FACILITIES PROGRAM

BASKETBALL PRACTICE FACILTIY RENOVATIONS

UAA-530

JULY 27, 2023

UF | UNIVERSITY of FLORIDA

TITLE SHEET

BASKETBALL PRACTICE FACILITY RENOVATIONS

UAA-530

FACILITIES PROGRAM

FOR

UNIVERSITY ATHLETIC ASSOCIATION
UNIVERSITY OF FLORIDA

MAIN CAMPUS
UNIVERSITY OF FLORIDA
GAINESVILLE, FLORIDA

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MAIN CAMPUS
UNIVERSITY OF FLORIDA
GAINESVILLE, FLORIDA

PREPARED BY:

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INTRODUCTION

A. PROJECT BACKGROUND and JUSTIFICATION

The University of Florida Athletic Association (UAA) desires to construct improvements to the existing Basketball Practice Facility. The Basketball Practice Facility has been in operation since 2001 and the renovation will upgrade interior areas to improve player experience and recruiting.

B. GENERAL PROJECT DESCRIPTION

The project consists of an interior renovation and roof replacement of the facility. The renovation will focus on upgrading finishes in all team spaces including team locker rooms, showers, lounges, film rooms, hydrotherapy space, and practice courts. A new reception space, conference rooms, and two additional offices for the men's and women's teams shall be added to the second-floor coach's suite along with finish upgrades throughout. Video boards and updated graphics will be added to the building entry lobby. The building systems are in good working order and will remain as is, but lighting will be upgraded to LED fixtures in the renovation areas.

C. UNIVERSITY PLANNING and DESIGN OBJECTIVES

The following general goals and objectives shall be considered and addressed throughout design, construction, and commissioning. Consult the **UF Design & Commissioning Services Guide** for amplifying information.

Project-specific design goals are outlined in the **Owner's Project Requirements (OPR)** document in section XVII of this Facilities Program.

1. **TREE PRESERVATION**
   Since tree preservation and protection is a high priority at the University of Florida, existing trees should be saved and incorporated into the design whenever possible. Planning, design, and construction of this building must strictly comply with the current University Tree Protection Policy and be reviewed by the UF Lakes, Vegetation and Landscaping Committee. The need to remove or relocate any trees other than those recommended by this Committee during programming must be justified and presented to the Committee during schematic design for approval. Tree protection measures shall be incorporated as outlined in the UF Design & Construction Standards and reviewed / approved by Facilities Services Grounds. See Sections VIII and XVI of this program for additional information on tree preservation.

2. **LANDSCAPING, STORMWATER, AND EXTERIOR LIGHTING**
   The design and construction documents shall include fully detailed landscaping, landscape irrigation, hardscape, exterior lighting, stormwater management, erosion control measures, and other site features and components such as benches and seat walls. Such design shall account not only for functionality and aesthetics, but also for security, safety, accessibility, and sustainability.

   Site/landscape plans, designs, and specifications shall be developed jointly with UF Facilities Services Grounds and in accordance with both the UF Design & Construction Standards and program review comments by the UF Lakes, Vegetation and Landscaping Committee (see Section XVI). The landscape plan will be subject to review by the same during the Schematic Design and Design Development phases.

   Low-impact design for stormwater management shall be considered and incorporated into the design, as applicable and where possible, even if an on-site stormwater treatment facility is not required for permitting.

3. **BICYCLES, TRANSIT, WALKWAYS AND MOTOR VEHICLE CIRCULATION**
   Bicycles, transit, and walkways are the primary modes of transportation to, on, and around campus. Site design for this project must include adequate walkways that are fully integrated with the existing pedestrian circulation network, as well as safe and convenient bicycle parking facilities and access to bus stops with appropriate amenities. Bicycle lanes, paths, and storage shall be designed in accordance with the latest edition of the UF Design & Construction Standards. Appropriate access shall also be provided for service and delivery vehicles in screened service areas.

   Unimpaired access for emergency vehicles and full compliance with ADA requirements is mandatory for all site development plans and throughout construction. Throughout construction, at least one lane of all streets must be kept open and all sidewalks and designated bicycle lanes or paths shall be kept open or appropriately rerouted / redirected.

4. DESIGN FOR FUTURE EXPANSION AND RENOVATION

Within program and budget constraints, the site and building will be designed to allow flexibility for future growth and change. The usable life and sustainability of the facility shall be enhanced by incorporating features for remodeling and expansion designed to reduce future renovation costs. The Campus Master Plan shall be consulted for guidance on future building locations that should not be impeded by new utilities or other infrastructure associated with the project. See the **OPR** document in section XVII of this Facilities Program for detailed, project-specific goals related to flexibility.

5. CONTEXTUAL SITE AND BUILDING DESIGN

Site and building shall emphasize the design of the total campus entity rather than the individual buildings. While each building is required to be designed as an appropriate response to its particular program, budget, and site requirements, it must also be compatible with the existing fabric of the campus. The design of the building must enrich the campus both functionally and aesthetically … relating to adjoining buildings, not competing with them.

The building site and context shall also integrate with any existing topographic or natural features. The project should seek to create functional open space in the form of building entries, courtyards, plazas or lawns within the building's exterior space or between the project and existing adjacent buildings. Building height, orientation and set-backs shall be consistent with policies of the Campus Master Plan, as applicable. It is expected that two or more options will be presented to the Owner during the schematic design phase.

