



John C. Hitt Library

8.0 CAPITAL IMPROVEMENTS

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8.0 CAPITAL IMPROVEMENTS

2025-35 CAMPUS MASTER PLAN UPDATE

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8.1 INTRODUCTION

STATUTE & REGULATION



The CAPITAL IMPROVEMENTS Element is required by Florida Statute 1013.30(3).

Each Campus Master Plan element must follow the guidelines stated in the Florida Board of Governors (BOG) Regulations, Chapter 21. BOG Regulation 21.211 states the purpose of the CAPITAL IMPROVEMENTS element:

“This element evaluates the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the university has fiscal responsibility; to analyze the fiscal capability of the university to finance and construct improvements; to adopt financial policies to guide the funding of improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements. All development is contingent upon the availability of funding.

NARRATIVE

The CAPITAL IMPROVEMENTS element includes

- GOALS OBJECTIVES AND POLICIES related to Capital Improvements on the UCF Main Campus and other sites.
- DATA AND ANALYSIS based on the facility needs as identified in the other elements to support the future needs as identified in the future land use element.
- EXHIBITS include:
 - A Schedule of Capital Projects (SCP) listing all future projects envisioned for the 10-year planning interval, on the Main Campus and other Sites.
 - A Capital Improvements Map of the Main Campus showing the proposed locations (sites) for improvements shown in the SCP

STRATEGIC PLAN ALIGNMENT

This element aligns with all four priorities stated in the UCF strategic plan “*UNLEASHING POTENTIAL – Becoming the University for the Future*”, specifically:

Student Success and Well Being

Capital Improvements that provide on-campus housing and student success facilities will “accelerate student success and enhance wellbeing.”

Discovery and Exploration

Capital Improvements providing academic and research facilities are examples of how UCF will “invest in our research infrastructure in ways that address prevailing workforce needs in the state,

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accelerate the development of industry clusters, attract new companies and high-wage jobs to Florida.”

Community and Culture

Capital Improvements improve the University and will “help make UCF a destination of choice for the most talented people, a best place to learn and work, and a partner of choice in our community.”

Innovation and Sustainability

The first goal of this element is “Provide sustainable academic and research facilities and infrastructure to meet the education, research, workforce development, and support missions of the University, and meet the evolving demands of student enrollment and investors.”

SUSTAINABILITY

The University’s commitment to sustainability and the protection of the environment is evident throughout this element.

Goals, Objectives and Policies that align with the Sustainability Tracking, Assessment & Rating System™ (STARS)¹ are shown in **green** text, with the specific *Category and Impact Areas, Operations (OP)* and **Planning and Administration (PA)**, and the specific credits indicated in parentheses:

- **OP 1: Building Design and Construction**
- **PA 2: Commitments and Planning**

RELATED ELEMENTS

See these related elements:

1.0 FUTURE LAND USE - for the Future Land Use Map (FLUM)

2.0 TRANSPORTATION - for proposed transportation improvements

3.0 HOUSING - for proposed housing improvements

4.0 GENERAL INFRASTRUCTURE - for proposed utility infrastructure improvements

6.0 RECREATION AND OPEN SPACE - for proposed recreation and athletics improvements

GLOSSARY

REMODELING means the changing of existing facilities by rearrangement of spaces and their use. [Florida Statute 1013.01(17) and BOG Regulation 14.001(16)]

RENOVATION means the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment. [Florida Statute 1013.01(18) and BOG Regulation 14.001(17)]

¹ STARS (Sustainability Tracking, Assessment, and Rating System) is “a transparent, self-reporting framework for colleges and universities to measure their sustainability performance.”

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8.2 GOALS, OBJECTIVES, & POLICIES

GOAL 1: Provide sustainable academic and research facilities and infrastructure to meet the education, research, workforce development, and support missions of the University, and meet the evolving demands of student enrollment and investors.²

OBJECTIVE 1.1: Ensure that state-of-the-art facilities and supporting infrastructure will be available to meet the needs of the University.

POLICY 1.1.1: The University shall evaluate growth patterns and data to predict the need for capital improvements, including reviewing:

- enrollment growth to evaluate classroom and teaching lab needs
- research and faculty growth to evaluate research laboratory needs
- space utilization data to evaluate office, classroom, and other space needs
- campus growth to evaluate infrastructure needs

Refer to Future Land Use Goal 3 for related requirements regarding the University's "Carrying Capacity".

POLICY 1.1.2: When necessary, the University shall consider the use of facilities in other areas, including satellite campuses and partnerships with state colleges, schools, and local businesses.

POLICY 1.1.3: The University shall prepare a yearly Capital Improvement Plan (CIP) requesting planning, construction, and equipment funds for all proposed capital projects within the next five (5) year time frame. The CIP shall include project descriptions and justifications.

OBJECTIVE 1.2: Provide for the replacement and renewal of capital facilities and infrastructure to meet growth; remodel and/or renovate facilities and infrastructure; and demolish obsolete facilities.

