FACILITIES PROGRAM

PK YONGE GYMNASIUM

(UF-677)

MARCH 2025

DRAFT

UF | UNIVERSITY of FLORIDA

TITLE SHEET

PK YONGE GYMNASIUM

(UF-677)

FACILITIES PROGRAM

FOR

PK YONGE
UNIVERSITY OF FLORIDA

PK YONGE CAMPUS
UNIVERSITY OF FLORIDA
GAINESVILLE, FLORIDA

MARCH 2025

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GAINESVILLE, FLORIDA

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INTRODUCTION

A. PROJECT BACKGROUND and JUSTIFICATION

Established in 1934, P.K. Yonge Developmental Research School is a public school district affiliated with the University of Florida and located on its Gainesville, Florida campus. The school serves approximately 1,350 students in kindergarten through twelfth grade. The school is designated in state statute as a special school district with the Florida Department of Education and given the responsibility to develop innovative solutions to Florida's educational concerns and to disseminate successful instructional programs to other school districts.

As a developmental research school, P.K. Yonge works closely with members of the College of Education on a variety of projects aimed at enhancing student accomplishments at all grade levels and in all subject areas. The school provides a functional laboratory for conducting research studies in the areas of educational management, teaching, and learning. The projects intent is to provide educational facilities including classrooms, support facilities, recreational fields and technology-based learning environments to create a facility that recognizes the increasing role of technology in the instructional/learning process – fluid rather than static learning spaces.

The University contracted with BRPH Architects to have a campus assessment and master plan done for PK Yonge in 2007. Their findings recommend that several buildings be replaced rather than renovated as it would be more economical to replace them than to try and bring them up to current teaching standards. BRPH Architects prepared a Castaldi report as part of the assessment that was sent to the Florida Department of Education. This report showed the demolition and replacement of buildings 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 522, and **523 (GYM)**. Florida Department of Education had a representative visit the site and confirmed that the assessment prepared by BRPH was correct and sent an approval letter for replacement.

In 2008, PK Yonge contracted with Fielding Nair International to help program the entire campus based on BRPH Architects 2007 master plan. FNI completed the conceptual drawings and layout for the P.K. Yonge campus. Phase I, the elementary wing was completed in May of 2012. Phase II include the demolition of many existing facilities built in 1957 and construction of a new 3 story 76,000 GSF middle & high school facility which was completed January 2021.

Phase III, the proposed project, includes a new gymnasium. The P.K. Yonge Master Plan, approved by UF and FL Dept. of Education in 2007, recommended replacing (rather than renovating) P.K. Yonge's 1957 gymnasium (Castaldi Report, 2007). The accelerating deterioration of this building and inability to comply with new school safety requirements is such that this project must begin as soon as possible.

B. GENERAL PROJECT DESCRIPTION

This project is phase III of the plans to replace the aging buildings on the PK Yonge campus. The gym will include approximately 40,000 SF with a projected budget of 18.7 million dollars. It will provide offices, locker rooms, workout spaces, concessions, and support spaces. The project will include all infrastructure to support the new facility.

Phase 3: NEW Gymnasium and Fitness Center for P.K. Yonge Developmental Research School: Proposed new Gym
Number of students served: 1000 secondary students; plus, occasional use by 350 elementary students P.K. Yonge, Florida's preeminent developmental research school affiliated with the University of Florida, is uniquely positioned to design, test, and share innovations and interventions in health, fitness and physical education. With growing health and fitness concerns for our nation's youth, and increasing rates of Type-2 diabetes, obesity, heart disease, and cancer, the role K-12 education plays in supporting and sustaining the overall health and wellness of our state and nation is critical...and in great need of inspiration and innovation. Capacity for a new gymnasium shall be 1500 so as to simultaneously accommodate the P.K. Yonge student body, faculty and staff.

P.K. Yonge's partnerships with the University of Florida, combined with the construction of a new Gymnasium and Fitness Center opens the door to transforming school campuses and developing a health, wellness, and physical education model for our state and nation. A future-focused Gymnasium and Fitness Center at P.K. Yonge will spark innovation. Partnerships with UF researchers, PE teachers, IT professionals, and health and fitness industry experts coupled with the school's daily commitment to supporting healthier more active youth, will come to life in a new Gymnasium and Fitness Center. The facility will support daily athletics and physical education, while creating avenues

for research dedicated to improving adolescent health and fitness, and establishing habits for lifetime fitness, health, and well-being.

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 of this project is preferred but not required. The use of "accent" brick is discouraged.

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 Design/Build as the method of project delivery.

(3).(a): Size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor and Architects to provide specific expertise in highly specialized design and cost estimating, value engineering, and scheduling during the design process with	**yes**

continuity of construction management through both design and construction phases.	

(3).(b): The need for the facility is of significant enough to require a substantial reduction of normal delivery time, requiring overlap of design and construction phases.	**Yes – Occupancy by NLT Summer 2027**
(3).(c): The design and construction of the facility require minimum interface with the users.	**NA**
(3).(d): Project is performance based and require the development of a plan for life cycle cost savings and a design solution which will accomplish savings.	**NA**

ACADEMIC & STRATEGIC PLAN

A. The UNIVERSITY OF FLORIDA STRATEGIC MASTER PLAN

N/A

B. ACADEMIC PROGRAM REVIEWS

N/A

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

N/A

D. JUSTIFICATIONS

N/A

SPACE NEEDS ASSESSMENT

A. FACILITIES DEFICIENCIES

The P.K. Yonge Developmental Research School Gymnasium (UF Building #523) was constructed in 1957-58. The 2007 P.K. Yonge Campus Master Plan completed by BRPH concluded it will more cost-effective to replace the gymnasium rather than renovate. In 2007 BRPH documented the following regarding the condition of the gymnasium:

- Does not meet ADA requirements (i.e., handicap accessibility to and from public bathroom is limited; no wheelchair seating with the bleachers; interior door hardware does not meet ADA standards; gymnasium not fully accessible to the public)
- Bleacher seating limited to 600; does not seat the current population
- No fire suppression system
- All finishes are worn and need to be replaced
- Bleachers are wood and have no handrails or guardrails
- Lockers are beyond their useful life
- Broken shower heads in shower room; no hot water (presently the shower room is used for storage; current gymnasium has limited capacity for storage of physical education and athletic equipment)
- Locker rooms do not provide for gender equity
- Coach offices are small and inadequate
- Two exhaust fans and intake louvers mounted high on the gym walls serve as the "cooling system"
- No heat
- "All plumbing equipment is in poor to pitiful condition…group showers are falling apart….there is no hot water" (p. 36); old water pipes require replacement
- Building is dark and dingy and requires "major remodeling or demolition" (p. 36)
- 6300 sq ft of roofing was to be replaced by 2013
- No multi-purpose room to support physical education programming

Since 2007 the following additional challenges have emerged:

- Fall 2019 UPD requested that P.K. Yonge close and lock all gym doors during the school day as required by updated (post Parkland High School) K-12 school safety protocols. It is not possible to close and lock the gym doors during most school days due to lack of A/C. Doors are left open and large fans are put in place in an effort to circulate air and prevent students' heat exhaustion.
- Securing and locking the gymnasium is problematic both during the school day and during public events (i.e., volleyball and basketball games); doors must be left wide open with fans to circulate the hot air; supervising students in the maze of the spaces is challenging as students seek out A/C in the 23-year-old weight/aerobic rooms and prop doors open in hopes that the split A/C system for the weight/aerobic rooms will cool down the gym (which it does not)
- Wooden gymnasium/basketball court floor is rotting out; a patch was repaired under the basketball hoop fall 2019; we were notified by the repair team that the rest of the floor will soon rot and fall out
- Basketball court floor has less than ¼" remaining and cannot be sanded and refinished
- Roof is leaking
- Old, original lights have fallen from the ceiling; gym lights are turned on/off by the circuit breaker
- Louvers for air circulation no longer open/close
- Weight room A/C is non-repairable and in need of replacement
- PTAC in locker room and offices repurposed from condemned building (manufactured in 1978)
- January 2020 the water was twice shut off to the entire campus to address plumbing issues in the gym

Proposed Solution: A NEW Gymnasium and Fitness Center for P.K. Yonge Developmental Research School:

Proposed NEW Gymnasium: Approximately 40,000 GSF and is shown on Section 9 of this program.

- Physical Education Classroom/Flex space/Office
- Gymnasium
- Locker Rooms/rest rooms

- Multi-purpose room
- Weight room
- Training room
- Media/AV room
- Track
- Other

Number of students served: 1000 secondary students; plus occasional use by 350 elementary students. Capacity for a new gymnasium shall be 1500 so as to simultaneously accommodate the P.K. Yonge student body, faculty and staff.

