COLLEGE of CENTRAL FLORIDA

FACILITIES
DEFERRED MAINTENANCE GUIDE

April 2020

Comprehensive Facilities Maintenance Management

The primary aspect of Operational Maintenance is Comprehensive Facilities Maintenance Management, which consists of the ability to manage various phases of maintenance for multiple systems, at multiple sites on a continuous basis.

The College of Central Florida (CF) Maintenance and Operational Program (MOP) is synchronized in layers designed to meet the array of maintenance needs of various systems at anticipated time intervals. The goal of MOP under Comprehensive Facilities Maintenance Management is to optimize the service life span of structures and systems while preventing costly repairs. An overall process for achieving that goal is set by conducting General Maintenance (GM) coupled with performance of Preventative Maintenance Checks and Service (PMCS).

Under the College's Preventive Maintenance Checks and Services (PMCS) process, staff performs planned actions to keep equipment at specified levels of performance. In addition, inspections are routinely made of all working systems to determine condition and identify needed maintenance. PMCS includes scheduled maintenance done to improve system operations and efficiency and prolong system life. These tasks include cleaning, lubricating, replacement of filters, painting housings and shrouds, and regular performance evaluations which extend system life and/or preserve structures. Repairs are differentiated by the processes generally described as replacement, recovery and reattachment in order to make the systems or structures complete and operable at target efficiency levels.

Although PMCS is the undisputed, most responsive technique and efficient use of financial resources for facilities to maintain serviceable conditions the technique also incurs some cost. This cost of PMCS is (in most cases) a fraction of the cost of the repairs that it prevents, however this fractional cost is sometimes financially unfeasible and the maintenance is deferred. Additionally, equipment may become obsolete or not supported by the OEM (Original Equipment Manufacturer) for ongoing maintenance. Although aging equipment may still function and be supported, it may become comparatively inefficient or underperforming when compared to current state of the art equipment. For various reasons, equipment and infrastructure eventually needs to be replaced or significantly updated. Deferred Maintenance (DM) is often attributed to lack of readily available funds allocated to maintenance as a result of funding priorities. At some times, the funding availability is impacted by the stage of the budget cycle and may require funds to be budgeted in the next budget cycle or planned within the CIP (5 year plan).When PMCS is not funded and the maintenance is deferred some risk is assumed. DM risk is conditionally dependent upon anticipation of future funding prefaced with the burden of knowing when maintenance or repairs are made the cost will be substantially higher than just conducting PMCS.

Deferred maintenance is loosely defined as postponed measures taken to correct structural or mechanical defects that would endanger the integrity of a building or its components or allow unwanted penetration of the building by the outdoor elements, or measures taken to correct a waste of energy, including minor repairs, alterations and maintenance painting, cost of materials, hiring of building maintenance personnel, and other necessary expenses for the maintenance of roofs, exterior walls, retaining walls, foundations, flooring, ceilings, partitions, doors, building hardware, windows, plaster, structural iron, screens, plumbing, heating and air conditioning equipment, or electrical systems, but excluding decorative finish or furnishing and any safety related items or issues.

CURRENT STATUS OF FACILITY MAINTENANCE EFFORTS AND HIGHLIGHTS OF FACILITY PROGRAMS.

OCALA CAMPUS

BUILDING 1 – FOUNDER'S HALL (ADMINISTRATION) – Although Building 1 is the oldest building (1960) on the Ocala Campus, in 2008 it was completely renovated and expanded. It originally contained classrooms, faculty and administrative offices. It is now exclusively dedicated to administrative functions. Some of the renovations included replacement of exterior curtain wall system, roof, a new air-conditioning system was connected to the campus' central utility plant, a new roof installed, and restroom facilities were renovated to meet current ADA standards. The project included construction of a new, first-floor Board Room and additional conference rooms and office space. Building 1 was the first Leadership in Energy & Environmental Design (LEED) certified building of CF.

Building 1 is not expected to require significant investment in the next 5 years beyond ongoing maintenance.

BUILDING 2 - SCIENCE AND TECHNOLOGY – The building houses the science classes and laboratories, IT staff and equipment storage, and several admin functions. The mechanical system in the science laboratory wing was modified in early 2000s as part of the performance contract to correct a long-standing humidity problem caused by faulty design of the original HVAC system. Connecting the air conditioning system to the College's main chiller plant was also part of that contract. The building telecommunications network was upgraded to support enhanced computer network access and IP telephony. In 2005, a large stand-by generator was installed to power the network and telephone systems during power outages. During the spring of 2006, the Computer Services Center was "gutted" and remodeled and renovated to better house the College's central network systems equipment and the technology support staff. New electrical and mechanical systems were included in the project. In 2018, new ventilation hoods were installed in the chemistry lab. In 2019 a new roof was installed on the science lab wing and the AC system was updated in the IT lab area. In late 2019 work was done to repair and rework grounds on the east side of the building to divert water flow away from the building. Building 2 may require some additional roof section replacements in the next five years and it is likely that one or more air handlers may need replacement.