POLICY 1.2.1: The University shall renovate, repair, and upgrade existing buildings and infrastructure to increase their useful life spans, or demolish aging facilities no longer able to serve existing or future needs.

POLICY 1.2.2: The University shall review the facilities condition of all campus structures and infrastructure every three years to determine the need for replacement, repairs, or renovations to meet ongoing and changing needs of the campus. The University shall systematically evaluate aging facilities to determine whether or not they can serve existing or future needs.

POLICY 1.2.3: The University shall demolish facilities that are listed under "Demolition Recommendations" on the

² Language taken from the Strategic Plan. Priority 4 Innovation and Sustainability speaks to "sustainable facilities" and Planning Considerations speaks to "evolving demands of our students and investors."

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OBJECTIVE 1.3: Coordinate land use with a schedule of capital improvements that will meet existing and projected facility and infrastructure needs.

Educational Plant Survey. Demolition should involve careful deconstruction and recycling or reuse of building materials where possible.

POLICY 1.2.4: When a new building is completed, vacated areas of older facilities may be renovated to meet the needs of new occupants. The University shall provide space to accommodate faculty, staff, and students displaced by renovation.

POLICY 1.3.1: Land uses for proposed building sites shall be consistent with the future land uses indicated on the Future Land Use Map (FLUM).

POLICY 1.3.2: Site locations for all projects on the Schedule of Capital Projects (SCP) shall be shown on the Capital Improvements Map.

GOAL 2: Implement improvement projects with approved funding sources.

OBJECTIVE 2.1: Capital improvement projects and funding are to align with Capital Improvement Plan (CIP) and Master Plan goals.

POLICY 2.1.1: The University shall seek state funds, federal funds, research grants, and donor funds to construct teaching, research, housing, athletic, and support facilities as described in the CIP.

POLICY 2.1.2: Capital budget requests each year shall be consistent with the provisions of the Campus Master Plan, Educational Plant Survey and with Campus Development Agreements with local governments.

OBJECTIVE 2.2: Seek additional funds to augment state capital construction funds.

POLICY 2.2.1: The University shall work with the UCF Foundation to seek external funds in the form of gifts and donations to provide campus facilities.

POLICY 2.2.2: The University may obtain funding through the selling of revenue bonds to construct and renovate student housing, on-campus healthcare facilities, and on-campus parking structures.

POLICY 2.2.3: The University may use auxiliary funds for specific construction needs, such as parking lots, parking garage structures, bookstore expansion, and other auxiliary support space needs.

POLICY 2.2.4: The University may seek funding through other state and non-state sources to meet construction requirements that are needed as part of the Campus Master Planning process.



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GOAL 3: Design and construct capital improvement projects in a responsible manner.

OBJECTIVE 3.1: Design and construct projects in alignment with campus-wide STARS goals.

POLICY 3.1.1: The University shall first consider remodeling and/or renovation of a facility before demolition and construction a new replacement building.

POLICY 3.1.2: The University shall regularly review STARS goals and incorporate strategies where appropriate in order to move towards a higher STARS rating.

*(OP-1: Building Design and Construction)
(PA-2: Commitments and Planning)*

OBJECTIVE 3.2: Design and construct projects within available approved funding.

POLICY 3.2.1: The University shall incorporate methods for obtaining competitive pricing for capital improvement projects over \$4 million.

POLICY 3.2.2: The University shall carefully analyze design and construction bids, and negotiate or value-engineer to align with established budgets.

OBJECTIVE 3.3: Design and construct projects with foresight regarding campus resilience.

POLICY 3.3.1: The University shall prepare for natural disasters with long-term resilience planning.

POLICY 3.3.2: The University shall prioritize infrastructure and capital improvements that support long-term resilience that aligns with the strategic plan of the University.

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8.3 DATA & ANALYSIS

Project Funding

Overview

The following is an inventory and assessment of existing and anticipated revenue sources and funding mechanisms available for capital improvement financing.

- **Public Education Capital Outlay (PECO)**

The University receives funding from the State for capital improvements in various appropriation types. The primary funding source is Public Education Capital Outlay (PECO). These funds are appropriated to the State University System (SUS) pursuant to Section 1013.64(4), Florida Statutes, which provides that a list of projects is submitted to the Commissioner of Education for inclusion in the Fixed Capital Outlay Budget Request. A lump sum appropriation (sum of digits) may be provided for remodeling, renovation, maintenance, repair, and site improvements for existing satisfactory facilities. The projects funded from PECO are normally for institutional, academic support, or institutional support purposes.

