The 2001 Master Plan is intended to capture the current condition of the University as well as to provide a direction for the future. This direction is based upon the projections and goals identified during the Master Plan update and subsequent discussions with University staff.

During the time that these goals and projections remain valid the Master Plan should serve as a reference document, a guide to the future. The Master Plan reflects the consensus decisions made and is designed to assist in future decision making. All major aspects of Campus development are covered and as such access to the Plan for review and guidance is critically important. Regular reference and review of this document will help ensure that future actions are coordinated with the overall goals of the University.
INTRODUCTION
The following text is an excerpt from “Different by Design” Summary:

The University of West Florida is a comprehensive regional institution, guided by a strategic plan created in partnership with the Northwest Florida community. While its primary mission is to meet the needs of and to serve the people in West Florida, UWF has programs, activities and responsibilities that extend far beyond the Panhandle. It is charged with certain statewide responsibilities and contributes to the national creation of knowledge through its academic, research and public service activities.

There is no similar institution in the State University System. UWF, set in a wildlife preserve and bird sanctuary, offers a private college atmosphere at low tuition. Its size means that students receive the personal attention from the faculty that often is lacking at larger institutions. Recent enrollment increases have galloped at a brisk pace and that trend is expected to continue as students and parents recognize the value offered at UWF.

UWF is, indeed, different by design, and the faculty, staff and students are proud to say so.

On July 15, 2002, Dr. John C. Cavanaugh became the fourth president of the University of West Florida and the first selected by a local Board of Trustees.

The following text is excerpted from: The University of West Florida Strategic Plan Developed as a Partnership Initiative by the Northwest Florida Community and the University of West Florida. Coordinated by the Community Liaison Committee and the University of West Florida Planning Council.

(Spring Term 2000)

I. Preamble

As West Florida’s comprehensive regional public university, we are dedicated to excellence in teaching, research, and service, and to the enrichment of the educational, cultural, economic, and natural environments of the people and region we serve. We are committed to quality educational programs that promote scholarship and close work-relationships among students, faculty, staff, and community; promote the advancement of knowledge; promote the application and exchange of knowledge with the communities we serve; and promote service to the region and state. Our focus is on the education and well-being of students (first), then (equally) on the interests and needs of our faculty and staff, the business and research communities, the cultural community, the natural environment, alumni, investors, and the public.

II. Vision

The vision of The University of West Florida is

- to be a center of intellectual vitality, research, and creative activity,
- to provide a heterogeneous student body an excellent education that is the foundation of their individual intellectual and professional goals,
- to engage its students in the research and public service activity of the faculty,
- to use its scholarly and creative activity to solve regional problems and enhance the quality of life in Northwest Florida,
- to contribute to the economic development of the Northwest Florida region and the state,
- to be a beacon for the arts and letters,
- and to support the protection of the natural environment.
III. Mission

Dedication to knowledge is the foundation of The University of West Florida. All that we do or propose to do must serve the transmission, creation, application, and preservation of knowledge. To that end, our mission is to enhance and promote the educational, cultural, economic, and natural environments of the people and region we serve through quality teaching, research, scholarship, creative accomplishment, and service.

IV. Strategic Goals

The University of West Florida achieves its mission by:

A. continually developing UWF as a distinctive, comprehensive public university, focused on meeting the educational, research, and service needs of the region,

B. providing educational programs, centers, and support functions of distinction,

C. enrolling and retaining an inspired student body of sufficient size to afford an appropriate college life and resource base,

D. promoting diversity and a collegial culture among faculty, students, staff, and community,

E. promoting and enhancing partnerships with the community and improving communications between the University and the region,

F. strengthening regional pre-school, elementary, and secondary education,

G. enhancing regional economic development,

H. and participating in and supporting the protection of natural resources in the region.

V. Strategic Objectives

Strategic objectives for accomplishing our vision, mission, and goals are:

A. Continually developing UWF as a distinctive, comprehensive public university, focused on meeting the educational, research, and service needs of the region

1. by offering the highest quality bachelors, masters, and doctoral programs to students from the region and state and aligning those programs with regional workforce needs and quality of life improvements

2. by recruiting and rewarding distinguished, diverse faculty and staff who are dedicated to lifelong learning and use innovative curricula to engage students in the pursuit of knowledge

3. by engaging in scholarly research, creative endeavors, and service that address regional, state, and national needs

4. by incorporating appropriate technology into the learning environment

5. by capitalizing on Northwest Florida’s unique assets including the environment, military installations, education, and public and private sector organizations

6. by offering educational, social, cultural and economic service programs that enhance the quality of life in the region

7. by promoting positive and continuing interaction with alumni and other friends of the University

8. by planning and implementing resource development strategies to secure public and private support for essential university functions and enhancements

9. by planning and constructing facilities to efficiently and effectively support academic programs, student services, administrative functions, and ensure a safe campus community

10. by increasing access to information about the University on the part of the campus community and the general public

11. by enhancing administrative services and support functions

12. by promoting and enhancing creative and cost-effective programs, services, and activities

13. by continuing to develop the community/university partnership in the planning processes of the University

B. Providing educational programs, centers, and support functions of distinction

1. by identifying and recognizing distinctive programs, centers, and support functions which contribute to the development of The University of West Florida as a distinctive comprehensive regional university, and leveraging institutional and faculty strengths and growth opportunities of the region

2. by establishing a climate for change and improvement that encourages distinctiveness

3. by enhancing undergraduate honors programs

C. Enrolling and retaining an inspired student body of sufficient size to afford an appropriate college life and resource base

1. by developing and implementing a plan for increasing student enrollment to 10,000 by the year 2005 and to 12,000 by the year 2010

2. by providing a full range of educational programs, student services, athletic programs, social activities, and facilities which complement the formal curriculum and academic programs and attracts, inspires, and retains, and graduates students

3. by becoming the first-choice university for students in our region

4. by allocating additional resources for campus ambiance and student life, including athletics, fraternities, sororities, student support services, student organizations and activities, the arts, and cultural development

D. Promoting diversity and a collegial culture among faculty, students, staff, and community

1. by welcoming diversity and ensuring the development of a global perspective
1- ACADEMIC MISSION

2. by embracing diversity in thought, attitude, understanding, appreciation, and practice
3. by promoting a collegial culture of concern, sensitivity, and cooperation among faculty, staff, students, and administration
4. by offering programs, activities, and events reflective of the global community

E. Promoting and enhancing partnerships with the community and improving communications between the University and the region
   1. by creating and implementing high-profile marketing and communications plans to ensure visibility and ongoing relationships within the community and the region
   2. by ensuring that guests feel welcome when they visit the campuses
   3. by encouraging administration, faculty, staff, and student involvement with the community
   4. by establishing outside advisory boards for each college and major unit
   5. by promoting job fairs, career days, co-op programs, internships, and other activities which link employers and students

F. Strengthening regional pre-school, elementary, and secondary education
   1. by promoting the improvement of early childhood care, education, and school readiness for children in the region
   2. by promoting high academic performance standards for students at all levels
   3. by forging stronger bonds with the public schools and community colleges to foster school improvement and optimize achievement for all students
   4. by strengthening pre-service and in-service education programs to recruit, prepare, support, and retain greater numbers of qualified teachers

G. Enhancing regional economic development
   1. by identifying and investing in collaborations and partnerships between the university and community economic development entities
   2. by identifying and investing in potential niches of synergy between the university and the community that promote high value economic development
   3. by linking UWF research park planning with regional economic development planning
   4. by enhancing support for research and service centers that promote economic development and meet regional, state, and national needs

H. Participating in and supporting the protection of natural resources in the region
   1. by enhancing awareness of and appreciation for natural ecosystems
   2. by supporting and participating in the protection of natural resources in the region

VI. Core Values
The core values that provide the foundation for our partnership vision and mission include:

- Integrity and Candor
- Dedication and Innovation
- Excellence, Creativity, Community, Diversity, Respect and Appreciation, and Courage

- Integrity and candor in the pursuit of knowledge through intellectual inquiry and discourse
- Dedication to and innovation in educating our students to excel
- Excellence in teaching, research, service, and support activities
- Creativity in the exchange of ideas in the spirit of academic freedom and professional responsibility

- Community attitudes with common goals and interests, demonstrated by teamwork and collaboration
- Diversity in thought, attitude, understanding, appreciation, and practice
- Respect and appreciation for Northwest Florida through the discovery, application and exchange of knowledge
- Courage to boldly contribute to individual growth and development and the improvement of the University and community
Recent legislation has transformed the hierarchy of governance of the State University. The Board of Regents has now been replaced by the Florida Board of Education and a 13 member local Board of Trustees.

It is anticipated that the formation and authority of this local Board will result in an opportunity for more local control and decision making for UWF. The Board as appointed by the Governor, includes many prominent local educational, community and business leaders.

Details of operations and the limits of decision making authority are being developed and present an opportunity for the local community and University to work together to determine the destiny of the University of West Florida.

The following is an excerpt from “Different by Design – an Executive Summary”

History – How we got here…

In 1963, the Florida Legislature authorized a new public University in the Pensacola area. Dr. Harold Bryan Crosby became the first president when he was appointed in July, 1964, and ground was broken on the 1,000-acre site the next year. The first student body of 1,422 students enrolled in the fall of 1967, and the first graduation ceremony was held in June, 1968.

Since then the University has graduated about 52,000 students, with more than 20,000 living and working in Escambia, Santa Rosa and Okaloosa counties.

UWF began when the State University System was experimenting with creating upper-division universities, which meant that UWF first offered only junior and senior level classes and graduate studies. UWF was one of several institutions in the state to experiment with such an arrangement, but that experiment was abandoned in 1983 when UWF and the other two-year SUS institutions opened their doors to freshmen and sophomores.

That also was the same year the UWF and the Okaloosa-Walton Community College opened a joint center in Fort Walton Beach. The branch campus continues to show tremendous growth, responsible for 9 percent of UWF’s enrollment last year. Program offerings continue to increase as more people want to earn their degree at that campus.

UWF has partnerships with Chipola Community College and Pensacola Junior College. It also has international programs with China and Japan through linkage institutes; partnerships with several international universities for the exchange of faculty and students; and programs with Mexico, Curacao and Japan through the Florida Small Business Development Center.

The campus also has grown considerably from the original 1,000-acre site. Today, the main campus has 1,647 acres, making it the largest in the State University System. Other sites include 152 acres on Santa Rosa Island, the Fort Walton Beach Campus and downtown Pensacola properties.

With the addition of Historic Pensacola, UWF has another opportunity to enhance academic programs and directly serve the community. It envisions historic and archaeological programs to capitalize on the living history in West Florida.

The Student Body – How it’s changed...

The University of West Florida enrolled 8,517 students in the fall, 2000 term, a 6.1 percent increase from fall, 1999 and nearly 500 more students than in 1995. Growth for 2001-02 may be 10 percent, based on early predictions and an 11 percent increase in summer enrollment.

UWF continues to become more of a residential campus, and with the addition of a new residence hall housing 196 students this fall, the campus will have room for 1,250 students. The percentage of students living on campus has increased from 8 percent in 1995 to 12 percent last year. About one third (31 percent) of freshmen students come from Escambia County, while nearly half come from other in-state high schools. Nearly 20 percent come from out of state.

With “in state” tuition rates available to residents of adjoining Alabama Counties the trend for increases in students from these adjoining counties is expected to continue.
2 - ACADEMIC PROGRAM

Some demographic information:

- Nearly 60 percent of students receive some type of financial aid.
- The mean age of the main campus is 25.
- The mean age on the Fort Walton Beach Campus is 33.
- Females account for 59 percent of the student body.
- Freshmen account for 14 percent.
- Sophomores account for 8.5 percent.
- Juniors account for 24.7 percent.
- Seniors account for 25.8 percent.
- Graduate students account for 16.2 percent.
- Non-degree seeking or unclassified students account for 10.8 percent.
- Full-time students account for 43.7 percent of the student body.

The Faculty and Staff – How they're changing...

The University had 623 faculty and 778 staff members in late May and also employed nearly 800 students.

Nearly four in ten faculty members (39 percent) and about 16 percent of the staff are either in the Deferred Retirement Option Program, or will be eligible for retirement in the next five years.

These changes will pose challenges for University budgeting because of accrued benefits that will have to be paid and the replacement cost for faculty members and other staff.

Of the 623 faculty members, 243 are full-time faculty and 242 are part-time. The full-time faculty are as follows:

- 59 professors
- 59 associate professors
- 78 assistant professors
- 23 instructors
- 15 lecturers

The non-instructional faculty members include department chairs, deans, directors and librarians.

While teaching is the primary mission of faculty, research and service are also required. Teaching encompasses everything from classroom and lab instruction to individualized assistance to students. Research includes applied and theoretical activities that further the body of knowledge of the entire campus. Service involves professional activities on campus and community service, which embodies a whole host of activities.

The 778 non-faculty employees are in the following categories:

- 210 in the Administrative and Professional category (A&P)
- 465 in the University Support Personnel System category (USPS)
- 103 in the Other Personnel Services category (OPS), who are temporary and part-time employees.

Each of these categories performs valuable functions for the operation of the University, for example, admitting students, performing office functions, tending to University grounds and other administrative functions.

The University is organized into three colleges offering the following areas of study:

**College of Arts & Sciences**

Master of Arts/ Humanities
Student Success Services
University Advising Center
University Honors Program
Science
Women's Studies Program
Biology
Marine Biology
Medical Technology
Center for Fine & Performing Arts
Music
Theatre
Visual Arts
Chemistry
Communication Arts
Computer Science
MSCE Certification Program
Electrical & Computer Engineering
English & Foreign Languages
Environmental Studies

**College of Business**

Accounting & Finance
Graduate Management/MIS
Marketing & Economics

**College of Professional Studies**

Administrative Studies
Criminal Justice & Legal
Diversity Studies & Applied Research
Health, Leisure & Exercise
Social Work & Aging Studies
Teacher Education
Technology, Research & Development

UWF Awards The Following Degrees:

ASSOCIATE DEGREE
A.A. Associate of Arts

BACHELOR'S DEGREES
B.A. Bachelor of Arts
B.F.A. Bachelor of Fine Arts
B.S. Bachelor of Science
B.S.B.A. Bachelor of Science in Business Administration
B.S.C.E. Bachelor of Science in Computer Engineering
B.S.E.E. Bachelor of Science in Electrical Engineering
B.S.N. Bachelor of Science in Nursing
The following is an excerpt from The Divisions of Academic Affairs Strategic Planning Summary 2000/2001

### STRATEGIC GOAL A:
Continually develop The University of West Florida (UWF) as a distinctive, comprehensive, public University, focused on meeting the educational, research, and service needs of the region.

- In 1999/2000, Academic Affairs hired 16 new faculty critical to maintaining the quality of its academic programs. The Division will continue to evaluate the faculty line analysis and student/faculty ratios to help ensure the resource needs of the academic departments are met within budget constraints.

- Campus facilities play an important role in the ability to attract and retain faculty and students. The new student housing is just one example. Academic Affairs will continue to coordinate with Administrative Affairs and others to help plan for needed facilities.

- Academic Affairs focused many of its efforts this year on technology in both the classroom and labs. The division will continue these efforts next year as funding permits. The following examples summarize some of the initiatives underway to enhance the quality of our academic programs via technology:
  1. Geographic Data Center
  2. Unix labs on the main and Fort Walton Beach (FWB) campuses
  3. Eleven multi-media classrooms
  4. Advertising/Journalism lab

- Academic Affairs will continue to support initiatives to enhance student services including web-based course registration and the COMPASS system. This year, the Division funded two staff position to support these projects and similar initiatives.

- The Library developed the Electronic Library Initiative (ELI) using web technology to assist users with locating discipline-based resources. In 2000/2001, funding for library materials will be completely restored to recommended levels which will help provide needed resources to continue the library's efforts in expanding electronic access to library materials.

### STRATEGIC GOAL B:
Providing educational programs, centers, and support functions of distinction.

- There are several potential programs of distinction that are interdisciplinary, such as a program in Information Systems. Academic Affairs is evaluating the need to provide mechanisms, including financial incentives to help encourage more interdisciplinary activities.

- Identifying and creating programs of distinction is important in helping to market the University as a comprehensive regional University. Each college is being asked to engage in a formal collegial process to identify programs of distinction. These programs can be existing or new programs. Two recent examples are the development of the e-business major in the College of Business, and the Instructional Technology program in the College of Professional Studies.

- There is a perception that the Curriculum Change Request (CCR) process presents barriers to creative programming. The Division will conduct a study of the CCR process to identify areas of improvement and to ensure the process provides needed flexibility with respect to academic programming.

### STRATEGIC GOAL C:
Enrolling and retaining an inspired student body of sufficient size to afford an appropriate college life and resource base.

- Academic Affairs will continue to invest its resources strategically in market areas where the University has the greatest potential for growth to occur, such as in the programs to be offered in Chipola this fall.

- This year, the Retention Committee will assist the Division in developing strategies to better meet market demands in Okaloosa County including the feasibility of offering financial incentives for engaging in teaching and other activities at the FWB campus.

- The Division will continue to pursue creative opportunities for growth and funding such as the joint venture with Networks of Florida to offer programs for Microsoft certification on the main campus and Fort Walton Beach.

- The Academic Division will capitalize on new legislation, which authorizes UWF to admit students from neighboring Alabama counties by focusing recruitment efforts in this new market area.

- Academic Affairs will continue to plan and coordinate joint programs with the community colleges to establish two plus two degree programs, such as the...
2 - ACADEMIC PROGRAM

joint program in Interdisciplinary Arts and Humanities at UWF FWB branch campus and OWCC. This program will be offered this fall.

- Academic Affairs will continue to review and analyze the issues related to student retention more formally. Among the initiatives currently underway:
  1. HAAS Center’s surveys on the “non-returning” student.
  2. Tutorial science labs in chemistry and biology, and
  3. Remedial courses provided by PJC and UWF campus in math, reading and writing.

STRATEGIC GOAL D: Promoting diversity and a collegial culture among faculty, students, staff and community.

- Multi-cultural Studies was established in 1998 to help the campus promote a greater sense of community and to expand its knowledge of multi-cultural issues. The Division will evaluate new ways in which multi-cultural studies can be supported and promoted, including a review of the unit’s current organization and reporting structure.

- A University-wide program of orientation for all new faculty, department chairs, and deans will be continued as part of the activities of the Teaching Center. This program will be expanded as resources permit.

- To encourage more collaboration among the colleges and academic departments, Academic Affairs will sponsor quarterly meetings with the chairs from all colleges to enhance communication and cooperation.

- To provide greater support and to better serve the needs of the colleges and academic departments, the Division will work with the Teaching Center to develop a leadership development program for the academic chairs. The role of chairs has become more complex in a rapidly changing environment, and the Division must provide more support and resources to assist them in their efforts.

STRATEGIC GOAL E: Promoting and enhancing partnerships with the community and improving communications between the University and the region.

- Partnerships and cooperative undertakings appear in many forms in the Academic Division. These efforts range from offering complete programs in partnership with area institutions to project co-ventures. Recent initiatives include:
  1. The Community Outreach Partnership Center at UWF is a collaboration between 5 academic areas, 3 UWF centers and 4 low-income housing neighborhoods in the Pensacola area to address methods of alleviating urban problems.
  2. The joint agreement between the Pensacola Museum of Arts and UWF’s Center for Fine and Performing Arts to provide joint programming for exhibits and educational events in the Pensacola downtown area.
  3. The cooperative arrangement between UWF’s Archeology Institute, Environmental Studies and the Historic Pensacola Preservation Board provides support for the St. Michael’s cemetery conservation effort.

- Increased marketing efforts and greater cooperation from local newspapers helped UWF market these partnerships extremely well, giving the University increased visibility in the community. These efforts will be continued with an increase in the budget for marketing and public relations activities of at least 20%.

STRATEGIC GOAL F: Strengthening regional, pre-school, elementary, and secondary education.

- The College of Professional Studies leads this effort by providing quality programs and services to help the University achieve this goal. Among the College’s achievements are:
  1. Providing quality NCATE-accredited professional education programs.
  2. Hosting the PreK-Primary Early Childhood Education Programs for the College and University.
  3. Creating STEPS, Support for Teachers Enhancing Performance in Schools, a web-based teacher enhancement tool designed to help Florida teachers. The University was awarded $2 million from the U.S. Department of Education for further development of this tool.

- Activities and faculty in other colleges have created initiatives to assist K-12 in preparing students for college and the workplace. Some of these initiatives include economic education, junior achievement programs, science and math fairs, college preparation programs, etc.

- This strategic goal is also supported by CUPLinks, a consortia consisting of UWF, PJC, CNET, and Escambia and Santa Rosa Schools. Its mission is to combine resources for the benefit of the K-12 public education system.

STRATEGIC GOAL G: Enhancing regional economic development.

The Division enhances regional development primarily through its research and service missions. The division’s research activities have grown significantly this year with an annual increase of 27 percent in awards received through May 19th. Particular highlights of the Office of Research this year include:

- Workshops were held to assist faculty with sponsored research proposal development.
- The Faculty Summer Research Award was reinstated with $240,000 of support available for UWF full-time faculty.
- Faculty Small Grant Award Funding was increased and $67,500 was awarded to faculty members.

The Division will continue to support this office in its efforts to assist faculty in their research efforts.

- The Legislature allocated $1.5 million to the universities in support of research along the I-10 corridor. The University’s Haas Center plays a pivotal role in this and other economic development efforts.

- The external dimension of UWF through its centers and institutes has grown in the past decade. The centers/institutes assist the growth of the regional economy and the quality of life in the region through research and service activities. The University will continue to provide strong support of these areas.

- A new campus planning initiative is being undertaken to study and recommend campus development for the expanded 1,647-acre campus including a Technology Park.

STRATEGIC GOAL H: Participating in and supporting the protection of natural resources in the region.

- The Center for Environmental Diagnostics and Bioremediation (CEDB) has cooperated in the enhancement of the Wetlands Research Lab to provide expertise and manpower to various governmental agencies in Escambia and Santa Rosa Counties. The State’s allocation of $150,000 is in direct response to this initiative. This is just one example of CEDB’s involvement in support of this goal.

- Environmental Studies provides needed expertise, students, and lab facilities to help support environmental research in the region.

- The campus planning initiative to study and recommend development for the expanded 1,647-acre campus will be conducted in an environmentally responsible way.
## 2 - ACADEMIC PROGRAM

### The University of West Florida

#### Strategic Planning Cycle

**2000-2001**

<table>
<thead>
<tr>
<th>Faculty and Staff  (January – March)</th>
<th>Update personal strategic plans throughout the year to accomplish continuous personal and professional improvement and contribution to the accomplishment of the Partnership Strategic Plan, and submit updated plans to heads of departments or units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Departments and Other University Units (January – March)</td>
<td>Update departmental and other unit strategic plans to accomplish continuous improvement and contribution to the accomplishment of the department or unit strategic plan and the Partnership Strategic Plan, and submit updated plans to deans or vice presidents</td>
</tr>
<tr>
<td>Colleges and Major University Units (April – May)</td>
<td>Update college and major unit strategic plans to accomplish continuous improvement and contribution to the accomplishment of the college or unit strategic plan and the Partnership Strategic Plan, and submit updated plans to the vice presidents or president (Note: Deans and Major Unit Heads will discuss major issues that may involve legislative actions [including budgets], new program proposals, and proposed operational and organizational issues with the UPC at the UPC April Meeting)</td>
</tr>
<tr>
<td>Divisions (May–June)</td>
<td>Update divisional strategic plans to accomplish continuous improvement and contribution to the accomplishment of the divisional strategic plans and the Partnership Strategic Plan, and develop an updated University strategic plan (Note: vice presidents and president will discuss major strategic issues with the UPC at the May UPC Meeting, as the UPC considers recommendations concerning legislative action issues, new program proposals, and proposed operational and organizational issues)</td>
</tr>
<tr>
<td>Departments, Units, Colleges and Divisions (2000-2001 Annual Reports)</td>
<td>Include in Annual Reports assessments of successes toward the accomplishment of Partnership Strategic Planning Goals and Objectives and department, unit, college, or division goals and objectives for the 2000-2001 year and major strategic priorities for the 2001-2002 year</td>
</tr>
</tbody>
</table>

### University Planning Council (September)

Review annual reports and key performance indicators and make recommendations to University administration regarding planning and operational issues related to the accomplishment of the Partnership Strategic Plan.
The 2001 Master Plan is the first to be developed since the purchase of the 647 acre Baroco Property west of the existing 1,000-acre Campus. This acquisition effectively ensures the University’s ability to grow and to satisfy the regional needs of the Northwest Florida area. (Refer to Aerial Photograph, Figure 3.1).

The proposed University is planned to be divided into areas called function areas that will include a research/business park, a sports center, a town center/retail area, a main “Campus,” and an expanded academic and support facilities area. The Plan calls for these pods to be located along a roadway spine thus avoiding traffic congestion within each area. (Refer to Figure 3.4)

The traditional “Campus” master plan elements define a new direction for the University. The Land Use studies for the Baroco property define the intended use of this new asset.

Historically the approach to physical planning has been limited to a 5-year projection and lacked a comprehensive direction for the future. This Master Plan looks to provide an extended vision for the future and locates approximately 2,000,000 square feet of proposed facilities within the existing Campus Core. Zoning guidelines for future site selections are identified. This approach provides a tool for decision making regarding infrastructure placement and need.

The Urban Design section synthesizes and integrates the information contained in many of the other sections contained within the master plan. Referencing other sections for additional detail is suggested. Major issues are summarized below:

**West Campus (Baroco Property)**

The new 647-acre Baroco property land uses are identified in the Land Use Section of the Master Plan. Detailed “urban design” is not included in this early planning document.

**Landscape**

A major visual component of the UWF Campus is its landscaping. The Campus is substantially wooded and has a history as a wildlife refuge. Major discussion regarding landscape occurs in the Landscape Design Element. Landscape continues to play a major factor in the physical and visual development of the Campus. It serves to define space, soften areas of more intense development, and maintain a safe wildlife habitat.

To encourage development that includes appropriate landscaping it is suggested that a policy requiring a percentage of the construction cost of all future projects to be set aside for landscaping be implemented. Future landscaping design should be required with each development project.

**Architecture**

Loose guidelines have led the Campus to its current state of physical development. To some degree these guidelines will be tightened to allow for greater architectural unification and completeness of the Campus facilities.

A two-story height limitation fostered a greater need for land and served to spread out the Campus. An increase in the allowable height of buildings has been an appropriate response to University’s goals and gives better direction for the future.

**Maintenance and Student Interaction**

The Master Plan evaluation noted the apparent conflict between excessive automobile traffic and pedestrians within the core of the Campus. The majority of the automobile traffic is generated by maintenance staff, service vehicles and at times by students moving in to and out of the older dorms located within the Campus core. The Master Plan proposes relocating access ways for maintenance/service as well as rescheduling service/maintenance access to avoid these conflicts.

**Undeveloped Areas**

These areas are an amalgamation of different specific land use issues including: archaeological sites, steep slope areas, natural drainage areas, flood zones, wetlands, nature trails, and habitat conservation areas. These areas are set aside and shown without development. Reference the various Master Plan sections for additional information.

**Change**

Over the last five years the University has seen a considerable change in the make up of its student body. The University is changing from an upper level commuter Campus to a traditional Campus as more Freshmen and Sophomore join the student ranks. The student population is growing rapidly and this trend is anticipated to continue. These changes in the student body drive the need to reassess the future strategy and desires of the Campus.

**Goals**

The plan addresses and takes into consideration factors identified in the Master Plan evaluation and in follow up interviews. Criteria include:

1. Desire to promote pedestrian and bicycle modes of transportation and to reduce vehicular traffic.
2. Maintaining as much of the existing natural environment as possible
3. Considering ways to reduce maintenance and infrastructure costs
4. Reducing energy costs
5. Providing a physically safer environment
6. Improving student interaction through Campus design
7. Visually defining the sequence of arrival to the Campus
8. Clarifying pedestrian circulation paths on Campus
9. Reflecting a concern for the environment with future development
10. Developing a hierarchy of spaces on campus

**Zoning and Site Selection**

Zones have been identified in response to the issues noted above. For instance, residential buildings have been placed within walking distance of academic buildings. Classrooms are grouped together to increase student interaction and reduce travel distance. Major zoning categories within the Campus include:

- Residential
- Academic
- Support facilities
- Recreation
- Ancillary functions

A site selection matrix is included in the Land Use section to assist in future site selections for individual buildings.

**Urban Core**

Consistent with increasing pedestrian transportation, minimizing the impact on the environment, reducing energy costs, reducing development and maintenance costs, and increasing student interaction is the concept of the development of an Urban Core. The Plan identifies an infill approach within the existing Campus. The placement of facilities is consistent with other identified goals. Infill will prevent encroachment onto conservation and existing natural vegetated areas.
The "infill" approach may reduce or eliminate the need for the upgrade of existing stormwater systems, potable water systems, wastewater collection/transmission systems, and natural gas systems. Should any of these existing systems not be adequate to serve future development, the upgrade cost and impact to surrounding areas may still be reduced compared to the cost of development spreading across campus.

The West Campus (Baroco Property) is a presently undeveloped parcel designated to include a Research/Business Park, and Academic University Support facilities. The property shall be accessed by connecting roadways from the existing campus roadway system and existing Escambia County roadways adjacent to the boundary lines. (Refer to Figure 3.9.)

The stormwater and utilities systems shall be considered to be separate systems from those on the existing campus, however may be connected where feasible to benefit both the existing campus and Baroco Property. The stormwater systems may be established by taking into consideration natural drainage basins identified by use of available topography information within the proposed research/business park.

Potable water, wastewater collection/ transmission, and natural gas service shall be provided within established right-of-ways. (Further discussion of utilities and stormwater systems is discussed in Section 9: Infrastructure.)

Section through Plaza at Administrative Mall

Formation of Outdoor Space

Although outdoor urban space is abundant on Campus it is mostly free form space lacking hierarchy or defined use. The existing Commons area is a small underdeveloped area located behind major Campus buildings. The new plan addresses this issue and works with the design of the pedestrian circulation.

Recruitment and Open Space

For discussion, recreation and open space areas are defined as facilities and open spaces set-aside for recreational and social activities.

Uses may include group activities and structured and/or informal social events. Included in recreational land uses are:

- Outdoor fields and courts
- Intramural and educational play and training fields for all sports
- Bicycle trail
- Distance running trails
- Nature trails
- Defined and developed Urban spaces within the Campus core
- Social gathering spaces

Infrastructure

This Master Plan considers an "infill" approach to future development of the existing campus. This approach involves the development of additional facilities amongst other existing facilities, structures, and parking lots. The intent of this approach is to minimize cost by consolidation and use of existing facilities, to increase student and faculty interaction, and create a sense of place, while also improving campus aesthetics.
Urban Context

The areas to the south of the University are mostly large lot single family residences within an open pine forest environment. Immediately to the south of the University is an accumulation of residential health care institutions serving the Pensacola area. Running east-west below this district is Nine Mile Road, a developing traffic and retail commercial corridor.

To the west and northwest of the University is a Gulf Power facility. To the north is the Escambia River corridor, a natural estuarine environment of protected wetlands. The eastern boundary touches Route 90, a major regional traffic corridor and the only access way to the north across the Escambia River. To the west is the recently acquired 647 acre Baroco Property for which, land uses have been proposed in the Land Use Section of this master plan. (Refer to Existing University Analysis, Figure 3.2.)

Urban Design Analysis

The current urban design structure of the campus is haphazard. The campus has been predominantly a commuter campus and buildings have been focused on their relationship to surface parking lots. The campus does not have a clear and distinctive hierarchy or structure. Building densities are low and most are one and two stories. As the population of the campus has grown, campus development has proceeded to sprawl. Previous development has occurred generally on the flattest sites of the campus. More recent development has been located in areas with steep slopes and large tree masses. These building sites have been cleared and have been sparsely replanted. (Refer to Existing Campus Analysis, Figure 3.3.)

Campus Entrance and Circulation

The current vehicular circulation system is confusing. Although this is less of a problem for currently enrolled students and faculty, visitors and potential students can easily become disoriented and frustrated.

The campus lacks a ‘front door’ or point of arrival. There are currently two entrances to the campus. One entrance is from Route 90, (Davis Highway) on the east side of campus and the other at the south via University Drive leading from Nine Mile Road. (Refer to Circulation Elements- Figure 3.4.)

Once a visitor enters the campus from either entrance, the circulation becomes confusing. The Information Center is very small and easily missed.

Information Center

The administrative area and Student Center are also not easily identified visually. The recent installation of the blue informational signs is helpful but other design elements, which will give instruction and direction to the visitor, are necessary to improve campus circulation.

Currently vehicular access for service, parking, handicap parking and maintenance is allowed on almost all campus walkways. This unlimited access and mixing of pedestrian circulation with vehicular traffic on the same pathway is potentially very dangerous.

Pedestrian crossings of Campus Drive occur at many intervals. This as well is potentially dangerous.

Current studies show that existing parking is more than adequate on campus. The quantity and location of spaces is a convenience for students that promotes driving from one parking lot to another to attend class.

Urban Design Recommendations

One major goal of the University is to promote campus growth that strives to preserve the natural environment. Some of the recent development has been inconsistent with this goal. Proposed development should attempt to save existing trees, avoid developing on land that is unsuitable (because of steep slopes or environmental features) and infill within the Campus core.

Infill Development

Currently the campus has 1,021,980 square feet of classroom, 356,580 square feet of administration space and 435,621 square feet of residential space. Studies show that this square footage could be greatly increased within the core campus through infill development of three and four story buildings and structured parking garages.
To meet the space requirements of the projected student enrollment of the year 2014, several buildings and parking garages have been proposed. In general, future residential development has been planned to the northern and eastern peripheries of the campus core. These locations are adjacent to existing parking lots and allow for the development of centralized classroom and administration facilities. The arrangement of the proposed buildings creates much needed structure for the campus. (Refer to Urban Design Elements, Figure 3.5 for campus structure and Proposed Buildings, Figure 4.4 for proposed building uses.)

New development in the center of campus is focused around the revitalized ‘Campus Green’. Building edges define this space and pathways lined with straight rows of trees will reinforce the formal structure. Buildings 20E, 20W and the ‘Pizza Hut’ dorms, (Buildings 14, 15, 16, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34 and 35) are removed to create the large ‘Campus Green’ surrounding the library and the student center creating a formal ‘center of campus. The center of the Campus Green is the Canon Lawn.

### Parking

To balance the area parking ratio and meet the parking requirements, the following adjustments have been made:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Area (sf)</th>
<th>Parking Ratio</th>
<th>Parking Req’d</th>
<th>Net Total (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Buildings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic</td>
<td>1,258,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration &amp; Student Support</td>
<td>476,817</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>544,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus Support</td>
<td>56,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2,331,317</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| New & Existing Buildings (Net Total) | 3,982,307 | 1/1000 | 11,946 |

<table>
<thead>
<tr>
<th>Parking</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Campus Parking</td>
<td>5,827</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Parking deleted for New</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings and Garages</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Surface Spaces</td>
<td>374</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Parking Garage Spaces</td>
<td>5,177</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Proposed Parking Spaces</td>
<td>10,283</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The design of the Campus Green should remain simple with open lawn and low plantings. The area should be used for student gatherings and to encourage students to casually greet and socialize. The formal design of the spaces will contrast the rest of the campus and its surroundings, which are very informal. Extending from the Campus Green are several other formal walks. One of which is the Magnolia Walk that leads to Building 10 and is planted with a straight line of Magnolias.
The removal of parking lot 22 creates the opportunity to extend the north/south axis created between Buildings 12 and 37 across Magnolia Walk. This element of campus will be the Administrative Mall, the axis that defines the administration portion of campus. The removal of Building 38 allows for the continuation of this axis to the campus informal open space system beyond to the north.

**Administrative Mall**

The removal of the temporary buildings, 45 (1-7) will allow for the uninterrupted continuation of the informal open space system through the campus and provides an area for the arboretum.

The new buildings along the east and west side of the former ‘propeller’ will take advantage of the views to the bay and the adjacency to the central campus open space system. Other buildings identified to be removed are buildings 55, 65, 67, 69, 87, and 209. (Refer to Removed Buildings Drawings, Figure 3.7.)

**Campus Entrance and Vehicular Circulation**

The proposed urban design scheme includes a roundabout adjacent to the Student Center, which will provide a sense of arrival. This location was chosen because of its proximity to the campus core and because of the future campus entrance proposed from the west leading from Ten Mile Road. The visitor’s center will be a prominent building facing the roundabout with surface visitors parking available immediately adjacent. Reforestation around the new visitor’s center will frame the building and welcome visitors. This will serve as the ‘front door’ for the campus with a belltower, fountain and signage in the center of the roundabout as a focal point.

**Proposed Entry Round About**

At termination of Campus Drive at the north end of campus the master plan proposes a roadway loop with a focal point surrounded by several proposed buildings. This arrangement provides closure to the roadway system.

**Campus Drive Turn-a-Bout**

Leading from the roadway loop is a small roadway leading to a future boating facility located on the Escambia River. The facility should include a dock for small boats, a dock for a 65’ research vessel, recreation area, boat ramp and launch facility, restrooms, storage and parking.
Service Access

Vehicular access to the pathways should be limited to only occasional service, maintenance and emergency vehicles. Handicap parking should be relocated from within the walkway system to the main parking lots. Maintenance and service access should be restricted to designated paths and access times should be established during non-peak student hours. (Refer to Figure 3.8 Service Access.)

All paths should be constructed to allow for maintenance and emergency vehicle access. The material for the pathways should be concrete. Maintenance on concrete pathways is low. The durability is high and it can be used for pedestrian, vehicular and service traffic. Standard gray concrete with a medium broom finish is cost effective and is easily matched as different phases of construction occur. Areas of brick paving for special engraved donor brick should be limited to formal areas of the campus such as the Administrative Mall or the Canon Lawn and should be used as decorative panels or borders to concrete paving to match the rest of the campus paving.

Pedestrian Circulation

The goal for the enhancement of the walkways is to create an overall hierarchy and sense of direction for students and visitors to campus. Two systems are being proposed to accomplish this. One is the Informal Campus Connector path system the other is the Enhanced Connector path system. The Informal Campus Connector path system intersects the north end of the 'Campus Green' and also connects to a future bridge across Thompson Bayou to the future sports complex and other planned uses for the Baroco Property where future campus expansion will occur. (Refer to Landscape Elements, Figure 16.1.)

The path is envisioned as being constructed of concrete with brick details. The width should accommodate pedestrians and bicyclists (approximately 12 feet wide). Nodes along the path will include seating and trash cans. The path will be lit at night over the entire length.

Funding for the path can be generated in several ways including project specific donations. Plaques, set in the concrete path or at nodes, acknowledging donors are appropriate. Alternately, as is recommended for landscaping, a portion of all new facilities budget (1-2%) can be set aside for deposit into the "Path" account. As monies become available sections of the path can be developed from standardized plans and details.

The Enhanced Connector path system will be formally developed with straight lines and rows of matched trees. The Enhanced Connector system outlines the Campus Green, extends south from the Campus Green to the Field House. The Magnolia Walk, the new Administrative Mall and Dogwood Lane are also part of the Enhanced Connector System.

Concentrating pedestrian traffic on these proposed campus pathways will improve pedestrian safety crossing Campus Lane by defining crossing points. Primary and secondary crossing points should be well signed and marked. Special paving and planting will reinforce their visibility. These pathways systems will serve to clarify pedestrian circulation on campus and help to reinforce the urban design scheme. (Refer to Circulation Elements- Figure 3.4.)

The proposed urban design scheme encourages infill development in an effort to save the natural environment surrounding the campus core, arranges new campus elements to provide structure and organization and adds pathway systems to link the campus together. The plan is looking forward to the growth and future of the University and seeks to give direction to development.

The Arboretum

The Arboretum is planned to be developed within the Core Campus to enhance site development and create an educational opportunity for students and visitors. To allow off-campus visitors access to the Arboretum, it should be developed including parking and an information center. The Arboretum should be developed with signage/text that serves to educate both the student and visitor. Funding options include locating donors to develop this Campus-wide "Garden".

The 'Campus Green' becomes the center of campus with other pathway systems extending from its core. The connection across Campus Drive and the reuse of existing Dogwood Lane will tie the Field House and historic Oak Grove to the 'Campus Green'.
Goals, Objectives and Policies

Goal 1: Develop an urban design scheme that gives structure and direction to campus growth while focusing on preservation of the existing character and natural environment of the campus.

Objective 1.1: Development of new buildings should occur on sites suitable for development.
  Policy 1.1.1: Development in areas dedicated for conservation is prohibited.
  Policy 1.1.2: Test development of new building sites against the proposed development plan.
  Policy 1.1.3: Special natural environments and open spaces as identified in this master plan shall not be developed with buildings, roads or parking lots.
  Policy 1.1.4: Buildings should be sited in accordance with the proposed zoning map.

Objective 1.2: New development should focus on infill development of the campus core.
  Policy 1.2.1: Development shall occur in the core area of the campus as defined by the proposed zoning map.
  Policy 1.2.2: Classroom and administration buildings shall be three and four stories.
  Policy 1.2.3: Residential buildings shall be limited to three stories.
  Policy 1.2.4: Parking for proposed infill development should be structured parking. The concept of large area of surface parking does not fit the environmentally conscious image of the campus. Parking garages shall be four and five levels.

Objective 1.3: Minimize the interaction of pedestrian and vehicular traffic.
  Policy 1.3.1: Vehicular circulation on-campus should be limited to controlled maintenance, emergency and necessary handicap access. Maintenance traffic should be limited and scheduled to avoid peak student hours.
  Policy 1.3.2: Accessible parking should be located out of campus core areas where possible.
  Policy 1.3.3: Trash pick-up, deliveries, and maintenance operations activities should be performed to minimize impact on pedestrians. Concepts include:
      1) Using smaller vehicles
      2) Scheduled to avoid peak hour conflicts
      3) Develop pick-up areas and routes separate and remote from pedestrian activity
  Policy 1.3.4: Parking along the former 'propeller' and other visually important places of the campus should be eliminated.
  Policy 1.3.5: Maintenance routes to each building should follow defined routes.
  Policy 1.3.6: Campus Lane should be gated to allow controlled access only.
  Policy 1.3.7: Locate building service functions (trash pick-up, mechanical equipment, service drives, etc.) away from major pedestrian routes. Screen service and loading areas with landscape elements.