B. ALTERNATIVE SOLUTIONS

The 1957 gymnasium was built for a male-dominated athletics program and a smaller P.K. Yonge student population. Current public-school law requires that P.K. Yonge offer a mandatory middle school PE program for all students. The change in middle school student population from 1957 (N = 180) to 2021 (N= 396), as well as an increased high school population (from 360 to 600) and an expanded athletics program to comply with Title IX requires updated and functioning locker and shower rooms, proper space for an athletic trainer, and a referee locker room. None of which are presently available. In addition, a new gymnasium will enable P.K. Yonge to comply with new public-school safety and security requirements, ADA regulations, and technology standards. Finally, as north Florida is beginning to experience more temperature extremes, it is no longer tolerable by students, families, and faculty to learn and play in a gymnasium with no heat or A/C.

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

N/A

The ***Size of Spaces and Occupant Criteria Table*** contained in the ***State Requirements for Educational Facilities Chapter 6, Section 6.1, Size of Spaces and Occupant Criteria Table*** was utilized as a guide in the development of the program.

CONSISTENCY WITH THE ADOPTED CAMPUS MASTER PLAN

A. THE ADOPTED CAMPUS MASTER PLAN (CMP) AND AMENDMENTS

The facility is consistent with policies of the Support Element and all other applicable aspects of the CMP, which was prepared and adopted pursuant to FAC 6C-21.213 and 1013.30 F. S.

The project is consistent with the terms of the associated campus development agreement, which was prepared and adopted pursuant to FAC 6C-21.213 and 1013.30 F. S.

B. COMPLIANCE WITH THE CAMPUS MASTER PLAN, 2020-2030

1. URBAN DESIGN ELEMENT

The project does not impact open space connections identified on Figure 1-4 of the Urban Design Element.

The project is not located within the Historic District or Historic Impact Area depicted on Figure 1-2 of the Urban Design Element. Although the project is not within the Historic District or Historic Impact Area, by virtue of its age and potential significance, demolition will require review and coordination with the State Division of Historic Resources per Policy 1.5.1 and 1.5.4 of the Urban Design Element.

Building height and orientation shall be consistent with policy 1.2.5 for buildings located at P.K. Yonge Laboratory School/Planning Sector "F" with height evaluated on a case-by-case basis in consultation with the Land Use and Facilities Planning Committee.

The project shall conform to the Campus Design Guidelines and Landscape Master Plan as referenced in the Campus Master Plan and integrate with natural topographic and other natural features per Policy 1.2.7.

2. FUTURE LAND USE ELEMENT

The Future Land Use Element of the CMP identifies the project site within the Support area in the Future Land Use Map. The project is consistent with the Future Land Use Element of the CMP.

3. SUPPORT / CLINICAL FACILITIES ELEMENT

The project will implement the PKY master redevelopment plan as referenced in Policy 1.1.7.

4. CONSERVATION ELEMENT

The project does not reduce the size of an area in the Conservation Future Land Use.

The project (including any associated utilities or infrastructure) is not adjacent to or within an area in the Conservation Future Land Use.

The project is not within 50 feet of a wetland.

The Building is not within the 100-year floodplain, however the most northern part of the site is within the edge of the 100 year flood plain per FEMA 2006 plan. UF Flood Map prepared by CHW does not show the site in the 100 year flood plain.

The project does not disturb any plants or animals identified as threatened and endangered species or species of special concern by Federal and State agencies.

5. TRANSPORTATION ELEMENT

The project does not include a parking structure or surface with at least 300 parking spaces located in Alachua County.

6. GENERAL INFRASTRUCTURE ELEMENT

The project is within the Bivens Arm Lake drainage basin. The project design and schedule will provide appropriate stormwater treatment and a courtesy review by the City of Gainesville per Policy 1.3.5 of the Stormwater Sub-Element.

7. UTILITIES ELEMENT

The project will coordinate with the Facilities Services Division and the Office of Information Technology for utility and telecommunications infrastructure provisions.

8. PUBLIC SAFETY ELEMENT

The project will coordinate with the University Police Department for security systems, lighting and Crime Prevention Through Environmental Design provisions.

9. CAPITAL IMPROVEMENT ELEMENT

The Capital Improvement Element of the CMP identifies the project on the Ten-Year Capital Projects List.

The project is identified at the proposed site on the Future Building Sites Map.

10. INTERGOVERNMENTAL COORDINATION ELEMENT

Project notification will be provided to the City of Gainesville and Alachua County through the University Land Use and Facilities Planning Committee per Policy 1.1.1 of the Intergovernmental Coordination Element.

The net new gross square feet of building space to be constructed by this project is consistent with the campus development agreement.

11. IMPLEMENTATION ELEMENT

The project will be implemented consistent with the CMP policies related to committee review procedures and CMP amendments as applicable.

Campus Master Plan Checklist

TO: ULUFPC, LVLC, PHBSC, PATC **DATE:** **PROJECT:** UF-677 / PKY Gymnasium
Prepared by: Linda Dixon **FROM:** Keith Humphreys

This form is to be completed for the applicable phase at the time that the project is reviewed by committees. Do not mark shaded cells in the columns because they do not apply to the review at the specified phase. Checklists should be cumulative so that projects presented at Design Development have all phase columns completed. Design-build projects may omit the Schematic Design phase column. These checklist criteria apply to development on the main campus and, as applicable, on Satellite Properties in Alachua County.

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN (☐ Concept ☐ Advanced)			COMBINE FOR DESIGN-BUILD: DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
UNIVERSITY LAND USE AND FACILITIES PLANNING COMMITTEE (ULUFPC)									
1) The project appears in the Capital Improvements Element, Table 13-1 (Ten-Year Capital Projects List) and Figure 13-1 (Future Building Sites) ☒ As presented in the adopted Campus Master Plan ☐ With edits to Table 13-1 to modify the project GSF or description ☐ With edits to Figure 13-1 to modify or assign the project site	X						-	-	-
a) If "no" or with edits: The addition or modification of the project in the CMP can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement			X				-	-	-
2) The project is consistent with the Future Land Use designation and definition *(Figure 2-1, Future Land Use and Policies 1.1.2 and 1.1.8)*	X						-	-	-
a) If "no", the necessary modification to Figure 2-1 (Future Land Use) can be accomplished as a Minor Amendment (per UF Operating Memorandum) and without changing the Campus Development Agreement			X				-	-	-
3) The project location is consistent with policies that direct the location of specific uses (i.e. academic facilities, support/clinical facilities, housing, recreation/open space & parking) *(Academic Facilities, Policy 1.2.3; Support/Clinical, Policies 1.1.7; Housing, Policy 1.3.1; Recreation/Open Space, Policies 1.3.1 and 1.3.3; Transportation Policy 2.5.4 and 2.5.6)*	X						-	-	-
4) ☒ The project is not a temporary building; OR ☐ The temporary building is located in the Surge Area, Energy Park, Physical Plant Division complex, Academic/Research-Outdoor Future Land Use, or the temporary building supports construction activity *(Capital Improvements, Policy 1.1.15)*	X			-	-	-	-	-	-
5) The project considers life-cycle costing, pursues principles of sustainable design and/or seeks LEED certification *(Capital Improvements, Policy 1.1.14)*	X								
6) The building footprint, orientation and setback comply with Policy 1.3.1, Urban Design Element because the project is located with road frontage along Stadium Rd (Gale Lemerand Dr to Buckman Dr), University Ave (Gale Lemerand Dr to SW 13th St), SW 13th St, Center Drive, Museum Rd (west of Center Dr. to SW 13th St), Archer Rd/SW 16th Ave, or Radio Rd; or within new centers of development (i.e. near Orthopaedics & Sports Med, Cultural Plaza, Southwest Recreation, and near Fifield Hall)			X						