BUILDING 3 – LEARNING RESOURCES CENTER –.A major project was undertaken to completely rework the interior of the building in 2017/18. A large percentage of the electrical wiring on first floor and the HVAC system on both floors was replaced or updated including most VAV boxes and some ductwork. Restrooms on the first floor were relocated and reconstructed to be ADA compliant. Fire alarm and security systems were updated. A café was installed on the first floor, and the majority of all flooring and drop ceilings in the building were replaced. The roof on the south 1/3 of the building was replaced in with a PVC membrane roof. The air handlers, although not replaced in 2017/18, are in good condition and should not require significant investment in the next 5 years. The sidewalks and exterior grounds and entryways are scheduled to be updated in 2020 to improve egress, safety, and aesthetics. There is some remaining fiberglass ductboard on the second floor which may require replacement. The oldest chiller may need replacement and the roof over the second floor section may require some replacement within 5 years.

BUILDING 4 - FINE ARTS – Updates were done in 2014/15 to enclose an open area between two sections of this building. The redefined space used as a student art gallery, small assembly area and an informal place for students to gather. A major impetus from this modification was to provide ADA access from nearby parking areas to some sections of the building. Also some existing restroom facilities were modified to meet current ADA requirements. A project is underway to design and seek funding for the replacement of the roof area over the main auditorium and stage in early 2020. Performance area main stage has been in operation for close to fifty years with multiple modifications and repairs to meet needs of performing art and newer technology. This stage has outlived its expected lifespan and needs complete replacement. Additional roof repairs and replacement is likely required in other roof portions within the next five years. HVAC systems are adequately supported from the central plant, and no significant investments are requested in that area.

BUILDING 5 – BRYANT STUDENT UNION – A major addition coupled with remodeling and renovation of existing office and support areas of the building was completed in early 2006. The project doubled the square footage of the building. All existing areas of the building were completely remodeled except for the kitchen. The newly configured building provides adequate and contemporary spaces for financial aid, academic advising, career testing and assessment, and student life activities. As part of this project, the building telecommunications network was rewired for improved connection to the campus computer and IP telephony networks. A portion of the porch was enclosed to serve as a student recreation area. The registrar's area was reconfigured during the summer of 2010. A section of the cafeteria kitchen and kitchen support was converted into a laundry area. The Roof, HVAC, Electrical, alarm and security systems for the new building areas are in good shape and should not require near term investments. Ongoing monitoring and attention are required for the cafeteria kitchen equipment and the rooftop unit supporting the café, and some investments may be required there in the next 5 years.

BUILDING 6 - GYMNASIUM – In 2006, the lights on the playing floor were replaced. IN 2009 / 10 an upgrade to the buildings HVAC and electrical distribution systems was done to build an enclosed central plant on the west exterior of the building with updated HVAC equipment. In 2016, the boilers were replaced with high efficiency condensing boilers. In 2017, the skylights over the main gym floor were removed and covered over as the entire roof area over the main gym was replaced with a PVC membrane roof. The hardwood gym floor was replaced in 2017 and in 2018 the west end wood floor was replaced with a concrete floor covered with a rubber mat flooring. In 2018, the fire alarm system was upgraded / replaced and the west building entrance areas were reworked to install sufficient

drains to divert water away for the building entrances. The Marion County Emergency Management Coordinator has requested that College "harden" the building to meet hurricane shelter standards as part of the county initiative to provide adequate space for use during potential natural disasters. Hardening the building would require major modification of one exterior wall, replacement of a storefront window system in the office areas. The shower and locker rooms need to be refurbished. Some investments may be required in the next 5 years for replacements of the flat roofing over the locker room and office areas and to replace the rooftop units on the east end serving the office areas.

BUILDING 7 - MATHEMATICS – The building needs a new roof. Even though this building has had numerous improvements over the years, it does not meet contemporary standards for construction and sustainability. The building is increasingly difficult to maintain, some classroom and laboratory spaces are not conducive to use of current audio-visual teaching methodologies and office space for staff is inadequate. The campus Master Plan calls for this building to be removed (Castaldi recommended). In 2019, the older sectional boiler was replaced with a high efficiency boiler, and the interior piping and valves were replaced and reworked.

BUILDING 8 – SOCIAL SCIENCE AND HUMANITIES – This building is no longer adequate for use as an instructional facility. The building started as a science building and is now used for general purpose classes. The envelope is not well insulated resulting in loss of conditioned air. Classrooms cannot be darkened to facilitate audio-visual presentations, office space is inadequate and the building needs to be replaced. The campus Master Plan calls for this building to be removed (Castaldi recommended). An active project is in the planning phases to update and reconfigure room 110 to enhance the environment for presentations in early 2020.