- **Capital Improvement Trust Fund (CITF)**

UCF students pay Capital Improvement Fees and Building Fees as part of their tuition, in accordance with Florida Statute 1009.24

“Capital Improvement Trust Fund (CITF) is funded by student fees to support student related projects. Funds are collected by the university and transmitted to the State to pay for debt service. Remaining funds are returned to university after receiving legislative authorization. A portion of the fee may be used for university child care centers.”³

Student-related projects include student unions, libraries, university childcare centers and recreation facilities. Projects funded by CITF are selected and prioritized by the CITF Committee (see Approval and Advisory Committees in this D&A)

- **Private Donations and Grants**

Private donations and grants are another source of revenue authorized by Florida Statute. Legislative approval is not required for the use of these funds.

- **Debt and Bonds**

Auxiliary Organizations, such as Housing and Residence Life, Business Services, and Parking and Transportation Services, and Direct Service Organizations, such as UCF Athletics, use revenues collected from their operations to fund capital improvements. Auxiliaries may also bond capital improvements and pledge auxiliary revenues for debt service. Either method requires BOT approval.

- **Federal Funding**

Examples of recent federal funding included programs such as:

- U.S. Department of Education - *Higher Education Emergency Relief Fund (HEERF)*, authorized by the CARES Act.
- U.S. Department of the Treasury - *State and Local Fiscal Recovery Funds (SLFRF)*, authorized by the American Rescue Plan Act.

³ Source: State University System, Glossary of Budget and Finance Terms.

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Capital Improvement Planning Documents

Overview

- **10-year Schedule of Capital Projects (SCP)**

The following is a description of planning documents submitted to the BOG or the State to inventory and assess capital improvements.

The Campus Master Plan includes a 10-Year Schedule of Capital Projects (SCP), based on needs identified throughout the Campus Master Plan. The SCP will include all projected projects on all campuses for the 10-Year planning interval.

The SCP defines improvements as 3-year committed, 10-year projected, and those consistent with the Campus Development Agreement (CDA).

In the five-year interval between Campus Master Plan updates, the Board of Trustees may amend the SCP to add, remove, rename, or relocate projects.

- **Five-year Capital Improvement Plan (CIP)**

The CIP includes a prioritized list of the University's current and future capital project for a five-year period, submitted to the state for capital funding requests. The CIP identifies variables such as project priority, purpose, cost, and proposed timing.

The CIP will be revisited and submitted to the state annually, allowing variable factors to be adjusted based on circumstances such as emerging strategies, changes in priorities, cost or scheduling, or new funding opportunities.

- **Annual Fixed Capital Outlay Budget Request (FCOB)**

The Budget Request is prepared annually by Facilities and Business Operations in collaboration with the Senior Vice President of Administration and Finance.

The FCOB is approved by the Provost, University President, and the Board of Trustees (BOT), then submitted to the State University System of Florida Board of Governors.

- **Plant Operations and Maintenance (PO&M)**

The State of Florida provides Plant Operations and Maintenance (PO&M) funding for most of the University's facilities that contain Educational and General (E&G) space. Since 2016, the state has not provided PO&M funding for any newly-constructed or expanded E&G buildings.

The cost of operating and maintaining Auxiliary space is derived from auxiliary revenues.

Approval and Advisory Committees

Overview

- **Facilities and Infrastructure Committee**

The following is a description of committees and governing bodies used to evaluate and facilitate campus planning and capital improvements.

The Facilities and Infrastructure Committee⁴ is a standing committee of the University of Central Florida Board of Trustees. The purpose of the committee is to advise the Board on the University's capital improvement needs, including but not limited to, campus master planning, new construction projects, deferred maintenance, real estate, information technology, operational technology, and cybersecurity.

⁴ The BOT Facilities and Infrastructure Committee replaced the Facilities and Finance Committee in July 2021.

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- “The Committee will review and recommend the following to the Board for action: Construction projects (new, remodeling, site work) with a projected total project cost in any amount greater than \$2 million, and any material changes to the projects.” (F&I Charter)
- **Capital Project Planning Committee (CPPC)**

The purpose of the CPPC is to develop an annual comprehensive list of capital project requests for the university, prioritize the capital project needs of the university, and recommend funding sources for these projects.

Capital projects are defined as new construction projects of any value, remodel/renovation projects that exceed \$4M total project cost, or projects that require real estate transactions that require UCF BOT approval.
 - **University Master Planning Committee (UMPC)**

The UMPC is a Faculty Senate Joint Committee that serves as an advisory body to the University President on short- and long-range issues related to land use, facilities planning, and future development of the campus, including the protection and preservation of natural resources.

Its broadly representative group of faculty, administrators, staff, and students provides recommendations on matters related to campus aesthetics including signage, site furnishings, public art, and some temporary installations.
 - **Capital Improvement Trust Fund Committee (CITF)**

Projects funded from the Capital Improvement Trust Fund (CITF) are selected and prioritized by the CITF Committee, an ad hoc advisory committee formed jointly by Student Success and Well-Being (SSWB) and Student Government (SG).

UCF’s Capital Improvement Trust Fund Committee serves to develop and recommend a list of projects for which to request CITF funds, and recommends any increase in the student CITF fee.