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☐ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
7) The project is a minimum of 3-stories; OR the project demonstrates unique programmatic, functional or code requirements that dictate a variance from the 3-story minimum; OR the project meets alternate building height and design characteristic requirements based on its location in unique areas of campus for which more specific building design requirements apply (i.e. near Orthopaedic & Sports Med, SW Research Circle/Cancer-Genetics area, Fifield Hall area, Cultural Plaza, Radio Road Commuter Lot area, Archer Road Corridor/Planning Sector "G", Historic Impact Area, PKY Developmental Research School and Eastside Campus) *(Urban Design, Policy 1.3.4 through 1.3.10)*; OR the project meets guidance for building height and design of housing facilities *(Housing, Policy 1.3.2)*	X								
8) The project provides community design integration along campus perimeters as described in Policies 1.2.1 and 1.4.3, Urban Design Element, with respect to landscaping, hardscaping, views, signage, and bicycle/pedestrian accommodation as applicable because the project is located along Gateway Roads identified in Figure 1-6, Urban Design Element (i.e. University Ave, SW 2nd Ave, SW 13th St, Archer Rd, and SW 34th St)	-	-	-						
9) ☐ The project includes exterior public art; - *Note: LVLC and PHBSC (if applicable) approval recommendation required* OR ☐ The project demonstrates that exterior installation of public art is infeasible or undesirable *(Urban Design, Policies 1.6.2, 1.6.3 and 1.6.4)*	-	-	-						
10) Utilities and associated support structures are installed underground or are appropriately screened from view by decorative architectural walls or landscaping *(Electric Power and Other Fuels Sub-Element, Policy 2.1.7 and 2.1.8)*	-	-	-						
PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE (PHBSC) – Note: see also #9 above									
11) The project meets the requirements of the University's Memorandum of Agreement with the State Division of Historical Resources because ☐ The site is located adjacent to an Archaeological Site or within an Archaeological Sensitivity Zone *(Urban Design, Policy 1.7.1)*: AND/OR ☐ The project is new construction or a building addition located within the Historic District or Historic Impact Area depicted on Figure 1-2, Urban Design Element; AND/OR ☒ The project includes renovation, rehabilitation or restoration or demolition of an existing structure that meets the definition of "historic property" described in Policy 1.5.4 of the Facilities Maintenance Element									
a) If "yes" for new construction or building additions, the project design is sensitive to the orientation and character defining features of existing structures in the Historic Impact Area *(Urban Design, Policy 1.7.2)*; with a building height between 2 and 5 stories not to exceed the height of existing historically significant buildings in close proximity *(Urban Design, Policy 1.3.7)*			X						

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☐ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
LAKES, VEGETATION AND LANDSCAPING COMMITTEE (LVLC) – Note: see also #8 above									
12) ☒ The project does not reduce the size of an area in the Conservation Future Land Use (Figure 2-1, Future Land Use); OR ☐ The project mitigates the Conservation Future Land Use change per Conservation, Policy 1.4.11	X								
13) ☒ The project (or any associated utilities or infrastructure) is not adjacent to or within a Conservation Future Land Use; OR ☐ The project siting, orientation and landscaping minimize visual impact on the Conservation Area, preserve native vegetation and allow a graduated transition from developed areas to Conservation Areas *(Conservation Element, 1.1.4)*	X								
14) The project minimizes impacts and conforms to the intent of the Conservation Area because the project is for new utilities or infrastructure (including exterior lighting and stormwater facilities) within a Conservation Future Land Use *(Conservation, Policies 1.4.8, 1.4.9 and 1.4.10) – Note: LVLC approval recommendation required*			X						
15) ☒ The project is not within 50-feet of a wetland; OR ☐ The project within 50-feet of a wetland minimizes impacts to wetlands and the required wetland buffers; and provides a minimum 35-foot setback and average 50-foot setback; and uses only native plants in a naturalistic landscape design within wetland buffers *(Conservation, Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, and 1.2.5)*	X								
16) ☒ The project is not within the 100-year floodplain; OR ☐ The project within the 100-year floodplain addresses building elevation, compensating storage and off-site mitigation *(Conservation, Policy 1.2.6)*	X								
17) ☒ The project does not disturb any plants or animals identified as threatened and endangered species or species of special concern by federal and state agencies; OR ☐ The project inventories such species and develops protection or relocation plans in coordination with appropriate local, state and federal agencies *(Conservation, Policies 1.3.2 and 1.3.3)*	X								
18) ☒ The project site does not impact an Open Space Connection identified in Figure 1-4, Urban Design Element ; OR ☐ The project maintains, enhances or satisfactorily realigns the open space connection *(Urban Design, Policies 1.2.4 and 1.3.2; and Transportation, Policy 2.2.5)*	X								
19) ☒ The project site is not within or adjacent to an Open Space Enhancement Priority area identified in Figure 1-5, Urban Design Element; OR ☐ The project provides appropriate landscaping, hardscaping, and bicycle/pedestrian open space enhancement for the related Open Space Enhancement Priority area *(Urban Design, Policy 1.4.2)*	X								
20) The project integrates with existing topography and natural features *(Urban Design, Policy 1.2.7)*	X								

Campus Master Plan Checklist

EVALUATION CRITERIA	PROGRAMMING AND SITE SELECTION			COMBINE FOR DESIGN-BUILD: SCHEMATIC DESIGN ☐ Concept ☐ Advanced			DESIGN DEVELOPMENT		
	YES	NO	NA	YES	NO	NA	YES	NO	NA
21) The project identifies any potential adverse affects, accommodates any increase in volume of runoff over the pre-development volume for a 72-hour period from the 100-year storm event, and provides a courtesy review to the City of Gainesville because the project is within the Hogtown Creek or Bivens Arm Lake drainage basin *(General Infrastructure Stormwater Sub-Element, Policy 1.3.5)*									
22) The project use trees, plant materials, exterior furniture, paving materials and walls to reinforce spatial organization and create "outdoor rooms" in functional open space adjacent to buildings, within the Urban Park Future Land Use, and along roadways, pedestrian connections and shared-use paths depicted in Figure 1-4 *(Urban Design, Policies 1.3.3 and 1.4.1)*	-	-	-						
23) Stormwater retention facilities associated with the project (if any) are designed to be natural and curvilinear in outline with variable side slopes, smooth transitions to existing grade and planted with native vegetation *(General Infrastructure Stormwater Sub-Element, Policies 1.2.4 and 1.2.5)*	-	-	-						
24) The project incorporates Best Management Practices and Low Impact Development design to address stormwater quality and quantity including pollutants, erosion and sedimentation *(General Infrastructure Stormwater Sub-Element Policies 1.3.2, 1.3.3, 1.3.4 and 1.4.1)*	-	-	-						
25) The project satisfies UF Design & Construction Standards for tree protection, removal, relocation and mitigation *(Urban Design, Policies 1.4.9, 1.4.10 and 1.4.12) – Note: LVLC approval recommendation required*	-	-	-						
26) The project satisfies UF Design & Construction Standards for landscaping in parking lots and around buildings, and installation is concurrent with the appropriate building construction phase *(Urban Design, Policies 1.4.13, 1.4.14 and 1.4.15) – Note: LVLC approval recommendation required*	-	-	-						
PARKING AND TRANSPORTATION COMMITTEE (PATC) – Note: see also #18 and #19 above									
27) The project provides a traffic engineering study with a courtesy review by UF's host local governments because the project includes a parking structure or surface with at least 300 parking spaces located in Alachua County *(Transportation, Policy 1.2.2 and 1.2.3)*			X						
28) ☒ The project does not result in any significant loss of existing parking; OR ☐ The loss of significant existing parking is mitigated - Note: Parking loss mitigation to be negotiated in consultation with the P&TC *(Transportation, Policy 2.6.5)*	X								
29) The project satisfies UF Design & Construction Standards for bicycle parking including quantity, location and lighting with covering as feasible *(Transportation, Policy 2.2.6)*	-	-	-						
30) ☐ The project provides hot water showers and lockers for use by bicycle commuters; OR ☐ The project demonstrates that hot water showers and lockers are infeasible *(Transportation, Policy 2.2.13)*	-	-	-						
31) The project provides adequate parking to meet the needs of disabled persons, service and delivery vehicles necessitated by the building construction project *(Transportation, Policy 2.6.5)*	-	-	-						

SITE ANALYSIS

A. SITE CONDITIONS

1 . SITE TOPOGRAPHY
Refer to Section X, Utilities Impact Analysis for site maps.

2 . STORM DRAINAGE
Refer to Section X, Utilities Impact Analysis for site maps and description of the site storm water system.

3 . VEHICULAR AND PEDESTRIAN CIRCULATION
Parking will be impacted. Parking will be added after old gym is demolished.

4 . SITE VEGETATION
N/A

5 . ARCHAEOLOGICAL HISTORY
N/A

6 . EXISTING UTILITY LOCATIONS
Refer to Section X, Utility Impact Analysis for campus utility infrastructure maps and description of site utilities.