Objective 1.4: Give structure and hierarchy to pedestrian circulation.
  Policy 1.4.1: Define pedestrian paths that link throughout campus.
  Policy 1.4.2: Develop pathways consistent with the two defined styles of pathway systems the Enhanced Connector Paths and the Informal Campus Connector Paths.
  Policy 1.4.3: Establish hierarchy by paving material and pattern, planting design, lighting, and site furnishing such as benches, picnic tables and trash cans.
  Policy 1.4.4: Establish accessible routes for access to buildings.

Objective 1.5: To provide an organization of buildings, open spaces and linkages that reinforce the interaction of students, staff and visitors on campus.
  Policy 1.5.1: Define major pathway systems that provide access to all areas of campus.
  Policy 1.5.2: Place buildings to define exterior spaces and orient entrances to reinforce the use of exterior spaces and main pathways.
  Policy 1.5.3: Use landscape elements to organize spaces and give hierarchy.
  Policy 1.5.4: Reduce excessive parking to encourage pedestrian circulation across campus.

Objective 1.6: To maintain the existing compatibility of the University within the host community through maintaining the character of the boundary areas of the campus.
  Policy 1.6.1: New development shall maintain a vegetative buffer at the University property boundaries.
  Policy 1.6.2: Place buildings to define exterior spaces and orient entrances to reinforce the use of exterior spaces and main pathways.
  Policy 1.6.3: Use landscape elements to organize spaces and give hierarchy.
  Policy 1.6.4: Reduce excessive parking to encourage pedestrian circulation across campus.

Policy 1.6.5: Place buildings to define exterior spaces and orient entrances to reinforce the use of exterior spaces and main pathways.
The University of West Florida (UWF) is comprised of several campuses and properties that are identified and referenced in this Master Plan as follows:

1. **The Main University Property (Main Campus):** Located in northeast Pensacola that consists of the existing campus and the recently acquired West Campus (Baroco Property). With the new 647 acres the main University now includes approximately 1,647 acres of which approximately 105 acres located on the new Baroco property are owned by the University Foundation. Although specifically identified at the time of acquisition, it is anticipated that property will be exchanged between the University and Foundation to best serve each entity needs and goals. (Refer to Figures 4.6 & 4.7).

2. **The Pensacola Beach Property:** Beachfront property on Pensacola Beach that is currently used for University recreational purposes only. (Refer to Figure 4.8). A small Educational/Research Center is currently being planned for this property.

3. **The Downtown Center:** Located in Downtown Pensacola on Alcaniz Street. This is a leased facility that is home to the Institute for the Interdisciplinary Study of Human & Machine Cognition (IHMC). The Institute was established in 1990 as an interdisciplinary research unit of the University of West Florida. Since that time, IHMC has grown into one of the nation’s premier research institutes with more than 95 researchers and staff investigating a broad range of topics related to understanding cognition in both humans and machines with a particular emphasis on building computational tools to leverage and amplify human cognitive and perceptual capacities. (Refer to Figure 4.9). A new Research and Classroom Complex is currently being planned for this area. A University/City of Pensacola partnership has been discussed which will further UWF’s development of its downtown properties that enhance the development of Downtown Pensacola.

4. **The Downtown Historic Village Properties:** The responsibility for maintaining and managing these 24 buildings has only recently become the part of UWF. These buildings are open to the public and although currently are not actively used by the University, plans for their use include integration of use as educational/research facilities. In addition to education uses the Downtown property provides an opportunity to expand research activities related primarily to the Human and Machine Cognition Institute. Development and maintenance of the facility will not only provide UWF with the ability to expand on-going operations but will also ensure the vitality of Downtown Pensacola. The historical nature of the buildings serve as an educational tool for the University and it is planned to integrate the buildings into the educational curriculum as may be possible given the historical restrictions of these buildings. (Refer to Figure 4.10).

5. **The OWCC/Fort Walton Beach Property:** A branch campus of UWF located in Ft. Walton Beach that is partnered with Okaloosa-Walton Community College and uses OWCC facilities. The University of West Florida at Fort Walton Beach (FWB) serves commuting students. Students transferring to UWF with an Associate of Arts Degree (A.A.) or a post baccalaureate degree may obtain any of a number of professional bachelors, masters, specialist, or doctoral degrees. The campus is located 5 minutes from Hurlburt Field and 10 minutes from Eglin AFB. Located in the heart of the city’s high tech industrial complex and completed in 1993, the campus has nine modern buildings set on 156 landscaped acres bordered by pine trees and wetlands (refer to Figure 4.11). Additional Educational/Research facilities will be planned for this campus in association with OWCC and the Florida BOE.

This Master Plan focuses on the main University property in northeast Pensacola. Discussions of supporting properties are included on a limited basis.

Land Use Types (Campus)

The existing campus is divided into the following land use types in compliance with University standards. When a facility serves multiple functions its use is determined by the primary function of the facility. (Refer to Existing University Zoning, Figure 4.1).

Academic:
Includes classrooms, library, academic departmental offices, and teaching labs. Refer to the Academic Facilities - Section 5 for additional information and breakdown of Academic Use Facilities.

Support:
Includes administrative offices, President’s house, fraternity and sorority housing, student support spaces, and facilities services (utility and infrastructure). Refer to Support Facilities – Section 6 for additional information and breakdown of Support Use Facilities.

Residential:
Includes all residential and housing facilities. Refer to Housing – Section 7 for additional information on Residential Use Facilities.

Recreation and open space:
Includes areas dedicated to athletics, recreation and planned open spaces. Refer to Recreation and Open Space – Section 8 for additional information and breakdown of Recreation and Open Space use areas.

Utility:
Includes all areas that are specifically required as utility support systems such as water towers, lift stations, and pump houses. Refer to General Infrastructure – Section 9 and Utilities – Section 10 for additional information.

Parking:
Includes all areas used for parking including parking garages and surface lots. Refer to Transportation – Section 11 for additional information on Parking Use areas.

Vacant and undeveloped land:
Includes areas identified as future use and all vacant land not specifically identified for any other land use types.

Education/Research/Business Development:
Facilities associated with education but not primarily dedicated for teaching.

Conservation and Resource areas:
All dedicated conservation areas set aside for archeological, historical, or environmental purposes. Refer to Conservation – Section 13 for additional information and breakdown of Conservation and Resource Use Areas.

Public Facilities:
Includes facilities that are mainly used to serve the public. There are no existing Public facilities on Campus.

Existing Building Inventory:
The significant Current Building Inventory list indicates a current gross square feet of 1,733,038 with an assignable net area of 1,053,993 square feet classified by use type as follows:

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic</td>
<td>938,587</td>
<td>570,003</td>
</tr>
<tr>
<td>Support - Campus Support</td>
<td>112,621</td>
<td>63,089</td>
</tr>
<tr>
<td>Support - Student Services</td>
<td>198,441</td>
<td>132,834</td>
</tr>
<tr>
<td>Housing</td>
<td>483,389</td>
<td>288,067</td>
</tr>
</tbody>
</table>

Existing building inventory data listed here is based on the most recent data received from UWF in March 2002. Table 4.5 is the basis of design for this master plan and identifies the UWF building inventory from FY-00/01.

Proposed University Zoning

Land uses have been established for the 1,647-acre University and are indicated on the Proposed University Zoning Map (see Figure 4.2). The zoning map will guide development on the University in a manner consistent with the goals of all sections in this master plan. The proposed zoning map identifies buildable land use zones for university development through the design year of this master plan. Areas not zoned are either cost prohibitive to develop or beyond the design year and goals of this master plan. The proposed zoning map is intended to be used as a working tool in the development process.

The overall University will consist of several “Pods” located off of a central spine road. Each pod will contain particular functions that contribute to the University with the dominant component continuing to be the main campus. (Refer to University Schematic Concept, Figure 3.4.)

The proposed development of the main campus will provide an active pedestrian environment within a natural setting. This has long defined the spirit of the University. A continuous Land Buffer has been identified as an area of conservation located at the perimeter of the University property and along all existing and proposed roadways, the buffer varies in width and is intended to contribute to the protection of the existing woodland character of the University. (Refer to Figure 3.9, Schematic Concept Plan and Figure 4.4, Land Buffer).

Main Campus:
The 1,000-acre main campus has been zoned to reflect the University’s “student first initiative”. The campus core is in-filled with academic buildings and the administrative support facilities have been consolidated. Housing zoned at the periphery of the campus core allows resident students to have a reasonable walking distance to reach their classroom buildings. This zoning and density can accommodate approximately 20,000 full time enrolled students. (Refer to Figure 4.2, Proposed University Zoning.) Recreational areas (Intramural/Recreational Sports) have been located at the current varsity athletic fields with the intention of relocating all varsity athletics to the proposed west campus sports complex. Current development on the existing Main Campus covers approximately 241 acres.

Buildings:
Figures 4.3 and 4.4 identify potential building sites and size in each proposed Land Use Zone, consistent with the Urban Design section of this Master Plan. Also identified are the potential building square footage and height in stories, or acreage in the case of the research park. Figure 4.4 also identifies the total proposed building square footage, square footage of buildings to be removed as well as the existing and proposed parking space count.

Goals of Campus Land Use

West Campus (Baroco Property)

Of the 647 acres acquired by the University, 305 acres were donated to the UWF Foundation. It is proposed that land exchanges between the Foundation and the University occur as needed to best serve University goals for the future. For planning purposes the allocation of land use functions ignored current ownership with the understanding that agreements for land exchange could be reached.

The west campus has been zoned to include:
1) A 256-acre Research/Business Development Park. Further investigation/discussions into the type of businesses and organizations to be included as part of the Park will need to be conducted by the University. This Master Plan identified a traditional Research Park similar to those at the University of North Florida or Central Florida as a potential development opportunity. The density of this type of development provides a good basic line for evaluating the impact on the various elements included in this Master Plan.
2) A 147-acre sports complex to support Division 1 athletics, for all existing University athletic programs as well as baseball and football.
TABLE 4.1 PROPOSED ZONING AND MAXIMUM ALLOWABLE BUILDING FOOTPRINT

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Proposed Acres Zoned (as per Figure 4.2)</th>
<th>F.A.R. (as per UWF) for Land Use Type</th>
<th>Maximum Allowable Building Footprint (in Square Feet)</th>
<th>Maximum Allowable Building Height (in Stories)</th>
<th>Maximum Allowable Building Area (in Square Feet)</th>
<th>Proposed Building Area (as shown in Figure 4.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN CAMPUS</td>
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<tr>
<td>Academic Use</td>
<td>102.3</td>
<td>0.58</td>
<td>4,277,957.76</td>
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<tr>
<td>Support Use - Administrative, Student and Ancillary Use</td>
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<td>0.37</td>
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<td>Support Use - Campus Support</td>
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<td>0.32</td>
<td>459,995.52</td>
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<td>Housing</td>
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<td>Conservation Use</td>
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<td>7,449,182.19</td>
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<tr>
<td>WEST CAMPUS</td>
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<tr>
<td>Research and Business Development</td>
<td>13,238</td>
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<td>Academic</td>
<td>833,537.28</td>
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<td>Retail</td>
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<td>1,625,963</td>
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TABLE 4.2 MAXIMUM ALLOWABLE & PROPOSED BUILDING AREA

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<tr>
<th>Land Use Type</th>
<th>Maximum Allowable Building Footprint (in Square Feet)</th>
<th>Maximum Allowable Building Height (in Stories)</th>
<th>Maximum Allowable Building Area (in Square Feet)</th>
<th>Proposed Building Area (as shown in Figure 4.4)</th>
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<tr>
<td>MAIN CAMPUS</td>
<td>R.M.</td>
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<td>1,051,455.60</td>
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<td>1,659,773.31</td>
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Current Projects

To assist the University in implementing the goals and objectives of this master plan, a proposed Five-Year Plan (Refer to Figure 4.5) and Five-Year Plan Schedule (Table 4.5) have been developed. The Five-Year Plan identifies potential building sites and was generated with UWF staff based on expected space needs as well as other on-going and proposed projects. A Five-Year Plan Schedule has been developed to show the required sequencing and duration of each project identified on the Proposed Five-Year Plan as well as other on-going and proposed projects. Both the plan and schedule are subject to funding approvals. Table 4.3 identifies the required campus facilities to support the projected student enrollment and is based on maintaining the existing percentages and areas of the categories indicated in relationship to current enrollment and existing facilities. Projected enrollments growth was provided by the University. In reality we expect administration and plant support area requirements to be lower than indicated based on the efficiencies of a larger Campus.

TABLE 4.3 PROJECTED STUDENT GROWTH AND REQUIRED CAMPUS FACILITIES

<table>
<thead>
<tr>
<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Academic Use</th>
<th>Proposed Academic Use</th>
<th>Projected Academic Use</th>
<th>Projected Building Headcount</th>
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<td>537,555</td>
<td>111,816</td>
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<td>587,355</td>
<td>118,016</td>
<td>1,135,035</td>
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<td>10,700</td>
<td>599,171</td>
<td>124,633</td>
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<td>11,300</td>
<td>630,985</td>
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<td>12,130</td>
<td>674,161</td>
<td>140,232</td>
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<td>12,736</td>
<td>708,238</td>
<td>146,904</td>
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<td>2009-10</td>
<td>8,960</td>
<td>13,373</td>
<td>739,879</td>
<td>153,902</td>
<td>1,481,483</td>
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</table>

Goals, Objectives and Policies

Goal 1: To consolidate and clearly define land use zones that support the fill-in approach of the core campus.

Objective 1.1: To locate new and additional land uses in the already disturbed areas of the campus.

Policy 1.1.1: New academic, housing, and support uses that promote new academic, housing, and support uses that promote

Research and Business Development 258 0.24 2,697,244.80

Academic 20 0.96 833,537.28

Housing 44.7 0.54 1,051,455.60

Current Projects

To assist the University in implementing the goals and objectives of this master plan a proposed Five-Year Plan (Refer to Figure 4.5) and Five-Year Plan Schedule (Table 4.5) have been developed. The Five-Year Plan identifies potential building sites and was generated with UWF staff based on expected space needs as well as other on-going and proposed projects. A Five-Year Plan Schedule has been developed to show the required sequencing and duration of each project identified on the Proposed Five-Year Plan as well as other on-going and proposed projects. Both the plan and schedule are subject to funding approvals. Table 4.3 identifies the required campus facilities to support the projected student enrollment and is based on maintaining the existing percentages and areas of the categories indicated in relationship to current enrollment and existing facilities. Projected enrollments growth was provided by the University. In reality we expect administration and plant support area requirements to be lower than indicated based on the efficiencies of a larger Campus.

TABLE 4.3 PROJECTED STUDENT GROWTH AND REQUIRED CAMPUS FACILITIES

<table>
<thead>
<tr>
<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Total Physical Plant - Based on 52% of total</th>
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<td>2013-14</td>
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<td>2014-15</td>
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<td>2015-16</td>
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<td>2016-17</td>
<td>12,608</td>
<td>1,024,633</td>
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<td>1,073,463</td>
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<td>2020-21</td>
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<td>16,091</td>
<td>1,293,008</td>
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<td>2022-23</td>
<td>16,862</td>
<td>1,350,880</td>
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<tr>
<td>2023-24</td>
<td>17,654</td>
<td>1,409,815</td>
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</tbody>
</table>

Policy 1.1.2: Max. Building Height

Retirement Use N/A N/A

Policy 1.1.2: Develop Parking Garages on the Main Campus to support the fill-in approach of the urban design concept and reduce the negative environmental impact of surface parking lots.

Policy 1.1.3: Land use densities are established by the maximum height and Floor Area Ratio (F.A.R.) of buildings allowed in each land use category, according to the following table:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>F.A.R.</th>
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<tbody>
<tr>
<td>Academic Use</td>
<td>2.00</td>
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<tr>
<td>Support Use - Administrative</td>
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<td>Support Use - Campus Support</td>
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<tr>
<td>Support Use - Student and Ancillary Use</td>
<td>3.00</td>
</tr>
<tr>
<td>Housing</td>
<td>2.00</td>
</tr>
<tr>
<td>Recreation Use</td>
<td>N/A</td>
</tr>
</tbody>
</table>

3) A 41-acre retail center to be developed as a Campus Village or Town Center.
4) 3/4-acres zoned Academic and Housing for expansion of the main campus.
5) 51-acres zoned for future expansion as needed.
Goal 4: Establish buildable land areas for all Land Use types that will adequately support any future development needs of the University (based on Projected Student Growth Chart, Table 4.3).

Objective 4.1: Select sites for new construction that are consistent with the University image and urban design approach of this master plan.

Policy 4.1.1: New development projects should be located in zones that reflect the project use type. Exact siting of buildings within the allowable zone will be influenced by project cost, infrastructure and the impact of the development on the remaining land in the zoned area.

Policy 4.1.2: Areas zoned as conservation shall remain undeveloped. Selective maintenance in these areas should be limited to that required for safety and access for teaching purposes. Archeological sites identified as conservation areas shall remain undisturbed until the site is removed from the conservation list by the Archeology Department. (see section 13 of this master plan).

Policy 4.1.3: Maintain the natural setting and feel of the campus that has attracted new students to the University of West Florida (See Section 16 Landscape Design Guidelines).

Policy 4.1.4: Use the Site Selection Matrix (Table 4.4) to assist with site selections.

Objective 4.2: Minimize the impact of University development on the host community infrastructure.

Policy 4.2.1: The University shall grow at a pace consistent with the growth of the region.

Policy 4.2.2: Development of the Research/Business Park shall be coordinated with the host community (including Department of Transportation and Gulf Power) to ensure appropriate infrastructure will be provided to support the facility and that the development is consistent with established agreements. Agreements between the University and gulf power as well as the Department of Transportation have been established regarding the development of the west campus. The master plan reflects those agreements. Meeting minutes and letters of agreement have been copied to the University and are included in the support data of this master plan.

Policy 4.2.3: Locate functions of the University that offer host community participation in ancillary spaces adjacent to University entrances. These functions should be located at the perimeter of the University property to reduce unnecessary public transportation on the University.

Policy 4.2.4: Locate the Research/Business Park as a separate entity on University property, while maintaining easy access to the main campus.

Policy 3.1.1: The Park should be developed with a character and style that reflects the main campus of the University. Parking shall be developed in a manner that is consistent with the architectural and landscape guidelines of this master plan.

Policy 3.1.2: Develop the Park with the building density guidelines established in Policy 1.1.3. Building heights for the Research Park should be a combination of 75% 2-story and 25% 3-story buildings.

Policy 3.1.3: Locate the Research/Business Park as a separate entity on University property, while maintaining easy access to the main campus.

Policy 3.1.4: Building projects shall be developed according to the University master plan and shall be in accordance with the allowable building area in Table 4.2.

Policy 1.1.4: Building projects shall be developed according to the University master plan and shall be in accordance with the allowable building area in Table 4.2.

Policy 1.1.5: Coordinate the development of future land uses with respect to utility infrastructure.

Policy 5.1.1: Development of each land use shall be phased in coordination with the availability of utility services.

Policy 5.1.2: Site selections in each land use shall be made with consideration to stormwater run off impacts and mitigation requirements.
TABLE 4.4 EXISTING FACILITIES

The following is a list of the existing facilities on the main Campus divided into use categories indicated.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>GSF</th>
<th>Housing</th>
<th>Physical Plant Support</th>
<th>Academic Administrative/Student Support</th>
<th>Total</th>
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</thead>
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<td>BIOREMEDIATION LAB</td>
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<td>Administrative/Student Support</td>
<td>Total</td>
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Considerable policy changes have been made since the last Master Plan update. These policy changes reflect the current trend of increased University enrollment. Many policy decisions were based upon an assessment of the existing classrooms and scheduling policies as well as the future needs and trends. This assessment is documented in the “Comprehensive Classroom Study” developed by Comprehensive Facility Planners (CFP), a specialist Consultant hired by UWF. Although the CFP study indicates adequate classroom area if all management tools are implemented, University staff identifies a shortage of 30-60 student capacity classrooms, which negatively affects usage potential. Further, based on enrollment projections, classroom shortages will continue to occur. It is recommended that future classroom funding, design, and construction be implemented immediately to allow the University to continually serve student needs.

The following gross area Academic facility projections are based upon projected enrollment growth and maintaining similar percentages of Academic facilities to existing percentages at UWF. These figures include the gross area of all Academic related facilities.

<table>
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<tr>
<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Projected Headcount</th>
<th>% growth of FTE's</th>
<th>% growth of HC</th>
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The following classroom and room projections were developed by CFP.

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Objective 1.1: To provide adequate academic facilities for current and projected student population

Policy 1.1.1: To continue to monitor and assess future enrollment projections and to program and request funds for new academic facilities to meet projected needs.

Policy 1.1.2: Review of all planned new construction and renovation needs should be reflected in the Capital Improvement Plan.

Policy 1.1.3: Existing and proposed locations of Academic facilities on campus are shown in figures 5.1 and 5.2. The location of proposed Academic facilities is consistent with the zoning maps found in the Land Use section of the Master Plan. The total area of Academic facilities shown on the proposed Academic Facilities drawing is approximately 2,000,000 square feet (including 900,000 of existing facilities) and should provide Academic facilities to accommodate a head count enrollment of approximately 18,000 – 20,000 students.

There is currently one minor classroom facility under design. With the expected enrollment growth, additional classroom facilities will be needed very soon. As such, planning/programming and design of these facilities should be prioritized.
Policy 1.1.4: Planning should begin early enough to meet the current 5-year student enrollment projections. This duration reflects the typical 5-year delay from initial facility request to completion of construction of a new facility.

Policy 1.1.5: Classroom size is critical in meeting needs. Annual assessment should be made to ensure planned classroom sizes meet University needs. Currently this is a deficit of classrooms in the 30-60 station range.

Objective 1.2: To provide classrooms capable of supporting current teaching needs and methods especially related to the use of technology.

Policy 1.2.1: Implement classroom upgrades as recommended in the "Classroom Study" by Comprehensive Facility Planners, include example.

Objective 1.3: To provide staff appropriate equipment to support teaching efforts.

Policy 1.3.1: Create a Technology/Equipment office whose mission is to coordinate needs, purchases, maintain and supply equipment to all Academic facilities under the guidance and control of Academic Affairs. This central agency will require funding, staff, and storage facilities within existing facilities in order to meet the goals of providing technological support for the Academic mission.

Objective 1.4: To develop new classrooms that meet current and future needs of students and teachers – Section #16.

Policy 1.4.1: Adopt "Model Classroom" Standards as reflected in the "Comprehensive Classroom Study."

Objective 1.5: To make efficient use of current and future facilities

Policy 1.5.1: Distribute class schedule throughout the full week including scheduling of classrooms on Friday

Policy 1.5.2: Operate classrooms throughout the day: 8:00 a.m. through 9:00 p.m.

Policy 1.5.3: Make as many classrooms accessible to the handicapped as possible

Policy 1.5.4: When practical, schedule classes with the same start and end time increasing flexibility

Policy 1.5.5: Review of all planned new construction and renovation projects to ensure that classroom standard and sizes are designed to meet established goals and standards.

Policy 1.5.6: Whenever possible Academic facilities should be pooled such that there are no classrooms set-aside for specific department use. This will increase efficiency of use and provide ease of scheduling. It is noted that certain teaching spaces require special configuration and equipment and by their very nature are department and/or process specific.

Policy 1.5.7: The Academic Affairs department should be tasked with the responsibility for efficient allocation and use of educational related spaces based upon requests submitted by individual departments.

Policy 1.5.8: Review hours of operation for Academic support space to ensure times meet student needs.

Objective 1.6: To provide an adequacy of Remote Learning Centers as needed to support the Academic Mission

Policy 1.6.1: At least one additional remote learning center is required to meet the Academic mission goals with current enrollment projections.

Objective 1.7: To ensure that Academic support spaces are available to the student population
The Model Classroom

The primary function of a general-purpose classroom should be to accommodate the instructional teaching methods of any individual instructor. In addition, the classroom environment should allow students to clearly hear the instructor, see the instructor and any presented material, and be comfortable setting. The "model" classroom should therefore have certain physical and technological characteristics in order to permit any course of instruction to be taught. The following characteristics are found in the Model Classroom (additional requirements for lecture halls are noted):

Accessibility:
- The room should be located on the ground or first floor of the building, off of a main corridor.
- The room should be accessible to persons with physical disabilities, which will include door widths, identification signs, levered door hardware, and spaces for wheelchairs. Standards based upon the regulations of the Americans with Disabilities Act should be applied as a minimum requirement.
- Students should access the room from doors located either on the sides or rear of the room to prevent disruption of the instruction.

Visibility:
- The aspect ratio of the room should be either less than .7 or greater than 1.5.
- The depth of the room should be less than thirty-six feet; otherwise the floor should be sloped or tiered.
- Ceiling heights should range between eight (capacity of twenty) and twelve (capacity of up to seventy-five) feet to permit the unobstructed view of students of projected images.
- Minimum ceiling height in the rear of a lecture hall should be eight feet.
- The maximum distance of the last row of seats from a projected image should not be greater than six times the size of the image.

Acoustics:
- To permit the instructor to be heard in the rear of the room, ambient noise levels from outside of the room (HVAC system, adjacent rooms) should not exceed NC35. Rooms should not be located near noisy areas such as mechanical rooms or restrooms.
- Lecture halls should be equipped with a voice amplification and sound system.
- The rear wall should be surfaced with an acoustically absorbent material, while the front wall should be a hard surface.

Lighting:
- Lights should be controlled by switches or controls located at both the entrance(s) and the teaching station.
- Lights should be banked, split or dimmable in order to control lighting levels for projected presentations.
- Lighting controls should be clearly marked and be simple to operate.
- A room with exterior windows should have blinds or curtains.
- Chalkboard task lighting should be provided in lecture halls. Task lighting should be mounted in order to prevent interference with teaching surfaces (i.e., reflective glare).

Teaching Surfaces:
- The room should have chalkboards or whiteboards. For rooms less than eight hundred square feet at least twenty lineal feet should be provided. Boards should be mounted thirty-six inches off the floor and be at least four feet high. Features of the board include a chalk tray, chalkrail and map hooks. Black chalkboards are recommended to provide necessary contrast for the visually impaired.
- The room should have a projection screen. In rooms with ceiling mounted video projection systems, dual screens should be provided.
- Screens should be mounted so that switches and controls are accessible and at least six feet of chalkboard/whiteboard surface is exposed when the screen is down.
- Minimum width of a projection screen should be seventy-two inches, and the screen length should extend to approximately three feet above the floor.
- Lecture halls should be equipped with dual screens.

Seating:
- Rooms with moveable or fixed tablet arms should be equipped with tablet arm writing surfaces of 150 square inches or greater.
- At least ten percent of the seating capacity should accommodate left-handed students, if the writing surfaces are less than three hundred square inches.
- In rooms with fixed seating, the distance of the first row of seats to the teaching surfaces should range between 9 and 15 lineal feet.
- In rooms with fixed seating, the aisle widths should be a minimum of 3 lineal feet.
- In rooms with fixed seating, the area between seats should range between 18 and 24 inches to allow unimpeded passage.
- In rooms with fixed seating, accessible spaces for wheel chairs should be provided in either the rear or front of the room.

Electrical:
- Rooms should have a minimum of one duplex electrical outlet located in the front of the room for rooms with less than fifty capacity; two in rooms of fifty to seventy five and four in rooms with greater than seventy-five.
- Rooms should have a minimum of two duplex electrical outlets in the rear of the room.
- A clock should be provided and located on the rear wall of the room.

Technology:
- A minimum of one computer connection outlet should be provided at the teaching station.
- The room should be equipped with an overhead projector.
- A ceiling mounted video projection system should be provided in all lecture halls.
- A secured storage cabinet should be provided within direct access of the room to securely store computers and audio-visual equipment.
- Large lecture halls should have a projection booth.
The support facilities section includes non-direct academic related facilities. Examples include recreation facilities, administrative functions, student support functions, including the commons, police station and post office, child care center and similar functional facilities. Facilities service support is included; see infrastructure and utilities for additional information. Additional information on outdoor recreation areas can be found in the recreation and open space section.

The following gross area projection chart is based upon the enrollments shown and maintains the percentage of support facilities to those currently found on UWF Campus.

### Table 6.1

<table>
<thead>
<tr>
<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Projected Headcount</th>
<th>% growth of FTE’s</th>
<th>% growth of HC</th>
<th>Total Administrative and Support Facilities Required - based on 18% of head</th>
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<tbody>
<tr>
<td>2000-01</td>
<td>4,463</td>
<td>7,649</td>
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<td>0.00</td>
<td>391,697</td>
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<td>0.00</td>
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<td>0.04</td>
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<td>0.00</td>
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<td>2012-13</td>
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</table>

On the Zoning Map included in the Land Use section support facilities are included in areas noted as:

- Administrative (Offices, Police, Child Care Center)
- Student Support (Commons)
- Ancillary Functions (President’s Residence, Greek Housing, Religious and other student support facilities)
- Campus Support (Facility Services, Storage)

### The Commons

The Commons facility is the social hub of the Campus providing dining services, the post office and bookstore, entertainment and recreation areas, and a variety of meeting rooms. As student enrollment grows so will the need to enlarge these facilities to serve student needs adequately.

### Meeting Rooms

Various meeting rooms are available within the commons. These include the Nautilus chamber, the Great Hall, the Auditorium and many smaller meeting areas. Primary used for student functions these rooms are also available to the public on a rental basis.

A need has been identified for a larger 1500 seat multi-purpose auditorium to serve large social events and graduation ceremonies currently held off Campus. Based on the desire to keep support and maintenance costs low it is suggested that this facility be an addition to the existing Commons facility allowing existing staff and support facilities (kitchen, lobbies, deliver areas) to serve this new area.

An expansion of the Commons is indicated in the Master Plan.

### Dining

All food services located within the Commons are provided under a single contract with a private vendor. The approximately 422-seat UC cafeteria is the primary dining facility on Campus. It operates from 8:30 a.m. to 6:30 p.m. Monday through Thursday and usually closes early on Friday. This facility is closed through out the weekend.

At most times this facility adequately serves University needs however during special events and occasionally at lunch the facility does not meet teacher/student/dining needs. It is anticipated that within 5 years these facilities will be inadequate to meet student/faculty needs.

It is the intention of the University staff that this centralized approach to dining will be continued until such time as the student populations warrant additional dining facilities. The Commons also houses a supplemental dining facility – The Argos Grill. This facility has a limited menu, seats approximately 90 and is open from 11 a.m. to 11 p.m. Monday through Thursday, 7:00 p.m. on Friday, 11 a.m. to 5 p.m. on Saturday and 12 to 11 p.m. on Sunday.

Building 86 houses a small walk up food service facility serving sandwiches and on occasion hot soups. No food is cooked at this location. Hours vary throughout the school year depending on demand. Generally this facility is open during the lunch and dinner hours.

It is anticipated that a similar facility will be required after the addition of approximately 600 additional dorm rooms. The facility should be located in adjacent these new dorms. As discussed with University staff this facility should serve as a localized social center and serve as a meeting hall and provide a social setting for students.

Times of operation are critical when considering satisfying the needs of students. Current hours do not adequately serve Campus resident students during the weekend. Students are required to leave the Campus. Due to financial constraints there is no immediate goal to increase the operational hours of the dining facilities however it is anticipated that with the projected student population growth the feasibility for extending operations will increase.

With the addition of the second floor 1500 seat auditorium allowances should be made to expand the existing first floor dining and kitchen facility as well as provide...
6 – SUPPORT FACILITIES

areas for bookstore and post office expansion and any necessary additional office and support spaces.

Support Functions

Ancillary support functions are currently located throughout the Campus. As University needs for properly located sites grows, a more focused approach to locating support services will be required. The Master Plan allocates spaces for student support activities including Greek Housing, the President's residence, Student Group activities, etc.

Campus support facilities as shown on the master plan are generally allocated with similar existing facilities. A new storage facility is proposed as a result of the demolition of Building 55. One exception is the chiller plant, which is efficiently, located at the center of the facilities it serves.

Goals, Objectives, and Policies

Goal 1: To provide the support facilities to meet the needs of the projected student enrollment.

Objective 1.1: To provide support facilities in the time frame required to meet the evolving needs of projected student enrollment.

Policy 1.1.1: Support facilities shall be provided in a time frame that reflects how time lines for finding and construction. Typically 5 years should be allowed.

Objective 1.2: To provide locations for the placement of support facilities.

Policy 1.2.1: Support facilities shall be located in accordance with diagrams included in the Land Use Section 4 of the Master Plan.

Objective 1.3: To identify fund sources for the development of support facilities.

Policy 1.3.1: Funding sources for support facilities shall be provided identified in the Capital Improvements Section 14 of this report.

Objective 1.4: To facilitate the integration of unforeseen support facilities.

Policy 1.4.1: The University shall institute administrative procedures for the integration into the master plan of unforeseen support facilities that may arise from grant awards, accredited funding or other circumstances. Such procedures shall begin with the review by the Facilities Planning Committee (FPC), and result in an assessment by the FPC of the impact to utilities, infrastructure, transit and transportation, and academic mission both within the campus and the host community, as applicable. The University shall cause the revision of this master plan to incorporate such new facilities in a manner consistent with the intent, letter, and scope of this new master plan. Such master plan amendment shall be coordinated with the appropriate host community public agencies.

Goal 2: To encourage student and faculty interaction on campus.

Objective 2.1: To encourage studentAccessType and faculty interaction on campus.

Policy 2.1.1: The University shall continue to identify opportunities for the addition of retail, leisure, and entertainment facilities.

Policy 2.1.2: The University shall continue to identify and provide extra-curricular programs and events.
The Office of Housing at the University of West Florida is an integral part of the University’s mission whose primary purpose is to assist the on-going educational and developmental processes of each individual resident. As the University continues to grow, it has transitioned towards a more traditional University population. Freshmen and Sophomores enrollment has increased with each new academic year and currently makes up 70% of the Resident Population. International affiliations are keeping pace with the global approach to world affairs and continues to attract international students. New graduate programs are being added to the curriculum each year, enabling current students to remain at UWF to continue their education as well as attracting new graduate students from other universities and colleges. The University goals and curriculum intends to continue this growth pattern.

The Office of Housing Mission Statement

The Office of Housing is an integral part of Student Affairs at The University of West Florida that exists to: 1) house resident students in a manner that meets residents’ safety, security, and personal needs; 2) provide a residential atmosphere that promotes residents’ development and learning outside the classroom; and 3) foster the educational pursuits of a diverse student population.

Existing Housing Facilities

There are currently two styles of Housing Facilities on campus: 1) Residence Halls (i.e. Martin and Pace Halls), and 2) Apartments (i.e. Village East). The recently constructed Martin Hall and Pace Hall are occupied at 99% capacity and reflect the style of Residence hall the University should establish as the standard. Existing housing buildings proposed to be removed are buildings (Pizza Hut Dorms) which are only filled to 83% capacity. These facilities will require significant modifications to achieve a higher occupancy rate and meet the standards of the other Housing Facilities on Campus.

The University Housing Overview

The Office of Housing, if it is to serve the on-going educational and developmental processes of each individual resident, must keep up with the growth of the University. Most Freshmen and many Sophomores prefer on-campus housing. International students prefer to live on campus if “creature comforts”, as they know them, can be satisfied. Graduate students prefer living as close as possible to their centers of research, and on-campus housing is an attractive option if separated from undergraduate housing and suited to their needs.

University Housing Overview

The Proposed Development Plan (in the Urban Design Section of this Master Plan) identifies these Housing Buildings to be removed. Outstanding financing (or bonding) will have to be settled or re-allocated prior to the demolition of any of any housing buildings, including the recently refinanced south side dorms. The removal of existing housing buildings (and the associated debt) may be rolled into the construction of the new residence halls. The

The Office of Housing Demographics - Fall 2001

<table>
<thead>
<tr>
<th>Classification</th>
<th>Number</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freshman</td>
<td>650</td>
<td>54.3</td>
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<tr>
<td>Sophomore</td>
<td>201</td>
<td>16.8</td>
</tr>
<tr>
<td>Junior</td>
<td>179</td>
<td>14.9</td>
</tr>
<tr>
<td>Senior</td>
<td>107</td>
<td>8.9</td>
</tr>
<tr>
<td>Special Student</td>
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<td>1.5</td>
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<tr>
<td>Graduate</td>
<td>45</td>
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<table>
<thead>
<tr>
<th>Age</th>
<th>Number</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td>Under the Age of 21</td>
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<td>76.25</td>
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<tr>
<td>Over the Age of 21</td>
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<td>23.75</td>
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<table>
<thead>
<tr>
<th>Residency</th>
<th>Number</th>
<th>% of Total</th>
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</thead>
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<tr>
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<tr>
<td>In State</td>
<td>933</td>
<td>77.7</td>
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<tr>
<td>Out of State</td>
<td>218</td>
<td>18.1</td>
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<table>
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<tr>
<th>Tri-County Area</th>
<th>Number</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td>Escambia, Santa Rosa, Okaloosa</td>
<td>296</td>
<td>24.6</td>
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Table 7.1

<table>
<thead>
<tr>
<th>UWF Housing Demographics - Fall 2001</th>
<th>Number</th>
<th>% of Total</th>
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</thead>
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<tr>
<td>Total Residents</td>
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<td></td>
</tr>
<tr>
<td>Gender</td>
<td></td>
<td></td>
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<tr>
<td>Female</td>
<td>701</td>
<td>58.4</td>
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<tr>
<td>Male</td>
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<tr>
<td>Hispanic</td>
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<tr>
<td>Non-Resident Alien</td>
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| First Term at UWF                   | 931    | 52.6       |

Table 7.2

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<thead>
<tr>
<th>Residence Halls</th>
<th>Bed Capacity</th>
<th>Occupancy</th>
<th>Occupancy Rate</th>
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</thead>
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<tr>
<td>Southside (Doubles)</td>
<td>172</td>
<td>122</td>
<td>70%</td>
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<tr>
<td>Southside (Singles)</td>
<td>134</td>
<td>134</td>
<td>100%</td>
</tr>
<tr>
<td>Martin Hall (Doubles)</td>
<td>284</td>
<td>281</td>
<td>99%</td>
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<tr>
<td>Pace Hall (Singles)</td>
<td>184</td>
<td>181</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>774</td>
<td>718</td>
<td>93%</td>
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</table>

| RA Rooms not counted as part of Bed capacity. |

<table>
<thead>
<tr>
<th>Apartments</th>
<th>Bed Capacity</th>
<th>Occupancy</th>
<th>Occupancy Rate</th>
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<tr>
<td>Village West (2/2)</td>
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<td>Village West (4/2)</td>
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<td>Village East (2/1)</td>
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<td>85</td>
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<td>Village East (4/2)</td>
<td>192</td>
<td>192</td>
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<tr>
<td>TOTAL</td>
<td>460</td>
<td>453</td>
<td>98%</td>
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</table>

| RA Rooms not counted as part of Bed capacity. |

| University Total                      | 1234        | 1171      | 95%            |

The Office of Housing at the University of West Florida is an integral part of the University's mission whose primary purpose is to assist the on-going educational and developmental processes of each individual resident. As the University continues to grow, it has transitioned towards a more traditional University population. Freshmen and Sophomores enrollment has increased with each new academic year and currently makes up 70% of the Resident Population. International affiliations are keeping pace with the global approach to world affairs and continues to attract international students. New graduate programs are being added to the curriculum each year, enabling current students to remain at UWF to continue their education as well as attracting new graduate students from other universities and colleges. The University goals and curriculum intends to continue this growth pattern.
University foundation currently assists the University in the funding for new residence halls.

Existing Housing Programs

The Office of Housing has an established Residence Life program that clearly outlines their mission and objectives for all aspects of student life on Campus. All Future Housing development should support the Residence Life Program.

Residence Life Objectives:

- Create a living/learning environment that complements, supports, and enhances academic pursuits.
- Enhance learning and personal development in the residence halls/apartments through programming and staffing.
- Assist residents in developing a sense of responsibility to the community in which they live.
- Facilitate student development and involvement by providing opportunities for leadership in the residence halls/apartments on campus.
- Increase the number of students living on campus.
- Create an environment that promotes understanding, tolerance, acceptance, and appreciation of each individual’s lifestyle, background, and culture.
- Facilitate the freshmen and transfer students’ transition to the University of West Florida community.
- Assist first year students in an effective adjustment to the residence halls and campus life.

Facility Management Objectives:

- To operate and maintain a quality physical environment that insures clean healthy, and safe living conditions.

Technology Objectives:

- To provide technology to support the academic and personal needs of residents.
- To provide technology that facilitates effective management, security, and customer service.

Fiscal Management Objectives:

- To formulate and administer revenue development and budgetary practices that provide sound fiscal management.
- To establish and maintain effective and efficient administrative practices for expenditure control.
- Educate residents about departmental financial data and issues.

Assessment Objectives:

- Evaluate the level of customer satisfaction within Housing.
- Create an annual report of the department for longitudinal research purposes.

Assignment Program and Priorities

Returning students presently have priority for both availability and choice of residence hall space over others (other than Florida Pre-paid persons) being assigned on a first come, first served basis. It is anticipated at this time that this policy would not change.

Projected Housing Needs

To meet the housing goals for number of beds relative to number of F.T.E. Students, the following chart shows the required increase in bed capacity through the year 2024 for projected student growth.

The University has included the addition of two new 200 bed Residence Halls as part of the five-year plan. The residence halls have been sited according to the proposed University Zoning to ensure consistency with this Master Plan and to maximize the capacity of existing dining/support facilities. The current location for these functions is at the University Commons. With the construction of future Residence Halls, additional dining and support facilities will have to be considered. The Master Plan identifies a proposed dining facility/multi-purpose gathering space to be constructed with the future Residence Hall complex at the north end of the main Campus.