6. HISTORICAL RESOURCES

The University of Florida campus contains numerous significant historical properties and sites which are listed on or eligible for listing in the National Register of Historic Places. The campus includes a registered Historic District and a larger historic impact area as identified in the Campus Master Plan. The University strongly supports maintenance and restoration of historical buildings. All capital improvement projects must comply with the Programmatic Memorandum of Agreement between the University of Florida and the Division of Historical Resources dated October 27, 1989, and be reviewed by the UF Preservation of Historic Buildings and Sites Committee.

7. UNIFYING EXTERIOR TREATMENT THROUGH USE OF BRICK

The use of "Gainesville Range" red brick for the major portion of the exterior finish is required in order to serve as the primary visual element consistently used in unifying all campus facilities. The use of "accent" brick is discouraged. Other unifying architectural treatments should be considered that reflect modern interpretations of the collegiate gothic style as expressed in the character-defining features of existing campus buildings, particularly those buildings within the vicinity of the project.

8. SUSTAINABLE DESIGN AND CONSTRUCTION

The University of Florida builds its buildings to last and promotes environmental quality and resource conservation through sustainable design, "green" architecture, and recycling in its physical planning and development. See the **OPR** document in section XVII of this Facilities Program for detailed, project-specific sustainability goals.

9. UNIVERSITY COMMITTEES REVIEWS

New construction projects located on the main campus of the University of Florida – and certain renovation projects – must be presented to the following (4) faculty-based Committees for approval of the site plan and building exterior design at the Schematic and Design Development phases:

- Transportation and Parking Advisory Committee (TPAC)
- Preservation of Historic Buildings & Sites Committee (PHBSC)
- Lakes, Vegetation and Landscape Committee (LVLC)
- University Land Use and Facilities Planning Committee (ULUFPC)

The Architect is expected to address all review comments provided by the Committees, including the program development phase review comments included in the Section XVI of this facilities program.

10. QUALITY

The University expects the facility to convey an impressive, state-of-the-art, and first-class image to current and prospective faculty, staff, and students, as well as visiting faculty, alumni, and private industry. At the same time, cost control, adherence to codes and standards, sustainability, and the durability and ease of maintenance are also primary considerations.

Spaces must be technologically equipped, acoustically reliable, well lit, properly conditioned, and arranged thoughtfully in a floor plan that takes advantage of shared-use spaces while accounting for the differences between public and non-public spaces. Premium finishes shall be used in highly visible, public areas, while more standard materials shall be incorporated into less public, staff-oriented work spaces.

The designers' experience with similar facilities should allow it to confirm that the facility is constructed in accordance with the Basis of Design, the construction documents, applicable codes, and the UF Design & Construction Standards as part of Basic (Construction Administration) Services. Major building systems, including mechanical components and the building envelope, will be commissioned by an independent consultant, with whom the design team shall plan and coordinate its efforts.

D. CONSTRUCTION DELIVERY METHOD

Using F.A.C. 6C-14.0055(2) as a reference guideline, the following responses are presented for justification of **Construction Management** as the method of project delivery:

The F.A.C. 6C-14.0055.(2) is used as reference guideline and the following responses are presented for University approval for the selection of Construction Management as the project delivery method:

(2).(a): Size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process with continuity of construction management through both design and construction phases.	**Yes.**
(2).(b): The initial construction funding is appropriated and construction is begun with the expectation of substantial appropriation in subsequent years, thereby making it advantageous to retain a single contractor for the duration of the project.	**N/A**
(2).(c): The project is an alteration of an occupied facility which requires working around or relocating occupants while keeping the facility fully operational.	**Yes.**
(2).(d): The project is a repair or renovation where the conditions requiring correction can not be determined and specified without extensive contractor involvement in the removal and examination process during the design phase.	**Yes.**
(2).(e): The timely completion of the project is critical to the University's ability to repay debt services or to meet grant obligations.	**N/A**

SPACE NEEDS ASSESSMENT

A. FACILITIES DEFICIENCIES

The existing coach's suite will be renovated to add reception area, conference rooms, and two offices to provide additional space for the men's and women's teams. The existing roof is original to the building and replacement is necessary to maintain normal building operations. The training and hydrotherapy areas will be updated to provide better treatment to players. Ageing finishes will be updated through the renovation areas

B. ALTERNATIVE SOLUTIONS

Other than maintaining the current facility, there are no practical alternative solutions.

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

The relocation / replacement of existing and necessary facility space was used to determine the proposed space.

