

During design, the Engineer-of-Record’s LCCA⁶ should determine the best combination of district and/or stand-alone local condensing boiler options to move forward for re-heat purposes.

Power:

Duke Energy Florida provides primary electrical service.

- Feeder capacity is available.

Natural Gas:

TECO People’s Gas

- Natural gas will not be provided to the facility.

Sanitary Sewer:

Effluent runs to Iron Bridge Water Pollution Control Facility in Seminole County.

- Permit capacity is available.

Irrigation:

The irrigation system is supplied with reclaimed water from the Iron Bridge Water Treatment Facility in Seminole County.

- Capacity is available.

⁵ UCF extends the concurrency requirements to include chilled water.

⁶ Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. It is especially useful when project alternatives, that fulfill the same performance requirements, differ with respect to initial costs and operating costs, and must be compared in order to select the one that maximizes net savings.

Stormwater: The PAC II project site drains to the 4-B stormwater basin.

- Capacity is available. As the proposed project will be located on a currently impervious site (parking lots H3 and H4), there should be no increase in the stormwater drainage to Basin 4-B.

Telecom: UCF IT

- UCF IT will provide service to PAC II.
- PAC I, buildings 119T and 119M, are fed from the main distribution frame (MDF) in the southeast corner of Building 119M.

The PAC II project will need to upgrade some network equipment in the existing MDF in 119M.⁷ The new project phase will connect back to that location physically or logically.

Further, three (3) emergency blue light phones (EBLP) are in conflict with the proposed site and will need to be either refed or relocated.

Cable TV: Spectrum/UCF IT

- Spectrum/UCF IT will provide service to PAC II.

Metering:⁸ University and third-party commodities provided to the project shall be metered with a utility-grade revenue meter approved by UES and the utility provider. The project budget must cover all costs associated with utility interconnection, to include system development and expansion.

SERVICES

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. The Orange County/Seminole County Fire/Rescue Station 65 is less than a mile from the site.

Loading Dock: The project will require a new service yard north of Building 119T – to include a dock that will serve semi-trailers for roadshows, as well as deliveries for the new production shops (scenery, welding, paint, costume, props, etc.)

Trash Removal: Housekeeping and Recycling Services provides trash and recycling services. The facility will utilize dumpsters located in the service yards.

⁷ A Tech Fee project was approved in January of 2019 to complete a major part of this work. More work may be needed, but the Tech Fee project will be completed prior to the commencement of this project.

⁸ Meters and sub-meters serve multiple functions: load profiling and research; cost allocation; billing calculation/verification; energy auditing; specification tracking, contracting, measurement, and verification; operation, maintenance, and power quality problem identification; and process system optimization. Accurate, properly selected and installed systems are essential.

4.0 HISTORY OF APPROVALS & NEXT STEPS

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

Campus Master Plan Actions

The Project has been included in three (3) Campus Master Plans - 2010-20, 2015-25, and 2020-30. See Chapter 8.0 CAMPUS MASTER PLAN for details.

Educational Plant Survey Actions

The Project has been included in five (5) Educational Plant Surveys – 1996, 2001, 2006, 2011, and 2015. See Chapter 5.0 EDUCATIONAL PLANT SURVEY for details.

Five-year Capital Improvement Plan (CIP) Actions

Seven (7) CIP's included this project or projects. The current CIP (2020) did not include PAC II.⁹

- 2019 CIP, BOT approved July 18, 2018
 - PECO funds - Performing Arts Complex Phase I - \$34,088,322 - Rank 9
 - State Sources - Performing Arts Complex Phase II - \$36,000,000 - Rank 9
- 2018 CIP, BOT approved July 20, 2017
 - PECO funds - Arts Complex Phase I (Performance) - \$33,292,800 - Rank 8
 - State Sources - Arts Complex III - \$15,844,340 - Rank 26
- 2017 CIP, BOT approved July 28, 2016
 - PECO funds - Arts Complex Phase II (Performance) - \$64,727,944 - Rank 7
 - State Sources - Arts Complex III - \$14,310,216 - Rank 25
- 2016 CIP, BOT approved June 29, 2015
 - PECO funds - Arts Complex Phase II (Performance) - \$59,933,282 - Rank 11
 - State Sources - Arts Complex III - \$14,184,135 - Rank 35
- 2015 CIP, BOT approved July 31, 2014
 - PECO funds - Arts Complex Phase II (Performance) - \$51,000,000 - Rank 9
 - State Sources - Arts Complex III - \$9,015,070 - Rank 17
- 2014 CIP, BOT approved July 25, 2013
 - PECO funds - Arts Complex Phase II (Performance) - \$50,000,000 - Rank 7
 - State Sources - Arts Complex III - \$8,838,304 - Rank 17
- 2013 CIP, BOT approved July 26, 2012
 - PECO funds - Arts Complex Phase II (Performance) - \$50,000,000 - Rank 8
 - State Sources - Arts Complex III - \$8,838,304 - Rank 20

Capital Outlay Budget Actions

The project was included on seven Capital Outlay Budgets.¹⁰ The current 2019-20 Capital Outlay Budget did not include the project.