The recommendations of the CITF committee take effect only after approval by the Student Body President and University President, with final approval by the Board of Trustees.
 - **University Space Committee (USC)**

The University Space Committee (USC) is a standing committee and governing body formed to evaluate potential impacts to the University from proposed real estate and space initiatives. The committee is charged with overseeing and maintaining best practices for use of space throughout UCF.

The USC makes recommendations to the executive administration regarding space and real estate initiatives and whether they are in the University’s best interest.

The USC is comprised of decision-makers who are involved in real property and/or space matters in each University area (or their designees). Subject matter experts and/or guests are invited as necessary.

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- **Other Advisory Bodies**
 - Faculty Senate

The Faculty Senate is the primary voice of the faculty and serves as the main channel of communication between faculty and administration.

 - Faculty participate in capital and campus planning through the University Master Planning Committee, which was formed by a Faculty Senate Resolution (see UMPC, earlier in this D&A).
 - Student Government (SG)

The SG is a representative body modeled after the United States government with Executive, Legislative, and Judicial branches. The SG president is a member of the Board of Trustees and the CITF Committee. In this capacity, the student body president represents the students regarding capital and campus planning. Members of the SG were included in the majority of the Element Teams that developed this 2025-35 Campus Master Plan.
 - UCF Community Council and Neighbors

The UCF Community Council and Neighbors is a vital body of neighbors of the University. The University communicates with this group regarding:

 - Statutory meetings (CMP, BOT, etc.)
 - Status of Projects meetings
 - Prescribed burns
 - Traffic issues (Commencement, etc.)
 - Athletics and other campus events

Capital Planning Procedures, Policies, and Tools

Overview

- **5-Year Capital Improvement Plan (CIP)**

List and describe procedures, policies, documents, and tools that UCF uses to implement Capital Projects.

Annually, in Spring, the 5-Year Capital Improvement Plan (CIP) is prepared by Facilities and Business Operations and submitted to the UCF Board of Trustees for approval.

After BOT approval, the CIP is submitted to the Florida Board of Governors as part of the Fixed Capital Outlay Budget Request.

The CIP includes:

- The PECO request - a prioritized list of up to five PECO projects, the funding type and amount being requested, and the years in which funding is being requested for planning, construction, and equipment.
- A list of the CITF committee's selections for CITF funding.
- A list of capital projects requiring Legislative authorization to be constructed, acquired, and financed by a university or a university direct support organization, aka the Back of Bill.

- **Campus Master Plan Amendments**

The Campus Master Plan may be amended during the 5-year interval between updates. Projects may be added, removed, renamed, relocated, or otherwise changed by means of an amendment approved by the Board of Trustees.

Florida Statute 1013.30 (9) governs whether Campus Master Plan amendment is minor or major.

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- Minor Amendments may be approved by a vote of the UCF Board of Trustees. To be defined as a Minor Amendment, the statute limits changes in land use, loss of natural areas, and impact on public facilities or services provided by the state, county, and host or affected local governments.
 - Major Amendments must be adopted by the same process as the Campus Master Plan itself, in accordance with Florida Statute 1013.30 (6-8).
- Educational Plant Survey (EPS)**
- In Florida, all public school districts, colleges and state universities are required to conduct an Educational Plant Survey (EPS) at least once every 5 years using “uniform data sources and criteria” (Florida Statutes 1013.31).
- An EPS is a systematic and comprehensive study of each institution’s sites, buildings, and the site improvements required to operate the facilities. It includes a review of both the 1) existing educational and ancillary facilities and 2) anticipated future needs for repair, expansion and/or demolition.
- The EPS is a safeguard mechanism to ensure that PECO dollars, and the assets constructed with PECO dollars are being directed appropriately towards needed educational buildings.
- The current [2021 Educational Plant Survey](#) was performed in 2020 and remains in effect from July 1, 2021 through June 30, 2026.
- Project Approvals**
- UCF requires several internal approvals for capital projects:⁵
- The BOT Facilities and Infrastructure Committee charter requires the committee to review construction projects (new, remodeling, site work) and any material changes to the projects.
 - The Capital Projects Approval Policy requires that a *Capital Projects Funding Certification Form* be completed and signed by the University President, the Vice President submitting the request, the Chief Financial Officer, and General Counsel.
- Building Programs**
- Board of Governors Regulation *14.004 Fixed Capital Outlay Legislative Budget Request Procedures* states: “The university is responsible for the preparation of a project’s *building program* as well as institutional capital improvement planning, which shall be consistent with the university’s strategic plan, campus master plan, and educational plant survey.”
- UCF prepares Building Programs (BP) for proposed new buildings. The intent of a BP is to define a project’s high-level objectives and campus impacts. As required by the BOG, it assures the proposed project aligns with the university’s Strategic Plan, Campus Master Plan, and Educational Plant Survey. UCF adds a description and history of the project and information on the site and infrastructure.