7 . ARCHITECTURAL SIGNIFICANCE OF ADJACENT STRUCTURES
N/A

8 . UNUSUAL SITE CONDITIONS
Wetlands area

9 . DIRECTION OF PREVAILING WINDS
There is no University wide study of the prevailing wind patterns. Generally, the wind patterns vary seasonally reflecting the global patterns: The Gulf Stream which brings warm, moisture laden tropic air from the southeast; and the arctic winds from northwest buffet the region in the winter. More importantly, the Architect must study the effect of microclimate created by existing tree canopy and site conditions (in addition to the relationship to adjacent building exhaust, fresh air intake and vehicular traffic patterns) in siting the building and in designing for views and HAVC/MEP systems.

10 . ADDITIONAL ANALYSIS, IF DESIRED.
TBD

B. BUILDING CONDITION SURVEY

PHYSICAL DESCRIPTION

1 . Gym will be demolished.

C. CAMPUS MAP & SITE MAP

Refer to Section X, Utilities Impact Analysis for site maps.

DESCRIPTION (Maps follow end of this SITE ANALYSIS Section)

1 . Site 1 will be used for the new construction. Site 2 building is the existing Gym and is planned to be demolished after the new construction is completed.


PKY Develop
Research School
Bldg. N
New Gym
Site 1
Site 2
Old Gym
DRAFT

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	STATIONS	STATION	SPACE	SPACES	NASF
	Office /Computer Facilities					
310	Office	1	80 NASF	80 NASF	2	160 NASF
310	Office	1	80 NASF	80 NASF	2	160 NASF
310	Office	1	80 NASF	80 NASF	2	160 NASF
350	Conference Room	1	480 NASF	480 NASF	1	480 NASF
350	MP Small	1	680 NASF	680 NASF	2	1500 NASF
355	MP Large	1	1000 NASF	1000 NASF	2	2000 NASF
710	Media and A/V	1	330 NASF	330 NASF	1	330 NASF
	Sub-Total			**2730 NASF**		**4790 NASF**
630	Concessions	1	300 NASF	300 NASF	1	300 NASF
655	Ticketing	1	100 NASF	100 NASF	1	100 NASF
	Sub-Total			**400 NASF**		**400 NASF**
	GYMNASIUM					
520	Athletic	1	10320 NASF	10320 NASF	1.25	12900 NASF
525	Athletic and PE storage	1	167 NASF	167 NASF	8	1350 NASF
525	Football storage	1	300 NASF	300 NASF	1	300 NASF
520	Locker room girls	1	375 NASF	375 NASF	2	750 NASF
520	Locker room boys	1	375 NASF	375 NASF	2	750 NASF
520	Weight room	1	930 NASF	930 NASF	1	1500 NASF
520	Training room	1	350 NASF	350 NASF	1	500 NASF
520	Laundry Room	1	250 NASF	250 NASF	2	250 NASF
	Sub-Total			**13067 NASF**		**18300 NASF**
	Total Assignable			**16197 NASF**		**23490 NASF**
	Non-Assignable					
WWLO	Elevator					150 NASF
WWWL	Lobby					1000 NASF
XXXO	Custodial Area					100 NASF
YWCM	Restroom, Men					400 NASF
YWCO	Faculty Restroom, Unisex					90 NASF
YWCS	Restroom, Men					90 NASF
YWCW	Restroom, Women					400 NASF
YWCW	Restroom, Woman					90 NASF
YYYL	Electrical Equipment					120 NASF
YYYO	Mechanical Equipment					400 NASF
	Total Non-Assignable					**2840 SF**
	Total New Building					**26330 NASF**

A. UTILITIES IMPACT ANALYSIS

This preliminary Utilities Impact Analysis (UIA) has been performed in accordance with the proposed program to construct the **P.K. Yonge Gymnasium.** The proposed project includes an approximately 43,000 square foot structure located at the P.K. Yonge Developmental Research School.

Utility connection points are predicated on the stipulated level of service per utility types. Buildings that are designed beyond this level of service may have significant repercussions to utility connections, district utility capacities and pipe routing and sizing. Site impacts to existing utilities should be evaluated by the consultant early in the design process **in coordination with the Facilities Services Utility and Energy Services Department.**

The project consultant shall be responsible for the design of all utility systems in accordance with ***The University of Florida DESIGN AND CONSTRUCTION STANDARDS.*** Special attention shall be paid to ***The University of Florida UTILITIES POLICY*** published by the **Facilities Services Utility and Energy Services Department**.

1. CHILLED WATER:

There is no existing chilled water infrastructure in either of the proposed footprints.

A cooling demand of 250 sf/ton is estimated for the new P.K. Younge Gym. Based off an estimated 43,000 gsf of space, the added chilled water demand for the building addition would be approximately 172 tons. Chilled Water is currently not available at either proposed building site. A standalone system will be needed to accommodate cooling needs.

2. HEATING/STEAM & CONDENSATE:

There is no existing steam infrastructure in either of the proposed footprints.

A heating demand of 35 btu/sqft is estimated for the new P.K. Younge Gym. Based off an estimated 43,000 gsf of space, the added steam demand for the building addition would be approximately 1,550 lbh. District steam supply is currently not available at either proposed building site and would need to be accommodated by a standalone system. There is a Weil-McLain 88 Series 1,010,000 BTU/hour Natural Gas Hot Water Boiler located in the P.K. Yonge P.A.C. mechanical room. It should be investigated in coordination with the P.K. Yonge facilities manager if there is enough capacity in the existing hot water boiler to reliably support the proposed gymnasium addition. Any removal of existing hot water supply and return pipes within the building footprint must be coordinated with UF Facilities Services and the P.K. Younge facilities manager to ensure existing utilities are properly disconnected before demolition.

3. ELECTRICAL:

There is some existing electrical infrastructure in both proposed footprints. It appears to be secondary feeds to the existing gymnasium, so care should be taken to maintain these as long as is necessary throughout the construction process.

Assuming a layout of 43,000 gsqf (estimated 215kW of load) that will **replace** the existing gymnasium, Facilities Services believes the proposed changes can be serviced using the existing 500kVA GRU Transformer while keeping within acceptable loading. However, existing infrastructure downstream from this Transformer (reverse wired “step-up” transformer and run of 480V to gym location) must be replaced as the installation is non-standard and does not meet current code requirements. Be aware that this non-standard feed also supplies Building Q. Please confirm/deny changes with GRU before proceeding, and coordinate with FS and GRU to ensure that the existing service is completely disconnected before demolition and replacement.

4. POTABLE WATER:

There is some existing water infrastructure in both proposed footprints. It appears to be service to the existing gymnasium, so care should be taken to maintain it as long as is necessary throughout the construction process.

Potable water service is provided by GRU. PK Yonge’s campus is served by a loop of 8-inch Potable Water Main with an interior network of 4-inch Potable Water Mains. The Proposed Building Site is located over existing valves that will be required to be relocated if under the building footprint. The Engineer should pay special attention to ensure that the relocation of any existing lines or valves in this area will preserve Maintenance Staff’s ability to isolate Potable Water service to surrounding buildings in the event of necessary system repairs. Please coordinate with Facilities Services to ensure that the existing service is completely disconnected before demolition and replacement.

5. **SANITARY SEWER:**
The Proposed Building Site is located over the central Sanitary Sewer Gravity Main for the southern portion of campus. The project will require that existing utilities be relocated if under the building footprint.

Please note, a the 6-inch Vitrified Clay Sanitary Sewer Main shown north of the Proposed Building Site has been abandoned and flow was routed to a new lift station at the southeast corner of the existing Cafeteria Building. The project should coordinate with the UF-394 project for additional information on this sewer reroute and lift station design. Please coordinate with Facilities Services to ensure that the existing service is completely disconnected before demolition and replacement.

6. **IRRIGATION/RECLAIMED WATER:**
Reclaimed Water is not available at the Proposed Building Site.

7. **STORM WATER MANAGEMENT:**
The Proposed Building Site is located within the UF-T8 Sub-basin, which is part of the Tumblin Creek Basin and is not covered under the University's Master Stormwater Permit. Construction projects within the Tumblin Creek Basin will be designed to meet the requirements of Chapters 40C-4 and 40C-2. Based on site specific conditions for individual construction projects, these stormwater management requirements may be achieved by retention, detention, grassed swales, or any combination of these facilities. The Engineer should coordinate with Saint Johns River Water Management District for an individual permit. Please coordinate with Facilities Services to ensure that the existing service is completely disconnected before demolition and replacement.

8. **NATURAL GAS AND FUEL SYSTEMS:**
There is an existing 2" natural gas line owned and maintained by GRU located near the Project area. The Project will be required to relocate any infrastructure impacted by the building footprint, coordinating with GRU to ensure existing utilities are properly disconnected before demolition. If gas is required for this project for the boiler system or any other equipment the service extension and metering will be handled through GRU.

