

GINA SEABROOK  
COMPOSITE EXHIBIT

$\Delta \pi$  EXHIBIT (1)  
Deponent: S Seabrook  
Date: 2/17/19 Rptr. TR  
WWW.DEFOBOOK.COM

ITEM: **FF- 2**

**University of Central Florida  
Board of Trustees**

**SUBJECT:** Five-year Capital Improvement Plan

**DATE:** July 19, 2018

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**PROPOSED BOARD ACTION**

Approve the capital improvement plan for 2019-20 through 2023-24.

**BACKGROUND INFORMATION**

Each year, the university must submit an updated capital improvement plan to the Board of Governors. This plan identifies projects that will be included in the three-year Public Education Capital Outlay list, and it provides information to the State Board of Education for its request for capital project funding for 2019-20.

The capital improvement plan must be submitted to the Board of Governors' staff by August 1, 2018. The attached schedules include the following:

- projects that are proposed for inclusion in the five-year capital improvement plan
- items to be included in the 2019-20 Appropriations Authorization Bill, including projects funded by bonds, direct support organization projects, and projects requiring general revenue to operate.

We request approval to submit the 2019-20 Capital Improvement Plan with the projects listed in the attached schedules.

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**Supporting documentation:** Attachment A: 2019-20 Five-year Plan List  
Attachment B: 2019-20 Fixed Capital Outlay Projects  
Requiring Board of Governors Approval to  
be Constructed, Acquired, and Financed by  
a University or a University Direct Support  
Organization with Approved Debt  
Attachment C: 2019-20 Fixed Capital Outlay Projects  
That May Require Legislative  
Authorization and General Revenue Funds  
to Operate and Maintain

Board of Trustees Meeting - Reports

**Prepared by:** Lee Kernek, Associate Vice President for Administration and Finance

**Submitted by:** William F. Merck II, Vice President for Administration and Finance  
and Chief Financial Officer

Board of Trustees Meeting - Reports

Am. J. 11/1/14

UNIVERSITY OF CENTRAL FLORIDA FUTURE PROJECT PROJECTIONS FOR 2014-34 2015 FIVE YEAR BUDGETAL BENCHMARK PLAN							
PECO PROJECTS	RTV1610 09/04/2010	2019-20 YE 11	2020-21 YE 12	2021-22 YE 13	2022-23 YE 14	2023-24 YE 15	TOTALS RANK
ADMINISTRATIVE AND UTILITY INFRASTRUCTURE (P,C)		\$14,000,000	\$14,000,000	\$14,000,000	\$14,000,000	\$14,000,000	\$70,000,000 1
RESEARCH II - SCIENCE, ENGINEERING AND COMMERCIALIZATION FACILITY (P,C)		\$14,215,931	\$49,727,407	\$11,215,931			\$75,159,269 2
LEARNING LABORATORY - ACTIVE LEARNING, TEACHING LAB, AND MARKET SPACE FACILITY (P,C,E)		\$8,812,000	\$6,000,000	\$6,512,000			\$21,324,000 3
ENGINEERING BUILDING RENOVATION (P,C,E)		\$1,500,000	\$12,745,473	\$1,178,511			\$15,423,984 4
BIOLOGICAL SCIENCES RENOVATION (P,C,E)			\$4,381,000	\$4,381,000			\$8,762,000 5
FLORIDA SOLAR ENERGY CENTER RENOVATION (P,C,E)			\$13,122,000				\$13,122,000 6
CHEMISTRY RENOVATION (P,C,E)			\$5,900,000				\$5,900,000 7
HEALTH SCIENCES AND COLLEGE OF NURSING BUILDING (P,C,E) (formerly known as College of Nursing)			\$19,000,000				\$19,000,000 8
PERFORMING ARTS COMPLEX PHASE I (P,C,E)			\$3,130,553		\$27,000,210	\$3,130,553	\$33,261,316 9
DCI DOWNTOWN CAMPUS BUILDING II (P,C)					\$4,706,136	\$70,343,544	\$75,049,680 10
DOWN TOWN HILLSIDE HALL RENOVATION (P,C,E)					\$13,426,805	\$13,426,805	\$26,853,610 11
CHILD WATER REPLACEMENT (P,C)					\$4,100,000	\$10,300,000	\$14,400,000 12
WASTEWATER, WATER, NATURAL GAS REPLACEMENT (P,C)					\$7,145,000	\$10,300,000	\$17,445,000 13
<b>TOTAL</b>		<b>\$30,227,931</b>	<b>\$193,749,920</b>	<b>\$27,865,794</b>	<b>\$23,268,274</b>	<b>\$107,833,298</b>	<b>\$490,024,815</b>
<b>CITY PROJECT REQUESTS</b>							
RESEARCH II LIBRARY RENOVATION PHASE II (P,C,E)		2019-20 YE 11	2020-21 YE 12	2021-22 YE 13	2022-23 YE 14	2023-24 YE 15	TOTALS RANK
CREATIVITY THROUGH TECHNOLOGY (P,C,E)		\$13,964,875	\$6,000,000				\$19,964,875 1
<b>TOTAL</b>		<b>\$13,964,875</b>	<b>\$6,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,964,875</b>
<b>REQUESTS FROM OTHER STATE SOURCES</b>							
CAMPUS ENTRYWAYS PHASE I (P,C,E)		2019-20 YE 11	2020-21 YE 12	2021-22 YE 13	2022-23 YE 14	2023-24 YE 15	TOTALS RANK
CAMPUS ENTRYWAYS PHASE II (P,C,E)		\$2,333,798					\$2,333,798 1
WELLS CENTER EXPANSION (P,C,E)			\$5,015,979				\$5,015,979 2
LIBRARY COORINATIONS AND C-SPACE RENOVATION (P,C,E)			\$6,706,773				\$6,706,773 3
CAMERON ACCESS CONTROL (P,C)			\$4,176,731				\$4,176,731 4
VISUAL ARTS BUILDING IV AC (P,C)			\$10,000,000				\$10,000,000 5
COASTAL BIOLOGY REVISION (P,C,E)			\$400,000	\$3,600,000			\$4,000,000 6
PERFORMING ARTS COMPLEX PHASE II (P,C)				\$5,300,430			\$5,300,430 7
MATHEMATICAL SCIENCES BUILDING REMODELING AND RENOVATION (P,C)				\$25,000,000			\$25,000,000 8
RESEARCH BUILDING III (P,C,E)				\$1,411,264			\$1,411,264 9
VISUAL ARTS RENOVATION AND EXPANSION (P,C)				\$6,000,777	\$24,078,167		\$30,078,944 10
WELLS CENTER RENOVATION (P,C)				\$1,700,000	\$26,842,000		\$28,542,000 11
RESEARCH ADMINISTRATION RENOVATION (P,C)				\$1,303,216	\$13,121,876		\$14,425,092 12
FACILITIES & SAFETY COMPLEX RENOVATION (P,C,E)				\$718,974	\$13,700,853		\$14,419,827 13
RESEARCH II BUILDING IV (P,C)				\$2,747,417			\$2,747,417 14
MULTI-PURPOSE RESEARCH AND EDUCATION BUILDING (P,C,E)				\$6,200,342	\$67,178,981		\$73,379,323 15
STAMPAHON BUILDING III (P,C)				\$4,044,477	\$25,007,506		\$29,052,000 16
FACILITIES AND SAFETY BUILDING AT HEALTH SCIENCES CAMPUS (P,C,E)				\$5,262,188	\$42,007,660		\$47,269,848 17
RECYCLING CENTER (P,C)				\$6,268,997			\$6,268,997 18
ROMANATHS AND FINE ARTS II (P,C)				\$1,391,735	\$58,353,799		\$59,745,534 19
WELLS CENTER FACILITY (P,C,E)				\$4,855,446	\$24,243,446		\$29,098,892 20
DCI DOWNTOWN CAMPUS BUILDING II (P,C)				\$3,032,489	\$24,434,391		\$27,466,880 21
TECHNOLOGY COLLABORATION RENOVATION (P,C)				\$97,991,000	\$62,991,000		\$160,982,000 22
COLLEGE OF NURSING BUILDING RENOVATION (P,C,E)				\$4,263,036	\$4,263,036		\$8,526,072 23
RESEARCH AND TRAINING BUILDING (P,C)				\$4,700,773	\$4,700,773		\$9,401,546 24
RESEARCH II BUILDING V (P,C)				\$3,782,403	\$24,007,411		\$27,789,814 25
WELLS CENTER EXPANSION AND IMPROVEMENTS (P,C,E)				\$200,000	\$2,700,000		\$2,900,000 26
RESEARCH II BUILDING VI (P,C)				\$2,334,322	\$23,204,322		\$25,538,644 27
WELLS CENTER EXPANSION AND IMPROVEMENTS (P,C,E)				\$4,440,000	\$1,440,000		\$5,880,000 28
RESEARCH II BUILDING VII (P,C)				\$4,847,412	\$4,847,412		\$9,694,824 29
WELLS CENTER EXPANSION AND IMPROVEMENTS (P,C,E)				\$2,126,188	\$2,126,188		\$4,252,376 30
UTILITY INFRASTRUCTURE AND SITE WORK CLINICAL SCIENCES HEALTH SCIENCES CAMPUS (P)				\$16,112,607	\$16,112,607		\$32,225,214 31
<b>TOTAL</b>		<b>\$2,153,996</b>	<b>\$40,323,480</b>	<b>\$33,806,435</b>	<b>\$165,209,475</b>	<b>\$479,104,202</b>	<b>\$761,529,668</b>
<b>REQUESTS FROM NON-STATE SOURCES (INCLUDING DDB)</b>							
DOWNTOWN WELLS CENTER (P,C,E)		2019-20 YE 11	2020-21 YE 12	2021-22 YE 13	2022-23 YE 14	2023-24 YE 15	TOTALS RANK
DOWNTOWN CAMPUS SERVICES (P,C,E)		\$1,040,000					\$1,040,000 1
DCI SOUTH EAST (P,C,E)		\$3,500,000					\$3,500,000 2
INSTITUTE FOR HOSPITALITY IN HEALTHCARE (P,C,E) HEALTH SCIENCES CAMPUS		\$17,000,000					\$17,000,000 3
DCI DOWNTOWN CAMPUS GARAGE II (P,C,E)		\$15,300,000					\$15,300,000 4
SPECIAL PURPOSE HOUSING AND PARKING GARAGE (P,C,E)		\$14,000,000					\$14,000,000 5
SPECIAL PURPOSE HOUSING II (P,C,E)		\$9,732,300					\$9,732,300 6
PARKING DECKS (P,C,E)		\$64,138,000					\$64,138,000 7
RESEARCH HOUSING (P,C,E)		\$4,134,000					\$4,134,000 8
PARTNERSHIP GARAGE (P,C,E)		\$6,000,432					\$6,000,432 9
WORTH AT HEALTHCARE CENTER		\$6,700,000					\$6,700,000 10
VISUAL ARTS LABORATORY RENOVATION (P,C)		\$14,000,000					\$14,000,000 11
PARKING DECK (P,C,E)		\$10,000,000					\$10,000,000 12
OUTPATIENT CENTER (P,C,E) EAST BOMA		\$91,200,000					\$91,200,000 13
CAMPUS ENTRYWAYS PHASE I (P,C,E)		\$2,153,996					\$2,153,996 14
WORTH CENTER FACILITY (P,C)		\$16,000,000					\$16,000,000 15
FOOTBALL BUILDING (P,C)			\$16,865,798				\$16,865,798 16
SOFTBALL FACILITY (P,C)			\$1,000,000				\$1,000,000 17
NORTH GARAGE (P,C,E)			\$11,000,000				\$11,000,000 18
CAMPUS ENTRYWAYS PHASE II (P,C,E)			\$6,415,979				\$6,415,979 19
HEALTH SCIENCES CAMPUS PARKING GARAGE I (P,C,E)			\$36,000,000				\$36,000,000 20
HOUSING & RESIDENCE LIFE AND CREATIVE SCHOOL FOR CHILDREN PARTNERSHIP BUILDING (P,C)				\$101,000,000			\$101,000,000 21
BIO-MEDICAL ANNEX RENOVATION AND EXPANSION (P,C,E)				\$16,000,000			\$16,000,000 22
PARKING GARAGE VII (P,C,E)				\$18,433,793			\$18,433,793 23
COASTAL BIOLOGY STAIRWELL (P,C)				\$6,306,430			\$6,306,430 24
DCI DOWNTOWN CAMPUS BUILDING II (P,C,E)				\$25,000,000			\$25,000,000 25
FACILITIES AND SAFETY BUILDING AT HEALTH SCIENCES CAMPUS (P,C,E)				\$6,500,000			\$6,500,000 26
DCI SCHOOL (P,C,E) HEALTH SCIENCES CAMPUS				\$73,000,000			\$73,000,000 27
MULTI-PURPOSE MEDICAL RESEARCH AND DIAGNOSTIC FACILITY (P,C,E)				\$134,438,343			\$134,438,343 28
SUSTAINABILITY CENTER (P,C)					\$4,300,430		\$4,300,430 29
WEST TEACHING LAB AND EXPANSION STEM FACILITY (P,C)					\$16,112,607		\$16,112,607 30
UTILITY INFRASTRUCTURE AND SITE WORK CLINICAL SCIENCES HEALTH SCIENCES CAMPUS					\$16,112,607		\$16,112,607 31
SPECTRUM STAIRWELL EXPANSION AND IMPROVEMENTS PHASE I (P,C,E)					\$16,865,799		\$16,865,799 32
SPECTRUM STAIRWELL EXPANSION AND IMPROVEMENTS PHASE II (P,C,E)					\$16,865,799		\$16,865,799 33
<b>TOTAL</b>		<b>\$396,002,618</b>	<b>\$66,901,296</b>	<b>\$171,384,236</b>	<b>\$308,187,005</b>	<b>\$100,438,072</b>	<b>\$1,033,903,112</b>
<b>GRAND TOTAL</b>		<b>\$407,040,515</b>	<b>\$336,975,274</b>	<b>\$293,108,845</b>	<b>\$548,646,144</b>	<b>\$648,454,935</b>	<b>\$2,325,025,348</b>

Projects to be programmed  
 Projects with approved building programs  
 Rounding down to nearest whole dollar

Board of Trustees Meeting - Reports

Attachment B  
STATE UNIVERSITY SYSTEM

Fixed Capital Outlay Projects Requiring Board of Governors Approval to be Constructed, Acquired, and Financed by a University or a University Direct Support Organization with Approved Debt  
BOB-1

Univ.	Project Title	GSF	Brief Description of Project	Project Location	Project Amount	Funding Source	Estimated Month		Estimated Annual Amount For	
							OF Board Approval Request	Amount	Operational and Maintenance Costs	Source
UCF	Roth Athletics Center (formerly known as Wayne Dennis Expansion)	TBD	Offices, storage, and support space	UCF, Orlando	\$8,750,000	Donations	July	\$0		DSO
UCF	Spectrum Rust Remediation	21,337	Additional club seating, suites, and operational booths	UCF, Orlando	\$14,000,000	Donations	July	\$320,055		DSO
UCF	Spectrum Stadium Expansion and Improvements Phase I	21,337	Additional club seating, suites, and operational booths	UCF, Orlando	\$18,416,900	Donations	July	\$320,055		DSO
UCF	Spectrum Stadium Expansion and Improvements Phase II	80,000	Additional seating up to 20,000	UCF, Orlando	\$44,905,316	Donations	July	\$1,200,000		DSO
UCF	Football Building	45,000	Offices, storage, and support space	UCF, Orlando	\$18,685,788	Donations	July	\$675,000		Auxiliary
UCF	Golf Training Facility (move from Twin Rivers Golf Course)			UCF, Orlando	\$2,000,000	Donations	July	\$0		DSO
UCF	Venue Expansion and Renovation	TBD	Offices, storage, and support space	UCF, Orlando	\$10,000,000	Donations	July	\$0		Auxiliary

Board of Trustees Meeting - Reports

Attachment C

STATE UNIVERSITY SYSTEM  
 Fixed Capital Outlay Projects That May Require Legislative Authorization  
 and General Revenue Funds to Operate and Maintain  
 BOB-2

Univ.	Project Title	GSF	Brief Description of Project	Project Location	Project Amount	Funding Source	Estimated Annual Amount For Operational and Maintenance Costs
UCF	Florida Advanced Manufacturing Research Facility	81,750	Research Labs, Wet Labs, Collaboration Rooms, Offices	UCF-Orlando	\$75,000,000	PECO	\$1,339,950 General Revenue
UCF	Optical Materials Lab Addition	5,530	Research Labs	UCF-Orlando	\$1,640,000	C&G	\$90,634 General Revenue
UCF	John C. Hitt Library Expansion Phase I (ARC)	8,800	Automatic Retrieval Center	UCF-Orlando	\$10,771,963	CITF	\$144,228 General Revenue
UCF	John C. Hitt Library Expansion Phase I (Connector)	12,609	Automatic Retrieval Center	UCF-Orlando	\$21,396,592	CITF	\$122,007 General Revenue
UCF	CREOL	2,756	Research Labs	UCF-Orlando	\$1,406,000	E&G	\$45,170 General Revenue
UCF	Arts Complex II Performance	2,728	Teaching Lab, Offices	UCF-Orlando	\$964,411	PECO	\$31,353 General Revenue
UCF	BPW Building	4,038	Teaching Labs, Offices	UCF - Orlando	\$275,000	Donations	\$55,181 General Revenue
UCF	District Energy IV Plant	13,000	Offices	UCF - Orlando	\$13,000,000	Auxiliary	\$94,231 General Revenue
UCF	Trevor Colbourn Hall and Colbourn Demolition	135,000	Offices, Classrooms	UCF-Orlando	\$38,000,000	CF-Aux	\$1,312,093 General Revenue
UCF	Coastal Biology	3,000	Research	UCF-Melbourne Beach	\$2,500,000	E&G	\$29,029 General Revenue
UCF	Partnership IV Phase	42,529	Office, Research Labs	UCF-Orlando	\$42,000,000	PECO	\$697,033 General Revenue
UCF	Partnership V	123,558	Office, Research Labs	UCF-Orlando	\$42,000,000	PECO	\$2,026,705 General Revenue
UCF	Florida State Energy Center Renovation	42,986	Offices, Research Labs	UCF-Orlando	\$40,000,000	PECO	\$704,833 General Revenue
UCF	Research I (formerly interdisciplinary Research and Incubator Facility)	97,482	Offices, Research Labs	UCF-Orlando	\$46,814,853	Aux-CF	\$1,597,691 General Revenue
UCF	Arboretum Green House	800	Teaching Lab	UCF-Orlando	\$400,000	E&G	\$3,728 General Revenue
UCF	Brand Building	3,695	Teaching Labs, Offices	UCF-Orlando	\$5,000,000	Auxiliary	\$35,754 General Revenue
UCF	CREOL Expansion Phase II	13,086	Research Labs, Offices	UCF-Orlando	\$6,784,228	E&G-Aux-C&G	\$214,474 General Revenue
UCF	UCF Downtown Dr. Phillips Academic	148,000	Research Labs, Offices	UCF-Orlando	\$8,784,228	PECO-Private-Aux	\$1,528,618 General Revenue
UCF	Visual Arts Building Addition	699	Teaching Lab	UCF-Orlando		PECO	\$11,456 General Revenue
UCF	Ancibo National Astronomy (Inosphere Center	62,918	Research Labs, Offices	UCF-Puerto Rico		C&G	\$1,031,201 General Revenue
UCF	Medically Directed Wellness and Sports Center	2,000	Teaching Labs, Classroom	UCF Lake Nona			\$32,776 General Revenue
UCF	UCF Downtown Central Energy Plant	15,000	Teaching Labs, Offices	UCF-Orlando	\$12,100,000	E&G (Reserve)-Private	\$245,644 General Revenue
UCF	Health Sciences and College of Nursing Building	145,000	Teaching Labs, Offices	UCF-HSC	\$19,000,000	PECO	\$2,376,482 General Revenue
UCF	UCF Downtown Garage (E and G Spaces)	32,000	Offices, Support	UCF-Orlando	\$13,500,000	Auxiliary	\$524,467 General Revenue
UCF	Energy Lab	20,000	Research Labs, Offices	UCF-Orlando		C&G	\$327,792 General Revenue
UCF	Laboratory and Environmental Support Expansion	1,535	Offices	UCF-Orlando	\$509,534	CF	\$25,156 General Revenue
UCF	DataSite Orlando	460	Office, Storage	UCF-Orlando		CF	\$7,539 General Revenue
UCF	UCF Downtown Police Department	3,000	Offices	UCF-Orlando	\$5,000,000	Auxiliary-Donations	\$49,169 General Revenue
UCF	UCF Research Hub - Downtown	7,000	Offices, Teaching Lab, Interview Rooms	UCF-Orlando	\$1,500,000	Auxiliary-Donations	\$114,727 General Revenue
UCF	Union West - Student Services	50,000	Classrooms, Offices	UCF-Orlando	\$105,000,000	Private	\$819,480 General Revenue
UCF	Sanford Burnham Institute for Medical Research	174,943	Research Labs, Vivarium, Offices	UCF-Orlando		Private	\$2,665,607 General Revenue