D. PROJECT AND SURVEY RECOMMENDATIONS

N/A

IX PROGRAM AREA

A PROGRAM AREA TABLE

reference State Requirements for Educational Facilities Chapter 6, Section 6.1, Size of Spaces and Occupant Criteria Table
Postsecondary Education Facilities Inventory and Classification Manual, NCES, 1992

	Description	NO. OF STATIONS	NASF / STATION	AREA / SPACE	NO. OF SPACES	TOTAL NASF	TOTAL STATIONS
	Office /Computer Facilities						
310	Office	1	700 NASF	700 NASF	1	700 NASF	1
315	Office Service	1	1085 NASF	1085 NASF	1	1085 NASF	1
350	Conference Room	1	612 NASF	612 NASF	1	612 NASF	1
	Sub-Total			**2397 NASF**		**2397 NASF**	**3**
	GYMNASIUM						
520	Athletic or Physical Education	1	16000 NASF	16000 NASF	1	16000 NASF	1
525	Athletic or Physical Education Service	1	6800 NASF	6800 NASF	1	6800 NASF	1
	Sub-Total			**22800 NASF**		**22800 NASF**	**2**
	Total Assignable			**25197 NASF**		**25197 NASF**	**5**
	Non-Assignable						
WWWO	Circulation, Interior	1	2988 SF	2988 SF	1	2988 SF	1
	Total Non-Assignable			**2988 SF**		**2988 SF**	**1**
	Total New Building			**28185 NASF**		**28185 NASF**	**2**

CODES AND STANDARDS

Design and construction at the University of Florida is regulated, reviewed, and permitted by the Division of Environmental Health & Safety (EH&S), which serves as the Authority Having Jurisdiction. Consult the EH&S website (www.ehs.ufl.edu/buildcode/codes.htm) for a list of applicable codes. Early in the program verification and conceptual design process, the Professional(s) shall discuss and confirm these and other applicable codes with EH&S. During design and construction phases of projects EH&S serves as the AHJ for all applicable codes and standards as adopted by the Florida Legislature, Florida Building Commission, and Office of State Fire Marshal.

The 2023 Florida Building Code (8th Edition) is scheduled for January 1, 2024, and will be effective six months after publication, beginning July 1, 2023: Building, Mechanical, Plumbing, Existing, Fuel Gas, Energy Conservation, Accessibility has been adopted by the state. Effective January 1, 2024 the Eighth Edition (2023) of the Florida Fire Prevention Code was adopted by the State Fire Marshal.

All drawings submitted shall clearly indicate the codes and standards used for the design of the project along with the appropriate edition year. Plans that do not include this information will be rejected and the issuance of the Building Permit will be delayed until such information is recorded on the permit plans. It is not acceptable to list the codes, standards and edition years in the specifications.

Additionally, the following rules or standards apply to the design and construction of UF projects:

- ADA Standards for Accessible Design (www.usdoj.gov/crt/ada/adastd94.pdf)
- HUD Fair Housing Act for Multi-Family residential Construction
- Florida Public Service Commission, installation and replacement of public telephones
- State Traffic Operations Engineer, FDOT, government parking facilities
- Agency for Health Care Administration, hospital and health care facilities

- DOE Space Standards, Chapter 6A-2, Florida Administrative Code

- Rules of the Florida Department of Environmental Protection
- Regulation of OSHA and the Environmental Protection Agency
- Licensing regulations of Asbestos Consultants, the Florida Department of Business and Professional Regulation
- Lead-based paint minimum standards of the Department of Housing and Urban Development

- Florida Standard for Radon-Resistant New Commercial Building Construction
- http://www.doh.state.fl.us/environment/community/radon/commcnst.htm
- Florida Standard For Mitigation of Radon In Existing Buildings
- http://www.doh.state.fl.us/environment/community/radon/mtstndrd.htm

- Rules of the Florida Department of Environmental Protection

- Rules of the St. Johns River Water Management District (or other agency with jurisdiction).

- American Society of Heating , Refrigerating and Air Conditioning Engineers (ASHRAE) handbooks
- American Conference of Governmental Industrial Hygienists Ventilation Manual
- American Society of Mechanical Engineers' Unfired Pressure vessel Code
- American Standards Institute standards (ANSI)

- Leadership in Energy and Environmental Design (LEED) Standards – www.usgbc.org

- City and County for off-campus projects not included in the adopted Campus Master Plan.
- Coordination with local utilities service provider for projects not served by the Campus utilities system.
- Developments of Regional Impacts for projects not included in the adopted Campus Master Plan.
- Department of Business and Professional Regulation, Division of Hotel and restaurants, Bureau of Elevator Inspection for elevator inspections and permit
- National Pollutant Discharge Elimination System (NPDES) permit for one acre or more of disturbed site in accordance with 62-621.300 (4), FAC. NPDES Stormwater Notification Center, Department of Environmental Protection (DEP)
- St. Johns River Water Management District (SJRWMD) campus-wide stormwater permitting process. SJRWMD permitting and reviews shall be coordinated through the University's SJRWMD Coordinator at PPD.
- Local stormwater permitting agency having jurisdiction over sites not covered in the SJRWMD campus-wide permit.

