



## Board of Trustees Special Meeting | July 12, 2022

### **BOT-5: Campus Master Plan Minor Amendment, Nursing Building**

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Information

Discussion

Action

Meeting Date for Upcoming Action: July 12, 2022

#### **Purpose and Issues to be Considered:**

UCF proposes a Minor Amendment (MA 2022-2) to the UCF 2020-30 Campus Master Plan (CMP) to modify information found in CMP Element 10.0 Capital Improvements & Implementation regarding the College of Nursing Building.

The specific changes included in this Minor Amendment are:

- On the Schedule of Capital Projects (Figure 10.0-2):
  - Replace the building name “College of Nursing and Health Sciences Building” with “College of Nursing Building”
  - Remove “College of Nursing & Allied Health” from “Alternate or Old Project Names (AKA)”
  - Remove “CHPS” from “College or Division Requesting”
  - Revise the square footage under “New Construction SF” from 150,000 to 90,000
  - Revise the “Project Scope” description to read “New academic home for CON (60,000 ASF / 90,000 GSF)”
  - Remove the word “NonState” from the “2020 CIP Funds/Priority” column, add a footnote stating “CON is UCF’s #2 priority on the 2023-24 Capital Improvement Plan PECO-eligible project list”
- No revisions to any other element of the CMP are required.

See Attachment A for additional information, including a markup with changes in strikethrough and highlight.

#### **Background Information:**

The UCF 2020-30 Campus Master Plan was adopted by the UCF Board of Trustees on November 14, 2019. This Minor Amendment (MA2022-2) is the second proposed amendment to that plan.

In 2019, when the Campus Master Plan was under development, the Nursing Building was envisioned as 150,000 gross square feet building that housed both the College of Nursing and the College of Health Professions and Sciences (CHPS). Since that time, CHPS has been removed from the Building Program, leaving only the College of Nursing.

#### **Recommended Action:**

Approve Minor Amendment (MA2022-2) to the UCF 2020-30 Campus Master Plan.

#### **Alternatives to Decision:**

There is no alternative. This project cannot proceed without an amendment to the 2020-30 Campus Master Plan.

#### **Fiscal Impact and Source of Funding:**

The Campus Master Plan does not include cost estimates for projects, it is a visionary plan based on

project needs. This CMP Minor Amendment does not trigger any funding requirements, it is simply a modification to UCF's Campus Master Plan. Funding information and approvals for the project will be presented as separate board items.

**Authority for Board of Trustees Action:**

Amendments to campus master plans are governed by Florida Statute s. 1013.30(9). If a proposed amendment does not exceed any of the thresholds in the statute, it is considered a minor amendment and requires only adoption by the University Board of Trustees. These thresholds are:

- (a) Increase density or intensity of use of land on the campus by more than ten percent;
- (b) Increase density or intensity of use of land on the campus by more than ten percent;
- (c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

Changing the name of a project and reducing its size does not trip any of these thresholds. Additionally, the campus master planning thresholds stated above are only applicable to the UCF Main Campus.

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**Contract Reviewed/Approved by General Counsel**  N/A

**Committee Chair or Chair of the Board has approved adding this item to the agenda**

**Submitted by:**

Jonathan Varnell, Vice President for Facilities and Business Operations

**Supporting Documentation:**

Attachment A : MA 2022-2, a proposed Minor Amendment to the UCF 2020-30 Campus Master Plan.

**Facilitators/Presenters:**

Jonathan Varnell, Vice President for Facilities and Business Operations

Bill Martin, Senior Director for Facilities Planning and Construction



UNIVERSITY OF CENTRAL FLORIDA

**Minor Amendment (MA 2022-2)**  
to the  
**2020-30 Campus Master Plan**  
to modify the  
**COLLEGE OF NURSING BUILDING**

## **MINOR AMENDMENT (MA 2022-2)**

The University of Central Florida proposes a minor amendment to its 2020-30 Campus Master Plan to amend the Capital Improvements element to modify the COLLEGE OF NURSING AND HEALTH SCIENCES BUILDING to read COLLEGE OF NURSING BUILDING, along with revisions to the Requestor, Building Area and Scope.

