



UNIVERSITY OF CENTRAL FLORIDA

Roth Athletics Center Interior-Buildout

UCF Project # 583

Building Program

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

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The Building Program for the Roth Athletics Center (Project # UCF-583) was submitted to the following reviewers. Their remarks or corrections, if provided, were incorporated into the document.

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PROJECT REQUEST, RECOMMENDATION, AND APPROVAL

REQUEST

The UCF Athletics Association needs the Roth Athletics Center - Project # 583



5.13.19

Daniel J. White
Vice President and Director of Athletics

Date

RECOMMENDATION

UCF Administration & Finance supports the Roth Athletics Center - Project # 583



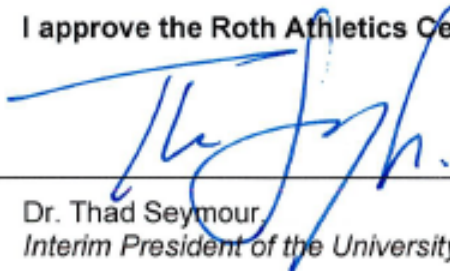
9/24/19

Misty Shepherd
Interim Vice President for Administration & Finance

Date

APPROVAL

I approve the Roth Athletics Center - Project # 583



9/25/19

Dr. Thad Seymour
Interim President of the University of Central Florida

Date

1.0 BUILDING PROGRAM

Chapter 1 provides general information about 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, from which these actions apply to this project:

The project is on the Campus Master Plan	See Chapter 8.0
The project is on the Educational Plant Survey, if required	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, Next Steps
The project has a completed Certification of Funding Form	See Chapter 4.0, Next Steps
The Project has gone back to the BOT for approval for a Budget increase of 10% or more, if required	See Chapter 4.0, Next Steps

2.0 PROJECT OVERVIEW

Chapter 2 provides general information about the project.

Project Description

The Project encompasses the *interior build-out* of a two-story building shell (Building 165) at the north end of the existing *Wayne Densch Sports Center* (Building 77). The facility will serve as the headquarters for the UCF Athletics Department and include much-needed additional space for the football program and new team facilities for the men’s and women’s soccer programs.

FP&C Project: Project #583 - Roth Athletics Center Interior Buildout (Building 165)

Related Projects: MP# 17ZN2004 Utility Relocate
MP# 16077003 Foundation and Shell

Building Area:¹ 45,791 gross square feet
31,324 net assignable square feet

Budget: See Chapter 10 Project Budget

Building Occupants

The facility will house the following intercollegiate athletics units:

- Administrative offices will be provided for the Vice President and Director of Athletics, executive staff, brand advancement, business operations, championship resources, corporate partnerships, facility and event management, human resources and risk management, information technology, premium sales, sales and service, strategic communications, travel operations, cheer and dance, and video services.
- Sport program offices will be provided for women’s cross country, men’s and women’s golf, men’s and women’s tennis, women’s rowing, men’s and women’s soccer, and women’s track and field.
- Team facilities will be provided for men’s soccer and women’s soccer and will include locker rooms, a training room, and meeting space.
- Team facilities for football will include meeting rooms and a recruiting lounge.

Alternatives Considered

Athletics considered several locations for a new “headquarters” building within the Kenneth G. Dixon Athletics Village. It was determined that the best location would be connected to the existing Wayne Densch Sports Center (building 77), based on the following rationale:

- The football unit, located in building 77, has for several years needed additional space due to rapid growth of the program.
- Location of the site within the “athletics footprint” was advantageous based on adjacencies to other athletics facilities.
- Integration of the administrative headquarters with the football program (Athletics’ largest unit) is advantageous to program business and development efficiencies, as well as culture.