University of Central Florida



Trevor Colbourn Hall  
Building Program

*UCF Main Campus*

February 27, 2017

Revised March 3, 2017

## **TABLE OF CONTENTS**

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<b>FINAL APPROVALS .....</b>	<b>1</b>
<b>PRELIMINARY APPROVALS: The Building Committee .....</b>	<b>2</b>
<b>SPACE RELEASE APPROVALS .....</b>	<b>3</b>
<b>1.0 - INTRODUCTION .....</b>	<b>4</b>
<b>2.0 - ACADEMIC PLAN.....</b>	<b>7</b>
<b>3.0 - SPACE NEEDS ASSESSMENT .....</b>	<b>11</b>
<b>4.0 - ANALYSIS OF IMPACT ON THE CAMPUS MASTER PLAN UPDATE .....</b>	<b>21</b>
<b>5.0 - ANALYSIS OF IMPACT ON THE STRATEGIC PLAN .....</b>	<b>28</b>
<b>6.0 - RETURN ON INVESTMENT .....</b>	<b>30</b>
<b>7.0 - SITE ANALYSIS.....</b>	<b>31</b>
<b>8.0 - PROGRAM AREA .....</b>	<b>40</b>
<b>9.0 - BUILDING ANALYSIS .....</b>	<b>43</b>
<b>10.0 - CODES, STANDARDS, AND GUIDELINES .....</b>	<b>47</b>
<b>11.0 - PROPOSED DELIVERY METHOD.....</b>	<b>50</b>
<b>APPENDICES.....</b>	<b>51</b>
<b>Appendix A - Maps</b>	
<b>A.1 UCF Campus Map .....</b>	<b>52</b>
<b>A.2 Site Location for Trevor Colbourn Hall.....</b>	<b>53</b>
<b>A.3 Utilities Map .....</b>	<b>54</b>
<b>A.4 Storm Water (Drainage) Map .....</b>	<b>55</b>
<b>Appendix B - Project Schedule.....</b>	<b>56</b>
<b>Appendix C - Program Funds .....</b>	<b>57</b>
<b>Appendix D - Program Budget Summary.....</b>	<b>58</b>
<b>Appendix E - Space Files</b>	
<b>E.1 Program Area Table .....</b>	<b>59</b>
<b>E.2 Summary of Required Spaces.....</b>	<b>60</b>
<b>Appendix F - Supplemental Materials</b>	
<b>F.1 Space Diagrams .....</b>	<b>67</b>
<b>F.2 List of Space(s) to Be Released.....</b>	<b>71</b>
<b>F.3 Approved Additions.....</b>	<b>74</b>



**FINAL APPROVALS**

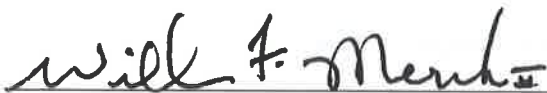
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I approve the Trevor Colbourn Hall Building Program:



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Priscilla Lee Kernek, *Associate Vice President for Administration and Finance (Facilities and Safety)*



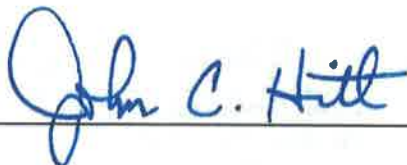
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William F. Merck II, *Vice President for Administration and Finance and Chief Financial Officer*



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Dr. A. Dale Whitaker, *Provost and Executive Vice President*



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Dr. John C. Hitt, *President*

**PRELIMINARY APPROVALS: The Building Committee**

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I approve the Trevor Colbourn Hall Building Program:

**End-User Representatives**

  
Jeffrey Moore, *Dean*  
*College of Arts and Humanities*

  
Maribeth Ehasz, *Vice President*  
*Student Development and Enrollment Services*

**Space Planning, Analysis, and Administration (SPAA) Representative**


  
Joel Hartman, *Vice President for Information Technologies and Resources, and Chief Information Officer*

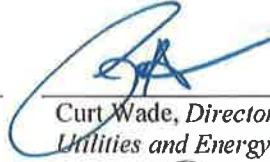
**Facilities & Safety Representatives**

 3/9/17  
Priscilla Lee Kernek, *Associate Vice President for Administration and Finance (Facilities and Safety)*


 2/27/17  
Patrick Bohlen, *Director*  
*Landscape and Natural Resources*

 MAR 01 2017  
Duane Siemen, *Director*  
*Facilities Operations*

  
Renee Michel, *Director*  
*Environmental Health and Safety*

  
Curt Wade, *Director*  
*Utilities and Energy Services*

 2/27/17  
COMMITTEE CHAIR  
Bill Martin, *Director*  
*Facilities Planning and Construction*

  
BUILDING PROGRAM EDITOR  
Susan B. Hutson, *Assistant Director for Planning*  
*Facilities Planning and Construction*

## SPACE RELEASE APPROVALS

Upon occupation of Trevor Colbourn Hall, the departments and programs relocating to the new facility will release existing, assigned space to the university.

The remainder of space returned to the university will be managed by Space Planning, Analysis, and Administration (SPAA) on behalf of the university. SPAA will evaluate university space needs to determine highest and best use of released space, and will reassign space accordingly. Unassigned space will be held in reserve to accommodate future university needs - including, but not limited to, those of the departments or programs releasing space.


A total of 15,086 assigned square feet (asf) will be released, as follows:

- Student Development and Enrollment Services (SDES) - 8,077 assigned square feet (asf) in Howard Phillips Hall
- Undergraduate Studies and Research (OUR) and Academic Advancement Programs (AAP) - 3,076 asf in Technology Commons II
- Interdisciplinary Studies - 2,202 asf in Classroom Building I
- Pre-Professional Advising - 1,787 asf in Ferrell Commons, Building G
- Burnett Honors College - 465 asf in Burnett Honors College
- Modern Languages - 872 asf Class Lab room 221 in Visual Arts Building


Colbourn Hall (Building 0018) will be demolished.


A 'List of Space(s) to be Released' is included in APPENDIX F - Supplemental Materials, F.2 Space(s) to be Released.

I agree to the release of space, as described herein:

  
\_\_\_\_\_  
Elizabeth Dooley, *Vice Provost for Teaching and Learning, and Dean of the College of Undergraduate Studies*

\_\_\_\_\_  
Jeffrey Moore, *Dean College of Arts and Humanities*

  
\_\_\_\_\_  
Elizabeth Klenhoff, *Vice President for Research and Dean of the College of Graduate Studies*

  
\_\_\_\_\_  
Alvin Wang, *Dean The Burnett Honors College*

\_\_\_\_\_  
Maribeth Ehasz, *Vice President Student Development and Enrollment Services*

## SPACE RELEASE APPROVALS

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Upon occupation of Trevor Colbourn Hall, the departments and programs relocating to the new facility will release existing, assigned space to the university. The remainder of space returned to the university will be managed by Space Planning, Analysis, and Administration (SPAA) on behalf of the university. SPAA will evaluate university space needs to determine highest and best use of released space, and will reassign space accordingly. Unassigned space will be held in reserve to accommodate future university needs - including, but not limited to, those of the departments or programs releasing space.

A total of 13,181<sup>1</sup> assigned square feet (asf) will be released. A detailed list of rooms to be released is included in APPENDIX F - Supplemental Materials, F.2 Space(s) to be Released. Departments releasing space and from which buildings:

- Student Development and Enrollment Services (SDES) in Howard Phillips Hall
- Undergraduate Studies and Research (OUR) and Academic Advancement Programs (AAP) in Technology Commons II
- Interdisciplinary Studies in Classroom Building 1
- Pre-Professional Advising in Ferrell Commons, Building G
- Burnett Honors College in Burnett Honors College
- Modern Languages in Visual Arts Building

Colbourn Hall (Building 0018) will be demolished.

I agree to the release of space, as described herein:

---

Elizabeth Dooley, *Vice Provost for Teaching and Learning, and Dean of the College of Undergraduate Studies*

---

  
Jeffrey Moore, *Dean  
College of Arts and Humanities*


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Elizabeth Klonoff, *Vice President for Research and Dean of the College of Graduate Studies*

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Alvin Wang, *Dean  
The Burnett Honors College*

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Maribeth Ehasz, *Vice President  
Student Development and Enrollment Services*

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<sup>1</sup> Revised from 15,086 (3/3/2017), see revised Appendix F.1 List of Space(s) to be Released

## 1.0 - INTRODUCTION

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- Project Overview
    - *Provide an overview of the proposed project or program.*
    - *Address the general plan for the project, as well as any specific information.*
  - Project History. *Provide a description of the project history.*
  - Project Description. *Provide a general description of the project concept and any related future projects.*
  - Project Goals and Objectives
    - *Provide a brief outline of specific project goals and objectives. Include an explanation of the needs this project will address.*
    - *Provide a brief outline of the design objectives.*
- 

### - **Project Overview**

- *Provide an overview of the proposed project or program.*

The University of Central Florida needs to provide offices and learning spaces (classrooms, teaching labs and study facilities) for departments, programs, and services currently located in Colbourn Hall and other programs and services from elsewhere on campus.

The university has determined that the best solution is a new 135,600 gross square foot academic building, to be known as Trevor Colbourn Hall.

- *Address the general plan for the project, as well as any specific information.*

Trevor Colbourn Hall will accommodate:

- Departments, programs and services currently assigned space in Colbourn Hall, and programs and services from Student Development and Enrollment Services (SDES), Undergraduate Studies, Interdisciplinary Studies, and The Burnett Honors College.
  - For a complete list of departments, programs and services, see 2.0 - ACADEMIC PLAN.
- Six (6) classrooms and two (2) teaching labs
- Shared conference rooms; break rooms; storage rooms; collaborative workspace; and student study, lounge, and queueing space
- ‘Occupiable Shell’ – net assignable area for growth, defined under 2.0 - ACADEMIC PLAN.

### - **Project History.** *Provide a description of the project history.*

Colbourn Hall was built in 1974 under the authority of the Department of Management Services (DMS) and has been in continuous operation since it was completed. Sections

of the building were renovated in the early 1990s. Colbourn Hall contains:

- 83,957 gross square feet (GSF) - source: 2015 Educational Plant Survey (EPS)
- 72,662 net useable square feet (NSF) - source SPAA
- 41,119 net assigned square feet (NASF) - source: 2015 EPS

Colbourn Hall is in need of extensive corrections to the structure, replacement of the entire exterior skin, replacement of mechanical systems, and a comprehensive renovation of all interior spaces. The projected cost of this comprehensive renovation, and the resulting displacement of faculty and staff for the duration, have proven to be obstacles that make renovation untenable.

- **Project Description.** *Provide a general description of the project concept and any related future projects.*

Project Concept: The intent of this project is to program, design, and construct a new building to house the departments, programs, and services listed under 2.0 - ACADEMIC PLAN, including those now in Colbourn Hall; additional student programs and services from other facilities; and additional Occupiable Shell for future growth.

Related future projects: Future work includes the furnishing of Occupiable Shell as funds become available.

- **Project Goals and Objectives.**

- *Provide a brief outline of specific project goals and objectives. Include an explanation of the needs this project will address.*

The building must accommodate all space listed in APPENDIX E - Space Files, E.2 Summary of Required Spaces. The project goals include:

- Replacement of space in Colbourn Hall for the College of Arts and Humanities and the College of Graduate Studies;
- Addition of space for Student Development and Enrollment Services (SDES), Undergraduate Studies, Interdisciplinary Studies, and The Burnett Honors College;
- Addition of shared space, including conference, break, and storage rooms;
- Addition of Occupiable Shell for future growth.

Assigned space shall align with:

- University of Central Florida Collective Impact Strategic Plan 2016.
- University of Central Florida 2015 Educational Plant Survey.

Further information is provided under 8.0 - PROGRAM AREA.

Sustainability Goals: Per University Energy & Sustainability Policy 3-111.1, LEED V3.1 2009, LEED Silver, since funded before September 2015 (Gold can be achieved.)  
[http://www.energy.ucf.edu/sites/default/files/docs/building\\_construction\\_requirements.pdf](http://www.energy.ucf.edu/sites/default/files/docs/building_construction_requirements.pdf)

This project is to be designed and constructed within an aggressive time frame, and is intended to be occupied in late summer of 2018.

- *Provide a brief outline of the design objectives.*

The building needs to be practical, functional, and maintainable; maximizing space, with minimal budget, within an expedited time. The building should be pragmatic in concept to maximize *useable* square footage. Office sizes should be consistent to improve flexibility for future occupants, as well as those for whom it is planned. The location and relationship of units and offices should respond to the needs of the occupying departments.

## 2.0 - ACADEMIC PLAN

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- Academic Program Identification. *Identify any proposed academic program that will be housed within the facility.*
  - Academic Program Reviews
    - *Provide the date and program numbers of all relevant academic program reviews.*
    - *Explain how the proposed facilities program meets the recommendations of the last Academic Program Review.*
  - List the recommendations of any review consultants.
  - Recommendations, Justification, and Variation. *Explain how the proposed facility meets the recommendations or justify any variations.*
  - Need/Justification for New Academic Programs. *If proposed academic programs are not part of an approved academic plan, provide information to explain the need and justify the establishment of a new academic program.*
- 

- **Academic Program Identification.** *Identify any proposed academic programs that will be housed within the facility.*

Trevor Colbourn Hall will house:

### Six (6) Degree Programs

- Department of English
- Department of Writing and Rhetoric
- Department of History
- Department of Modern Languages and Literatures
- Latin American Studies
- Interdisciplinary Studies

### Other Programs and Student Services

- Africana, Judaic, and Women's Studies
- University Writing Center
- Writing Across the Curriculum (WAC)
- Texts and Technology
- Center for Humanities and Digital Research (CHDR)
- College of Arts and Humanities Student Advising Office (CAHSA)
- Undergraduate Studies and Research (OUR)
- Pre-professional Advising (PPA)
- Academic Advancement Programs (AAP)
- The Burnett Honors College, Offices of Prestigious Awards and Honors in Majors
- Graduate Studies
- Student Development and Enrollment Services (SDES)
  - Student Success Center
  - Student Academic Resource Center
  - First Year Advising and Exploration



- Sophomore and Second Year Center
- Transfer and Transition Services

There will also be:

- Learning Spaces - Classrooms and Teaching Labs
- Additional Net Assignable Area
- Occupiable Shell to Support Departmental and University Growth

- **Academic Program Reviews.**

- *Provide the date and program numbers of all relevant academic program reviews.*

Academic Program Reviews were conducted on all degree programs in English, History, Modern Languages and Literatures, and Interdisciplinary Studies between 2010 and 2013; the resulting reports indicate a shortage of instructional space, office space, meeting space, and lab or studio space.

Department of English - All programs in the Department of English were reviewed during 2010-11 (CIP code 23.0101). Texts and Technology, and Writing and Rhetoric were reviewed with English.

*During their last program review, the Department of English was found by external discipline experts to be deficient in terms of instructional space, faculty member labs or studio facilities, and office and meeting space for faculty members and students.*

Department of Modern Languages and Literatures - All programs in the Department of Modern Languages and Literatures were reviewed during 2012-13, including Spanish, B.A. and M.A. (CIP code 16.0905), French, B.A. (CIP code 16.0901), and Teaching English to Speakers of Other Languages, M.A. (CIP code 13.1401).

*Space was not isolated as a problem during the Department of Modern Languages and Literatures review.*

Department of History - All programs in the Department of History were reviewed in 2010-2011 (CIP code 54.0101).

*During their last program review, the Department of History was found by external discipline experts to be deficient in terms of instructional space, faculty member labs or studio facilities, and office and meeting space for faculty members and students.*

Office of Interdisciplinary Studies - All programs in the Office of Interdisciplinary Studies were reviewed during 2012-13 (CIP code 30.0000). Interdisciplinary

studies spans the Colleges of Undergraduate Studies and Graduate Studies.

*Interdisciplinary Studies undergraduate programs were found deficient in instructional space as well as office and meeting space for faculty members and students. In particular, the lack of space was cited as hampering community building among students.*

*Space was not isolated as a problem during the Graduate Interdisciplinary Studies review (also CIP code 30.0000).*

Latin American Studies is new degree program established in 2011. Its first Academic Program Review is scheduled for 2017-18.

Academic Reviews are only performed for degree programs. All other units planned for Trevor Colbourn Hall are not degree programs; therefore no reviews or recommendations are available. The Center for Humanities and Digital Research is not a Center in the official inventory of state-recognized Centers and Institutes, so there has been no Center review.