- 2018-19 Capital Outlay Budget, approved May 24, 2018
 - PECO funds - Arts Complex Phase I (Performance) (P, C, E) \$3,060,000
 - Donations and Courtelis - Arts Complex II Enhancement (P, C) \$500,000
- 2017-18 Capital Outlay Budget, approved May 18, 2017

⁹ Performing Arts Phase II was not included on the 2020 CIP, approved July 18, 2019 by the BOT.

¹⁰ Prior BOT records indicate approvals of Capital Outlay Budgets, but do not include the Capital Outlay Budget attachments showing the project data.

- PECO funds - Arts Complex Phase II (Performance) \$6,472,794
- Donations and Courtelis - Arts Complex II Enhancement (P, C) \$500,000
- 2016-17 Capital Outlay Budget, approved May 31, 2016
 - PECO funds - Arts Complex Phase II (Performance) \$5,993,328
 - Donations and Courtelis - Arts Complex II Enhancement \$500,000
- 2015-16 Capital Outlay Budget, approved May 21, 2015
 - PECO funds - Arts Complex Phase II (Performance) \$5,100,000
 - Donations and Courtelis - Arts Complex II Enhancement \$500,000
- 2014-15 Capital Outlay Budget, approved May 22, 2014
 - PECO funds - Arts Complex Phase II (Performance) \$5,000,000
 - Donations and Courtelis - Arts Complex II Enhancement \$500,000
- 2013-14 Capital Outlay Budget, approved May 23, 2013
 - PECO funds - Arts Complex Phase II (Performance) \$5,000,000
 - Donations and Courtelis - Arts Complex II Enhancement \$500,000
- 2012-13 Capital Outlay Budget, approved May 24, 2012
 - Donations and Courtelis funds - Arts Complex II Enhancement \$500,000

Capital Improvement Trust Fund Actions (CITF) Actions

- CITF Meeting - November 26, 2019
 - Dean Jeff Moore and Paul Lartonoix, Assistant to the Dean, petitioned the CITF committee for funds for this project.
 - The committee voted to reallocate \$2M in CITF funds to support design costs associated with Performing Arts, from the CITF funds appropriated to the Hitt Library project in May 2019 (\$24M).
 - Meeting notes indicate that this reallocation is contingent on the resulting funding reduction not slowing down the next phases of the library.

The use of CITF funds must be approved by the legislature – see Next Steps.

Building Name

The name PERFORMING ARTS COMPLEX PHASE II is a working title. In the past the project working title has varied, as shown in the CIP and Capital Outlay Budget data above.

The building has not been formally named by the UCF Board of Trustees.

NEXT STEPS

Building Program - The University President must approve this Building Program.

5-year Capital Improvements Plan (CIP) The project must be added to the 2021 CIP for approval by the Board of Trustees in 2020.

- The use of CITF funds must be included on the CIP.

Capital Outlay Budget

The project will need to be added to the Capital Outlay Budget.

UCF Requirements

The Board of Trustees Charter, approved on June 14, 2017, set the following UCF requirements:

Individual Project Approval - The BOT Finance & Facilities Committee Charter, Item 6.5 states: “Review all proposed new construction and renovation projects exceeding \$2

million in construction costs.”

Capital Projects Funding Certification Form - 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.

Budget Increase Approval (*if needed*) – The BOT Finance & Facilities Committee Charter, Item 6.6 states: “Review all changes to projects that exceed \$2 million in construction costs or that increase project costs by more than 10 percent of the original estimate presented to the committee.”

5.0 EDUCATIONAL PLANT SURVEY

Chapter 5 confirms that the project was recommended in an educational plant survey in accordance with BOG 14.0025 (1), and describes compatibility with the educational plant survey per BOG 14.0025 (3).

The Current Educational Plant Survey

The title of the current Educational Plant Survey is 2015 Educational Plant Survey (effective July 1, 2016 - 30 June 30, 2021)

Hyperlink to the [UCF Educational Plant Survey](#)

Adding the project to the Educational Plant Survey

If a project has not been recommended on an Educational Plant Survey, it must be added by means of a spot survey by the Board of Governors staff.

This project has been recommended in five (5) Educational Plant Surveys.