Table 7.3

<table>
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<th>Academic Year</th>
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The Office of Housing recommends that future construction of residence halls reflect the style of Martin and Pace Halls. Though the exact footprint may not be practical for other housing sites on Campus, a multi-wing 200 bed building best serves the University’s goals. The scale of the facility allows a strong sense of community for residents within the larger University fabric. Single occupancy rooms with private toilet rooms and showers are preferred over multi bedrooms.

Village East and Village West Housing facilities are located at the South end of the Campus and are not consistent with the Proposed University Training Development Plan in the Land Use Element of this Master Plan. These facilities have been incorporated into the Urban Plan to ensure their connection to the Main Campus, however do not reflect the goals of this Master Plan or the Office of Housing. Future Housing should be located in proximity to the academic core of the Main Campus and encourage students to walk/bike to class. Additionally, future housing facilities should incorporate adjacent exterior activity/gathering spaces into the design (See Figure 7.2).

Village East Apartments

Goals, Objectives and Policies

Goal 1: To provide adequate on campus housing facilities with beds for 25% of F.T.E. students.

Objective 1.1: To provide housing facilities in the time frame required to meet the needs of the annual projected student enrollment.

Policy 1.1.1: Housing facilities needs shall be coordinated with the “Capital Improvements Plan - Estimated Cost/Schedule/Fund Source” in Section 14 of this report.

Objective 1.2: Locate future housing facilities to support the Urban Design approach and image of the University.

Policy 1.2.1: Housing facilities shall be located within areas zoned for residential use by the Proposed Zoning Map in section 4 of this master plan.

Policy 1.2.2: Housing facilities shall be located, designed and built in accordance with the Architectural Guidelines Section of this master plan.

Objective 1.3: Housing Facilities should have direct access to the Pedestrian Circulation Systems.

Goal 2: Provide University Managed Housing accommodations that are comfortable, safe and promote community environment.

Objective 2.1: Establish maintenance and housekeeping programs to ensure the residence halls meet resident’s needs.

Policy 2.1.1: Building system including: mechanical, electrical and plumbing, life safety, elevators, etc., shall be maintained to an acceptable level of service through a dedicated Housing maintenance staff.

Policy 2.1.2: Clearly defined procedures for the submitting work requests shall be provided to residents.

Objective 2.2: Establish a Residence Life Program that outlines the Office of Housing mission and responsibilities.

Policy 2.1.1: Identify ratios and policies for selecting Resident Advisors (RA). Define the expectations and training programs for the RA.

Policy 2.1.2: Establish programs for residents that encourage on-campus activities during weekends and nights to enhance the quality of life for resident students.

Policy 2.1.3: Establish a student Residence Hall Association to act as a liaison between the residents and the Office of Housing.
The Recreation and Open Space element includes narratives related primarily to exterior areas used for sports activities, social gathering and recreation.

Previous goals included maintaining existing woodland character of the University, the desire to maintain recreational space, the use of native indigenous plantings, the development of Campus greens, development of a systematic trail system, creation of an arboretum and Botanical gardens, miscellaneous repairs and upgrades to existing facilities and a policy to coordinate UWF activities with the local community for achievement of these goals.

Specific outdoor areas should be supplied with utilities as needed to support specific events. For instance – areas planned for outdoor music events should include power, limited lighting and possibly seating and PA system. These special use functions should be located to prevent conflicts with adjacent uses. Complaints were received that afternoon events are at times disruptive to classes and students within the library. Current development includes an expansion of the field house. This building will provide needed indoor activity spaces for teaching, recreation and intramural sports. (Proposed areas are identified as such and further described within the landscaping section.)

Many of these goals are still appropriate. Recreation programs features can be seen as opportunity to improve and enhance life on Campus thus making the University a more inviting place for prospective students and faculty. The desire to maintain natural undisturbed areas provides for a unique Campus environment, preserves an educational asset, and provides recreation areas. The development of well defined "greens" on Campus encourages student interaction as well as structures and beautifies the Campus. The "infill" approach indicated in the Urban Design section is consistent with the goals of this section. Refer to the Urban Design (3) and Landscape Design (16) sections for additional information.

Nature trails, bike paths, running trails which have existed for some time on Campus are now officially part of the Campus Master Plan. The Oak Grove, adjacent the intramural athletic fields has also been set aside as a recreation area.

**West Campus**

Several additional issues have developed based on the acquisition of the Baroco property and anticipated enrollment growth. The West Campus currently hosts horse, biking, and walking trails. Development of the property should consider maintaining such recreational activities within the "landscape" borders and other natural areas.

Approximately 150 acres have been set aside on the West Campus to accommodate a future Intercollegiate Sports center.

1. Football Stadium (30,000 people) – 9 acres
2. Track – 7.5 acres
3. Softball and Baseball – 14 acres (7 each)
4. Tennis (6 courts) – 1.5 acres
5. Natatorium – 3 acres
6. Basketball – 3 acres
7. Soccer – 3 acres
8. Volleyball Courts – .25 acres
10. Golf driving range & practice area – 3.5 acres

Eventually the existing field house and associated recreation and sport areas will be fully dedicated to intramural and student activities.

**Waterfront**

Other plans for the future include waterfront development along Thompson’s Bayou as well as recreational facilities to be developed in concert with a Marine Research Center on Santa Rosa Island. The Thompson’s Bayou development will include boat launch, mooring, and storage facilities. Recreation areas with toilet facilities are proposed. Development of this asset will allow educational opportunities and unique recreation activities as well as provide waterfront access for skiing and sailing teams.

**Goals, Objectives, and Policies:**

**Goal 1:** Further enhance student life and educational experiences through development of recreational and sports areas and programs within the University.

**Objective 1.1:** Provide waterfront recreation areas on Campus that enhance student life and that supports sports activities including skiing and sailing.

Policy 1.1.1: Set aside area for future development of a waterfront recreation area to include: boat dock, storage, launching facilities; recreation area, equipment rental facility, toilet rooms; storage facilities; access road

Policy 1.1.2: Study proposed recreation area to determine feasibility of integrating facility with: Ski team needs, Sail team needs, Biology department research vessel mooring.

Policy 1.1.3: Develop full program for recreation area with input from Student representatives, sports program leaders, and University marketing staff.

**Objective 1.2:** Maintain adequate areas in support of recreation and sports related activities to serve the projected student enrollment of the University.

Policy 1.2.1: Establish planning budget for required upgrades to existing sports fields and facilities including: addition of outdoor pool.

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Section through Plaza at Administrative Mall

The Santa Rosa Island beach property will have minimal facilities consistent with the University’s desire for minimal development on the beachfront property. An Education and Research facility for marine biology will allow better access to the water, additional parking, and possibly some basic infrastructure such as power, water, and toilet. Such facilities are anticipated.

A new recreation area has been created for low impact - high/low ropes course and repelling wall. It is located west of existing varsity sports complex and will remain primarily wooded. (Refer to Figure 8.2).
8 - RECREATION – OPEN SPACE

Policy 1.2.2: Completion of ongoing design and construction related to existing Field House.

Policy 1.2.3: Coordinate placement of recreation areas with Student housing to ensure appropriate open spaces are established adjacent areas of high student use.

Objective 1.3: Develop additional recreation and sports activities to enhance student programs

Policy 1.3.1: Include low impact programs such as high and low ropes courses.

Policy 1.3.2 Continue to investigate development of the Santa Rosa Island property for recreational use.

Objective 1.4: Establish area for future varsity sport center able to accommodate: stadium, pool, basketball and volleyball arena, softball and baseball fields, track, and soccer. Area allowed should acknowledge the needs of future Division 1 school.

Policy 1.4.1: Establish area across Thompson Bayou from the main Campus to accommodate future sports center

Objective 1.5: Study the impact and feasibility of a University golf driving range

Objective 1.6: Completion of ongoing design and construction related to existing Field House

Goal 2: Integrate recreational activities with overall campus design.

Objective 2.1: Provide areas for future development within the Mater Plan to ensure future adequate facilities

Objective 2.2: Sustain and preserve natural woodland setting areas at various conservation levels to ensure access to undisturbed natural settings

Objective 2.3: All current sports related activity use areas will be incorporated into the Master Plan such that future development can accommodate recreation and sports needs

Goal 3: Development of a Campus plan that includes areas that serve to clarify and organize the Campus as a means of improving student understanding of the Campus environment (more User friendly) and to foster interaction between students.

Policy 4.1.1: Infrastructure and buildings shall be sited to retain as much of the existing woodlands and topography that are found on the building site before disturbance.

Objective 4.1: To maintain sufficient open space woodland area, preserve the woodland character of the campus, create a balance between the developed and existing natural environment within the built areas, and establish an efficient use of open space in campus development.

Objective 4.2: To improve recreation and open space facilities by correct existing deficiencies.

Objective 5.1: To coordinate with the host community to ensure adequate recreation and open space facilities to meet the needs of the campus and the local community.

Policy 5.1.1: The University shall coordinate, on an annual basis, with local Community and County Parks and Recreation Departments in order to ascertain common open space and recreation needs.

Policy 5.2.1 Arboretum and Botanic Garden: Intended to be a catalyst for a campus-wide showcase and education program for native species and plant communities.

Policy 5.2.2 Tennis courts: all 12 courts are to be resurfaced. Facilities adequate for the near future

Policy 5.2.3 Intramural fields: to improve game scheduling hours, an irrigation system and lighting shall be installed to allow play to be scheduled during evening hours. Three new fields will be needed for increased student population and community use.

Policy 5.2.4 Soccer field: to be integrated within the Sports Complex, and would serve as a practice field for the men's and women's teams.

Policy 5.2.5 Swimming Pool: an outdoor swimming pool and expanded sundeck and lawn area would be located immediately adjacent to the Natatorium and be used for student recreational and community programs.

Softball fields and Baseball field: to be renovated or replaced, but no additional fields are needed at this time. The baseball field may be supplemented with new locker rooms for home and visiting teams (no visiting team lockers presently) and improved restrooms and concession stand.
Stormwater

**Main Campus**

The existing UWF campus presently manages a stormwater system consisting of numerous site-specific stormwater retention ponds designed to serve each specific phase of campus development at the time it was constructed. Stormwater facilities, in recent years, have been designed and constructed in accordance with Florida Department of Environmental Protection (FDEP) standards for treatment and retention prior to discharge.

Many campus sites were developed prior to the development of FDEP Standards and were most likely designed and constructed in accordance with acceptable practices at the time. Each individual site developed in the future at UWF will be required to be designed and constructed in accordance with current applicable FDEP standards.

Consideration had been given to development of a super pond to accept all stormwater runoff generated at UWF. However, the super pond approach would require a significant number of extremely large capacity stormwater pumping stations and associated large diameter force mains, in addition to renovation of many existing stormwater collection systems. A significant disruptive impact to existing roadways, parking areas, other existing utilities, wetlands and landscaped areas would occur as a result of installation of stormwater pump stations and force mains. The resulting infrastructure upgrade cost would not allow this option to be feasible.

In response to the “infill” approach to future development on campus the Master Plan recommends combined “drainage basin” ponds to manage storm water. Consolidation of stormwater retention ponds can reduce infrastructure and maintenance cost as well as reduce the number of ponds in the core development area. Use of accurate topographic maps, site surveys, and as-built construction plans should be used to identify drainage basins within the existing campus. (Refer to Figure 9.1, Drainage Map).

Drainage basins are delineated by identifying the highest continuing elevations around a given area, essentially the crests of natural or man-made ridges, surrounding a lower area, thus forming a bowl or depressed area that will entrap stormwater. Where possible, the intent is to consolidate as many stormwater retention ponds as possible into one or more ponds as close to the proposed development and at the lowest elevation of the depressed area as possible. Shallow grassed swales and retention ponds may be used to stage stormwater to final pond discharge locations. A stormwater “banking plan” may also be developed, wherein larger basin ponds allow for excess treatment capacity to be “banked” and available for future development.

Use of wet ponds may be used for aesthetic purposes, in addition to their intended use, but should be properly aerated or mechanically agitated to prevent stagnation and the development of mosquitoes and other nuisance insects. They may also be considered for recreational uses, such as skiing ponds, fishing ponds, or other uses associated with freshwater ponds.

Stormwater overflow from the retention ponds may discharge into existing wetlands in many cases, therefore wetlands delineation and permitting shall be required. In summary, use of site specific stormwater retention ponds, within given stormwater basins, and development of a stormwater retention pond “banking plan” to assist in minimizing the number of ponds required for future development are recommended.

**West Campus**

The West Campus is designated for future light industrial and commercial development as well as for expansion of University functions. As with the UWF campus, all areas to be developed must be designed and constructed in accordance with FDEP standards. This report depicts proposed drainage basins on the West Campus, which designate areas that may be developed, taking into consideration planning for stormwater collection and holding facilities that may consolidate these facilities. Future planning and stewart design considering the available topographic and drainage basin information can minimize construction cost, maximize area for development, and identify development phasing. In addition, ponding areas may be designed considering a recreational element, as on the UWF campus, for skiing ponds, fishing ponds, or other recreational uses. As stated in SECTION 4 - LAND USE, many of the areas proposed for future development may contain Florida Department of Environmental Protection / U.S. Army Corps of Engineers jurisdictional wetlands. An accurate jurisdictional wetlands survey shall be necessary to determine which areas may be developed, and how.

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Potable Water

Recent studies indicate the potable water system on the existing campus are inadequate and will require upgrades. Options including additional wells or alternately installing lines and purchasing water from ECUA.

UWF presently owns, operates and maintains the potable water system on campus. The existing UWF potable water system consists of two (2) 500gpm (1.44 MGD total) wells in the Sand and Gravel Aquifer, one (1) 200,000 gallon elevated water tank, and a pipe network to provide potable water and fire protection on campus. The system is stand-alone, with no supplemental supply from outside sources, such as ECUA, although an eight (8) inch emergency interconnection with the ECUA system is available for emergency use only. A UWF Potable Water System Study was prepared by Baskerville-Donovan, Inc., dated August 16, 2001, which evaluated the existing system capacity, addressing...
both domestic potable water and irrigation use. Historical reports indicate that the Annual Average Daily Flow (AADF) for the campus in the year 2000 was 329,000 gallons per day (GPD) including both Annual Average Consumption and Annual Irrigation Demand. The Maximum Day Demand for the year 2000 was 803,000 gallons (Refer to figure 9.4, Potable Water Map).

In order to determine the future potable water supply needs for the campus, the design standards adopted by the Florida Department of Environmental Protection, the Ten States Recommended Standards For Water Works must be considered. For production well pumping capacity, Section 3.2.11 of the Ten States Standards recommends that the total developed groundwater source capacity shall equal or exceed the design maximum day demand and equal, or exceed, the design average day demand with the largest producing well out of service. The BDI report reveals that the maximum pumping capacity for one well is 720,000 GPD, thus is presently inadequate to meet the year 2000 Maximum Day Demand identified in the BDI report of 803,000 GPD by 2003. It is estimated that AADF for buildout of the existing campus will be 658,000 GPD, based on the assumption that the potable water demand and irrigation demand will double. The sum of the total future estimated domestic potable water and irrigation need (658,000 GPD), and the existing supply deficiency identified in the BDI report (83,000 GPD) is an ultimate potable water supply requirement on campus of 741,000 GPD, resulting in an additional supply upgrade requirement of 62,000 GPD to meet supply standards required by FDEP. These water supply sources may be provided by drilling of new wells or bulk purchase of water from ECUA, if available. In order to meet recommendations set forth in FDEP’s Ten States Standards it will be necessary to construct one (1) additional 500 gpm (0.72 MGD total) potable water well to meet domestic potable water and irrigation needs for buildout of the existing campus.

Computer modeling that includes projected growth and construction of new facilities is recommended to determine adequacy of the existing water mains. Based on these models, a master plan for potable water should be developed for the future.

In order to determine future potable water storage for the campus, the Ten States Standards must again be considered. For finished water storage, Section 7.0.1b. of the Ten States Standards recommends that the minimum storage capacity for systems not providing fire protection shall be equal to the average daily consumption. However, this may be reduced when the supply wells have sufficient capacity with standby power (emergency generators) to supplement peak demands of the system. Section 7.0.1a. recommends that fire flow requirements established by the State of Florida Insurance Services Office should be satisfied where fire protection is provided. However, Section 7.0.1c. recommends excessive storage capacity should be avoided where water quality deterioration may occur. Therefore, for future buildout needs, a total of 500,000 MG of finished storage should be constructed to meet minimum standards set forth in the Ten States Standards for domestic potable water and irrigation needs.

The policy of using wells to provide irrigation should be maintained as a cost effective approach to irrigation.

West Campus

In order to determine the future potable water supply needs for the West Campus, Ten States Standards must again be considered. The West Campus shall be developed into a light industrial, commercial, research park, sports center, retail center, an academic element and other future use. The following are estimates of potable water flows required for development of the West Campus:

1. Research park – 5,330,000 SF @ 0.1 GPD/SF = 533,000 GPD
2. Academic – 5,500 persons @ 50 GPD/Person = 275,000 GPD
3. Future use – 3,800,000 SF @ 0.1 GPD/SF = 380,000 GPD
4. Sports center – 60,000 seats @ 3 GPD/Seat = 180,000 GPD
5. Retail space – 1,450,000 SF @ 0.1 GPD/SF = 145,000 GPD
6. Food service – 1,513,000 GPD

It is assumed the West Campus shall be developed with its own potable water supply and storage facilities. In order to meet this demand, a total of three (3) 500 gpm potable water wells must be constructed for ultimate buildout, and two (2) 750,000 elevated water storage tanks for supply and fire protection. The developers of the industrial and commercial facilities shall be responsible for construction cost of the on-site infrastructure required to provide potable water to their sites. UWF shall bear the responsibility of the construction cost of potable water lines in right-of-ways to each site as well as the system infrastructure required to supply the academic and sports facilities. An alternate approach is to provide the research park and retail area with water from ECUA, and extend the campus water system to accommodate University facilities. A detailed study of the infrastructure and projected water costs should be performed in order to determine the best approach.

The policy of using wells to provide irrigation should be maintained as a cost effective approach to irrigation.

Waste Water

UWF presently owns and maintains the wastewater collection/transmission system on campus. The existing UWF wastewater system consists of gravity collection lines, manholes, a 320 gpm lift station, and a master 500gpm lift station to pump domestic wastewater generated at the UWF campus into the existing ECUA wastewater collection/transmission system for treatment and disposal of effluent and residuals by the Main Street WWTF. UWF no longer operates an on-site WWTF, therefore all wastewater is transported to the ECUA system. Future development of the existing UWF campus and the West Campus property shall definitely require installation of new gravity sewer lines, manholes, lift stations, and force mains, in addition to odor control facilities. As with stormwater collection and retention systems, existing topography and drainage basins must be taken account to determine the lowest possible elevation within each developable drainage basin to locate wastewater lift stations. Locating the lift stations at the lowest possible elevations minimizes the total number of lift stations required for buildout of the existing campus and the West Campus property by serving all areas to be developed with gravity sewer lines transporting wastewater flow to the lift stations.

Currently UWF maintains several septic tanks. It is the University goal to eventually remove these tanks.

Future development will impact existing wastewater facilities, both on campus and off site leading to the Main Street WWTF. UWF campus lift stations, force mains, and gravity sewer lines must be upgraded to accommodate existing plus future peak flows generated at UWF, and it is anticipated that existing ECUA lift stations, force mains, and gravity lines must also be upgraded. The existing lift station can presently accommodate 720,000 GPD which is adequate for existing wastewater flows generated. It is estimated that 1.513,000 GPD of wastewater flow will be generated on the existing campus and the West Campus at buildout. The master pump station should ultimately be upgraded to approximately a pumping capacity of 1,550 gpm to serve all development at buildout. The existing campus lift station shall be upgraded based on additional wastewater flow directed to it, and new lift stations shall be constructed at locations taking maximum advantage of knowledge of existing topography and development plans. A hydraulic analysis must be done to determine the capacity of existing gravity sewer lines and force mains to determine the magnitude of upgrade required of the collection/transmission system, both on-site and off-site. ECUA owned lift stations off-site must also be analyzed to determine the need for upgrade. The cost for wastewater system upgrades off-site will most likely be the sole responsibility of UWF. Odor control systems may also be required in the existing UWF and ECUA wastewater systems.

In addition to proposed upgrades it is noted that many of the existing older systems require upgrade and repair. Pipes are old and tree root incursion continues to be a problem.

Gas

The existing UWF natural gas system is owned, operated and maintained by UWF, with gas purchased in bulk from Gulf South Gas. ESP provides gas service to only one site with a small meter. A natural gas system has now been installed to service the majority of the existing campus. The gas mains installed are all 1-1/2 inch, 2 inch and 3 inch in diameter. Future development of the East and West Campus shall require installation of new gas mains, with main size dependent on the specific needs of each site. In addition. Existing gas mains may require upgrade or installation of parallel mains to provide adequate supply to future development.

9 - 2
Solid Waste

UWF is currently under Contract with a private vendor to handle waste collection and disposal. Other than smaller containers all solid waste disposal is handled by private contact with pick ups twice a week, larger dumpsters are emptied as needed. The University is investigating schedule changes for pickups to better avoid conflicts between waste removal trucks and pedestrians.

Standards for container enclosure should be developed to ensure appropriate and consistent visual screening is maintained for trash receptacles. Maintenance access drives are covered in the Urban Design section. (Refer to Section 16, Landscape Design Guidelines).

Goals, Objectives and Policies

Stormwater Management Sub-Element

Goal 1: The University of West Florida shall provide adequate storm water management to protect the welfare of its residents and those of the surrounding community and to prevent stormwater damage to public and private property.

Objective 1.1: UWF shall upgrade and expand the existing stormwater drainage system to ensure adherence to adopted level of service standards.

Policy 1.1.1: UWF shall establish a level of service standard which is consistent with all local, state, and federal regulations, in strict compliance with the State of Florida water quality/quantity standards as outlined in Chapter 17-25, Florida Administrative Code, and shall be consistent with Escambia County stormwater management criteria.

Policy 1.1.2: UWF shall develop a "Stormwater Master Plan", updated annually, which shall include at a minimum the following:

- Evaluation of the University’s stormwater drainage system against adopted level of service standards.
- Identify existing system structural deficiencies.

Policy 1.1.3: Prioritize and implement corrections of deficiencies, improvements, and future facility needs identified in the CI Pond of the Campus Master Plan. All deficiencies, improvements, and future facility needs shall be incorporated into the "Campus Stormwater Master Plan,” which upon its completion and adoption shall become the University’s all-encompassing plan relative to stormwater management.

Policy 1.1.4: Implement needed stormwater drainage facility improvements as identified in the University's Stormwater Master Plan. The adopted campus master plan will be amended as needed to incorporate the results of the stormwater master plan.

Policy 1.1.5: UWF shall coordinate all on-campus and off-campus drainage facilities with the Escambia County Utilities Authority prior to construction to ensure full compliance and that all concurrency issues are met. The mitigation of off-campus impacts arising from implementation of the University Stormwater Master Plan shall be addressed through formal meetings with Escambia County Utilities Authority and all other applicable governmental agencies on all new construction.

Policy 1.1.6: Each capital project as identified on the University's Ten Year Capital Improvement Plan shall include the necessary stormwater facilities required to comply with the University's Comprehensive Stormwater Management Plan.

Objective 1.2: The University shall provide adequate stormwater management facilities to ensure protection of all on-campus jurisdictional wetlands, natural stormwater management areas, and hydrological areas.

Policy 1.2.1: Use environmentally safe stormwater management systems to ensure protection of existing natural stormwater management and hydrological areas.
Policy 1.2.2: Utilize acceptable systems, techniques, structures, treatment processes, etc. to ensure minimizing pollutant discharge and compliance with all local, state, and federal regulations governing discharge into local waters.

Objective 1.3: UWF shall ensure the provision of adequate stormwater drainage to all future facilities in accordance with the University's adopted level of service standards.

Policy 1.3.1: Future stormwater drainage facilities shall be projected as a part of the "Stormwater Master Plan," shall be consistent with the University's adopted level of service standards, and shall parallel the University's Capital Improvement Plan.

Potable Water Sub-Element

Goal 2: UWF shall ensure the provision of adequate water supply and water distribution system to meet current and future domestic and fire protection needs of the University.

Objective 2.1: UWF shall upgrade and expand the existing potable water system and fire protection system to ensure adherence to adopted level of service standards.

Policy 2.1.1: UWF shall establish and adopt a level of service standard for fire flow of one thousand (1000) GPM at a working pressure of fifty five (55) pounds per square inch (PSI). This shall be consistent with Escambia County Utilities Authority criteria and meet all concurrency requirements.

Policy 2.1.2: UWF shall establish and adopt a level of service standard for potable water demand of twenty-five (25) gallons per day per FTE. This standard shall be consistent with Escambia County Utilities Authority criteria and meet all concurrency requirements.

Policy 2.1.3: UWF shall develop a "Potable Water/Fire Flow Master Plan", updated annually, which shall include the following:

- Identification of water distribution deficiencies.
- Evaluation of existing fire pressure flows at each hydrant against the University's adopted level of service standard.
- Identification of fire pressure flow deficiencies.
- Establish needed corrective measures, determine associated costs, and prioritize each.

Policy 2.1.4: Prioritize and implement correction of deficiencies, improvements, and future facility needs as identified as the CI Pond of the Campus Master Plan. All deficiencies, improvements, and future facility needs shall be incorporated into the campus "Potable Water/Fire Flow Master Plan" which, upon its completion shall become the University's all-encompassing plan relative to campus potable water/fire flow management.

Policy 2.1.5: UWF shall coordinate all potable water/fire flow projects with Escambia County Utilities Authority prior to construction to ensure full compliance and that all concurrency issues are met. The mitigation of off-campus impacts arising from implementation of the University's Potable Water/Fire Flow Master Plan shall be addressed through formal meetings with ECUA and all other applicable governmental agencies on all new construction.

Objective 2.2: UWF shall ensure the provision of potable water service and fire protection to all future facilities in accordance with the University's adopted level of service standards.

Policy 2.2.1: Potable water supply and fire protection to all future facilities shall be projected as a part of the "Potable Water/Fire Flow Master Plan," and shall be consistent with the University's adopted level of service standard, and shall parallel the University's Capital Improvement Plan.

Objective 2.3: UWF shall establish practices and procedures that will ensure maximum protection and conservation of potable water sources.

Policy 2.3.1: The University shall utilize throughout campus plumbing fixtures, devices, systems, etc. that promote water conservation.

Policy 2.3.2: Utilize xeriscape landscaping.

Policy 2.3.3: Implement a water conservation awareness program directed at students, staff, and faculty.

Policy 2.3.4: Utilize non-potable water sources for irrigation purposes where feasible.

Sanitary Sewer Sub-Element

Goal 3: UWF shall ensure the adequate provision of sanitary sewer plant and distribution system capacity to meet all current and future needs of the University.

Objective 3.1: UWF shall upgrade and expand the existing sanitary sewer collection and disposal system to ensure adherence to adopted level of service standards.

Policy 3.1.1: UWF shall develop a "Sanitary Sewer System Master Plan", updated annually, which shall include at a minimum the following:

- Evaluation of the University's sanitary sewer collection and disposal system against the University's adopted level of service standard.
- Identification of sanitary sewer system deficiencies.
- Complete current evaluation of the University's existing sewage treatment plant to determine the most economical way to bring it into compliance.

Policy 3.1.2: UWF shall establish and adopt a level of service standard for sanitary sewer collection of twenty-five (25) gallons per day per FTE. This level of service shall be consistent with Escambia County Utilities Authority criteria and meet all concurrency requirements.

Policy 3.1.3: UWF shall develop a "Sanitary Sewer System Master Plan", updated annually, which shall include at a minimum the following:
9 - GENERAL INFRASTRUCTURE

• Establish needed corrective measures, determine associated costs, and prioritize each.

• Evaluate future capacity needs based on the University's projected growth and associated Capital Improvement Plan and prioritize accordingly.

Policy 3.1.3: Prioritize and implement correction of identified deficiencies and future facility needs. All deficiencies, improvements, and future facility needs shall be incorporated into the "Campus Sanitary Sewer Master Plan," which upon its completion shall become the University's all-encompassing plan relative to campus potable water management.

Policy 3.1.4: Implement needed sanitary sewer facility improvements as identified in the University's Sanitary Sewer System Master Plan. The adopted campus master plan will be amended as needed to incorporate the results of the stormwater master plan.

Objective 3.2: UWF shall ensure the provision of sanitary sewer collection and disposal services to all future facilities in accordance with the University's adopted level of service standards.

Policy 3.2.1: Future sanitary sewer facilities shall be projected as a part of the "Sanitary Sewer System Master Plan," shall be consistent with the University's adopted level of service standard, and shall parallel the University's Capital Improvement Plan.

Objective 3.3: UWF shall ensure that the University's sanitary sewer system meets or exceeds all local, state, and federal regulations and complies with all Escambia County Utilities Authority criteria and concurrency requirements.

Policy 3.3.1: UWF shall coordinate with the Escambia County Utilities Authority all new construction to minimize the impact to the surrounding community and to ensure that all concurrency requirements are met.

Solid Waste Sub-Element

Goal 4: UWF shall ensure the provision of a campus-wide solid waste handling and disposal system with sufficient capacity to meet current and projected University needs.

Objective 4.1: UWF shall expand and upgrade the University's solid waste handling and disposal system as required to meet the University's adopted level of service standards.

Policy 4.1.1: UWF shall establish and adopt a level of service standard of 10 pounds of solid waste per FTE per month.

Policy 4.1.2: The University shall develop a detailed Solid Waste Master Plan, updated annually, that shall at a minimum include the following:

• Evaluation of the existing solid waste collection system against the University's adopted level of service standard.

• Identification of all system deficiencies.

• Establish needed corrective measures, determine associated costs, and prioritize each.

• Evaluate future capacity needs based on the University's projected growth and associated Capital Improvement Plan.

Policy 4.1.3: Implement needed solid waste collection and disposal facility improvements as identified in the University's Solid Waste Master Plan. The adopted campus master plan will be amended as needed to incorporate the results of the solid waste master plan.

Policy 4.1.4: The UWF will continue to contract with private businesses to provide pickup and hauling of all campus solid waste from strategically placed solid waste containers across Campus.

Objective 4.2: UWF shall ensure the provision of solid waste handling and disposal to all future facilities in accordance with the University's adopted level of service standards.

Policy 4.2.1: The future needs of the University shall be projected as a part of the Solid Waste Master Plan and shall be consistent with the University's adopted level of service standards, and shall parallel the University's Capital Improvement Plan.

Objective 4.3: Improve efficiency and reduce costs of campus solid waste collection and disposal where economically feasible.

Policy 4.3.1: UWF will expand its recycling program to obtain maximum reduction of the solid waste stream.

Policy 4.3.2: UWF shall promote recycling through increased educational efforts directed towards the students, staff, and faculty.

Policy 4.3.3: UWF shall consider composting of vegetative materials to reduce bulk material entry into the waste stream.
### Table 9.2

#### UNF Infrastructure GASB 34/35

Roads/Parking Areas, Storm Drainage Systems & Outdoor Recreational Facilities

1-Nov-01

Prepared by CarlanKillam Consulting Group, Inc.

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The Utilities Section includes discussion on the cooling/heating plant and distribution systems, electrical power systems, and telecommunications. Table 10.1 identifies the projected facilities support, management, and physical plant facilities required to support University development through the year 2024. The projected square footage of plant support facilities required is based on historical operating or the status of chilled water flow to the campus. The load (campus) development at the University of West Florida.

The University recently completed surveys of many of the major utilities systems. The results of these reports are contained with the “GASB” asset reports. These reports can be very useful in determining the prioritization and funding needed for infrastructure upgrades and repairs.

Table 10.1 – Projected Physical Plant/Facility Support Requirements

<table>
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<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Projected Headcount</th>
<th>Total Physical Plant Required - based on 5% of total</th>
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Central Plant

The University of West Florida operates a Central Utility Plant (CUP) to provide chilled water for space cooling and hot water for space heating to the majority of buildings on campus.

The Central Utility Plant (CUP), Building 40, was completed in 1967 as part of the first major utilities project at the University of West Florida. The project included the construction of the CUP itself along with backbone chilled and hot water production and distribution systems; a fuel gas distribution system; a potable water well, tower and distribution system; a sanitary sewage collection system and treatment plant; a storm sewer collection system; an electrical main service and medium voltage distribution system and a communications distribution system.

Prior to this, a 175-ton chiller installed in 1966 and located in temporary utilities building served the University’s first three buildings. These buildings, collectively known as the Bailey Complex, were multi-functional and housed the University’s administrative offices and several classrooms. The 175 ton chiller was moved to the Central Utility Plant in 1967, where it was configured to provide backup service to the Bailey Complex in the event of a major failure to the central plant. The 175 ton chiller has since been removed from service.

The chilled water system was originally designed for constant volume/variable temperature operation, but was later converted for constant temperature/variable volume operation as part of a central utility system improvement and expansion project in 1980.

### Cooling Plant

The cooling plant consists of electric water-cooled centrifugal water chillers located in the CUP. Chilled water is distributed through underground chilled water piping to 44 buildings.

In 1990 the University reached the point in the growth of its Pensacola campus at which existing chilled water utilities would no longer provide sufficient capacity for the buildings served. Added to this fundamental requirement was the ever-present need to increase chiller plant operating efficiency and the global mandate to quickly phase out the use of ozone depleting CFC based refrigerants.

In order to accomplish these design objectives, a chiller plant upgrade project was initiated and divided into two phases. Phase I (BR-707) was completed under 1998 and incorporated the first two of the four new 1200 ton chillers with associated pumps, one new cooling tower with an associated pump, and a variable speed pumping package to distribute chilled water to the campus.

Phase II of the chiller plant upgrade (BR-740) is currently underway and nearing completion and will include the installation of two additional 1200 ton chillers with associated pumps, three new cooling towers with associated pumps, and related electrical upgrades. The final chiller plant will have a total capacity of 4800 tons.

All chillers are water-cooled electrically driven centrifugal. The two 1200 ton chillers installed under Phase I of the chiller plant upgrade have full load efficiencies of approximately 0.561 kw per ton. The third and fourth 1200 ton chillers being installed under Phase II of the chiller plant upgrade have full load efficiencies of approximately 0.557 kw per ton. Any chiller may be operated with any cooling tower in order to enhance plant flexibility and redundancy and minimize downtime.

Each operating chiller’s capacity is controlled based on a chilled water supply temperature sensor in the chiller discharge piping. The combination of chillers placed in operation at any given time is based on the chiller plant load, as measured by plant differential temperature.

### Chilled Water Distribution Equipment

The current chilled water distribution system is comprised of a primary/secondary pumping system with a de-coupled chiller loop. Within the production (chiller) loop, each of the four chillers has a dedicated pump to ensure constant flow through the chiller when it is running, regardless of the combination of chillers operating or the status of chilled water flow to the campus. The load (campus) loop is segregated from the production loop by a crossover bridge or de-coupler bypass. The bypass is located immediately between the chiller loop and the load campus loop, such that all operating chillers load and unload proportionally.

The campus loop variable volume pump package is rated for a maximum campus load condition of 5,400 GPM at 235 feet of head. The package is comprised of three 150 horsepower pumps, designed for staged operation in parallel and each rated for 1600 GPM at 235 feet of head. Pumps are of the horizontal split case design. The pump package is controlled based on differential pressure signals from campus building entrances, those signals being a direct indicator of a building’s demand for chilled water.

Under Project BR-707, chilled water piping entrances have been upgraded in the fourteen buildings with the highest chilled water demand. As part of the piping upgrade, the fourteen buildings have received digital controls that provide the chilled water demand signals to the campus pump package. The remaining piping entrances will require upgrading under a future project.

### Heating Plant

There are two central steam boilers in building 40 serving campus space heating needs. The original boiler installed in 1967 is a forced draft wetube style fired from natural gas with fuel oil as a stand-by fuel, and has a rated output capacity of 45,000 cubic feet per hour of steam at 200 psig operating pressure (1300 BHP). Controls for this boiler are industrial pneumatic type. Original full load efficiency for this boiler was 80 percent. Current efficiency is not available, but is certainly much less than 80 percent due to the age and deterioration of the boiler.

A second boiler of the same type and capacity was replaced in 1993 with a forced draft scotch marine firetube style boiler with a rated capacity of 27,600 cubic feet per hour of steam at 200 psig operating pressure (900 BHP). The new boiler is also fired from natural gas with fuel oil as a stand-by fuel. Controls for this boiler...
are digital electronic, with a PC based monitoring station in the control room. The boiler has a rated full load efficiency of 80 percent.

At one time steam from the CUP was used directly by the Science Laboratory Building 58 for process purposes. This is no longer the case as a small steam boiler was installed at the Building 58 site in 1985, eliminating the need to distribute CUP generated steam to that location.

All building space heating on campus is accomplished by means of hot water, which is generated in the CUP by two steam to water heat exchangers, each of which is rated at 1040 gpm of water flow with a differential temperature of 70 degrees F.

A number of water-to-water heat exchangers for potable water production in campus buildings have been removed and no longer constitute a load on the space heating hot water loop.

The University plans to replace the steam boilers and all related equipment with three hot water boilers in the next three to five years. The hot water boilers will be sized to satisfy current and future heating needs with a suitable level of redundancy.

Hot Water Distribution Equipment

Heating hot water is distributed throughout the campus by means of a closed loop piping system. There are currently two 50 horsepower hot water distribution pumps in Building 40, each of which were installed with the original CUP and rated for 1040 gpm at 125 feet of head. A third pump was installed in 1980, and was designed to provide hot water to the campus during summer periods with greatly reduced heating loads. A small summer boiler was also installed in 1985 for the same purpose. Both the summer pump and boiler have since been removed, as the campus summer load has outgrown their capacity.

Three new hot water pumps are currently being installed under a utilities infrastructure improvement project (BR-740). Each pump is rated for 970 GPM at 200 feet of head.

Underground Hot and Chilled Water Distribution Piping

The majority of the original underground hot and chilled water piping for the campus was constructed using schedule 40 black steel with field applied cellular glass insulation and mastic coating. The chilled and hot water piping services to Building 79 were insulated with flexible unicellular foam insulation, which has rapidly deteriorated, being inherently unsuited for underground applications.

Large sections of underground hot water piping have failed in recent years, and the degradation is accelerating. The University has expended over one-quarter of a million dollars in the last few years for underground hot water piping repairs due to leaks. The repair efforts revealed that the leaks are caused by exterior corrosion due to a pervasive breakdown of the pipe insulation. An infrared study by Ricwil Piping conducted in March of 1992 documented the poor condition of the insulation and cited the breakdown of the vapor barrier as a contributor to the corrosion of the pipe.

In addition to the corrosion of the pipe, loss of pipe insulation integrity results in significant heating energy loss to the ground. The loss of heating energy is evidenced by a drop in the hot water temperature from the CUP to the buildings served. The Ricwil Report measured energy losses in some hot water pipe sections as high as 6700 percent of nominal. The report estimates the total energy loss at more than five million BTU per hour over the expected rate for piping with new insulation.

There are also strong indications that the insulation on the underground chilled water piping has deteriorated. When the system, piping and insulation were new, the chilled water temperature differential attributed to ground losses was about 1° F. Today the losses approach 3° F in the path to and from many campus buildings. At current chilled water flow rates this amounts to energy losses in excess of four million BTU per hour.

Repair of the insulation is not a viable option due to the very poor condition of the piping. Segmental replacement of the piping is also not recommended. Piecemeal change-out of the piping accelerates the overall corrosion problem because new pipe sections serve as fresh anodes in the electrochemical corrosion process.

As a result the University initiated a project to replace all underground hot and chilled water piping and insulation, with the exception of recently replaced piping which is known to be in good condition. Phase I of the project (BR-740) is currently under construction. Phases II and III are scheduled to be completed in the next two fiscal years.

The new hot and chilled water piping will be constructed of factory fabricated and pre-insulated standard weight steel carrier pipe with polyurethane foam insulation and high density polyethylene (HDPE) outer jacket. All pipe joints will be butt-welded. The utmost attention will be given to the design and installation of field joints to yield the maximum life expectancy for the pipe-insulation-jacket assembly. Factory pipe ends will be sealed with heat shrink end closures. Fittings will be factory fabricated and pre-insulated with full HDPE fitting jacket and end closures.