- University of Florida Design and Construction Standards (www.facilities.ufl.edu/dcs/index.htm)
- University of Florida Telecommunication Construction Standard

- (http://net-services.ufl.edu/infrastructure/)
- Low Voltage Contractor Pre-qualification Requirement & Pre-qualified Contractor List
- (http://net-services.ufl.edu/infrastructure/teleco_standards.html)
- University of Florida Design Services Guide (https://facilities.ufl.edu/wp-content/uploads/forms/standards/DSCG.pdf)
- University of Florida General Terms & Conditions
- PDC PMG-E14: Building Numbers, Street Addresses, and Room Numbers

CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD

	Design Duration	8.0 Weeks	Punchlist Phase	30 Days
	Construction Duration	52.0 Weeks	Fast-Tracked	

GOALS AND MILESTONES	START DATE	END DATE	DURATION	
PROGRAM APPROVAL	**05-Jun-2023**	**17-Jul-2023**	**6 weeks**	**0.1 Years**
Facilities Program Development	05-Jun-2023	19-Jun-2023	2 weeks	
University Committees Review of Program	19-Jun-2023	19-Jun-2023	0 weeks	
University Facilities Program Approval	19-Jun-2023	17-Jul-2023	4 weeks	
A/E SELECTION PROCESS	**12-Jul-2023**	**27-Sep-2023**	**11 weeks**	**0.2 Years**
Advertise for A/E in FAW	12-Jul-2023	09-Aug-2023	4 weeks	
A/E Short-list	09-Aug-2023	23-Aug-2023	2 weeks	
A/E Interviews	23-Aug-2023	06-Sep-2023	2 weeks	
A/E Selection Approval	06-Sep-2023	13-Sep-2023	1 weeks	
Contract Negotiations with A/E	13-Sep-2023	27-Sep-2023	2 weeks	
PRE-DESIGN PHASE	**27-Sep-2023**	**11-Oct-2023**	**2 weeks**	**0.0 Years**
Program Verification and Site Analysis	27-Sep-2023	18-Oct-2023	3 weeks	
Measured Drawings and Building Survey if required.	27-Sep-2023	11-Oct-2023	2 weeks	
C/M SELECTION PROCESS	**19-Jul-2023**	**04-Oct-2023**	**11 weeks**	**0.2 Years**
Advertise for C/M services	19-Jul-2023	16-Aug-2023	4 weeks	
C/M Short-list	16-Aug-2023	30-Aug-2023	2 weeks	
C/M Interviews	30-Aug-2023	13-Sep-2023	2 weeks	
C/M Selection	13-Sep-2023	20-Sep-2023	1 weeks	
Contract negotiations with C/M	20-Sep-2023	04-Oct-2023	2 weeks	
DESIGN PHASE	**18-Oct-2023**	**06-Mar-2024**	**20 weeks**	**0.4 Years**
Design Development	18-Oct-2023	08-Nov-2023	3 weeks	
Design Development review and approval	08-Nov-2023	15-Nov-2023	1 weeks	
Package 1 100% CD's (scope TBD)	15-Nov-2023	27-Dec-2023	6 weeks	
Package 1 review and approval	27-Dec-2023	17-Jan-2024	3 weeks	
Package 1 GMP	27-Dec-2023	31-Jan-2024	5 weeks	
Remaing scope 100% CD's	17-Jan-2024	14-Feb-2024	4 weeks	
Remaining scope 100% CD's review and approval	14-Feb-2024	06-Mar-2024	3 weeks	
Final GMP	14-Feb-2024	20-Mar-2024	5 weeks	
CONSTRUCTION PHASE	**31-Jan-2024**	**11-Sep-2024**	**32 weeks**	**0.6 Years**
Notice to Proceed	31-Jan-2024	07-Feb-2024	1 weeks	
Bid Package Submittal and Advertise	31-Jan-2024	07-Feb-2024	1 weeks	
Early Procurement	07-Feb-2024	06-Mar-2024	4 weeks	
Construction	06-Mar-2024	14-Aug-2024	23 weeks	
Contractor Punch & Clean	31-Jul-2024	14-Aug-2024	2 weeks	
Substantial Completion Inspection	14-Aug-2024	21-Aug-2024	1 weeks	
Punchlist Corrective Work	21-Aug-2024	04-Sep-2024	2 weeks	
Final Completion Inspection	04-Sep-2024	11-Sep-2024	1 weeks	
Owner Occupancy	04-Sep-2024	11-Sep-2024	1 weeks	
Total	**05-Jun-2023**	**11-Sep-2024**	**66 weeks**	**1.3 Years**

IX PROGRAM FUNDS

A	ESTIMATED FUNDING	$8,000,000
	Public Education Capital Outlay	$0
	CITF	$0
	Other Source of Funds	$8,000,000

B.	PLANNING, DESIGN, PRE-CON, COMMISSIONING SERVICES	
	AE Design, Construction Administration and Closeout Services	
	Including program development; architectural (including progress renderings at every phase x 10, BIM modeling, etc.); interior design; furniture plan; equipment coordination; mechanical; electrical; plumbing; fire protection; data & communications infrastructure; A/V coordination with UAA; Gainesville Fire Rescue radio communications; complete security system; complete M&V plan; simple cost estimating; early site package (including building demolition, etc.); construction administration (weekly site visits, reports, 20 additional CA visits as directed by Owner, etc.); sustainable building certification (documentation, meetings, design, etc.); participation in rebate program (possible calculations); support (documents, interview, selection participation); utilization of latest Revit modeling software (both design and field orders); PL insurance; all reimbursable expenses; record documents (including record BIM files at level 500); post occupancy inspection and reports	
	Commissionining Services	
	Construction Management Pre-Construction Services	
	Including pre-con (attending all design meeting, providing detailed cost estimates and reconciliation with Professional to reach the target budgeted GMP; document review for constructability); include participation of the project manager throughout the design and construction administration; include participation of estimators during the pre-con work; expect various model estimates (program verification, CSD/ASD, DD, 80%CD and 100%CD and early release package)	