⁵ Currently, these UCF approval requirements for capital projects is limited to projects with a projected total cost greater than \$2 million.

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- **Academic Programs**

For large academic projects, PDC oversees academic programming, using highly qualified professional consultants to program each type of facility.

Academic Programs are prepared after extensive deliberation and consultation with the colleges and departments that will be occupying a proposed facility.

The purpose of Academic Programming is to:

- Document how UCF wants to utilize space in capital project;
- Explore and promote shared space for more efficient use;
- Describe quantities of each type of space (classrooms teaching labs, research labs, offices, etc.);
- Estimate the overall size of the facility;
- Capture and disseminate a cooperative philosophy and the direction UCF would like to follow in commencing design.

- **Land Use Plans (LUP)**

All land on the Main Campus belongs to the State of Florida. Land Use Plans (LUP) are submitted for all BOT leases of non-conservation properties.

As a manager of non-conservation lands, UCF submits a LUP to the Division of State Lands one year from the effective date of the lease (anniversary date). LUPs are intended to address the requirements of Florida Statute 253.034 and Florida Administrative Code 18-2.018.

Guidelines and Standards

- **UCF Design, Construction, and Renovation Standards**

The planning, construction, operation, and maintenance of facilities is a critical function supporting the educational, research, and service missions of UCF. As the entity responsible for directing planning, design, and construction, Facilities and Business Operations strives to provide high-quality and cost-effective services.

Link: [UCF Design, Construction, and Renovation Standards](#)

- **Landscape Master Plan and Design Guidelines**

The UCF Campus Landscape Master Plan and Design Standards, published in 2016, provides a unified vision for future campus development.

Link: [UCF Campus Landscape Master Plan and Design Standards](#)

- **State Requirements for Educational Facilities 2014 (SREF)**

SREF is organized by the sequence of steps required in the facilities processes and covers definitions, property acquisition/disposal, finance, lease and lease-purchase, historic buildings, program development, professional services, inspection services, design standards and inspection standards[...] for Florida universities.

Link: <https://www.fldoe.org/core/fileparse.php/7738/urlt/srefrule14.pdf>

- **Facilities and Business Operations Policies and Procedures**

FBO has many policies and procedures that apply to Campus and Capital Planning.

Link: [FBO Policies and Procedures](#)

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8.4 EXHIBITS

Exhibit 8.4-1 Schedule of Capital Improvements (SCP) *Revised Nov 2024*

Exhibit 8.4-2 Capital Improvements Map *Revised Nov 2024*

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Exhibit 8.4-1 Rev. Nov 2024
10-Year Schedule of Capital Projects (SCP)