- *Explain how the proposed facilities program meets the recommendations of the last Academic Program Review.*

The proposed Trevor Colbourn Hall will address the deficits identified in the Academic Program Reviews in the areas of instructional space, office space, and meeting space for all degree programs.

Additionally, collaborative space in the Trevor Colbourn Hall Academic Concourse should improve community building among students, a deficit identified by the Interdisciplinary Studies review.

- **List the recommendations of any review consultants.**

See Chapter 6.0 - RETURN ON INVESTMENT for academic gains from the project, in these categories:

- Degrees/Certificates Produced that meet State needs
- Students Served and Benefits/Efficiencies

- **Recommendations, Justification, and Variation.** *Explain how the proposed facility meets the recommendations or justify any variations.*

The proposed Trevor Colbourn Hall will address the deficits identified in the Academic Program Reviews in the areas of instructional space, office space and meeting space for all degree programs.

Additionally, collaborative space in the Trevor Colbourn Hall Academic Concourse should improve community building among students, a deficit identified by the Interdisciplinary Studied review.

The facility will not address the identified deficiency in faculty member labs or studio facilities for the History and English Departments. History and English did not request faculty labs or studios in Trevor Colbourn Hall. Collaborative Workspace may serve to alleviate such needs, if any.

- **Need/Justification for New Academic Programs.** *If proposed academic programs are not part of an approved academic plan, provide information to explain the need and justify the establishment of a new academic program.*

No new Academic Programs will occupy Trevor Colbourn Hall.

Trevor Colbourn Hall is meant to provide much-needed space for established academic departments, programs, and services, including those currently located in Colbourn Hall. For departments, programs, and services to be included, see APPENDIX E - Space Files, E.2 Summary of Required Spaces.

### 3.0 - SPACE NEEDS ASSESSMENT

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- Facilities Problem Statement.
    - Describe the facilities problem in terms of current and future facilities and space deficiencies.
    - Describe the analyses and recommendations of any Facilities Consultants.
  - Proposed Solutions and Alternative Solutions.
    - Describe the proposed solution.
    - Describe alternative solutions considered, such as rescheduling of classes, remodeling of existing space, jointly using facilities on or off campus, and leasing of space. Provide reasons why other alternatives were not chosen, and why a new facility is the best solution.
  - Space Analysis.
    - Provide a quantitative analysis indicating how the proposed amounts and types of space were determined, using the requirements of the programs to be housed.
    - Discuss the Educational Plant Survey recommendations, or provide a statement that a Survey is needed. Describe any differences between Survey recommendations and the proposed project.
- 

#### - Facilities Problem Statement.

- Describe the facilities problem in terms of current and future space deficiencies.

Academic Program Reviews for English, History, and Interdisciplinary Studies identified deficits in instructional space, office space, and meeting space, as well as labs or studios. See Academic Program Reviews in section 2.0 - ACADEMIC PLAN.

The cost of fixing physical deficits in Colbourn Hall would have diverted funding from addressing the shortage of instructional space, office space, and meeting space and from providing space for growth. The proposed Trevor Colbourn Hall will address the identified deficits in instructional space, office space, and meeting space. Collaborative workspace could alleviate lab or studio needs. Occupiable Shell space will provide room for growth.

- Describe the analyses and recommendations of any Facilities Consultants.

Several analyses and reports were done:

- 2011: Intelligent Systems and Engineering Services Corporation (ISES), of Duluth, Georgia, performed a site inspection of Colbourn Hall. The resulting detailed report titled: *University of Central Florida Colbourn Hall Facility Condition Assessment [Asset Code: 0018, Inspection date December 1, 2011]*, indicated the following deficits:
  - Issues with the exterior structure include damaged and defective brick work and recommended cleaning and waterproofing all elevations to restore the watertight integrity of the exterior envelope.

- *The HVAC system is outdated and inefficient in design, and a complete upgrade of the HVAC system was recommended.*
  - *The main electrical switchboard was at the end of its useful life, and that the secondary electrical distribution system is approaching the same. Lighting systems consist of original and 1990s vintage fixtures and should be upgraded.*
  - *The potable water supply and drain piping networks are at the end of their useful service life.*
- 2012: Space on the first floor was renovated and new windows were installed, requiring opening cuts through the exterior wall. This project uncovered structural and waterproofing issues related to the exterior skin of the building, and subsequently triggered a structural analysis of the building.
  - 2013: The university commissioned a structural analysis and detailed condition assessment of Colbourn Hall. The resulting report, dated February 2014, was prepared by SchenkelSchultz Architecture, Walter P. Moore Engineering, and Clancy & Theys Construction Company.

The report indicated severe deficiencies. Those areas needing correction included, but were not limited to:

- Structural corrections:
  - *reinforce CMU backup walls;*
  - *reinforce window and exterior door openings;*
  - *reinforce all corroded steel framing, supports, welds, expansion joints;*
  - *reinforce web and chord members of steel joist girders and joists.*
- Building enclosure corrections:
  - *demolish and replace the entire building skin;*
  - *provide a new vapor barrier to prevent future leaks and indoor air quality issues.*
- Life Safety corrections:
  - *add a complete fire sprinkler system, fire strobes, and fire extinguishers;*
  - *relocate fire alarm pull stations;*
  - *replace corroded handrails;*
  - *add code-compliant exit signage;*
  - *add dedicated electrical rooms;*
  - *remove combustible finish materials.*
- Americans with Disabilities (ADA) Act compliance:
  - *upgrade restrooms and drinking fountains;*
  - *replace handrails;*
  - *install non-slip stair finishes and visual alarms.*
- Mechanical corrections:

- *replace all mechanical systems, including HVAC units, ductwork, and exhaust, as required;*
  - *provide outside air to HVAC units.*
  - Plumbing corrections:
    - *replace all plumbing fixtures and pumps;*
    - *replace potable water supply and drain piping networks.*
  - Electrical corrections:
    - *replace all lighting;*
    - *provide dimmers and occupancy sensors, as required;*
    - *add power sub-meter, surge suppression, standby generator, and new circuiting for emergency and exit lighting;*
    - *re-wire branch circuits, upgrade fire alarm.*
  - Architectural improvements:
    - *replace wall assemblies, interior, and exterior doors;*
    - *provide all new finishes (wallcovering, paint, floor covering, ceiling grid and acoustical tiles, base, etc.)*
- **Proposed Solutions and Alternative Solutions**
- *Describe the proposed solution.*

The solution proposed is to design and construct a new building as expeditiously as possible, maximizing the area of the facility, with the minimum amount of expenditure.

Trevor Colbourn Hall will:

- Create space for the Academic Programs and Student Services listed in section 2.0 - ACADEMIC PLAN
- Address shortfalls in instructional space, office space, and meeting space
- Provide modern classrooms to support Active Learning
- Implement new workplace strategies, including the following:
  - Gained Light Officing (GLO) - A health-conscious initiative that brings daylighting to more building occupants.
  - Collaborative Workspace - Shared work space that is provided in addition to dedicated office space, to support interdepartmental and interdisciplinary collaboration.
- Introduce Shared Space, such as break rooms and conference rooms
- Create space for growth of the resident units or the addition of other units by providing Occupiable Shell.

The new building will be practical, functional, and maintainable. The design will be straightforward in order to maximize efficiency by minimizing the net-to-gross square foot ratio. The new building will be “right sized” to reduce costs.

See Space Diagrams in APPENDIX F - Supplemental Materials, F.1 Space

### Diagrams

- Describe alternative solutions considered, such as rescheduling of classes, remodeling of existing space, jointly using facilities on or off campus, and leasing of space. Provide reasons why other alternatives were not chosen, and why a new facility is the best solution.

#### Option 1 - The Total Renovation of Colbourn Hall

The university investigated a complete renovation of the existing Colbourn Hall. This option required moving the current residents to trailers or finding space for them on campus during the renovation.

#### Option 2 - Leasing Space

The university considered leasing space.

#### Option 3 - Renovation and Addition to Colbourn Hall

The university investigated a two-phased project that included:

- Building a new facility called Trevor Colbourn Hall, as an *addition* to Colbourn Hall; then moving the current residents of Colbourn Hall into Trevor Colbourn Hall.
- Renovating Colbourn Hall, and correcting deficiencies to the structure and building envelope. The renovation scope included office space for student services. Upper floors were to be left as unfinished space for future growth.

#### Option 4 – New Construction

The university explored the option of building a single new building, Trevor Colbourn Hall, and demolishing Colbourn Hall.

The first three options considered were rejected for the following reasons:

#### Option 1 - The Total Renovation of Colbourn Hall

The renovation approach was determined to be too disruptive and costly. Relocating the current residents was infeasible.

#### Option 2 - Leasing Space

The university considered lease options. This option was not feasible because leased space:

- Would have been remote from academic resources
- Would have been substandard in quality, compared to on-campus academic space
- Would have been expensive
- Would have required extensive renovation, at university expense, to property the university does not own.

### Option 3 - Renovation and Addition to Colbourn Hall

When Option 2 was fully programmed and Space Diagrams and Space Files were completed, a cost analysis indicated that the project exceeded the available funding.

The following were determined to be the main reasons for the cost overrun:

- The primary cause of budget problems is the rapidly escalating cost of construction.
- Correcting the structural and building envelope issues in Colbourn Hall would add significant cost, but not add square footage; making the square footage delivered more costly than new construction.
- Extensive existing utilities crossed the proposed building site. Circumventing utility lines resulted in the building addition being skewed and oddly-shaped, thus more costly.

### Option 4 – New Construction (NOTE: This option has been accepted.)

The solution proposed is to design and construct a new building, Trevor Colbourn Hall, as expeditiously as possible, maximizing the area of the facility, with the minimum amount of expenditure.

The new building will:

- Create space for the Academic Programs and Student Services listed in 2.0 - ACADEMIC PLAN
- Address shortfalls in instructional space, office space, and meeting space
- Provide modern classrooms to support Active Learning
- Implement new workplace strategies, including:
  - Gained Light Officing (GLO)
  - Collaborative workspace
- Introduce Shared Space, such as break rooms and conference rooms
- Create space for growth of the resident units or the addition of other units by providing Occupiable Shell.

The new building will be practical, functional, and maintainable. The design will be straightforward in order to maximize efficiency by minimizing the net-to-gross square foot ratio. The new building will be “right sized” to reduce costs.

See APPENDIX E - Space Files, E.2 Summary of Required Spaces and APPENDIX F -Supplemental Materials, F.1 Space Diagrams.

Further benefits of a new building include:

- A simple, attractive, rectangular three-story building will be more space- and cost-efficient than other options.
- A new constructed high-performance building will integrate and optimize energy efficiency, water reduction, durability, life-cycle performance, and improve occupant productivity.
- The facility will align with the University of Central Florida 2015-25 Campus Master Plan Update model of placing academic buildings in a radial pattern between



- concentric sidewalks (Mercury and Apollo Circles).
- A wide-span structural layout, and fewer, larger floors will:
  - Support the collocation of classrooms and academic services for the convenience of our students;
  - Allow departments on the upper floors to collocate for greater interdisciplinary interaction;
  - Support the implementation of a new university Space Model that combines a complement of shared collaborative workspace (We Space), with somewhat smaller private offices (Me Space);
  - Deliver forward-thinking work environments, and provide opportunities for interdisciplinary collaboration; and
  - Implement Gained Light Officing (GLO) - a health-conscious initiative that brings daylighting to more building occupants.
- The site location is in place of Parking Lot H-1, where preliminary investigation suggests that few, if any, utilities underlie the site.
- All departments and programs will occupy the building at the same time, many of them a full year before other options would have permitted.
- A more generous floor-to-floor height will be possible. Colbourn Hall's 1970s low ceilings would have carried into any building addition. Higher ceilings are critical to the success of learning spaces, and provide more daylighting to office spaces.
- Blocks of unassigned space (Occupiable Shell) will be distributed throughout the facility. This space will be held in reserve by SPAA to support future departmental or university growth.
- New construction techniques can be implemented to reduce the cost of construction, operations, and maintenance.

#### - **Space Analysis**

- *Provide a quantitative analysis indicating how the proposed amounts and types of space were determined, using the requirements of the program(s) to be housed.*

The following chart shows a comparison of assignable space in existing Colbourn Hall and new Trevor Colbourn Hall.

Space Category	Colbourn Hall	Trevor Colbourn Hall
Classrooms	1,700	7,425
Teaching Labs	3,264	1,975
Research Labs	0	0
Study	707	1,725
Instructional Media	0	0
Auditorium/Exhibit	480	0
Teaching Gymnasium	0	0
Office	34,947	79,390
Campus Support Services	0	0
<b>Assignable area (ASF)</b>	<b>41,098</b>	<b>90,515</b>

Changes to the amounts of space in Colbourn Hall versus Trevor Colbourn Hall are due to:

**Classroom increase:**

- Active Learning Classrooms require more space per student than traditional Classrooms.
- Several Teaching Labs (a.k.a. department Classrooms) were reclassified as General Purpose Classrooms.
- A 55-station General Purpose Classroom was added.

**Teaching Lab decrease:**

- All but two (2) Teaching Labs (a.k.a. department Classrooms) were reclassified as General Purpose Classrooms.  
Note: This quantity may change if SPAA finds Multipurpose Rooms used as Teaching Labs.

**Study increase:**

- A large study room was added for the Student Academic Resource Center (SARC).
- The Study space total will increase when study space in the Academic Concourse can be quantified, later in design, for assignment.  
Note: This quantity may change if SPAA finds Multipurpose Rooms used for Study.

**Auditorium Exhibit decrease:**

- A concessions area in Colbourn Hall was not duplicated in Trevor Colbourn Hall.

Office increase:

- Existing Departments and Programs will be moved from other locations on campus, along with those moving from Colbourn Hall.
- Collaborative workspace has been added.
- Occupiable Shell has been added, and categorized as future office space.  
Note: This quantity may change if SPAA finds that Multipurpose Rooms have space uses other than Office.

- *Discuss the Educational Plant Survey recommendations; or provide a statement noting that a Survey is needed for the project. Describe any differences between Survey recommendations and the proposed project.*

The most recent UCF 2015 Educational Plant Survey was conducted October 6-7, 2015 and approved January 28, 2016. The EPS Team was led by Robin Anderson, Space Coordinator with Facilities Planning and Construction at the University of West Florida.

The UCF 2015 Educational Plant Survey included:

- Colbourn Hall - classified as a building to be remodeled or renovated, not among those to be demolished. After touring Colbourn Hall, the Survey Team was somewhat dubious that UCF did not wish to classify it as an “unsatisfactory space.”
- Trevor Colbourn Hall - a new 60,550 net assignable square foot (nasf) building, attached to Colbourn Hall.
- Note: The 2015 Educational Plant Survey supported UCF’s request for Public Education Capital Outlay Funds (PECO) for the renovation of Colbourn Hall and the construction of Trevor Colbourn Hall.

In spring of 2016, UCF determined that it would be more prudent to demolish Colbourn Hall and increase the assignable area of Trevor Colbourn Hall to serve the needs of both buildings.

According to Administrative Rule 9.004 Razing of Buildings, as prescribed by Section 7(d), Article IX, Florida Constitution, Universities, each university’s Board of Trustees shall have the authority to raze buildings.

*Prior to demolition of any educational support facility with a replacement cost exceeding \$1,000,000, the university shall obtain an Educational Plant Survey recommendation for demolition. The university Board of Trustees shall review and approve the Educational Plant Survey recommendation and transmit it to the Board of Governors for validation.*

On June 23, 2016, Provost Dale Whittaker announced: “*Our plans call for designing and constructing a single new Trevor Colbourn Hall.*”

<https://communication.cos.ucf.edu/message-from-dale-whittaker-regarding-trevor-colbourn-hall>.

On June 27, 2016, the Finance and Facilities Committee unanimously approved item FFC-4, the demolition of Colbourn Hall (building 18).

On July 28, 2016, the UCF Board of Trustees unanimously approved the demolition of Colbourn Hall (building 18), contingent upon the Educational Plant Survey recommendation, and authorized the president to make necessary adjustments.

On August 1, 2016, UCF submitted a CIP-3 Short-Term Project Explanation to the Florida Board of Governors staff for “Trevor Colbourn Hall and Colbourn Hall demolition.” This submittal showed Trevor Colbourn Hall as a 135,600 GSF academic building.

On September 22, 2016, the Florida Board of Governors unanimously approved an amendment to the 2015 Educational Plant Survey allowing the demolition of Colbourn Hall.

#### ***Additional remarks about space needs***

The following new parameters were provided for the project<sup>1</sup> when UCF began reprogramming and designing Trevor Colbourn Hall in July 2016:

- Trevor Colbourn Hall will be a new 135,600 GSF building.
- Colbourn Hall will be demolished.
- Prior programming commitments will be honored – this was in regard to quantities of Offices, Multipurpose Rooms, Conference Rooms, etc.  
The Provost’s remarks on June 23, 2016 included, “The new Trevor Colbourn Hall will feature walled offices for full-time faculty members, shared offices for adjuncts, and open space for graduate teaching assistants, as well as a mix of collaboration spaces, private meeting rooms, and multi-purpose rooms.”
  - Later clarification: Office sizes: Faculty offices will be approximately 105 square feet, and Chair and Director offices will be approximately 125 square feet.
- Academic Units that were removed from the space program will not be re-added at this time.

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<sup>1</sup> These parameters came from a Provost’s announcement on June 23, 2016, a confirmation email from Assoc. Vice President Lee Kernek to the Provost dated 7/19/2016; and a follow up email dated 7/22/2016 from Vice President Joel Hartman, with later clarifications from the Office of the Provost

#### General Clarifications:

- All Classrooms will be General Purpose Classrooms. Academic Units in Trevor Colbourn Hall will have priority in scheduling General Purpose Classrooms in Trevor Colbourn Hall, but will not have ownership.
- Teaching Labs (aka Class Labs, Specialty Classrooms) will be assigned to and controlled by the departments, e.g., the Modern Language Lab (Modern Languages) and the Tech Writing Lab (English).
- The design schedule will be delayed by approximately four (4) months, with construction completion projected to be late summer of 2018.
- All departments will move in simultaneously, instead of over two (2) summers.
- Gained Light Officing (GLO) will be maximized.
- Collaborative Workspace will be provided, in addition to dedicated office space.
- The consulting architect will work to create standardized portfolios of office and workstation layouts, with some opportunities for choice.