BUILDING 9 – WELLNESS AND ENGINEERING TECHNOLOGY – In 2017, the roof was replaced on the western 2/3rds of the building with a 60 mil PVC roof membrane over insulation board. The eastern 1/3 of the building was repurposed in 2018 for use as a wellness / exercise room. In 2019, some of the Equine Studies program was moved to Vintage Farms, and the north and central portions of the building were repurposed to house the Engineering programs. The southwest portion of the building was repurposed by Plant Operations to become the new sign lab. Barring an unforeseen issue, the building should not need any significant investment or repairs in the next few years except for the replacement of the boiler.

BUILDING 10 – PLANT OPERATIONS – Plans are underway in 2019 / 20 to reconfigure the building to better accommodate the needs of staff assigned. The project will expand the office, labs, and employee common areas to incorporate the west end of the building space vacated by the relocated sign lab. The HVAC ductwork will be redone, and mini slip units will be installed at the west end of the building.

BUILDING 11 – Student Activities and Veterans Services – The building is constructed of multiple modular units under one roof structure. Interior remodeling was done in 2015 / 16 to replace flooring and rework several rooms including the restrooms. The shingled roof was replaced in 2017. The HVAC system is aging and will require continued service. Long term, this facility is recommended for demolition.

BUILDING 12 – POOL SUPPORT – Fire destroyed most of this facility in 2010 and it was renovated for reuse. The current lease arrangement with the Aquatic Club expires end of 2019, but negotiations are underway to potentially extend the lease with the club. Plans are to rework the building into a wellness / exercise facility, but this work cannot commence until the pool lease has expired.

BUILDING 13 – AIR CONDITIONING AND TECHNOLOGY- Building was razed in late 2019 to prepare for construction of west campus health Sciences Building.

BUILDING 14 – WELDING AND ORNAMENTAL HORTICULTURE – Building was razed in late 2019 to prepare for construction of west campus health Sciences Building.

BUILDING 15 – AUTOMOTIVE TECHNOLOGY AND AUTO BODY – Building was razed in late 2019 to prepare for construction of west campus health Sciences Building.

BUILDING 16 – HEALTH SCIENCES – In 2014 the facility was configured with nine simulation beds and examining rooms for training. In 2017 the fire alarm system was replaced / upgraded. In 2018, an air and vacuum system was installed and lines run to the beds and equipment within exam rooms. A new boiler was installed in late 2019 which services this building as well as building 19. A new central plant for west campus is currently in design phase for implementation in 2020/21 and will support chilled water service to Building 16 at that time. Roofing is in good condition, and the building envelope should not need additional significant investment in the next 5 years.

BUILDING 17 – STUDENT SERVICES SUPPORT – Building was razed in late 2019 to prepare for construction of west campus health Sciences Building.

BUILDING 18 – CHILD DEVELOPMENT CENTER – In 2019, a building inspection uncovered mold in one of the rooms. Subsequent testing resulted in remediation efforts in several areas including drywall removal and replacement and window frame sealing. Inspections of roof, electrical, and HVAC systems did not yield significant immediate repair needs. The immediate repairs required were done and the facility reopened for operation. The long term future of this facility is currently in evaluation.

BUILDING 19 – HEALTH OCCUPATIONS BUILDING – In 2018 the roof top air handling units were replaced and new VFDs installed. A boiler installed in Building 16 in 2019 is providing hot water requirements. The new central plan project to be completed 2020 / 2021 will provide the chilled water supply. The roof is in reasonable condition, but will likely need to be replaced in the 5-10 year timeframe. Numerous interior reconfigurations will be part of the west campus health sciences project to be completed 2020 – 2023.

BUILDING (20) - UNIVERSITY CENTER – This building was completed in the spring of 2002. The building contains eight (8) general-purpose classrooms, a laboratory/classroom for elementary education classes and three (3) computer laboratories. In 2017 and 2018 the offices for external college / university support were relocated to Building 42 on campus and to other of campus locations. The Fannuk Robotic training lab was moved from Building 14 to room 108 will again move to room 107 late 2019. The radiography classroom is moving from room 211 to room 108 late 2019 early 2020. During this project, a live x-ray machine will be installed and a shielded room will be constructed to shield the equipment. Once the new health science building is complete, this lab will move into that building. In 2020, room 211 is planned to be upfitted to create a solder training lab as part of a partnering agreement with Lockheed Martin Co. The roof and infrastructure of this building are in good shape and should not require significant investment except that the building will be tied in to the new west campus chiller plant in 2020/21.