9. **TELECOMMUNICATIONS:**
Telecommunications assets are not currently present at the Proposed Building Site. However, it is planned for fiber to be ran through new duct banks installed in the area. The Architect/Engineer shall involve UF Telecommunications, Network Infrastructure and IT groups throughout the design phases to ensure that enough space is allocated. Prior to demolishing the existing building, the projects should coordinate with existing Telecommunications providers to ensure existing utilities are properly disconnected before demolition.

10. **FIRE ALARM SYSTEM:**
The fire alarm system installed shall communicate to the campus central monitoring system at the University Police Department.

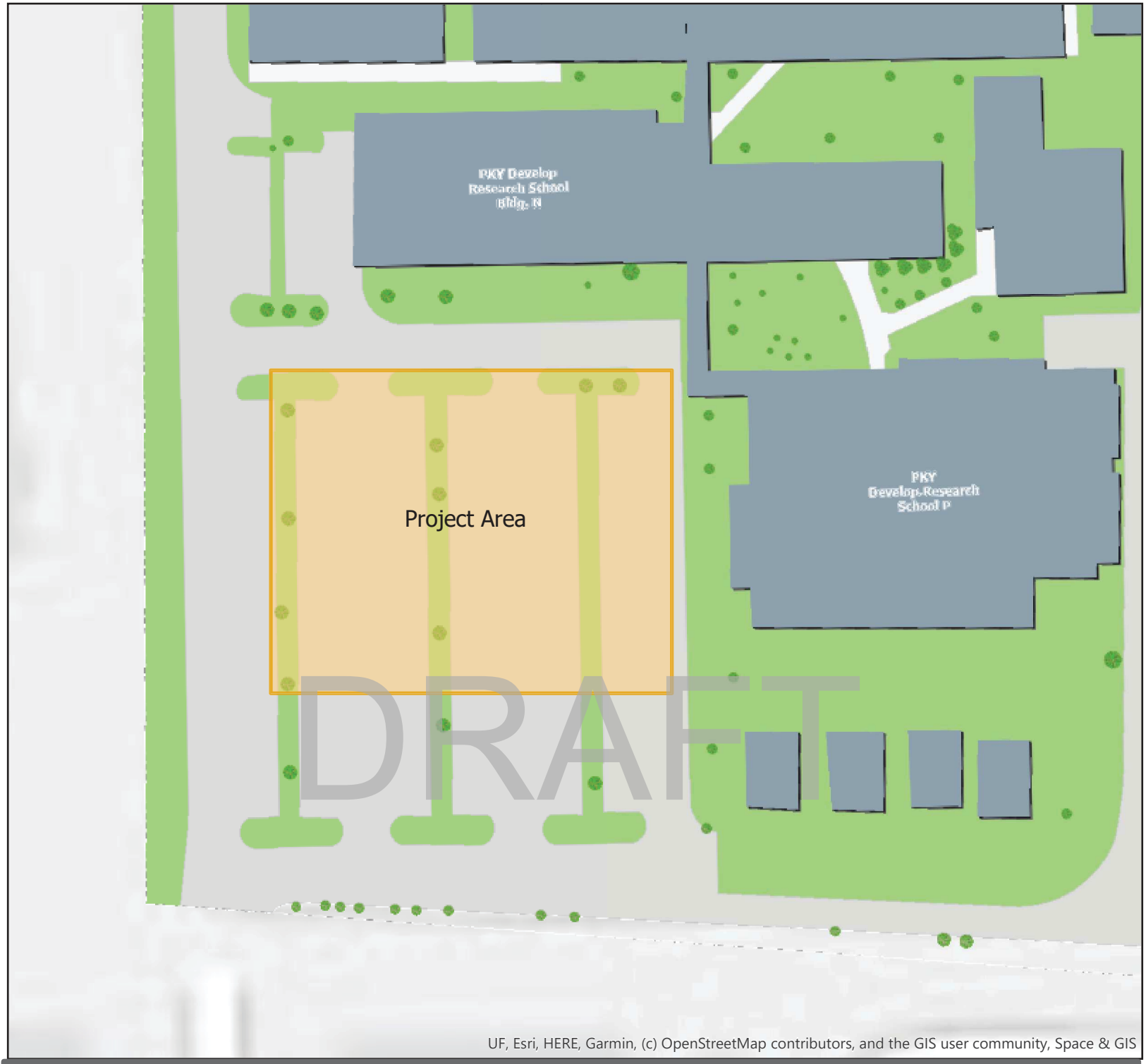
11. **ENERGY MANAGEMENT CONTROL SYSTEM:**
The EMCS infrastructure network should be accessed for communication of the new Building Automation System (BAS). All new equipment specified should be coordinated for compatibility with the existing system.

12. **SITE LIGHTING:**
There does not appear to be any existing street or walkway lighting within the project scope. Should lighting be found within the scope, the Project will be required to relocate any infrastructure impacted by the building footprint. If relocation is necessary, please coordinate with Facilities Services. If additional walkway/streetlights are planned for the addition, then they shall comply with UF Construction Standards and industry standard safety, security, and environmental (BUG rating, etc.) guidelines. The Consultant shall evaluate the site lighting needs and work with the Facilities Services Utility and Energy Services Department to determine the appropriate infrastructure needed supply and meter the site lighting. Please coordinate lighting design with the University Landscape Master Plan.

B. UTILITIES MAPS

DESCRIPTION
1. Project Area
2. Chilled Water
3. Steam
4. Electric

5. Water
6. Sanitary
7. Reclaimed
8. Storm
9. Gas
10. Telecommunications
11. Exterior Lighting



Project Area

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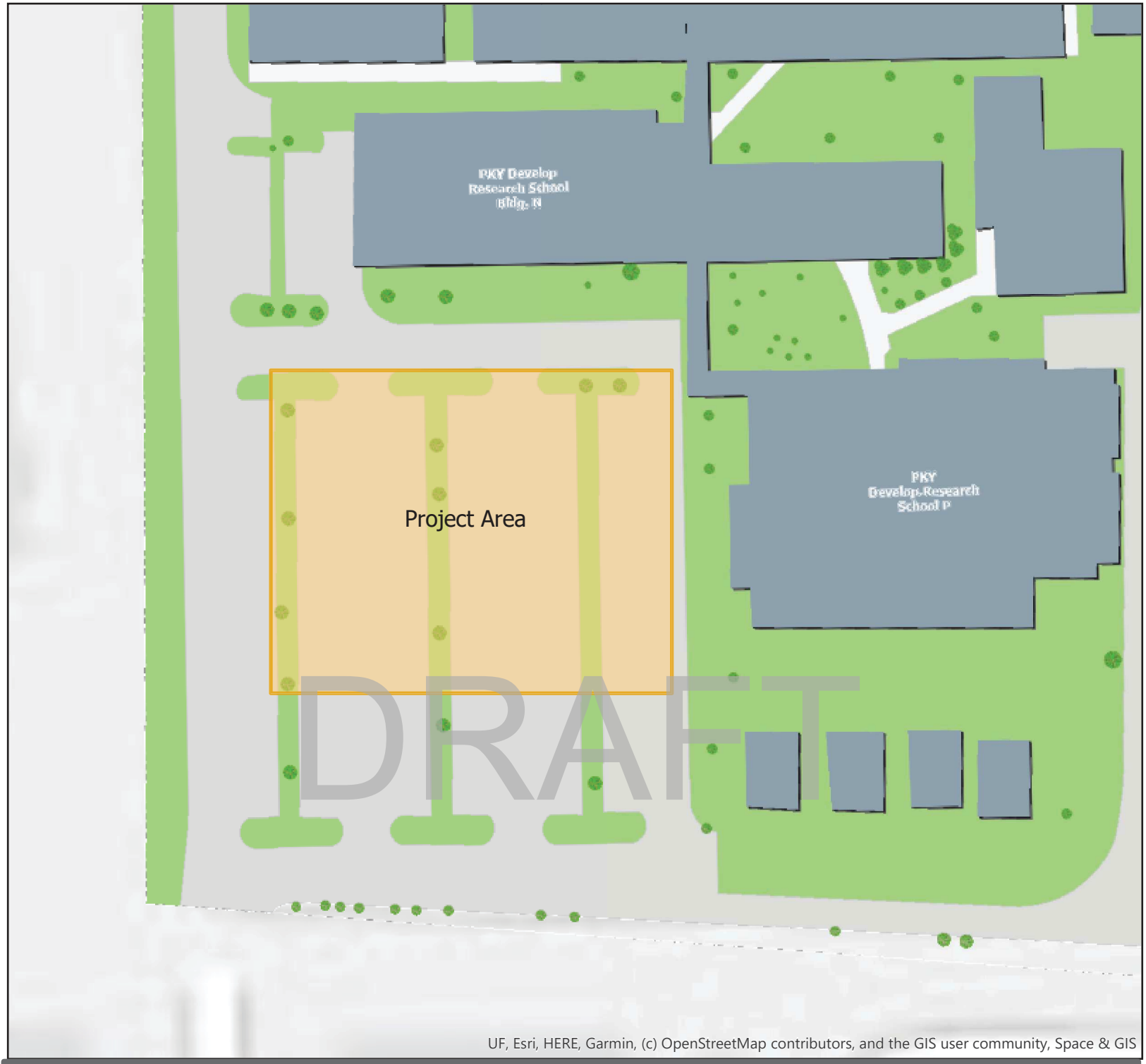
0 30 60 120 Feet