#### Later program additions:

- The College of Arts and Humanities IT department will be included in the building.
  - Five-hundred assignable square feet (500 asf) will include a small private office, a storage room, and collaborative workspace to be used as a workroom for several staff members.
  - Space and furniture costs will be part of the project.
- A portion of the *Occupiable Space* will be used as a suite for an Associate Dean of the College of Undergraduate Studies. Changes may be made to these space needs after negotiation with SPAA.
  - The suite will total two-hundred eighty assignable square feet (280 asf), and include an Administrator's office (125 asf), with the remainder for a staff workstation, touchdown space, waiting area, collaborative workspace, filing, etc.
  - Completing this Occupiable Space, including demountable walls (demising and interior), doors, and furniture, will be the fiscal responsibility of the Vice Provost for Teaching and Learning and Dean of the College of Undergraduate Studies.
  - Every effort will be made during design to assure proper placement of lighting power, data, and HVAC in preparation for the addition of demountable walls, doors, and furniture.

See APPENDIX E - Space Files, E.2 Summary of Required Spaces for list of all justified assignable space to be provided in Trevor Colbourn Hall.

## 4.0 – ANALYSIS OF IMPACT ON THE CAMPUS MASTER PLAN UPDATE

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- Describe how the proposed project will correlate with the University of Central Florida 2015-25 Campus Master Plan Update.
  - Show the location of the project in the University of Central Florida 2015-25 Campus Master Plan Update (if applicable).
  - If the project will require an amendment to the University of Central Florida 2015-25 Campus Master Plan Update, provide information for the amendment.
  - If the project is located off the main campus, describe action(s) that will be taken to obtain necessary approvals.
  - Describe the project’s relationship to the current University of Central Florida 2015-25 Campus Master Plan Update Evaluation and Appraisal Report (EAR).
  - If Campus Development Agreement actions are required, discuss.
  - Describe any non-compliance concerns and proposed mitigation.
- 

### *Current Campus Master Plan*

The University of Central Florida 2015-25 Campus Master Plan Update (“Plan”) is an officially adopted document that governs on-campus growth and addresses the impacts to the surrounding community. The Plan is governed by a state statute that requires all building and other capital improvement projects to be referenced in the Plan. The Plan includes all minor amendments added after publication of the Plan.

The document contains data and analyses for impacts generated by existing and proposed capital improvements as they relate to local transportation, recreation and open space, conservation, housing, intergovernmental coordination, general infrastructure, and many other planning elements. Goals, objectives, and policies in the document express the university’s philosophy regarding on- and off-campus growth and impacts to the surrounding community. The Plan attempts to strike a balance between projected new construction and the need to preserve and mitigate impacts on environmentally sensitive areas and local infrastructure.

The primary purpose of the Plan is to provide a logical, functional, and aesthetically pleasing academic environment for students, faculty, staff, and visitors. The main campus is developed in a concentric ring pattern, with administration and academic buildings situated among three concentric rings. Pedestrian activity has been optimized throughout the academic core by locating parking garages on the outermost ring.

- *Describe how the proposed project will correlate with the University of Central Florida 2015-25 Campus Master Plan Update.*

Trevor Colbourn Hall will comply with the Plan, as described in these *Goals, Objectives, or Policies*:

## 2.3 Urban Design

Policy 1.1.2: *Axial arms of open space, framed by buildings in the academic core, shall be encouraged as visual corridors in and out of the university.*

The proposed building site enhances the visual corridors to the center of campus, by siting Trevor Colbourn Hall as another radii from the center of campus.

Policy 1.1.5: *“Academic quadrangles shall be developed and infilled within the academic core.”*

The proposed Trevor Colbourn Hall will create the south edge of a future “academic quadrangle,” either to the north of the building (across from the Visual Arts Building), or to the south, with a future building that could replace Colbourn Hall.

Policy 1.1.8: *...consolidating on grade parking areas within the 1200-foot radius, into parking structures outside the 1200-foot radius.*

The proposed site removes on-grade parking within the 1200-foot radius in favor of a parking garage outside of the 1200-foot radius.

Policy 1.3.1: *Principal academic buildings shall be contained within the Academic Core, whenever possible.*

The proposed site is within the Academic Core between the 1200’ and 800’ radius sidewalk system.

Policy 1.4.1: *Campus activities of similar function should be clustered together.*

The classrooms and student services in Trevor Colbourn Hall will be near other such functions within the Academic Core.

Policy 1.5.1: *Whenever possible, UCF shall minimize east and west exposure of buildings.*

The proposed Trevor Colbourn Hall orientation faces primarily north and south.

Policy 1.5.9: *The university shall encourage water management practices so that post-developmental run-off will be less than or equal to pre-development run-off.*

The judicious siting of this building will reduce storm water load to Basin 4-B, as stated in 7.0 SITE ANALYSIS.

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

Based on when it was funded, Trevor Colbourn Hall will meet LEED Silver at a minimum - LEED Gold is achievable and expected.

#### 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...*

When Trevor Colbourn Hall is completed, the existing site of Colbourn Hall will return to the university as a future building site within the Academic Core.

#### 2.5 Academic Facilities

*Goal 1: To provide modern well-equipped academic facilities on campus, to meet the general requirements of state-of-the-art instruction in all of its various programs.*

Trevor Colbourn Hall will replace outdated classrooms in Colbourn Hall with state-of-the-art classrooms and class labs that support Active Learning.

#### 2.13 Conservation

*Goal 1: to maintain a commitment to the protection of its ecosystems and natural lands...*

Trevor Colbourn Hall will be built on the site of a parking lot; therefore, environmentally sensitive areas will not be impacted by its construction.

#### 2.14 Capital Improvements

*Objective 1.2: To include provisions for the renovation, repair, upgrading and elimination of existing and aging facilities that do not serve existing or future needs.*

The demolition of Colbourn Hall will eliminate a problematic and aging facility.

#### 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*



Trevor Colbourn Hall will be designed in accordance with UCF Standards, as referenced in 10.0 - CODES, STANDARDS, and GUIDELINES, and will include materials that are consistent with surrounding buildings in the core of campus.

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.

Reducing project scope to *one* building will help support the UCF Utility Masterplan, by eliminating one of the facilities and reducing the overall energy intensity.

## 2.16 Landscape Design Guidelines

Goal 1: *To create an exemplary outdoor environment...*

Trevor Colbourn Hall landscaping will be designed following the guidelines set forth in the Campus Landscape Master Plan and Design Standards (2016).

## 2.17 Facilities Maintenance

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

The design of the new Trevor Colbourn Hall will place a strong emphasis on maintainability and minimizing life cycle replacement costs.

## Capital Improvements List

Project List 2015-2025 (revised 12/02/2014) – Colbourn Hall Renovation is number 17

- *Show the location of the project on the University of Central Florida 2015-25 Campus Master Plan Update (if applicable).*

See the location of the Trevor Colbourn Hall project on the UCF Campus Map in APPENDIX A – Maps, A.2 Site Location for Trevor Colbourn Hall.

- *If the project will require an amendment to the University of Central Florida 2015-25 Campus Master Plan Update, provide information for the amendment.*

Amendments were made to the University of Central Florida 2010-20 Campus Master Plan Update for the construction of Trevor Colbourn Hall. No amendment is required to the University of Central Florida 2015-25 Campus Master Plan Update.

#### Detailed timeline for Trevor Colbourn Hall and Renovation/Demolition of Colbourn Hall

- April 3, 2014 – The UCF Finance and Facilities Committee approved INFO-7: Colbourn Hall Renovations. William Merck and Lee Kernek explained that the preferred renovation option for Colbourn Hall is to build a new 75,000 square-foot building adjacent to the current building. Upon completion, the employees and departments housed in Colbourn Hall would move into the new building. Possibilities for the existing Colbourn Hall are contingent upon funding, and will be considered at a future date.
- May 22, 2014 – The UCF Board of Trustees approved FF-4 Colbourn Hall Renovations. A motion was made and unanimously passed to proceed with the new construction to replace Colbourn Hall.
- June 26, 2014 – UCF Facilities & Safety requested an amendment to the University of Central Florida 2010-20 Campus Master Plan to construct the 75,336 GSF Academic Support Facility. Submittal materials show Academic Support Facility as project #146 on the Capital Improvements List and the Urban Design Map.
- September 25, 2014 – The UCF Board of Trustees unanimously approved an amendment to The University of Central Florida 2010-20 Campus Master Plan Update: a minor amendment to construct the Academic Support Facility (75,336 GSF and 50,224 NASF.)
- June 27, 2016 – The Status of UCF Projects (INFO-4) was presented to the UCF Finance and Facilities Committee.  
Lee Kernek gave a presentation on the status of active and planned construction and renovation projects on campus. This presentation included the plan for a larger, freestanding Trevor Colbourn Hall and the demolition of Colbourn Hall.
- July 28, 2016 – The UCF Board of Trustees:
  - Approved the demolition of Building 18 (Colbourn Hall), contingent upon the Educational Plant Survey recommendation, and authorizing the president to make adjustments.

- Approved submittal of the 5 year Capital Improvement Plan for 2017-18 through 2021-22 to the Board of Governors. The submittal included:
  - Attachment A - 2017-18 Five-year Plan List, including Trevor Colbourn Hall and Colbourn Hall Demolition at a cost of \$38,000,000.
  - Attachment C- 2017-18 Fixed Capital Outlay Projects That May Require Legislative Authorization and General Revenue Funds to Operate and Maintain, including Trevor Colbourn Hall at 135,600GSF, funded by E&G.
- September 22, 2016 – The Florida Board of Governors approved the proposed amendment to the UCF 2015 Educational Plant Survey recommending demolition of Colbourn Hall (Building 18).

- *If the project is located off the main campus, describe action(s) that will be taken to obtain necessary approvals.*

The project is on the main campus.

- *Describe the project's relationship to the current University of Central Florida 2015-25 Campus Master Plan Update Evaluation and Appraisal Report (EAR).*

The EAR reads: “Element 2.5: Academic Facilities (optional element)

The status of the Goals, Objectives and Policies is “ongoing” and in the case of total additional net square feet for classrooms and laboratories, “unmet”.....

- Policy 1.1.1 was unmet, since it sought to increase the university’s classroom inventory by 10,000 NASF per year
- Policy 1.2.1 was unmet since it sought to increase the university’s teaching laboratory inventory by 20,000 NASF per year

Trevor Colbourn Hall will address a portion of the “unmet” status of Policies 1.1.1 and 1.2.1, as follows:

Total Net Gain to Classroom Inventory<sup>2</sup> = 3,639 NASF

Classroom (732sf) in lieu of Classroom CH 204 (-573sf) = Increase of 159 NASF  
 Classroom (770sf) in lieu of Classroom CH 207E (-583sf) = Increase of 187 NASF  
 Classroom (904sf) in lieu of Classroom CH 126 (-544sf) = Increase of 360 NASF  
 Classroom (964sf) in lieu of 2 Open Labs CH 128B, 128C = Increase of 964 NASF  
 Classroom (401sf) in lieu of Conference Room CH 516 = Increase of 401 NASF  
 Classroom (1,565sf) in lieu of CB1 219 (remains in inventory) = Increase of 1,565 NASF

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<sup>2</sup> At the time of this writing the Trevor Colbourn Hall classrooms did not have room numbers.

Total Net Gain to Teaching Laboratory Inventory = 776 NASF

Tech Writing Lab (908sf) in lieu of Teaching Lab CH 203 (-862sf) = Increase of 46 NASF

Modern Languages Lab (730sf) in lieu of Teaching Lab VAB 221 = Increase of 730 NASF<sup>3</sup>

- *If Campus Development Agreement actions are required, discuss.*

Orange County, the host local government, has been made aware of the addition of Trevor Colbourn Hall, per the Memorandum of Understanding (MOU) negotiated with the University of Central Florida 2010-20 Campus Master Plan.

The facility is also included in the University of Central Florida 2015-25 Campus Master Plan Update, for which the CDA has been negotiated.

- *Describe any non-compliance concerns and proposed mitigation.*

The University of Central Florida 2015-25 Campus Master Plan Update, Appendix A, Evaluation and Appraisal Report (EAR) lists the following concern:

Non Compliance Concern:

Element 2.4 Future Land Use: *The university is trying to correct an existing land use compatibility problem. Namely the location of parking inside of the 1,200 foot radius circle making up the academic core.*

Mitigation:

As a result of the siting of Trevor Colbourn Hall, Parking Lot H-1 will be removed from inside of the 1,200 foot radius circle - one step toward correcting this land use compatibility issue.

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<sup>3</sup> Assumes VAB 221 remains in Teaching Lab inventory

## 5.0 - ANALYSIS OF IMPACT ON THE STRATEGIC PLAN

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– Describe how the proposed project correlates with metrics in the university's Strategic Plan.

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### ***Current Strategic Plan***

On May 31, 2016, the UCF Board of Trustees unanimously approved the UCF Collective Impact Strategic Plan 2016,<sup>4</sup> which includes a road map to achieve UCF's long-term vision, and a 5-year action plan.

- Describe how the proposed project correlates with metrics in the university's Strategic Plan.

Trevor Colbourn Hall will address stated 'Metrics' in the following areas of the action plan, thus contributing to the university's fulfillment of its charge.

### UNDERGRADUATE STUDENT SUCCESS (page 14)

#### Metrics

- *First-year retention of 92%.*
- *Six-year graduation rate of 75%.*
- *Transfer student graduation rate of 75%.*
- *100% of undergraduates participate in a positive, high impact student experience either on or off campus.*
- *Increase student participation in internships and co-ops by 50%.*

Trevor Colbourn Hall will contribute to retention, time to degree, and transfer success by providing Active Learning classrooms supporting positive learning outcomes.

Studies at the University of Minnesota show that their Active Learning Classrooms have a "*significantly greater impact than traditional classrooms in improving student learning, this new branch of ... research aims to demonstrate more clearly how the activities performed in and behaviors elicited from these classrooms improves student learning and engagement.*"<sup>5</sup>

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<sup>4</sup> <http://www.ucf.edu/wp-content/uploads/2012/08/UCF-Strategic-Plan-BOT-FINAL-052616-Web.pdf>

<sup>5</sup> D. Christopher Brooks has done extensive research on the UMN Active Learning Classroom Program, and his research shows measurable results based on groups of students with similar baseline standardized-testing scores. Brooks served as a Research Fellow in the Office of Information Technology, University of Minnesota, and is now a Senior Research Fellow for the EDUCAUSE Center for Analysis and Research

“The introduction of Active Learning Modules...which engage the student and produce positive learning outcomes, is shown to be beneficial for student retention.”<sup>6</sup>

“Graduation rates increase as the retention rate increases.”<sup>7</sup>

Trevor Colbourn Hall will provide a positive, high impact student experience on campus by offering:

- Student spaces that support collaboration
- Active Learning classrooms
- A convenient nucleus of student services

### FACILITIES (page 33)

#### Metrics

- *Define and achieve a new standard in facility efficiency (sq. ft. per student, per employee).*
- *Develop a new standard for teaching facility design with measurable improvement in pedagogical effectiveness.*

Trevor Colbourn Hall will define and achieve a new standard in facility efficiency, by providing a combination of efficiently-sized and functionally-furnished private or shared offices and workstations to support focused work (Me Space), and a new component of collaborative workspace to support interdepartmental and interdisciplinary collaboration and interaction (We Space).

Trevor Colbourn Hall will develop a new standard for teaching facility design, by providing Active Learning Classrooms adapted to the learning styles of 21st Century students, who have been immersed in technology, multi-tasking, interactive communication, social media, and gaming, practically since birth. Active Learning shifts the pedagogical focus from Teaching to Learning, enhanced by face-to-face furniture arrangements that improve teacher-to-student and student-to-student dialog.

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<sup>6</sup> Active Learning Modules to Improve Retention in Introductory Computing Courses, L Pollacia, A. Heinz, K. Kakish S. Dekhane, School of Science and Technology Georgia Gwinnett College, 2012 Proceedings of the Information Systems Educators Conference

<sup>7</sup> Practical Steps to Improving Retention and Graduation Rates by The Florida State University Student Success Team

## 6.0 - RETURN ON INVESTMENT

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– Provide information on the Return on Investment (ROI) expected from the project.

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– Provide information on the Return on Investment (ROI) expected from the project.

On August 1, 2016, a “Higher Educational Facilities Return on Investment” checklist, for Trevor Colbourn Hall and Colbourn Hall Demolition was submitted to the State University System of Florida Board of Governors. It shows a Return on Investment in several of the key areas targeted by the Board of Governors:

1. Degrees/Certificates Produced that meet State needs
    - *An additional 99 degrees and certificates in these programs by 2021-22: English; History; Modern Languages & Literatures; Writing & Rhetoric and Africana, Judaic, Latin American and Women’s Studies.*
    - *Increased wages for graduates of the programs listed.*
  2. Students Served and Benefits/Efficiencies
    - *An expected increase of 219 students by Fall 2021.*
  3. Increased Research Funding
  4. Areas of Strategic Emphasis or DEO Occupational Forecast
  5. Increased Business Partnerships
  6. Improved Existing Space
  7. Local Fund Contributions
  8. Reduction of Future Deferred Maintenance / Extends Life of Facility
    - *Trevor Colbourn Hall will be an academic building, intended to match the overall space categories and square footage of the existing Colbourn Hall, while adding ... additional space to account for departmental growth.*
  9. Projected Facility Utilization Rate
  10. Current/Projected Campus Utilization
- Other Pertinent Information
- *The construction will provide short-term impact to the local economy.*

A copy of the complete UCF Higher Educational Facilities Return on Investment checklist for Trevor Colbourn Hall and Colbourn Hall Demolition is available.

## 7.0 - SITE ANALYSIS

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- Describe project adjacencies.
  - Explain why the project has been placed on the chosen site.
  - Provide a site analysis outlining the availability of utilities, roads, etc. Describe any unusual site conditions that may impact the cost or design of the project such as grades, soil conditions, restricted building area, etc.
  - Provide a traffic and parking analysis. Describe the vehicular site access; the need for added, reduced or modified parking; etc.
  - Provide a landscaping narrative. Describe the landscape goals of the project, including correlation with the Campus Landscape Plan.
  - Describe general planning considerations for utilities and utility connections. List sources for chilled water, power and lighting, natural gas, telecommunications, water and sewage, etc.
  - Address storm water concerns, water management district requirements, storm water basin identification and capacity, Storm Water Master Plan amendments or modifications required, Conceptual Storm Water Management Plan application, etc.
  - Provide a utilities impact analysis (the probable impact of this project on utilities).
  - Describe the project's impact on environmentally and/or culturally sensitive areas.
  - Provide a checklist of site information.
- 

### *Describe project adjacencies.*

The proposed site is within the academic core of the university between the 1200' and 800' radius sidewalk system, just north of the existing Colbourn Hall. Once Trevor Colbourn Hall is completed, the existing site of Colbourn Hall will return to the university as a future building site within the academic core.

Several buildings will be adjacent to the new Trevor Colbourn Hall.

- To the north is the Visual Arts Building (building 51).
- To the east, and east of the 800' circle, is the Burnett Honors College (building 95).
- To the west, and beyond the 1200' circle, is the Performing Arts Center (building 119).
- To the south is Colbourn Hall (building 18), which will be demolished when Trevor Colbourn Hall is complete.