Table 2 – Chilled and Hot Water Production and Distribution Facilities - Assets Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Quantity and Units</th>
<th>Value per Unit</th>
<th>Total Value</th>
<th>Useful Life</th>
<th>Remaining Service Life</th>
<th>Residual Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP Hot Water Piping</td>
<td>Lump Sum</td>
<td>$25,000</td>
<td>$25,000</td>
<td>40 Years</td>
<td>6 Years</td>
<td>$0</td>
</tr>
<tr>
<td>CUP Phase I Chilled Water Pumps</td>
<td>2 each</td>
<td>$420,500</td>
<td>$841,000</td>
<td>23 Years</td>
<td>20Years</td>
<td>$748,600</td>
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<tr>
<td>CUP Phase I Cooling Towers</td>
<td>1 each</td>
<td>$187,000</td>
<td>$187,000</td>
<td>20 Years</td>
<td>17 Years</td>
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<td>CUP Phase II Chilled Water Pumps</td>
<td>Lump Sum</td>
<td>$187,300</td>
<td>$187,300</td>
<td>20 Years</td>
<td>17 Years</td>
<td>$158,200</td>
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<tr>
<td>CUP Phase II Condenser Water Pumps</td>
<td>Lump Sum</td>
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<td>$20,600</td>
<td>10 Years</td>
<td>7 Years</td>
<td>$14,420</td>
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<tr>
<td>CUP Phase III Chilled Water Piping</td>
<td>Lump Sum</td>
<td>$87,400</td>
<td>$87,400</td>
<td>40 Years</td>
<td>27 Years</td>
<td>$80,945</td>
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<td>CUP Phase I Condenser Water Piping</td>
<td>Lump sum</td>
<td>$34,600</td>
<td>$34,600</td>
<td>40 Years</td>
<td>27 Years</td>
<td>$32,005</td>
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<td>CUP Phase I Controls</td>
<td>Lump Sum</td>
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<td>$72,900</td>
<td>15 Years</td>
<td>12 Years</td>
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<tr>
<td>CUP Phase II Low Voltage Electrical</td>
<td>Lump Sum</td>
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<td>CUP Phase II Chilled Water Piping</td>
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<td>$942,400</td>
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<td>23 Years</td>
<td>$842,400</td>
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<td>3 each</td>
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<td>20 Years</td>
<td>20 Years</td>
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<td>20 Years</td>
<td>$88,000</td>
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<tr>
<td>CUP Phase III Condenser Water Piping</td>
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<td>$87,000</td>
<td>40 Years</td>
<td>27 Years</td>
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<td>CUP Phase III Controls</td>
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<td>24 Years</td>
<td>$950,000</td>
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<td>CUP Modulus Steam Boiler No 20</td>
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<td>20 Years</td>
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<td>0 Years</td>
<td>$0</td>
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<tr>
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<td>Lump Sum</td>
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<td>$75,000</td>
<td>20 Years</td>
<td>20 Years</td>
<td>$0</td>
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<tr>
<td>CUP Hot Water Piping</td>
<td>Lump Sum</td>
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<td>$35,000</td>
<td>40 Years</td>
<td>40 Years</td>
<td>$3,500</td>
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<td>Underground Chilled Water Piping</td>
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<td>Underground Chilled Water Piping</td>
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<td>Manholes</td>
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<td>$3,588,051</td>
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</table>
Future Growth

Chilled Water Capacity Requirements – 1995 Master Plan

“One possible solution is to create two central utility plants for the core campus, the existing ‘north plant’ serving the area north of University Drive, and the second ‘south plant’ serving the area south of University Drive. The proposed new south plant would therefore serve the Field House, ERDC, the Center for Fine and Performing Arts, the College of Education, and all future buildings in the same vicinity.

The existing north plant would need to serve all existing buildings now connected, less the Field House, the Center for Fine and Performing Arts, the College of Education, and plus all future buildings located north of University Drive in the core campus area.

“Table 2 – Whole Campus Chilled Water Load Summary – Existing Buildings Only Less 54, 82, 85 and 86” is a comprehensive compilation of all buildings presently served with chilled water by the CUP, less the Field House, the Center for Fine and Performing Arts, the College of Education, and plus all future buildings located north of University Drive in the core campus area.

Table 1 lists cooling loads for buildings in gallons per minute (GPM) of chilled water flow required and in Tons (12,000 BTU/Ton) of chiller capacity required. GPM and Tons are indicated for both building peak loads and building diversified loads. Diversified loads are estimated building contributions to the peak coincident campus-wide cooling demand. The results of the diversity factors estimated for existing buildings, as indicated in the ‘Whole Campus Cumulative – Diversified Tons’ column, are consistent with actual chiller plant peak loads recorded by CUP operating personnel. The diverse load of 2693 tons indicated in relation to Building 58A – Science Lecture Laboratory is consistent with the characteristics of the current campus primary electrical distribution system.

Table 1 demonstrates that a plant capacity of 4800 tons is required to serve all buildings presently served by the CUP, together with all buildings currently planned through fiscal year 2009/10, while maintaining a redundant capacity of approximately 1001 tons.

Upon completion of on-going Project BR-740, New Chillers and Associated Upgrades – Central Utility Plant – Phase II, the existing central utility plant will have a total chiller capacity of 4800 tons.

Chilled Water Capacity Requirements – Current Master Plan

The revised Campus Master Plan contemplates a much greater level of growth than does the 1995 Master Plan. The revised Campus Master Plan also envisions a much denser growth pattern within the confines of the ‘core campus’ served by the CUP, allowing for the addition of as much as two million square feet in total building area. The CUP cannot provide sufficient chiller plant capacity to support this degree of development, even with an increase in capacity to 4800 tons, and expansion of plant capacity beyond 4800 tons is impractical due to limitations in pumping pressures.

Objective 1.1: Develop a comprehensive hot and chilled water generating and distribution master plan for use in planning all new construction, renovations, upgrades, etc.

Policy 1.1.1: The University Department of Architecture and Engineering in conjunction with the Office of Facilities Planning shall once per year evaluate the campus hot and chilled water master plan to determine accuracy and effectiveness.

Policy 1.1.2: The campus service engineers shall be employed as deemed necessary to update the plan to meet changing conditions and changes in regulatory requirements.

Policy 1.1.3: Yearly review of the plan will be sought from the local governing bodies to ensure compliance and cohesion with the surrounding community.

Objective 1.2: Implement changes to the hot and chilled water system as dictated by the campus master plan.

Policy 1.2.1: Funding shall be sought on a yearly basis to effect needed changes to the campus hot and chilled water system that will ensure that it remains effective, and efficient and in regulatory compliance.

Objective 1.3: Establish a routine maintenance program that will insure that the hot and chilled water system remains structurally and operationally sound at all times.

Policy 1.3.1: Set up routine inspection and documentation of all system components.

Policy 1.3.2: Minor repairs will be funded and performed through the Physical Plant Utilities Department on an as needed basis.

Policy 1.3.3: Funding for major repairs and upgrades will be sought through minor project monies of other appropriate sources.

Electrical – General Discussion

The characteristics of the current campus primary electrical distribution system are as follows: operating voltage 12,460 volts, three phase, four wire, grounded wye. The primary service cables are 3/0 AWG copper capable of carrying approximately 215 amperes. The main campus feeders are being replaced with 4/0 AWG copper cables. This upgrade should be complete by year-end 2002.
This will upgrade the feeder capacity from 215 amperes to 435 amperes per feeder.

The University of West Florida has sole responsibility for operation of the campus primary electrical distribution system, and has assigned specific responsibility for this task to the University Department of Architecture and Engineering. All buildings served by the primary electrical distribution system are located within the property boundaries of the University of West Florida Pensacola Campus.

**Electric Service Provider**

The electrical provider for the University of West Florida is Gulf Power Company. Gulf Power’s service area is the Florida panhandle from Pensacola to Panama City. Gulf Power Company is a subsidiary of the Southern Company consisting of Gulf Power, Alabama Power, Mississippi Power and Georgia Power. Gulf Power’s electrical system is tied to the Southern Company’s grid in effect providing a substantial amount of generation capacity. The electrical rates rank as some of the lowest nationwide. The current electrical rate structure does not provide any rebate incentives for energy conservation.

**Campus Electric Service**

The campus currently has three different service points from Gulf Power Company. The main service is located at Building 40 and serves the majority of the campus. The second service is fed from Highway 90 and serves Buildings 42, 43, 48, 49, and 55. These services are not interconnected. The third service point is on University Parkway and was installed in 2000 as an alternate service point to the main campus. The feed from Gulf Power Company on the alternate campus feed is normally open. The alternate feed from Gulf Power Company has the capacity to serve the entire campus.

The medium voltage electrical system is distributed from Building 40 with two medium voltage circuit breakers tied to a common medium voltage bus. For the most part the campus has dual medium voltage primary feeders as a backbone. Radial taps off the main system, however, serves several areas. Switches are located throughout the campus to allow sectioning and maintenance of the system. The redundant primary feeders are 400 copper, rated 435 A each. The taps are 1/0 copper, rated 215 A.

**Campus Electric Service Equipment**

Building 40 is the main electrical service point for the campus. The service equipment is 1200 ampere General Electric Magna-Blast draw-out circuit breakers. The service switch gear has one incoming circuit breaker, three circuit breakers serving the electrical demands for Building 40, and two circuit breakers serving the campus primary distribution system. The original service equipment was installed in 1967. The medium voltage switchgear has undergone extensive refurbishing in 2001. All of the medium voltage circuit breakers were replaced and new relaying and metering equipment was installed.

**Campus Electric Distribution Switches**

The majority of the existing sectionalizing switches for the primary electrical distribution system are located in manholes. A major electrical project is currently under construction that will eliminate all switches located in manholes. The new switches are padmounted and are provided with electronic meters for load monitoring and system quality. The new switching arrangement will allow more flexibility, safer operation and will improve system reliability. The switches are rated 600 amperes on the main bus and 200 amperes on the taps. The upgrade in capacity will allow the University to fully utilize the larger medium voltage feeders.

**Electrical Demand History**

The University of West Florida is primarily metered by Gulf Power Company at the central plant, Building 40. The University is responsible for the medium-voltage distribution and service transformers for the campus electrical requirements.

The service for the central plant is a medium voltage switchgear arrangement with six separate circuit breakers. The switchgear has a 1200 amperes rated bus. The service breaker is limited to 400 amperes due to the relaying and service feeder. Feeders #1 and #2 are limited to 200 amperes due to the campus feeders. Feeders #3 and #4 are limited to 100 amperes due to relaying and load protection.

The University’s loads are distributed between five medium voltage feeders. Three feeders (Feeders #3, #4 & #5) are used within the central plant. Feeder #5 serves a 1200 kVA 12.46 kV to 2.4 kV oil filled transformer. The loads on Feeder #5 are central plant chillers and one small chiller. Feeder #4 serves a 1500 kVA 12.46 kV to 2.4 kV dry-type transformer. The loads on Feeder #4 are two central plant chillers. Feeder #3 serves a 3000 kVA 12.46 kV to 2.4 kV oil filled transformer. The loads on Feeder #3 are two central plant chillers and one large chiller.

The following table represents the measured load distribution during the August 1999 peak demand. A current demand report was provided by Gulf Power Company and the peak demand was 6,596 kW. Assuming a 0.9 power factor, this would mean a new system demand of 7,293 kVA.

<table>
<thead>
<tr>
<th>Feeder</th>
<th>Demand – Amps</th>
<th>Demand – kVA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Main</td>
<td>300</td>
<td>7293</td>
</tr>
<tr>
<td>Feeder #1</td>
<td>90</td>
<td>1942</td>
</tr>
<tr>
<td>Feeder #2</td>
<td>108</td>
<td>2330</td>
</tr>
<tr>
<td>Feeder #3</td>
<td>31</td>
<td>669</td>
</tr>
<tr>
<td>Feeder #4</td>
<td>82</td>
<td>1770</td>
</tr>
<tr>
<td>Feeder #5</td>
<td>39</td>
<td>819</td>
</tr>
</tbody>
</table>

A current electrical project is under construction that will change out the current transformers for the service main (from 400A to 1200A) and Feeders #1 and #2 (from 200A to 400A). The campus feeders are set up so that the entire campus can be fed for either feeder (400A total). With this in mind, the campus feeders can support up to another 202A or 4,362 kVA. In order to keep the system capacity such that either campus feeder can carry the entire load, the amount noted above only reflects the capacity of one feeder. This would equate to approximately 1.4 million square feet of new buildings on the main campus.

The current limitation on the main electrical distribution system is the incoming feeder. The electrical service for Building 40 is 750 kCMIL AL. The capacity of the service cable is approximately 600 amperes (12,960 kVA). Based on the current demand peak, this allows 5,666 kVA spare capacity. The additional capacity can now be used since the main service entrance circuit breaker was upgraded in 2001. This spare capacity equates to approximately 1.8 million square feet of new buildings. This spare capacity would be limited to the current campus feeders spare capacity of 4,362 kVA. This limitation would allow sufficient backup.

If the new building requirements on the main campus exceed the 1.4 million square feet, it would be necessary to provide a new separate service feeder, dual new campus feeders (four total), and a tie circuit breaker. The cost of the modification to Building 40 is estimated at $300,000. There are some limitations on the available space in Building 40 that might require some additional modifications within the plant to allow for adequate space for the new equipment. The additional load would also require Gulf Power Company to reconfigure the primary service. The new primary service from Gulf Power Company would have to be dual feeds, since the capacity would exceed the requirements of a single feeder.

**Main Campus Electrical Capacity – West Campus Property Electrical System**

The main campus currently has two primary metering points from Gulf Power. The normal feed is from Building 40. The alternate feed is on University Parkway. Based on the current demand readings from Gulf Power Company, the main campus electrical system can support from up to 1.4 million square feet of additional building space (depending on building type and load diversity). The minimal spare capacity would limit any electrical loads on the West Campus.
Another option for the Academic and Sports Complex would be to set up a new service point with Gulf Power Company and provide a tie to the existing service. The electrical needs for the Research/Business Park, Future Use and Retail would be addressed individually by Gulf Power Company. The University would be responsible for the differential cost between the overhead/underground facilities. The most economical approach would allow the power company to direct bury the electrical cables. This is commonly done in commercial developments, but somewhat limits future flexibility and maintenance. The most flexible and expensive approach would be for the University to install a duct bank system with manholes and the power company to install the necessary cables. The initial cost of the development would range from a low of $100,000 for the direct bury option to $600,000 for the duct bank/manhole option. The University would not be responsible for the necessary capital cost of the electrical infrastructure or building transformers. Each new commercial facility would be supplied with a padmounted transformer from the power company.

The Academic and Sports Complex, depending on the final location, could be served from either the existing campus electrical system or directly from Gulf Power Company. It would be beneficial to serve this complex from the campus electrical distribution system. The Sports complex would have a significant electrical demand. The diversity of this demand with the existing campus demand would minimize the effect and save on the demand charges. The existing demand projections would allow the service equipment in Building 40 to serve this load. It would be recommended to install additional circuit breakers to serve the additional load. These new feeders would provide adequate electrical capacity and minimize additional exposure on the campus electrical distribution system. The modifications in Building 40 would be in the range of $100,000. The estimate to install the new feeders to the property would $400,000. The cost of the new feeders would be influenced on the proposed connection of the new property with the existing campus. There may be some additional cost considerations in Building 40 due to the existing space limitations and possible conflicts with future main campus requirements. The budget amount of $100,000 does not include any building additions or relocation/replacement of existing electrical equipment.

<table>
<thead>
<tr>
<th>Location</th>
<th>Service</th>
<th>Fuel Type</th>
<th>Tank Size (Gallons)</th>
<th>Value Total</th>
<th>Useful Life</th>
<th>Remaining Service Life</th>
<th>Residual Value</th>
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<tr>
<td>Bag 19</td>
<td>Generator</td>
<td>Fuel Oil</td>
<td>150</td>
<td>$2,500</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 22</td>
<td>50 Kw Generator</td>
<td>Fuel Oil</td>
<td>300</td>
<td>$4,000</td>
<td>25 Years</td>
<td>17 Years</td>
<td>$2,700</td>
</tr>
<tr>
<td>Bag 40</td>
<td>CLP Boiler</td>
<td>Fuel Oil</td>
<td>5,100</td>
<td>$41,200</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 54</td>
<td>12 Kw Generator</td>
<td>Fuel Oil</td>
<td>110</td>
<td>$2,100</td>
<td>15 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 54</td>
<td>Post Hole</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$15,000</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 58</td>
<td>25 Kw Generator</td>
<td>Fuel Oil</td>
<td>300</td>
<td>$4,000</td>
<td>15 Years</td>
<td>3 Years</td>
<td>$3,040</td>
</tr>
<tr>
<td>Bag 79</td>
<td>35 Kw Generator</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$10,000</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 83</td>
<td>100 Kw Generator</td>
<td>Fuel Oil</td>
<td>500</td>
<td>$6,000</td>
<td>25 Years</td>
<td>13 Years</td>
<td>$1,380</td>
</tr>
<tr>
<td>Bag 83</td>
<td>400 Kw Generator</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$16,475</td>
<td>25 Years</td>
<td>12 Years</td>
<td>$12,169</td>
</tr>
<tr>
<td>Bag 95</td>
<td>Central Stores</td>
<td>Fuel Oil</td>
<td>200</td>
<td>$20,425</td>
<td>25 Years</td>
<td>18 Years</td>
<td>$16,340</td>
</tr>
<tr>
<td>Bag 95</td>
<td>Central Stores</td>
<td>Gasoline</td>
<td>8,000</td>
<td>$33,975</td>
<td>25 Years</td>
<td>16 Years</td>
<td>$27,180</td>
</tr>
<tr>
<td>Bag 98</td>
<td>Greenhouse</td>
<td>Propane</td>
<td>120</td>
<td>$2,200</td>
<td>15 Years</td>
<td>15 Years</td>
<td>$1,320</td>
</tr>
<tr>
<td>Bag 100</td>
<td>Auxiliary Engine</td>
<td>Propane</td>
<td>250</td>
<td>$3,000</td>
<td>20 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>$207,725</td>
<td></td>
<td>$74,113</td>
<td></td>
</tr>
</tbody>
</table>

**Table 10.5 - Outdoor Lighting Facilities - Assets Summary**

<table>
<thead>
<tr>
<th>Service</th>
<th>Pole Type</th>
<th>Quantity and Units</th>
<th>Value per Unit</th>
<th>Value Total</th>
<th>Useful Life</th>
<th>Remaining Service Life</th>
<th>Residual Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lot</td>
<td>Steel</td>
<td>207 each</td>
<td>$600</td>
<td>$127,300</td>
<td>25 Years</td>
<td>12 Years</td>
<td>$218,304</td>
</tr>
<tr>
<td>Concrete</td>
<td>33 each</td>
<td>$1,100</td>
<td>$36,300</td>
<td>40 Years</td>
<td>25 Years</td>
<td>$33,268</td>
<td></td>
</tr>
<tr>
<td>Bridge</td>
<td>42 each</td>
<td>$850</td>
<td>$35,700</td>
<td>25 Years</td>
<td>20 Years</td>
<td>$26,560</td>
<td></td>
</tr>
<tr>
<td>Rural Hwy</td>
<td>Steel</td>
<td>301 each</td>
<td>$700</td>
<td>$210,700</td>
<td>25 Years</td>
<td>15 Years</td>
<td>$126,420</td>
</tr>
<tr>
<td>Street Light</td>
<td>135 each</td>
<td>$1,200</td>
<td>$162,000</td>
<td>25 Years</td>
<td>20 Years</td>
<td>$129,600</td>
<td></td>
</tr>
<tr>
<td>Track/Soccer</td>
<td>Wood</td>
<td>6 each</td>
<td>$10,000</td>
<td>$60,000</td>
<td>10 Years</td>
<td>$30,000</td>
<td></td>
</tr>
<tr>
<td>Basketball</td>
<td>Wood</td>
<td>14 each</td>
<td>$12,000</td>
<td>$168,000</td>
<td>20 Years</td>
<td>10 Years</td>
<td>$84,000</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td>$5,357,120</td>
<td>$2,397,011</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 10.5 - Fuel Storage Facilities - Assets Summary**

<table>
<thead>
<tr>
<th>Location</th>
<th>Service</th>
<th>Fuel Type</th>
<th>Tank Size (Gallons)</th>
<th>Value Total</th>
<th>Useful Life</th>
<th>Remaining Service Life</th>
<th>Residual Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bag 19</td>
<td>Generator</td>
<td>Fuel Oil</td>
<td>150</td>
<td>$2,500</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 22</td>
<td>50 Kw Generator</td>
<td>Fuel Oil</td>
<td>300</td>
<td>$4,000</td>
<td>25 Years</td>
<td>17 Years</td>
<td>$2,700</td>
</tr>
<tr>
<td>Bag 40</td>
<td>CLP Boiler</td>
<td>Fuel Oil</td>
<td>5,100</td>
<td>$41,200</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 54</td>
<td>12 Kw Generator</td>
<td>Fuel Oil</td>
<td>110</td>
<td>$2,100</td>
<td>15 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 54</td>
<td>Post Hole</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$15,000</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 58</td>
<td>25 Kw Generator</td>
<td>Fuel Oil</td>
<td>300</td>
<td>$4,000</td>
<td>15 Years</td>
<td>3 Years</td>
<td>$3,040</td>
</tr>
<tr>
<td>Bag 79</td>
<td>35 Kw Generator</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$10,000</td>
<td>25 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Bag 83</td>
<td>100 Kw Generator</td>
<td>Fuel Oil</td>
<td>500</td>
<td>$6,000</td>
<td>25 Years</td>
<td>13 Years</td>
<td>$1,380</td>
</tr>
<tr>
<td>Bag 83</td>
<td>400 Kw Generator</td>
<td>Fuel Oil</td>
<td>1,000</td>
<td>$16,475</td>
<td>25 Years</td>
<td>12 Years</td>
<td>$12,169</td>
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<tr>
<td>Bag 95</td>
<td>Central Stores</td>
<td>Fuel Oil</td>
<td>200</td>
<td>$20,425</td>
<td>25 Years</td>
<td>18 Years</td>
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</tr>
<tr>
<td>Bag 95</td>
<td>Central Stores</td>
<td>Gasoline</td>
<td>8,000</td>
<td>$33,975</td>
<td>25 Years</td>
<td>16 Years</td>
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</tr>
<tr>
<td>Bag 98</td>
<td>Greenhouse</td>
<td>Propane</td>
<td>120</td>
<td>$2,200</td>
<td>15 Years</td>
<td>15 Years</td>
<td>$1,320</td>
</tr>
<tr>
<td>Bag 100</td>
<td>Auxiliary Engine</td>
<td>Propane</td>
<td>250</td>
<td>$3,000</td>
<td>20 Years</td>
<td>0 Years</td>
<td>$0</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>$207,725</td>
<td></td>
<td>$74,113</td>
<td></td>
</tr>
</tbody>
</table>

**Table 10.6 - Medium Voltage Electric Power Switching and Distribution Facilities-Assets Summary**

<table>
<thead>
<tr>
<th>Component</th>
<th>Quantity and Units</th>
<th>Value per Unit</th>
<th>Value Total</th>
<th>Useful Life</th>
<th>Remaining Service Life</th>
<th>Residual Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transformer</td>
<td>25 ea</td>
<td>$24,314.47</td>
<td>$599,242</td>
<td>30 Years</td>
<td>26 Years</td>
<td>$484,676</td>
</tr>
<tr>
<td>LV Switch</td>
<td>6 ea</td>
<td>$24,483.31</td>
<td>$146,000</td>
<td>40 Years</td>
<td>40 Years</td>
<td>$146,000</td>
</tr>
<tr>
<td>Chiller Xfmr</td>
<td>2 ea</td>
<td>$52,500.00</td>
<td>$105,000</td>
<td>30 Years</td>
<td>20 Years</td>
<td>$70,000</td>
</tr>
<tr>
<td>Chiller Xfmr</td>
<td>1 ea</td>
<td>$60,000.00</td>
<td>$60,000</td>
<td>30 Years</td>
<td>10 Years</td>
<td>$20,000</td>
</tr>
<tr>
<td>Solar Cells 40</td>
<td>35,000 ea</td>
<td>$8,289</td>
<td>$296,100</td>
<td>30 Years</td>
<td>30 Years</td>
<td>$296,100</td>
</tr>
<tr>
<td>Transformer</td>
<td>10,000 ea</td>
<td>$4,000</td>
<td>$80,000</td>
<td>30 Years</td>
<td>10 Years</td>
<td>$26,000</td>
</tr>
<tr>
<td>Manholes</td>
<td>10 ea</td>
<td>$6,000.00</td>
<td>$60,000</td>
<td>60 Years</td>
<td>60 Years</td>
<td>$12,000</td>
</tr>
<tr>
<td>Overhead System</td>
<td>5,500 feet</td>
<td>$8,945</td>
<td>$45,150</td>
<td>30 Years</td>
<td>15 Years</td>
<td>$11,250</td>
</tr>
<tr>
<td>Equipment 51</td>
<td>31 ea</td>
<td>$13,112.16</td>
<td>$409,472</td>
<td>40 Years</td>
<td>20 Years</td>
<td>$203,208</td>
</tr>
</tbody>
</table>

**Table 10.5 - Utility System (Energy) Sub-Element**

| Goal 2: UWF shall ensure the provision of adequate electric and gas energy supply to meet existing and future University needs.
| Objective 2.1: UWF shall expand and upgrade the electrical power distribution system at the University to meet its adopted level of service standard.

**10 - UTILITIES**
Policy 2.1.1: UWF shall establish and adopt a level of service standard for electric energy usage demand of 3.0 kw per 1,000 gross square feet of building space.

Policy 2.1.2: The University shall develop a detailed “Electrical Distribution Master Plan” which shall at a minimum include the following:
- Evaluate the campus electrical distribution system against the University’s adopted level of service standards.
- Identification of all system deficiencies.
- Establish needed corrective measures, determine associated costs, and prioritize each.
- Evaluate future capacity needs based on the University’s projected growth and associated Capital Improvement Plan.
- The adopted Campus Master Plan will be amended as needed to incorporate the results of the Electrical Distribution Master Plan.

Policy 2.1.3: UWF shall correct deficiencies in the campus electrical distribution system in accordance with recommendations of the Electrical Distribution Master Plan.

Objective 2.2: UWF shall ensure the adequate provision of electrical distribution service to all future facilities in accordance with the University’s adopted level of service standards.

Policy 2.2.1: Future electrical distribution system requirements shall be projected as a part of the Campus Electrical Distribution Master Plan, shall be consistent with the University’s adopted level of service standard and shall parallel the University’s Capital Improvement Plan.

Policy 2.2.2: The University shall amend the Campus Master Plan as needed to incorporate future requirements as identified in the Campus Electrical Distribution Master Plan.

Policy 2.2.3: UWF shall provide electrical capacity to all new and renovated facilities as required to maintain the University’s adopted level of service standards.

Objective 2.3: UWF shall establish practices and procedures to conserve electric and gas energy to the maximum extent possible.

Policy 2.3.1: UWF shall promote energy conservation through establishment of a campus-wide energy conservation program as provided for in the Plant Operations, Maintenance, and Engineering Division’s Strategic Plan. This program shall be included as a part of the Campus Master Plan upon completion.

Policy 2.3.2: The University shall include in its “Boiler Plate Specification” procedures, system requirements, etc. that promote to the highest possible degree the conservation of energy sources.

Telecommunications – General Discussion

The Telecommunications infrastructure for the UWF main campus consists of fiber optic and copper cabling distributed throughout the campus. This cabling is used to support the data and voice communications needs of the campus.

Fiber Optic Data Network Distribution

The campus data network consists of a mixture of Fast-Ethernet and Gigabit Ethernet network backbone links served throughout the campus over multi-mode and single-mode fiber optic cable. The campus is currently in the process of upgrading completely to Gigabit Ethernet, but current limitations of the fiber infrastructure are limiting its deployment.

The campus fiber optic backbone consists of multiple strands of multi-mode and single mode fiber optic cable distributed to seven different “drop” locations located geographically throughout the campus. Fiber optic cabling is then routed from these locations to each building located with its close proximity. The attached “Fiber Optic Network” drawing shows these cable types, strand counts, and termination locations. The majority of fiber optic cabling used on the campus is multi-mode fiber, the use of single mode fiber is severely limited. When this fiber optic plant was first deployed with 10 Mbps network speeds, multi-mode type fiber optic cabling was sufficient. With today’s Gigabit Ethernet technologies, the distance limitations of the multi-mode fiber backbone on campus limit the deployment of future upgrades of the campus network.

In order to immediately improve the data network infrastructure, which will allow upgrades to occur, two upgrades must happen. First, a minimum of 24 strands of single mode fiber should be installed to each of the buildings 19, 20W, 20E, 21, 22, 36, 37, and the existing dorms (buildings 23-35). This will allow for dramatic improvements of the network speeds to those buildings. Second, the 96 strands of backbone cabling currently between building 79 (ITS) and building 32 (Library) is completely in use and should be upgraded to provide an additional 48 strands of multimode and 48 strands of single mode fiber.

Furthermore, an additional major run of fiber should be installed between buildings 37 and 79. This should be installed along a physically different path than the fiber currently routed between 79 and 32 and between 32 and 37. This will allow for a fully redundant fiber optic pathway between these crucially networks buildings.

As the data network of the campus is upgraded, the current multi-mode fiber used throughout the campus will need to be replaced with single mode fiber. This should first be deployed to the major “drops” as outlined on the drawing and then on to the buildings served from each drop.

As new buildings are built, additional single and multi-mode fiber cables should be routed from building 79 or one of the major drops in order to serve the new buildings. Fiber to each building should be incorporated into each buildings plan.

Copper Distribution

Telephone service to the campus is served from two Siemens Hicom 350 telephone switches. One switch is located in building 79 and serves the campus via remote fiber units located throughout the campus. The other switch is located in building 12 and serves parts of the campus via copper telephone backbone distribution cabling. The major benefit of the Siemens switches is that they have a distributed architecture, which allows them to be distributed throughout the campus, connected via fiber optic cabling. The two switches are tied together with tie-cables from BellSouth.

The switches should be upgraded from v6.5 (EX) to v6.6(E) software. This upgrade will allow for better integration with data and video networks and further capitalize on the scalability of the switch platform.

911 Services: Currently when there are unplanned power outages in either building 79 or 12, the telephone services, and consequently the 911 services, to the buildings served from each switch is disrupted. UWF should provide a 911 platform to seamlessly provide uninterruptible 911 services to all of the campus.

The voice distribution is served throughout the campus via copper and fiber optic cabling. The University of West Florida has sole responsibility for maintenance of the campus telecommunications infrastructure except for a small amount of copper cabling which serves the Childcare, Document storage and Sports complex areas. This copper backbone cabling is leased from BellSouth, and has recently had major outage problems. This cabling should be replaced in the near future with campus-owned copper and fiber optic cabling for both data and voice services. In addition, many areas of the campus are close to being maxed out with their copper service pairs. Since many of the communications ductbanks are nearly full, additional copper backbone cables will be costly to install. As buildings are renovated and added, remote fiber nodes, with services provided from the
main switch should be installed. This will significantly limit the amount of additional copper cabling needed on the campus backbone.

**Telecommunications Personnel**

UWF shall provide sufficient space for telecommunications personnel and establish standards for personnel growth based on the anticipated growth of the telecommunications systems on the campus. UWF shall provide sufficient space for such personnel to perform their duties as required by their jobs descriptions.

**Telecommunications Standards**

UWF shall adopt telecommunications standards for all renovation and new construction projects. These standards shall incorporate all communications technologies used on the campus and shall provide sufficient design and space planning for these systems. These standards shall be incorporated into all projects and shall incorporate future planned growth to nearby buildings.

The deployment of wireless network equipment shall be included in all future building construction projects. This wireless network shall provide network access for both faculty and students alike from all locations in and around the new buildings.

**Communications – West Campus**

The communications needs for the Research/Business Park and Retail area would be addressed individually by local telecommunications service providers (BellSouth, Cox Cable, etc.). The University would act as a developer on these properties. If it were acceptable to have the facilities overhead, there would not be any cost to the University. If it were desirable to have the facilities underground, the University would be responsible for the differential cost between the overhead/underground facilities. The differential cost would be due in full at the beginning of the project. The underground facilities should include a system of conduit ductbanks required to feed each new facilities communications services. The University would be required to install a duct bank system with manholes and the individual service providers would install the necessary cables. The initial cost of the development would cost approximately $400,000. The University would not be responsible for the necessary capital cost of the communications service feeds to each new facility. Each new commercial facility would be required to coordinate directly with the service providers for service.

The Academic and Sports Complex, depending on the final location, could be served from either the existing campus communications system or via a separate communications connections from local service providers. It would be most beneficial to serve this complex directly from the campus communications system, directly connecting it into the campus. The estimate to install the new communications fiber optic cables and telephone cables in a new ductback would be approximately $450,000. This cost is greatly influenced by the proximity of the new facility with the existing campus.

**UWF Telephone Switch and Related Fiber/Cable – Assets Summary**

Description: SIEMENS HICOM 80 EX 9006

This is a tandem telephone switch (6 cabinets), one part (3 cabinets) located in Bldg. 12, the other part (3 cabinets) located in Bldg. 79. The purpose of this design was to ensure continuous voice communication to UWF, in the event of separate malfunction to either switch, etc.

RCM's (Remote Communication Modules) are extensions of the Switch, strategically located in selected buildings throughout the campus, which distribute voice service to all points on the UWF campus. The RCM's are linked to the main switches via Fiber and Copper Wire.

**Switch Values and Life Expectancy**

2. Cost: $1,732,582.00, PO 700568, Change Order Number 5.
3. Estimated Life Expectancy: 10 years.
4. Estimated Replacement Value: $1,000,000.00.

**Fiber/Copper Cable Infrastructure Values**

The Siemens Switch provides voice service to the UWF campus via Multimode Fiber and Copper Cable.

1. The total estimated value of the Multimode Fiber is $349,000.00.
2. Telecommunications consumes approximately half of the fiber (the other half to ITS) so the allocated cost to Telecommunications should be $174,500.00.
3. The total estimated value of the Copper Cable is $350,000.00. Telecommunications consumes virtually all the copper cable, so the entire cost should be allocated to Telecommunications.

**Summary**

1. Siemens Switch Purchase Price: $1,732,582.00.
2. Estimated Life Expectancy: 10 years.
3. Associated estimated Multimode Fiber costs: $174,500.00.
4. Associated estimated Copper Cable Costs: $350,000.00.
5. Total Costs: $2,257,082.00.

**Telecommunications Systems Sub-Element**

**Goal 3:** The University of West Florida shall ensure adequate provision of telecommunications facilities and services necessary to meet existing and future needs.

**Objective 3.1:** UWF shall expand and upgrade the telecommunications system at the University to meet its adopted level of service standard.

**Policy 3.1.1:** UWF shall establish and adopt a level of service standard for telecommunications services that provide all needed features and capabilities to the campus clientele which allows fast, efficient transfer of all information both on campus and off.

**Policy 3.1.2:** The University shall maintain an up to date detailed "Telecommunications Master Plan" which shall at a minimum include the following:

- Evaluate the campus telecommunication system against the University's adopted level of service standards.
- Identification of all system deficiencies.
- Establish needed corrective measures, determine associated costs, and prioritize each.
- Evaluate future capacity needs based on the University's projected growth and associated Capital Improvement Plan.
- The adopted Campus Master Plan will be amended as needed to incorporate the results of the Telecommunications Master Plan.

**Policy 3.1.3:** UWF shall correct deficiencies in the campus telecommunications distribution system in accordance with recommendations of the Telecommunications Master Plan.

**Policy 3.1.4:** UWF shall develop plans and specifications necessary to effect a smooth and efficient replacement of the existing campus analog voice switch with a new state of the art digital PBX capable of providing a full range of features.
Objective 3.2: UWF shall ensure the adequate provision of telecommunications service to all future facilities in accordance with the University’s adopted level of service standards.

Policy 3.2.1: Future telecommunication system requirements shall be projected as a part of the Campus Telecommunications Master Plan, shall be consistent with the University’s adopted level of service standard and shall parallel the University’s Capital Improvement Plan.

Policy 3.2.2: The University shall amend the Campus Master Plan as needed to incorporate future requirements as identified in the Campus Telecommunications Master Plan.

Policy 3.2.3: UWF shall provide telecommunications services to all new and renovated facilities as required to maintain the University’s adopted level of service standards.

Policy 3.2.4: UWF shall coordinate and negotiate with telecommunications vendors to secure the most efficient and cost effective services possible to campus.

Policy 3.2.5: Appropriate training on telephone system use shall be developed and administered to campus users as needed.
Introduction
The initial step in undertaking the Transportation Element of the University of West Florida (UWF) Campus Master Plan Update, has been to inventory existing systems and obtain background information from which to project future requirements in the planning process. From the data gathering effort, an analysis has been undertaken to establish some parameters to be used in projecting future needs.

The purpose of this element is to plan for future motorized and non-motorized traffic circulation systems to ensure the provision of adequate transit, circulation and parking facilities to meet future University needs; to ensure the provision of adequate pedestrian and non-vehicular circulation facilities to meet the future needs of the University, and to coordinate the location of these facilities planned in the host community in the context area.

Figure 11.0 provides a location map of the UWF Pensacola campus. As indicated in Figure 11.0, the campus presently has two entrances, one at University Parkway which connects to Nine Mile Road and extends south to Davis Highway, and the other at the eastern end of Campus Drive, which connects to US 90A (Davis Highway) just west of the bay bridge.

Transit, Circulation, And Parking Data
Existing on-campus parking facilities
Existing parking available on-campus is listed by location in Table 11.1 and graphically illustrated in Figure 11.1. There are currently a total of 5,827 spaces provided in 46 surface parking lots.

Parking Lots No. 96 and 98 are located at the University Sports Complex and are used almost exclusively for sports activities and special events scheduled for this area of the Campus and essentially go unused during the day by commuter students or employees given the distance to destination buildings.

Parking Lots No. 10 and 13, located adjacent to the Field House and Natatorium, are primarily utilized by persons associated with the activities and special events at those facilities. Parking Lots No. 21 and 23 border the tennis complex and Racquetball Courts and are utilized by users of these facilities. Lots No. 25 and 31 border the Center for Fine and Performing Arts (CFPA), and are used by CFPA patrons during special events and minimally by students during normal operations.

Other examples of existing parking NOT currently used by the general student populations include Lots 18, 79 and 95.

As a general rule, there are no areas that are specifically reserved for athletic and special events attendees. Attendees must share available parking spaces with faculty, staff and students when present. There are currently no off-campus parking areas managed by UWF.

Table 11.1 – 2001 UWF PARKING FACILITIES INVENTORY

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Parking Spaces</th>
<th>Lot Number</th>
<th>Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>290</td>
<td>8</td>
<td>33</td>
</tr>
<tr>
<td>4</td>
<td>206</td>
<td>10</td>
<td>259</td>
</tr>
<tr>
<td>13</td>
<td>220</td>
<td>17</td>
<td>20</td>
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<tr>
<td>17A</td>
<td>150</td>
<td>18</td>
<td>100</td>
</tr>
<tr>
<td>19</td>
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<td>32</td>
<td>239</td>
<td>33</td>
<td>26</td>
</tr>
<tr>
<td>34</td>
<td>358</td>
<td>35</td>
<td>37</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5827</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: UWF mapping, RPA estimate

Accident locations and number of occurrences.
The most recent accident data is listed in Table 11.2 and Figure 11.2. Over the past three years there have been 101 recorded accidents on Campus. The majority of accidents have occurred in parking lots with 43.0% whereas 22.0% are related to roadways, and 35% related to building or open space locations. In general, the parking lots with the highest percentage of accidents are located in or near the core area of the Campus where the greatest amount of vehicular activity occurs. An evaluation shall be undertaken to determine if any mitigation would be appropriate to lessen the parking lot accidents.

Classification of existing roadways.
In keeping with FDOT and Escambia County roadway classifications, Campus Drive and Campus Lane could be classified as “Collector,” roadways, though no “official” classification has been designated. Table 11.3 presents proposed classifications for campus roadways. UWF has a network of service roads and pedestrian walkways that also serve as building access for campus service. Specific roadway classifications are not appropriate for these vehicular/pedestrian travel paths. Refer to Section 9 (General Infrastructure), for condition and age of existing on-campus roadways and parking areas.

Classifications for roadways are determined by the Metropolitan Planning Organization (MPO), Escambia County, and the Florida Department of Transportation (FDOT). Functional Classifications for campus and context area roadways are included in Table 11.3.

Table 11.2– 1998-2000 UWF CRASH STATISTICS

<table>
<thead>
<tr>
<th>Category</th>
<th>Incidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lots</td>
<td>43</td>
</tr>
<tr>
<td>Roadways</td>
<td>22</td>
</tr>
<tr>
<td>Careless Driving</td>
<td>86%</td>
</tr>
<tr>
<td>Highest Month</td>
<td>18 (Oct)</td>
</tr>
<tr>
<td>Other</td>
<td>36</td>
</tr>
<tr>
<td>Non Injury</td>
<td>95%</td>
</tr>
<tr>
<td>Average Month</td>
<td>2.88</td>
</tr>
</tbody>
</table>

Total = 101

Table 11.3 – 2000 FUNCTIONAL CLASSIFICATION AND LEVEL OF SERVICE

<table>
<thead>
<tr>
<th>Roadway (Segment)</th>
<th>Functional Classification</th>
<th>2000 PM Peak Hour Operating LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Drive (Davis Hwy-Campus Lane S)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Campus Drive (Campus Lane &amp; University Pkwy)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Campus Drive (University Pkwy - Campus Dr)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Campus Drive (Campus Lane N - End)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Campus Lane (University Village - Campus Dr)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;D&quot;</td>
</tr>
<tr>
<td>9-Mile Road (US 90A) (US 29 - County Line)</td>
<td>Minor Arterial</td>
<td>LOS &quot;D&quot;</td>
</tr>
<tr>
<td>University Parkway (9-Mile Rd - Davis Hwy)</td>
<td>Collector&lt;sup&gt;a&lt;/sup&gt;</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Davis Highway (SR 291) (Santa Rosa Co - Campus Dr)</td>
<td>Minor Arterial</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Davis Highway (SR 291) (Campus Dr - 9 Mile Rd)</td>
<td>Minor Arterial</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Davis Highway (SR 291) (9-Mile Rd - University Pkwy)</td>
<td>Minor Arterial</td>
<td>LOS &quot;B&quot;</td>
</tr>
<tr>
<td>Davis Highway (SR 291) (University Pkwy - I-10)</td>
<td>Minor Arterial</td>
<td>LOS &quot;D&quot;</td>
</tr>
</tbody>
</table>
11 - TRANSPORTATION

<table>
<thead>
<tr>
<th>Roadway (Segment)</th>
<th>Functional Classification</th>
<th>2000 PM Peak Hour Operating LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Johnson Avenue (Dive Rd. - Pensacola Blvd.)</td>
<td>Collector</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Olive Road (SR 290) (9th Ave. - Old Foley Hwy.)</td>
<td>Minor Arterial</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>Scenic Highway (US 90) (0-Mile Rd - 110)</td>
<td>Principal Arterial</td>
<td>LOS &quot;C&quot;</td>
</tr>
<tr>
<td>10-Mile Road (US 99 to Cheesman Road)</td>
<td>Collector</td>
<td>LOS &quot;D&quot;</td>
</tr>
<tr>
<td>Chemstrand Road (CR 292) (8-Mile Rd - Old Chemstrand Rd)</td>
<td>Collector</td>
<td>n/a</td>
</tr>
<tr>
<td>Pate Street (Gulf Power Access Road)</td>
<td>Collector*</td>
<td>n/a</td>
</tr>
</tbody>
</table>


Traffic volume counts were taken at the entrances to the UWF campus during April and September 2001. The traffic data was collected over a period of three days for both directions in fifteen (15) minute increments to determine patterns of traffic entering and exiting campus. Additionally, Turning Movement Counts (TMC) were collected at all signalized intersection serving the campus. Figure 11.3 depicts the traffic data for AM Peak Hour and PM Peak Hour, as well as Average Daily Traffic (ADT). This data is used in the validation of trip generation information for the University, as well as LOS determinations, for Existing and Future conditions.