Chilled Water

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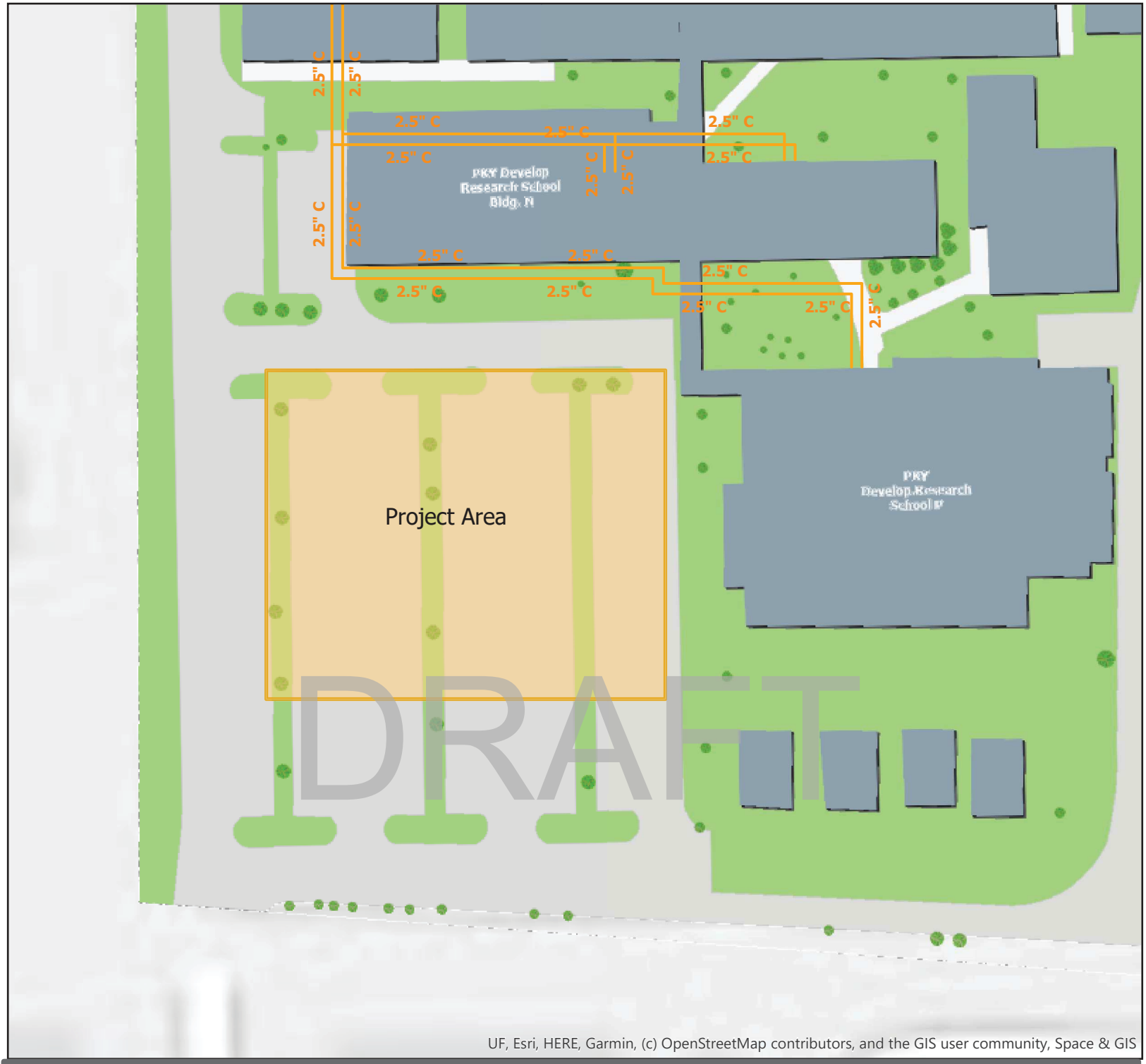
0 30 60 120 Feet



Steam

Condensate Piping

N

Scale: 1:755
Current Time: 6/1/2022 3:19 PM

0 30 60 120 Feet

Electrical

Fuse

FUSE VOLTAGE

- 5KV OH
- 12KV OH
- 23KV OH
- 5KV UG
- 12KV UG
- 23KV UG

Primary OH Electric Lines

SubtypeCD

- 12KV OH Electrical Circuit

Primary UG Electric Lines

SubtypeCD

- 12KV UG Electric Lines
- Secondary Electrical Circuit

Scale: 1:755
Current Time: 6/1/2022 3:25 PM

0 30 60 120 Feet

Potable Water

- Service Valve
- Meter
- Hydrant
- Water Pipe

N

Scale: 1:755
Current Time: 6/1/2022 3:38 PM

0 30 60 120 Feet

Sanitary

- Sanitary Junctions
- Clean Outs
- Manholes
- Gravity Mains
- Lateral Lines
- Pressurized Mains

Scale: 1:755
Current Time: 6/1/2022 3:29 PM

0 30 60 120 Feet

Reclaim

Scale: 1:755
Current Time: 6/1/2022 3:30 PM

0 30 60 120 Feet

Storm

- Gravity Main

CleanOut

Subtype

- Cleanout

Junction Structure

Subtype

- Manhole
- Drop Inlet

N

Scale: 1:755
Current Time: 6/1/2022 3:31 PM

0 30 60 120 Feet

Natural Gas

- Meter Set
- Service
- Distribution Main
- Abandoned Gas Pipe

N

Scale: 1:755
Current Time: 6/1/2022 3:32 PM

0 30 60 120 Feet

Telecommunications

Scale: 1:755
Current Time: 6/1/2022 3:34 PM

0 30 60 120 Feet

Streetlights

Scale: 1:755
Current Time: 6/1/2022 3:35 PM

0 30 60 120 Feet

Project Area

Scale: 1:755
Current Time: 6/1/2022 3:50 PM

0 30 60 120 Feet

Chilled Water

Scale: 1:755
Current Time: 6/1/2022 3:50 PM

0 30 60 120 Feet

Steam

Condensate Piping

N

Scale: 1:755
Current Time: 6/1/2022 3:50 PM

0 30 60 120 Feet

Electrical

Fuse

FUSE VOLTAGE

- 5KV OH
- 12KV OH
- 23KV OH

- 5KV UG
- 12KV UG
- 23KV UG

- Secondary Electrical Circuit

N

Scale: 1:755

Current Time: 6/1/2022 3:53 PM

0 30 60 120 Feet

Potable Water

- Service Valve
- Hydrant
- Water Pipe

N

Scale: 1:755
Current Time: 6/1/2022 3:53 PM

0 30 60 120 Feet

Sanitary

- Sanitary Junctions
- Clean Outs
- Manholes
- Gravity Mains
- Lateral Lines
- Pressurized Mains

N

Scale: 1:755
Current Time: 6/1/2022 3:54 PM

0 30 60 120 Feet

Reclaim

Scale: 1:755
Current Time: 6/1/2022 3:54 PM

0 30 60 120 Feet

Storm

Gravity Main

CleanOut

Subtype

Cleanout

Junction Structure

Subtype

Manhole

Drop Inlet

N

Scale: 1:755

Current Time: 6/1/2022 3:55 PM

0 30 60 120 Feet

Natural Gas

- Meter Set
- Service
- Distribution Main
- Abandoned Gas Pipe

N

Scale: 1:755
Current Time: 6/1/2022 3:55 PM

0 30 60 120 Feet

Telecommunications

Scale: 1:755
Current Time: 6/1/2022 3:56 PM

0 30 60 120 Feet

Streetlights

Scale: 1:755
Current Time: 6/1/2022 3:49 PM

0 30 60 120 Feet

INFORMATION TECHNOLOGY / TELECOMMUNICATIONS

A. GENERAL INFORMATION

Oversight of telecommunications work – including design reviews and construction inspections – shall be provided by UFIT (https://it.ufl.edu/ict/), a unit of UF Information Technology (www.it.ufl.edu).