X PROGRAM BUDGET SUMMARY

The total project budget is approximately $8,000,000 with an estimated construction budget of $5,986,000 which includes equipment (including kitchen) and fixed furniture. This value does not include the communications or A/V equipment purchases, communication rooms preparations and interior / exterior cable installation / termination/activation (all interior conduits and cable tray infrastructure are included). The University expects the professional to develop design and construction documents that are consistent with the established budget, facilities program, OPR, UF Design & Construction Standards (with modifications as approved by PM), and Design and Commissioning Services Guide and the escalation forecast. This obligation is mandatory. If estimates by the Construction Manager (CM) indicates a construction cost that exceeds the budget, the A/E shall coordinate and work with UF to modify the design and conform to the budget. However, the design may not vary from the program or the UF Design & Construction Standards without approval of the Owner. If the Design Standards change prior to the Notice to Proceed to Construction Documents, the design team shall conform to the latest standards.

Additional/Extraordinary construction costs is included in the above construction budget to allow for all excavation, demo & prep, roadway connection for circulation to adjacent roads, parking spaces, bicycle pad, hardscape plazas and sidewalks, landscaping and irrigation, connections to distributed utilities, kitchen equipment, and others as is discussed in this program. The construction budget excludes items to be furnished and installed by the Owner OFOI, but includes items Furnished by Owner and installed by construction manager (OFCI). A separate budget is planned for 3rd party Total Building Commissioning. During the construction documents phase, provisions for additive alternates, as needed, shall be included to ensure that the basic program scope is realized.

	Description	NASF	Conversion Factor	TOTAL GSF	~ $/GSF	Total $$
	Office /Computer Facilities					
310	Office	700	1.5	1050 GSF	90	$94,500
310	Office	0	1.5	0 GSF	90	$0
310	Office	0	1.5	0 GSF		$0
310	Office	0	1.5	0 GSF		$0
315	Office Service	1,085	1.5	1628 GSF	90	$146,475
350	Conference Room	612	1.5	918 GSF	90	$82,620
350	Conference Room	0	1.5	0 GSF		$0
355	Conference Room Service	0	1.5	0 GSF		$0
	Sub-Total	**2397 NASF**		**3596 GSF**		**$323,595**
	GYMNASIUM					
520	Athletic or Physical Education	16,000	1.5	24000 GSF	175	$4,200,000
525	Athletic or Physical Education Service	6,800	1.5	10200 GSF	120	$1,224,000
	Sub-Total	**22800 NASF**		**34200 GSF**		**$5,424,000**
	Total Assignable	**25197 NASF**		**37796 GSF**		**$5,747,595**
	Non-Assignable					
WWEO	Circulation Exterior (covered terrace)	0	1.0	0 GSF	400	$0
WWEW	Covered Walkway	0	1.0	0 GSF		$0
WWLO	Elevator	0	1.0	0 GSF		$0
WWWC	Corridor	0	1.0	0 GSF		$0
WWWL	Lobby	0	1.0	0 GSF		$0
WWWO	Circulation, Interior	2,988	1.0	2988 GSF	80	$239,040
WWWS	Stairway	0	1.0	0 GSF		$0
XXXO	Custodial Area	0	1.0	0 GSF	250	$0
YWCL	Lockers, Non-Athletic	0	1.0	0 GSF		$0
YWCM	Restroom, Men	0	1.0	0 GSF	350	$0
YWCO	Public Restroom, Unisex	0	1.0	0 GSF	350	$0
YWCS	Showers, Non-Athletic	0	1.0	0 GSF	350	$0
YWCW	Restroom, Women	0	1.0	0 GSF	350	$0
YYEO	Telecom	0	1.0	0 GSF	250	$0
YYYL	Electrical Equipment	0	1.0	0 GSF	250	$0
YYYO	Mechanical Equipment	0	1.0	0 GSF	300	$0
	Total Non-Assignable	**2988 NASF**		**2988 GSF**		**$239,040**
	Total building	**28185 NASF**		**40784 GSF**		**$5,986,635**

PROGRAM BUDGET SUMMARY	
DESIGN; Cx; PRE-CON; PREMITTING; MITIGATION; SURVEYS; SPECIAL INSPECTORS & OTHER FEES	$698,700

CONSTRUCTION		$6,294,605
a	Basic Construction Cost	5,988,705
b	Additional / Extraordinary Construction Cost / Landscape / Hardscape / Fixed Equipment / BR	4,600
c	Utility Infrastructure Improvements	
d	Escalation	157,900
e	Telecommunications Interior / Exterior	143,400

GRAPHICS		$300,300

CONTINGENCIES & OTHER COSTS		$1,405,095
a	Land / Existing Facility Acquisition	
b	Owner Contingency	570,796
c	AV (Design, Equipment & Installation by UF)	15,000
d	Furniture & Equipment	596,400
e	Sustainable Building Certification	
f	PDC Management Fee	184,799
g	User Group Support	
h	Other UF costs (signage, outages, keying, blue phones, etc.)	38,100

	TOTAL PROJECT BUDGET	$8,000,000

Owner's Project Requirements (OPR)

template revised July 2020

17.1 INTRODUCTION

Along with the other sections of this Facilities Program, this Owner's Project Requirements (OPR) document outlines functional requirements of the project and expectations of how the facility and its systems will be used and operated. The OPR is required for LEED certification of the project, but also serves three broader vital purposes:

1. Provides the design team with information necessary to develop the Basis of Design (BOD) during program verification and/or schematic design, which serves as a "road map" for development of the design and construction documents.