As shown on Figure 11.3, Campus Drive traffic levels vary by segment. For example, Campus Drive by the Sports Complex (STA 1) carries nearly 7,000 ADT, while Campus Drive near Lot 34 (STA 4) carries around 3,000 ADT, and Campus Drive by the Field House (STA 5) handles approximately 9,500 ADT. Conversely, daily traffic levels for University Parkway just south of Campus Drive (STA 2) are around 15,000 ADT. This data provides information on the geographical distribution of UWF traffic as it enters/exits the campus and is summarized as follows:

- University Pkwy (STA 2) = 65% Enter/Exit UWF
- Campus Drive (STA 1) = 35% Enter/Exit UWF

As can be seen by the distribution breakdown above, University Pkwy accommodates two-thirds of the UWF traffic entering/exiting the campus. Of the 65% using University Pkwy (STA 2), 50% continue south past 9 Mile Road, then turn west on 9 Mile Road, and 10% go from the east. While this distribution breakdown varies somewhat by time of day, this represents a pattern to be expected in the future as well.

Of the 35% using the Davis Hwy entrance (STA 1), nearly 80% of the traffic is from the north (east US 90), based on the turning-movement-counts (TMC) depicted on Figure 11.3 (Spring 2001). This traffic is using Scenic Hwy or based in Santa Rosa County, with the remaining 20% coming from west Davis Hwy and points south.

Existing University trip generation.

Trip generation rates and auto occupancy rates were developed for the University in the SUS Transportation Study (BR-052). In this study, trip rates were developed for both students and faculty/staff and then applied to the campus population. These trip rates are applied to enrollment and employment levels to produce an estimate of external traffic levels. Table 11.4 provides a comparison of actual traffic counts taken along the cordon (perimeter). Also for comparison purposes, the Year 1993 traffic data is included to illustrate the growth in traffic since the original 1993 Base Year. Figure 11.4 depicts the UWF external traffic entering/exiting the campus on the host community's context area roadways.

As noted, the trip generation and related traffic volumes represent External ADT, or daily traffic levels entering/exiting the campus, and does not include trips between campus land uses, such as vehicle trips from student housing to classrooms or recreation facilities.

Table 11.4 – 2001 UWF Trip Generation

<table>
<thead>
<tr>
<th>Year</th>
<th>Student Headcount (total)</th>
<th>Faculty/Staff (employment)</th>
<th>On Campus Housing (beds)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>7,386</td>
<td>939</td>
<td>660</td>
</tr>
<tr>
<td>2001</td>
<td>8,147</td>
<td>1,158</td>
<td>1,250</td>
</tr>
</tbody>
</table>

Source: Traffic counts by RPA Group, April 2001, September 2001 and SUS Transportation Study (1993) Observed Average Daily Traffic (ADT) is based on traffic counts at the campus entrances.

Public Transit Routes on campus.

Public transit service is provided to the University by Escambia County Area Transit (ECAT). The University is directly served by one route, Route 22. Route 22 originates three times a day from the main transfer center at “L” and Fairfield, and connects with other routes six times a day at West Florida Hospital. The current (2001) base fare for ECAT is $1.00, which is unchanged from the 1994 Master Plan period. Service to/from the Commons on campus is provided 6 times per day, at 7:45 AM, 8:45 AM, 12:45 PM, 1:45 PM, 3:45 PM, and 4:45 PM. While not a direct route to UWF, Route 19 serves the West Florida Hospital and other points along Davis Highway. A transfer at West Florida Hospital between Route 19 and Route 22 is an option for UWF transit riders. Several other transfer opportunities are available from other routes such as Routes 5, 9, 10A, 10B, and 23. The transit service to/from campus is depicted in Figure 11.5.

To help alleviate the future traffic and parking burden in the core campus a park and ride lot may be established. The west campus sports complex parking is...
proposed to serve this purpose. It is not expected that major sporting events will be scheduled during the peak demand times for parking in the core campus.

Transit, Circulation And Parking Analysis

Future parking needs.

Determining the future parking demand for the campus is a multi-faceted equation in that several parameters must be evaluated prior to estimating the parking needs on campus. Parking ratios were developed based on existing utilization of spaces and comparisons with similar campuses around the State. Factors that influence parking demand include location, automobile ownership, transit service, proximity to off-campus student housing, and bicycle and pedestrian facilities such as sidewalks and bike-lanes.

Figure 11.1 depicts existing parking at the UWF campus with 5,827 spaces that are governed by lot designations and a decal program. Based on parking ratios and level-of-service measures developed for UWF, a net increase of 4,295 spaces is planned by Year 2010-11. These additional spaces are generally divided between commuter students, residential students and faculty/staff.

Net Increase in Parking Spaces by 2010-11 include:

- Commuter Students: 2,520 sp
- Residential Students: 1,100 sp
- Faculty/Staff/Visitor/Misc: 675 sp

TOTAL NET INCREASE 4,295 sp

Figure 11.6 depicts the UWF future parking facilities for 2010-11 and total 10,160 spaces. Parking facilities for the future athletic areas (West Campus) are shown here for illustrative purposes only. These facilities are currently not included in the 2010-11 planning horizon and therefore not included in the analysis.

Land required for parking.

Based on the projected additional parking spaces by 2010-11 of 4,295 spaces, two (2) calculations of land area required to accommodate the additional parking spaces were presented: (1) Surface Lots Only, and (2) Proposed 2010-11 Master Plan. Both calculations are based on a ratio of 375 SF/space or roughly 115 spaces/acre of land. Therefore, the addition of 4,295 spaces @ 115 sp/acre would require 37.3 acres to accommodate the projected parking additions in Surface Lots Only (1). However, the Proposed 2010-11 Master Plan (2) includes:

- Reductions/removal of existing surface lots (-1305 sp);
- Expansions to existing surface lots (+ 411 sp);
- New surface lots (+1185 sp);
- New parking garages (+4042 sp).

Reductions/removal of spaces to Lots 18, 22, 24, 30, 31, 32, 40, 42, 42A, and 46, yield a decrease of 1,305 parking spaces for the placement of new buildings, garages, or open spaces. Expansions to Lots 21, 96, and 98 are planned to account for an additional 411 parking spaces.

New surface lots include: Lot 42B, Lot 42C, Fraternity/ Sorority lots, and the Park-and-Ride lot for a total of 1,385 spaces. New parking garages include four (4) structures totaling an additional 4,042 parking spaces.

Based on the above reductions and additions, the Proposed 2010-11 Master Plan requires an additional 22.5 acres of land to accommodate the increase of 4,295 spaces. The 22.5 acres is a net increase of essentially vacant land not currently built upon with buildings, parking lots or other impervious land cover (roads, etc.).

This Master Plan includes the addition of several buildings and facilities with requisite parking that exceed the convenience, safety, and land availability criteria near the building sites. Consequently, the Master Plan includes the provision of four (4) parking garages with a combined capacity of 4,042 spaces located throughout the campus as depicted in Figure 11.6. As demonstrated in Section 11 (2)(b) the use of 22.5 acres of campus lands to accommodate the NET INCREASE of 4,295 spaces yields over 190 spaces per acre of land as compared with the surface only yield of 115 sp/acre.

The UWF campus includes several undeveloped areas adequate for the construction of both surface lots and garages. Additionally, topographic variations (elevation changes) allow parking facilities to incorporate these variations to yield higher space counts, reduce facility footprints, and blend into the existing landscape. The location, safety, and access parameters used in meeting parking demand were the basis for determining the 2010-11 parking plan. The location and combination of surface lots and parking garages, depicted in Figure 11.6 is consistent with the goals of the University and this Master Plan. Off campus sites are not anticipated as being necessary to accommodate required parking.

Projected traffic volumes/capacities and traffic circulation model.

The first step in determining future traffic conditions for UWF is to determine the future trip generation of the campus itself, based on future enrollment, employment (fac/staff), campus housing, and visitors. Table 11.6 details the traffic projections for external traffic entering/exiting the UWF campus. The Year 2003-04 trip generation estimates are included for comparison purposes.

Table 11.5 – 2010-11 UWF Traffic Generation: Core Campus Area

<table>
<thead>
<tr>
<th>Year</th>
<th>2003-04</th>
<th>2010-11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Headcount (total)</td>
<td>11,989</td>
<td>14,042</td>
</tr>
<tr>
<td>Faculty/Staff (employment)</td>
<td>1,129 Employees</td>
<td>1,784 Employees</td>
</tr>
<tr>
<td>On Campus Housing (dorms)</td>
<td>975 Beds</td>
<td>2,350 Beds</td>
</tr>
</tbody>
</table>

Notes: * Statewide average employee trip generation rate used

The Daily Trip Rate for students, faculty/staff, and housing are taken from the SUS Transportation Study (BH-052) and represent conditions at the campus for 1993. These are considered conservative given the changes in the student population such as an increase in FTE ratios to 0.67 versus 0.56 in 1993. Trips rates per student decrease as FTE ratios increase (BH-052), therefore the number of external trips students make will decrease on a per student basis.

The number of faculty and staff were projected using ratios of faculty/staff to student headcount established in the 1994 Master Plan. The Goals, Objectives, and Policies encourage the use of non-automobile modes of transportation (transit, bike/ped, carpooling, etc) and discourage the use of single occupant vehicle (SOV) automobile trip making. It should be noted that the trip generation estimates include a base level of non-academic activities, such as meetings, seminars, civic usage of pool, and etc., but do not include athletic or civic events.

Per Table 11.5, the external traffic from UWF “Core Campus” is projected at 37,427 ADT for 2010-11, as compared with the existing Master Plan horizon year of 22,585 ADT (2003-04). This represents an increase of 14,842 trips per day for external off-campus traffic. Trips traveling between the “West Campus” and Core Campus areas are presented in Table 11.5a.

The “West Campus” area, originally known as the Baroco Property is planned to accommodate a Research/Business Park, student support retail, athletic facilities, classrooms, student housing, and open space land uses. However, by 2010-11 the West Campus is planned for one million square feet (1m SF) of Research/Business Park only. Table 11.5a details the trip generation for the
Mile Road. The recommendation of the Proposed Bridge Report is to
The above roadway improvements are to be constructed in phases based on the traffic loads and access needs. Figure 11.8 depicts the proposed phasing for the West Campus roadway improvements through 2010 (Phases 1-2) and beyond (Phases 3-4). **NOTE:** Phases 3-4 roadway alignments are shown for illustrative purposes only and may be modified in subsequent Master Plan amendments or updates.

Required off-campus Roadway Improvements.

Based on the traffic generation projections, a traffic distribution was developed based on existing campus access points, future West Campus roadway connections, and future residential and employment locations.

Essentially, traffic interacting with UWF is related to students and faculty/staff coming to/from home to the campus, or working students coming from place of employment. More specifically, a significant portion of the full-time students will reside close to campus, primarily in multi-family complexes (apartments) and single-family rental homes. Part-time and live at home students originate from a mixture of single family and multi-family land uses.

Visitor and service trips tend to distribute along the major roadways and tend to be spread among local and regional areas. Certainly, time of day can play a role in distribution of UWF traffic, such as lunchtime trips being satisfied near campus given time constraints for work and class. Other trip purposes such as shopping errands and personal business are generally satisfied near campus. Given the growth of retail and other commercial land used near the campus the past 5-10 years, this assumption appears reasonable and likely to continue in the future.

The 2020 Pensacola Urban Area Transportation Plan, adopted by the Metropolitan Planning Organization (MPO), includes a FSUTMS Transportation Model that includes the regional roadways and land uses through the year 2020. This model was used in developing Year 2010 traffic projections for the area roadways and includes an 2010 estimate of the traffic generation by the UWF. The network data to reflect the planned growth at the campus. Figure 11.9 depicts the campus and context area roadway improvements considered in place for the 2010-11 analysis.

During the past five years, several campus transportation improvements have occurred to improve circulation and traffic management. The construction of Campus Lane in 1999 provided a connection to the south and north segments of Campus Drive, thereby reducing travel times to the northern parking lots. Additionally, traffic signals were installed at both termini to manage the traffic flows, and provided for protected crosswalks for pedestrians and bicyclists. Campus Lane represents a key roadway segment that requires attention during the near and far term horizons. However, due to the traffic increase on Campus Lane, the University proposes to provide the option to close Campus Lane to thru traffic for specific time periods or potentially indefinitely. Figure 11.6 depicts the location of the road closure that will still allow for service and emergency vehicles to use during the periods of closure.

In 2000, modifications to the University Parkway/Campus Drive intersection were made that improved grade differences, turn lane provisions and signalization. Campus Drive and University Pkwy are four lane divided (4-LD) facilities with daily capacities of 35,000 ADT and 32,500 ADT respectively at Adopted LOS “D” Standard. It should be noted that LOS determinations are based on PM Peak Hour and Daily traffic conditions, however daily LOS provides a planning test for future evaluations.

Another campus roadway modification that supports the overall goals of the Master Plan is to limit vehicular traffic cutting through to the Main Campus via Campus Lane. A proposed area for roadway modifications has been identified to limit traffic on Campus Lane to service vehicles and permitted vehicle only. (Refer to Figure 11.6)

Figure 11.8 depicts the proposed campus roadway improvements recommended by 2010-11.

**Proposed Roadway Improvements**

Escambia County and Gulf Power Company have entered into an agreement to turn over a portion of Pate Road to the County. The development and maintenance of this portion of Pate Road would become the responsibility of the County. The extent of the roadway belonging to the County will provide access to the University Spine Road on the West Campus. (Refer to Section 3 and Figure 11.8).

1. **Campus Dr/Davis Hwy Intersection** – modify EB Campus Dr approach to allow for dual (2) left-turn lanes to travel EB onto US 90 (Davis Hwy). This can be accomplished by re-striping the existing thru Lane as a ThruLeft lane.

2. **Research/Business Development Park Road A** – construct a north/south two-lane (2) roadway connecting Pate Road to 10 Mile Road, through the Phase I Research Park. This roadway will provide access to both existing roads and provide the initial arrival points for the Research Park.

3. **West Campus Connection** – Construct a bridge and roadway from Campus Drive to Pate Road. This establishes the Spine Road that links the various “pods” and provides an entry to the west side of the University. Several scenarios were analyzed. Final recommendations include a four lane bridge and roadway to connect to Pate Road. Approximate cost is $8.5 million. This connection replaces the previously proposed bridge “spur” across the Bayou Thompson to connect to 10 Mile Road. The recommendation of the Proposed Bridge Report is to cross wetlands in lieu of Thompson Bayou.

Combining the Core Campus total of 37,427 ADT with the West Campus total of 5,794 ADT yields a 2010-11 TOTAL EXTERNAL ADT of 43,221 ADT. In Section (2)(h) below, the daily ADT is broken down into peak hour and daily traffic projections to be used in assessing the traffic related impacts on the area roadway system for 2010-11.

Figure 11.7 depicts the 2010-11 UWF traffic distribution on the context area roadways. As noted, the 2010-11 traffic distribution includes the addition of a third campus access, from the 10 Mile Road extension and the construction of a NEW east/west Spine Road from the West Campus.

**Required On Campus Roadway Improvements**

The above roadway improvements are to be constructed in phases based on the traffic loads and access needs. Figure 11.8 depicts the proposed phasing for the West Campus roadway improvements through 2010 (Phases 1-2) and beyond (Phases 3-4). **NOTE:** Phases 3-4 roadway alignments are shown for illustrative purposes only and may be modified in subsequent Master Plan amendments or updates.

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2. **Research/Business Development Park Road A** – construct a north/south two-lane (2) roadway connecting Pate Road to 10 Mile Road, through the Phase I Research Park. This roadway will provide access to both existing roads and provide the initial arrival points for the Research Park.

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11 - TRANSPORTATION

Based on 2010 UWF Traffic Distribution depicted on Figure 11.7, and further detailed in Table 11.6, the following area roadways (context area) are projected to carry levels of UWF traffic sufficient to require further evaluation. Specifically, Pate Road, Ten Mile Road, Chemstrand Road, Nine Mile Road, and University Parkway provide significant roadway capacity for UWF traffic loads.

To determine the significance of the UWF traffic flows on the area roadways, an evaluation of previously approved traffic loads is necessary. The UWF 2003-04 Master Plan included traffic levels of 22,585 ADT (Table 11.5). These traffic levels are subtracted from the 2010-11 UWF Total Traffic along each roadway segment in order to determine the increase or increment of traffic growth from 2003-04 to 2010-11. If a roadway segment carries UWF traffic >5% of a roadways capacity (LOS Standard), it is considered significantly affected.

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Segment</th>
<th>Total Traffic (2-Way)</th>
<th>UWF Growth</th>
<th>2010 LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chemstrand Rd</td>
<td>Nine Mile Rd</td>
<td>1,552</td>
<td>89</td>
<td>F*</td>
</tr>
<tr>
<td>Davis Highway</td>
<td>10</td>
<td>University Pkwy</td>
<td>8,340</td>
<td>409</td>
</tr>
<tr>
<td>Davis Highway</td>
<td>Nine Mile Rd</td>
<td>7,039</td>
<td>282</td>
<td>F*</td>
</tr>
<tr>
<td>Nine Mile Rd (US 90A)</td>
<td>75 29</td>
<td>University Pkwy</td>
<td>4,153</td>
<td>395</td>
</tr>
<tr>
<td>University Pkwy</td>
<td>Davis Hwy</td>
<td>4,985</td>
<td>635</td>
<td>F*</td>
</tr>
<tr>
<td>Ten Mile Road</td>
<td>Chemstrand Rd</td>
<td>2,186</td>
<td>484</td>
<td>F*</td>
</tr>
<tr>
<td>Pate Road</td>
<td>Ten Mile Rd</td>
<td>UWF Spire Rd</td>
<td>897</td>
<td>201</td>
</tr>
</tbody>
</table>

* Indicates future LOS is lower than adopted LOS standards
Source: RPA Group traffic analysis

As shown in Table 11.6, five roadway segments are projected to: (1) carry significant levels (>5%) of UWF 2010 traffic (growth), and (2) the 2010 LOS is projected to operate below adopted standards. These five roadway segments will require some level of mitigation by way of improvements such as widening the facility, operational improvements (signals, turn lanes), or improving parallel roadways to accommodate the projected traffic levels. The Nine Mile Road and Pate Road segments are shown in Table 11.6 for comparison purposes, even though the 2010 LOS standards are not exceeded.

Required public transit

The University will continue to coordinate transit service with ECAT, and initiate the review of on-campus shuttle service as the need arises. The campus roadway system and off-campus access points are of sufficient sizes to accommodate Year 2010-11 traffic levels. Therefore, specific transit routes or services are required to meet the travel demand. However, the University in an effort to limit its impact onto the host community, as well as provide the highest level of service to its students, faculty, staff and visitors seeks to expand the use of transit on and off of the campus.

Specifically, the University is currently evaluating an on-campus shuttle service to serve commuter parking lots and eventually the West Campus areas. Transportation system management and transportation demand management (TMD) techniques.

The revised Goals, Objectives and Policies for the Section 11 – Transportation include several programs and processes the University has committed to employ during the planning horizon.

Future facilities and parking areas.

Refer to Section 4 – Land Use for the 2010-11 campus plan depicting the future facilities and parking areas. Figure 11.6 depicts the future parking locations.

Pedestrian And Non-vehicular Circulation Data

Existing on campus pedestrian and non-vehicular facilities.

Existing Campus bicycle and pedestrian facilities are depicted on Figure 11.10. The existing pedestrian and non-vehicular circulation facilities on campus consist predominantly of five-foot wide concrete sidewalks that connect the academic and support facilities and parking areas. There is no clear hierarchy of paths on campus and as such does not contribute to general wayfinding for pedestrians.

As new academic and support facilities are planned for the campus core, pedestrian paths will be provided to connect the new facilities to each other and the rest of the campus. It is anticipated that the new pedestrian paths will help align future buildings and form a campus core. The non-vehicular path system is defined in Section 16 – Landscape. The proposed path network will become a strong organizing element that is clearly identifiable.

Existing off campus pedestrian and non-vehicular facilities.

There are currently bicycle lanes on University Parkway south of Nine Mile Road, paved shoulders on Nine Mile Road, and paved shoulders on portions of Scenic Highway within the context area. There are sidewalks on both sides of University Parkway south of Nine Mile Road, and sidewalks on both sides of Davis Highway.

Pedestrian & Non-Vehicular Circulation Analysis

Required pedestrian and non-vehicular circulation facilities.

The UWF campus includes an abundant number of existing non-vehicular facilities. While many paths, sidewalks, and trails exist on campus, these facilities lack an ordering element, or wayfinding system that provides information, signing, and logical routing. The proposed Urban Design plan creates a non-vehicular circulation system that is a primary design and organizing element.

Figure 11.11 depicts the proposed pedestrian and non-vehicular circulation system for the campus. As shown, this future system builds off of the strongest existing elements and expands these to encompass the future development areas. The proposed pedestrian paths are a defining element that reinforces the urban plan and works integrally with the buildings and spaces.

Because the UWF campus is served by essentially University roads, and the immediate off-campus areas are primarily residential, significant context area pedestrian and non-vehicular facilities provide limited service to the University. University Pkwy maintains sidewalks and bike lanes from the campus to 9 Mile Road. Future improvements to the area roadways will be monitored by the University to assure coordination with campus improvements.

Lighting conditions along the pedestrian circulation paths and parking areas are addressed in Section 16 (Landscape Design Guidelines) and Section 19 (Environmental Health and Safety).
Introduction

When planning for the University of West Florida’s future growth and development, problems and issues may arise that extend beyond the boundaries of the campus into the surrounding communities. Problems and issues may include, but are not limited to: the compatibility of on-campus land uses with those off-campus; the provision of public facilities and services, such as roads, solid waste collection, stormwater management, potable water, sanitary sewer, etc.; the impacts of campus development on local public facilities and services; upgrading or improving the context area roadway network that serves the campus; public transit; and the need to protect significant natural and environmental resources that may or may not be shared by the university with the surrounding communities.

In order to effectively address these problems and issues, mechanisms and procedures must be in place, which facilitate coordination and communication between university officials, local government officials, and service providers in the surrounding community. These mechanisms must be implemented early in the development review process in order to assess the impacts of proposed development and determine appropriate strategies to mitigate those impacts. When disputes arise, non-legislative dispute resolution processes should be available to bring issues to closure in a timely manner. Most importantly, these intergovernmental coordination mechanisms and procedures must establish “two-way” coordination between the University and governmental agencies or service providers.

The overall aim of intergovernmental coordination is the use of joint processes for collaborative planning, decision making, and development review by governmental agencies. The purpose of the intergovernmental coordination element is to establish mechanisms, processes and procedures to achieve the goals, objectives and policies of the Campus Master Plan. When provisions in the Campus Master Plan conflict with provisions in the Comprehensive Plans of host and affected local governments, these intergovernmental coordination mechanisms shall be used to resolve the conflict while working toward achievement of the goals, objectives and policies.

Before University facilities may be expanded or new facilities constructed, the University must submit an application and a proposed plan of development to the Escambia County Planning Department. Note: All development shown under the approved ‘94 Master Plan submittal was reviewed and accepted by the County. Similarly all development shown within this Master Plan will be considered approved after the review and adoption process of this Master Plan as complete. The County reviews the proposed development for consistency with its adopted comprehensive plan and assesses the impacts of the proposed development according to its concurrency management system. Under the terms of an agreement with the County, the University pays for the concurrency management system. Under the terms of an agreement with the County, the University pays for the concurrency-related impacts associated with the development proposal.

The University, as a state agency managing lands owned by the Board of Trustees of the Internal Improvement Trust Fund, is also required to prepare a five-year land management plan. The University is required to submit its five-year land management plan to the Division of State Lands and the Land Management Advisory Council (LMAC) for review. The LMAC comments are then forwarded to the Board of Trustees of the Internal Improvement Trust Fund, which ultimately approves or rejects the plans.

Issues

A review of each element contained in the University Campus Master Plan identifies a number of planning issues, which may require coordination between the University and governmental agencies or service providers. For each issue, the agencies or entities involved, the coordination mechanisms used, and the nature of the relationship between the University and other governmental agencies or entities are identified.

Issue 1: Coordination Of Comprehensive Plans

Description

The City of Pensacola and Escambia County are required to prepare and adopt comprehensive plans to guide growth and development within their respective jurisdictions. The University is also required to prepare and adopt a Campus Master Plan to guide growth and development on campus. The University, as a state agency managing lands owned by the Board of Trustees of the Internal Improvement Trust Fund, is also required to prepare a five-year land management plan. Coordination of these plans is necessary to address those problems that cross jurisdictional boundaries.

The University of West Florida Campus is situated in Escambia County; and, the context area is predominately Escambia County. Except for a small residential area between Interstate I-10 and Olive Road, the City limits do not extend north of Interstate I-10, over 3 miles from the Campus, and in many instances, the City limits are considerably south of I-10.

Coordinating Entities

Primary - University Office of Architectural and Engineering Services  Escambia County Planning Department  FDEP Division of State Lands  Escambia County Growth Management Department  Escambia County Engineering Department

Secondary - Department of Community Affairs  Department of Agriculture and Consumer Services  Department of Corrections  Department of Community Affairs  Office of the Secretary of State  Florida Game and Fresh Water Fish Commission  Department of Education  Board of Trustees of the Internal Improvement Trust Fund

Under the terms of a Master Planning agreement between the University and Escambia County, the University provides information to the County regarding its planning and construction projects, and agrees to abide by the County’s growth management and environmental management plans, ordinances, and regulations. The County reviews this information with the University, and jointly assesses the impacts of University development on local public facilities and services. The University must pay its costs to mitigate those impacts within a specified period of time.
Studies are in progress and plans exist for the improvement of certain context area roadways to maintain or improve roadway levels of service that may be impacted by University expansion programs.

Coordinating Entities

Primary - University Architectural and Engineering Services and Facilities Management
Escambia County Metropolitan Planning Organization (MPO)
University Environmental, Health and Safety

Secondary - Florida Department of Transportation (FDOT)

Future Campus growth will result in the need for additional stormwater collection and treatment facilities. Any additions to the Stormwater management system will be governed by the Florida Administrative Code (FAC) and regulated by the Florida Department of Environmental Protection (FDEP).

Coordinating Entities

Primary - University Architectural and Engineering Services and Facilities Management
University Environmental, Health and Safety

Secondary - Florida Department of Environmental Protection (FDEP)

Coordination Mechanisms

Best management practices will be employed for any on-Campus stormwater facilities required to serve the Campus Expansion. Discussions with FDEP will take place and the appropriate permit applications prepared by the University for submission to the FDEP.

The University should request the FDEP to map the jurisdictional Boundaries of wetlands on Campus. Once this mapping is complete, any revisions to the Future Land Use, Conservation, Recreation and Open Space, or any other element necessitated by this mapping should be submitted to the BOE in the form of a plan amendment.
12 - INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

Goal 1: To achieve the goals, objectives and policies of the Campus Master Plan through the use of joint processes for collaborative planning, decision making, and development review by governmental agencies.

Objective 1.1: To establish a process for the reciprocal review by University and local government officials of growth management plans and plan amendments.

Policy 1.1.1: The University’s Office of Architectural and Engineering services and Facilities Management shall arrange a series of meetings with Escambia County planning officials for the purpose of negotiating the appropriate terms and conditions of this reciprocal review process.

Policy 1.1.2: It shall be the policy of the University that proposed amendments to local government comprehensive plans which have the effect of changing land uses or policies that guide the development of land within the designated context area surrounding the University, affect the provision of local services, or which otherwise impact University facilities and resources, should be submitted to the University’s Architectural and Engineering services and Facilities Management for review.

Policy 1.1.3: Proposed amendments to the adopted Campus Master Plan which exceed the thresholds established in s.240.155 (9), F.S., shall be transmitted to the appropriate local, regional and state agencies for review in accordance with the procedures established in Chapter 6C-22, Part 1, Florida Administrative Code.

Policy 1.1.4: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in s.240.155 (9), F.S., and which have the effects, or potential effects, of altering the manner in which development on campus may occur or impacting off-site facilities, services, or natural resources shall be submitted to appropriate host and affected local governments for a courtesy review.

Policy 1.1.5: Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an inter-local agreement or memorandum of understanding.

Policy 1.1.6: University planning officials shall meet with officials from Escambia County on a regular (at least quarterly) basis, or as the need arises, for the purpose of coordinating planning activities. Other local, regional, state and federal agencies shall be invited to participate in these meetings as the need arises.

Policy 1.1.7: Until the Campus Master Plan and campus development agreement have been finalized, disputes between the University and a local government shall be resolved by the process established in s.240.155 (8), F.S.

Policy 1.1.8: When it has been determined that proposed development within the designated context area would have an adverse impact on university facilities and resources, University officials will participate and cooperate with County officials in the identification of appropriate strategies to mitigate the impacts on University facilities and recourse.

Policy 1.1.9: Any dispute between the University and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in s.240.155 (8), F.S.

Policy 1.1.10: Within 270 days after adoption of the Campus Master Plan by the Board of Education, a draft campus development agreement shall be transmitted to appropriate host and affected local governments. This agreement must:

Identify geographic area covered by the agreement;

Policy 1.1.11: The Board of Education/Board of Trustees and host local government shall execute the campus development agreement within 180 days after receipt of the draft agreement.

Policy 1.1.12: Once the campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the campus development agreement and the adopted Campus Master Plan.

Policy 1.1.13: Once the State pays its “fair share” for capital improvements, as identified in the campus development agreement, all concurrency management responsibilities of the University and Board of Education/Board of Trustees are deemed to be fulfilled.

Policy 1.1.14: Any dispute between the University and host local government which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in s.240.155 (16), F.S.

Objective 1.2: To establish procedures and mechanisms to be used in coordinating comprehensive plans with Escambia County, and the City of Pensacola.

Policy 1.2.1: The University shall continue to be represented on technical advisory committees, and provide coordination through input mechanisms with the community planning offices.

Policy 1.2.2: The University shall continue to be represented at public hearings where amendments to the local Comprehensive Plans are open for discussion and public input.

Policy 1.2.3: The University shall participate through committee meetings with the local planning agencies and the West Florida Regional Planning Council in the development of the Intergovernmental Coordination.
Objective 1.3: To establish procedures and mechanisms to be used in coordinating with Escambia County officials and private collection companies to meet the future demands for University solid waste disposal.

Policy 1.3.1: The University shall, on an annual basis, communicate with Escambia County officials and the collection companies to determine disposal capacity, rates, tipping fees and the ability of each entity to meet projected solid waste characteristics by volume from the University.

Objective 1.4: To establish procedures and mechanisms to be used in establishing level of service standards for public facilities with any state, regional or local entity having operational and/or maintenance responsibility for such facilities.

Policy 1.4.1: The University shall meet with state, regional and local entities annually, or as needed to determine level of service standards, or to review potential or proposed changes to such standards that may have an impact on the University, its operation and/or growth potential.

Objective 1.5: To establish procedures and mechanisms to be used in coordinating the expansion of the water supply system to meet the needs of the University.

Policy 1.5.1: Officials of the University shall continue to serve as a member of the Northwest Florida Water Management District (NWFWMD) board and regularly attend their meetings; and, solicit NWFWMD’s cooperation in any expansion of the present well system and associated permitting should it be required for future capacity.

Policy 1.5.2: The University shall solicit the cooperation of the Escambia County Utility Authority (ECUA) in determining the most cost effective way of meeting current and future water supply demands of the University; and, the ability of ECUA to meet these demands, over time.

Policy 1.5.3: The University shall expand its existing Utility Service Agreement with ECUA to include additional on-Campus potable water supplies and ECUA tie-ins as may be required by Campus growth.

Policy 1.5.4: The University shall periodically review and update, if necessary, the Utility Service Agreement to reflect changes to the system, maintenance and operating procedures, or policies that may develop over time.

Policy 1.5.5: The University shall consult with the Florida Department of Environmental Protection (FDEP) to determine the University’s responsibility for any future system expansion or upgrading requirements; and, solicit FDEP’s cooperation in any permitting requirements.

Objective 1.6: To establish procedures and mechanisms to be used in coordinating the expansion or upgrading of the wastewater treatment system to meet the needs of the University.

Policy 1.6.1: The University shall consult with the Escambia County Utility Authority regarding their ability to take over the present wastewater treatment and collection systems for maintenance and operation; and, ECUA’s ability to up-grade and expand the systems as required to fulfill the demands of growth by the University.

Policy 1.6.2: If it is determined that it would benefit the University for ECUA to maintain, operate and/or expand the wastewater treatment and/or collection system, this shall be accomplished through a Utility Service Agreement with ECUA.

Policy 1.6.3: The University shall cooperate with the Florida Department of Environmental Protection regarding the maintenance, operation, expansion and/or up-grading of the wastewater treatment facility and the University obligations under any permitting requirements or conditions.

Objective 1.7: To establish procedures and mechanisms to be used in coordinating the expansion of the electric power system to meet the needs of the University.

Policy 1.7.1: The University shall continue to consult with Gulf Power Company regarding a second supply-side electrical power feed to serve as a backup to the existing single electrical service.

Policy 1.7.2: The University shall continue to coordinate with Gulf Power Company in obtaining underground electrical power feeders for any future system expansion.

Objective 1.8: To establish procedures and mechanisms to be used in coordinating the use of University facilities and resources in the event of a hurricane or other disaster.

Policy 1.8.1: The University shall continue to cooperate with Escambia County Emergency Management (ECEM) in the event of a severe storm or other disaster; however, the University is not equipped, nor does it expect to be equipped to provide safe shelter and other related services to the general public.

Policy 1.8.2: The University shall continue their communications efforts with ECEM and perform specific functions as may be directed by ECEM during evacuation events or University student/faculty/ staff sheltering.

Objective 1.9: To establish procedures and mechanisms to be used in coordinating transportation improvements on-campus and within the context area.

Policy 1.9.1: The University shall continue to have representatives serve on the Escambia County Metropolitan Planning Organization (MPO) task force and/or technical advisory committees.

Policy 1.9.2: The University shall attend public hearings related to improvements to the context area roadways.

Policy 1.9.3: The University shall coordinate with Escambia County officials and FDOT, and have representatives serve on technical advisory committees related to the I-110 connection north of Interstate Highway I-10.

Objective 1.10: To establish procedures and mechanisms to be used in coordinating increased availability and use of public transit services.
Policy 1.10.1: The University shall continue to seek the cooperation of the Escambia County Area Transit (ECAT) in promoting the use of public transit by students, faculty and staff, and regularly confer with ECAT on University/Public Transit issues.

Policy 1.10.2: The University shall seek the cooperation of ECAT in expanding (improving) the on-campus and context area system routing as a means of increasing ridership.

Policy 1.10.3: The University shall seek the cooperation of ECAT in providing special rates for University students.

Policy 1.10.4: The University shall seek the cooperation of ECAT in improving the level of service and scheduling.

Goal 2: Provision of Fire, Rescue and Emergency Medical Services

Description

The University does not have the capacity or resources to provide fire, rescue and emergency medical services for its students, staff and faculty.

The University has an inter-local agreement with Escambia County for the provision of fire, rescue, and emergency medical service on Campus. The County and others will provide first response and back-up services on calls from the University.

Coordinating Entities

Primary- University Environmental Health and Safety Office
University Police Department
Escambia County Fire Rescue
Escambia County Emergency Medical Services
Ferry Pass Volunteer Fire Department
This element identifies the natural ecosystems and other cultural and physical resources on the UWF Campus and context area as well as efforts to conserve, protect and manage these resources. (Refer to Proposed Conservation Use Map Figure 13.3).

Since its early years conservation has been a critical issue at UWF. In 1965 the areas around UWF were dedicated as a wild life sanctuary. Development since that time was intended to be sensitive to natural environment.

With the current and anticipated growth in student population new strategies are required to conserve the natural resources of the University. Energy conservation strategies, which include the automobile and land use, must also be considered. The "urban" infill planning scheme described in Section 3 Urban Design appears appropriate in response to the desire to conserve these resources.

Conservation Strategies

The following conservation strategies and goals have been defined.

- Protect fragile ecosystem including; wetlands, waterways, swamps, and marshes.
- Create an "official" nature preserve on the Baars Firestone nature trail site.
- Preserve one area each of the Sand Hill and Hammock areas for use as a nature preserve and teaching aid.
- Focus growth to areas above the 100 year flood plain.
- Avoid development in wetland areas. A full wetlands delineations survey should be performed when funding is made available.
- Develop new facilities with concern towards the environment with special concern for stormwater management.
- Assess on-going functions to minimize potential degradation of fragile ecosystems.
- Perform archeological assessments of all sites prior to development. A full archeological assessment should be completed when funding is made available.
- As special natural resources are identified policies should be developed to protect them. Example: "Sparkleberry Tree."
- When appropriate maintain existing vegetation and landform when developing new facilities.
- Development should be consistent with these goals as well as other stated goals including: 1) to develop in a way that reduces energy consumption, 2) that reduce air and water pollution, 3) that preserves natural resources.
- Existing development should be assessed to determine if it poses an environmental threat to existing natural resources.
- Proposed landscape buffers should be maintained as flora and fauna preserve areas and animal corridors.

Wetlands and Waterways

A portion of the northerly boundary of the campus adjoins the Escambia River and Thompson's Bayou is contained entirely within University property. Wetlands were identified along these boundaries by the United States Department of the Interior, Fish and Wildlife Service under the National Wetlands Inventory Program. The predominant wetlands encountered are from the "Palustrine" or forested marsh system characterized by broadleaf, deciduous, seasonal vegetation. Emergent wetlands from both the estuarine and palustrine systems may also be encountered in small enclaves within the more dominant system.

While the actual extent of the wetlands identified on the inventory map may vary in the field, it is prudent to consider the impact and possible additional cost of any development within wetlands areas. Further wetlands areas typically contain a large diversity of flora and fauna and as such they provide an excellent educational opportunity and should be viewed as such. As such consideration should be given to utilize these areas for conservation, limited recreation and educational uses.

Portions of the southerly arm of Thompson Bayou have been artificially impounded. The Bayou provides a major drainageway for development south of the campus and along Nine Mile Road, U.S. Highway 90.

UWF has hired a consultant to perform a generalized Wetlands Delineation Survey. The results of this survey are not available at this time.

Floodplains

Floodplains while generally associated with wetlands and "bottom lands" may also include uplands absent of any of the normal wetland vegetation or soils. It has been the responsibility of the Federal Emergency Management Agency to delineate floodplains under the National Flood Insurance Program. Delineation of flood prone areas is shown on Figure 18.1. There are three zones indicated on the map as follows:

a. Zone C Delineating areas of little or no flooding.

b. Zone A9 Delineating areas where flood can be expected at the elevation indicated (9.0 feet above MSL).

c. Zone B Delineating areas where 100-year flooding can be expected to a depth of 1.0 feet.

The majority of the campus lies within Zone C with smaller areas within the transitional B and A9 zones. A significant portion of the campus along the northerly portion of Campus Boulevard is subject to occasional flooding. Historically construction of permanent facilities has been limited to the C zone.

Bottom Lands

Bottomlands are generally limited to the low-lying areas (usually a few feet above the stream) along the Escambia River adjoining the northerly boundary of the campus. Since these bottomlands are along a peripheral boundary, their impact upon the development campus facilities will be minimal. Bottomlands can be developed as a natural resource to enhance both educational and recreational activities.

Geological Features

The geology of the UWF Campus is typical of the area. The entire County lies within the Coastal Plain Province, a major physiographic division of the United States. The Coastal Province consists principally of unconsolidated sands, silts and clays. There are two topographic divisions in Escambia County; the Coastal Lowland and Western Highlands. The campus lies in the Coastal Lowland which consists of a series of broad, nearly level, marine terraces that extend inward several miles from the coast. These marine terraces merge with narrow terraces along the Escambia River with elevations in excess of 100 feet. The campus has elevations reaching 120 feet and is characterized by significant topographic relief throughout.

Vegetative Communities
Information pertaining to vegetative communities found on the UWF Campus was derived from The University of West Florida Campus Master Plan Update, dated August 1987, and the South Escambia and Santa Rosa Counties 201 Facilities Plan - Vol. 1, dated May 1978.

There are four predominant types of vegetation found on the UWF Campus. These include sandhill, hammock, swamp forest and marsh. (Refer to Figure 13.1).

Sandhill vegetation is the most prevalent vegetation type in Escambia County. The soils associated with this type of vegetation are high, well drained and sandy. The long leaf pine is most prevalent followed by the turkey oak. While the long leaf pine and turkey oak dominate, bluejack oak, blackjack oak, post oak and southern red oak are also typical of sandhill vegetation. Laurel oak and live oak may also be encountered, but do not generally thrive in the sandhill environment. Other associated vegetation includes the wild persimmon, Pensacola Hawthorn or bracken fern and the saw palmetto.

Hammocks are found in transitional areas between the sandhill and swamp forest habitats. The soils are neither too wet nor too dry. These moderate conditions coupled with rather fertile soils yield an unusual diversity of species, more so than any of the other vegetative types. The hammock is dominated by hardwood trees, oaks and hickories with the live oak, laurel oak, mockernut hickory and pignut hickory dominating. The live oaks are particularly impressive with massive, spreading, gnarled branches. In addition to the oaks and hickories, two of the South's outstanding flowering trees occur in the hammock forest: the flowering dogwood and the large flowered magnolia. The flowering dogwood is protected by Florida law. Other significant species include the sweetleaf, silky camellia, hop hornbloom, hollies and the spruce pine. The spruce pine is shade tolerant and is an excellent indicator species of hammock formations.