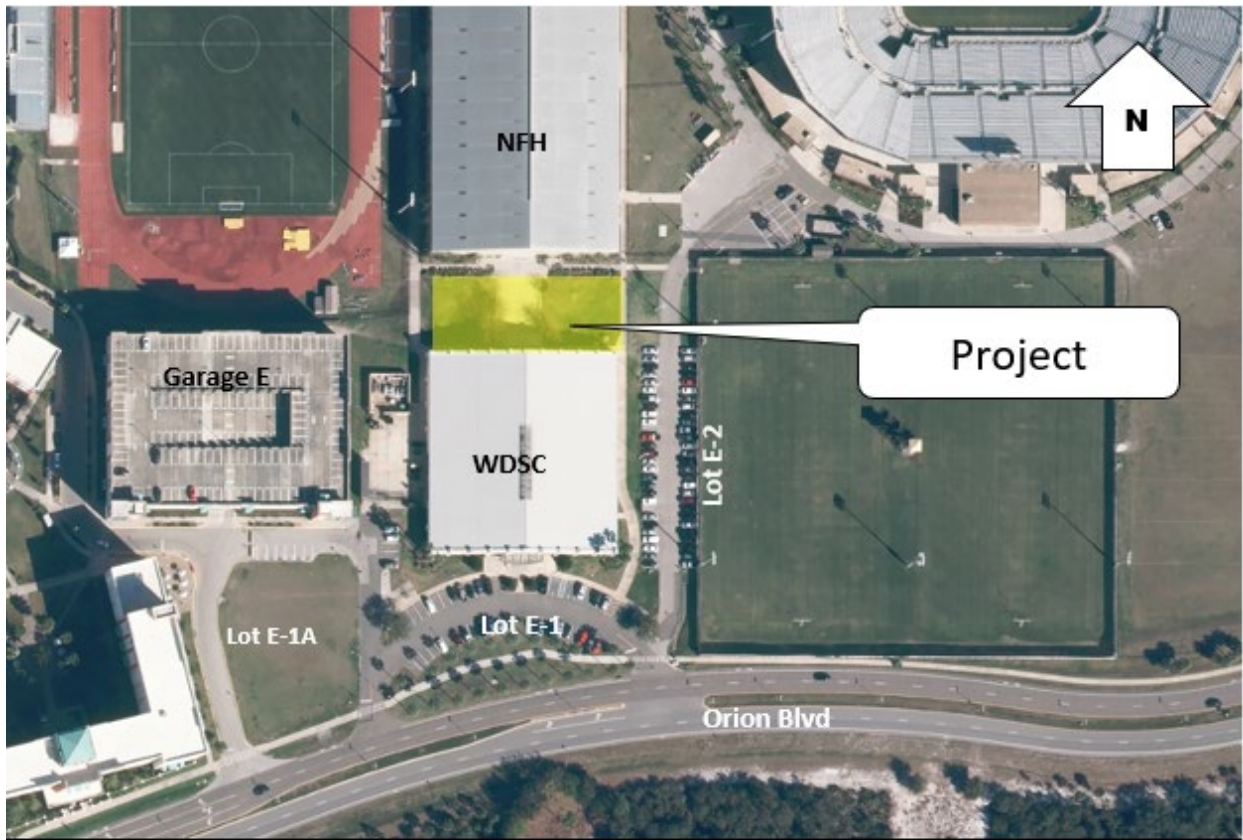
¹ Gross and Net Building Areas are based on data from Davis Architects, Inc.

3.0 SITE AND UTILITIES

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

Proposed Site

The Roth Athletics Center (RAC, building 165) will abut the north end of the Wayne Densch Sports Center (WDSC, building 77). A walkway will remain between the RAC and the Nicholson Fieldhouse (NFH, building 128). The site is less than half an acre, of which roughly a third is currently impervious surface.



Roth Athletics Center Site

Roads, Transportation, and Parking

The Roth Athletics Center site fronts on an access road that leads north from North Orion Boulevard to the Spectrum Stadium. The project will not displace any parking, and there is adequate parking in the immediate vicinity of the site.

- Parking Garage E immediately southwest of the proposed site serves 697 cars.
- Parking Lot E-1 south of the WDSC serves 59 cars.
- Parking Lot E-2 immediately southeast of the proposed site serves 56 cars.
- Parking Lot E-1 A is a grass lot west of E-1, providing event parking for 75 cars.

