



UNIVERSITY OF CENTRAL FLORIDA

**Minutes  
UCF Board of Trustees  
Facilities and Infrastructure Committee  
University of Central Florida  
June 24, 2024**

**CALL TO ORDER**

Trustee Caryl McAlpin, Chair of the Facilities and Infrastructure Committee, called the meeting to order at 12:30 p.m.

A quorum was not met following the call to order. The committee proceeded with discussion items.

**DISCUSSION**

**DISC – 1 Facilities Condition Assessment Annual Update**

Jon Varnell, Vice President for Administrative Operations, provided an update on the University's Facilities Condition Assessment (FCA). Discussion occurred surrounding the need for increased annual funding to address critical infrastructure needs to sustain campus facilities.

**ROLL CALL**

In addition to Chair McAlpin, committee members present included Vice Chair Condello, and Trustees Bryce Lister and John Miklos.

Other trustees in attendance included Board Chair Alex Matins, Tiffany Altizer, Rick Cardenas, Bill Christy and Stephen King.

**MINUTES**

A motion to approve the meetings minutes of the November 16, 2023, meeting was made by Miklos and unanimously approved as submitted.

**DISCUSSION**

At Chair McAlpin's request, Youndy Cook, Vice President and General Counsel, confirmed there were no disclosures of conflict of interest from the trustees.

#### FACC-1 Capital Improvement Plan FY25-26 through FY29-30

Varnell presented the Capital Improvement Plan (CIP) FY25-26 through FY29-30 for approval.

Trustee Miklos made a motion to recommend approval of the Capital Improvement Plan FY25-26 through FY29-30. Vice Chair Condello seconded the motion. The motion was unanimously approved.

#### FACC-2 Northeast Sector Parking – Project Approval

Varnell presented a proposed project to design and construct a new parking lot to support vehicular and pedestrian traffic flow in the northeast sector of UCF's main campus.

Trustee Lister made a motion to recommend approval of the northeast sector parking project. Vice Chair Condello seconded the motion. The motion was unanimously approved.

#### FACC-3 Northeast Sector Promenade – Project Approval

Varnell presented a proposed project to design and construct a pedestrian promenade that will connect key areas of campus while improving pedestrian flow in the northeast sector of UCF's main campus.

Trustee Lister made a motion to recommend approval of the northeast sector promenade project. Vice Chair Condello seconded the motion. The motion was unanimously approved.

#### FACC-4 Rosen Renovation/Remodel – Project Approval.

Varnell and Michael D. Johnson, Provost and Executive Vice President for Academic Affairs, presented the Rosen Renovation/Remodel project for approval.

Trustee Miklos made a motion to recommend approval of the Rosen Renovation/Remodel project. Trustee Lister seconded the motion. The motion was unanimously approved.

#### FACC-5 Rosen Property Agreement and Spend Authorization

Rod Grabowski, Senior Vice President for UCF Advancement and Partnerships, and CEO of the UCF Foundation, Inc., and Richard Welsh, Senior Associate General Counsel, presented the details of this proposed transaction for approval.

The Rosen Property Agreement will terminate the operating lease (between UCF and the Rosen Housing Foundation) and the ground lease (between the UCF Real Estate

Foundation and the Rosen Housing Foundation). The UCF Real Estate Foundation will pay off the \$4.75M lease obligation and lease the housing facility to UCF which will pay rent in the amount of the debt plus 5% interest over 7 years.

Trustee Lister made a motion to recommend approval of the Rosen Property Agreement and Spend Authorization. Trustee Miklos seconded the motion. The motion was unanimously approved.

#### FACC-6 12889 Ingenuity Drive Building Lease

Varnell presented lease terms for the 12889 Ingenuity Drive building. This lease will provide space to support hypersonic research initiatives and position UCF as a national and world leader in hypersonics and space propulsion.

Trustee Lister made a motion to recommend approval 12889 Ingenuity Drive Building Lease. Trustee Miklos seconded the motion. The motion was unanimously approved.

#### FACC-7 UCF College of Health Professions and Sciences Project Cost Notification

Grabowski presented a construction project for the UCF College of Health Professions and Sciences that exceeded the \$2M Board approval threshold due to increased equipment associated with new faculty hires.

Trustee Lister made a motion to recommend approval of the UCF College of Health Professions and Sciences Project Cost Notification. Trustee Miklos seconded the motion. The motion was unanimously approved.

### **DISCUSSION**

#### DISC – 2 Space Utilization Study Follow-Up

Varnell and Jon Bates, Assistant Vice President for Real Estate and Space Administration, presented an update on the Classroom Utilization Working Group, Research Space Assessment and Assignment Working Group, and general updates pertaining to the University's ongoing space utilization study.

#### DISC – 3 Space Utilization Study Follow-Up

Varnell and Bates provided a summary of the results of the Clinical Space Utilization Study pertaining to capacity within the current UCF Health community clinics.

### **INFORMATION**

Two information items were included in the committee's meeting materials: 1) Comprehensive Report on Construction-Related Activity, and 2) Campus Master Plan.

**NEW BUSINESS**

No new business was brought before the committee.

**ADJOURNMENT**

McAlpin adjourned the Facilities and Infrastructure Committee meeting at 1:47 p.m.

Reviewed by:

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Caryl McAlpin  
Chair, Facilities and Infrastructure Committee

Date

Respectfully submitted:

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Michael A. Kilbride  
Associate Corporate Secretary

Date