BUILDING 21 – Greenhouse – As part of the west campus clearing effort to make room for the health Science Building, the Greenhouse is moving to Vintage Farms late 2019 / 2020.

BUILDING 22 – Boiler room / Green House Support – Building will be razed in late 2019 to prepare for construction of west campus health Sciences Building.

BUILDING 23 – STORAGE / SERVICES SUPPORT – Building is planned to be repurposed as part of the of the west campus health science project. In 2020/21 it will be repurposed into a central plant services buildings 16, 19, 20, and the future Health Science Building.

BUILDING 31 – CRIMINAL JUSTICE – This building houses some classrooms and the offices for the criminal justice program. The facility needs near term lighting upgrades to LED and will require continued maintenance repairs to roof and HVAC systems. Long term, this facility is recommended for replacement.

BUILDING 32 – STAFF SERVICES – Partitions were removed to provide expanded space for the College's copy center. An addition was constructed on this building for storage of supplies used in the copy center. Because of the renovations this facility is currently not scheduled for renovation or remodel but does require ongoing preventive maintenance in order to avoid costly future repairs.

BUILDING 33 – HEALTH OCCUPATIONS – The building was remodeled in 2009-10 for use as part of the Criminal Justice program. The roof on this building was replaced in 2009-10. The HVAC system is aging and requires ongoing maintenance. Building needs a near term conversion to LED lighting. Long term the building should be replaced.

BUILDING 34 – STAFF SERVICES – The building houses south campus restrooms and support as well as the post office. Building is in generally good condition except for the roof which likely needs replacement within the next 5 years.

BUILDING 35 – EMS / HEALTH OCCUPATIONS – The building had the west section of roof replaced in 2018. Additional roof area replacements are expected within the next five years. A drainage problem existed between building 35 and 37 which prevented proper run off of rainwater. An engineering study was conducted and a project undertaken in 2019 to rework the ground in that area and install underground piping to divert the water into the

parking lot drain at the west of the buildings. Building 35 needs a near term conversion to LED lighting. Long term the building should be replaced.

BUILDING 36 – COLLEGE BOOKSTORE – Carpet in the entrance to the bookstore and the lobby was replaced with tile. The bookstore was renovated by the contractor operating the store. In 2018 some significant leaks were noted and repairs made on the walls and roof at the west side of the building. There is no significant repair expected in the near term for this building.

BUILDING 37 – CLASSROOMS AND OFFICE SUITE – The building was originally constructed as part of College Park Primary School and was remodeled into instructional spaces and offices to house the Emergency Medical Services program. It is likely that some sections of the roof will need to be replaced within the next 5 years. The lighting within the building needs to be upgraded to LED, and the flooring is in need of replacement within the next year or two. Long term the building should be replaced.

BUILDING 38 – STAFF SERVICES STORAGE – The building was acquired as part of the purchase of the College Park Primary School and is used as a storage room for the staff services functions. Roof was replaced with a metal roof in 2017. Building has numerous issues with lighting, AC, insulation, minor leaks, pests. It is used primarily for storage, but is not suited for long term occupancy. Long term the building should be replaced or eliminated . If not replaced or razed, then the AC unit will likely need to be replaced and some significant refurbishment done to the interior..

NOTE: Buildings 31 through 38 were acquired when the College purchased the primary school from the Marion County School Board. Classrooms in buildings 33, 35 and 37 exit onto single loaded exterior walkways. Large awning type windows make it difficult to use contemporary technology to support instruction. The classrooms are small and not energy efficient. Buildings 34 and 36 share a common enclosed corridor and handicapped accessible restrooms in this area serve the majority of students in the complex. Modification of the facilities to serve other purposes is extremely limited by the finger-type configuration of the buildings. Buildings 31 – 37 are in the Campus Master Plan to be eliminated (Castaldi recommended). The air handlers serving all of the south campus buildings are aging and will require continued maintenance support and costs. Replacement of units will be required if the buildings are kept in service for an extended period.

BUILDING 39 – MECHANICAL BUILDING (CHILLER PLANT) – The building was constructed in 1994 to house a central chiller plant for Buildings 31 through 38. The three chillers in the plant are adequate for demand. The College installed a new, 500 ton chiller and increased capacity for the water towers. The new equipment improved circulation of chilled water, reduced energy demands and improved system controls. The two boilers within the plant are nearing end of useful life and are inefficient. Current funding has been approved for replacement of these boilers in early 2020. Additionally, a majority of the pumps and motors on the chilled and hot water lines will be replaced as part of this boiler project in early 2020.