## **STATUTORY THRESHOLDS FOR A MINOR AMENMENT**

“Florida Statute 1013.30(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8) if such amendment, alone or in conjunction with other amendments, would:

- (a) Increase density or intensity of use of land on the campus by more than ten percent;
- (b) Increase density or intensity of use of land on the campus by more than ten percent;
- (c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.”

A master plan amendment that does not exceed any of these thresholds may be adopted by the Board of Trustees instead of following the lengthy adoption process described in f.s.1013.30(6)-(8).

## **University Response:**

Changing the name of a project and reducing its size does not trip any of these thresholds. Additionally, the campus master planning thresholds stated in f.s.1013.30(9) are only applicable to the UCF Main Campus.

The COLLEGE OF NURSING BUILDING will be a new 90,000 gross square foot academic building on the Academic Health Sciences Center campus at Lake Nona. The AHSC is a UCF Educational Site lying within the Southeast Orlando Sector Plan/Lake Nona area (the Medical City), a 17-square-mile master-planned community. It is governed by the City of Orlando’s comprehensive plan, which is known as the [Growth Management Plan](#) (GMP).

- The AHSC is shown in the GMP Future Land Use Policy Document map LU-2A as Airport Support District (High Intensity).

Why does UCF need an amendment to the UCF 2020-30 CMP?

UCF chronicles its vision for future facilities on all UCF Educational Sites in its Campus Master Plan; therefore, this Minor Amendment will modify and correct information found in CMP element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION regarding the COLLEGE OF NURSING BUILDING.

## **AMENDMENT TO THE CMP**

MA 2022-2 will amend element 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION by modifying *Figure 10.0-3 Satellite Campuses 10-year Schedule of Capital Projects* to change COLLEGE OF NURSING AND HEALTH SCIENCES BUILDING to read COLLEGE OF NURSING BUILDING. No revision to any other element of the CMP will be required.

## **REPLACEMENT MAPS AND CHARTS**

Figure 10.0-3 Satellite Campuses 10-year SCP (Revised May 2022)

10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION

Revised Figure 10.0-3

Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP)

Revised July 2022<sup>1</sup>

3-Year Committed

Consistent with the Campus Development Agreement (CDA)