- 2015 Educational Plant Survey (effective July 1, 2016 - 30 June 30, 2021)
Project 7 ARTS COMPLEX PHASE II PERFORMANCE
Total 106,795sf
 - Classroom 2,000sf
 - Teaching Lab 36,991sf
 - Office 4,000sf
 - Auditorium/Exhibit 63,804sf
- 2011 Educational Plant Survey (February 8-10, 2011)
Project 3 ARTS COMPLEX (PHASE 2)
Total 106,795sf
 - Classroom 25,000sf
 - Teaching Lab 10,000sf
 - Office 4,000sf
 - Auditorium/Exhibit 67,795sf
- 2006 Educational Plant Survey
Project 5 ARTS COMPLEX II - PERFORMANCE
Total 70,226sf
 - Classroom 3,500sf
 - Teaching Lab 29,213sf
 - Office 10,513sf
 - Auditorium/Exhibit 25,000sf
 - Gym 2,000sf
- 2001 Educational Plant Survey
Project 3.4 ARTS COMPLEX 2 / PERFORMANCE
Total 60,157sf
 - Teaching Lab 25,100sf
 - Study 1,000sf
 - Research Lab 3,722sf
 - Office 7,910sf
 - Auditorium/Exhibit 21,405sf
 - Gym 1,020sf
- 1996 Educational Plant Survey
Project 1.7 ARTS COMPLEX #2 - PERFORMING ARTS
Total 50,600sf
 - Classroom 3,500sf
 - Teaching Lab 6,000sf
 - Study 4,100sf
 - Office 10,000sf
 - Auditorium/Exhibit 27,000

6.0 STRATEGIC PLAN

Chapter 6 indicates consistency and compatibility with the university strategic plan in accordance with BOG 14.0025, (2) and (3).

The Collective Impact Strategic Plan

The UCF Collective Impact Strategic Plan, approved by the UCF Board of Trustees in May 2016, sets the university on a course towards enhanced quality, heightened excellence, and greater impact. Focused on a long-range twenty-year vision with a five-year roadmap, the strategic plan is transforming the way we teach, learn, and engage. We set big goals in the Collective Impact Strategic Plan and are working together with our partners to achieve our collective impact in five key focus areas.

Our Area of Focus

- Increase Student Access, Success, and Prominence - Transforming lives and livelihoods through the power of higher education degree attainment.
- Strengthen Our Faculty and Staff - Attracting and cultivating exceptional and diverse faculty, students, and staff whose collective contributions strengthen us.
- Grow our Research and Graduate Programs - Deploying our distinctive assets to solve society's greatest challenges and create the next generation of pioneering scholars and practitioners.
- Create Community Impact Through Partnerships - Leveraging and developing partnerships at every level that amplify our academic, economic, social, and cultural impact and reputation.
- Leading Innovation in Higher Education - Innovating to create academic, operational, and diversified funding models that transform higher education.

Hyperlink to the [UCF Collective Impact Strategic Plan 2016](#)

Consistency and Compatibility with the Strategic Plan

One of the many goals of this project is to support one of the five Focus Areas outlined above: CREATING COMMUNITY IMPACT THROUGH PARTNERSHIP.

The Themed Experience: A Competitive Advantage for UCF¹¹

The College of Arts and Humanities has recently opened a new Themed Experience track in the Theatre Masters of Fine Arts program.

Located in the "Theme Park Capital of the World," UCF is uniquely positioned to meet a growing demand for a skilled workforce, forward-thinking research, and creative ideation in the Themed Experience industry.

Early concepts for the Performing Arts Phase II included only traditional theaters (proscenium, concert hall, black box); but the visionary Soundstage concept described herein will support all of these, as well as Themed Experiences that engage many interdisciplinary areas of the university and build upon UCF's existing strengths.

The facility described in this program will prepare our students to meet the needs of unique industry partners - the visionary creative engines that design and build Themed Experiences in Florida and across the world.

¹¹ Abstracted from UCF Board of Trustees Meeting minutes, November 14, 2019, item Info-2.

7.0 ACADEMIC MASTER PLAN

Chapter 7 confirms consistency with the academic master plan in accordance with BOG 14.0025 (2).

Academic Program Identification

The proposed PERFORMING ARTS COMPLEX PHASE II will provide additional and improved space for the following academic programs:

- Theatre Studies BA
- Theatre MA
- Theatre BFA (Tracks in Design and Technology, Acting, and Stage Management, Musical Theatre)
- Theatre MFA (Tracks in Acting, Themed Experience, Design, Young Audiences, and Musical Theatre)
- Music MA
- Music BA
- Music BM (Tracks in Composition, Performance, Jazz Studies)
- Music Education BME (Teaching Music Education)
- Entertainment Management BS
- Minors in:
 - Dance
 - Music
 - Performing Arts Administration
 - Theatre

Academic Program Reviews¹²

Pursuant to Florida Statute, UCF conducts in-depth reviews of academic programs at least every seven years. These reviews examine the quality and productivity of academic programs with a goal to develop recommendations leading to program improvement.