BUILDING 40 – EWERS CENTURY CENTER – The building was completed in December 2003 and occupied in the spring of 2004. The building is located on the front of the Ocala Campus and is the “signature building” of the campus. Programs in the building include laboratories for computer-related technology, corporate training and the College’s public access institutes for community involvement. There is also space for limited student services functions, conference and general-purpose instructional space. Chillers serving the building are aging and requiring an increasing amount of maintenance. It is possible that one will need to be replaced within the next five years. The Building Automation System (BAS) is not communicating well between the main building and the chiller compound, and some underground fiber may need to be replaced. Currently 4 Pear trees line the sidewalk between Building 40 and 42, and these trees have gotten too large for the space between the building requiring frequent trimming to prevent blocking of sufficient light and prevent damage to the building, these trees will likely need to be removed and replaced with something smaller.

BUILDING 42 – ENTERPRISE CENTER

The College leased ground space adjacent to the Ewers Century Center to the College of Central Florida Foundation for the construction of a two-story 23,000 square foot office building. The Foundation leases space in the building to the local economic development council, the workforce board and other agencies. Although this building is not on the College’s inventory, it is a visible part of the College campus and helps integrate College and community. Three classrooms in the building are used by the College’s corporate training program and the CF Foundation offices are also located in the building. The building envelope and infrastructure of this building are in

good condition and should not need significant repairs or investment in the next 5 years.

BUILDING 51 - CENTRAL UTILITY PLANT – The building is in good condition. The chillers were recently replaced or rebuilt. The chiller plant currently serves Buildings 1, 2, 4, 5, 7 and 8. As part of the expansion project for Building 5, a new, 250 ton chiller and 500 ton chiller were installed in the plant, boilers were replaced, existing water towers replaced and a new water tower constructed. The electrical service in the building was upgraded to accommodate the increased size of the plant. No significant maintenance expenses are expected for this building in the next 5 years.

BUILDING 53 –ATHLETIC DEVELOPMENT TRAINING – This building was renovated to use by the athletic department for spin training. No significant repairs are anticipated in the near term for this building

BUILDING 54 – WEIGHT ROOM – Building has metal roof and recently was renovated. Envelope and infrastructure is in good shape and not expected to require significant maintenance investment in the next 5 years.

BUILDING 55 – PUBLIC SAFETY – The building houses campus security personnel. The building was remodeled during the spring of 2006 to include a large storeroom, expanded office and staff work areas, a small lounge, staff lockers and an additional restroom. Some internal reconfiguration of the front room 100 area is required to allow sufficient access to the restroom and comply with ADA standards. The building envelope and infrastructure should not require significant maintenance costs in the next 5 years.

BUILDING 56 – COMMUNICATION SYSTEM **–** This small building near Founder's Hall contains the "head-in" for telephone and internet connections between the campus and the "outside world." No significant repairs are anticipated in the near term for this building

BUILDING 57 – CENTRAL RECEIVING – This building contains a large storage area for incoming supplies, stored equipment and furniture and records waiting for destruction. The carpentry shop is also located in this building. A small room is used as an office by the custodial contractor. No significant repairs are anticipated in the near term for this building

BUILDING 58 – ELECTRICAL AND PAINT SHOPS – The building is part of the Plant Operations compound. It has space for electrical and paint materials for the construction and maintenance activities of College employees for all College facilities. No significant repairs are anticipated in the near term for this building

BUILDING 59 – GROUNDS MAINTENANCE SUPPORT/WAREHOUSE – The building is part of the Plant Operations compound. It provides storage and support for the lawn care and landscaping needs of the College facilities. The building also has space for storage of some custodial supplies. No significant repairs are anticipated in the near term for this building

BUILDING 60 – TENNIS COURT SUPPORT – The building contains an office and storage area for the College's tennis team. Restrooms located in the building are available for use by students and guests using the tennis courts. The shingled roof on the building will need to be replaced in the next 5 years.

BUILDING 62 – RACKETBALL COURTS / STORAGE – The shingled roof on the storage building between the courts needs to be replaced.

BUILDING 64 – BASEBALL COMPLEX – This building was remodeled in 2002 to replace rotting flooring and structural components. The building has storage and office space for the baseball program in addition to serving as the home team dugout. An 1,700 square foot addition built during 2007-2008 house shower/locker rooms, a concession stand and team support area. The field camera system was updated in 2018, and an ongoing project to upgrade to foundation and support for the scoreboard should be complete by early 2020. The wooden stairs leading up to the press box and the wooden benches in the dugouts need to be replaced in the next 5 years. Suggest using a recycled plastic material or other material which will stand up to weather and aging.

BUILDING 65 – SOFTBALL BUILDING – A concession stand and public use restrooms are located adjacent to the softball field. The building also has a storage area for equipment used in the program. No significant repairs are anticipated in the near term for this building

BUILDING 66 – WOMEN'S SOFTBALL LOCKER ROOM – The building is located adjacent to the softball field.