The UF Telecommunications Standards (https://facilities.ufl.edu/wp-content/uploads/2021/07/UFITTelecommunicationsStandards2020-REV1July2021.pdf) govern the design and construction of new facilities and renovations/additions at the University of Florida. These Standards, information on pre-qualified telecommunications vendors (contractors), and other information can be found on the Infrastructure section of the UFIT website:
https://net-services.ufl.edu/infrastructure/

B. TELECOMMUNICATIONS WORK at UF

The design team shall include the resources needed to fully develop a complete scope of work for all telecommunications, I/T, and audio/visual systems and components (including BICSI or RCDD qualified staff). The Owner may elect to accomplish portions of this work outside of the construction contract, but the construction documents must still account for all work (i.e., with notes for work "by others").

- (BICSI): Building Industry Consulting Service International, Inc.
- (RCDD): Registered Communications Distribution Designer

Telecommunications plant work (exterior of facility) is typically purchased by the project through UFIT. The A/E shall coordinate with UFIT to eliminate conflicts with other utilities, landscaping, etc., and shall include all such work "by others" in the construction documents and shall ensure that no gaps exist between the contractors' scope of work and the scope(s) of work "by others."

The interior telecommunications system – including pathways and telecommunications rooms (TRs) – shall be designed, illustrated, and coordinated by the A/E. This work shall be funded by the project but executed by a pre-qualified structured cabling contractor managed by UFIT. Network electronics – including wireless access points (WAPs) – shall be specified & determined by UFIT; funded & purchased by the project; and installed by UFIT or a pre-qualified contractor.

The A/E shall work closely with UFIT to coordinate the location and design of TRs, pathways, and devices & equipment that use the telecomm network, including WAPs, mass notification speakers (MNS), and distributed antenna systems (DAS) for enhanced cellular coverage.

During Program Verification and/or the early stages of design, the project team (typically, the A/E) shall produce a matrix of all Furnishings & Equipment, telecommunications, I/T, and audio/visual items to be provided under this program. The consultants shall then work with the Owner to refine this matrix to clearly establish the costs for, and responsibility for, each item.

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

Project: UF-677, PKY Gymnasium **Date: March 2025**

Greater than $20M project costs (or BOT required) - Technical Review Committee Interview
CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD

GOALS AND MILESTONES	START DATE	END DATE	DURATION	
PROGRAM APPROVAL	**02-Feb-2025**	**13-Apr-2025**	**10 weeks**	**0.2 Years**
Facilities Program Development	02-Feb-2025	30-Mar-2025	8 weeks	
University Committees Review of Program	01-Apr-2025	06-May-2025	5 weeks	
University Facilities Program Approval	30-Mar-2025	13-Apr-2025	2 weeks	
D/B SELECTION PROCESS	**13-Apr-2025**	**13-Jul-2025**	**13 weeks**	**0.2 Years**
Advertise for D/B in FAW	13-Apr-2025	11-May-2025	4 weeks	
D/B Short-list	11-May-2025	01-Jun-2025	3 weeks	
D/B Interviews	01-Jun-2025	22-Jun-2025	3 weeks	
D/B Selection Approval	22-Jun-2025	29-Jun-2025	1 weeks	
Contract Negotiations with D/B	29-Jun-2025	13-Jul-2025	2 weeks	
EARLY DESIGN PHASE	**13-Jul-2025**	**06-Oct-2025**	**12 weeks**	**0.2 Years**
Letter of Activation (NTP)	13-Jul-2025	16-Jul-2025	1 weeks	
Program Verification, Site Analysis & CSD	16-Jul-2025	13-Aug-2025	4 weeks	
Measured Drawings and Building Survey if required.	16-Jul-2025	13-Aug-2025	4 weeks	
Advanced Schematic Design and BOD	13-Aug-2025	10-Sep-2025	4 weeks	
ASD review and budget update and approval	10-Sep-2025	08-Oct-2025	4 weeks	
University Committees Review of Concept	01-Sep-2025	06-Oct-2025	5 weeks	
DESIGN PHASE	**08-Oct-2025**	**27-Mar-2026**	**24 weeks**	**0.5 Years**
Design Development Document and Budget Update	08-Oct-2025	19-Nov-2025	6 weeks	
Design Development review and budget approval	19-Nov-2025	17-Dec-2025	4 weeks	
University Committees Review of DD	07-Nov-2025	05-Dec-2025	4 weeks	
100% Construction Documents and Budget update	02-Jan-2026	13-Feb-2026	6 weeks	
100% Construction Documents review and approval	13-Feb-2026	13-Mar-2026	4 weeks	
GMP development	13-Feb-2026	13-Mar-2026	4 weeks	
GMP review, approval and acceptance	13-Mar-2026	20-Mar-2026	1 weeks	
Conformed bid documents	13-Mar-2026	27-Mar-2026	2 weeks	
CONSTRUCTION PHASE	**20-Mar-2026**	**01-May-2027**	**58 weeks**	**1.1 Years**
Authorization to Proceed with Consttruction	20-Mar-2026	20-Mar-2026	0 weeks	
Bid Package Submittal and Review	13-Feb-2026	20-Feb-2026	1 weeks	
Approval to advertise bid package	20-Feb-2026	20-Mar-2026	4 weeks	
Bid opening and start of scope reviews with bidders	21-Mar-2026	13-Jun-2026	12 weeks	
Construction	21-Mar-2026	06-Mar-2027	50 weeks	
Contractor Punch & Clean	06-Mar-2027	03-Apr-2027	4 weeks	
Commissioning	26-Dec-2026	03-Apr-2027	14 weeks	
Substantial Completion Inspection	03-Apr-2027	07-Apr-2027	1 weeks	
UF IT installation	24-Jan-2027	04-Apr-2027	10 weeks	
UF AV installation	20-Mar-2027	17-Apr-2027	4 weeks	
UF Furniture and Equipment Installation	07-Apr-2027	05-May-2027	4 weeks	
Punchlist Corrective Work	07-Apr-2027	21-Apr-2027	2 weeks	
Final Completion Inspection	21-Apr-2027	24-Apr-2027	1 weeks	
Owner Occupancy	24-Apr-2027	01-May-2027	1 weeks	
Total	**02-Feb-2025**	**01-May-2027**	**117 weeks**	**2.2 Years**

Opening: Summer 2027

XIV PROGRAM FUNDS

A	ESTIMATED FUNDING	$18,780,000
	State Funding	$12,000,000
	Other Source of Funds	$6,780,000

B.	PROJECT COST ESTIMATES AND BUDGETS	
	The department of Planning, Design and Construction helps establish project budgets by providing project cost estimates. The reliability and accuracy of such estimates vary depending on when it was created and the number of variables that exist in the input data. Listed below are the different types of estimates created by PDC and the variables considered. Note that the fewer the variables the more accurate and reliable the estimate.	
	This project budget is based upon the below selected type	
	Program Budget	
x	A Program Budget is based on the verified, official project Program, developed with the end-user. It is used with the information noted above to develop the Program Budget. Variables: Applicability of BoG or University unit costs data, Accuracy of escalation factor	

C.	PLANNING, DESIGN, PRE-CON, COMMISSIONING SERVICES	
	AE Design, Construction Administration and Closeout Services	
	Including program confirmation; architectural; interior design; furniture plan; equipment coordination; civil (including any other permits, stormwater control, roadwork, existing and new parking, etc.); landscape; hardscape; irrigation; structural; mechanical; electrical; plumbing; fire protection; lab design; vivarium design; utility design; data & communications infrastructure; A/V coordination with UFAT; Gainesville Fire Rescue radio communications; complete security system; acoustics; vibration analysis for specific areas; life cycle cost analysis; energy model (update x 3); simple cost estimating; early site package (including building demolition, utilities, sitework, roadwork, etc.); construction administration (weekly/biweekly site visits, reports, additional CA visits as directed by Owner, etc.); sustainable building certification (documentation, meetings, design, etc.); participation in rebate program (possible calculations); coordination with builder and CxA; Art-in-State Buildings support (documents, interview, selection participation); utilization of latest Revit modeling software (both design and field orders); PL insurance; all reimbursable expenses; record documents (including bid docs at level 350 and record BIM files at level 500); post occupancy inspection and reports.	
	Commissionining Services	
	Including but not limited to design phases peer reviews (MEP, security, building envelope); providing Cx Plan & specifications at DD Phase and updated on 100CD; building envelope CA and chamber test inspection (25 - 30 select locations); MEP & BAS pre-functional checklist; MEP & BAS functional performance test; MEP & BAS acceptance; post occupancy one year warranty phase quarterly inspection (working directly with UF Controls) and reports; one additional year of quarterly inspections and reports; weekly meetings during functional testing & reports; draft & final deliverables including a draft at substantial completion and final Systems Manual at one year post occupancy.	
	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, 60-80%CD and 100%CD and early release package)	

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XV PROGRAM BUDGET SUMMARY

The total project budget is $18,780,000 with an estimated construction budget of $14,170,000 which includes the building with all utilities and connections, full site landscape, hardscape, roadway improvement, equipment, fixed furniture, escalation, etc. 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 or Codes change prior to the Notice to Proceed to Construction Documents, the design team shall conform to the latest standards/Codes.