The reviews include an evaluation of the facilities, equipment, laboratories, meeting space, and other resources that support program quality and productivity. This table lists space deficits that could be corrected by the proposed facility.

All of the programs in the School of Performing Arts were reviewed by external consultants during the 2015–16 academic year. The consultants noted the following deficiencies with respect to space and facilities:

“The major asset for all performing arts is its venue for performance. UCF has had a plan since the mid-2000s for expanded performing arts facilities to meet the needs of its performing arts programs. While the plan is well thought out, multiple factors have undermined its construction. The original estimate of \$80 million could in today’s dollars be closer to \$125 million. Students have had to make do with inadequate teaching facilities. The consultants suggest that a scaled-down version of the facilities plan could be a solution...such a facility would serve arts students at UCF as well as the entire student body who compose potential audience and class members. Also, such a facility would attract community members to campus and allow hosting of cultural events, especially those related to the curriculum, e.g. high school choral showcases and festivals which complement recruiting efforts. Having a theatre venue allows for the proverbial two-way street sending students and faculty to the community, while inviting the community to campus to enjoy its performing arts offerings.”

¹² Academic Program Review information was provided by the UCF Academic Program Quality (APQ) office in the Office of the Provost. Extensive supporting documentation is available on space deficits in the existing music and theatre venues.

2015-16 Academic Program Review Consultant Feedback

Academic Program	Degree	CIP	Last review (class of)	Space Needs
Music	MA	50.0901	2015-16	External program review consultants for the music programs noted inadequate performance space and safety concerns regarding the absence of windows in practice rooms. They concluded that instructional space and overall sufficiency of resources to support strategic planning initiatives and stated goals need improvement. The final recommendations of the review included re-envisioning phase II plans for performing arts facilities in light of the current environment and available resources and exploring options to address immediate space and facilities needs.
Music	BA	50.0903	2015-16	
Music Education	BME	13.1312	2015-16	
Music Performance	BM	50.0903	2015-16	
Theatre	BFA	50.0501	2015-16	External program review consultants for the theatre programs noted inadequate performance space and shop facilities. They concluded that instructional space and overall efficiency of resources to support strategic planning initiatives and stated goals need improvement. The final recommendations of the review included re-envisioning phase II plans for performing arts facilities in light of the current environment and available resources and exploring options to address immediate space and facilities needs.
Theatre	MFA	50.0501	2015-16	
Theatre	MA	50.0501	2015-16	
Theatre Studies	BA	50.0501	2015-16	

In addition to the state-mandated academic program review, programs in the School of Performing Arts undertook specialized accreditation review in 2014-15 by the National Association of Schools of Music (NASM) and the National Association of Schools of Theatre (NAST). While the reviews resulted in successful reaffirmation of accreditation for the music programs and initial accreditation of the theatre programs, the evaluators noted several deficiencies with regard to facilities and space.

2014-15 Feedback from NASM and NAST Accreditation Reviewers

Academic Program	Degree	CIP	Last review (Class of)	Space Needs
Music	MA	50.0901	2015-16	There remains a need for dedicated rehearsal and performance spaces for instrumental and choral ensembles along with seating for a large audience. Specific needs include better sightlines and acoustics.
Music	BA	50.0903	2015-16	
Music Education	BME	13.1312	2015-16	
Music Performance	BM	50.0903	2015-16	

Theatre	BFA	50.0501	2015-16	There is a need for studio and classroom space as well as a larger mainstage theatre. More specific needs include a backstage entrance, flexible seating, an orchestra pit, better sightlines, a spray booth, and ADA accessibility.
Theatre	MFA	50.0501	2015-16	
Theatre	MA	50.0501	2015-16	
Theatre Studies	BA	50.0501	2015-16	

NASM will review the music programs next in 2024-25 and NAST will review the theatre programs again in 2020-21. All of the music and theatre programs within the School of Performing Arts are scheduled for their next state-mandated program review in the 2021-22 academic year.

8.0 CAMPUS MASTER PLAN

Chapter 8 describes consistency with the facilities master plan in accordance with BOG 14.0025 (2), and compatibility with the approved master plan per BOG 14.0025 (3).