Shower and locker rooms are located in this building to support the softball program. A coach's office and equipment storage space are also located in the building. Currently, there is a small sink hole at the SW corner of the building which must be resolved and confirmed no risk to the building structure or grounds (There is no evidence of foundation or structural damage at this time). Beyond this, no significant repairs are anticipated in the near term for this building.

BUILDING 67 – BASEBALL BATTING CAGE **–** An open-sided building used by the interscholastic baseball program to allow students to practice batting skills. No significant repairs are anticipated in the near term for this building.

BUILDING 68 – SOFTBALL BATTING CAGE - This open-sided building is used by the interscholastic softball program to allow students to practice batting skills. No significant repairs are anticipated in the near term for this building.

BUILDING 71 – WEBBER CENTER – The building houses an exhibit center used to display student art and traveling exhibits, a large conference/seminar room and related spaces. The building has a state-of-the-art climate control system and advanced security and alarm systems to meet traveling exhibit requirements. The two air handlers and two boilers serving this complex are nearing end of life and are expected to need replacement in the next few years. The three flat areas of roof over the gallery wing were re surfaced with a spray foam roof in 2017, portions of the shingled roof were replaced in 2018. It is expected that the remaining shingled roof will need replacement in the next 5 years.

CAMPUS-WIDE PROJECTS – Parking lot lights/security system. In 2017-2019 the parking lot lights were updated to LED fixtures. Additionally, new LED lamps were installed along walking paths throughout campus. The security camera system is planned for upgrade across campus within the next 5 years to a system of digital cameras with cloud storage. Campus wide building access systems are in process of updates to comply with building lockdown standards and support crisis prevention. This project will continue thru the next 5 years.

OTHER CAMPUS BUILDINGS AND CAMPUS FEATURES – The campus has several, special purpose buildings and spaces for storage and for support of physical plant operations. Outdoor tennis and handball courts are used for physical education and for student recreation. Baseball and softball diamonds are used for interscholastic competition and for physical education. In addition to student use, the outdoor athletic facilities are periodically used by the public. Updates and replacements of nets, goals, etc. are periodically done as needed and will continue to be done on an as needed basis as part of the athletic budgets.

Roadways on campus are well maintained. C ampus roads are adequate for most traffic conditions. A new parking lot added in 1995 serves Buildings 31 – 39 and this lot was expanded as part of the 2002 Campus Infrastructure Improvement Project. Parking lots near the Bryant Student Union were expanded as part of that construction project. Parking is sufficient for current student population. The health science project will include the addition of several lots on west campus to support the student growth expected for the health science programs. Striping, patching and resurfacing of lots is required on an ongoing basis and will continue as needed as will patching and repair of concrete sidewalks and drives.

West campus lots and roadways and the west campus entrance from 20th street will be updated as part of the west campus health science project.

ADDITIONAL RECOMMENDATIONS

A full campus energy assessment has been commissioned and should be completed by end of 2019. The output of that effort is expected to yield recommendations in various areas for energy reduction. This will drive additional projects within the next five years for updates in HVAC, Electrical, and building envelope areas in an effort to improve energy efficiency.

HAMPTON CENTER –

The College has a long-term lease from the state for the old Florida State Fire College site. The site is located on State Road 40, approximately three miles west of downtown Ocala. The immediate area is generally regarded as having the greatest economic need in the community.

All existing buildings on the site were demolished to make space for a new building and parking areas.

A project was by the 2001 Legislature was used to build a health occupations instructional facility on this site and a grant from the United States Department of Commerce allowed the College to add program capacity to the facility. A unique feature of the planned facility is the availability of some health care services to area residents in the laboratories where the students from the College's health occupations programs will serve clinical internships. The Marion County Health Department and the University of Florida Dental School are partners in providing dental services in the instructional laboratory. The building was occupied in the spring 2004 semester.

As part of the project, new parking and site access points were constructed, the site was irrigated and landscaped. A storage building for maintenance and custodial support and general storage was built during 2006. A chiller was added to provide redundancy. In 2017 thru 2019 a significant internal reconfiguration of the facility was done to update the dental training rooms and stations. X-ray exam rooms and cleaning stations were installed. Air and

vacuum systems was installed and piping to the various stations. Some repairs are in process for the metal work on the roof, but the membrane and main roof structure are in good condition and should not require significant maintenance in the next 5 years. The older of the two chillers is requiring increasing maintenance and may need replacement in the next 5 years. Once the West campus health sciences building is complete, there will be some internal building repurposing as some functions are moved to the main Ocala campus.

CITRUS CAMPUS –

The campus is located on a 98-acre parcel at the intersection of two major roads in Citrus County. The site gives good visibility to the College and is easily accessible to area residents. The College is connected to the Citrus County central water and wastewater systems. Campus wells are used exclusively for irrigation. A central plant provides chilled water for air conditioning of the three major buildings, and the campus uses electric reheat.