### *Explain why the project has been placed on the chosen site.*

Trevor Colbourn Hall will be a major academic building. The University of Central Florida 2015-25 Campus Master Plan Update dictates that academic buildings be sited within the academic core of the university. Academic buildings must be located for easy access to related classrooms and programs. The building will also be conveniently located near parking.

*Provide a site analysis outlining the availability of utilities, roads, etc. Describe any unusual site conditions that may impact the cost or design of the project such as grades, soil conditions, restricted building areas, etc.*



*Utilities:*

The following utilities are in close proximity to the site: power, data, CATV, natural gas, chilled water, water and sewers (sanitary and storm). All utilities for this project must be field verified by the Engineer of Record in the early stages of the design process.

*Roads:*

The project is served by paved access streets. The concept adopted by the university is to eliminate general vehicular access inside the 1,200' radius sidewalk. The only vehicular access permitted inside the 1,200' radius sidewalk system is for emergency vehicles, public transportation, vendors, and maintenance vehicles. Entrances and exits must be designed with consideration for the existing sidewalk system.

*Campus Services:*

Police Protection: The University Police Department provides 24-hour service, seven days a week.

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

Trash Removal: Housekeeping and Recycling Services provides trash and recycling totes to the building and performs trash and recycling services. Appropriately-sized and attractively concealed exterior facilities must be available for placement and service of dumpsters.

*Restricted Building Areas:*

The only site condition that should affect the planning of Trevor Colbourn Hall is its placement between the 800' radius sidewalk and 1,200' radius sidewalk, which will limit the length of the building.

- *Provide a traffic and parking analysis. Describe the vehicular site access; the need for added, reduced or modified parking; etc.*

*Bus service:*

Bus service will be available directly to the north side of the building. Bus service to the area near Trevor Colbourn Hall will not be disrupted. Site planning shall address any bus routes, bus stops, and bus shelters serving the area.

*Emergency Access:*

Fire department and emergency access to the building site will be maintained. Throughways to existing hydrants and fire protection equipment, including those of neighboring facilities, will also be maintained.

*Vendor and Maintenance Access:*

The site will be designed to allow vendor and service access to the building without endangering pedestrians, e.g., crossing, but not driving along, sidewalks. A minimum of six (6) parking spaces for service vehicles will be provided in close proximity to the service entrance of the new building.

*Parking:*

The project is served by parking. The plan for university buildings is to have mass parking in several locations on campus - garages and parking lots - rather than local parking at each facility. Typically parking lots in closer proximity to academic buildings serve only faculty, staff, accessible, and service parking.

About 150 parking spaces will be displaced when Trevor Colbourn Hall is built on the current site of parking lot H-1.

- Lot H-1 currently serves faculty (B permit) with 146 spaces, ten (10) of which are ADA accessible spaces.
  - All 146 parking spaces will be removed.
  - Ten (10) ADA accessible spaces will be added to Lot H-2.
- Lot H-2 currently serves faculty and staff (B and C permits) with 151 spaces, six (6) of which are accessible spaces.
  - Fourteen (14) standard spaces will be taken to restripe ten (10) ADA accessible spaces.

The majority of displaced parking will be accommodated in Parking Garage I, which has 1,270 parking spaces, twelve (12) of which are accessible spaces. Garage I serves faculty, staff, and students.

Parking and Transportation Services reports that Garage I can absorb the displaced parking from Lot H-1. Rebalancing quantities of spaces for faculty and staff in Lot H-2, and for faculty, staff and students in Garage I may be considered; but the cost associated with re-signing is not in the Trevor Colbourn Hall budget.

- *Provide a landscaping narrative. Describe the landscape goals of the project, including correlation with the Campus Landscape Plan.*

*Landscaping Narrative:*

The project landscaping will exemplify the five guiding principles outlined in the UCF Campus Landscape Master Plan and Design Standards (2016). The landscape will tie in with surrounding campus features that extend out to adjacent buildings to ensure thematic consistency through that area of campus, while providing distinctive elements that complement and reinforce the building's architectural features.

Landscaping and site furnishings around Trevor Colbourn Hall shall comply with all guidelines set forth by LNR; including ease of maintenance, sustainability, appropriate and diverse plant materials, use of native Florida plants, increasing tree canopy, and adding color, scent and texture to the understory landscape.

Site furnishings, such as waste and recycling containers, tables and seating, etc., shall be provided as directed by LNR, and shall match university standards.

See also 7.0 Site Analysis (this chapter), under “*Describe the project impact on environmentally and/or culturally sensitive areas,*” for information regarding endangered or threatened fauna or flora.

- *Describe general planning considerations for utilities and utility connections. List sources for chilled water, power and lighting, natural gas, telecommunications, water and sewage, etc.*

All required utilities are available to Trevor Colbourn Hall; see checklist of site information at the end of this chapter.

- *Address storm water concerns, water management district requirements, storm water basin identification and capacity, Storm Water Master Plan amendments or modifications required, Conceptual Storm Water Management Plan application, etc.*

The new Trevor Colbourn Hall will be built on the site of the existing impervious parking lot H-1, thereby *reducing* storm water load to the basin. The removal of Colbourn Hall, and return of its site to green space, will also *reduce* storm water load to the basin.

- *Provide a utilities impact analysis (the probable impact of this project on utilities).*

Trevor Colbourn Hall (135,600 GSF) is replacing Colbourn Hall (83,957 GSF), and the increased size of the facility could have an impact on utilities. The architects and engineers selected for this project are required to design utilities with regard for impact on campus utilities; including but not limited to:

- The university provides a basic level of utility service to end-users. If the basic level of service is insufficient to meet an end user's specific needs, the user shall be

responsible for the cost of the elevated level of service, including special water requirements, low flow or temperature; fees to increase consumptive use permits; waste water collection allocations with Iron Bridge; costs to increase distribution reserve capacity, demand, and/or distribution to the building or group of building to/from anything other than the standard points of demarcation.

- All utility services will be metered locally to the facility, using a UCF UES utility revenue grade meter for:
  - Chilled Water
  - Water
  - Natural Gas
  - Electric
  - Re-claim water
- Utilities will be designed that provide efficient operation and are adequately sized to serve future needs should be considered during the early planning stages.
- Conflicts will be avoided in the design and layout of the various utility lines, and early recognition of the need for additional production or supply capacity will be permitted.
- The adequacy of existing utilities support and any additional needs will be addressed.
- Utility lines will be planned to minimize utility capital investment and operational cost for maintenance and repair.
- Each new construction project that increases utility demand, and for which Plant Operation and Maintenance (PO&M) funding is requested, shall have the Florida Facility Classification for Energy Consumption signed and sealed by the project's engineer of record. The classification structures (A-F, F being the most energy-intensive) incorporate building type, usage, complexity, and utility requirements using State-approved algorithms and multipliers to determine the level of required PO&M.

All existing utilities must be field verified and documented by the Engineer of Record during the early stages of design.

- *Describe the project's impact on environmentally and/or culturally sensitive areas.*

Endangered species: There are no known endangered or threatened animals or plants at the proposed site. The proposed site is covered by Parking Lot H-1. The Landscape and Natural Resources Department (LNR) will survey the proposed site and coordinate

the relocation of any endangered or threatened plants or animals prior to construction, if necessary.

Natural resource values should be considered carefully because of the possible soil conditions on the campus. Soils and foundation conditions must be investigated to ensure suitability for economical excavation, site preparation, building foundations, utility lines, grading, and planting. The university has encountered sinkholes on other construction projects. Special care should be taken to insure that sinkholes, if any, are identified during the soil-boring phase.

During the development of our Campus Land Management Plan, the Division of Archives, History, and Records Management was contacted and noted that no archaeological or historic sites are recorded in the Florida Master Site File.

- *Provide a checklist of site information.*

The main campus consists of 1,415 acres and includes a library, classroom buildings, laboratories, residence halls, and student facilities.

The architects and engineers selected for this project are required to design utility connections to the nearest utility manhole or as directed by the university.

*Chilled Water:*

The university expects the architect or engineer to model peak demands in terms of flow and capacity. An existing 6" service feeds the EB.

*Central Chilled Water:* Central chilled water plants supply chilled water to the HVAC systems for all major buildings on campus. A new plant will be online to assure adequate supply to this building.

Chilled water is distributed through a circulation loop, from the Central Chilled Water Plant and Satellite Chilled Water System, at a design supply temperature of 42 degrees F, to the building's HVAC systems.

UCF provides a basic level of service for general comfort cooling at the point of delivery between 39-44 degrees F, with the goal of maintaining a high differential between the chilled water supply and chilled water return temperatures. This differential is critical to the efficient and economical operation of UCF's system. Therefore, any elevated levels of service must be agreed upon in writing prior to interconnection between the end-user and UES.

*Natural Gas:*

*Campus Natural Gas Service:* Natural gas is furnished to campus by UES and TECO Energy, a Florida distributor, acquired in early 2016 by Emera, Inc. of Halifax, Nova Scotia.

*Power and Lighting:*

*Campus Electrical Power:* Duke Energy provides primary electrical service to the campus. The university's responsibility starts on the secondary side of the buildings' transformers.

The main campus 15kV electric distribution service is provided by Duke Energy Florida, regulated under the Florida Public Service Commission; to provide primary service for 108,831 kW under the General Service Time of Use Tariff. Cost of campus distribution electrical expansion is recovered through a project-specific Contribution in Aid of Construction (CIAC) fee from Duke Energy that is non-negotiable and paid by the entity creating the need. Primary power is distributed to UCF at 15KV and stepped down locally to 4160, 480, or 120 / 208 VAC.

*Campus Exterior Lighting:*

The campus, including circulation, parking lots, and recreation areas, is illuminated by pole-mounted area lighting. All exterior lighting fixtures must match existing fixtures and be powered from the building. The current outdoor lighting system is defined in the UCF Design, Construction, and Renovation Standards.

Emergency Management (OEM) requires that lighting for exterior areas be consistent with recommendations of the IESNA for security standards of at least 3.0 fc. White light source, such as LED, is preferred.

*Telecommunications:*

All UCF buildings must follow the latest version of Telecommunications Design Standards, written and maintained by UCF Computer Services and Telecommunications (CS&T), with regard to:

- Estimated Building Data Transmission Requirements
- Data Transmission Speeds
- Network Service
- Telephones
- Audio Visual Requirements
- Instructional Space Connectivity
- CATV – internal wiring

*Cable TV:*

Spectrum (formerly Bright House Networks) will serve the building via their existing underground outside plant coax distribution system.

*Water and Sewage:*

*Campus Potable Water:* Potable water is supplied to the campus via an underground piping system. Reduced-pressure principle backflow preventers and meters are required on all water supplies to the buildings.

*Sewage and Wastewater:* University effluent is connected to Seminole County, Iron Bridge Water Pollution Control Facility. The permitting process should be directed to the appropriate Seminole County agency responsible for wastewater treatment.

*Irrigation Water:* The irrigation system is supplied with reclaimed water from the Iron Bridge Water Pollution Control Facility in Seminole County.

*DER Review and Requirements:* The Department of Environmental Regulations (DER) requires permitting of the extension of a water system or sanitary sewer system, along with required water sample testing on any new potable water system. It also requires water sample testing after any work done on an existing system. It is a requirement of the architect or engineer to submit permits and coordinate all permits with Landscape and Natural Resources through the approval process.

*Storm Water:* The topography of the UCF campus varies from elevation 88 at the western border to elevation 45 at the northeast corner. The campus can be divided into four general drainage areas. Campus drainage from the western border follows:

- Area A - northerly toward Lake Claire
- Area B - northeasterly toward a stream
- Area C - southwesterly toward Lake Lee
- Area D - southeasterly toward a wetland area which drains into the Bonneville Canal

The campus Storm Water (Drainage) Map is available on the Facilities Planning and Construction website.

*St. Johns River Water Management District Review Requirements:* SJRWMD Rule 40C-4, governing the management and storage of surface waters, regulates hydrologically sensitive areas (HSA). Criteria used for defining HSA are hydric soils types, presence of wetland indicator species, and hydrologic connections to off-site water bodies or wetland systems. Storm water permitting with St. Johns will be the responsibility of the architect or engineer, in coordination with Landscape and Natural Resources.

(Source: Permit Coordination Policy)

*Storm Water Basin Identification:* This project is located in basin 4-B, which is 65.34 acres in size. (Source: Revised Storm Water Master Plan Map)

Basin 4-B has no remaining impervious capacity. However, the new Trevor Colbourn Hall will be built on the site of the existing impervious parking lot H-1, thereby *reducing* storm water load to the basin. The removal of Colbourn Hall, and temporary return of its site to green space, will also *reduce* storm water load to the basin.

*Amendment or Modifications:* The Master Storm Water permit will need to be modified, but it will only require staff approval and will not need to go the St. Johns River Water Management District Board. A minor modification to the Storm Water Master Permit will be required.

*Conceptual Storm Water Management Plan:* The Conceptual Campus Storm Water Management Plan has been developed to provide the university and state agencies with a long-term approach to storm water management for our campus. It contains the conceptual design and engineering for water management to meet our long-term construction program on campus. Each facility constructed on campus will be required to fund its portion of the overall costs of the plan related to the storm water generated by the facility or project. This plan has been approved by the St. Johns River Water Management District and will be a vehicle for this campus to meet its requirements. The architect or engineer must work within the framework on this plan.

#### *Underground Utility Lines:*

The location and depth of many of the existing underground utility lines will need to be verified. The accuracy of the university utility as-built drawings should be determined by the design and preconstruction team very early in the project. The university will require a detailed utility survey of the proposed site to avoid the disruption of utilities.

Underground distribution lines should be located to minimize cost. All underground utility lines, mains, and conduits should be located at the minimum depth of three (3) feet, and in common corridors to allow for ready access and maintenance. As-built drawings must be provided for all interior and exterior utilities.



## 8.0 - PROGRAM AREA

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- *Include a table of space categories (required). Provide functional descriptions of the space categories proposed within the building.*
  - *Include the Educational Plant Survey comparison with the existing space categories. If an Educational Plant Survey does not exist, request a Spot Survey or Educational Plant Survey through the Board of Governors' staff.*
  - *Describe building organization requirements. Provide bubble diagrams to clarify programmatic relationships and functional adjacencies.*
  - *Describe information and communication technology requirements.*
- 

The architect and his consultants should be aware that these project requirements are *specific* to this facility and that general University of Central Florida requirements must be met. These requirements can be found in UCF Design, Construction, and Renovation Standards, and the UCF Professional Services Guide. If a discrepancy is found in this program, the UCF Design, Construction, and Renovation Standards take precedence over any information provided in this document. Any deviation to the UCF Standards must be reviewed during design and approved by the UCF Standards Committee and the Associate Vice President, Administration and Finance (Facilities and Safety).

- *Include a table of space categories (required). Provide functional descriptions of the space categories proposed within the building.*

The University of Central Florida 2015 Educational Plant Survey reflects the categories of assignable space in educational buildings, in accordance with State University System of Florida, "Explanation of the Space Needs Generation Formula." The quantity of space in Trevor Colbourn Hall, by category, is shown in APPENDIX E - Space Files, E.1 Program Area Table.

<u>Instructional/Research</u>	<u>Academic Support</u>	<u>Instructional Support</u>
Classrooms	Study Facilities	Office / Computer
Teaching Laboratories	Instructional Media	Campus Support
Research Laboratories	Auditorium / Exhibition	
	Teaching Gymnasium	

The following four (4) Space Categories are proposed for Trevor Colbourn Hall. Their functional descriptions are taken from the "Explanation of the Space Needs Generation Formula." These are the functional descriptions of the included categories:

- o Classrooms - A classroom is defined as a room used for classes and not tied to a specific subject or discipline by equipment in the room or the configuration of the room.

- Teaching Laboratories - A teaching laboratory is defined as 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.
  - Study Facilities - Study facilities include study rooms, stack areas, processing rooms, and study service areas.
  - Offices - An office is defined as a room housing faculty, staff, or students working at one or more desks, tables, or workstations... Rooms that directly serve these areas are also included in this category, as well as faculty and staff lounges.
- *Include the Educational Plant Survey comparison with the existing space categories. If an Educational Plant Survey does not exist, request a Spot Survey or Educational Plant Survey through the Board of Governors' staff.*

A comparison of existing space to proposed space has been provided in 3.0 - SPACE NEEDS ASSESSMENT.

The 2015 Educational Plant Survey includes the renovation of Colbourn Hall and the addition of Trevor Colbourn Hall.

See 3.0 - SPACE NEEDS ASSESSMENT regarding an amendment to the 2015 Educational Plant Survey, to address the demolition of Colbourn Hall, and the construction of a new, larger Trevor Colbourn Hall.

- *Describe building organization requirements. Provide bubble diagrams to clarify programmatic relationships and functional adjacencies.*

The design of this building should allow for flexibility and possible future expansion. The architect/engineer should become familiar with the functional operation of the facility (through thorough review of the Building Program, and consultation with the University Planner, Project Manager, and Building Committee) in order to determine areas that vary in function and are subject to frequent change.

The project is well beyond bubble diagrams, therefore schematic floor plans have been included in APPENDIX F - Supplemental Materials, F.1 Space Diagrams to clarify programmatic relationships and functional adjacencies.

- *Describe information and communication technology requirements.*

During the design of telecommunications systems it will be necessary for the Architect or Engineer to interface with the UCF Computer Services and Telecommunications (CS&T) department for specific requirements for the project.

The Architect or Engineer must remain aware of the constantly changing technology of telecommunications and its impact on the overall construction budget.

This building must follow UCF telecommunications design standards, written and maintained by UCF Computer Services and Telecommunications (CS&T):

- Telecommunications Design Standards, rev.10.1, May 2014  
<https://www.cst.ucf.edu/wp-content/uploads/Design-Standards-for-Telecommunications-Rev.-10.1.docx>
- Codes and Definitions
- Outside Plant Infrastructure - conduit duct banks; maintenance holes; and outside plant copper, innerduct, fiber, and coax
- Inside Plant Infrastructure – riser cables, telecom rooms, server rooms, horizontal telecom cable, and labeling
- Special Requirements - fire alarm cabling, elevator phones, IP cameras and access control systems
- Outside Building Requirements - outdoor emergency phones and irrigation controller circuits

*Telecommunications Budget:* All telecommunications requirements related to the project are to be included as part of the overall budget for the project. Not all telecommunications requirements related to the project are included in the contractor's Hard Bid; some telecommunications elements may be funded from line items within the overall Project Budget, including elements that are Owner-Furnished, Owner-Installed (OFOI).

The Architect or Engineer must verify the specific project situation in this regard, in order to prepare contract documents that represent the university's intent with regard to telecommunications funding.