Handicap parking is available in the vicinity of Roth Athletics Center: Garage E has 15 spaces, Lot E-1 has 2 spaces. The related utility relocation and site preparation project will also convert two existing parking spaces into one ADA parking space. “Champions’ Way,” a separate project now in planning, will add ADA parking spaces to parking lot E-2.

Utility Providers ²

Power:	Duke Energy Florida provides primary electrical service – (Feeder capacity is available).
Cooling:	General comfort cooling will be distributed to the project by the university's district chilled water loop (Generation capacity is available)
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. (Consumptive Use 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)
Sanitary Sewer:	Effluent runs to Iron Bridge Water Pollution Control Facility in Seminole County. (Permit capacity is available)
Storm Water:	This project site drains to 2-H basins (2-H and 2-H Extension). As the Roth Athletic Center will be located on a site that is largely grassy (pervious), it will increase the quantity of storm water drainage to the ponds. (Permit capacity is available)
Telecommunications:	UCF IT/Telecom
Cable TV:	Spectrum/UCF IT
Natural Gas:	TECO People's Gas

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 Fire Station 65 (FS65, building 351) is less than a mile from the site.
Trash Removal:	The facility will utilize dumpsters located in the existing service yard west of WDSC. Housekeeping and Recycling Services provides trash and recycling services.

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.

4.0 HISTORY OF APPROVALS

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

Campus Master Plan Approval

The Wayne Densch Sports Center Expansion was first included in the *2010-2020 Campus Master Plan Update* approved by the BOT on November 19, 2009. The Urban Design and Capital Improvements Map and the Capital Improvements List showed Wayne Densch Sports Center Expansion as Item 79 at \$4,000,000.

Five-year Capital Improvement Plan (CIP) Approvals

The following is a list of the Five-year Capital Improvement Plans that included this project, and the dates they were approved by the Board of Trustees.

- 2013 CIP - Wayne Densch Sports Center Expansion/Renovation at \$1,000,000. BOT approved July 26, 2012.
- 2014 CIP - Wayne Densch Sports Center Expansion/Renovation at \$1,000,000. BOT approved July 25, 2013.
- 2015 CIP - Wayne Densch Sports Center Expansion at \$1,020,000. BOT approved July 31, 2014.
- 2016 CIP - Wayne Densch Sports Center Expansion/Renovation was removed. BOT approved June 29, 2015.
- 2017 CIP - Wayne Densch Sports Center Expansion at \$5,100,000. BOT approved July 28, 2016.
- 2018 CIP - Wayne Densch Sports Center Expansion was removed. BOT approved July 20, 2017.
- 2019 CIP (Current) - Roth Athletics Center (renamed in January 2018) at \$8,750,000. BOT approved July 19, 2018.

Hyperlink to the [2019-24 Five-year Fixed Capital Improvements Plan \(CIP 2019\)](#)

Capital Outlay Budget Approval

A project will typically appear first on the Capital Outlay Budget Approval list, for approval by the BOT, in May of the year following its inclusion on the CIP.

This project was included on the 2017-2018 Capital Outlay Budget, approved by the Board of Trustees on May 18, 2017. "Projects constructed with proceeds from non-state sources, including debt" Wayne Densch Athletics Center Expansion - Funded \$5,100,000

Building Name Approval

On January 18, 2018, the Board of Trustees renamed the project "Roth Athletics Center."

NEXT STEPS

Prior to the execution of the Guaranteed Maximum Price contract amendment to the Construction Manager, and the subsequent start of construction, the following steps must be completed:

The Board of Trustees Charter, approved on June 14, 2017, requires the following:

- **Individual Project Approval** - “Review all proposed new construction and renovation projects exceeding \$2 million in construction costs.”
- **Budget Increase Approval** – “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.”

Additionally, 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. As this is a UCFAA/donor funded project, UCFAA will prepare this document for approval.

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 2015](#)

Adding the project to the Educational Plant Survey

The Roth Athletics Center, aka Wayne Densch Sports Center Renovation/Expansion, was not included in the 2015 Educational Plant Survey or on the first year of the 3-year PECO-eligible priority list.