| | | MAP KEYS correspond with projects shown on 8.4-2 CAPITAL IMPROVEMENTS MAP | Campus | Bldg. # | Project Type | Recommendation | FCI | GSF | PROJECT SCOPE - Variables such as priority, cost, and timing are recorded annually on the 5-year Capital Improvement Plan |
|--|----------------|--|----------------|---------|------------------|------------------------|-----|----------------------|---|
| ALL CAMPUSES | MAP KEY | 3-YEAR COMMITTED PROJECTS | | | | | | | |
| MAIN CAMPUS | 1 | Biological Sciences | Main 0001 | 0020 | Renov/Remod | 2021 EPS | | 116,607 | In Construction (PECO \$21.63M, 2022-23 CIP) |
| | 2 | Chemistry Building | Main 0001 | 0005 | Renov/Remod | 2021 EPS | | 49,073 | In Construction (PECO \$30.0M, 2023-24 CIP) |
| | 3 | John C Hitt Library (aka 21 st Century Library) | Main 0001 | 0002 | Renov/Remod | CITF 2023 CPPC 2024 | | | Ph 2B in construction. Future Ph to be designed. |
| | 4 | (New) Creative School for Children | Main 0001 | 0167 | New | CITF 2024 | | 14,678 | Replace Creative School for Children on new site (CITF \$17.0M, 2025-26 CIP) |
| | 5 | Recreation & Wellness Center | Main 0001 | 0088 | Reno | CITF 2024 | | 156,111 | HVAC Systems (CITF \$13.0M, 2024-25 CIP) |
| | 6 | Football Practice Field Relocation | Main 0001 | NA | Sitework | | NA | | Clears site for Football Ops Building & McNamara Cove |
| | 7 | Roth Tower at FBC Mortgage Stadium | Main 0001 | 0135 | New / Renov. | | NA | | In Design/Construction |
| | 8 | Student Union | Main 0001 | 0052 | Renov/Remod | CITF 2025 | | 63,900 of 161,755 | (CITF \$6.0M, 2025-26 CIP) |
| OTHER CAMPUSES | No Key | Dr. Phillips Nursing Pavilion [fka College of Nursing Building] | AHSC Site 0016 | 1003 | New | 2020-30 SCP | NA | 90,000 | In Construction (2022 GAA Section 197, Legislative initiative funded w/o EPS Rec.) |
| | No Key | Rosen Main Building | RCHM Site0015 | 0903 | Renov/Remod | | | 158,980 | Remodeling for greater space efficiency. Funded \$12.8M |
| MAIN CAMPUS | | PROJECTS CONSISTENT WITH THE CAMPUS DEVELOPMENT AGREEMENT | | | | | | | |
| | No Key | McCulloch Road Improvements | Main 0001 | | | 2020 CDA | | | Orange Co.: Provide mid-block crossing at Northgate Circle. UCF: Pedestrian Trail from said mid-block crossing to West Plaza Dr. |
| | No Key | Cross-Campus Bike Path | Main 0001 | | | 2020 CDA | | | UCF to develop an on-campus bicycle pathway linking existing trail systems of Orange Co. and Seminole Co. |
| MAIN CAMPUS | MAP KEY | 10-YEAR PROJECTED PROJECTS | | | | | | | |
| ACADEMIC & STUDENT SUPPORT FACILITIES | 9 | Research II | Main 0001 | 166 | New Bldg. | 2021 EPS CPPC 2024 | | ~105,060 | Research labs and cleanrooms with supporting office space. (PECO \$114.64M, 2025-26 CIP) |
| | 10 | Workforce Entrepreneurship Resource eXchange (WERX) [fka Advanced Workforce Entrepreneurship Cntr, Learning Laboratory, Discovery & Innovation Hub] | Main 0001 | 155 | New Bldg. | 2021 EPS CPPC 2024 | | ~100,000 | Multidisciplinary classroom, teaching lab, and maker space building. Includes incubator and industry research/collaboration spaces. (PECO \$76.9M, 2025-26 CIP) |
| | 11 | Performance, Immersive Experience & Entertainment Laboratory - PIXEL (fka Performing Arts Complex Phase II) | Main 0001 | 0119 P | Addition to 0119 | 2021 EPS CPPC 2024 | | ~100,000 | Flexible performance space w/ multiple venues, assembly and production support spaces (PECO \$77.5M, 2023-24 CIP) |
| | 12 | Arboretum & Sustainability Center | Main 0001 | TBD | New Bldg. | 2020-30 SCP | | ~15,000 | New Center replaces aging Arboretum modular |
| | 13 | Space Technology and Aerospace Research (STAR) | Main 0001 | TBD | New Bldg. | CPPC 2024 | | ~140,000 | Space research labs and classrooms focused on programs such as propulsion, space MedEd, and planetary science. |
| | 14 | i-Design Engineering Center | Main 0001 | TBD | New Bldg. | CPPC 2024 | | ~22,000 | |
| | 15 | Academic Building | Main 0001 | TBD | New Bldg. | | | TBD | Located in the greenfield site of former Colbourn Hall |
| | 16 | Student Success Center | Main 0001 | TBD | TBD | CPPC 2024 | | TBD | Collocate student services, resources, and academic assistance |
| | 17 | Research III | Main 0001 | TBD | New Bldg. | 2020-30 SCP | | ~140,000 | Research labs focused on programs such as quantum computing, cybersecurity/data security, AI computing, and themed experience. |
| | 18 | Howard Phillips Hall | Main 0001 | 0014 | Renov/Remod | 2021 EPS | 10% | 64,619 | Total Renovation (PECO \$34M, 2025-26 CIP) |
| | 19 | CREOL | Main 0001 | 0053 | Renov/Remod | | 22% | 111,891 | Ph 1 and Ph 2, the older sections. Build-out of white box space |

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Exhibit 8.4-1 SCP (cont.) Revised Nov 2024