## 9.0 - BUILDING ANALYSIS

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- Describe the proposed building exteriors; building structure; and building systems (fire suppression, plumbing, mechanical systems, electrical systems, telecommunications systems, safety and security systems, and utilities).
  - Describe any special requirements, such as acoustics, instructional resources, lighting, etc.
- 

- Describe the proposed building exteriors; building structure; and building systems (fire suppression, plumbing, mechanical systems, electrical systems, telecommunications systems, safety and security systems, and utilities).

*Building Exteriors:* Exteriors of UCF buildings shall be consistent with principles stated in the current version of the “UCF Design, Construction, and Renovation Standards,” including, but not limited to: “Appropriate Materials: Glazing, metal panels, and brick are the predominant exterior materials on the UCF campus and act as unifying elements for campus aesthetics. In addition, complementary or contrasting materials are used to indicate special-use purposes or importance of some structures.”

Tilt-wall construction will be used for this facility, in response to a demanding construction schedule.

*Building Structure:* In selecting the type of structural system for each facility, the total facility should be considered, since the choice will influence the cost Building Systems. When choosing structural materials, consideration should be given to availability of labor and materials, design life of the facility and maintenance costs over this period, experience and skill of local contractors, feasibility of pre-assembling or pre-casting major structural elements, and site environment.

This building will be a steel frame building.

*Building Systems:* The selections of building systems will influence the cost of heating, ventilation or air-conditioning, architectural, lighting, and utility requirements.

- Describe any special building requirements, such as acoustics, instructional resources, lighting, etc.
  - *Acoustical Treatment:* Acoustical treatment must be provided in all areas where noise level is high, particularly in learning spaces, conference rooms, assembly rooms, and mechanical rooms.
  - *Learning Spaces:* All Classroom and Teaching Lab planning shall comply with goals and guidelines set by the UCF Office of Instructional Resources (OIR).

## ***General Building Considerations***

General Building Considerations are covered in the UCF Design, Construction, and Renovation Standards (the Standards), and include, but are not limited to:

*Handicapped Access:* UCF is vigorous in its application of the Americans with Disabilities Act (ADA). See Standards.

*Crime Prevention Through Environmental Design:* a CPTED review is required for new facilities and major renovations. See Standards.

### *Security Measures:*

*Emergency Shelter Space:* State statute requires the university to designate new shelter space as campuses are developed. See Standards. All major, new buildings should have designated shelter space that is reasonably protected. Such areas shall be located away from atria or other open-span areas; broad, unprotected glazed surfaces; and laboratories with hazardous materials.

*Hardening Building Security:* The UCF Office of Emergency Management (OEM) urges that consideration be given to providing safe rooms or hardened areas on each floor, in case of a shelter-in-place or lockdown event; and that such areas be larger rooms such as break rooms, conference rooms, or classrooms, so that groups of people can find refuge.

During design, the Architect will meet with OEM and others to determine what threats the building might be hardened against; in order to determine the feasibility of, cost associated with, and funding source for securing the building.

*Other Security Measures:* OEM recommends the following additional security measures:

- Offices should be furnished so that the primary occupant is not seated with his or her back to the door.
- Clear glass panels in office walls and doors should have window coverings such as blinds or shades to provide user-controlled visual obstruction, in order that the occupant not be clearly seen by an intruder. Frosted glass panels may not require window coverings.

*Internal Circulation:* Stairways should be used for general circulation from floor to floor. See Standards.

*Loading Dock/Service Entrance:* A loading dock or service entrance should be included and associated with spaces such as the mail room, trash room, receiving, storage, etc. See Standards.

*Mail Distribution:* During the Design Phases, a plan shall be devised for mail handling. A Primary Mail Room, near the service entrance of the facility, must be provided and secured from public access. See Standards.

*Vending Machines:* Within this building, areas should be designed for vending machines. See Standards.

*Trash and Recycling Storage Room:* A room for short-term storage of recycled material will be provided, on the first floor, close to the loading dock or service entrance. See Standards.

*Custodial Services Facilities:* Custodial and service rooms will be provided. See Standards.

*Facilities Maintenance Room:* A room for Facilities Operations will be provided. See Standards.

*Special Hardware:* Emergency Management (OEM) should be included in the planning security cameras and access control. OEM recommends the following internal security hardware. The A/E must assure that such hardware meets the requirements of the Florida Building Code and the Florida Fire Prevention Code.

- Classroom and office doors should be equipped with mortise-style locks that can be activated by hand.
- Corridor access doors should also have mortise locks so that they can be secured quickly.

*Exterior Building Surfaces and Roof Styles:* See Standards.

*Quality of Finish Materials:* Installed finish materials must be low-maintenance and have a good life cycle. The selection of finish materials must be coordinated with Facilities Operations. See Standards.

*Color Schemes:* No special requirements for color schemes are identified at this time. Color should reflect an academic community for higher education, not the typical Florida commercial color schemes. The Associate Vice President for Administration and Finance (Facilities and Safety) must approve all colors.

*Building Directories and Identification Signs:* No special requirements are foreseen for this facility. See Standards.

*Restroom Equipment/Materials:* The university has specific requirements pertaining to the design of restrooms. See Standards.

*Water Supply and Plumbing Systems:* The campus has its own water and waste water transportation network to Seminole County, and this building will be supported by these systems. See Standards.

*Drinking Fountains and Bottle Fillers:* See Standards.

*Mechanical System:* See Standards.

*Energy Conservation:* See Standards.

*Electrical Systems:* See Standards.

*Fire and Security Alarm Systems:* UCF has a campus-wide standard for Fire Alarm Systems for buildings. See Standards.

*Lightning Protection System:* A Lightning Protection System shall be provided and installed in this facility. See Standards.

## 10.0 - CODES, STANDARDS, AND GUIDELINES

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- Provide a review of applicable codes that may affect this project. List the organizations that maintain them.
  - Provide a statement that the project will comply with all applicable codes, laws, standards, and regulations.
- 

- Provide a review of applicable codes that may affect this project. List the organizations that maintain them.

### ***Building Codes:***

See the UCF Environmental Health and Safety website for the most current list of “Applicable Codes and Standards for Construction at the University of Central Florida,” <http://www.ehs.ucf.edu/buildingcode/bcstandards.html>, including, but not limited to:

- **Building Codes** - Administered by UCF Building & Fire Code Office (BCO)
- **Fire Codes** - Administered by UCF Building & Fire Code Office and the Florida Division of State Fire Marshal
- Additional links to pertinent codes, rules, and regulations are found on the EHS website above.

### ***UCF Standards and Guidelines:***

All UCF Standards and Guidelines must be adhered to during the design of this facility. Deviation from any UCF Standard or Guideline is not permitted unless reviewed during design and approved by the UCF Standards Committee and the Associate Vice President, Administration and Finance (Facilities and Safety).

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

- **UCF Design, Construction, and Renovation Standards (the Standards)** - Administered by UCF Facilities Planning and Construction (FP&C)  
See the most recent version, and other resources, on the Facilities Planning & Construction (FP&C) website <http://fp.ucf.edu/resources>.
- **Telecommunications Design Standards** - Administered by UCF Computer Services & Telecommunications (CS&T)



- **Utilities and Energy Standards** – Administered by UCF Utilities & Energy Services (UES)

It is imperative that all UCF buildings be energy-efficient and easy to maintain, and that they incorporate materials and methods that reduce life-cycle expense. Coordinate with UES on Utility Revenue Metering. The UCF Metering standard is currently in development with a third party service.

- **Green Building Construction and Renovation Requirements** - Administered by UCF Utilities & Energy Services (UES)

UCF's administration has mandated Leadership in Energy and Environmental Design (LEED) certification for all new construction and major renovations. As Trevor Colbourn Hall was funded before August 31, 2015, it must meet University Energy & Sustainability Policy 3-111.1 and attain LEED Silver in accordance with LEED v3.1 2009. After August 31, 2015, UCF's Green Building Construction and Renovation Requirements require all new construction and renovations projects to meet a minimum LEED Gold rating, using LEED v4 2013.

LEED Gold can and should be achieved for Trevor Colbourn Hall.

- **State of Florida Model Energy Efficiency Code for Building Construction** - Administered by UCF Utilities & Energy Services (UES)

The following documents identify standards for air conditioning, dehumidification, evaporative cooling, heating, mechanical ventilation, and refrigeration:

- [Building Automation System Specification](#)
- [UCF Building Energy Systems Commissioning Procedure \[FS 2015 UES0003\]](#)
- [Sunshine 811](#)

- **Campus Landscape Master Plan and Design Standards (2016)** - Administered by UCF Landscape & Natural Resources (LNR)

The landscape standards are available at <https://www.green.ucf.edu/wp-content/uploads/2016/05/UCF-LNR-Master-Plan.pdf>.

- **Space Standards** - Administered by UCF Facilities Planning & Construction (FP&C) and Space Planning, Analysis, and Administration (SPAA)

It is the architect's responsibility to review UCF and State University System space standards during design, and to work with the university to implement new strategies for office environments. The following space standards will be taken into consideration during the planning of this project:

- The Educational Plant Survey (EPS) identifies unmet space needs.<sup>8</sup>

The basic method used to determine the facilities required by a university to accommodate educational programs, student enrollments, personnel, and services is the Fixed Capital Outlay Space Needs Generation Formula – see Appendix B, “Explanation of the Space Needs Generation Formula.”

- State Requirements for Educational Facilities, 2014 (SREF)<sup>9</sup>

Chapter 6, Section 6.1 “Size of Space and Occupant Design Criteria Table(s)” indicate the *recommended* minimum and maximum areas of spaces, by type, for state universities.

- UCF Space Planning, Allocation, and Use Policy

UCF is developing a new Space Planning, Allocation, and Use Policy, to be published soon. With guidance from the Office of the Provost, UCF will implement new strategies for forward-thinking office environments to support individual work as well as teaming and collaboration.

Allocated office space will include a combination of “Me Space” (dedicated workspace, such as private or shared offices or open workstations) *plus* “We Space” (a complement of shared collaborative workspace). The combined allowance of Me Space and We Space will effectively align with the recommendations in SREF.

When space planning criteria are not available, accepted design and experience factors should be used to determine space allocations for the various functional components of the facility.

- *Provide a statement that the project will comply with all applicable codes, laws, standards, and regulations.*

The Trevor Colbourn Hall project will comply with all applicable codes, laws, standards, and regulations.

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<sup>8</sup> The State University System requires that each university generate an Educational Plant Survey at a minimum of every five (5) years, to report on the use of its existing facilities and project future facility needs for five (5) years out.

<sup>9</sup> State Regulations for Educational Facilities, 2014 (SREF) was prepared by the Florida Department of Education, Educational Facilities and Educational Facilities Budgeting Office.

## 11.0 – PROPOSED DELIVERY METHOD

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– Proposed Construction Delivery Method

- *The AVP and the Director of FP&C will determine the design and construction delivery method for capital projects. The Building Program will include a statement of the proposed delivery method and rationale.*
- 

- Proposed Construction Delivery Method

- *The AVP and the Director of FP&C will determine the design and construction delivery method for capital projects. The Building Program will include a statement of the proposed delivery method and rationale.*

The Associate Vice President for Administration and Finance (Facilities and Safety) and the Director of FP&C have determined that the design and construction delivery method for Trevor Colbourn Hall will be as follows:

*Preconstruction Services:* The project is sufficiently large and complex to require major emphasis on specialized cost estimating, value engineering, and scheduling during the design process. A Construction Manager will provide this service.

*Construction Delivery Method:* The complexity and aggressive schedule of the project necessitate the early involvement of a Construction Manager to meet the project goals. Therefore, a Construction Manager with a Guaranteed Maximum Price (GMP) will be used to construct the building.

*Commissioning:* The commissioning process is a quality-based method adopted by UCF's administration and Owner's representatives to assure high-quality construction projects. A third-party continuing service commissioning agent, hired directly by the university, will provide commissioning services.

## **APPENDICES**

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### **A. Maps**

**A.1 UCF Campus Map**

**A.2 Site Location Map for Trevor Colbourn Hall**

**A.3 Utilities Map**

**A.4 Storm Water (Drainage) Map**

### **B. Project Schedule**

### **C. Program Funds**

### **D. Program Budget Summary**

### **E. Space Files**

**E.1 Program Area Table**

**E.2 Summary of Required Spaces**

### **F. Supplemental Materials**

**F.1 Space Diagrams**

**F.2 List of Space(s) to be Released**

**F.3 Approved Additions**

## Appendix A - Maps

### A.1 UCF Campus Map





**Appendix A - Maps**

**A.2 Site Location for Trevor Colbourn Hall**



## **Appendix A - Maps**

### **A.3 Utilities Map**

This map is withheld for security purposes. It is located in Facilities and Safety for those who have a need to access it.

## **Appendix A - Maps**

### **A.4 Storm Water (Drainage) Map**

The most current Storm Water (Drainage) Map is available at:

<http://fp.ucf.edu/sites/default/files/master-planning/stormwatermap.pdf>



## Appendix B - Project Schedule

The design of Trevor Colbourn Hall is already well underway; therefore, early Phases are complete, including: Solicitation of and Contract Negotiation with Professionals, Programming, and Schematic Design. This leaves the following Project Phases:

<b>Project Phases</b>	<b>Completion Dates</b>	<b>Months</b>
<b>Design Development</b>	<i>50% DD Workshop</i> <b>1 December 2016</b> <i>100% DD Submittal to UCF</i> <b>15 January 2017</b>	<b>3.5</b>
<b>Construction Documents</b>	<i>50% CD Workshop</i> <b>15 March 2017</b> <i>100% CD Submittal to UCF</i> <b>1 May 2017</b>	<b>3.5</b>
<b>Bidding Bid/Permitting, Contract Negotiation (Contractor)</b>	<i>Advertisement for Construction Bids</i> <i>Bids for Construction Received</i> <b>1 June 2017</b> <i>Award Construction Contract</i> <b>1 July 2017</b>	<b>2</b>
<b>Construction Commissioning, Close-out, Move-in, and Occupancy</b>	<i>Notice to Proceed through Final Completion</i> <b>1 August 2018</b>	<b>13</b>
<b>Project Duration</b>	<i>Schematic Design through Final Completion</i> <b>22 Months</b>	
<b>Warranty Phase</b>	<i>Warranty Period Begins</i> <b>1 Aug 2018</b> <i>Warranty Period Completion</i> <b>31 July 2020</b>	<b>24</b>

## Appendix C - Program Funds

### Funding Sources

Public Education Capital Outlay (PECO)	\$0
Capital Improvement Trust Fund (CITF)	\$0
Courtelis Facility Enhancement Challenge Grant	\$0
Private Matching Funds	\$0
University Funding	\$38,000,000
<b>Total Funding Sources</b>	<b>\$38,000,000</b>

Note: PECO funds have been requested.

## Appendix D - Program Budget Summary

### Budget Categories

<b>Planning</b> <i>Includes design fees, professional management services, permitting expenses, surveys, testing, and contingency.</i>	<b>\$3,739,200</b>
<b>Construction</b> <i>Includes utilities and infrastructure, landscape and irrigation, Art in State, demolition of Colbourn Hall, and contingency.</i>	<b>\$31,281,600</b>
<b>Furniture, Fixtures and Equipment</b>	<b>\$2,979,200</b>
<b>Total Project Budget</b>	<b>\$38,000,000</b>

## Appendix E - Space Files

### E.1 Program Area Table

Space Categories shown in the Program Area Table are from State University System of Florida, Explanation of the Space Needs Generation Formula, SPACE STANDARDS, Appendix B, pg. 92.

Carefully review the Space Files with the Space Diagrams. The Space Files supersede the Space Diagrams.

Space Category	Square Footage <sup>1</sup>		
	ASF	Net to Gross Conversion	GSF
Classrooms	7,425	1.5	11,138
Teaching Labs	1,975	1.5	0
Research Labs	0	1.5	0
Study	1,725	1.4	2,415
Instructional Media	0	1.5	0
Auditorium/Exhibit	0	1.2	0
Teaching Gymnasium	0	1.2	0
Office	79,390	1.5	119,085
Campus Support Services	0	1.4	0
<b>Programmed Space (ASF)<sup>2</sup></b>	<b>90,515</b>		
<b>Total Gross Square Feet (GSF)</b>			<b>135,600</b>

Notes:

1) SQUARE FOOTAGE...SREF Chapter 1, Section 1.2, Item (86)

(a) **Assignable Square Footage (ASF)**. ... the enclosed and interior floor area assigned to or available to be assigned to an occupant or specific use

(b) **Nonassignable Square Footage** (also, **Net Nonassignable 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 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.

2) For detail about Programmed Space, including Occupiable Shell, see [Appendix E -Space Files, E.2 Summary of Required Spaces](#).

## **Appendix E - Space Files**

### **E.2 Summary of Required Spaces**

The following “Summary of Required Spaces” lists every room or area justified for Trevor Colbourn Hall, the area of each room, and the department or program that requested the space. A separate list is available that lists every occupant, by name, if known.

Note: Review these Space Files carefully, along with the diagrams included in APPENDIX F - Supplemental Materials, F.1 Space Diagrams. The Space Files supersede the Space Diagrams.