Bonded projects that are created solely for auxiliary use do not count against the university's need; therefore, the project does not need to be added to the Educational Plant Survey.

6.0 STRATEGIC PLAN

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

The Collective Impact Strategic Plan

The University of Central Florida (UCF) is on an upward trajectory as an emerging preeminent public research university. The 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. As a model for higher education in the 21st century, we are challenging long-held assumptions about the role and scope of higher education. Grounded in the belief that bigger is better, we are harnessing the strength of our size with a constant pursuit of excellence to make positive, lasting impacts on the students, communities, and society we serve. 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

The Roth Athletics Center will unify the Athletics Department units for enhanced coordination and collaboration within athletics and across the university; and is most closely aligned with two of the UCF Collective Impact Strategic Plan metrics within the of Leading Innovation in Higher Education focus area as described below.

Priority Metrics:

- Increase alumni engagement from approximately 8,000 to 16,000
- Increase annual alumni giving donors from approximately 15,000 to 30,000

Strategy:

- Develop joint strategies among Advancement, Alumni Engagement and Annual Giving, Athletics, Community Relations, and other university offices to leverage athletic events and programs as critical engagement tools and avenues for increased alumni giving.

As with most strategic plans, an expectation is that the reputation and visibility of the institution will be elevated. The enhanced coordination and collaboration resulting from co-located units in the Roth Athletics Center will help UCF continue to develop a nationally recognized athletics program that builds awareness, recognition, alumni, and fan participation.

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 Roth Athletics Center is not an academic building, and will not house any academic programs.

Academic Program Reviews

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

The proposed Roth Athletics Center is not an academic building, and will not address space deficits in any Academic Program Reviews.

Return on Investment (ROI)

The ROI checklist is submitted to the Board of Governors for PECO projects for which the university is requesting funding in the first year of the 5-year plan. It is a tool developed to facilitate the identification of return on investment metrics for higher education facilities. It addresses nine key areas:

1. Degrees and certificates produced that meet state needs
2. Students served and benefits/efficiencies
3. Increased research funding
4. Areas of strategic emphasis
5. Preeminent program rankings or improve on a performance-based funding metrics
6. Increase business partnerships
7. Improve existing space
8. Local fund Contributions
9. Reduction of future deferred maintenance, extends the life of facility

The proposed Roth Athletics Center is not an academic building or a PECO-eligible project; therefore, no Return on Investment checklist is required.

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)

Campus Master Plans that included this project:

- *2010-20 Campus Master Plan Update* includes the Wayne Dench Sports Center Expansion on the Urban Design and Capital Improvements Map and the Capital Improvements List.
- *2015-25 Campus Master Plan Update* includes the Wayne Dench Sports Center Expansion and Renovation on the Urban Design and Capital Improvements Map and the Capital Improvements List.

Hyperlink to the [UCF 2015-2025 Campus Master Plan Update](#)

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

The Roth Athletics Center will comply with:

ELEMENT 2.3 – Urban Design

Policy 11.5.10: *All UCF buildings shall be LEED certified and meet Silver³ accreditation...*

ELEMENT 2.4 – Future Land Use

Goal 1: *To create developmental patterns that direct future growth to appropriate areas on campus in a manner that promotes the educational mission of the university...*

ELEMENT 2.15 – Architectural Design Guidelines

Objective 1.1: *... define the elements of consistency (materials, massing, color, detailing, etc.) that exist in current campus in order to derive the principles that govern future designs.*

Objective 1.4: *To establish guidelines and standards for energy efficiency and life cycle costing.*

Policy 1.4.1: New buildings shall comply with the UCF Design, Construction, and Renovation Standards for energy efficiency and life cycle costing.

ELEMENT 2.17 – Facilities Maintenance

Objective 1.2: *To establish the desired level of performance for building components.*

³ UCF requires LEED Gold certification (60-79 points) for all new construction with a cooling demand greater than 40 refrigerated tons (RT). This project was projected (preliminary) at ~ 160 RT. Former Vice President for Administration and Finance, William Merck, waived LEED Silver accreditation for this project, but requested that energy savings measures be evaluated and incorporated where possible. The project will strive to achieve credits required for LEED certification (40-49 points).