The Campus Master Plan (CMP)

Three (3) Campus Master Plans have included this project. There were years that the project was envisioned in multiple phases.

- 2020-2030 CAMPUS MASTER PLAN - One combined project was included on the 10-year Schedule of Capital Projects (SCP)¹³ and keyed to the Capital Improvements Map:
 - Key 11. Performing Arts Complex Phase II - 122,800 GSF
- 2015-2025 CAMPUS MASTER PLAN - Two phases were included on the Capital Improvement List and keyed to the Urban Design & Capital Improvements Map:
 - Key 7. Arts Complex Phase II (Performance) - \$50,000,000
 - Key 38. Arts Complex Phase III - \$10,049,161
- 2010-20 CAMPUS MASTER PLAN – Two phases were included on the Capital Improvement List and keyed to the Urban Design & Capital Improvements Map:
 - Key 13. Arts Complex Phase II (Performance) - \$75,000,000
 - Key 38. Arts Complex Phase III - \$10,049,161

Consistency with Goals, Objectives or Policies of the Campus Master Plan

The PERFORMING ARTS COMPLEX PHASE II will comply with Goals, Objectives, and Policies in the *2020-30 Campus Master Plan Update* adopted in November 2019, including, but not limited to:

ELEMENT 2.0 Future Land Use & Urban Design - 2.2 Urban Design,

GOAL 1:

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 Gold-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.

ELEMENT 11.0 Academic & Support Facilities

GOAL 1: Provide modern, well-equipped academic facilities to meet general requirements of state-of-the-art instruction in all programs.

¹³ The 10-Year Schedule of Capital Projects (SCP), introduced in the 2020-30 CMP, includes only stable factors like project name, GSF, ASF, and a brief description. Variable factors like cost, priority rank, and schedule are only shown on the annual 5-year Capital Improvement Plan (CIP).

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

9.0 SPACE UTILIZATION CRITERIA

Chapter 9 indicates compatibility with space utilization criteria in accordance with BOG 14.0025 (3).

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 project will be compatible with State Space Criteria.

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:

- (a) Assignable Square Footage (ASF)¹⁵. ... the enclosed and interior floor area assigned to or available to be assigned to an occupant or specific use.
- (b) 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.
- (c) Net Square Footage (also, Net Usable Square Footage). This includes assignable square footage and useable nonassignable square footage.
- (d) 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.
- (e) 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 is available to guide space planning at UCF, including the UCF Space Allocation and Use Policy - August 8, 2018.

- The project will be compatible with University Space Criteria.

Project-specific Space Criteria

UCF, or a consulting architect working with the University, will prepare project-specific space planning documents for the project.

Space Program

- UCF prepared a "Summary of Required Spaces" (SRS) dated 10/1/2019 (See Appendix). It was based on a conceptual space program dated 8/14/2019, prepared pro bono by Baker Barrios Architects, Inc. and Stages (theatre consultants). The UCF SRS was issued for the purpose of preliminary estimating.

Space Use Categories

The SRS indicated the following four (4) Space Use Categories in the facility.

200 LABORATORIES, specifically Teaching Laboratories

¹⁵ Assignable Square Feet (ASF) is also known as Net Assignable Square Feet (NASF).

- *A teaching laboratory is a room used primarily for scheduled classes that require special purpose equipment or a specific room configuration for student participation, experimentation, observation, or practice in an academic discipline.*

300 OFFICE

- *Offices and conference rooms specifically assigned to each of the various academic, administrative, and service functions.*

400 STUDY

- *Study facilities include study rooms, stack areas, processing rooms, and study service areas.*

600 GENERAL USE

- *Assembly rooms, exhibition space, food facilities, lounges, merchandising facilities... and other facilities that are intended for general use by students, faculty, staff, and the public.*

Net Assignable Space vs. Allowable Gross Building Area

For each space use category, different net-to-gross conversion factors are prescribed by the State University System (SUS) of Florida. The allowable gross area of the facility is determined by multiplying the net assignable square footage (NASF) in each space category by its allowable grossing factor, and then totaling the gross square footages (GSF).

Space Category	NASF	Net-to-Gross Factor	GSF
200 TEACHING LABS	49,335	1.5	74,003
300 OFFICE	2,485	1.5	3,728
400 STUDY	6,400	1.4	8,960
600 GENERAL USE	30,090	1.2	36,108
TOTAL ASSIGNABLE	88,310	ALLOWABLE GROSS	122,800

Program Statement

An Academic Program Statement (APS) should be prepared by UCF or the consulting Architect. It will include space narratives or room data sheets for every assignable room or space in the facility - to describe the use, basic characteristics, as well as any special services, features, finishes, or dimensional requirements. The APS will be signed by the Requestor and the UCF Administration to confirm that the facility described will meet the needs the requesting college or administrative unit and the University.