Swamp forest vegetation is generally restricted to the mixed alluvial, hydric soils of the floodplains. These soils are undifferentiated, rich and moist and are commonly referred to as bottomlands. The predominant vegetation is hydrophilic and quite tolerant of flooding conditions with many species found only in these low moist areas. The Escambia River and Thompson Bayou support swamp forest vegetation along and within the campus confines. Hardwood trees predominate though conifers such as slash pine, loblolly pine, Atlantic white cedar, sweetbay magnolia, swamp cypress, bald cypress and the pond cypress are also found. The Atlantic white cedar and the bald cypress are the most common of the conifers. Indicator species include the black gum, Atlantic white cedar, sweetbay magnolia, swamp cypress, buckwheat tuff, tulip tree and red maple.

The marsh vegetation is associated with the Escambia River system and is fresh water in nature. Marsh vegetation is usually found adjacent to riverine swamp forest formations with the primary difference being that the soils are mucky and generally inundated. These formations are typically absent of any arboreal vegetation and are characterized by a predominance of small herbaceous plants. Grasses, sedges and rushes comprise the majority of species found. Species diversity is not great even though relatively large areas may be involved. Sawgrass and black needle rush are abundant as are several smaller closely related sedges.

Habitats

There are four basic habitats located on or adjacent to the campus. These habitats include the sandhill, hammock, swamp forest and marsh. (Refer to Figure 13.1). Data regarding threatened or endangered species for the context area were taken from the South Escambia and Santa Rosa Counties 201 Facilities Plan - Vol. 1, dated May 1978. A review of this data indicates that threatened or endangered species may exist within the identified vegetative systems found on campus. The known animal associations include fishes, amphibians, reptiles, birds and mammals.

None of the fishes or amphibians thought to exist in the study area are on the rare, endangered or threatened species lists. The following table provides a listing of rare, endangered or threatened species that may exist on the UWF Campus.

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<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
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<tr>
<td>Gopher Tortoise</td>
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<tr>
<td>Eastern Indigo Snake</td>
<td>Dry marchon corais copesi</td>
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<tr>
<td>Birds</td>
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<tr>
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<td>Southern Bald Eagle</td>
<td>Haliaeetus leucocephalus</td>
<td>T</td>
</tr>
</tbody>
</table>

Osprey Pandion haliaetus T
Brown Pelican Pelecanus occidentalis T
Least Tern Sterna albifrons T
Cooper Hawk Accipiter cooperi SC
Great Egret Casmerodius albus SC
Hairy Woodpecker Dendrocopos villosus SC
Florida Prairie Warbler Dendroica discolor SC
White Ibis Eudocimus albus SC
Little Blue Heron Florida caerulea SC
Worm Eating Warbler Helminthia vermiculosa SC
Louisiana Heron Hydranassa tricolor SC
Caspian Tern Hydroprogne caspia SC
Least BitternIxobrychus elegans SC
Yellow Crowned Night Heron Nyctanassa violacea SC
Black Crowned Night Heron Nyctidromus nycticorax SC
American Avocet Recurvirostra americana SC
Black Skimmer Rynchops niger SC
White Breasted Nuthatch Sitta carolinensis SC
Sotty Tern Sterna fuscata SC
Mariner's Marsh Wren Telmatoedys palustris SC
Royal Tern Thalasseus maximus SC
Sandwich Tern Thalasseus sandvicensis SC

Mammals

Hoary Bat Lasiurus cinereus R
Florida Weasel Mustela frenata R
Mink Mustela vison R
Keen Bat Myotis keeni R
Eastern Big-Eared Bat Myotis elis R
Gray Myotis Myotis griseus E
Indiana Myotis Myotis sodalis E
Panther Felis concolor concolor E

While the above list is impressive in its length, threatened or endangered species will not place severe restrictions on campus development. The bulk of these animals will reside in the swamp forest, wetland systems or adjacent transitional zones. By protecting water quality and avoiding development in wetlands, habitats can be preserved and utilized as a natural resource for study and other educational benefits. While the possibility exists that gopher turtles may be encountered, they can be successfully relocated.
**Objective 3.1.a:** To conserve, appropriate use, and protect native vegetative communities and wildlife habitats.

**Policy 1.1.2:** Increase use of public transit by students and staff (see Section 11A Transit, Circulation and Parking Sub-Element).

**Policy 1.1.3:** Provide Campus planning so as to encourage pedestrian and bicycle transport.

**Policy 1.1.4:** Provide Campus policies that discourage driving. Examples include limiting the number of parking spaces adjacent classroom facilities and limiting parking by Campus residents to housing parking areas.

**Goal 2:** To Protect and maintain water quantity and quality.

**Objective 2.1:** To conserve, appropriately use and protect the quantity and quality of water resources.

**Policy 2.1.1:** Construct irrigation system wells to provide for landscape maintenance, thus reducing campus potable water usage.

**Policy 2.1.2:** Institute progressive plan to develop Campus ornamental landscaping into a “Xeriscape” landscape, as promoted by the Northwest Florida Water Management District. This plan is dedicated to irrigation water conservation.

**Policy 2.1.3:** Incorporate requirements in the UWF Design Guide for New Facilities and Renovation, in accordance with the Office of Capital Programs Cost Containment Guidelines, to require water saving equipment and plumbing fixtures.

**Policy 2.1.4:** Generate or Revise a Spill Prevention Plan, per the 1972 Clean Water Act to reduce the impact and the risk of groundwater contamination from bulk stored chemicals and petroleum products.

**Policy 2.1.5:** Institute landscaping maintenance programs to reduce dependency on chemical fertilizers and pesticides, through the use of natural fertilizers, organic gardening techniques.

**Objective 3.1.b:** To Protect native vegetative communities from destruction by University development activities.

**Policy 3.1.1:** Restrict campus development to land areas at or above the FEMA identified 100-year flood plain elevation.

**Policy 3.1.2:** Restrict campus development to the hammock and sandhill communities (or uplands).

**Policy 3.1.3:** Restrict campus development to the hammock and sandhill communities (or uplands).

**Policy 3.1.4:** Limit campus development in sensitive ecosystems. Policy shall control development within these areas to limit the destruction and fragmentation of these floral and faunal systems. Timing of development should be coordinated to avoid disturbance of nesting or breeding birds, mammals, and reptiles.

**Policy 3.1.5:** Provide restrictive development criteria (land use guidelines) to design consultants, as well as University staff. Standardize new construction review processes to assure adherence to Conservation Policies.

**Policy 3.1.6:** Set University Policy for Professional Services to require inclusion of a Professional Landscape Architect on all design teams commissioned to provide new building design which is programmed to be sited in areas identified as containing fragile flora and fauna.

**Objective 3.1.c:** To designate environmentally sensitive lands for protection based on State and locally determined criteria.

**Objective 3.1.d:** To restrict University activities known to threaten the habitat and survival of endangered and threatened wildlife species.

**Goal 3:** To protect the fragile aquatic ecosystems, marsh vegetative communities, fauna and habitats.

**Policy 1.1.1:** Maintain and restrict use of fossil fuels to natural gas for heating/utility purposes.

**Objective 4.1:** To establish administrative, operational, and other procedures to conserve energy and reduce future demand.

**Population Maintenance of Faunal Communities**

Maintaining the UWF sandhill and hammock vegetative communities, which are composed primarily of hardwoods and conifers, would have little effect, if any, on maintaining the regional faunal types. Large portions of Escambia County, Florida are still relatively undeveloped and provide significant sandhill and hammock habitats.

The swamp forest and marsh vegetative communities, however, are more sensitive ecosystems that are limited in location to riverines and estuaries. The UWF Campus is traversed from the southwest corner to the north by Thompson Bayou and bordered to the north by Escambia River. This type of vegetative community and habitat is less abundant and plays a substantial role in population maintenance. Efforts should be undertaken to prevent the destruction of the marsh or wetland environments.

**Archaeology**

The waterfront setting of the University makes it an ideal site for potential early settlement. Some areas of potential archeological importance were identified by University staff in a report titled “Archaeological Survey and Management Plan UWF Campus” and are identified in Figure 13.2. The study indicates that numerous areas of the Campus need to be studied prior to development in order to ensure avoidance of disturbing archeologically significant sites. Areas likely to contain early settlements include the new West Campus property. All areas planned for developed should be studied early in the planning process to allow for archaeological investigation and avoid development delay.

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**Policy 3.1.6:** Set University Policy for Professional Services to require inclusion of a Professional Landscape Architect on all design teams commissioned to provide new building design which is programmed to be sited in areas identified as containing fragile flora and fauna.

**Goal 4:** To conserve and appropriately use energy.

**Objective 4.1:** To establish administrative, operational, and other procedures to conserve energy and reduce future demand.
UWF has hired a consultant to perform a generalized Wetlands Delineation Survey. The results of this survey are not available at this time.

### Conservation

The results of this survey are not available at this time.

### Floodplains

Floodplains, while generally associated with wetlands and "bottom lands," may also include uplands absent of any of the normal wetland vegetation or soils. It has been the responsibility of the Federal Emergency Management Agency to delineate floodplains under the National Flood Insurance Program. Delineation of flood prone areas is shown on Figure 18.1. There are three zones indicated on the map as follows:

- **Zone A9** Delineating areas where flood can be expected at the elevation indicated (9.0 feet above MSL).
- **Zone B** Delineating areas where 100-year flooding can be expected to a depth of 1.0 feet.
- **Zone C** Delineating areas of little or no flooding.

The majority of the campus lies within Zone C with smaller areas within the transitional B and A9 zones. A significant portion of the campus along the northerly portion of Campus Boulevard is subject to occasional flooding. Historically construction of permanent facilities has been limited to the C zone.

### Bottom Lands

Bottomlands are generally limited to the low-lying areas (usually a few feet above the stream) along the Escambia River adjoining the northerly boundary of the campus. Since these bottomlands are along a peripheral boundary, their impact upon the development campus facilities will be minimal. Bottomlands can be developed as a nature preserve and teaching aid.

### Vegetative Communities

Portions of the southerly arm of Thompson Bayou have been artificially impounded. The Bayou provides a major drainage way for development south of the campus and along Nine Mile Road, U.S. Highway 90.

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**Wetlands and Waterways**

A portion of the northerly boundary of the campus adjoins the Escambia River, and Thompson's Bayou is contained entirely within University property. Wetlands were identified along these boundaries by the United States Department of the Interior, Fish and Wildlife Service under the National Wetlands Inventory Program. The predominant wetlands encountered are from the "Palustrine" or forested marsh system characterized by broadleaf, deciduous, seasonal vegetation. Emergent wetlands from both the estuarine and palustrine systems may also be encountered in small enclaves within the more dominant system.

While the actual extent of the wetlands identified on the inventory map may vary in the field, it is prudent to consider the impact and possible additional cost of any development within wetlands areas. Further wetlands areas typically contain a large diversity of flora and fauna and as such they provide an excellent educational opportunity and should be viewed as such. As such consideration should be given to utilize these areas for conservation, limited recreation and educational uses.

**Geological Features**

The geology of the UWF Campus is typical of the area. The entire County lies within the Coastal Plain Province, a major physiographic division of the United States. The Coastal Province consists principally of unconsolidated sands, silts and clays. There are two topographic divisions in Escambia County: the Coastal Lowland and Western Highlands. The campus lies in the Coastal Lowland which consists of a series of broad, nearly level, marine terraces that extend inward several miles from the coast. These marine terraces merge with narrow terraces along the Escambia River with elevations in excess of 100 feet. The campus has elevations reaching 120 feet and is characterized by significant topographic relief throughout.

**Vegetative Communities**

- Protect fragile ecosystem including; wetlands, waterways, swamps, and marshes.
- Create an "official" nature preserve on the Baars Firestone nature trail site.
- Preserve one area each of the Sand Hill and Hammock areas for use as a nature preserve and teaching aid.
- Focus growth to areas above the 100 year flood plain.
- Avoid development in wetland areas. A full wetlands delineation survey should be performed when funding is made available.
- Develop new facilities with concern towards the environment with special concern for stormwater management.
- Assess ongoing functions to minimize potential degradation of fragile ecosystems.
- Perform archeological assessments of all sites prior to development. A full archeological assessment should be completed when funding is made available.
- As special natural resources are identified policies should be developed to protect them. Example: "Sparkleberry Tree."
- When appropriate maintain existing vegetation and landform when developing new facilities.
- Development should be consistent with these goals as well as other stated goals including: 1) to develop in a way that reduces energy consumption, 2) that reduce air and water pollution, 3) that preserves natural resources.
- Existing development should be assessed to determine if it poses an environmental threat to existing natural resources.
- Proposed landscape buffers should be maintained as flora and fauna preserve areas and animal corridors.

13 - CONSERVATION

This element identifies the natural ecosystems and other cultural and physical resources on the UWF Campus and context area as well as efforts to conserve, protect and manage these resources. (Refer to Proposed Conservation Use Map Figure 13.3).

Since its early years conservation has been a critical issue at UWF. In 1965 the areas around UWF were dedicated as a wild life sanctuary. Development since that time was intended to be sensitive to natural environment.

With the current and anticipated growth in student population new strategies are required to conserve the natural resources of the University. Energy conservation strategies, which include the automobile and land use, must also be considered. The "urban" infill planning scheme described in Section 3 Urban Design appears appropriate in response to the desire to conserve these resources.

**Conservation Strategies**

The following conservation strategies and goals have been defined.

- **Wetlands and Waterways**
  - A portion of the northerly boundary of the campus adjoins the Escambia River and Thompson's Bayou is contained entirely within University property. Wetlands were identified along these boundaries by the United States Department of the Interior, Fish and Wildlife Service under the National Wetlands Inventory Program. The predominant wetlands encountered are from the "Palustrine" or forested marsh system characterized by broadleaf, deciduous, seasonal vegetation. Emergent wetlands from both the estuarine and palustrine systems may also be encountered in small enclaves within the more dominant system.
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  - Portions of the southerly arm of Thompson Bayou have been artificially impounded. The Bayou provides a major drainage way for development south of the campus and along Nine Mile Road, U.S. Highway 90.

- **Floodplains**
  - Floodplains while generally associated with wetlands and "bottom lands" may also include uplands absent of any of the normal wetland vegetation or soils. It has been the responsibility of the Federal Emergency Management Agency to delineate floodplains under the National Flood Insurance Program. Delineation of flood prone areas is shown on Figure 18.1. There are three zones indicated on the map as follows:
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- **Bottom Lands**
  - Bottomlands are generally limited to the low-lying areas (usually a few feet above the stream) along the Escambia River adjoining the northerly boundary of the campus. Since these bottomlands are along a peripheral boundary, their impact upon the development campus facilities will be minimal. Bottomlands can be developed as a nature resource to enhance both educational and recreational activities.

- **Geological Features**
  - The geology of the UWF Campus is typical of the area. The entire County lies within the Coastal Plain Province, a major physiographic division of the United States. The Coastal Province consists principally of unconsolidated sands, silts and clays. There are two topographic divisions in Escambia County: the Coastal Lowland and Western Highlands. The campus lies in the Coastal Lowland which consists of a series of broad, nearly level, marine terraces that extend inward several miles from the coast. These marine terraces merge with narrow terraces along the Escambia River with elevations in excess of 100 feet. The campus has elevations reaching 120 feet and is characterized by significant topographic relief throughout.

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  - Development should be consistent with these goals as well as other stated goals including: 1) to develop in a way that reduces energy consumption, 2) that reduce air and water pollution, 3) that preserves natural resources.
  - Existing development should be assessed to determine if it poses an environmental threat to existing natural resources.
  - Proposed landscape buffers should be maintained as flora and fauna preserve areas and animal corridors.
Information pertaining to vegetative communities found on the UWF Campus was derived from The University of West Florida Campus Master Plan Update, dated August 1987, and the South Escambia and Santa Rosa Counties 201 Facilities Plan - Vol. 1, dated May 1978.

There are four predominant types of vegetation found on the UWF Campus. These include sandhill, hammock, swamp forest and marsh. (Refer to Figure 13.1).

Sandhill vegetation is the most prevalent vegetation type in Escambia County. The soils associated with this type of vegetation are high, well drained and sandy. The long leaf pine is most prevalent followed by the turkey oak. While the long leaf pine and turkey oak dominate, bluejack oak, blackjack oak, post oak and southern red oak are also typical of sandhill vegetation. Laurel oak and live oak may also be encountered, but do not generally thrive in the sandhill environment. Other associated vegetation includes the wild persimmon, Pterosarya Hawthorn or bracken fern and the saw palmetto.

Hammocks are found in transitional areas between the sandhill and swamp forest habitats. The soils are neither too wet nor too dry. These moderate conditions coupled with rather fertile soils yield an unusual diversity of species, more so than any of the other vegetative types. The hammock is dominated by hardwood trees, oaks and hickories with the live oak, laurel oak, mockernut hickory and pignut hickory dominating. The live oaks are particularly impressive with massive, spreading, gnarled branches. In addition to the oaks and hickories, two of the South's outstanding flowering trees occur in the hammock forest: the flowering dogwood and the large flowered magnolia. The flowering dogwood is protected by Florida law. Other significant species include the sweatleaf, silky camellia, hop hornbloom, hollies and the spruce pine. The spruce pine is shade tolerant and is an excellent indicator species of hammock formations.

Swamp forest vegetation is generally restricted to the mixed alluvial, hydric soils of the floodplains. These soils are undifferentiated, rich and moist and are commonly referred to as bottomlands. The predominant vegetation is hydrophilic and quite tolerant of flooding conditions with many species found only in these low moist areas. The Escambia River and Thompson Bayou support swamp forest vegetation along and within the campus confines. Hardwood trees predominate though conifers such as slash pine, loblolly pine, Atlantic white cedar, the bald cypress and the pond cypress are also found. The Atlantic white cedar and the bald cypress are the most common of the conifers. Indicator species include the black gum, Atlantic white cedar, sweetbay magnolia, swamp cypress, buckeye chestnut, tule and red maple.

The marsh vegetation is associated with the Escambia River system and is freshwater in nature. Marsh vegetation is usually found adjacent to riverine swamp forest formations with the primary difference being that the soils are mucky and generally inundated. These formations are typically absent of any arboreous vegetation and are characterized by a predominance of small herbaceous plants. Grasses, sedges and rushes comprise the majority of species found. Species diversity is not great even though relatively large areas may be involved. Sawgrass and black needle rush are abundant as are several smaller closely related sedges.

Habitats

There are four basic habitats located on or adjacent to the campus. These habitats include the sandhill, hammock, swamp forest and marsh vegetation systems discussed elsewhere in this document. Data regarding threatened or endangered species for the context area were taken from the South Escambia and Santa Rosa Counties 201 Facilities Plan - Vol. 1, dated May 1978. A review of this data indicates that threatened or endangered species may exist within the identified vegetative systems found on campus. The known animal associations include fishes, amphibians, reptiles, birds and mammals.

None of the fishes or amphibians thought to exist in the study area are on the rare, endangered or threatened species lists. The following table provides a listing of rare, endangered or threatened species that may exist on the main UWF Campus:

**TABLE 13.1-1 RARE, ENDANGERED OR THREATENED SPECIES**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repetiles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gopher Tortoise</td>
<td>Gopherus polyphemus</td>
<td>T</td>
</tr>
<tr>
<td>Eastern Indigo Snake</td>
<td>Dry marchon corais coupesi</td>
<td>T</td>
</tr>
<tr>
<td>Birds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reddish Egret</td>
<td>Dicromassae rufescens</td>
<td>R</td>
</tr>
<tr>
<td>Louisiana Waterthrush</td>
<td>Seirina motacilla</td>
<td>R</td>
</tr>
<tr>
<td>American Redstart</td>
<td>Setophaga ruticilla</td>
<td>R</td>
</tr>
<tr>
<td>Snowy Plover</td>
<td>Charadrius alexandrinus</td>
<td>E</td>
</tr>
<tr>
<td>Red Cockatiel</td>
<td>Dendropopos lorata</td>
<td>E</td>
</tr>
<tr>
<td>Woodpecker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peregrine Falcon</td>
<td>Falco peregrinus</td>
<td>E</td>
</tr>
<tr>
<td>Wood Stork</td>
<td>Mycteria americana</td>
<td>E</td>
</tr>
<tr>
<td>Bachman Warbler</td>
<td>Vermivora bachmani</td>
<td>E</td>
</tr>
<tr>
<td>Louisiana Seaside</td>
<td>Ammospaiza marima fisheri</td>
<td>T</td>
</tr>
<tr>
<td>Sparrow</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Southeastern Kestrel</td>
<td>Falco sparverius paulus</td>
<td>T</td>
</tr>
<tr>
<td>Magnificent Frigatebird</td>
<td>Fregata manis</td>
<td>T</td>
</tr>
<tr>
<td>Florida Sandhill Crane</td>
<td>Grus canadensis</td>
<td>T</td>
</tr>
<tr>
<td>American Oystercatcher</td>
<td>Haematopus palliatus</td>
<td>T</td>
</tr>
<tr>
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<td>Haliaeetus leucocephalus</td>
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</tr>
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Osprey | Pandion haliaetus | T |
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Gray Myotis | Myops grisscens | E |
Indiana Myotis | Myops sodalis | E |
Panther | Felis concolor cory | E |

**STATUS**

T = Threatened
R = Rare
SC = Special Concern
E = Endangered

While the above list is impressive in its length, threatened or endangered species will not place severe restrictions on campus development. The bulk of these animals will reside in the swamp forest, wetland systems or adjacent transitional zones. By protecting water quality and avoiding development in wetlands, habitats can be preserved and utilized as a natural resource for study and other educational benefits. While the possibility exists that gopher turtles may be encountered, they can be successfully relocated.
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Policy 1.1.2: Increase use of public transit by students and staff (see Section 11A Transit, Circulation and Parking Sub-Element).

Policy 1.1.3: Provide Campus planning so as to encourage pedestrian and bicycle transport

Policy 1.1.4: Provide Campus policies that discourage driving. Examples include limiting the number of parking spaces adjacent classroom facilities and limiting parking by Campus residents to housing parking areas.

Objective 1.1.4: To restrict University activities known to threaten the habitat and survival of endangered and threatened wildlife species.

Policy 1.1.1: Restrict campus development to land areas at or above the FEMA identified 100-year flood plain elevation.

Policy 1.1.2: Comply with all guidelines established in the Campus Beautification Committee’s Tree Protection Policy; March 2003.

Policy 1.1.3: Restrict campus development to the hammock and sandhill communities (or uplands).

Policy 1.1.4: Limit campus development in sensitive ecosystems. Policy shall control development within these areas to limit the destruction and fragmentation of these floral and faunal systems. Timing of development should be coordinated to avoid disturbance of nesting or breeding birds, mammals, and reptiles.

Policy 1.1.5: Provide restrictive development criteria (land use guidelines) to design consultants, as well as University staff. Standardize new construction review processes to assure adherence to Conservation Policies.

Policy 1.1.6: Set University Policy for Professional Services to require inclusion of a Professional Landscape Architect on all design teams commissioned to provide new building design which is programmed to be sited in areas identified as containing fragile flora and fauna.

Goal 4: To conserve and appropriately use energy.

Objective 4.1: To establish administrative, operational, and other procedures to conserve energy and reduce future demand.
<table>
<thead>
<tr>
<th>Policy 4.1.1:</th>
<th>Continue to implement and improve the UWF Design Guide for New Facilities in accordance with the Office of Capital Programs Cost Containment Guidelines - HVAC and Electrical Systems as new more efficient materials and technologies become available.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 4.1.2:</td>
<td>Institute review procedures for mechanical/electrical equipment replacement that guarantees improved energy efficiency with the incorporation of new equipment.</td>
</tr>
<tr>
<td>Policy 4.1.3:</td>
<td>Provide required standards that encourage energy efficiency through building design and construction as well as operations.</td>
</tr>
<tr>
<td><strong>Goal 5:</strong> To protect and conserve the natural functions of soils, rivers, floodplains and wetlands.</td>
<td></td>
</tr>
<tr>
<td><strong>Objective 5.1a:</strong></td>
<td>To reduce stormwater borne pollutants generated as a result of University operations and maintenance practices.</td>
</tr>
<tr>
<td><strong>Objective 5.1b:</strong></td>
<td>To reduce/eliminate impact of soil erosion on natural ecosystems.</td>
</tr>
<tr>
<td><strong>Policy 5.1.1:</strong></td>
<td>All new construction shall be in accordance with 17-25 Florida Administrative Code - Regulation of Stormwater Discharge.</td>
</tr>
<tr>
<td><strong>Policy 5.1.2:</strong></td>
<td>Institute storm drainage system maintenance program. Program shall ensure: passage of water; retention of water; maintenance of vegetative base; hard paving of areas where vegetation cannot be sustained; control of inordinate erosion.</td>
</tr>
<tr>
<td><strong>Goal 6:</strong> To maximize on-campus reclamation of natural resources and consumer products.</td>
<td></td>
</tr>
<tr>
<td><strong>Objective 6.1a:</strong></td>
<td>To protect and maximize limited “Landfill” capacity.</td>
</tr>
<tr>
<td><strong>Objective 6.1b:</strong></td>
<td>To comply with Florida Solid Waste Management Act 1988.</td>
</tr>
<tr>
<td><strong>Objective 6.1c:</strong></td>
<td>To offset disposal costs.</td>
</tr>
<tr>
<td><strong>Policy 6.1.1:</strong></td>
<td>Implement procedure, method and access to provide for recycling of all materials for which these agencies of reclamation are available. Such materials would be (as a minimum) paper, cardboard, aluminum, glass, plastics, petroleum products, batteries, metals, chemicals. Policy shall apply to University staff, students, faculty and vendors (contract personnel).</td>
</tr>
<tr>
<td><strong>Policy 6.1.2:</strong></td>
<td>Implement academic program that promotes awareness of environmental impact of resource recycling.</td>
</tr>
<tr>
<td><strong>Goal 7:</strong> Environmentally Safe Management of Hazardous Materials</td>
<td></td>
</tr>
<tr>
<td><strong>Objective 7.1a:</strong></td>
<td>Management of hazardous wastes to protect natural resources.</td>
</tr>
<tr>
<td><strong>Objective 7.1b:</strong></td>
<td>Management of hazardous materials to protect human life.</td>
</tr>
<tr>
<td><strong>Policy 7.1.1:</strong></td>
<td>Implement hazardous material handling and storage procedures to include as a minimum the proper containerization, classification, and labeling of all hazardous waste and materials.</td>
</tr>
<tr>
<td><strong>Policy 7.1.2:</strong></td>
<td>Standardize secured storage facilities for on campus hazardous materials.</td>
</tr>
<tr>
<td><strong>Policy 7.1.3:</strong></td>
<td>Provide emergency training program for staff and faculty.</td>
</tr>
<tr>
<td><strong>Policy 7.1.4:</strong></td>
<td>Utilize only licensed hazardous waste transportation and disposal companies.</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Policy 7.1.4:</strong></td>
<td>Utilize only licensed hazardous waste transportation and disposal companies.</td>
</tr>
</tbody>
</table>
Other costs such as site work, utilities, fees, inspections and other miscellaneous associated costs are obtained from regionalized historical cost data at The University of West Florida. Future capital improvements resulting from infrastructure and traffic functions of the University are discussed in the infrastructure, utility, and transportation sections of the Master Plan.

The University’s stated criteria for the evaluation of its Physical Resources is as follows: “Physical resources, including building and equipment used both on campus and off campus, must be adequate to serve the needs of the institution in relation to its stated purpose, its programs and activities. The physical environment of the institution should contribute to an atmosphere for effective learning.” Closely related to this goal, is the need to construct buildings within realistic and achievable budgets and time frames, which satisfy both the functional and quality standards of the institution.

As part of this Master Plan a University Development Process Chart has been created to outline the development process starting with the identification of a University need through construction of the facility. The chart, located in Section 15, allows for a project to be tracked during all stages of Future Project Development.

Figure 14.1 identifies some of the additional projects created or identified within this Master Plan. As growth continues it is anticipated these projects will eventually be included within the CIP. Alternative funding sources will also be researched and developed. These projects include new roadways, buildings, landscape and beautification, and infrastructure upgrades.

In addition to new and renovated facilities there is currently a substantial backlog of deferred maintenance. Adequate funding will be required to bring the Campus assets up-to-date. Current funding levels will not be increased in order to provide adequate maintenance requirements. For detailed information on costs/scopes/funding for capital renewal and deferred maintenance please refer to section 17. A summary of need is included herein. (Refer to Table 14.3)

The following chart indicates the current CIP Budget request. The current CIP map is included in this section. Additional information describing these proposal projects can be found within the “Capital Improvement Plan and Legislative Budget Request.”

Table 14.2

<table>
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<td>Campus Infrastructure Renewal</td>
<td>$3,000,000</td>
<td>$3,750,000</td>
<td>$4,250,000</td>
<td>$4,250,000</td>
<td>$5,000,000</td>
<td>$20,500,000</td>
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<td></td>
<td>Includes Irrigation project FY 2004-05</td>
<td>(P,C)</td>
<td>(P,C)</td>
<td>(P,C)</td>
<td>(P,C)</td>
<td>(P,C)</td>
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<td>2</td>
<td>Classroom Building</td>
<td>$3,390,879</td>
<td>$4,828,998</td>
<td>$5,710,934</td>
<td>$14,577,364</td>
<td></td>
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<td>(P,C,E)</td>
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<tr>
<td>3</td>
<td>College of Business Classroom and Support Building</td>
<td>$4,828,998</td>
<td>$5,710,934</td>
<td>$14,577,364</td>
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<tr>
<td>4</td>
<td>Science and Technology, Phase I</td>
<td>$1,066,970</td>
<td>$3,510,394</td>
<td>$14,577,364</td>
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<td></td>
<td>(P)</td>
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<tr>
<td>5</td>
<td>Classroom and Teaching Lab Upgrades</td>
<td>$539,976</td>
<td>$4,955,200</td>
<td>$5,495,176</td>
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<td>(P)</td>
<td>(C&lt;E)</td>
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<tr>
<td>6</td>
<td>Downtown Research and Classroom Complex</td>
<td>$218,035</td>
<td>$2,781,965</td>
<td>$3,000,000</td>
<td></td>
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<td></td>
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<td>(C,E)</td>
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<tr>
<td>7</td>
<td>CFPA, Building 82, Acoustical and Lighting Corrections</td>
<td>$243,990</td>
<td>$1,518,750</td>
<td>$1,762,740</td>
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<td>(P)</td>
<td>(C,E)</td>
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<tr>
<td>8</td>
<td>ERDC Building 77 &amp; 78 Addition/Ren./Rem.</td>
<td>$472,546</td>
<td>$5,580,649</td>
<td>$6,053,105</td>
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<td>(P)</td>
<td>(C)</td>
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<tr>
<td>9</td>
<td>New Administration Building for Administrative Financial Services, Purchasing, Human Resources</td>
<td>$325,144</td>
<td>$4,000,000</td>
<td>$4,325,144</td>
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<td></td>
<td>(P)</td>
<td>(C)</td>
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<tr>
<td>10</td>
<td>Campus Security &amp; Safety Building</td>
<td>$250,182</td>
<td>$2,871,568</td>
<td>$3,121,750</td>
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<td>(P)</td>
<td>(C,E)</td>
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<tr>
<td>11</td>
<td>Roadway Extension/Bridge to West Campus Tie-in to Escambia County Road Improvements</td>
<td>$610,000</td>
<td>$7,600,000</td>
<td>$8,300,000</td>
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<tr>
<td>12</td>
<td>University Storage Facility</td>
<td>$126,523</td>
<td>$126,523</td>
<td></td>
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<td></td>
<td>(P)</td>
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<tr>
<td></td>
<td>OWCC-UWF Joint Center, FWB Expansion SEPARATE SUS LISTING</td>
<td>$265,000</td>
<td>$276,973</td>
<td>$3,029,973</td>
<td></td>
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<tr>
<td></td>
<td>(P)</td>
<td>(C,E)</td>
<td></td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$8,222,849</strong></td>
<td><strong>$11,343,371</strong></td>
<td><strong>$18,762,399</strong></td>
<td><strong>$25,413,707</strong></td>
<td><strong>$28,258,749</strong></td>
<td><strong>$79,011,742</strong></td>
</tr>
</tbody>
</table>
The evaluation of need for infrastructure improvements, new facilities and major renovations, and the prioritization of those conclusions, are most important in the development of the University Capital Improvement Plan (CIP). (See Table 14.2 and Figure 14.2). The purpose of the Five Year Capital Improvement Plan is to identify: facility needs, estimated cost of these capital improvements, and the anticipated implementation schedule of the project (design, construction, furnishings, and equipment) so that the facility is completed when programmatically required.

Typically, space needs are identified by Departmental Building Committees for the typical process of developing new/renovated space and are analyzed by the Facilities Planning and Management Group. Construction budgets are then developed, and incorporated into the Capital Improvement Plan.

The task of prioritizing the Five Year (CIP) List is undertaken by The Facilities Planning Committee, working with input form various University committees, both formal and informal. The Office of Facilities Services and Architectural/Engineering Services prepares the annual Budget Request.

The capital improvement priorities are based on proposed academic program requirements, enrollment growth and infrastructure needs. Changes in priorities are reported annually to The Board of Education with the submission of the annual Five Year CIP.

One major determinant in property needs is enrollment. UWF is currently undergoing rapid growth. This growth is expected to continue. The following table (Table 14.1) outlines year-by-year projected student growth and required campus facilities through 2023-2024. The Year beginning with 2012-2013 increases FTE enrollment by 2.9% and Projected Headcount by 3.0%.

### TABLE 14.0 PROJECTED STUDENT GROWTH AND REQUIRED FACILITIES

<table>
<thead>
<tr>
<th>Academic Year</th>
<th>Projected Enrollment (FTE)</th>
<th>Projected Headcount</th>
<th>Total Housing Required - based on 26% of total sq. footage</th>
<th>Total Physical Plant Required - based on 5% of total sq. footage</th>
<th>Total Academic and Support Facilities Required - based on 18% of total sq. footage</th>
<th>Cost Estimates for Building Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002-03</td>
<td>5,925</td>
<td>9,875</td>
<td>147,892</td>
<td>313,987</td>
<td>1,079,051</td>
<td>$391,818</td>
</tr>
<tr>
<td>2003-04</td>
<td>6,517</td>
<td>10,510</td>
<td>120,852</td>
<td>1,163,344</td>
<td>402,766</td>
<td>$391,818</td>
</tr>
<tr>
<td>2004-05</td>
<td>7,014</td>
<td>11,800</td>
<td>111,695</td>
<td>1,216,048</td>
<td>492,261</td>
<td>$391,818</td>
</tr>
<tr>
<td>2005-06</td>
<td>7,502</td>
<td>11,975</td>
<td>106,707</td>
<td>1,260,601</td>
<td>545,252</td>
<td>$391,818</td>
</tr>
<tr>
<td>2006-07</td>
<td>8,708</td>
<td>12,600</td>
<td>93,708</td>
<td>1,385,050</td>
<td>680,503</td>
<td>$391,818</td>
</tr>
<tr>
<td>2007-08</td>
<td>10,282</td>
<td>14,935</td>
<td>78,431</td>
<td>1,500,700</td>
<td>823,175</td>
<td>$391,818</td>
</tr>
</tbody>
</table>

The funding mechanisms by which capital improvements are funded are typically through Public Education Capital Outlay (PECO), Capital Improvement Trust Funds (CITF), Matching PECO Challenge Grand Funds and Auxiliary Revenues from University organizations.

**Budgeting and Funding**

There are five major categories of project funding for the University of West Florida. These categories can then be divided into two groups: 1) Campus related capital improvements, and 2) Off-campus concurrency projects.

The campus related capital improvement projects are funded by one of four principal sources:

- **Public Education Capital Outlay (PECO)**
  - This funding is generated by the state-wide utility tax. It is allocated for the University's education and general buildings such as classrooms and laboratories.

- **Capital Improvement Fee Trust Fund (CIF)**
  - This trust fund is appropriated for various student support buildings and structures such as sports and recreation facilities.

- **Foundation/Facility Challenge Grant Funding (F/FCGF)**
  - This grant fund, which can be used for most any purpose, includes private contributions which must be matched by the State University System. Similar to PECO, the state portion of the fund is generated by the state-wide utility tax.

- **Auxiliary Trust Fund (ATF)**
  - The primary use of this fund is for purposes which eventually generate income, including campus housing and bookstores. Auxiliary operations, such as the bookstore, food service and the post office, are the source of this fund.

Off-campus concurrency projects are funded by one primary source: **Concurrency Trust Fund (CTF)**

This fund was established January 1, 1994 through a state gas tax which will generate approximately six million dollars annually for the State University System of Florida. This revenue is allocated to state universities for off-site capital improvement projects.

No additional tax bases or revenue sources of any substantial magnitude are expected during the planning period.

Cost estimates for building projects are based on per square foot costs for each of the ten space categories: unit costs are determined by the BOE and updated annually (See Table 14.1). These costs are calculated from recent historical data provided by each of the state Universities.

### TABLE 14.1 STATE UNIVERSITY SYSTEM OF FLORIDA

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Construction Costs (a)</th>
<th>Project Costs (b)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>$98.68</td>
<td>$121.95</td>
</tr>
<tr>
<td>Teaching Labs</td>
<td>101.48</td>
<td>142.39</td>
</tr>
<tr>
<td>Study</td>
<td>86.26</td>
<td>111.01</td>
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<tr>
<td>Research Labs</td>
<td>143.03</td>
<td>150.46</td>
</tr>
<tr>
<td>Offices</td>
<td>90.07</td>
<td>126.05</td>
</tr>
<tr>
<td>Auditorium/Exhibits</td>
<td>105.60</td>
<td>131.12</td>
</tr>
<tr>
<td>Instructional Media</td>
<td>101.98</td>
<td>140.22</td>
</tr>
<tr>
<td>Student Services</td>
<td>117.59</td>
<td>111.22</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>91.02</td>
<td>110.35</td>
</tr>
<tr>
<td>Support Services</td>
<td>78.04</td>
<td>56.87</td>
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</table>
TABLE 14.3

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<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Environmental Classroom Pavilion</td>
<td>$332,250</td>
<td>(P,C,E)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$332,250</td>
</tr>
<tr>
<td>2</td>
<td>Research Park Office Pavilion</td>
<td>$2,657,237</td>
<td>(P,C,E)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,657,237</td>
</tr>
<tr>
<td>3</td>
<td>Archaeological Conservatory Auditorium</td>
<td>$295,930</td>
<td>(P,C,E)</td>
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<td>$295,930</td>
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<tr>
<td>4</td>
<td>University Honors Living/Teaching Complex</td>
<td>$2,193,049</td>
<td>(P,C,E)</td>
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<td></td>
<td></td>
<td></td>
<td>$2,193,049</td>
</tr>
</tbody>
</table>

**Subtotal Grant Program**

$332,250 $2,657,237 $295,930 $2,193,049 $0 $8,555,099

**GRAND TOTALS**

$8,555,099 $14,081,208 $19,058,325 $17,606,856 $25,268,740 $84,490,208

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**Academic and Administrative**

- **Buildings**
  - **Projects**
    - **Underground Hot/Chilled Piping Completion**
      - FY 2000-01: $2,193,049
    - **Domestic Water System Upgrade/Towers/Well**
      - FY 2000-01: $3,090,428
    - **Exterior Lighting**
      - FY 2000-01: $1,193,000
    - **Natural Gas Line**
      - FY 2000-01: $300,000
    - **Storm Drain Piping**
      - FY 2000-01: $1,459,248
    - **Storm Structures/Ponds**
      - FY 2000-01: $65,000
    - **Outdoor Recreation Facilities**
      - FY 2000-01: $85,000
    - **Total Campus Walks and Drives, Site**
      - FY 2000-01: $12,263,976

**Utilities and Infrastructure**

- **Electrical Distribution Completion**
  - FY 2000-01: $3,000,000
- **Sewage Collection System**
  - FY 2000-01: $3,000,000
- **Irrigation Upgrade/Separation**
  - FY 2000-01: $650,000
- **Voice Switching & Distribution**
  - FY 2000-01: $500,000
- **Fuel Storage Systems**
  - FY 2000-01: $650,000
- **Domestic Water System Upgrade/Towers/Well**
  - FY 2000-01: $750,000
- **Campus-Wide Telecom Data Improvements**
  - FY 2000-01: $2,371,599
- **Exterior Lighting**
  - FY 2000-01: $24,720
- **Natural Gas Line**
  - FY 2000-01: $0
- **Storm Drain Piping**
  - FY 2000-01: $1,459,248
- **Storm Structures/Ponds**
  - FY 2000-01: $650,000
- **Outdoor Recreation Facilities**
  - FY 2000-01: $85,000
- **Total Campus Walks and Drives, Site**
  - FY 2000-01: $12,263,976

**Total Utilities and Infrastructure**

- FY 2000-01: $40,035,148

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**Total**

- FY 2000-01: $8,555,099
- FY 2001-02: $14,081,208
- FY 2002-03: $19,058,325
- FY 2003-04: $17,606,856
- FY 2004-05: $25,268,740
- FY 2005-06: $84,490,208

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**Notes:**

- **Residence Halls** funding has been reduced past two fiscal years to build up reserves. $300,000 to $400,000 will be spent FY 2002-03.
- **Downtown Campus** funding for Operation and Maintenance Repairs next FY has been proposed.
- **$12,130,028 in all categories completed during the past 24 months of which $7,542,659 was for major projects.**

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**University: University of West Florida**

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**Total**

- FY 2000-01: $8,555,099
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- FY 2004-05: $25,268,740
- FY 2005-06: $84,490,208
This chart identifies a deficiency in funding and indicates a long backlog of needed maintenance and upgrades.