| MAIN CAMPUS | MAP KEY | 10-YEAR PROJECTED PROJECTS | Campus | Bldg. # | Project Type | Recommendation | FCI | GSF | Scope |
|--|---------|---|-----------|----------|------------------|--------------------------|-----|--------------------|---|
| ACADEMIC & STUDENT SUPPORT FACILITIES (Cont.) | 20 | ASSIST Education Complex | Main 0001 | 0021 | Renov/Remod | CPPC 2024 | | ~12,840 | Renovate Gymnasium into Teaching Labs |
| | 21 | Barbara Ying Center | Main 0001 | 0071 | Renov/Remod | | 34% | 5,789 | |
| | 22 | Health Sciences I | Main 0001 | 0080 | Renov/Remod | | 13% | 97,129 | Programmatic changes have occurred in this building requiring remodeling. |
| | 23 | Engineering Building II | Main 0001 | 0091 | Renov/Remod | 2021 EPS | 11% | ~25,500 of 105,545 | Expansion opportunities (PECO \$14.0M, 2025-26 CIP) |
| | 24 | Theater Building | Main 0001 | 0006 | Renov/Remod | | 42% | 29,469 | HVAC |
| | 25 | Millican Hall | Main 0001 | 0001 | Renov/Remod | 2021 EPS | 16% | 87,742 | |
| | 26 | Multipurpose Building | Main 0001 | TBD | New Bldg. | | | TBD | |
| HOUSING & DINING FACILITIES | 27 | South Campus Housing | Main 0001 | ~ | New Bldg(s) | | | | New Housing Community south of Gemini Blvd S |
| | 28 | Central Campus Housing | Main 0001 | ~ | New Bldg(s) | | | | New Housing Community - Site TBD |
| | 29 | Dining Facility | Main 0001 | ~ | New Bldg. | | | | Dining facility to replace Ferrell Commons - Site TBD |
| | 30 | Libra Community | Main 0001 | | Renov/Remod | | | 262,606 | Libra 1 ('80) – Brevard/Orange/Seminole Halls & Commons Bldg. Libra 2 ('99) – Citrus/Sumter/ Flagler Halls |
| TRANSPORTATION FACILITIES | 31 | Ken Dixon Way Improvements (fka N. Orion Blvd. ⁶) | Main 0001 | | Improvements | | | | |
| | 32 | University Blvd Improvements | Main 0001 | | Improvements | | | | |
| | 33 | Campus Entrance Features/Signs | Main 0001 | | New Bldg. | | | | |
| | 34 | South Campus Residential Garage | Main 0001 | | New Bldg. | | | TBD | |
| | 35 | Orion Intercept Garage | Main 0001 | | New Bldg. | | | TBD | |
| | 36 | Road and Transit Stop Improvements | Main 0001 | | Improvements | | | | Improving Transit Stop locations, Traffic calming measures, etc. |
| NON-ACADEMIC SUPPORT FACILITIES | 37 | Water Treatment Plant | Main 0001 | | New Bldg. | | | TBD | Ara Drive. Total Est Cost \$24M (UES) |
| | 38 | Storage Facility | Main 0001 | | New Bldg. | | | TBD | Ara Drive - Commercial-style Unit Storage Facility |
| | 39 | Recycling Center | Main 0001 | | New Bldg. | | | TBD | Ara Drive |
| RECREATION FACILITIES | 40 | Recreation & Wellness Center, Phase III | Main 0001 | 0088 | Addition to 0088 | 2020-30 SCP CPPC 2024 | | ~50,000 | Addition to the Recreation and Wellness Facility |
| | 41 | RWC Park Phase IV | Main 0001 | | Renov/Remod | 2020-30 SCP | | TBD | Entrance Element, Field Improvements, Dirt Pile site, New sidewalk for Ped Safety |
| | 42 | Lake Claire Recreation Center | Main 0001 | | Improvements | 2020-30 SCP CPPC 2024 | | TBD | New Boathouse (Bldg.0334) and misc. renovations |
| | 43 | Football Operations Building | Main 0001 | 0363 | New Bldg. | | | | FB Coaches Offices, Team rooms, etc. |
| | 44 | McNamara Cove | Main 0001 | 363A & B | New Facility | 2020-30 SCP | | | Recovery Pools, Cove Canteen Pavilion 363A, Restroom Pavilion 363B |
| | 45 | Soccer Stadium Complex | Main 0001 | | New Facility | 2020-30 SCP | | | New Soccer Stadium and Soccer Field |
| | 46 | Tennis Complex | Main 0001 | | New Facility | 2020-30 SCP | | | Competition Courts (12) & Support Facilities |

⁶ On June 25, 2024, North Orion Boulevard was renamed Ken Dixon Way by the UCF Board of Trustees.

8.0 CAPITAL IMPROVEMENTS

Exhibit 8.4-1 SCP (cont.) Revised Nov 2024

| MAIN CAMPUS | MAP KEY | 10-YEAR PROJECTED PROJECTS | Campus | Bldg.# | Project Type | Recommendation | FCI | GSF | Scope |
|-------------------------------|---------|--|-----------|--------|--------------|----------------|-----|-----|---|
| RECREATION FACILITIES (Cont.) | 47 | Track & Field Complex | Main 0001 | | New | | | | New Stadium, <u>Running Track</u> , and Practice Field |
| | 48 | Wayne Densch Sports Center | Main 0001 | 0077 | Renov/Remod | | | | Total renovation and remodel |
| | 49 | Basketball Excellence Facility - The Venue | Main 0001 | | Renov/Remod | 2020-30 SCP | | | Renovation of The Venue; add offices and student-athlete team space |
| | 50 | Parking and Plaza Improvements | Main 0001 | ~ | Sitework | | | | Improvements to Surface Parking Lot E2 |