- An APS has not been prepared for this facility by the University or consulting architects.

Space to be Released

Space Administration prepares a list of space to be released back to the university when the project is completed.

It is not anticipated that any space assigned to Performing Arts will be released when the project is completed.

Note: Space in Building 16E is being used for Performing Arts storage, but not assigned to Performing Arts. This 11,850 sq.ft. space is comprised of 200 pallet spaces plus aisles, equal to 3,950 sq.ft. of racked storage and 8,000 sq.ft. not racked.

It is the department's intent to move this storage to University-owned storage containers¹⁶ in a secure storage lot being developed in 2020 on Ara Drive. Any space in Building 16E that is not released sooner, will be released to Facilities & Safety when the PAC II project is completed.¹⁷

¹⁶ Conex boxes or Intermodal shipping containers

10.0 PROJECT BUDGET

Chapter 10 includes the project budget, as required by BOG 14.0025(2).

Funding of Capital Projects

Funds being considered or sought for this project include:

- Public Education Capital Outlay (PECO)
- Capital Improvement Trust Funds (CITF)
- Private Donations
- Carry-forward balance, if approved on an annual spending plan

Project Budget

As design has not begun, a *conceptual estimate of probable construction cost* has been provided to establish the budget that UCF anticipates for the project. This is not an assurance that this quantity of funding will become available.

The construction estimate was prepared by Charles Perry Partners, Inc. (CPPI), dated November 27, 2019, based on the following scope documents:

1. Visionary concept drawings and renderings by Baker Barrios Architects, Inc.
2. A space program developed by Stages (theatre design consults) for Baker Barrios.
3. A Summary of Required Spaces (SRS) developed by UCF Facilities Planning & Construction (See Appendix).

Estimate of Probable Construction Cost

Performing Arts Complex Phase II	
Cost Estimate ¹⁸ (Construction Cost of Work, Seating Allowance, General Conditions, Permit, Insurance, 15% Contingency, Escalation, Fee)	\$64,556,497
UCF construction (UCF IT, Office of Instructional Resources, Utilities and Energy Services)	\$1,200,000
UCF Contingency (5%)	\$3,750,000
Assumed Building Value	\$69,506,497
Design Fees ¹⁹ (Architect, Engineers, Specialty Consultants, Preconstruction Services, Design Contingency)	\$5,164,520
FF&E (Office/Study/Circulation/Shops/Rehearsal Hall furniture, misc. equip.)	\$328,983
Related Project - Utility Improvements ²⁰ (chilled water, hot water, and IT infrastructure enhancements)	\$2,500,000
TOTAL COST OF THE PROJECT	\$77,500,000

The project may move into design subsequent to Presidential approval of this Building Program. Before construction begins, the project will need to comply with all requirements for a capital project. See 4.0 HISTORY, Next Steps.

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; and 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; therefore, the formula is used here only to determine the level of funding that will likely be needed to be provided by the

¹⁸ Estimate of probable construction cost, provided by CPPI.

¹⁹ Estimated design fees provided by CPPI.

²⁰ Estimate of probable construction cost, provided by CPPI

university on an annual basis to maintain the PAC II expansion of Building 119:

- 122,800 GSF X \$14.84 per square foot = \$1,822,352.

Reserve for Deferred Maintenance

The Board of Governors' 2021-22 Fixed Capital Outlay Budget Request Guidelines and Instructions state:

As a result of SB 190, and effective with the FY20-21 legislative budget request, this section has been added to help address the requirements now found in section 1001.706(12)(c)1, Florida Statutes, which states, in part, *“A plan is provided to reserve funds in an escrow account, specific to the project, into which shall be deposited each year an amount of funds equal to 1 percent of the total value of the building for future maintenance....”*

This is applicable to new construction, remodeling or renovation that has not received an appropriation in a previous year; excludes maintenance projects.

Building value may be taken from the current insurable value or comparable documented replacement value; do not use the original project cost or depreciated value. Cite the basis/source of the valuation.

The source of funds may include currently available recurring funds; nonrecurring revenues may not be used as a source of the recurring contribution. Future additional state appropriations should not be identified as the funding source.

For new projects, the plan must be ready for implementation in the event an appropriation is provided for the project.

Based on an assumed Building Value of \$69,506,497 for PAC II, the “Deferred Maintenance Plan” would require a yearly contribution of 1% into an escrow account - approximately \$695,000.

11.0 BUILDING CODES, STANDARDS, & REQUIREMENTS

Chapter 11 provides the building codes applicable to the project, as required by BOG 14.0025 (2).