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: State Requirements for Educational Facilities, 2014 (SREF). The project will be compatible with State Space Criteria.

Hyperlink to [SREF 2014](#)

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 UCF Space Criteria.

Hyperlink to the [UCF Space Allocation and Use Policy](#)

Project-specific Space Criteria

The Athletics Department, and Facilities Planning and Construction, with the consulting architects, established the quantity of office and other space required for the Roth Athletics Center. The footprint of the facility was limited by the available site.

Academic Program Statement (APS)

This project has no academic component and does not require an Academic Program Statement.

Space to be Released

No space will be released upon construction of the Roth Athletics Center.

10.0 PROJECT BUDGET

Chapter 10 provides the project budget.

Funding of Capital Projects

For more information on funds that may be used for capital projects, see Chapter 4 Educational Plant Survey, Chapter XI (page 47).

Project Budget History

The most recent budget approved for the Roth Athletics Center was \$8,750,000, approved by the UCF Board of Trustees on the 2019 CIP. The current estimated project budget is \$10,423,744.84, as listed below.

This final project budget will be brought to the Board of Trustees for approval per BOG 14.0025 (2) and (3), and per the BOT Finance and Facilities Committee Charter.

Roth Athletic Center Build-out	UCF-583
DESIGN TOTAL	\$ 533,985.00
PERMITTING, MANAGEMENT TOTAL	\$ 308,455.27
CONSTRUCTION TOTAL	\$ 7,300,000.00
UCF CONSTRUCTION TOTAL	\$ 724,713.51
FF&E TOTAL	\$ 1,556,591.06
TOTAL	\$ 10,423,744.84

Related Minor Project - Roth Athletic Center Shell Building	Project No: 16077003
DESIGN TOTAL	\$ 270,487.00
PERMITTING, MANAGEMENT TOTAL	\$ 56,613.46
CONSTRUCTION TOTAL *	\$ 2,174,497.00
UCF CONSTRUCTION TOTAL	\$ 92,198.82
FF&E TOTAL	\$ -
TOTAL	\$ 2,593,796.28

** the initial project cost for this Minor Project was \$1,956,351.46. The BOT approved a budget increase and the project exceeding the \$2M on November 15, 2018.*

Related Minor Project - Utility Relocation	Project No: 17ZN2004
DESIGN TOTAL	\$ 214,015.80
PERMITTING, MANAGEMENT TOTAL	\$ 67,446.54
CONSTRUCTION TOTAL	\$ 1,643,707.61
UCF CONSTRUCTION TOTAL	\$ 74,830.05
FF&E TOTAL	\$ -
TOTAL	\$ 2,000,000.00

11.0 BUILDING CODES

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

Building Code Compliance

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

Building Codes

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

- Building Codes - Administered by UCF Building & Fire Code Office
- Fire Codes - Administered by UCF Building & Fire Code Office and the Florida Division of State Fire Marshal

Hyperlink to [Applicable Building, Fire, and Other Codes](#).

Standards and Guidelines

All UCF Standards and Guidelines (minus approved deviations to the UCF Standards and Guidelines) will be adhered to during the design and construction of this facility.

UCF Standards and Guidelines include, but are not limited to:

- UCF Design, Construction, and Renovation Standards
Administered by UCF Facilities Planning and Construction (FP&C)
- Telecommunications Design Standards
Administered by UCF Computer Services & Telecommunications (CS&T)
- Utilities and Energy Standards
Administered by UCF Department of Utilities & Energy Services (UES)
- Green Building Construction and Renovation Requirements
Administered by UCF Department of Utilities & Energy Services (UES)
- State of Florida Model Energy Efficiency Code for Building Construction
Administered by UCF Department of Utilities & Energy Services (UES)
- Campus Landscape Master Plan and Design Standards (2016)
Administered by UCF Landscape & Natural Resources (LNR)