2. Provides the commissioning (Cx) team with tangible benchmarks to measure success & quality and confirm that the building and systems constructed align with the University's expectations and requirements.

3. Serves, along with the BOD and contractor deliverables such as "as-built" documents, as the foundation for the Systems Manual outlined below.

The Owner will develop and update the OPR through program verification and schematic design, or until the Cx consultant is selected. The Cx consultant will then assume responsibility for refining and augmenting the OPR throughout design, construction, and the post-occupancy period of one year following Substantial Completion of construction. As decisions are made during the life of the project, this document shall be updated to reflect the current requirements of the University.

The Owner is the University of Florida Board of Trustees (UF). Primary users and stakeholders include (e.g., the Warrington College of Business, its faculty & staff, students, alumni, and visitors). The entity responsible for project management and delivery is UF Planning Design & Construction (PDC). The

organization responsible for operation and maintenance of the facility is the University Athletic Association (UAA)..

17.2 OWNER REQUIREMENTS COVERED ELSEWHERE

Many components of, or related to, the OPR are covered elsewhere in the Facilities Program, including:

- Detailed project history, background, and justification – Section IV
- General planning and design objectives – Section IV
- Relationship to Campus Master Plan – Section VII
- Existing site conditions & constraints – Section VIII
- Project space types, sizes, and adjacencies – Section IX
- Finishes, M/E/P, telecomm and A/V, and acoustic requirements by space or space type – Section IX
- Distributed and site underground utilities – Section X
- Applicable codes – Section XII
- Project schedule and budget – Sections XIII and XV

Additional requirements, expectations, and standards for UF projects are detailed in the following:

- UF Design & Construction Standards – www.facilities.ufl.edu
- UF Telecommunications Standards – http://net-services.ufl.edu/infrastructure/
- Design and Commissioning Services Guide – www.facilities.ufl.edu
- UF Energy Policies, Rates, Provisions – www.ppd.ufl.edu/pdf/UFUtilityPolicy.pdf
- UF Environmental Health & Safety – www.ehs.ufl.edu

17.3 PROJECT-SPECIFIC DESIGN GOALS (from Program IV)

1. Flexibility and Future Expansion
   - See the Facility Program
2. Quality and Context
   - See the Facility Program

17.4 OCCUPANCY & USE

Hours consistent with the applicable sports program.

17.5 SUSTAINABILITY and ENERGY EFFICIENCY

As part of an overall commitment to sustainability and a goal of achieving "carbon neutrality" by the year 2025, the University of Florida builds its facilities to last for decades while promoting environmental stewardship and resource conservation through participation in sustainable design and construction practices. UF prides itself has having the most 3rd-party sustainable building certified projects than any other public higher education institution. Each project ensures an integrated team-based approach towards establishing efficiency goals in both design and construction in order to deliver a high-performance buildings. 3rd-party sustainable building certification programs include USGBC's LEED, GBI'S Green Globes, Florida Green Building Coalition, and Energy Star.

University projects must achieve no lower than a LEEDv4.0 BD+C Gold level certification or equivalent.

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In addition to the overall goal of sustainable building certification, this project is to achieve many high priority sustainability goals including:

- Continuous Sustainability discussions with key stakeholders – Participants from all disciplines, including University's Sustainable Building Coordinator, are to attend a meeting to discuss the project's sustainability approach, at least during the following project phases;
    - **Concept Design** – Discuss project scope, scale and relationships between various sustainability initiatives.
    - **Design Development** – Discussing details of mechanical system and design impacts on energy and cost of ownership.
    - **100% Construction Documents** – Ensuring all sustainable design credits have been fulfilled.
    - **Throughout Construction** – Ensure the project team continues to strive to meeting sustainable certification and are on track for other sustainability goals identified below.

- Benchmarking and designing for energy efficiency – Before any substantial design occurs, the project team must establish an site specific energy benchmark for the design to strive towards. Benchmarking can either be established through the EPA Target Finder, Labs21 or the Architecture 2030 ZeroTool. All parameters (i.e. building size, usage type and associated area, days and hours of operation, FTE's, etc.) must be filled in order to create a baseline and targeted EUI. Targeted EUI must either meet either the established Architecture 2030 goals or the below EPA Target Finder Goals
    - 2019 – 20% better than median
    - **2020 – 30% better than median**
    - 2025 – 40% better than median
    - 2030 – 50% better than median
- During the inception of the design, the project team is to explore various energy conservation measures including, but not limited to heat/enthalpy wheels, energy recovery units, "setback" modes, variable refrigerant flow systems, electronically commutated motors (ECMs), pre-cooling coils, coil coating, variable and multi-stage compressors, building shading design, hydronic vertical stacked fan coils, increased building surface reflectivity, construction assemblies with lower infiltration rates, renewable technologies, various glazing properties, EnergyStar appliances and specialty equipment that improve partial load efficiency conditions, etc.