Compliance

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:

- Building Codes - Administered by UCF Building Department
- Fire Codes - Administered by the Florida Division of State Fire Marshal

Space Use Categories vs. Design Occupant Load

The unique nature of the “sound stage” is to provide flexibility; therefore, the sound stage will be capable of being divided into as many as four individual performance venues

SPACE USE CATEGORY – Regarding space use, the sound stage has been categorized as 210 TEACHING LABS,²¹ aka space where UCF students will learn all facets of the design, production, and staging of performances such as plays, musicals, concerts, and themed events (parades, etc.) These learning activities will take place during the typical class week (scheduled 7am to 9pm Monday through Friday); with hands-on learning extending to 11:00pm and on weekends.

DESIGN OCCUPANT LOAD represents “the number of occupants for whom *means of egress* facilities are provided.”²² Performance venues are categorized as Assembly occupancies for the purpose of calculating occupant loads. Life safety, egress, and accessibility must meet the requirements for maximum occupancy when *four* audiences are present.

The Architects and Engineers of Record (A/E EOR) must design layouts for the sound stage as Performance Venues and as Teaching Labs; and work with the UCF Building Department to determine the most stringent occupant loads. The project must provide occupancy placards that reflect both space uses.

UCF Standards & Guidelines

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

- *UCF Design, Construction, and Renovation Standards*
Administered by UCF Facilities and Safety
- *Telecommunications Design Standards*
Administered by UCF Information Technology (UCF IT), an operating unit within the UCF Information Technologies and Resources Division (IT&R)
- *Campus Landscape Master Plan and Design Standards (2016)*
Administered by UCF Landscape & Natural Resources (LNR), a division of UCF Facilities & Safety
- *Office of Instructional Resources Design Standards (2019)*
Administered by UCF Office of Instructional Resources (OIR), an operating unit within the UCF Division of Digital Learning

²¹ Per the Postsecondary Education Facilities Inventory and Classification Manual (FICM), 2006 Edition

²² Per the Florida Building Code, Sixth Edition, Section 1004.

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

Includes:

- Summary of Required Spaces 10/01/2019

Summary of Required Spaces (SRS)