The Citrus Campus has three major buildings which house student functions and classrooms. A remodeled house serves as the administrative building and several smaller buildings house support functions. The Campus has approximately 95,689 gross square feet in those facilities. The Citrus Campus opened in 1996, and the largest of the buildings (Building 4 with 37,216 gross SQFT) was added in 2009. Numerous infrastructure investments were made to the initial buildings between 1996 and 2010; however, not much refurbishment or infrastructure replacement investment has been made since 2010. Because of this, some investments in deferred maintenance can be expected in the next 5 years.

Air Handlers 1 and 3 in building 2 are past useful life and will need replacement in the near term.
Door controllers in Buildings 2 and 3 need replacement, and roof replacement work can be expected on the flat roof sections of Building 4.
The restrooms in Buildings 2 and 3 are original from when the campus opened. Floor and wall tiles, fixtures, partitions, and countertops are in need of replacement.
Replacement of flooring and seating is also like to be required in several areas within the next few years.

JACK WILKINSON LEVY CAMPUS –

Legislature included proviso language authorizing purchase of land in Levy County from non-PECO sources to acquire land and/or acquire or construct facilities for the approved site to replace the previously leased site with permanent facilities including new classrooms, labs, offices, support services and parking.

Local donors gave the College approximately 15 acres of prime commercial property four (4) miles north of Chiefland on US Highway 19 and additional property was purchased with funds appropriated by the 2007 Legislature. The College raised some private funds for construction of a new facility including a large donation received during June 2009. The project was undertaken to build the new Jack Wilkinson Levy Campus which was completed and opened in summer of 2017. The campus includes one new 45,000+ SQFT multi-purpose building (L1) and two older and smaller buildings which were located on the property (L2 and L3). The campus was designed, and site work partially completed to support four additional buildings to be added for future growth. There is no plan or funding at this point for these future buildings.

L1 – ST JOHN EDUCATIONAL CENTER –

The 45,413 SQFT facility includes everything needed for a fully functioning campus to meet the near and mid-term needs of the county. The building includes XX classrooms, science labs, a convention room, breakrooms, exercise rooms, conference rooms, a book store, administrative offices and support areas. As the facility is new, there are no significant expected maintenance costs in the near or mid-term beyond standard preventive maintenance.

L2 – MAINTENANCE FACILITY-

This building served as the construction offices during the campus construction. In late 2017 the building was repurposed to serve two functions. The front portion of the building serves as an office for the Levy Co Sheriff's Office to use as needed. The rear portion of the building houses a conference room and a room used for facilities materials storage. The roof over the front portion of the building was re surfaced in 2017. There are no significant expected maintenance costs in the near term for this building.

L3 – WELDING TECHNOLOGY-

This 5205 NSQFT building has two main rooms which include 15 welding booths. In 2019 a project was initiated to add 15 additional welding booths to support the increased enrollment requirements. This project is requiring additional ductwork and ventilation as well as an electrical system upgrade to provide sufficient service. Depending upon final design, the east roof line may be extended to cover the moving of bottle storage to the exterior of the building. Once this project is completed in early 2020, we do not expect significant additional maintenance costs for this building in the near term.

APPLETON MUSEUM –

The Appleton Museum of Art is used to support instructional programs and to house a number of art activities. The building and site were donated to the CF Foundation and the FSU Foundation in 1990. On November 1, 2004, ownership and operational responsibility for the Museum became the exclusive responsibility of CF. As part of the transition, the College assumed ownership of the building and grounds and the collections became the property of the CF Foundation. The Museum continues to serve the public as a Museum of fine art and also provides a variety of educational opportunities for Museum patrons and CF instructional programs.

The Museum is located on a 44-acre site approximately three miles east of downtown Ocala and two miles west of the Silver Springs attraction on State Road 40. The site is shared with the Ocala Civic Theater which currently has a long term lease on the property. Another Annex Building was once used by The Pioneer Garden Club. This building is now used for storage.

The Museum is housed in a marble and glass building that was built in the mid-1980s. Funding for an addition, completed in 1997, came from a private donation matched by state funds. Some areas of the existing building were renovated as part of this project.

The Museum houses a large collection of art and artifacts from the antiquities to early 20th century. The major collections include nineteenth century paintings and sculpture, Central American and African art. Smaller collections of antiquities, Asian, weaponry, and contemporary art complement the major collections and give patrons a broad exposure to the visual arts. The College uses the Museum to support programs in the arts and humanities. In addition, the Museum provides opportunities for field trips for College students and for public school students from the three-county service district of the College.