Other Projected Projects

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUIDING #	OTHER NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Fund /Priority	2015 EPS Proj. #
<b>MAIN CAMPUS 10-YEAR PROJECTED PROJECTS</b>											
1	JOHN C. HITT LIBRARY RENOVATION PH. II	002		IT&R	Renovation 5 Phases	226,506	226,506		Renovate 5 Floors for efficient/flexible interiors, more seating, study, special collections/archives, and technology workstations. Digital Initiatives Center.	CITF / 1	5
2	CAMPUS ENTRYWAYS – PHASE I			2016 CDA	Roadway				University & Alafaya Gateway - improve roads, sidewalks, landing pads, signage, landscape	State / 1 NonState	
3	CAMPUS ENTRYWAYS – PHASE II			2016 CDA	Roadway				Remaining Items from CDA	State / 2 NonState	
35	UCF CROSS-CAMPUS BIKE TRAIL		Innovation Way Trail / East Orange Trail						On-campus bike trail linking the existing trail systems of Orange and Seminole Counties		
4	ENGINEERING BUILDING RENOVATION	040		CECS	Renovation	130,885	TBD		Total Renovation	PECO / 1	
5	BIOLOGICAL SCIENCES RENOVATION	020		COS	Renovation	116,607	116,607		Total Renovation	PECO / 4	
6	THEATRE BUILDING RENOVATION – HVAC	006		CAH	Renovation	29,469	TBD		HVAC	PECO / 5	
7	HOWARD PHILLIPS HALL RENOVATION	014		Campus	Renovation	64,619	64,619		Total Renovation	PECO / 6	
8	LEARNING LABORATORY Active Learning, Teaching Lab, & Maker Space Facility			COS, CCIE, CECS, COM	New Building			150,000	Multidisciplinary Classroom and Teaching Lab facility for several colleges		Spot Survey
9	RESEARCH II Science, Engineering, & Commercialization Facility		Research II	COS, CECS, CREOL, ORC	New Building			138,000	Multidisciplinary Research Facility to serve several colleges		16
10	WET TEACHING LAB AND EXPANDED STEM FACILITY (Classroom Lab Building)			COM / BSBS	New Building			240,950	Facility to provide wet/prep labs for several programs, study space, offices, and a lecture hall.		
11	PERFORMING ARTS COMPLEX PH. II	119	Arts Complex Ph. I (Performance)	CAH	Addition	83,670	3,000	122,800	Flexible Performance Space, configurable into 4 venues, including Proscenium Theatre and Concert Hall. The facility includes assembly and production support, as well as storage.		7
12	CHEMISTRY RENOVATION	005		COS	Renovation	49,073	49,073		Total Renovation		10
13	VISUAL ARTS RENOVATION & EXPANSION	051		CAH	Renovation	85,000	85,000	TBD	Total Renovation and Expansion		12/13
14	MATHEMATICAL SCIENCES RENOVATION	012	Math Sciences Building Remodeling & Renovation	COS	Renovation	106,523	106,523		Total Renovation		
15	FERRELL COMMONS E&G SPACE RENOVATION	007		Campus	Renovation	93,860	~28,000		Total Renovation of E&G space (100% of 7B, 7F, 7G, 90% of 7C, 50% of 7E.)		
16	ARBORETUM, URBAN ECOLOGY, & SUSTAINABILITY CENTER		Sustainability Center Ph. I Sustainability Center Ph. II	COS, F&S	New Building			15,000	Arboretum and Urban Ecology Center - replaces aging modular. Sustainability Center - for collaborative research in sustainability/energy.		
17	CLASSROOM BUILDING III			Campus	New Building			80,000	A state-of-the-art facility to support enhanced teaching and learning - variety of advanced-technology classrooms and multimedia facilities. Faculty offices and support spaces.		17
18	SIMULATION AND TRAINING BUILDING			CECS	New Building			60,000	Research Facility for IST, includes lab and office space for multiple disciplines in modeling, simulation and training, immersive environments and mobile learning		
19	WELCOME CENTER EXPANSION	096		Campus	Addition	18,717		11,000	Improve recruitment of top undergrad and grad students, steer students toward strategic programs, focus on under-represented populations, advise students toward timely graduation.		20
20	RESEARCH III			Campus	New Building			150,000	Future Research Facility		
21	DINING, HOUSING, RESIDENCE LIFE FACILITY			SDES	New Building			260,000	Includes student housing and meal-plan dining hall Creative School may be collocated		
22	SPECIAL PURPOSE HOUSING		Special Purpose Housing and Parking Garage	SDES	New Building			32,000	Greek Housing on ~7 ac. Greek Park Expansion		
23	GRADUATE HOUSING			SDES	New Building			150,000	Graduate Student Housing		
24	SPECTRUM STADIUM STEEL RE-COATING	135	Rust Remediation	UCFAA	Renovation	76,527			Re-coat steel structure to prevent rust	NonState	

Note: MAP KEY numbers are associated with Figure 10.0-1 Capital Improvements Map, and are not associated with project priority.

10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION

Revised Figure 10.0-3

Figure 10.0-2 Main Campus SCP (Continued)