- Utilization of Lifecycle costing (LCC) - Assess and improve cost of ownership decision making through cost benefit such as LCC. These models are to include a list of assumptions to validate ECM claims.

- Waste Diversion – all new construction and major renovation projects above $500,000 in construction costs are to develop and execute a waste management plan with the goal of diverting at least 75% of construction waste, by weight, from our local landfills. Material reuse and repurposing is encouraged for materials being removed from renovations. Project teams are expected to establish a waste management plan and fill out and update a waste log on a monthly basis.

- Utilization of local building materials and FSC-certified wood.

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The Basis of Design (BOD) shall establish specific plans and strategies for achieving these goals, and the construction documents shall include requirements for 3rd-party sustainable certification submittals and sustainable construction practices and techniques, including:

- Segregated collection and recycling of construction waste
- Proper erosion and sedimentation control techniques
- Procurement and use of low-VOC, regionally-available, and high recycled content materials

The enclosed checklist provides the University's pre-design estimate of the probability of securing each credit – yes, maybe, or no. During program verification and/or conceptual schematic design, the project team will review and update this spreadsheet in order to confirm established project specific sustainability goals. The checklist will be continuously maintained by the University throughout design and construction as a guideline for achieving the desired certification and tracking progress and action items. Supporting information is to be uploaded in SharePoint under the Sustainability Library.

Energy Rebates and 179D – As the University demands the design and construction of a high performance building, it too is required that the project team capitalizes on utility rebates from the University's primary electric and steam utility provider, Duke Energy Florida (DEF). Below is a available rebates for our projects on main campus. Project teams are to coordinate with the Sustainable Building Coordinator to determine the requirements necessary to obtain rebates as well as determine if rebates are available if project is located outside of main campus. If a project meets the rebate criterion, the team is then required to obtain a rebate for the project.

- Ceiling and roof insulation
- Highly-efficient single package units
- Energy recovery ventilation
- Highly-efficient heat pumps
- Cool roof
- Highly-efficient chillers
- Demand control ventilation
- Thermal energy storage

Additionally, projects may meet the 179D requirements below resulting in a tax deduction with the project design professional. If the designer defers program, then the University will coordinate with the builder for tax deduction benefit. The University will participate in the program by establishing a split-net value between the designer therefore incentivizing both entities in delivering a high performance building.

- Projects achieving 25% energy savings in lighting compared to ASHRAE 90.1-2007 standards (building professional is to receive a tax deduction of $0.60/sf of the total project area)

- Projects achieving 15% energy savings in HVAC design compared to ASHARE 90.1-2007 standards (building professional is to receive a tax deduction of $0.60/sf of the total project area)
- Projects achieving 10% energy savings in envelope design compared to ASHRAE 90.1-2007 standards (building professional is to receive a tax deduction of $0.60/sf of the total project area)
- Projects achieving 50% energy savings combined with lighting, HVAC, and envelop design compared to ASHRAE 90.1-2007 standards (building professional is to receive a tax deduction of $1.80/sf of the total project area)

17.6 BUILDING SITE

N/A

17.7 TRANSPORTATION & PARKING

N/A

17.8 BUILDING ENVELOPE

The exterior shall be designed to endure for at least 75 years. Selection of materials and detailing of envelope systems shall be consistent with the Florida Building Code and UF Design & Construction Standards; performance-based to allow the building to withstand weather conditions typical of North Central Florida; and esthetically consistent with the area of campus where the facility will be constructed.

Prevention of moisture intrusion is a high-priority goal applicable to all project team disciplines.

Solar transmission shall be controlled and designed in accordance with ASHRAE Standard 90.1-2004 through high-performance, low-e glazing, overhangs and external shading, and other techniques to minimize solar heat gain and maximize light transmittance for daylighting where functionally practical. Spaces in this building where daylighting is <u>not</u> functionally practical include:

Roofs – anticipated to be flat – shall have a minimum reflectivity of 0.30 to reduce solar heat gain.

17.9 INDOOR ENVIRONMENTAL QUALITY

1. Indoor Lighting and Lighting Controls
   As required for code and sustainability compliance.

2. Thermal Comfort
   Building temperature set points should be established as 74°F – 76°F for Summer and 72°F – 74°F for Winter.

3. Ventilation and Filtration
   N/A

4. Acoustics
   N/A

5. Other Owner Requirements
   - Daylighting and views

Pre and post-occupancy IEQ/IAQ tests will be performed by UF Environmental Health & Safety (EH&S).

17.10 EMERGENCY, BACKUP, or 'CLEAN' POWER

N/A

17.11 TELECOMMUNICATIONS and AUDIO/VISUAL SYSTEMS

Wireless access shall be provided throughout the building and at any defined outdoor gathering spaces.

Also see section XI of this facilities program.

17.12 SECURITY

UAA designated security and A/V systems to be coordinated with UAA personnel.