With the transition of ownership and operational responsibility to the College, several facility needs were considered. Building security systems were upgraded to provide basic state-of-the-art surveillance and alarm systems. The facility was rewired to support enhanced network access and IP telephony and connected through landlines to the Ocala Campus distribution system. The Museum's gift shop needs was relocated and expanded.

Fountains were repaired and site landscaping upgraded. The complex was re-keyed to use the College's master key protocol. The pumps to the front pools were replaced in 2018/19 but the pools themselves have significant leaking and will require draining and resurfacing in the near term.

The roof on the oldest section of the building was replaced in 2006-07, and a generator was installed to provide environmental protection for the art in case of a disaster. In 2018, the HVAC system was replaced within the main gallery areas and in the auditorium. LED lighting was installed in the parking areas and throughout the museum building in 2018/19. The lightening protection system on the roof needs to be updated and recertified by UL.

The travertine marble façade on the exterior of the building needs to be repaired to prevent moisture intrusion into the building. Part of the master plan for this site includes construction of a pedestrian walkway that includes walk-around art displays, pavilions, and landscaped gathering spots for museum visitors. The expansion will require modification of drainage, lighting and security systems. The art walk pathway is expected to begin in 2020 and proceed for several years as part of a sponsoring campaign to help funding.

The museum's collections are expanding through both purchase and donation. A new climate-controlled storage area for the collections was constructed during the 2008-2009 fiscal year. Updates were made in 2018/19 to the humidity controls serving these storage rooms to maintain standard required for accreditation.

The fire alarm system in the museum was updated to meet current standards; however the security system is currently deficient. A current project is underway to update the entire museum camera system to fully digital cameras with cloud storage. This project will be completed by mid-2020.

The chillers and cooling towers supporting the facility are in good condition and should not require near term investments. The three boilers are nearing end of useful life and need replacement. One replacement boiler has been purchased for installation in late 2019. The second and third boilers will need to be replaced in the near term.

One additional project, which is currently unfunded, is to upgrade the auditorium with a better sound system and presentation quality, sound dampening panels and a drop ceiling to absorb echo, and a hearing impaired sound system. This project is currently being planned for 2020 if funded can be obtained.

The mechanical building and wood shop at the rear of the museum house the central plant and electrical equipment. The roof was partially replaced and reworked in 2018 to resolve ongoing leaks, and a fan system was installed in the wood shop to exhaust dust from the room. The complex does not have an active fire alarm system, and this will need to be installed in the near term.

AIRPORT DRIVING SCHOOL - The College operates a commercial driving program on leased facilities at the Ocala Municipal Airport. The site is used by the criminal Justice department as well as OPD for vehicle training. A portable classroom building with integral restrooms is located on that site. The condition of the building is deteriorating, and it will need to be replaced within the next 5 years if it is going to be expected to support continued use. Discussions have been held regarding a joint use facility between the college and local law enforcement agencies, however, funding for such a project has not yet been defined.

VINTAGE FARMS COMPLEX - In 2018, a 104 acre working farm was donated to the College of Central Florida in order to support training and education in the community in farming and agriculture. The fenced property has two gated entrances from 3rd avenue. A road runs thru the campus to a 3rd gated entrance to the property near the mechanical building on the north end of the property. The campus includes fenced pastures, a working windmill and pond, and six buildings as follows:

VF1. – a 2695 NSQFT two story house including an updated chef's kitchen. Second floor was updated in 2019 to house an office and conference room. No significant maintenance investments are expected in the next 5 years

VF2- a 8362 NSQFT barn with multiple rooms including horse stalls and a 3570 SQFT central gathering room. In 2019, the East side of the building was reconfigured to create classroom space, and the AG Business programs were moved into the building. East entry areas were updated to accommodate student traffic. Access controls, security and fire alarm systems were installed to support students and faculty life safety. Parking lot construction and exterior lighting is ongoing as of late 2019 and will be completed early 2020. There is a planned access control project for the entrance gates late 2019.

VF3 – a 2471 NSQFT Veterinary Clinic building. No significant maintenance requirements are expected for the facility in the next 5 years.

VF4 – a 1221 NSQFT Maintenance Building. In 2019, electrical service was run to the building. No significant

additional maintenance requirements are expected for the facility in the next 5 years.

VF5 – a 454 NSQFT chicken pen and house. No significant additional maintenance requirements are expected for the facility in the next 5 years.

VF6 – a 408 NSQFT Greenhouse. In late 2019 the building 21/22 greenhouse on main CF campus will be relocated to Vintage farms campus. No significant additional maintenance requirements are expected for the facility in the next 5 years.

Preliminary plans have been developed for an additional building west of the existing barn and for an arena on the south end of the property. No additional work is being done towards these projects until a funding source is identified.

Changes and updates to this document shall be indicated by the date in the lower left corner of each page.

NOTHING FOLLOWS