In addition to established funding sources the University should consider alternate funding sources include:

- Alumni
- Special Project Fund Raising
- Match Grants
- County/City Government Partnerships
- University Foundation
General

The master plan will not require a single architectural style be adhered to on the University, however established design and construction standards must be followed for individual building components. This approach will ensure that future University development has a uniform language that will define the character of the built environment. All project designs will be reviewed by University Architectural and Engineering Services staff to ensure compatibility with its building program after receiving input from the user group to ensure conformance with the program requirements. University architecture must provide a sense of longevity through its siting, material selection and building form.

The urban design approach is to “in-fill” the academic core, which increases the visibility of all buildings. This requires that all buildings reflect the image of the University. Ephemeral building types are costly, inefficient and inconsistent with the proposed development plan of the University.

In general, all buildings must be designed in compliance with UWF Building Standards, Board of Education Standards and the new State of Florida Building Code.

Proposed Architectural Design

New buildings should be designed using standards established by the Architectural and Engineering Services. This will provide the much needed visual consistency between buildings without dictating this building form. All new buildings constructed on University Property will be clearly identifiable as a UWF Facility through its materiality and selected design elements. It is not the intention of this Master Plan to limit Architectural Style or Creativity, but rather to establish a common language between all University Facilities that will meet the maintenance, program, and aesthetic demands of the various University operating bodies.

In addition to establishing a consistent design aesthetic the UWF Design Guide seeks to guide the design and specification process such that new buildings are:

1. Durable.
2. Require low maintenance.
3. Include compatible systems.
4. Energy efficient.
5. Sensitive to the site and overall feeling of the Campus.
6. Cost effective.

The growth and development of UWF is moving toward that of a traditional University campus, however some of the successful design elements established in early University development can be maintained. Most significantly, the impact of University Facilities on the Natural environment should be minimized. The Selection of Building materials, placement of Buildings on a selected site, energy conservation, life cycle cost goals, demand placed on automotive transportation and pollution/waste created during construction are some of the aspects of project development that must be considered during a buildings design to minimize the project’s impact on the environment.

Some of the existing buildings that reflect Architectural Design Aesthetics the University is striving for are Buildings; 32 (Library – New Addition), 89 (Archaeology), Martin Hall, Pace Hall, 22 (Commons) and to a limited degree 41 (Psychology). Each of these buildings has successful design elements that contribute to the goals of this Master Plan. Design Elements that should be incorporated into future buildings include:

1. Recessed or covered entries. These elements provide a functional use by controlling heat gain and protection from the elements at the building entrance. Aesthetically, they provide the opportunity for architectural development at the entrance, reduce the building scale at the entrance and give additional visual interest to the building facade.

2. Masonry building materials: Masonry is a low maintenance material that works well in the Florida climate. The nature of the material establishes a fueling of longevity and allows for limitless detailing in the building elevations.
3. **Incorporations of Immediate Site into the Design:** The Design of new buildings should integrate significant site features. Existing trees should be maintained, site grading minimized and new landscape incorporated.

4. **Screened Mechanical Yards:** Mechanical yards and dumpsters should be screened with similar materials and design as the building it serves.

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**University Development Process**

As part of this Master Plan, a University Development Process Chart has been created to outline the development process from identifying a University need to the construction of facilities. The attached chart allows for a project to be tracked during all stages of Future Project Development. (See Table 15.1.)

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**Goal 1:** To provide a built environment of the highest quality that gives the perception of permanence and uniformity across the University.

**Objective 1.1:** Design and construct buildings that follow the established Design and Construction Standards and materials (as established by University Architecture and Engineering Services).

**Policy 1.1.1:** Use life cycle cost analysis during the design phase of projects to determine building components to be used.

**Policy 1.1.2:** Design buildings to be spatially flexible, to evolve with the changing needs of the University.

**Policy 1.1.3:** Ensure that adequate space for communications, data, electrical, and mechanical systems is provided. Allow for expansion/upgrade of these systems in the building design. Future development that is consistent with the stated goals will significantly outlast these systems components.

**Policy 1.1.4:** The mutability of the University buildings should clearly relay to first time visitors the building's longevity.

**Policy 1.1.5:** Give the consultants providing design/construction related services on the University a copy of University standards with the RFP. Ensure that consultants performing work on the University adhere to the University standards.

**Objective 1.2:** Use updated cost data at the conception of a project to ensure the program and budget are in line with the desired goals of University construction.

**Policy 1.2.1:** Use historical University data and current construction industry data to develop accurate budgets for projects. Estimates should allow for cost escalations.

**Policy 1.2.2:** Ensure that the proposed program can be met with the proposed project budget. Reconsider program/space requirements to reduce the construction budget in lieu of compromising the quality of construction.

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**Goal 2:** To construct buildings on the University that minimize maintenance requirements.

**Objective 2.1:** Reduce the maintenance budget required for new construction projects.

**Policy 2.1.1:** Review life cycle cost information when developing the building program and selecting building materials.

**Policy 2.1.2:** Include low maintenance materials in the University standards.

**Objective 2.2:** Determine the estimated maintenance costs during project development to ensure the required building maintenance can be performed.
Policy 2.2.1: Develop regular maintenance schedules for all facilities on the University to ensure efficient maintenance procedures and manpower scheduling.

Policy 2.2.2: Increase the University maintenance staff proportionally to new construction projects. Sufficient personnel must be available to perform the required maintenance at a high level of care.

Policy 2.2.3: Use University standard building materials and systems to allow standardization of building maintenance. Using standard products will reduce the need for outside maintenance contractors and will allow standard components to be stored on the Campus.

Goal 3: Site and design new buildings to reinforce the goals of the University and other elements in this Master Plan.

Objective 3.1: To ensure the University Development is coordinated with the needs of the various departments operating on the University.

Policy 3.1.1: Design buildings that are sensitive to the natural elements of the site. Maintain existing trees wherever possible.

Policy 3.1.2: Locate and Design new buildings, to define open spaces and pathways consistent with the Proposed Urban Design and for a more secure environment.

Policy 3.1.3: To ensure all buildings conform to appropriate codes and standards.

Policy 3.1.4: To ensure the continuing improvements on a prioritized basis to University facilities to meet accessibility requirements for disabled persons.
Current Campus Overview and Recommendations

Much of the University of West Florida campus grounds are unimproved woodlands, with the roadways, campus core, and parking lots essentially carved out of the existing vegetation. The open areas and introduced landscape is comprised predominantly of lawns and trees with the dominant tree species being oaks and pines in drifts and woodland masses, with ornamental trees such as Magnolia and Crepe Myrtle.

Throughout the history of the University, development of campus facilities was intended to be concentrated in a small portion of the campus area, to allow as much land as possible to remain undisturbed or as preserve or nature trail areas.

Campus Organization

Currently the campus is a scattered collection of small buildings with adjacent parking lots. The central green space called the ‘propeller’ is a large treed area with pathways used for service and pedestrians. There is a noticeable lack of open space structure and hierarchy of spaces on campus. The ‘propeller’ is so large and wooded that it fails to be read or to work as a campus-organizing element, especially at the pedestrian scale. Pathways on campus also lack hierarchy. Several areas of the campus such as the Campus Green and the Magnolia Walk have organizing elements such as plantings, walkways or building alignments, but many other areas do not. This master plan proposes elements, which will be reinforced by landscape to give the campus structure and organization. Elements include the development of the ‘Campus Green’ surrounding the Library and Student Center, enhanced connector pathways linking important spaces within the core campus and the informal campus connector pathway throughout the main Campus and across Thompson Bayou to the west campus expansion. (Refer to Landscape Elements, Figure 16.1).

Site Context

As described in the 1994 Master Plan Update, The University of West Florida campus is located in the Southern Mixed Hardwood forest, the vegetation composition results from the Florida Subtropical climate and the presence of deep, protected riverine systems. The dominant tree species of the area previous to disturbance were Quercus hemisphaerica, Pinus glabra, and Fagus grandifolia, and the dominant understory species were ilex vomitoria and Ilex floridana. Gentle, upper slopes that had been previously logged were dominated by Pinus palustris, Quercus hemisphaerica, and ilex vomitoria in the understory. Steep, lower slope areas were relatively undisturbed Fagus grandifolia with illicium floridana in the understory.

Four major vegetation types predominate on campus. Sandhill on high, well-drained areas; Hammock on moderate to steep slopes; Swamp forest on the Escambia River and Thompson’s Bayou floodplain; and Fresh water marsh adjacent to the riverine swamp forest. There are 9 tree species on campus that account for 75% of the total importance percentage of species on campus: Quercus hemisphaerica, Pinus glabra, Fagus grandifolia,Vaccinium arboreum, Pinus palustris, Magnolia grandiflora, Oxydendrum arboreum, Carpinus caroliniana, and Carya tomentosa. Ilex vomitoria is the most abundant woody understory species, with illicium floridana, Magnolia grandiflora, Hamamelis virginiana, Vaccinium arboreum, Asminia parviflora, Quercus hemisphaerica, Vaccinium corymbosum, and ilex opaca comprising 76% of total understory plants. (Refer to Section 13, Conservation for a description of the four major vegetation types).

Historic Landscape Features

As described in the 1994 Master Plan Update, archaeological evidence shows the presence of extensive Native American activity in the local area, and several archaeological sites are known on the campus including a 40 x 30 meter Aboriginal site found in the southeast corner of campus. Many of the sites are located along the Thompson’s Bayou, on both sides of the banks of the waterway. (Refer to Section 13, Conservation for more detailed information on historical and archaeological sites on campus).

Reforestation

The campus image is that of an academic village in a forest. Large tree masses cover a majority of the campus. Proposed development is focused in the campus core to preserve the surrounding environment. (Refer to Existing Tree Massing, Figure 16.2).

Existing buildings are relatively small and generally placed away from the roadways. Parking lots are used to buffer buildings from the roadway and provide areas for landscape screening. In most areas this is very effective. Landscaping associated with the parking lots is essentially the existing woodland vegetation. Most parking lots have been terraced in or designed to work with the existing terrain. Most parking lots do not have shrubs to screen cars from view, and much of the woodland understory in the medians and along parking lot edges has recently been removed for safety reasons. Dense planting along parts of Campus Drive reinforces the campus image by screening parking lots and buildings. However some developments have occurred too close to roadways and vegetation has not been replanted to restore the character of the campus.

Several areas along Campus Drive and along the boundary of the campus need to be reforested to restore the woodland character of the campus including: Lot 25 (near the Fine Arts Building), Lot 91 (near the Martin Hall Residence Dorms), and the Parking Lots for the Village East Residence.

The campus perimeter is bounded by the Escambia River on its central north boundary, Gulf Power at the upper northwest corner, and mixed residential uses around most of the remaining boundary zones to the west, south, east, and northeast corner, with a small area of commercial at the southeast campus boundary. Visibility into the campus from the bordering uses is limited due to the dense woodland vegetation and that most of the campus complex is deep within the boundary. Several developments have occurred close to the campus boundaries. There is visibility into the sports fields complex from the neighboring senior care facility. The sports complex and associated parking should be screened with a vegetative buffer. (Refer to Landscape Reforestation, Figure 16.3).

Planted Areas

Most of the campus core is lawn area containing large trees. Areas around buildings have groundcovers and some deciduous, ornamental and flowering trees and shrubs for demarking entrances and to celebrate the change of seasons. The concept of the campus complex being carved out of the natural woodland is an excellent way to keep much of the campus maintenance low in areas. Reductions of lawn area is also consistent with this theme. Landscape development of different areas of the campus requires different levels of maintenance.

A hierarchy of maintenance should be established that addresses maintenance cost and level of treatment. Appropriate budgets should be established. (Refer to Hierarchy of Maintenance, Figure 16.4 and Irrigation Use Map, Figure 16.5).

Campus Image Zone

The core of the campus and entrances, the Campus Image Zone, should receive the highest level of maintenance. This area should be characterized by manicured
lawn and well maintained shrub and seasonal color beds and matched trees. This area of campus is most visible to the new students and visitors. It is the 'front door' of the campus.

Arboretum Zone

This zone of the campus is adjacent to the Campus Image Zone and is contrasting in character. The level of maintenance should be high but lower than the campus image zone. The planting in this area is less formal and requires less maintenance. Ground plane areas should not be highly manicured grasses. They should have ground covers or mulched areas. Plantings should be in large masses informally arranged.

Typical Section Through Arboretum

General Campus Zone

The design of this area is currently manicured landscape with lawns and shrub beds. The level of maintenance of these areas should be lower than the Campus Image Zone and the Arboretum Zone. Entrance to the buildings and other significant features should be emphasized and well maintained but the entire area should not require intensive maintenance. Parking lots should be planted with trees at the perimeter and in the medians.

Woodland Zone

Existing vegetation in these areas is dense. These areas of campus should rely on native vegetation or plantings designed to replace the native vegetation lost to development. Lawn areas and shrub beds should be reserved for areas adjacent to building entrances. Maintenance of these areas needs to concentrate on clearing for visibility and safety.

Roadway Zone

Campus Drive should maintain its existing character of an informal woodland setting. The edges of the tree masses should be enhanced with scattered plantings of flowering trees such as dogwood, red bud or crape myrtle to add seasonal interest and color. Maintenance of these areas should be lowered. Using a native naturalized approach will reduce maintenance along Campus Drive. To reduce maintenance costs and change the effect of the landscape, the ground plane should remain turf, however, the edges of the roadway should be moved for 20' from back of curb. The remaining distance to the edge of the tree line as well as the median should be left natural to be mowed at intervals. This will allow for an area adjacent to the roadway for visibility and safety for joggers.

The mowing interval for these areas should be studied by the Maintenance Department to determine the maximum interval for safety and ease of mowing.

Maintenance Costs

A cost opinion of probable square foot maintenance costs per month for the areas defined in the hierarchy of maintenance descriptions are as follows:

- **Campus Image Zone**: $0.04 - $0.05
- **Arboretum Zone**: $0.03 - $0.04
- **Woodland Zone**: $0.0025 - $0.01
- **General Campus Zone**: $0.02 - $0.03
- **Roadway Zone**: $0.01 - $0.02

Pruning and Clearing

Pruning for campus trees should follow the guidelines defined by the National Arborist Association for Class A Ornamental Tree Pruning. Clearing of under story in dense woodland areas should be for safety to a distance set by the Maintenance Department from the tree line.

Significant Landscape Features

Specimens

Specimen trees are not specifically inventoried on campus although there are numerous specimen-quality or trees of specimen-size, mostly large Live Oaks and many large Southern Magnolias. There are several areas on campus deemed to be sensitive plant areas, containing mostly undisturbed stands of native species. Groups of large live oaks with hanging moss and large beds of azaleas characterize the landscape surrounding Building 10.

Tree Preservation

Although there has not been a tree survey and inventory done for the campus specimen trees, there is a Tree Protection Policy (Prepared by Campus Beautification Committee, March 2000), which requires an application process for construction activity, tree protection during construction and mitigation or financial penalties for damage or removal of trees on campus. The policy places a value on trees based on a formula developed by the Council of Tree and Landscape Appraisers and proposes financial payment for damage to trees. Mitigation for removed trees requires replacement with three-inch caliper minimum trees. The Sparkelberry tree located at the north end of the Campus has been identified by the University for preservation. (Refer to Figure 16.1.)

Fountains

There are a few fountains on campus, one on the south side of the College of Education building is intended to be a rushing stream. There is a smaller version of the same theme in the breezeway of the Administrative Services Complex, but is contained in one basin. There is also a large water basin at the Fine Arts complex, which wraps around part of the building. This fountain needs maintenance and perhaps should be simplified. So that it can be kept running more easily.

Fountain at Fine Arts Complex

A fountain is proposed at the base of the bell tower in the center of the roundabout feature of this master plan as a focal point and entry statement for the campus.
Memorials

There is one memorial on campus, a wrought iron bench placed in memory of student Susan Morris. Dedications such as these add history and richness to campus spaces and convey the campus heritage.

Sculpture

Sculpture occurs in several locations on campus. Sculpture can add culture to campus space and create focal points and/or landmarks. Careful selection and placement on campus of high quality pieces of sculpture should be encouraged.

Refer to Landscape Monuments, Figure 16.6 for existing and proposed locations for fountains, memorials and sculptures.

Pedestrian Circulation Routes

Pedestrian walks currently extend throughout campus. Virtually all walks and pedestrian areas are concrete, a few walkways leading to Thompson's Bayou and Edward Ball Nature Walk, and existing roadways along the 'propeller' are asphalt. Special pavements such as exposed aggregate and brick-edged concrete, and flagstone paving occurring in lower level building courtyards.

"Desire lines" are the prime indicator of inadequate walk distribution or width and an important way to learn of unanticipated routes. Desire lines should be dealt with in a permanent manner, as they can seldom be abolished. Temporary solutions can be a safety issue, and should be replaced with a permanent hard surface such as concrete.

Circulation on campus is good, although a few building complexes and the Sports Complex are some distance from the campus core and have no prominent direct route. Some buildings require a circuitous route in order to be accessed by wheelchairs or service carts, because of the building's siting, adjacent topography, and need for stairs. Many "desire lines" exist which reflect the unimpeded straight-line pedestrian routes between classroom buildings, dormitories, major student activity centers, and parking lots.

Steps found within walks on campus are constructed of concrete, although there are some steps made of brick located at the new Commons cafeteria building. Handrails are painted steel pipe or wood planks bolted to metal posts, and a few buildings have stainless steel exterior handrails; however the style and extension length beyond the top and bottom risers vary from stair to stair.

A major design element of the urban design is the clear identification of an Informal Campus Collector that runs throughout the main campus. This pathway will extend from the northernmost portion of the campus to the existing sports complex at the southeast corner of the campus. Additionally, this path will wind through the Arboratum in the campus core and extend through the Ed Ball Natural Trail to the west campus. It is proposed that the path be constructed of a material unique to the existing pedestrian circulation routes that will be easily identified as the central wayfinding path. A material such as integrally colored, stamped concrete would give the durability and low maintenance required for a university walkway while providing an easily recognized element that can blend with the desired campus image.

The pedestrian circulation system should be simplified where possible. New standard walks should be concrete with a medium broom finish, which is easy to match with subsequent phase of development. Areas of brick paving for special engraved donor brick should be limited to formal areas of the campus such as the Administrative Mall or the Canon Lawn and should be used as decorative panels or borders to concrete paving to match the rest of the campus paving. Exterior stairs should be constructed of concrete and be uniform in appearance throughout the campus. Accommodation should be made to disabled persons on campus where possible, through the use of ramping and less severe changes in grade. Handrails should be constructed of metal tubing with radiused corners, should be simple in design and should meet the ADA code requirements. The color of all handrails should be kept consistent throughout campus.

Walls should be constructed of a durable material, such as concrete, and be uniform in appearance and characteristics throughout the campus. Walls should not be constructed of railroad ties or other materials that deteriorate or need continual maintenance. Finishes or construction materials such as brick, stucco, or patterned concrete should conform to adjacent building finishes and colors.
Site Furnishings

The campus has a wide variety of furnishings. For each furniture element there are several styles on campus. This should be simplified and a ‘family’ of furniture should be selected to be used throughout the campus.

Bicycle Parking Facilities

Bicycle parking facilities are distributed throughout campus. There are two different types of racks on campus, and both styles are constructed of galvanized steel pipe. All are adjacent to pedestrian circulation systems and residence halls; but some are placed in treed areas away from building entries. Most are installed on paved surfaces, with some on bare dirt or pine needles or in potentially muddy situations and haphazardly placed.

The Ribbon Rack type seems to be the better of the two, because they are permanently mounted on a paved surface, and are more aesthetically pleasing in the landscape. The freestanding rack type is durable, but they are usually not permanently anchored, nor placed on a hard surface, so they can become displaced and the area around them can become muddy and the rack unusable. Some of these are also placed in treed areas away from building entrances, and become dislocated from the landscape.

Benches

Benches are located throughout campus. The predominant bench is made of wood on concrete legs, and unpainted or painted with fraternity markings. There are also concrete benches with decorative relief found near the Pace Library and in many of the lower building courtyards. There are also wood slat benches on galvanized pipe bases. Several other bench types found consist of custom designs installed with building construction and others built as special projects. This master plan proposes bench selections, which could be easily matched and repaired. Two benches are recommended for campus. One is a metal park bench. The other is a metal backless bench with a wooden seating surface. The backless benches should be used in plazas and areas where the bench could be used from either side. The park bench should be used in informal areas and along the Informal Campus Collector. (Refer to Figure 16.1.)

Finish for the wood surfaces of the benches should remain natural and wood should be treated to reduce weathering and promote longevity. The color of the benches should be black. Black is easily matched for repair and touch-ups. The University should consider plaques which could be added to benches dedicated as memorials or given as gifts to the University.

Picnic Tables

Several types of picnic tables exist on campus. The majority are picnic tables of wood slats on galvanized steel pipe bases. Other table sets consist of all wood construction. There are also a few precast concrete table and bench sets. The tables are well used by students for studying and light congregating.

The tables made of wood slats on galvanized pipes bases should be the standard picnic table. They should be movable and placed in informal areas of the campus such as along the informal campus connector pathway and in informal wooded gathering areas such as the arboretum and the Oak Grove. Picnic tables should not be placed in the formal ‘image zones’ of the campus.

Bollards

Bollards are used primarily to direct foot traffic or create a psychological edge for parking zones or other uses. Bollards used on the UWF campus are typically used as walkway lighting, not for vehicle restriction from walkways. The use of bollards is appropriate to minimize vehicle access or to suggest an edge to the traveled way.

Bollards for traffic control are proposed at the end of the Oakwood Lawn area. These should be simple concrete cylinders with a light sandblast finish. Removable bollards for emergency vehicle access should be 8” x 8” wood posts with a bevel cut top.

Trash receptacles

Trash receptacles are located throughout the campus. Pedestrian-type receptacles are of two different styles. The most prevalent is the round plastic barrel inside a wood slat housing mounted on a metal post base, intended to keep the container off the ground. There are also concrete bollard style containers with a single hole side opening on some of the building plazas and courtyards. Recycling receptacles for student or any pedestrian use to collect cans, glass, or plastic, are not used on campus. Office paper is collected separately for recycling, and there are large, single hole side recycling bins for use by the Maintenance Department. Most of the trash receptacles on campus are the wooden stake housing type with a plastic barrel inside.

A new campus standard for trash receptacles has been established by Facilities Maintenance. All new receptacles should be coordinated with Facilities Maintenance for location and style to ensure compliance with University standards.

Mounting should be a permanent installation with concrete embeds or expansion bolts. Aesthetic considerations should be addressed when specifying the numbers of trash and recycling bins to be placed on the campus in any one area. Recycling receptacles should be similar to trash receptacles. Trash receptacles should be placed off of, but aligned with, the regular walkways, and screened by placing within planting areas and kept outside of long open sightlines.

Refuse Holding Boxes

These are wood boxes, stained or painted dark brown, that are placed outside of buildings for the cleaning crews to deposit office refuse into each night. A refuse pickup crew collects the bags from the boxes, and also collects bags containing office paper to be recycled. The recycle bags are placed outside of the boxes.

Fencing

Fencing is used in few locations on campus, and nearly all is a ranch-style wood post with two horizontal rails. The wood rail fencing is used to demark pedestrian edges, grade changes and hazardous culverts. Chain link fencing is used to enclose maintenance areas. Tubular steel fencing painted black could be used as a more durable replacement in these situations. Chain link fencing next to Building 36, in the central walking zone of campus is a distraction. This should be replaced with tubular steel fencing or relocated. Security fencing should be of chain link type, preferably vinyl coated in a dark color to lessen the visual impact. The level of security needed should determine height of fencing.

Signage

Signage on campus consists of building signs, roadway parking, wayfinding signs, and standard traffic signs. The parking lot wayfinding signs are small blue metal signs with white lettering. They are placed along Campus Drive at the driveway entries to the various parking lots.

Graphics and signage on campus is consistent and fairly comprehensive. Street signs are visible and well placed.
Building identification signs are located at main building entrances. The signs are blue metal with white lettering. Signs show the building number and the departments within the buildings as shown on the Campus maps. Signs should be well illuminated at night. Shrubbery or other foliage should not obstruct visibility or lighting of signs.

Perimeter campus signage consists of highway signage at the off-ramps to Davis Highway from I-10; directional signage from Davis Highway onto University Parkway; and small highway-type signs on Nine Mile Road and Highway 90 at pre-entry signs at the intersection of University Parkway and Nine Mile Road, stating the entry to the University is one-half mile beyond. The formal campus entry sign on Campus Drive is located in the median leading from Davis Highway. It is constructed of brick and concrete with wooden sign panels. This sign is nice and appropriate for this entry. Currently signage is being designed for the south entrance to the University. Signage for the proposed entrance from Ten Mile Road and ‘front door’ signage for the proposed roundabout will need to be developed as these projects occur. The entrances from the south and west should be simple and understated similar to the entrance from the east.

Lighting Locations and Types

Inventory mapping exists for most site lighting. The lighting on campus primarily consists of two basic types:

1. **Street and parking lot lighting:** Roadways and parking lots are lighted at night for security and increased visibility of turns, corners, crosswalks, and parking lots. Lighting of parking lots and roadways is being increased for security reasons as needed.
   1. **Cobrahead:** A High Pressure Sodium lighting element on a metal arm, attached to a metal pole. These are used along the parkway and for most larger parking lots, in either a single, double, or four-way fixture.
   2. **Shoe box fixture:** A High Pressure Sodium lighting element attached with a short arm to the side of an anodized aluminum pole. These are used in smaller parking lots and at walkway outlets to the lots, and incorporated recently as the need for security lighting has increased.

2. **Pedestrian/Walk lighting:** Lamping is either High Pressure Sodium, incandescent, or Metal Halide, and therefore produce differing light colors. New cylinder fixtures have a more efficient light distribution and less glare than the original fixture type.
   1. **Original Fixture:** Aluminum top and pole with an Metal Halide element. The original campus fixtures, they are being replace with the fixture described in r2, to increase efficiency and decrease glare.
   2. **The contemporary cylinder fixture is of clear plastic, with a High Pressure Sodium fixture, mounted on an aluminum pole. It is being installed to replace the older walkway fixtures and in areas in need of upgraded security lighting.
   3. **Bollard-type lighting occurs in several cases, and exists in differing styles and with different lighting elements. In most cases bollard lighting installation was associated with individual building construction projects.

Pole mounted walkway lighting is being incrementally replaced with High Pressure Sodium light fixtures for better overall lighting and less glare. Aesthetically, it will be more desirable to have a more indirect light source fixture than the clear cylinder style. Finish on all light fixtures should be a dark anodized bronze color and all fixtures should be consistently of one style. Parking Lot Lighting should remain the single or double mounted “Cobra Head” style fixture with the High Pressure Sodium lighting element. Color and finish should be consistent with all other fixtures. Black should be used to match other campus furnishings and because it is easily matched and repaired.

**Trash Collection Facility**

Trash Collection Facilities (Dumpsters) occur throughout the campus. A significant majority are highly visible to the public with the dumpsters, in most cases, immediately adjacent to walkways and pedestrian corridors. Most dumpster placement is made to allow easiest access for the collection truck while maintaining best adjacency to the buildings that the dumpster serves, although some are found well away from buildings and along the curb among the street parking near the dorms. Their distribution and visibility is prevalent.

Many of the original buildings have no dedicated service area adjacent or attached to the building, which necessitates the placement of dumpsters in parking lots, along roadways, or in the open landscape areas.

Obviously, dumpsters are placed so that their means of approach and exit requires the least effort of maneuvering for the driver. Although their placement may be justified, most of their locations are of poor aesthetic selection. Many of these need to be relocated and screened from pedestrian and vehicular corridors with planting, solid fencing, or masonry walls. Attractive, well-built enclosures should be provided. Where enclosures are not possible or until budgets allow for them, dumpster should be painted dark green to blend in visually with vegetative surroundings. Refer to 17.2 Proposed Service Access for proposed dumpster locations.

**Summary**

The University of West Florida has a wonderful base of landscape elements to manage and supplement. Through conservation, thoughtful development and enhancement of existing landscape features the character of the campus will continue as a woodland setting for an academic village. Future development projects on campus should allocate a portion of the total construction budget (2% recommended) for landscape design/improvements. Careful selection of landscape features, monuments, furnishings and plant palettes will reinforce and enhance the character and the landscape of the campus will continue to be a memorable place that students, faculty and visitors will enjoy. Refer to Illustrative, Figure 3.6.

**Goals, Objectives and Policies**

**Goal 1: Preserve and enhance the natural environment to promote the campus image and sense of place.**

**Objective 1.1:** To maintain the integrity of the natural woodland setting of the campus through the preservation and enhancement of significant trees and vegetation zones.

**Policy 1.1.1:** The University should provide a detailed inventory of significant vegetation on campus based on size, age, quality, diversity, uniqueness and location.

**Policy 1.1.2:** Preserve and protect large trees and significant stands of trees where possible. A survey of existing trees with six-inch caliper and above should be developed. Enforce tree replacement ordinance for campus. The University should enforce procedures and criteria for the protection of the designated significant trees and vegetation zones and should also establish project review procedures, land use review procedures, and resource maintenance programs to ensure their long-term preservation.
Policy 1.1.3: Maintain a portion of all five major native ecosystems that exist on campus for teaching purposes.

Policy 1.1.4: Promote reforestation in areas on campus. Clearing of underbrush is important for safety but new tree planting is important as well.

Policy 1.1.5: Newly developed parking lots need to be reforested to restore woodland image of the campus. Open manicured lawn should be used only in special formal areas.

Policy 1.1.6: Landscape treatment and development in the Campus should be consistent with the four vegetative zones found on campus the Sandhill, Hammock, Swamp Forest and Marsh Zones. Landscape development in these zones should generally follow their respective plant palettes.

Policy 1.1.7: Certain areas, such as Thompson’s Bayou, the marsh areas, and the Escambia River zones because of their ecological sensitivity and the surrounding topography should not be developed. Other special feature preserve areas are the Oak Grove adjacent to the Field House, the Specimen Sparkleberry tree and the Baars-Firestone Nature Trail.

Policy 1.1.8: It is important to minimize access and intrusion of the natural areas to protect them from overuse. Preserving the natural areas is a key component in maintaining the quality of the campus environment. However, limited access and enjoyment of these areas is possible, with the use of boardwalks and nature trails, such as the Ed Ball Nature Trail.

Policy 1.1.9: There should be an adequate balance between the preserved and the developed areas within the campus core so that the feeling of woodland and a natural environment is maintained. There should be sufficient existing vegetation mass surroundings the core area to alleviate the look of a clear-cut forest or bulldozed area around a new building.

Policy 1.1.10: Develop a campus landscape requirement for new buildings and require installation of the landscape with the building construction. Landscape budgets could be projected as a percentage of building construction cost.

Objective 1.2: Accentuate existing landscape features and reinforce woodland image.

Policy 1.2.1: Frame significant view opportunities along the Campus Roadway. Views should include scenic panoramas, significant land forms or natural features, distinctive ecological zones, architectural buildings and landmarks specific reference features that articulate points of reference and assist in way finding. Landscape treatment should respect and/or reinforce these view corridors.

Objective 1.3: To establish standards for the selection of plant materials for use on campus to unify the landscape vocabulary.

Policy 1.3.1: The use of flowering shrubs and trees (Magnolias, Live Oaks, Azaleas, Rhododendrons and Crape Myrtle’s) should be utilized as a base palette for the entire campus.

Policy 1.3.2: Evaluation of plant materials should include security and safety, functional and aesthetic considerations, preservation of existing trees and vegetation, use of xeriscape methods and maintenance.

Policy 1.3.3: Refer to the recommended plant list in the Appendix for a list of plants by plant type that is either indigenous or a compatible ornamental. This plant palette should be the basis for all plants used on campus.

Policy 1.3.4: Long term maintenance requirements should be a consideration for plant selection. Longevity and permanence should also be a significant factor. Plants that grow quickly, requiring more maintenance, and pruning should be discouraged. Additionally, plantings should be designed and located in a manner that is conducive to easier maintenance. For instance, a landscape zone that has a multitude of species will required greater maintenance than a simpler mass planting of a single species.

Objective 1.4: Establish hierarchy of maintenance for areas of the campus.

Policy 1.4.1: Establish guidelines for requirements for maintenance

Roadway Zone

Policy 1.4.2: Campus Drive should maintain its existing character with its informal woodland setting. Substantial existing vegetation should continue to be preserved within the right-of-way of the roadway.

Policy 1.4.3: Accentuate entrances with special plantings which reinforce the architectural entrance features.

Policy 1.4.4: Reduced maintenance along remote roadway sections using a native naturalized approach will reduce maintenance costs and change the effect of the landscape. The ground plane should remain turf, however, the edges of the roadway should be mowed for 20’ from back of curb. The remaining distance to the edge of the tree line as well as the median should be left natural to be mowed at intervals. The mowing interval for these areas should be studied by the Maintenance Department to determine the maximum interval for safety and ease of mowing.

Policy 1.4.5: Enhance Campus Drive with season flowering trees, such as dogwood and red bud.

Policy 1.4.6: The landscape character of the future parkway connection to Ten Mile Drive should be consistent with the existing Campus Drive.

Parking Lots

Policy 1.4.7: Parking lots should have dominant tree canopy for shade and for a woodland character.

Policy 1.4.8: Parking lots should be nested or terraced into the topography, accommodating, as much as possible, the existing grades and preserving trees within median islands.

Policy 1.4.9: The alignment of parking bays should be unregimented. Existing trees, topography and function should all serve to vary the layout of the parking lot.

Policy 1.4.10: All parking lots along Campus Drive should be screened by reforestation. Understory should be kept low for security and vehicular visibility.
Policy 2.1.6: Align resources with related University disciplines; Botany (including Cellular and Molecular Botany, Ecology and Evolutionary Biology, etc.).

Policy 2.1.7: A network of open spaces, pedestrian walkways and trails should interconnect the Botanical Garden and Arboretum with other areas of the campus, including the Baars-Firestone Nature Trail, the Jogging trails along the Parkway specimen, the Athletic Fields Complex, the location of the Sparkleberry tree, the Oak Grove, the Campus Green, and the Ed Ball Nature Trail.

Objective 2.2: To establish standards for landscape treatment of required retention and drainage elements.

Policy 2.2.1: Retention lakes and drainage elements should conform to the requirements of the local water management district regarding side slopes and wetland mitigation areas.

Policy 2.2.2: The configuration of retention lakes should be natural and curvilinear in outline. Rectilinear and pure geometric forms are not permitted. Wherever possible, side slopes should vary and provide smooth transitions to existing grades. Gentle landforms around the lake should reinforce the “natural” context.

Policy 2.2.3: Whenever possible, retention areas should be incorporated into one single basin instead of multiple basins. Larger basins are more efficient relative to space and volumetrics. Single basins also avoid the appearance of the project area surrounded by a depressed “moat”.

Policy 2.2.4: Landscape treatment for retention lakes should respect maintenance and access setbacks but otherwise be set into a natural, existing vegetative context or planted with native material.

Policy 2.2.5: Use retention ponds where possible as landscape features.

Policy 2.3.1: Improvements that relate to the health and safety (security) of the campus population. (e.g. removal of understory planting for safety; provision of handicap access facilities; provision of adequate lighting, etc.) should be of the first priority.

Policy 2.3.2: Improvements that are associated with new or renovation projects should be of the second priority.

Policy 2.3.3: Improvements that are incremental or additive should be of the third priority.

Objective 2.4: Continue to review all landscape improvements with the Campus Beautification Committee.

Policy 2.4.1: Continue to review all physical improvements through the required submittal and approval of schematic, preliminary, and final drawings to ensure adherence to overall Master Plan intent.

Policy 2.4.2: Establish a checklist for review items for all affected disciplines including landscape implementation. Representative checklist items should include but not be limited to the following:

- topography
landscape can serve to reduce heat buildup and create cooler microclimates. Landscape can become the unifying element for a campus and create an overall environment that is pleasing, attractive, and memorable.

Goal 3: Provide a concise pedestrian and vehicular circulation system.

Pedestrian Circulation

Objective 3.1: Establish a system of pathways, open spaces, malls and connections, which have hierarchy and direction, to reinforce the urban design that serves as the organizing structure for the campus development.

General

Policy 3.1.1: Develop a system of paths that is pedestrian friendly, attractive and safe. Use shade and seating to invite more pedestrian traffic.

Policy 3.1.2: Use plantings and site furnishings to reinforce hierarchy.

Policy 3.1.3: For pedestrian circulation, there should be established a hierarchy of dimensions and a common palette of materials that unify the entire campus. As a base material, concrete should be the dominant walkway material. The finish, scoring and connection details should be consistent and uniform. Special materials, patterns, banding, etc. may be used to articulate intersections, or special features.

Policy 3.1.4: Pedestrian circulation path alignments should be smooth and transitional. Heavily articulated, colored, or patterned pavements and different materials are discouraged except for special applications.

Policy 3.1.5: Establish the Campus Green as the center of campus and enhance as a campus image space.

Policy 3.1.6: The landscape treatment of the Campus Green should be a formal space consistent with its function as the most central space for students on campus. The Campus Green will be expanded to include the areas surrounding the student center and the library. The Campus Green is the pivotal space from which other walkways emanate. The expression of the Campus Green should be simple and formal. Formal lines of matched trees should reinforce the building placement shown in the proposed urban design. The ground plane should be simple, lawn with accent planting of shrubs, groundcover, seasonal color to emphasize building entries.

Policy 3.1.7: Walkways should border the Campus Green and intersect other campus walkways. Site furniture should be added to the edges. Pavement in this area should be expressed in concrete consistent with the overall network.

Enhanced Connector Pathway System

Policy 3.1.8: The Enhanced Connector Path System begins at the campus core of the Student Center and the Library. The system extends outward as the existing formally planted Magnolia Walk and Dogwood Lane. The Magnolia Walk is intersected by the Administrative Mall leading from the proposed round about to Building 41, the Psychology Building. These walkways will be formally planted similarly to the Magnolia walk but with Live Oaks. These paths and plantings function to reinforce the proposed urban design and lend hierarchy and structure to the campus.

Policy 3.1.9: Develop pathway leading from the sports fields, fraternity/sorority houses, and student group houses on the east side of campus to the proposed residential on the north side of campus with an additional connection from the Fine Arts Building to the Field House. The pathway connects through the central ‘Campus Green’. The pathway should be informal in alignment and allowed to meander. Plantings should be informal and a mix of plant materials appropriate for the west Florida area.

Policy 3.1.10: Develop the proposed Arboretum along the pathway system, near the ‘Campus Green’. The plant materials should be used as a teaching tool.

Policy 3.1.10: Develop the proposed Arboretum along the pathway system, near the ‘Campus Green’. The plant materials should be used as a teaching tool.
Policy 3.2.1: The main vehicular entry signage walls should be appropriately reinforced with landscape treatment to signify campus boundary, entrance and arrival. The character of the entrance features should be simple, and in scale with the natural environment. Groupings and alignments of trees, should reinforce the architectural entrance features. The use of indigenous trees should introduce the overall landscape concept of the campus and complement the woodland setting. Signage should be clear, visible, and distinctive. Understory plant material, grading, view considerations, and accent lighting should be included in the entrance treatment.

Policy 3.2.2: Accentuate proposed roundabout and intersections with special plantings such as seasonal color and flowering trees, such as dogwoods, magnolias or red buds.

Building Zones
Policy 3.2.3: Provide a simple landscape treatment of the foundation planting around the buildings. The landscape treatment around each building zone should consist of a limited palette with an emphasis on native and drought tolerant plant materials. Consideration should be given for seasonal color in the selection of trees and shrubs.

Policy 3.2.4: Each individual building zone landscape should consider and be consistent with the adjacent landscape character. Plantings for buildings adjacent the Campus Green and Enhanced Connector pathways should be formal with rectilinear forms. Plantings for buildings adjacent to the Informal Campus Connector Paths and other informal walkways and parking areas should be informal. The walkways should serve to define areas of grass and shrub planting.

Policy 3.2.5: The building zone landscape should consider reinforcement of the main building entrance and provide landscape to screen or define service areas, trash enclosures, bicycle storage areas, etc. Service areas should be adequately screened from general view with the use of hedges, buffer planting and/or architectural walls.

Policy 3.2.6: The placement of large trees and other plant material should consider important sight lines or visual corridors that are significant for the building and for the campus as a whole.

Policy 3.2.7: The placement of trees should complement the building elevations and should also serve to reinforce spatial qualities of the open spaces with which the buildings help to define.

Policy 3.2.8: Consideration should be given to the placement of trees around buildings to reduce solar radiation and to provide comfortable exterior environments.

Sports Fields
Policy 3.2.9: Active recreation areas, which includes the sports fields, the track, should be landscaped along the perimeter of the facilities with native plant material, associated with the respective vegetation zone, and in the residual areas between the fields. It will serve as a buffer for adjacent uses and as a screen to the road and campus perimeter.

Policy 3.2.10: Consideration should be given for visual or physical obstruction of game-play when locating landscape material.

Policy 3.2.11: Provision should be made for connecting walkways or jogging trail and bikeways as they transverse the playfield areas or as they require connection to other parts of campus.

Vehicular Circulation
Service Access
Objective 3.3: To allow access to service areas for maintenance and trash pick-up without conflict with pedestrian traffic.

Policy 3.3.1: Separate pedestrian circulation routes from service routes as much as possible.

Policy 3.3.2: Establish schedule for maintenance and trash pick-up to occur during low pedestrian traffic hours.

Emergency Access
Objective 3.4: To maintain and improve emergency access corridors and systems as the campus evolves and the density increases.

Policy 3.4.1: Currently emergency access is through internal service and parking lot areas, widened sidewalks, and the campus roadway system. This concept should continue for emergency vehicles.

Policy 3.4.2: Establish, as part of the overall development review process, a criteria for evaluating emergency and service access considerations.

Policy 3.4.3: The design of emergency corridors should consider required clearance (tree canopy and overhang), stabilized pavement/base, and turning radii of equipment. Helicopter landing pad areas should remain clear of obstructions for maximum safety, with adequate clear area surrounding for emergency vehicles.

Goal 4: Establish a family of furniture design styles for entire campus.