| OTHER CAMPUSES/SITES | 10-YEAR PROJECTED PROJECTS | Campus | Bldg.# | Project Type | Recommendation | FCI | GSF | Scope |
|---------------------------------------|---|-------------------|--------|-------------------------|--------------------------|-----|----------|--|
| ACADEMIC & STUDENT SUPPORT FACILITIES | Discovery & Innovation Hub | Daytona Site 0006 | TBD | New Bldg. | Legislative Initiative | | ~100,000 | Legislative Initiative \$20.0M FY 2024-25 (PECO \$60M, 2025-26 CIP) |
| | Florida Solar Energy Center | FSEC Site 0010 | 2001 | Renov/Remod | 2021 EPS | | 48,147 | (PECO \$8.3M, 2024-25 CIP) |
| | Marine Turtle & Coastal Research Station | Site 0054 | 1985 | New Bldg. & Renov/Remod | 2020-30 SCP CPPC 2024 | | TBD | New Coastal Biology Station and Renovation of Caretta House |
| | UCF Downtown Building II | UCF DT Site 0017 | TBD | New Bldg. | | | TBD | Third DT Campus building (in addition to DPAC and CMB) |
| | Sensitive Compartmented Information Facility | Research Park | TBD | New Bldg. | CPPC 2024 | | TBD | SCIF facility |
| | SuperLab | AHSC Site 0016 | TBD | New Bldg. | | | TBD | New FDLE Regional Operations Center (ROC). & UCF's Forensic Science academic & research programs |
| | Lake Nona Cancer Center Renovations | AHSC Site 0016 | 1050 | Renov/Remod | CPPC 2024 | | ~14,000 | |
| | AHSC ⁷ Discovery & Innovation Building | AHSC Site 0016 | TBD | New Bldg. | 2020-30 SCP CPPC 2024 | | TBD | Future home of CHPS programs at Lake Nona This was combined with CON on the 2020 CMP SCP |
| | Institute for Hospitality in Healthcare | AHSC Site 0016 | TBD | New Bldg. | 2020-30 SCP | | TBD | Collaboration between COM and RCHM |
| HOUSING FACILITIES | AHSC Campus Housing | AHSC Site 0016 | TBD | New Bldg. | CPPC 2024 | | ~300 bds | |
| TRANSPORTATION FACILITIES | AHSC Parking Garage | AHSC Site 0016 | TBD | New Bldg. | | | TBD | Concurrency for facilities proposed at AHSC through 2035 |
| NON-ACADEMIC SUPPORT FACILITIES | AHSC Central Energy Plant | AHSC Site 0016 | TBD | New Bldg. | | | ~10,000 | Chiller Plant, similar to CEP at UCF DT Campus Concurrency for facilities proposed at AHSC through 2035 |

⁷ The Academic Health Sciences Campus (AHSC) at Lake Nona is often referred to as the Health Sciences Campus (HSC)

8.0 CAPITAL IMPROVEMENTS

Exhibit 8.4-2 Capital Improvements Map

Revised Nov 2024



| KEY | PROJECT |
|-----|--|
| 1 | Biological Sciences |
| 2 | Chemistry Building |
| 3 | John C Hitt Library |
| 4 | Creative School for Children |
| 5 | Recreation & Wellness Center |
| 6 | Football Practice Field Relocation |
| 7 | Roth Tower at FBC Mortgage Stadium |
| 8 | Student Union |
| 9 | Research II |
| 10 | Workforce Entrepreneurship Resource eXchange (WERX) |
| 11 | Performance, Immersive Experience & Entertainment Laboratory - PIXEL |
| 12 | Arboretum & Sustainability Center |
| 13 | Space Technology and Aerospace Research (STAR) |
| 14 | i-Design Engineering Center |
| 15 | Academic Building |
| 16 | Student Success Center |
| 17 | Research III |
| 18 | Howard Phillips Hall |
| 19 | CREOL |
| 20 | ASSIST Education Complex |
| 21 | Barbara Ying Center |
| 22 | Health Sciences I |
| 23 | Engineering Building II |
| 24 | Theater Building |
| 25 | Millican Hall |
| 26 | Multipurpose Building |
| 27 | South Campus Housing |
| 28 | Central Campus Housing |
| 29 | Dining Facility |
| 30 | Libra Community |
| 31 | Ken Dixon Way Improvements |
| 32 | University Blvd Improvements |
| 33 | Campus Entrance Features/Signs |
| 34 | South Campus Residential Garage |
| 35 | Intercept Garage |
| 36 | Road and Transit Stop Improvements |
| 37 | Water Treatment Plant |
| 38 | Storage Facility |
| 39 | Recycling Center |
| 40 | Recreation & Wellness Center, Phase III |
| 41 | RWC Park Phase IV |
| 42 | Lake Claire Recreation Center |
| 43 | Football Operations Building |
| 44 | McNamara Cove |
| 45 | Soccer Stadium Complex |
| 46 | Tennis Complex |
| 47 | Track & Field Complex |
| 48 | Wayne Densch Sports Center |
| 49 | Basketball Excellence Facility - The Venue |
| 50 | Parking and Plaza Improvements |