# Summary of Required Spaces - Net Assignable Square Feet

**90,515**

Room Type	Description	Quantity of Like Rooms	Stations	ASF	Subtotal	Total	Unit Totals
<b>Learning Spaces</b>							
<b>CLASSROOMS</b>							
	General Purpose Classroom - replaces CH 204	1	@	725	= 725	<b>5,325</b>	
	General Purpose Classroom - replaces CH 207E	1	@	725	= 725		
	General Purpose Classroom - replaces CH 126	1	@	950	= 950		
	General Purpose Classroom - History request, replaces CH 516	1	@	400	= 400		
	General Purpose Classroom - Interdisciplinary request - replaces CB1. 219	1	@	1,575	= 1,575		
	General Purpose Classroom and Presentation Rm - Grad Studies request, replaces CH 128	1	@	950	= 950		
<b>CLASS LABS</b>							
	Tech Writing Lab - English request, replaces CH 203	1	@	950	= 950	<b>1,975</b>	
	Modern Language Lab - Mod Lang request, replaces VAB 221	1	@	725	= 725		
	Seminar, Computer Lab (10 sta) - collocated with Texts and Technology	1	@	300	= 300		
<b>CLASSROOM SERVICE</b>							
	Queueing, Breakout, Teaming, etc.	Distributed			= 1,500	<b>2,100</b>	
	GTA Office Hours Rooms	6	@	100	= 600		
<b>Shared and Available Office Space</b>							
<b>29,850</b>							

<b>History</b>							
Classroom	Description	Quantity of Like Rooms	Stations	ASF	Subtotal	Total	Unit Totals
<b>OFFICE SPACE</b>							
	Capstone, Language Testing Office	1	@	100	= 100	<b>6,255</b>	
	RICHES Center - Display	1	@	0	= 0		
	RICHES Center - Sound Room	1	@	50	= 50		
	Department Reception (1 Staff and 3 OPS Students)	1	@	200	= 200		
	Public Reception	1	@	200	= 200		
	Mail and Supply Room	1	@	100	= 100		
	Unique Storage	1	@	100	= 100		
	File Room	1	@	100	= 100		
	RICHES Center - Work Space	1	@	100	= 100		
	ADMINISTRATION	5	@	125	= 625		
	INSTRUCTIONAL (Prof, Assoc Prof, Asst Prof, Lecturers, Instructors)	30	@	105	= 3,150		
	STAFF	5	@	100	= 500		
	PART-TIME or SHARED						
	Faculty, double occupancy	1	@	105	= 105		
	Adjuncts, double occupancy	5	@	105	= 525		
	Staff, double occupancy	2	@	100	= 200		
	GTA	8	@	25	= 200		

**English** 48 Employees 6,490

		@	950	See Learning Spaces	6,490
<b>OFFICE SPACE</b>					
Tech Writing Lab	1	@	950	See Learning Spaces	6,490
Journal Offices - Cypress Dome, Florida Review	2	@	300	=	600
Journal Office - Faulkner Journal	1	@	100	=	100
Reception	1	@	300	=	300
Conference Room	1	@	400	=	400
Unique Storage	1	@	100	=	100
Mail and Supply Room	1	@	100	=	100
File Room	1	@	100	=	100
ADMINISTRATION (1 Chair, 3 Directors)	4	@	125	=	500
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	37	@	105	=	3,885
STAFF	2	@	100	=	200
PART-TIME or SHARED					
Regional Faculty - double occupancy	1	@	105	=	105
GTA	4	@	25	=	100

**Modern Languages and Literatures** 62 Employees 7,110

		@	725	See Learning Spaces	7,110
<b>OFFICE SPACE</b>					
Modern Language Lab	1	@	725	See Learning Spaces	7,110
Reception (3 Student Assistants)	1	@	200	=	200
Conference Room	1	@	400	=	400
Mail and Supply Room	1	@	100	=	100
Eye-Tracker Room (2 to 4 sta.)	1	@	100	=	100
ADMINISTRATION	8	@	125	=	1,000
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	40	@	105	=	4,200
STAFF	3	@	100	=	300
STAFF - approved at 80asf	1	@	80	=	80
PART-TIME or SHARED					
Adjuncts, double occupancy	6	@	105	=	630
Students	4	@	25	=	100

**Africana, Judaic, Latin American, and Women's Studies** 17 Employees 630

		@	200	50 <th>0 <th>125 <th>100 <th>105 <th>25 <th>50 <th>795</th> </th></th></th></th></th></th>	0 <th>125 <th>100 <th>105 <th>25 <th>50 <th>795</th> </th></th></th></th></th>	125 <th>100 <th>105 <th>25 <th>50 <th>795</th> </th></th></th></th>	100 <th>105 <th>25 <th>50 <th>795</th> </th></th></th>	105 <th>25 <th>50 <th>795</th> </th></th>	25 <th>50 <th>795</th> </th>	50 <th>795</th>	795
<b>AFRICANA STUDIES OFFICE SPACE</b>											
Multipurpose Room (10-15 sta.)	1	@	200	=	200						
File Wall	1	@	50	=	50						
Display Wall	1	@	0	=	0						
ADMINISTRATION	1	@	125	=	125						
STAFF	1	@	100	=	100						
PART-TIME or SHARED											
Adjuncts, double occupancy	1	@	105	=	105						
GTA	2	@	25	=	50						
<b>JUDAIC STUDIES OFFICE SPACE</b>											
File Wall	1	@	50	=	50						
ADMINISTRATION	1	@	125	=	125						
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	2	@	105	=	210						
STAFF	1	@	100	=	100						
PART-TIME or SHARED											
Adjuncts, double occupancy	2	@	105	=	210						
Students - work study	4	@	25	=	100						

LATIN AMERICAN STUDIES OFFICE SPACE		380
File Wall	1 @ 50 =	50
ADMINISTRATION	1 @ 125 =	125
STAFF	1 @ 100 =	100
PART-TIME or SHARED		
Adjuncts, double occupancy	1 @ 105 =	105
<b>WOMEN'S STUDIES OFFICE SPACE</b>		<b>830</b>
Reading Rm. (3 to 4 sta.)	1 @ 100 =	100
Unique Storage	1 @ 50 =	50
Secure File Room	1 @ 50 =	50
Main Office Student Hub (4 sta.)	1 @ 300 =	300
ADMINISTRATION	1 @ 125 =	125
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	1 @ 105 =	105
STAFF	1 @ 100 =	100
<b>Writing &amp; Rhetoric</b>		<b>6,205</b>
<b>OFFICE SPACE</b>		<b>6,205</b>
Unique Storage	1 @ 100 =	100
Conference Room	1 @ 400 =	400
Mail and Copy Room	1 @ 200 =	200
ADMINISTRATION (1 Chair, 4 Directors)	5 @ 125 =	625
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	34 @ 105 =	3,570
STAFF	2 @ 100 =	200
STAFF - future, approved at 80asf	1 @ 80 =	80
PART-TIME or SHARED		
Adjuncts, double occupancy	6 @ 105 =	630
GTA	16 @ 25 =	400
<b>Writing Across the Curriculum (WAC)</b>		<b>840</b>
<b>OFFICE SPACE</b>		<b>840</b>
WAC and Writing Center Multipurpose Room (20 sta.)	1 @ 400 =	400
ADMINISTRATION	1 @ 125 =	125
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	3 @ 105 =	315
<b>Writing Center</b>		<b>1,695</b>
<b>OFFICE SPACE</b>		<b>1,695</b>
Reception - Shared with WAC	1 @ 200 =	200
Online Tutoring (1 Staff per office)	2 @ 60 =	120
Secure Technology	1 @ 50 =	50
Tutoring Space (30 sta.)	1 @ 900 =	900
ADMINISTRATION	1 @ 125 =	125
STAFF	2 @ 100 =	200
PART-TIME or SHARED		
Peer Tutors Breakroom	1 @ 100 =	100
<b>Center for Humanities and Digital Research (CHDR)</b>		<b>720</b>
<b>OFFICE SPACE</b>		<b>720</b>
CBB Office	1 @ 200 =	200
CHDR hub area (4 Faculty and Staff)	1 @ 220 =	220
Chinavine Office	1 @ 100 =	100
Chinavine Office (2 sta.)	1 @ 100 =	100
STAFF	1 @ 100 =	100



**Texts and Technology** 10 Employees 555

Seminar and Computer Lab (10 sta.) - collocated with Texts and Technology	1	@	300	See Learning Spaces	555
<b>OFFICE SPACE</b>					
ADMINISTRATION	1	@	125	=	125
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	1	@	105	=	105
STAFF	1	@	100	=	100
PART-TIME or SHARED					
GTA	9	@	25	=	225

**Burnett Honors College (BHC)** 7 Employees 1,135

<b>OFFICE SPACE</b>					
Reception and Seating	1	@	300	=	300
Conference Room (8 sta.)	1	@	175	=	175
File Wall	1	@	50	=	50
ADMINISTRATION	2	@	125	=	250
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	2	@	105	=	210
STAFF	1	@	100	=	100
PART-TIME or SHARED					
GTA	2	@	25	=	50

**Interdisciplinary Studies** 20 Employees 3,025

Classroom	1	@	1,575	See Learning Spaces	3,025
<b>OFFICE SPACE</b>					
Multi-purpose Room	1	@	600	=	600
Student Room	1	@	100	=	100
Reception (6 waiting, 2 @ Computers and Telephones)	1	@	150	=	150
Conference (10sta)	1	@	200	=	200
File wall	1	@	50	=	50
ADMINISTRATION	1	@	125	=	125
INSTRUCTIONAL (Prof, Assoc. Prof, Asst. Prof, Lecturers, Instructors)	9	@	105	=	945
STAFF	7	@	100	=	700
PART-TIME or SHARED					
Adjunct, double occupancy	1	@	105	=	105
Students (2 OPS Peer Advisors)	2	@	25	=	50

**Graduate Studies** 5 Employees 2,000

Classroom - Presentation Room	1	@	950	See Learning Spaces	2,000
<b>OFFICE SPACE</b>					
Computer Workspace (2 at 4-6 sta.)	2	@	150	=	300
Multi-Purpose Space (Casual Seating for 34)	1	@	850	=	850
Conference Room	1	@	250	=	250
Unique Storage	1	@	100	=	100
STAFF	5	@	100	=	500

**College of Arts and Humanities Student Advising (CAHSA)** 14 Employees 1,475

<b>OFFICE SPACE</b>					
Reception for 4-5	1	@	200	=	200
Conference Room	1	@	200	=	200
Secure Storage	1	@	100	=	100
File Wall	1	@	50	=	50
Copy and Supply Room	1	@	100	=	100

ADMINISTRATION STAFF	1	@	125	=	125
PART-TIME or SHARED	5	@	100	=	500
GTA		@	25	=	200
	5	Employees			
<b>Academic Advancement Programs (AAP)</b>					<b>1,325</b>

<b>OFFICE SPACE</b>					<b>1,325</b>
Multipurpose Room (20 sta.)	1	@	500	=	500
Reception - Shared between AAP, OUR and PPA	1	@	300	=	300
Conference Room (4 sta.)	1	@	100	=	100
File Wall	1	@	50	=	50
ADMINISTRATION STAFF	1	@	125	=	125
PART-TIME or SHARED	2	@	100	=	200
GTA		@	25	=	50
	10	Employees			
<b>Undergraduate Studies and Research (OUR)</b>					<b>1,600</b>

<b>OFFICE SPACE</b>					<b>1,600</b>
Multipurpose Room (30 sta.)	1	@	725	=	725
Reception	See AAP				
Unique Storage	1	@	50	=	50
ADMINISTRATION (1 Director, 1 Asst. Dean)	2	@	125	=	250
STAFF - 4 Staff, 1 Student Advisor	5	@	100	=	500
PART-TIME or SHARED					
Student Assistants	3	@	25	=	75
	12	Employees			
<b>Pre-Professional Advising (PPA)</b>					<b>1,550</b>

<b>OFFICE SPACE</b>					<b>1,550</b>
Test Rooms - like CH 215 A and 215 B	2	@	150	=	300
Study Area	1	@	100	=	100
Reception and Seating	See AAP				
Conference Room (8 sta.)	1	@	175	=	175
File Wall	1	@	50	=	50
ADMINISTRATION STAFF	1	@	125	=	125
PART-TIME or SHARED	7	@	100	=	700
Student Assistants		@	25	=	100
	52	Employees			
<b>Student Development and Enrollment Services (SDES)</b>					<b>5,870</b>

<b>STUDY</b>					<b>1,725</b>
SARC Study Room (70 sta.)	1	@	1,725	=	1,725
<b>OFFICE SPACE</b>					<b>4,145</b>
Reception - shared between SARC, SDES, FAYE, T&T, and SSYA	1	@	250	=	250
Unique Storage	1	@	100	=	100
Work Storage Room	1	@	200	=	200
4 Student Computer Stations	5	@	160	=	1,600
ADMINISTRATION STAFF	14	@	125	=	625
PART-TIME or SHARED	13	@	100	=	1,400
STAFF - Advisors, in smaller offices (by agreement with SDES)		@	70	=	910
GTA and Students	20	@	25	=	500

<b>IT Office (CAH)</b>	<b>4</b>	<b>Employees</b>	<b>500</b>	<b>500</b>
<b>OFFICE SPACE</b>				
Reception, includes Public Area and Workroom for 4 staff	1	@	320	320
Equipment Storage	1	@	100	100
STAFF (Supervisor)	1	@	80	80
<b>Associate Dean Suite (Undergraduate Studies)</b>	<b>2</b>	<b>Employees</b>	<b>280</b>	<b>280</b>
<b>OFFICE SPACE (not included in the Project Budget)</b>				
Reception and waiting, filing, copying and printing	1	@	155	155
ADMINISTRATION	1	@	125	125
STAFF	See Reception			

## Appendix F - Supplemental Materials

### F.1 Space Diagrams

Chapter 8.0 - PROGRAM AREA Design Requirements reads: *Provide bubble diagrams to clarify programmatic relationships and functional adjacencies.*

Because the project is now far past bubble diagrams, the following Schematic Design Space Diagrams have been provided by SchenkelShultz Architects.

- First Floor
- Second Floor
- Third Floor

Note: Review these Space Diagrams carefully, along with the Space Files in APPENDIX E - Space Files, E.2 Summary of Required Spaces. The Space Files supersede the Space Diagrams.

TYPICAL OFFICE SIZES  
 TYPE 1 OFFICE - 126 SF  
 TYPE 2 OFFICE - 100 SF  
 TYPE 3 OFFICE - 106 SF  
 TYPE 4 OFFICE - 70 SF

**01** FIRST FLOOR



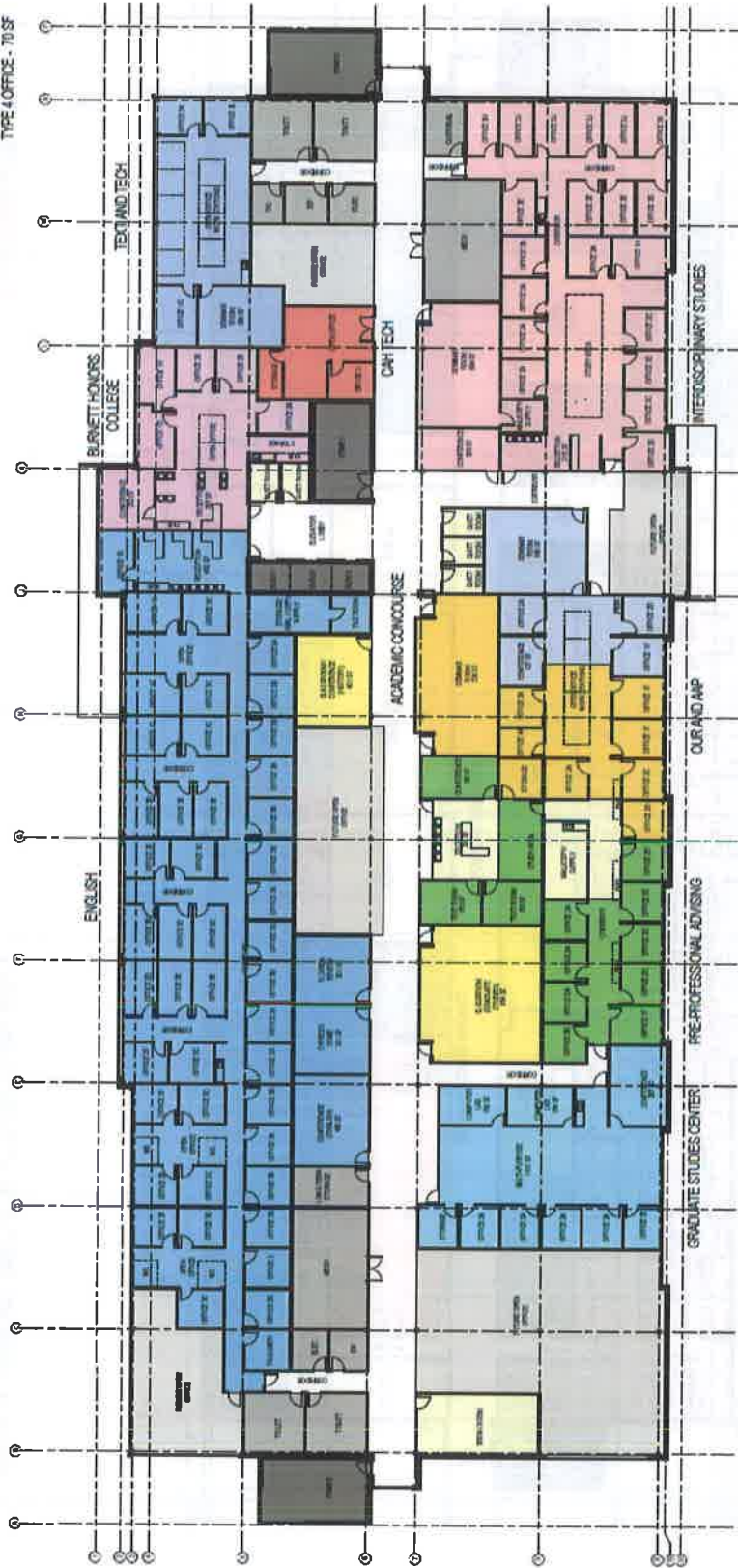
**SCHENKELSHULTZ**  
 ARCHITECTURE

CENTRAL FLORIDA TREVOR COLBOURN HALL

Issue Date 9/8/2016

**02** SECOND FLOOR

TYPICAL OFFICE SIZES  
 TYPE 1 OFFICE - 123 SF  
 TYPE 2 OFFICE - 104 SF  
 TYPE 3 OFFICE - 105 SF  
 TYPE 4 OFFICE - 70 SF



**CENTRAL FLORIDA UNIVERSITY TREVOR COLBOURN HALL**

**SCHENKELSHULTZ**  
 ARCHITECTURE

Issue Date 9/8/2016



**03** THIRD FLOOR

TYPICAL OFFICE SIZES:  
 TYPE 1 OFFICE - 125 SF  
 TYPE 2 OFFICE - 100 SF  
 TYPE 3 OFFICE - 105 SF  
 TYPE 4 OFFICE - 70 SF



- AFRICAN STUDIES
- JUDAIC STUDIES
- LATIN AMERICAN STUDIES
- WOMEN'S STUDIES



CENTRAL FLORIDA UNIVERSITY  
**TREVOR COLBOURN HALL**

Issue Date 9/8/2016

**SCHENKELSHULTZ**  
 ARCHITECTS

## Appendix F - Supplemental Materials

### F.2 List of Space(s) to Be Released

To support reassignment to and use by *any* department, the university requires that space be released in contiguous areas; e.g., entire office suites, lab blocks, etc. The following list of Space(s) to be Released is a catalog of the actual rooms from which personnel are moving to the new facility. This is not intended as a list of the exact rooms that should be released. Further discussion with SPAA will determine the exact rooms to be released.