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUILDING #	ALTERNATE or OLD PROJECT NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Funds/Priority	2015 EPS Proj.#
<b>MAIN CAMPUS 10-YEAR PROJECTED PROJECTS</b>											
25	BASKETBALL EXCELLENCE CENTER	50C	Venue Expansion and Renovation	UCFAA	Add & Reno	48,000		TBD	Renovation of The Venue. Add student-athlete team space and office space.		
26	SOCCER STADIUM & PARKING			UCFAA	New Bldg./Field			TBD	Soccer Stadium north of Spectrum Stadium		
27	TENNIS COMPLEX			UCFAA	New Bldg./Courts			7,500	Tennis Support Building and Tennis Courts (≤12)		
28	RECREATION & WELLNESS CENTER PH. III	088		SDES	Addition	156,111		50,000	Addition the Recreation and Wellness Facility		
29	RWC PARK PHASE IV			SDES	New Bldg./Fields			TBD	Entrance Element and Field Improvements		
30	CREATIVE SCHOOL FOR CHILDREN	Replace 24		Auxiliary	New Building			18,000	New Creative School to support 170 UCF families (increase of 40 families).		
31	INTERCEPT GARAGE		Parking Garage VII	Parking	New Garage			TBD	Intercept Garage at University & Alafaya		
32	ENVIRONMENTAL HEALTH AND SAFETY SUPPORT FACILITY	48A		Support	New Building			4,000	Facility to centralize specialty material receiving, storage, and distribution		
33	<b>UCFAA FOOTBALL CAMPUS PROJECTS</b>	Project #33 includes six projects on the UCFAA Football Campus									
	• Stadium South Tower	135			Addition				Multistory addition to add FB offices, a Club/Lounge, Loge Seats		
	• Football Practice Field Relocation				Sitework				FB Practice Field #1 moves from west to east of FB Practice Field #2		
	• McNamara Cove (new site)	363			New Facility				New site for "Recovery River," plunge pool, plaza, support buildings		
	• Parking and Plaza Expansion				Sitework				Includes Nicholson Plaza, The Boulevard, Expansion of Lot E-2		
	• Wayne Densch Sports Center Renovation	077			Renovation				Total renovation/remodeling of WDSC		
	• Stadium North Tower	135			Addition				Addition of 5,000 student seats and a new upper-level concourse		
34	LAKE CLAIRE RECREATON AREA EXPANSION	0334		SDES	Addition & Reno				Expand Boathouse (0334), Improve Parking Lot		

Minor Amendment MA 2022-1  
BOT approved May 26, 2022.  
Changed Project 33 from McNamara Cove to UCF Football Campus Projects.

Figure 10.0-3 Satellite Campuses 10-Year Schedule of Capital Projects (SCP)

Revised July 2022

Minor Amendment MA2022-2  
College of Nursing Building  
Revise Project Name, Requestor, GSF, and Project Scope

Campus	SATELLITE CAMPUSES 10-YEAR PROJECTED PROJECTS										
DT	UCF COMMUNICATION AND MEDIA BUILDING - EXTERIOR	0906	Center for Emerging Media		Renovation	130,000	Ext				PECO / 3
DT	DOWNTOWN CAMPUS BUILDING II				New Building						
DT	DOWNTOWN CAMPUS PARKING GARAGE II				New Garage						
DT	DOWNTOWN CAMPUS PHASE III				New Building						
DT	DOWNTOWN CAMPUS PHASE IV				New Building						
RCHM	ROSEN GARAGE			Parking	New Garage						
AHSC	<del>COLLEGE OF NURSING AND HEALTH SCIENCES BUILDING</del> COLLEGE OF NURSING BUILDING		College of Nursing & Allied Health College of Nursing and Health Sciences Building	CHPS CON	New Building	150,000 90,000			New academic home for CON (~100KGSF). Additional space for other CHPS Units. (TBD) New academic home for CON (60,000 ASF/90,000 GSF)	NonState Footnote 2	15 Footnote 3
AHSC	HEALTH SCIENCES PARKING GARAGE			Parking	New Garage			160,000	New Parking Garage to support Lake Nona Campus		
AHSC	UTILITIES INFRASTRUCTURE/SITWORK – CLINICAL FACILITIES		Infrastructure and Sitework Lake Nona Clinical Facilities		Infrastructure			3,400LF			
AHSC	BURNETT BIO-MEDICAL SCIENCE CENTER INFRASTRUCTURE				Infrastructure			150,000			
AHSC	INSTITUTE FOR HOSPITALITY IN HEALTHCARE			COM/RCHM	New Building			150,000			
Cocoa B.	FLORIDA SOLAR ENERGY CENTER RENOVATION	Many	FSEC		Renovation	14,418	TBD			PECO / 2	
Melbourne B.	MARINE TURTLE & COASTAL RESEARCH STATION		Coastal Biology Station	COS	New Buildings			9,500			19

Note: Figure 10.0-1 Capital Improvements Map does not include Satellite Campus projects

<sup>2</sup> 2023-24 CIP - CON was UCF's #2 priority on the PECO-eligible project list  
<sup>3</sup> Legislative Initiative FY 2022-23 had no proviso requiring an EPS Recommendation