UCF Performing Arts Complex Phase II												
SUMMARY OF REQUIRED SPACES (SRS)				October 1, 2019		SQUARE FOOTAGE		ACTUAL	200	300	400	600
The existing Performing Arts Complex Phase I (2010) includes a Theatre Wing (119T) and a Music Wing (119M). A future Phase II was intended to wrap the facility on three sides and add several performance venues. PAC Phase II will be anchored by a large Flexible Performance Space, aka "the Soundstage," configurable into as many as 4 venues, including a Proscenium Theatre and a Concert Hall. The facility will also include Assembly and Production support, as well as Storage.						88,310	Assignable Area (ASF)	88,310	49,335	2,485	6,400	30,090
						Net-to-Gross Factor per BOG		~	1.5	1.5	1.4	1.2
						122,800	Gross Area (GSF)	122,798	74,003	3,728	8,960	36,108
						NonASF allowed per BOG		34,488	Some NonASF is programmed			
Description	Remarks	Occ.	Qty	ASF	Subttl	Room Use Code	Lab	Office	Study	Gen.Use		
FRONT OF HOUSE (FOH)								0	810	6,400	6,780	
FOH Public Space										6,400	5,750	
Student Collaboratory	Study and interaction space (locate Vending nearby)	200	Allow	6,400 =	6,400	410 Study						
Art Gallery	Consider security		Allow	5,250 =	5,250	620 Exhibition						
Box Office Foyer			Allow	500 =	500	615 Assembly Service						
Lobby Circulation				0		See NonAssignable Space						
FOH Service Space											1,030	
Coatroom		1	@	200 =	200	615 Assembly Service						
Storage	FOH Equipment - stanchions & ropes, etc.?	1	@	150 =	150	615 Assembly Service						
Concession Stand	4 @ Counter / 4 @ Prep	1	@	400 =	400	660 Merchandising						
Concessions Storage	Dry goods storage with walk-in (cold storage)	1	@	190 =	190	665 Merchandising Service						
Vending Room	Near Student Collab (May be secured when Concessions is open)	1	@	90 =	90	660 Merchandising						
FOH Office Space									810			
Box Office	4 Windows	4	1 @	200 =	200	310 Office						
Box Office Phone Sales	Divide into quiet phone stations	3	1 @	150 =	150	310 Office						
Box Office Manager Office	Collocate w/ Box Office	1	1 @	100 =	100	310 Office						
Box Office Workroom - Copy/Supplies	Collocate w/ Box Office	1	@	200 =	200	315 Office Service						
Box Office Restroom - All Gender	Private Toilet, collocate w/ Box Office	1	@	60 =	60	315 Office Service						
House Manager Office		1	1 @	100 =	100	310 Office						
PERFORMANCE SPACE								26,680	0	0	2,000	
The "Soundstage"								25,780				
Flexible Performance Space	Divisible into up to 4 Performance Venues	varies	1 @	21,700 =	21,700	210 Teaching Lab						
Stage Hydraulic (Main, Wings, Apron)	Lower/raise from Main floor to Stage level (+3')	50	1 @	3,360 =	3,360	210 Teaching Lab						
Orchestra Pit	Lower/raise from Pit (-??) to Stage level (+3' aff)	40	1 @	720 =	720	210 Teaching Lab						
Seating (±1,000)											2,000	
Main Level Seating	Seating will be moved in/out of Flex Performance Space from the "Garage"											
Seating Wagons (18 @ 42 Seats)	7 seats (22" avg) x 6 rows, plus 1 aisle (16" w x 18' d wagons)	756				Mobile seating does not add assignable area						
Ganged chairs	Floor level (incl. Bariatric, ADA, etc.)	108				Mobile seating does not add assignable area						
Balcony Seating	Tiered balcony, theatre seating (incl. bariatric and ADA)	136	1 @	2,000 =	2,000	610 Assembly						
Stage Service Space									900			
Control Booths	Lighting Control, Sound, Projection, Followspot	4	@	150 =	600	215 Teaching Lab Svc						
Control Rooms	Dimmer & Audio Rack	2	@	150 =	300	215 Teaching Lab Svc						
BACK OF HOUSE (BOH)								2,705	675	0	21,310	
Performers' Space								2,705			1,200	
Large Dressing Rooms		12	4 @	560 =	2,240	215 Teaching Lab Svc						
Small Dressing Rooms	Star / Pit Conductor / Conductor	1	3 @	155 =	465	215 Teaching Lab Svc						
Green Room		40	2 @	600 =	1,200	650 Lounge						
The "Garage"											19,610	
Seating Storage	Wagons (18 @ 16' w x 18' d = 5,184sf), plus chair carts		Allow	6,200 =	6,200	615 Assembly Service						
Existing Prop Storage (Bldg 16E)	200 Pallet Spaces incl. aisles = 3,950sf racked & 8,000sf not racked		Allow	12,000 =	12,000	615 Assembly Service						
Backstage General Storage	Concert Shell, etc	1	@	500 =	500	615 Assembly Service						
Secure Storage Rooms												
Pit Equipment		1	@	150 =	150	615 Assembly Service						
Instruments/Piano		1	@	300 =	300	615 Assembly Service						
Orchestra Equipment		1	@	150 =	150	615 Assembly Service						
Wigs / Makeup		1	@	100 =	100	615 Assembly Service						
Paint / Pyro		1	@	50 =	50	615 Assembly Service						
Run Crew Supply		2	@	80 =	160	615 Assembly Service						
BOH Office Space									600			
House Technical Director		1	1 @	100 =	100	310 Office						
Stage Management	Will there be 2 stage managers?	1	2 @	100 =	200	300 Office						
Bldg Engr, O&M	Larger offices include work area	1	2 @	150 =	300	300 Office						
BOH Other									75		500	
Receiving Room @ Dock	Note: Loading Dock must serve Semi-Trailers for Roadshows	1	@	300 =	300	615 Assembly Service						
Stage Door Lobby	Include Vending Machines	1	@	200 =	200	615 Assembly Service, 660 Merchandising						
Security Desk	Stage Door and Receiving	1	1 @	75 =	75	310 Office						
Additions to Wings THEATRE (119T) and MUSIC (119M)								19,950	1,000	0	0	
Production Space								19,950				
Rehearsal Hall - Orchestra	Increased from 8sf/person to 15sf	250	1 @	3,750 =	3,750	220 Open Lab						
Rehearsal Hall - Dance, Large	Sprung floor	50	1 @	2,500 =	2,500	220 Open Lab						
Rehearsal Hall - Dance, Small	Sprung floor	18	1 @	900 =	900	220 Open Lab						
Production Shops	Scenery, Wardrobe, Welding, etc.		Allow	12,000 =	12,000	210 Teaching Lab						
Wardrobe Maintenance Shop		1	@	100 =	100	210 Teaching Lab						
Lighting Shop		1	@	400 =	400	210 Teaching Lab						
A/V Shop		1	@	300 =	300	210 Teaching Lab						
Office Space									1,000			
Faculty Offices		1	10 @	100 =	1,000	310 Office						