17.13 HAZARDOUS MATERIALS

1. Existing
   Unknown.

2. Functional
   Unknown.

17.14 FURNISHINGS & EQUIPMENT

All permanently installed furnishings and fixtures will be installed by the Contractor.

Building furnishings that will be Owner-furnished and installed must be coordinated with contractor-installed infrastructure, such as power and data for modular office furniture.

AEDs: One or more Automatic Electronic Defibrillators (AED) shall be installed in all new buildings and major renovations/expansions, along with signage indicating the presence of same. Project shall bear the cost of the devices, cases, cabinets, and accessories. Coordinate location(s) with UF EH&S.

17.15 COMMISSIONING, INSPECTION, and QUALITY ASSURANCE

The Commissioning (Cx) consultant will be independent of the design and construction teams, will be selected by the Conceptual Schematic, Advanced Schematic, etc. phase, and will be responsible for maintenance of this OPR; peer review of the design and construction documents; development of the project-specific Cx specification using the University's template "non-technical" spec; development of the project-specific Cx Plan; construction and acceptance phase commissioning and documentation;

development of the facility's Systems Manual; and post-occupancy commissioning, testing, and documentation.

It is anticipated that the following building systems will be commissioned:
- Mechanical and HVAC systems
- Electrical and lighting systems
- Domestic hot water systems
- Building envelope systems
- Renewable energy systems

The following items of particular interest to the University shall be addressed and verified by the Cx consultant throughout the term of service:
1. Meeting or exceeding "Delta-T" minimums across cooling coils for campus chilled water
2. Accuracy of utilities metering and integration of same with the Building Automation System (BAS)
3. Measurement & Verification of energy usage, performance, and efficiency

Onsite inspection of life safety, code compliance, and ADA-related items will be conducted by the University's Division of Environmental Health & Safety (EH&S) and the State Fire Marshal. See www.ehs.ufl.edu for more information.

Onsite inspection of systems and components governed by the UF Design & Construction Standards and the UF Telecommunications Standards will be conducted, respectively, by the University's Facilities Services Division (FS) and Office of Information Technology (OIT). The detailed scope of Cx services shall complement these inspections to eliminate gaps or "double coverage" in field oversight.

The facility is not anticipated to be a "threshold" building as defined by the FL Building Code. The University will hire a qualified "special inspector" directly or as an additional design service to perform the onsite inspection and oversight services required for such "threshold" facilities.

The distributed utilities system employed on the main UF campus may necessitate partial commissioning of the energy plant(s) serving the new facility and/or collection of energy efficiency data from PPD. See the USGBC document entitled "Required Treatment of District Thermal Energy in LEED-NC," dated 5/22/08.

17.16 CONSTRUCTION COMPLETION and TURNOVER

Inspection, testing, and commissioning culminates in a declaration of Substantial Completion by UF. This date establishes both the beginning of the warranty period and commencement of operation and maintenance by UF. Details on the closeout of major projects can be found on the PDC website.

Move-in of occupants and their personal belongings will not take place until all Substantial Completion "punchlist" items are completed.

17.17 OPERATION & MAINTENANCE

The entity responsible for maintenance and operation of the building and its systems, beginning on the date of Substantial Completion, is The University Athletic Association.

In addition to the Cx Plan, field reports, and test reports, the Cx consultant's primary deliverable is a Systems Manual as required for LEED E/A Credit 3 (Enhanced Commissioning). This manual provides the University with a single source of information and instructions for proper operation and maintenance of primary building systems. As opposed to equipment-oriented "O&M manuals," the Systems Manual is to be *systems-oriented* to provide operators with easy access to both narrative and technically detailed reference material, descriptions, diagrams, schedules, and other information on stand-alone and, particularly, integrated systems.

Like the OPR and BOD, the Systems Manual should be a living document. Unlike the OPR and BOD, though, the Systems Manual should evolve throughout the life of the building – complied by the Cx from documentation developed by the owner, design team, contractors, and the Cx process itself, then turned over for perpetual use and upkeep by building operators and future consultants and contractors throughout the building's life.

17.18 OWNER TRAINING

Onsite training for the Owner – whether operators/maintainers or users/occupants – shall include a description and overview of systems, not just the components and equipment that comprise each system.

Training – which is ideally held in conjunction with commissioning – should include general orientation and reviews of the written O&M instructions, relevant health and safety issues or concerns, operation in all possible modes, preventive maintenance, and common troubleshooting problems & solutions.

Building systems that the *maintenance entity* shall be trained on include:
- HVAC systems
- BAS/controls
- Electrical systems
- Lighting controls

Building systems that the *occupants/users* shall be trained on include:
- Lighting controls
- Audio/Visual (A/V) systems

Most training shall be completed prior to Substantial Completion, and all sessions shall be videotaped and converted to DVD format for the Owner's use.

17.19 POST-OCCUPANCY and WARRANTY

The Cx consultant, CM/GC, and all subcontractors whose systems were commissioned shall meet with the Owner's O&M staff quarterly during the first year after Substantial Completion to offseason test, optimize, and otherwise troubleshoot all commissioned systems.

Also, an onsite meeting will be conducted 10-11 months after Substantial Completion to review performance and quality of the facility with all effected parties – UF occupants & users, O&M staff, the design team, and the contractor and its subcontractors.

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