#### **Student Development and Enrollment Services (SDES)**

<b>Bldg.</b>		<b>Room #</b>	<b>Type of Room</b>	<b>Department</b>	<b>ASF</b>
HPH	Howard Phillips Hall	Rm 101	Office	SDES	325
HPH	Howard Phillips Hall	Rm 102A	Office	SDES - FYAE	88
HPH	Howard Phillips Hall	Rm 102B	Office	SDES - FYAE	96
HPH	Howard Phillips Hall	Rm 102C	Office	SDES - FYAE	127
HPH	Howard Phillips Hall	Rm 102D	Office	SDES - FYAE	149
HPH	Howard Phillips Hall	Rm 102E	Office	SDES - FYAE	205
HPH	Howard Phillips Hall	Rm 102F	Office Service	SDES - FYAE	64
HPH	Howard Phillips Hall	Rm 102G	Office Service	SDES - FYAE	50
HPH	Howard Phillips Hall	Rm 103A	Office	SDES - FYAE	94
HPH	Howard Phillips Hall	Rm 112	Study Rm	SARC	243
HPH	Howard Phillips Hall	Rm 113	Office	SARC	342
HPH	Howard Phillips Hall	Rm 113A	Office	SARC	156
HPH	Howard Phillips Hall	Rm 113B	Office Service	SARC	49
HPH	Howard Phillips Hall	Rm 114	Office	SARC	125
HPH	Howard Phillips Hall	Rm 114A	Office	SARC	126
HPH	Howard Phillips Hall	Rm 114B	Office	SARC	122
HPH	Howard Phillips Hall	Rm 114C	Office	SARC	122
HPH	Howard Phillips Hall	Rm 115	Study Rm	SARC	1506
HPH	Howard Phillips Hall	Rm 115A	Office	SARC	125
HPH	Howard Phillips Hall	Rm 115B	Reception	SARC	31
HPH	Howard Phillips Hall	Rm 116A	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116B	Office	SDES - FYAE	108
HPH	Howard Phillips Hall	Rm 116C	Office	SDES - FYAE	104
HPH	Howard Phillips Hall	Rm 116D	Office	SDES - FYAE	171
HPH	Howard Phillips Hall	Rm 116E	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116F	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116G	Conference Rm	SDES - FYAE	164
HPH	Howard Phillips Hall	Rm 116H	Office	SDES - FYAE	108
HPH	Howard Phillips Hall	Rm 116I	Office	SDES - FYAE	71
HPH	Howard Phillips Hall	Rm 116J	Office Service	SDES - FYAE	13
HPH	Howard Phillips Hall	Rm 116K	Office	SDES - FYAE	100
HPH	Howard Phillips Hall	Rm 116L	Office	SDES - FYAE	121
HPH	Howard Phillips Hall	Rm 116M	Office	SDES - FYAE	100
HPH	Howard Phillips Hall	Rm 116N	Office	SDES - FYAE	122



HPH	Howard Phillips Hall	Rm 116O	Office	SDES - FYAE	102
HPH	Howard Phillips Hall	Rm 215	Lobby, Office	SDES - SSYC	454
HPH	Howard Phillips Hall	Rm 215A	Office	SDES - SSYC	99
HPH	Howard Phillips Hall	Rm 215B	Office	SDES - SSYC	99
HPH	Howard Phillips Hall	Rm 215C	Office	SDES - SSYC	125
HPH	Howard Phillips Hall	Rm 215D	Office	SDES - SSYC	90
HPH	Howard Phillips Hall	Rm 216	Office	SDES - FYAE	93
HPH	Howard Phillips Hall	Rm 216A	Office	SDES - FYAE	126
HPH	Howard Phillips Hall	Rm 216B	Office, Workroom	SDES - FYAE	190
HPH	Howard Phillips Hall	Rm 216C	Office Service	SDES - FYAE	63
HPH	Howard Phillips Hall	Rm 216D	Office	SDES - FYAE	40
HPH	Howard Phillips Hall	Rm 217A	Office	SDES - T&T	100
HPH	Howard Phillips Hall	Rm 217B	Office	SDES - T&T	56
HPH	Howard Phillips Hall	Rm 217C	Office	SDES - T&T	146
HPH	Howard Phillips Hall	Rm 221A	Office	SDES - T&T	100
HPH	Howard Phillips Hall	Rm 221B	Office	SDES - T&T	14
HPH	Howard Phillips Hall	Rm 221C	Office Service	SDES - T&T	85
HPH	Howard Phillips Hall	Rm 221D	Office	SDES - T&T	192
HPH	Howard Phillips Hall	Rm 221E	Office	SDES - T&T	110
HPH	Howard Phillips Hall	Rm 221F	Office	SDES - T&T	163
<b>Total</b>					<b>8,077</b>

#### Undergraduate Studies - OUR, AAP, PPA, Interdisciplinary

Bldg.		Room #	Type of Room	Department	ASF
TC II	Technology Commons II	Rm 209A	Office Service	OUR	283
TC II	Technology Commons II	Rm 209F	Office	OUR	92
TC II	Technology Commons II	Rm 209G	Office	OUR	92
TC II	Technology Commons II	Rm 209H	Office	OUR	92
TC II	Technology Commons II	Rm 209J	Office	OUR	93
TC II	Technology Commons II	Rm 209K	Office	OUR	93
TC II	Technology Commons II	Rm 217	Office Service	AAP	38
TC II	Technology Commons II	Rm 218	Office	AAP	172
TC II	Technology Commons II	Rm 221	Office/Lobby	AAP	194
TC II	Technology Commons II	Rm 221A	Office, Conf. Rm	AAP	188
TC II	Technology Commons II	Rm 221B	Office	AAP	133
TC II	Technology Commons II	Rm 224	Meeting Rm	AAP	317
FC-G	Ferrell Commons - Bldg G	Rm 197	Office	PPA	217
FC-G	Ferrell Commons - Bldg G	Rm 198	Office	PPA	154
FC-G	Ferrell Commons - Bldg G	Rm 199	Office Service	PPA	75
FC-G	Ferrell Commons - Bldg G	Rm 200	Conference Rm	PPA	273
FC-G	Ferrell Commons - Bldg G	Rm 201	Lobby	PPA	352
FC-G	Ferrell Commons - Bldg G	Rm 203	Office	PPA	150
FC-G	Ferrell Commons - Bldg G	Rm 204	Office	PPA	132
FC-G	Ferrell Commons - Bldg G	Rm 205	Office	PPA	132
FC-G	Ferrell Commons - Bldg G	Rm 215A	Office/Test Room	PPA	108
FC-G	Ferrell Commons - Bldg G	Rm 215B	Office/Test Room	PPA	109
FC-G	Ferrell Commons - Bldg G	Rm 215C	Office	PPA	112
FC-G	Ferrell Commons - Bldg G	Rm 215D	Office/Test Room	PPA	112

FC-G	Ferrell Commons - Bldg G	Rm 216	Office	PPA	140
FC-G	Ferrell Commons - Bldg G	Rm 217	Office Service	PPA	136
CB1	Classroom Building 1	Rm 219	Classroom	Interdisciplinary	1,393
CB1	Classroom Building 1	Rm 302	Lobby/Reception	Interdisciplinary	154
CB1	Classroom Building 1	Rm 302A	Office	Interdisciplinary	124
CB1	Classroom Building 1	Rm 302B	Office Service	Interdisciplinary	122
CB1	Classroom Building 1	Rm 302C	Office	Interdisciplinary	121
CB1	Classroom Building 1	Rm 302J	Office	Interdisciplinary	98
CB1	Classroom Building 1	Rm 302K	Office	Interdisciplinary	108
CB1	Classroom Building 1	Rm 302L	Office	Interdisciplinary	112
CB1	Classroom Building 1	Rm 302M	Office	Interdisciplinary	112
CB1	Classroom Building 1	Rm 302N	Office	Interdisciplinary	116
CB1	Classroom Building 1	Rm 302P	Office	Interdisciplinary	116
CB1	Classroom Building 1	Rm 302Q	Office	Interdisciplinary	198
CB1	Classroom Building 1	Rm 302S	Office/Workroom	Interdisciplinary	180
CB1	Classroom Building 1	Rm 302T	Conference Rm	Interdisciplinary	122
<b>Total</b>					<b>5,672</b>

### Burnett Honors College

Bldg.	Room #	Type of Room	Department	ASF
BHC	Rm 107	Office	OPA	155
BHC	Rm 102A	Office	HIM	140
BHC	Rm 102	Office	HIM	170
<b>Total</b>				<b>465</b>

### Modern Languages

Bldg.	Room #	Type of Room	Department	ASF	
VAB	Visual Arts Building	Rm 221	Class Lab	Modern Languages	872

## Appendix F - Supplemental Materials

### F.2 List of Space(s) to Be Released

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#### **Student Development and Enrollment Services (SDES)**

<b>Bldg.</b>		<b>Room #</b>	<b>Type of Room</b>	<b>Department</b>	<b>ASF</b>
HPH	Howard Phillips Hall	Rm 101	Office	SDES	325
HPH	Howard Phillips Hall	Rm 102A	Office	SDES - FYAE	88
HPH	Howard Phillips Hall	Rm 102B	Office	SDES - FYAE	96
HPH	Howard Phillips Hall	Rm 102C	Office	SDES - FYAE	127
HPH	Howard Phillips Hall	Rm 102D	Office	SDES - FYAE	149
HPH	Howard Phillips Hall	Rm 102E	Office	SDES - FYAE	205
HPH	Howard Phillips Hall	Rm 102F	Office Service	SDES - FYAE	64
HPH	Howard Phillips Hall	Rm 102G	Office Service	SDES - FYAE	50
HPH	Howard Phillips Hall	Rm 103A	Office	SDES - FYAE	94
HPH	Howard Phillips Hall	Rm 112	Study Rm	SARC	243
HPH	Howard Phillips Hall	Rm 113	Office	SARC	342
HPH	Howard Phillips Hall	Rm 113A	Office	SARC	156
HPH	Howard Phillips Hall	Rm 113B	Office Service	SARC	49
HPH	Howard Phillips Hall	Rm 114	Office	SARC	125
HPH	Howard Phillips Hall	Rm 114A	Office	SARC	126
HPH	Howard Phillips Hall	Rm 114B	Office	SARC	122
HPH	Howard Phillips Hall	Rm 114C	Office	SARC	122
HPH	Howard Phillips Hall	Rm 115	Study Rm	SARC	1506
HPH	Howard Phillips Hall	Rm 115A	Office	SARC	125
HPH	Howard Phillips Hall	Rm 115B	Reception	SARC	31
HPH	Howard Phillips Hall	Rm 116A	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116B	Office	SDES - FYAE	108
HPH	Howard Phillips Hall	Rm 116C	Office	SDES - FYAE	104
HPH	Howard Phillips Hall	Rm 116D	Office	SDES - FYAE	171
HPH	Howard Phillips Hall	Rm 116E	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116F	Office	SDES - FYAE	101
HPH	Howard Phillips Hall	Rm 116G	Conference Rm	SDES - FYAE	164
HPH	Howard Phillips Hall	Rm 116H	Office	SDES - FYAE	108
HPH	Howard Phillips Hall	Rm 116I	Office	SDES - FYAE	71
HPH	Howard Phillips Hall	Rm 116J	Office Service	SDES - FYAE	13
HPH	Howard Phillips Hall	Rm 116K	Office	SDES - FYAE	100
HPH	Howard Phillips Hall	Rm 116L	Office	SDES - FYAE	121
HPH	Howard Phillips Hall	Rm 116M	Office	SDES - FYAE	100
HPH	Howard Phillips Hall	Rm 116N	Office	SDES - FYAE	122

HPH	Howard Phillips Hall	Rm 116O	Office	SDES - FYAE	102
HPH	Howard Phillips Hall	Rm 215	Lobby, Office	SDES - SSSYC	454
HPH	Howard Phillips Hall	Rm 215A	Office	SDES - SSSYC	99
HPH	Howard Phillips Hall	Rm 215B	Office	SDES - SSSYC	99
HPH	Howard Phillips Hall	Rm 215C	Office	SDES - SSSYC	125
HPH	Howard Phillips Hall	Rm 215D	Office	SDES - SSSYC	90
HPH	Howard Phillips Hall	Rm 216	Office	SDES - FYAE	Not moving
HPH	Howard Phillips Hall	Rm 216A	Office	SDES - FYAE	Not moving
HPH	Howard Phillips Hall	Rm 216B	Office, Workroom	SDES - FYAE	Not moving
HPH	Howard Phillips Hall	Rm 216C	Office Service	SDES - FYAE	Not moving
HPH	Howard Phillips Hall	Rm 216D	Office	SDES - FYAE	Not moving
HPH	Howard Phillips Hall	Rm 217A	Office	SDES - T&T	100
HPH	Howard Phillips Hall	Rm 217B	Office	SDES - T&T	56
HPH	Howard Phillips Hall	Rm 217C	Office	SDES - T&T	146
HPH	Howard Phillips Hall	Rm 221A	Office	SDES - T&T	100
HPH	Howard Phillips Hall	Rm 221B	Office	SDES - T&T	14
HPH	Howard Phillips Hall	Rm 221C	Office Service	SDES - T&T	85
HPH	Howard Phillips Hall	Rm 221D	Office	SDES - T&T	192
HPH	Howard Phillips Hall	Rm 221E	Office	SDES - T&T	110
HPH	Howard Phillips Hall	Rm 221F	Office	SDES - T&T	163
<b>Total revised 3/3/17</b>					<b>7,565</b>

### Undergraduate Studies - OUR, AAP, PPA, Interdisciplinary

Bldg.		Room #	Type of Room	Department	ASF
TC II	Technology Commons II	Rm 209A	Office Service	OUR	283
TC II	Technology Commons II	Rm 209F	Office	OUR	92
TC II	Technology Commons II	Rm 209G	Office	OUR	92
TC II	Technology Commons II	Rm 209H	Office	OUR	92
TC II	Technology Commons II	Rm 209J	Office	OUR	93
TC II	Technology Commons II	Rm 209K	Office	OUR	93
TC II	Technology Commons II	Rm 217	Office Service	AAP	38
TC II	Technology Commons II	Rm 218	Office	AAP	172
TC II	Technology Commons II	Rm 221	Office/Lobby	AAP	194
TC II	Technology Commons II	Rm 221A	Office, Conf. Rm	AAP	188
TC II	Technology Commons II	Rm 221B	Office	AAP	133
TC II	Technology Commons II	Rm 224	Meeting Rm	AAP	317
<b>Technology Commons II</b>				<b>Subtotal</b>	<b>1787</b>
FC-G	Ferrell Commons - Bldg G	Rm 197	Office	PPA	217
FC-G	Ferrell Commons - Bldg G	Rm 198	Office	PPA	154
FC-G	Ferrell Commons - Bldg G	Rm 199	Office Service	PPA	75
FC-G	Ferrell Commons - Bldg G	Rm 200	Conference Rm	PPA	273
FC-G	Ferrell Commons - Bldg G	Rm 201	Lobby	PPA	352
FC-G	Ferrell Commons - Bldg G	Rm 203	Office	PPA	150
FC-G	Ferrell Commons - Bldg G	Rm 204	Office	PPA	132

FC-G	Ferrell Commons - Bldg G	Rm 205	Office	PPA	132
FC-G	Ferrell Commons - Bldg G	Rm 215A	Office/Test Room	PPA	108
FC-G	Ferrell Commons - Bldg G	Rm 215B	Office/Test Room	PPA	109
FC-G	Ferrell Commons - Bldg G	Rm 215C	Office	PPA	112
FC-G	Ferrell Commons - Bldg G	Rm 215D	Office/Test Room	PPA	112
FC-G	Ferrell Commons - Bldg G	Rm 216	Office	PPA	140
FC-G	Ferrell Commons - Bldg G	Rm 217	Office Service	PPA	136
<b>Ferrell Commons II</b>				<b>Total</b>	<b>2,202</b>

CB1	Classroom Building 1	Rm 302	Lobby/Reception	Interdisciplinary	154
CB1	Classroom Building 1	Rm 302A	Office	Interdisciplinary	124
CB1	Classroom Building 1	Rm 302B	Office Service	Interdisciplinary	122
CB1	Classroom Building 1	Rm 302C	Office	Interdisciplinary	121
CB1	Classroom Building 1	Rm 302J	Office	Interdisciplinary	98
CB1	Classroom Building 1	Rm 302K	Office	Interdisciplinary	108
CB1	Classroom Building 1	Rm 302L	Office	Interdisciplinary	112
CB1	Classroom Building 1	Rm 302M	Office	Interdisciplinary	112
CB1	Classroom Building 1	Rm 302N	Office	Interdisciplinary	116
CB1	Classroom Building 1	Rm 302P	Office	Interdisciplinary	116
CB1	Classroom Building 1	Rm 302Q	Office	Interdisciplinary	198
CB1	Classroom Building 1	Rm 302S	Office/Workroom	Interdisciplinary	180
CB1	Classroom Building 1	Rm 302T	Conference Rm	Interdisciplinary	122
<b>Classroom Building 1</b>				<b>Total</b>	<b>1683</b>

### Burnett Honors College

Bldg.	Room #	Type of Room	Department	ASF
BHC	Rm 107	Office	OPA	155
BHC	Rm 102A	Office	HIM	140
BHC	Rm 102	Office	HIM	170
<b>Total</b>				<b>465</b>

### Modern Languages

Bldg.	Room #	Type of Room	Department	ASF	
VAB	Visual Arts Building	Rm 221	Class Lab	Modern Languages	872

*Jm* PER THE AGREEMENT TO HAVE THE CLASSROOM REPLACED WITH AT LEAST THE SAME CAPACITY

## Appendix F - Supplemental Materials

### F.3 Approved Additions

Trevor Colbourn Hall was initially planned to accommodate the academic programs currently within Colbourn Hall. Some growth space was identified early on.

During programming, the following additional office spaces for new hires were approved, funded, and added to the Space Files.

Writing and Rhetoric	Assistant Professor	Provost Approved
Writing and Rhetoric	Instructor for Global	
Writing and Rhetoric	Admin assistant to support Majors	Dean Funded
Writing and Rhetoric	Instructor for Global	
English	Assistant Professor	Provost Approved
English	Instructor Lecturer	Dean Funded
History	Professor	Dean Funded
History	Assistant Professor	Dean Funded
History	Instructor for Global	
History	Instructor for Global	
History	Associate Professor	Dean Hire
History	Instructor Lecturer	Dean Hire
History	Digital History	Provost Approved
History	Visiting Instructor	Dean Hire
Judaic Studies	Professor	Dean Funded
Latin American Studies	Adjunct	Dean Funded
Modern Languages	Asst. Prof/Director of TESOL MA program	Provost Approved
Modern Languages	Asst. Professor	Provost Approved
Modern Languages	Office Assistant	Provost Approved
Modern Languages	Assist Professor/Spanish	Dean Funded
Modern Languages	Instructor/Japanese	Dean Funded
Modern Languages	Visiting Instructor- French	Dean Funded
Modern Languages	Visiting Instructor- Japanese	Dean Funded
Modern Languages	Visiting Instructor- Spanish/Port.	Dean Funded
Modern Languages	Professor/Director of 3 UGrad Certs/Overseer Spanish	Dean Funded
Modern Languages	Professor	Dean Funded
Modern Languages	Instructor for Global	
Modern Languages	Instructor for Global	
Modern Languages	Instructor for Global	
Office of the Provost	Assistant Dean	
Office of the Provost	Admin Asst. to Asst. Dean	