Additional/Extraordinary construction costs is included in the above construction budget to allow for all excavation, circulation to adjacent roads, , bicycle pad, hardscape plazas and sidewalks, landscaping and irrigation, connections to distributed utilities, 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	160.00	1.8	288 GSF	300	$86,400
310	Office	160.00	1.8	288 GSF	300	$86,400
310	Office	160.00	1.8	288 GSF	300	$86,400
350	Conference Room	480.00	1.8	864 GSF	345	$298,080
350	MP Small	1,500.00	1.8	2700 GSF	350	$945,000
355	MP Large	2,000.00	1.8	3600 GSF	350	$1,260,000
710	Media and A/V	330.00	1.8	594 GSF	350	$207,900
	Sub-Total	4,790.00		8,622.00		2,970,180.00
630	Concessions	300.00	1.8	540 GSF	350	$189,000
655	Ticketing	100.00	2.0	200 GSF	350	$70,000
	Sub-Total	400.00		740.00		259,000.00
	GYMNASIUM					
520	Athletic	12,900.00	1.5	19756 GSF	350	$6,914,723
525	Athletic and PE storage	1,350.00	1.8	2430 GSF	350	$850,500
525	Football storage	300.00	1.8	540 GSF	350	$189,000
525	Locker room girls	750.00	2.0	1500 GSF	350	$525,000
525	Locker room boys	750.00	2.0	1500 GSF	350	$525,000
525	Weight room	1,500.00	2.0	3000 GSF	350	$1,050,000
525	Training room	500.00	1.7	850 GSF	350	$297,500
525	Laundry Room	250.00	1.7	425 GSF	350	$148,750
	Sub-Total	18,300.00		30,001.35		10,500,472.50
	Total Assignable	**23,490.00**		**39363 GSF**		**13,729,652.50**
	Non-Assignable					
WWLO	Elevator	150.00	0.0	0 GSF	0	$0
WWWL	Lobby	1,000.00	0.0	0 GSF	0	$0
XXXO	Custodial Area	100.00	0.0	0 GSF	0	$0
YWCM	Restroom, Men	90.00	0.0	0 GSF	0	$0
YWCO	Faculty Restroom, Unisex	90.00	0.0	0 GSF	0	$0
YWCS	Restroom, Men	400.00	0.0	0 GSF	0	$0
YWCW	Restroom, Women	400.00	0.0	0 GSF	0	$0
YWCW	Restroom, Woman	90.00	0.0	0 GSF	0	$0
YYYL	Electrical Equipment	120.00	0.0	0 GSF	0	$0
YYYO	Mechanical Equipment	400.00	0.0	0 GSF	0	$0
	Total Non-Assignable	2,840.00		**0 GSF**		**$0**
	Total building	**26,330.00**		**39363 GSF**		**$13,729,653**

PROGRAM BUDGET SUMMARY		
DESIGN; Cx; PRE-CON; PREMITTING; MITIGATION; SURVEYS; SPECIAL INSPECTORS & OTHER FEES		$1,397,000
CONSTRUCTION		$14,610,953
a	Basic Construction Cost	13,729,653
b	Demolition/Abatement	0
c	Utility Infrastructure Improvements	84,000
d	Escalation	356,300
e	Telecommunications Interior / Exterior	441,000
f	Arts in State Buildings	$100,000
CONTINGENCIES & OTHER COSTS		$2,695,747
g	Land / Existing Facility Acquisition	0
h	Owner Contingency	1,730,877
i	AV (Design, Equipment & Installation by UF)	45,000
j	Furniture	109,500
k	Equipment	146,100
m	Sustainable Building Certification	15,000
n	PDC Management Fee	500,000
o	Other UF costs (signage, outages, keying, blue phones, etc.)	88,000
	TOTAL PROJECT BUDGET	$18,780,000

EXHIBITS

A. UNIVERSITY COMMITTEES REVIEW

LAND USE AND FACILITIES PLANNING COMMITTEE

PRESERVATION OF HISTORIC BUILDINGS AND SITES COMMITTEE

LAKES, VEGETATION AND LANDSCAPE COMMITTEE

TRANSPORTATION AND PARKING ADVISORY COMMITTEE

B. Sustainability

C. Other

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 P.K. Yonge Developmental Research School, 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's Physical Plant Division (PPD).

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, telecommunications 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. Proposed NEW Gymnasium:

   - New gym will need to be approximately 40,000 GSF to include classrooms, for Physical Education and can be used as flex space, gym area for main events including Basketball, Volleyball, Locker Rooms for home and visitor teams as well as every day physical education students, multi-purpose rooms, weight room, and workout rooms.\ in addition to other spaces for offices, storage, janitorial services, restrooms, etc.

2. Quality
   - The new gym must be of the highest quality so it will handle the everyday use of 1000 students; plus, occasional use by 350 elementary students P.K. Yonge. The sports program will have events weekly with both the girls and boy's programs.
   - The gym will also be the main area for assemblies.

3. Comfort
   - Interior spaces must provide superior indoor environment to facilitate occupants comfort and productivity with high indoor air quality, proper acoustics, and moisture control.
4. Flexibility and Future Expansion
   - The building must be designed with the ability to expand as the student population grows.
   - The building must have flexibility in several spaces so the use can change as the needs of the occupants change.

5 Storm Shelter: TBD

17.4 OCCUPANCY & USE

Describe the anticipated hours of operation, occupancy schedule(s), etc.

- 6 days per week; 6:30 AM to 10:00 PM.

Describe the occupants - number, type, transient vs. permanent, etc.

- Approximately 1,000 6th -12th grade physical education students during the school day.
- JV & Varsity girls/boys' basketball, JV & Varsity volleyball, cheerleaders.

Elaborate on any other special occupancy or usage goals, requirements ...

- JV & Varsity Basketball/volleyball games.
- School pep rallies & assemblies.

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 building. 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.

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;
  - **Advanced Schematic 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 meet the 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 a 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.

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 are 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

The new site will be west of current gym on campus. The building will be larger than the current gym and will need all utilities to be sized correctly.

17.7 TRANSPORTATION & PARKING

Parking lot will be utilized for the new building and parking will be added after demolition of old gym. Transportation to remain.

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.

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

17.9 INDOOR ENVIRONMENTAL QUALITY

1. Indoor Lighting and Lighting Controls

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

4. Acoustics
   - Large open area in gym must have acoustic control

5. Other Owner Requirements

17.10 EMERGENCY, BACKUP, or 'CLEAN' POWER

N/A – Unless EH&S determine this gym needs to be a storm shelter.

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

Security will be designed as needed for the school location. It will include cameras and electronic door locks.

17.13 HAZARDOUS MATERIALS

1. N/A

FURNISHINGS & EQUIPMENT

Some furnishing or equipment might be purchased by Owner and installed by the builder.

AEDs: One 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.

17.14 COMMISSIONING, INSPECTION, and QUALITY ASSURANCE

The Commissioning (Cx) consultant will be independent of the design and construction teams, will be selected by the ASD 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 EH&S, FS and 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 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 FS. See the USGBC document entitled "Required Treatment of District Thermal Energy in LEED-NC," dated 5/22/08.

17.15 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.

17.16 OPERATION & MAINTENANCE

The entity responsible for maintenance and operation of the building and its systems, beginning on the date of Substantial Completion, is PK Yonge Facilities.

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 – compiled 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.

17.17 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
- Security systems
- PA System
- Fire System

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.

17.18 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.