Objective 4.1: To select site furniture compatible with the woodland character of the campus, and represent a family of fixtures coordinated accordingly.

Policy 4.1.1: The selection of site furnishings should continue to consider durability, ease of maintenance, and uniformity of materials, styles, and colors.

Policy 4.1.2: Existing furnishings that have become outdated or deteriorated should be replaced with the current and consistent model.

Goal 5: Promote safety and accessibility on campus.

Objective 5.1: Encourage interaction and pedestrian traffic with a particular emphasis on security and safety.
Policy 5.1.1: Clean-up understory for greater visibility for safety. Trees should have significant clear trunks for unobstructed sight visibility. Shrubs and groundcovers should be low on the groundplane for additional security reasons.

Policy 5.1.2: Pedestrian crosswalks should be accentuated by lighting, special pavement, signage, and more open landscape treatment to allow clear views from traffic lanes, due to the amount of vehicular traffic and winding nature of the Parkway, which allows for only short-distance views.

Policy 5.1.3: All parking lots should be adequately serviced by overhead lighting at night for safety. High priority should be given for the adequate illumination of walkways leading from and through parking lots to campus buildings. Walkway connections to and within parking lots should be direct, convenient, and safe.

Policy 5.1.4: Establish major traffic corridors and concentrations of pedestrian traffic through site planning, programming, and timing of educational programs. “Safety in numbers.”

Policy 5.1.5: Continue security through the current programs of Police patrol, Student patrol, Bicycle patrol, Escort service, and "Just Two It" campaign

Policy 5.1.6: Continue awareness program through publications and dissemination of information.

Policy 5.1.7: Continue the policy of replacing old light fixtures with newer units and add lighting to areas that require additional illumination.

Policy 5.1.8: Continue the policy of selectively clearing undergrowth areas to promote further safety. Understory clearing should occur, in all parking lot medians and within 25’ of walkways and roadways.

Policy 5.1.9: Safety and security issues are more critical at night. Program night classes, hours and locations to concentrate students into groups at night.

Objective 5.2: To establish priorities for funding accessibility improvements for disabled persons.
Facilities management or services in higher education may be thought of as basically three functional areas: planning and acquisition activities related to the planning, design, and construction of the facilities required to support teaching, research and public service functions; the maintenance and operation of facilities and utility systems; and the assignment and utilization of facilities.

Underlying the importance of each of these functional areas are the substantial financial and other resources needed for facilities acquisition, maintenance and operation.

Typically, institutions of higher education function in these three broad areas in a loosely decentralized manner; however, there is a compelling argument to be made for a more comprehensive approach to facilities services.

There are some important relationships among the functional areas that strongly support a close relationship between all three. For example, a close link between the assignment and utilization function and the facilities acquisition process is essential to ensure that the programming of new facilities is based on a real need. A careful analysis of the existing facilities inventory against a projection of requirements based on acceptable space criteria and standards are an essential part of an effective facilities planning process.

As facilities become even more complex, a close and continuing dialogue between those who plan facilities and those who maintain and operate them becomes increasingly important. Such a close relationship will ensure that both the maintainability lessons learned by the maintenance and operating workforce about specific materials and equipment and the specific design requirements for efficient maintenance and operations can be incorporated into plans and specifications for new construction. Finally, a close relationship between the staff involved in the assignment and use of facilities and those involved in maintenance can help focus limited maintenance resources on the areas of greatest utilization or greatest need.

For these and other reasons, it is recommended the University should move toward a comprehensive, full-service facilities services organization such that all three functional areas are integrated into a single overall facilities organization.

A key component to achieving UWF’s goals are an appropriate number and type of functional adequately maintained facilities. Appropriate maintenance levels protect the approximately $250,000,000 worth of facility investment by the State into facilities at UWF. Critical to achieving maintenance goals is appropriate funding. While there are a number of renewal projects currently under construction on Campus there remains a very large backlog of deferred maintenance projects. The total University capital renewal and deferred maintenance (CRDM), renovation, and adaptation work currently needed and remaining to be done is estimated to cost almost $90,000,000.

Effective preventative maintenance provides long term costs savings as it serves to avoid high early replacement costs. Maintenance has a strong impact on the appearance of the Campus. The physical appearance of the Campus influences student retention and can serve to positively or negatively effect first time enrollment as visitors are inherently influenced by the quality of the physical environment. Life safety and accessibility issues are often addressed through the maintenance budgets. A lack of adequate maintenance can directly interfere with the primary goals of the University related to instruction, research and service.

Much of the following information below is taken from the UWF Capital Renewal/Deferred Maintenance Report (2001). The purpose for developing the UWF CRDM program is to communicate with credibility a “state of the facilities” financial snapshot, the scope of the renewal and deferred maintenance needs with estimated costs; propose a consistent funding allocation strategy to reduce the funding cycle for critical infrastructure system components by achieving facilities “balance” in a reasonable time frame; ensure appreciation of and advocacy for renewal projects for various budget proposal purposes; and achieve measurable results.

For clarification of the discussion the definitions of maintenance, capital renewal, deferred maintenance, and renovation/adaptation are provided:

- **Maintenance**- is the day to day preventative (proactive) repetitive efforts to control deterioration of facilities (keep up expenses) through scheduled repetitive activities to include cleaning, inspections, and equipment adjustments to reduce the probability of service interruptions or corrective (reactive) minor repair efforts made on an as-needed basis either due to an emergency component failure or call-in request for service.

- **Capital Renewal**- a subset of regular or normal facility maintenance, which refers to major repairs or the replacement/ rebuilding of major facility components. Examples might include Fixing a chilled water line, repointing exterior masonry, and placing a roof after the normal useful life of the material. Should these continue not to be funded and replacement occurs several years after their normal life span, they become deferred maintenance.

- **Deferred Maintenance**- is an accumulated and identifiable backlog of major maintenance projects which were unfunded and not accomplished as part of the annual operating and maintenance budgets and deferred to a future budget cycle. These accrued projects can accumulate to the point that facility deterioration is evident and has or within a few years, could impair the functioning of the facility. Deferred maintenance projects represent “catch up” expenses.

- **Renovation and Adaptation**- expenditures to alter a space, to modernize and eliminate obsolescence, or changing an entire facility to meet new teaching, research, and support program requirements. This would include complying with new codes, disabled access, environmental regulations, fire systems, interior signage, emergency lighting, etc. These are measures that may or may not renew facilities or reduce the deferred maintenance backlogs. However, they usually are capital costs and need to be included in capital planning and budgeting.

It is critical to understand for planning purposes the reality of the limited funding available from the state and the need to balance these funds within a budget that addresses both new capital projects and CRDM needs.
The UWF estimated building replacement value is $210,972,195 for 1,850,739 of gross square feet. The replacement value for the infrastructure and utility systems is estimated at $40,035,148. It is estimated that approximately $25,000,000 of CRDM and renovation and adaptation projects have been completed over the past five years. Over the last twelve months (2001-2002 reporting period) approximately $12,000,000 of work was accomplished, the majority of which has been large utility projects.

State funding for CRDM and renovation/adaptation projects remains woefully inadequate. Current annual funding from the State is approximately $3,500,000. To significantly “catch-up” and provide a realistic capital renewal action plan, this funding needs to be increased to approximately $10,000,000 on an annual basis for at least the next 8 years in order to correct the approximately $90,000,000 worth of maintenance backlog.

APPAs Strategic Assessment Model’s financial performance “benchmarks” indicated below help to determine the performance in ensuring financial integrity and demonstrates stewardship responsibility for the capital and financial resources associated with the operation and preservation of the capital and physical assets of the institution. These benchmarks relate to the E&G academic, administrative and related support facilities and associated funding only.

- Annual E&G facility operating and maintenance expenditures as a percent of current replacement value are currently 3.7%. The goal should be a minimum of 5% with best practices, 7% to 8%
- Annual E&G facility operating and maintenance expenditures as a percentage of gross institutional expenditures are currently 9.5%. The goal should be 12% with best practices in the range of 14%
- The E&G annual facility operating expenditures per gross square foot is currently $5.96. The goal should be in the range of $7.00 to $8.00.
- Overall deferred maintenance backlog as a percentage of current replacement value is 9%. Goal should be less than 4%
- Annual E&G capital renewal expenditures as a percent of current replacement value are 1.4%. Goal should be 3% with best practices 5%
- Annual E&G renovation/adaptation expenditures as a percent of current replacement value are 0.9%. The goal should be 2%

### Table 17.1

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<th>Description</th>
<th>Gross Square Foot</th>
<th>Project or Bldg. Completed FY 00-01</th>
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| **Utilities and Infrastructure**   |                   |                                     |         |                                             |                                                          |                                                 |                                        |                                        |
| Underground Hot/Chilled Piping Completion | $9,026,014 | $3,977,500                          | $6,000,000 | -                                    | -                                                  | $6,000,000                                       | 68.47%                                |
| Electrical Distribution Completion | $3,357,120 | $2,505,969                          | $3,000,000 | -                                    | -                                                  | $3,000,000                                       | 89.36%                                |
| Sewage Collection System           | $2,103,406 | $110,000                            | $1,000,000 | -                                    | -                                                  | $1,000,000                                       | 45.59%                                |
| Irrigation Upgrade/Seperation      | $665,288  | -                                  | $100,000 | -                                    | -                                                  | $100,000                                         | 15.03%                                |
| Voice Switching & Distribution     | $2,257,082 | -                                  | $500,000 | -                                    | -                                                  | $500,000                                         | 22.15%                                |
| Fuel Storage Systems               | $207,725  | -                                  | $65,000  | -                                    | -                                                  | $65,000                                          | 31.29%                                |
| Domestic Water System Upgrade/Towers/Wells | $3,090,428 | $650,793                           | $750,000  | -                                    | -                                                  | $750,000                                         | 24.27%                                |
| Campus-Wide Telecom Data Improvements | $2,500,000 | $128,401                          | $2,371,599 | -                                    | -                                                  | $2,371,599                                       | 94.66%                                |
| Exterior Lighting                  | $1,103,000 | $150,000                           | $200,000  | -                                    | -                                                  | $200,000                                         | 16.76%                                |
| Natural Gas Line                   | $380,361  | -                                  | -        | -                                    | -                                                  | -                                               | 0.00%                                 |
| Storm Drain Piping                 | $1,459,248 | -                                  | -        | -                                    | -                                                  | $1,459,248                                       | 108.85%                               |
| Storm Structures/Ponds             | $606,500  | -                                  | -        | -                                    | -                                                  | -                                               | 100.00%                               |
| Outdoor Recreation Facilities      | $855,000  | $12,000                            | $855,000  | -                                    | -                                                  | $855,000                                         | 100.00%                               |
| Total Campus Walks and Drives, Sea | $12,263,976 | $135,000                           | $6,016,488 | $151,000                           | $6,046,480                                          | $12,213,968                                      | 99.50%                                |
| **Total Utilities and Infrastructure** | $40,035,148 | $7,889,659                         | $20,617,687 | $416,000                           | $8,112,228                                          | $29,201,315                                      | 72.94%                                |

* Residence Halls- Funding has been reduced past two fiscal years to build up reserves. $900,000 to $400,000 will be spent FY 2002-03
*Downtown Campus- Funding for Operation and Maintenance Repairs next FY has been proposed
*$12,236,328 in all categories completed during the past 24 months of which $7,543,850 was for major projects: Replace Underground Piping and New Chiller

17 - FACILITIES SERVICES ELEMENT
Depreciation of assets (in this case facilities) is a standard accounting practice in the private sector. Under this concept, the book value of a building is decreased each year according to a depreciation schedule to reflect the “used” portion of that facility. When a building is modernized/renovated, the book value of the building increases and a new depreciation schedule is created for the new work. The book value of a building may reach zero even though the facility is in use and continues to be of value to the business. In the governmental fund accounting system, buildings were not depreciated but rather carried on the books at the original cost. The new GASB 34 regulations will change this to reflect depreciation of capital assets in the public sector similar to that found in the private sector. In order to have a better understanding of the “real value” of a facility, the CRDM report will continue to subtract CRDM and adaptation estimates from the current building replacement cost.

This initial capital renewal, deferred maintenance, and renovation/adaptation determination for UWF was made based on an initial comprehensive survey by an outside consultants of twelve facilities representative of the age, use, construction and condition of various buildings on campus. Detailed reports by local engineering firms were also developed for the infrastructure and exterior utility systems in preparation for the new GASB 34/35 reporting requirements. Using industry standards for life expectancies, estimates were made by in-house staff of the CRDM for the remaining buildings.

Of the existing facilities the following are scheduled to be demolished due to poor condition and excessive cost to revitalize: Building 55 – Storage Facility, Buildings 65 and 68 – Housing.

Top priority CRDM and renovation/adaptation work planned to be accomplished over the next three years includes: ADA code compliance, Hot/Chilled Waterline Replacement, new Boilers at the Utility Building, replacement of roofs on buildings 70, 82, 53, 51, upgrading the Electrical Distribution System, and reformatting the building security entry systems with revised key and access cards.

A large percentage of this overall estimate actually includes mandatory code work, which is required when accomplishing any major CRDM work effort. In fact, “code upgrades” represent as much as 30% of the total project’s construction/renewal budget. A comparable figure of 30% is the typical repair portion of the project budget. Thus, for most projects, only 40% or less is available for program improvements.

The following projects are recently completed on Campus and typical of those projects that are represented in the CRDM data. Of particular interest is the functional and critical nature of the projects. They are primarily maintenance and life safety upgrades focused on the production of property and functionality of University systems.

### Table 17.2

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<td>#957 Room 180 &amp; 181</td>
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<td>Corrective Indoor Air Quality Work in</td>
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The Facilities Services of Administrative Affairs is charged with maintaining the physical environment.

**Mission**

Develop, operate and maintain an efficient, well-designed environment that supports and enhances the University’s mission within an atmosphere reflecting an image of excellence. Provide the highest degree of effective and efficient services possible. Towards this end the University has developed and adopted the UWF Building Construction Standards that thoroughly identifies design and engineering goals for campus facilities.
Key Priorities:
- Meet the University program requirements.
- Low maintenance, long-lived buildings.
- A high degree of energy efficiency.
- Develop visual and architectural attractiveness within the context of preferred University architecture.
- Use State of Florida and locally created funds judiciously.

Policy 1.3: Develop a process that allows for a rational decision making process based on analysis of need balanced with available funding.

Goal 2: The University of West Florida shall ensure the provision of attractive buildings, with properly functioning components and systems, that are properly maintained so as to provide surroundings and conditions conducive to quality instruction and learning.

Objective 2: The University will implement the use of the UWF Building Standards and procedures indicated therein.

Policy 2.1: Require conformance by thorough design review for compliance with the standards indicated.

Objective 3: UWF will finalize ongoing efforts to centralize and update data on existing infrastructure and development.

Policy 3.1: Continue ongoing efforts to collect data and update records to accurately reflect contours, infrastructure, and placements of sidewalks/roads. Use of the (GPS) Global Positioning System is encouraged.

Policy 3.2: A single campus site map should be developed and adopted for University wide, official use.

Objective 4: UWF shall inspect and assess all campus buildings, exterior, interior, and systems as required to ensure the proper planning of needed repair/replace needed of building components to provide fully functional, efficient buildings at all times.

Policy 4.1: All campus building envelopes, roofs, exterior walls, exterior doors, etc., shall be inspected a minimum of once per year with the following plans developed:
- A detailed roofing maintenance plan should be completed which meets all requirements set forth by the Board of Education. Minimally this plan shall inspect and assess the condition of all campus roofs once per year, document results by building, identify needed replacement and repair priorities, project year needed, and develop approximate budget costs for each.
- All building envelope elements, excluding roofs, shall be inspected and assessed as to repair/replacement need, placed in a "Building Envelope Repair and Replacement Plan" in needed replacement or repair priority, and approximate budget costs developed for each.

Policy 4.2: All building interior spaces shall be inspected once per year, assessment of individual components made by building and placed in a "Building Interior Repair and Replacement Plan" which shall include but not be limited to the following:
- All building flooring systems shall be inspected once per year, categorized by type and condition for each building, repair/replacement priorities established, and budget costs generated for each.
- All building interior walls shall be inspected once per year to determine those in need of repainting. Priorities by building shall be listed and associated costs generated.
- All building ceiling systems shall be inspected once per year to determine those in need of replacement. Priorities by building shall be listed and associated costs generated.
- All remaining interior building structural components shall be inspected every two years. Components needing repair/replacement shall be prioritized by building and associated costs generated.

Policy 4.3: All building systems, including but not limited to electrical, plumbing, HVAC, voice, data, fire, security, and signage shall be inspected as deemed appropriate by recognized industry standards for each respective system and a repair/replacement plan generated for each system. The plan shall include establishment of repair/replacement priority and generation of associated costs for each.

Objective 5: UWF shall maintain all campus buildings at a level that ensures facilities that are aesthetically pleasing, clean and sanitary, safe, and conditioned so as to be conducive to quality instruction and learning.
Policy 5.1: Routine and preventive maintenance procedures shall be established and followed for all building envelope components which ensures the continued integrity of each and prevents moisture intrusion and provides acceptable insulation values throughout.

Policy 5.2: Routine and preventive maintenance procedures shall be established and followed for all building interior components necessary to ensure aesthetically pleasing, clean, sanitary, and safe environments conducive to quality instruction and learning.

Policy 5.3: Routine and preventive maintenance procedures shall be established and followed for all building systems including but not limited to electrical, plumbing, HVAC, voice, data, fire, security, and signage necessary to ensure the full and efficient operation of each upon demand.

Policy 5.4: UWF shall continue to expand the use of the computerized maintenance management system. This system is work order driven, provides complete repair/replacement/maintenance histories, and generates full cost accounting for all work.

Policy 5.5: Further develop the computerized maintenance management system to provide scheduled maintenance, including roof maintenance.

Policy 5.6: All maintenance and improvement projects required to maintain adopted level of service standards shall be prioritized and funded based on the following criteria listed in order of importance: safety, impact on instructional activities, impact on administrative functions, impact on student activities.

Policy 5.7: The Campus Master Plan shall be updated continually to reflect changes in maintenance priorities as identified by inspections, assessments, etc.

The following chart indicates expenditures throughout the University over five years.

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Notes:
* Includes salary, ops, expense, oco and special allocation initial budgets.
** Includes June 30 expenditures and encumbrances. Does not include prior year Certifications Forward disbursements.
Total
*** IMC moved to ITS
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<th>Building Number</th>
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<th>Condition</th>
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<td><strong>Total</strong></td>
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## Facilities Services Element

### TOTAL ACADEMIC AND SUPPORT

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<th>Type</th>
<th>Condition</th>
<th>Status</th>
<th>Gross Square Feet</th>
<th>Assignable Square Feet</th>
<th>Gross To Net Ratio</th>
<th>As of June 30, 2001</th>
<th>Insurance/Depreciation Cost</th>
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### SUB-TOTAL RESIDENCE

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<th>Building Number</th>
<th>Description</th>
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<th>Type</th>
<th>Condition</th>
<th>Status</th>
<th>Gross Square Feet</th>
<th>Assignable Square Feet</th>
<th>Gross To Net Ratio</th>
<th>As of June 30, 2001</th>
<th>Insurance/Depreciation Cost</th>
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<td>8,495</td>
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<td>126,743</td>
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### TOTAL ALL FACILITIES

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<th>Type</th>
<th>Condition</th>
<th>Status</th>
<th>Gross Square Feet</th>
<th>Assignable Square Feet</th>
<th>Gross To Net Ratio</th>
<th>As of June 30, 2001</th>
<th>Insurance/Depreciation Cost</th>
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<tr>
<td>901</td>
<td>Village West</td>
<td>1997</td>
<td>Steel/Masonry</td>
<td>1</td>
<td>PERMANENT</td>
<td>94,916</td>
<td>61,670</td>
<td>1.56</td>
<td>$6,000,000.00</td>
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<tr>
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<td>Village East</td>
<td>1999</td>
<td>Steel/Masonry</td>
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<td>PERMANENT</td>
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<td>78,574</td>
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<td>Martin Hall</td>
<td>2000</td>
<td>Steel/Masonry</td>
<td>1</td>
<td>PERMANENT</td>
<td>75,351</td>
<td>48,394</td>
<td>1.56</td>
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<td>$122,339,479.00</td>
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<tr>
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<td>2001</td>
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<td>PERMANENT</td>
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<td>34,118</td>
<td>1.50</td>
<td>$5,000,000.00</td>
<td>$122,339,479.00</td>
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</tbody>
</table>

### Condition Codes

- 1: Excellent
- 2: Satisfactory
- 3: Good
- 4: Poor

### Major Leased Facilities

- **Downtown Center (Garden Street)**
  - 1992 Steel/Masonry
  - Leased
  - N/A
  - 5,368
  - 0.00

- **IHMC (Alcaniz Street)**
  - 1999 Wood/Masonry
  - Leased
  - N/A
  - 16,239
  - 0.00

- **International Student Center**
  - 1998 Steel/Masonry
  - Leased
  - N/A
  - 124,743
  - 0.78

### Total Leased Facilities

- 39,046
- 14.00

---

### Footnotes

- As of June 30, 2001
- Condition Codes
  - 1: Excellent
  - 2: Satisfactory
  - 3: Good
  - 4: Poor

**Sub-Total Residence**: $3,818,055.00

**Total All Facilities**: $7,520,188.00
## 17 - FACILITIES SERVICES ELEMENT

### SUB-TOTAL STUDENT SERVICES

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### RESIDENCE

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<th>Estimated Replacement Cost</th>
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### SUB-TOTAL RESIDENCE

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## Condition Codes

- 1: Excellent
- 2: Satisfactory
- 3: Good
- 4: Poor

### Major Leased Facilities:

- Downtown Center (Garden Street) 1992 Steel/Masonry 1 Leased N/A 5,388 0.00
- IHMC (Alcaniz Street) 1999 Wood/Masonry 1 Leased N/A 16,239 0.00
- International Student Center 1988 Wood/Masonry 1 Leased N/A 2,305 0.00

23,912

Total Leased Facilities
The key elements of the Coastal Management Section include:

Item 1: Proposed Development of Coastal Resources
Item 2: Coastal Resource Protection Issues

Current plans for the development of Coastal Areas include: a recreation/boating center at the northern edge of the main campus property near the mouth of Thompson’s Bayou, as well as the development of a marine research lab and education center on UWF’s Santa Rosa Island Property.

Preservation and protection of marine resources includes development approaches that avoid and minimize destruction/pollution of these areas. Primary issues include the management of stormwater runoff and restriction on development of sensitive and flood prone areas. Previous policy established that all facilities would be developed above the 100-year flood plain. (Refer to Figure 18.1)

There are riverine conditions adjacent to the Escambia River and Thompson’s Bayou. These conditions support marsh and swamp forest vegetation located within the floodplains or bottomlands along the River and Bayou.

Points of possible source pollution include uncontrolled stormwater runoff and that which percolates into the ground from wastewater percolation ponds. Stormwater runoff is regulated under Chapter 17-25 of the Florida Administrative Code (FAC) and percolation ponds are regulated under Chapter 17-600 and Chapter 17-610 of the FAC. Permitting through the FDEP is required.

Recreation/Boating Area

The Pensacola Beach property is presently undeveloped and is designated for recreational and research purposes. Facilities associated with waterfront recreational uses, such as restrooms, showers, parking lots, picnic areas, dune crossovers, etc. may be constructed. Utilities required to serve the Pensacola Beach property shall be extended from the west including potable water, sewer, electric, and telephone service.

In addition to recreational facilities, the UWF Marine Biology program plans to develop an on-site research facility for use on the undergraduate and graduate levels, as well as summer research programs for K-12 students from around the country. The research facility shall be developed in close proximity to the developed end of Pensacola Beach, and may include offices, classrooms, lab facilities, and outdoor structures for maintaining live animals and marine life.

Goals, Objectives and Policies

Goal 1: To maintain the health and viability of coastal resources.
Objective 1.1 To avoid degradation and destruction of coastal resources.

Policy 1.1.1 Maintain existing stormwater and utility services in good condition.
Policy 1.1.2 Upgrading existing stormwater systems that negatively effect the coastal environment and adjacent wetlands.
Policy 1.1.3 All new construction will be in strict compliance with State and Federal guidelines to avoid destruction of coastal resources.

Policy 1.1.4 To continue to build all facilities and roadways above the 100 year floodplain.
Policy 1.1.5 Adopt prudent environmental health standards (Refer to Section 19 Environmental Health and Safety).

Flood Zone Revisions

During the time elapsed from release of the present UWF Master Plan in 1995 to the draft UWF Master Plan of 2001, FEMA Flood Insurance Rate Maps were revised with differing flood zone definitions and identification letters. In the case of the UWF campus, flood zones existing at the time of the 1995 Master Plan included Zones A, AE, A99, AO, B, and C. Flood zones now existing include Zones A, AE, A99, AO, B, and C. Flood Zone A has not changed, remaining as areas of 100-year flooding with no base flood elevations determined. Flood Zone A99 also has not changed, remaining as areas of 100-year flooding to be protected by flood protection under construction, with no base flood elevations determined. Flood Zone AO has not changed, remaining as areas of 100-year flooding with flood depths of 1 to 3 feet and average depths determined. Flood Zone AE changed from A1-A30, as areas of 100-year flooding with base flood elevations determined. Flood Zone X has not changed, as areas of 100-year flooding with average depths of less than 1 foot or with drainage areas of less than 1 square mile, and areas protected by levees from 100-year flooding, or areas determined to be outside the 100-year flood plain. The above define flood zones by FEMA as they exist today at the UWF campus. (Refer to Figure 18.1.)
This section includes discussion on the Environmental Health as well as physical safety issues on the University. For additional discussion on environmental and safety issues reference the urban design, infrastructure, and conservation sections.

The University is committed to a learning and employment environment where faculty, staff and students are protected from the risk of injuries as a result of being exposed to health and safety hazards. These risks can be found in numerous settings on campus ranging from workshops, chemistry and biology laboratories and even office environments. The main state of the art health and safety standards are the Federal Occupational Safety and Health Administration (OSHA) standards, which the University has adopted. In addition to compliance with safety regulations the University is morally and legally bound by the need to follow regulations, which protect the natural environment around us. These regulations are promulgated and enforced by various agencies such as the Department of Environmental Protection, the State Health Department, the Nuclear Regulatory Commission and other state and federal agencies.

Building codes have a large influence on the safety and habitability of buildings on campus. Structural integrity, life safety and fire marshals regulations must be strictly adhered to during renovations and new construction on campus.

The Department of Environmental Health & Safety (EH&S) is tasked with ensuring compliance with these safety, environmental and building code mandates. Below are listed some of the programs and committees for which EH&S is responsible.

### Occupational Safety Programs

A) Chemical Hazard Communication  
B) Hearing Conservation  
C) Personal Protective Equipment  
D) Stop Safety  
E) Forklift Safety  
F) Welding Safety  
G) Asbestos/Lead Abatement, Awareness  
H) Confined Space Entry  
I) Heat Stress  
J) Indoor Air Quality  
K) Fire Safety  
L) Respiratory Protection  
M) Academic Diving  
N) Bloodborne Pathogens  
O) Lab Safety/Chemical Hygiene Plan

### Hazardous Materials Management

A) RCRA Hazardous Waste  
B) Contractor Hazardous Waste  
C) Special Regulated Waste Disposal/Recycling (Bulbs/Ballast, Batteries, Toner Cartridges)  
D) Biological/Medical Waste  
E) Radioactive Waste  
F) Underground/Aboveground Storage Tank Management

### Building Code Administration/Facilities Inspections

A) Life Safety  
1) State Fire Marshal Inspections  
2) Pre/Post Occupancy Construction Inspections  
3) Fire Extinguisher Annual and Monthly Inspections  
4) Water-based Fire Protection System Inspections  
5) Exit and Emergency Light Monthly Inspections  
B) ADA Compliance  
C) Building Construction Inspection & Permitting (proposed)  
D) Building Interior/Exterior Safety Inspection Audits  
1) Lighting Surveys  
2) Building/Area Safety Inspections  
3) Laboratory Inspections  
4) Response to “unsafe” conditions by the University community  
5) Indoor Air Quality Investigations  
E) Regulatory Permitting  
1) Potable Water Quality  
2) Boilers  
3) Wetland Issues

### Emergency Planning

A) Hurricane Preparedness  
B) SARA Title III  
C) Chemical Spill Response

### Risk Management (In Collaboration with Human Resources & Controller’s Office)

A) Safety Awareness Training  
B) Injury Reporting  
1) First Report of Injury  
2) Accident/Injury Trend Data Collection  
C) Cost Reduction Activities  
1) Early Return to Work Programs  
2) Managed Care Program  
3) Case Management  
D) Coordination with External Agencies  
E) Maintaining State Required Accident/Injury Reports  
F) Managing and Maintaining Records of Non-Occupational Liability and Property Insurance Claims

### Government Regulatory Enforcement/Oversight Agencies

A) Department of Environmental Protection (DEP)  
B) Department of Labor & Employment Security (DLES)  
1) Division of Safety  
2) Division of Workers Compensation  
C) Department of Health/Escambia County Health Department  
D) State Fire Marshal  
E) Local Emergency Planning Council (LEPC)

### University Environmental Health & Safety Committee

A) Charter  
B) Responsibilities  
C) Objectives  
D) Membership

### Committees with Environmental Health & Safety Related Components

A) Animal Care and Use Committee  
1) Charter  
2) Responsibilities  
3) Objectives  
4) Membership  
B) Campus Safety and Security Committee  
1) Charter  
2) Responsibilities  
3) Objectives  
4) Membership  
C) HIV/AIDS Committee  
1) Charter  
2) Responsibilities  
3) Objectives
Existing Mitigation Sites

There are no known mitigation sites located on the main UWF Campus.

Well Field Cones of Influence

The Escambia County Utilities Authority (ECUA) funded a study entitled Numerical Modeling of Ground Water Flow and Contaminant Transport in the Sand-and-Gravel Aquifer, Escambia County, Florida, dated June 1993. This document, prepared by the Northwest Florida Water Management District (NFWFMD), provides comprehensive data and analyses regarding well field cones of influence. The Sand- and-Gravel Aquifer is the main groundwater-producing zone within Escambia County and provides UWF with its potable water supply.

There are 26 wells within a 5.0 mile radius of the UWF Campus. ECUA operates nine wells south of the campus, Gulf Power Crist Steam Plant operates six wells and Monsanto operates eleven wells north of the campus. Despite the concentration of wells within this area, the relatively high transitivity (a function describing the rate at which water moves through an aquifer), 8,000 sq. ft./day, will allow additional withdrawals to meet UWF needs.

There is a significant reduction in the elevation of the potentiometric surface (the elevation to which groundwater would rise if not confined) in the vicinity of the Monsanto and Champion International wells to an elevation 10 feet below MSL. This pumpage effectively isolates the groundwater flow system in the north from the southern portion of Escambia County. The UWF Campus lies within the northern groundwater flow system with the boundary between the north and south zones occurring along Interstate 10.

Aquifers and Areas of Aquifer Recharge

An aquifer is a geological formation of suitable permeability for the transmission of usable quantities of groundwater. There are three major aquifers located in Escambia County, Florida.

The uppermost aquifer is known as the Sand and Gravel Aquifer and it is composed mainly of sand with lenses and layers of clay and gravel. The thickness of the Sand and Gravel Aquifer is variable and ranges from 400 to 1000 feet. The Sand and Gravel Aquifer provides the potable water supply for the UWF Campus.

Below the Sand and Gravel Aquifer lies an impermeable micaceous clay layer or aquiclude. This clay acts as a confining layer and traps the groundwater in the underlying limestone formations. The upper limestone formation is known as the Upper Floridan Aquifer. The Upper Floridan Aquifer is approximately 100 feet thick in the vicinity of the UWF Campus.

Underlying the Upper Floridan Aquifer is a layer of clay known as the Bucatunna Clay Member of the Byram Formation. This clay is approximately 100 feet thick and acts...
as an impermeable layer, which traps the groundwater in the lower limestone formation. The lower limestone formation or the Lower Floridan Aquifer is approximately 800 feet thick in the vicinity of the UWF Campus.

The Upper and Lower Floridan Aquifers do not play a significant role in water production in Escambia County. The main producing zone is the Sand and Gravel Aquifer as noted above. Since the Sand and Gravel Aquifer extends from the surface down to the Pensacola clay, virtually all of the County is a recharge area; however, the UWF Campus is not considered as such. The nodal discharge map prepared during the ECUA study clearly excludes the campus as a significant recharge area. Factors which exclude the UWF Campus as an area of recharge include its close proximity to the Escambia River and Thompson Bayou as well as the significant topographic relief in the area.

The method of recharge of the Sand and Gravel Aquifer, the movement of groundwater from high to low elevations, leaves it vulnerable to contamination. Because the recharge occurs off campus, it is beyond UWF control; however, the Escambia County Comprehensive Plan, Florida Department of Environmental Protection (DEP) and NWFWMD presently address groundwater contamination through land development regulations, environmental rules and consumptive use permitting. An adequate, safe, potable water supply should be available for future development needs.

Air Quality

UWF is located in Escambia County, Florida and falls under the regulatory jurisdiction of the Florida Department of Environmental Protection (DEP). Presently, the Northwest District Air Quality Division is only required to monitor sulfur dioxide (SO₂), ozone (O₃) and particulate matter with a diameter equal to or less than 10 microns (PM 10). No air quality data is collected for nitrogen oxide (NOₓ), carbon monoxide (CO), hydrocarbons (HC) or volatile organic carbons (VOC), but NOₓ monitoring is expected at all O₃ monitoring sites in the near future.

The UWF Campus was selected as an air quality monitoring site by the DEP because of its location on Escambia River downstream of the Gulf Power Crist Plant. The monitoring station is located near the northeast corner of parking lot number 31 and monitors SO₂ concentrations. The monthly average SO₂ concentration for 1993 ranged from 3.5 parts per billion (ppb) to 12.7 ppb.

There is an additional air quality monitoring station located at the Elyson Industrial Park southeast of the UWF Campus. The Elyson station monitors SO₂, O₃ and PM10. Currently local air quality is monitored for the following areas: Carbon Monoxide, Lead, Nitrogen Oxide, Ozone, Particulate Matter, and Sulfur Dioxide. Escambia County has exceedences of air quality for Ozone, but has not been designated as a non-attainment area by EPA. EPA may make a designation in the next year. Ozone is monitored at three locations in Escambia County (NAS, Warrington, Elyson Field).

The DEP most recently conducted water quality sampling of the Escambia River on October 8, 1990. From water samples collected below the Gulf Power Crist Plant discharge, the following water quality parameters were measured: ammonia as nitrogen (0.093 mg/l), nitrate and nitrate nitrogen as N (0.14 mg/l), total kjeldahl nitrogen as N (0.22 mg/l), total organic carbon as carbon (3 mg/l) and total phosphorus as phosphorus (0.089 mg/l).

The U.S. Geological Survey (U.S.G.S.) collected water samples of the Escambia River on four occasions during water year 1992. Although the sampling station is located approximately 50 miles upstream of the UWF Campus near Century, Florida, the water quality information gained can be an indicator of the relative health of the aquatic ecosystem. The dissolved oxygen (DO) concentration ranged from 6.3 to 7.6 mg/l, and the fecal coliform bacteria concentration ranged from 29 to 340 colonies per 100 ml of sample. A DO concentration equal to or greater than 5 mg/l is considered to promote a healthy ecosystem while a coliform bacteria concentration equal to or greater than 300 is cause for concern. It should be noted that the U.S.G.S. sampling station is located immediately downstream of two publicly owned wastewater treatment facilities, and the presence of coliform bacteria is not surprising.

Location and Description of Known On-Campus Septic Tanks and Grease Traps

There are eight known locations of septic tanks on the main UWF Campus. On the eastern end of the campus, the Day Care Center (Bldg. 42), the ERC for Child Development (Bldg. 43), Records Retention (Bldg. 48), and Archeology (Bldg. 49) are served by septic tanks. Other buildings that are served by septic tanks include the Baseball Locker/Shower (Bldg. 210), the Intercollege Athletic Office (Bldg. 39A) and the Tennis Clubhouse (Bldg. 213). UWF has indicated its desire to be aggressive in its efforts to eliminate the use of septic tanks in environmentally sensitive areas.

There are three known grease trap locations on the main UWF Campus. Located in the center of the Campus, the Commons (Bldg. 22) has four - 2,600 gallon (gal.) grease traps to serve the Campus cafeteria. The Day Care Center (Bldg. 42) and the ERC for Child Development (Bldg. 43) have a 750 gal. and 1,000 gal. grease trap respectively (Figures 9-4a and 9-4b).

Natural Resources - Existing Recreation and Conservation Uses

The wetlands, floodplains and Bottoms are areas of conservation on the UWF Campus. The surface waters, specifically Thompson Bayou and Escambia River, are areas designated for conservation and recreational activities. The vegetative communities and habitats are also areas of conservation and recreation. The UWF Campus has a rich diversity of natural resources that are appreciated not only for their conservation and recreational uses, but also for their valuable educational potential.

Natural Resources - Methods for Protection and Restoration

The UWF Campus is composed of a system of sensitive ecosystems. The wetlands, bottomlands, floodplains, vegetative communities, faunal habitats and corridors can be protected on the UWF Campus by concentrating new construction to the central core and other developed areas on campus. This would leave the existing natural resources intact and undisturbed. Development that is not restricted to the central campus core could result in the significant loss of the natural resources that the UWF Campus has become known for.

Groundwater from the Sand and Gravel Aquifer supplies the UWF Campus with its potable water supply. The groundwater supply can only be protected somewhat by the University's actions. Care can be taken to prevent the contamination of the groundwater by spills or leaks of hazardous substances on the UWF Campus, but contamination could occur from outside sources that are ungradient from UWF. Long range protection of this vital water resource is provided by the Escambia County Land Use Plan and regulatory activities by the Florida Department of Environmental Protection and the Northwest Florida Water Management District.

Known Sources of Campus Pollution

Stormwater is the greatest threat for pollutants resulting from campus activities. There are no known hazardous waste or direct points of stormwater contamination.
however stormwater runoff contains particulates and other constituents known to have a significant, negative impact on sensitive receiving water ecosystems. The proper treatment of stormwater runoff is central to the long-term welfare of the UWF Campus. Rates of pollution discharge and levels of contamination are storm event dependent.

Pollution Reduction Techniques

Pollutants generated by stormwater runoff are generally known to occur in the first one-half inch of runoff. With all new construction on the UWF Campus, the Florida Administrative Code 17-25 (FAC) requires the construction of retention structures to hold the first one-half inch of runoff. The runoff is retained until it filters through the ground or artificial media so that contaminants are removed prior to its reaching the sensitive wetlands and surface waters that surround the UWF Campus.

Currently, there are no stormwater runoff retention requirements for structures constructed prior to the enactment of 17-25 FAC. Pollution could be reduced on the UWF Campus by developing additional retention structures to collect the contaminated runoff and treat it prior to its release.

Additional pollution reduction could also be obtained by creating artificial swales lined with selective vegetative species to enhance nutrient removal. The UWF faculty has research expertise in selective vegetation that could be employed.

Safety Issues

Personal safety has increasingly become an important issue on Campus. Proactive efforts over the last several years that have created a safer environment for Students and Faculty including additional lighting at pedestrian walks, escort programs (just two of it), emergency phone systems (blue phones), and the clearing of undergrowth for visual security.

Safety by design is a concept wherein physical development on Campus considers personnel safety as a program requirement. Consideration for personnel safety should extend from the site into the building. Proper lighting and avoiding isolation of individuals are critical components of this concept. The infill approach noted in the Urban Design section furthers safety through the congregation of people.

It was suggested that a shuttle to move students across Campus might serve to reduce the incident of crime.

Crime on Campus remains relatively low and consists mostly of minor disturbances however there have been instances of date rape and stalking. Other reported crimes include binge drinking and theft. The police report the need for additional student safety educational programs and greater interaction with the student population.
Policy 2.1.3: The University Police will forward these trouble calls/service requests by no later than 8:00 a.m. the next day to the Facilities Management work control center. Accurate location, description of the problem, and pole number is required. In extreme circumstances, an electrician may need to be “called in” the same night to repair critical lighting circuits/systems. This will be coordinated between the University Police night supervisor and Facilities Management personnel.

Policy 2.1.4: Once the Facilities Management has received the trouble call/service request to repair non-operating lighting system/equipment, every effort will be made to make those necessary repairs within a 24-hour period. This may require overtime work, out-sourcing to contractors, and/or the implementation of a night electrical crew during the academic year time frame.

Policy 2.1.5: All exterior campus lighting trouble calls/service requests will be “tracked” and reported on a weekly basis. This will include date/time received and date/time completed. All incomplete work will require appropriate justification and an estimated completion date for the work.

Policy 2.1.6: The University Police should notify Facilities Management for any lamps/fixtures that have not been repaired/replaced within the 24-hour time frame. These should be noted as 2nd or 3rd requests with a comment indicating the date/time the original request was forwarded to the Facilities Management work control center.

Policy 2.1.7: Twice a year at the start of the Fall and Spring academic semester, a campus lighting survey will be conducted (after dark) with administrators, students and staff representatives. The Environmental Health and Safety Office will take the lead in coordinating these surveys to include preparing a list of recommendations for improved levels of illumination as required. Facilities Management and University Police personnel will also participate in these surveys. A lighting report indicating the condition and maintenance of these lighting systems will be prepared on a semi-annual basis and shared with the overall University community.

Policy 2.1.8: Architectural and Engineering Services will maintain “up-to-date” CAD drawings indicating the locations of all exterior lighting systems/fixtures to include appropriate “pole” or similar number systems.

Policy 2.1.9: Assessment of campus lighting and Blue Light systems should be made concurrent with all proposed new development.

Goal 3: Formalize a policy that promotes a safe working environment for all faculty and staff.

Objective 3.1: Conduct routine safety visits to various campus work areas and promote safety awareness.

Objective 3.2: Insure compliance with current occupational health and safety standards and other recognized resources.

Objective 3.3: Ensure departments maintain chemical inventories, have material safety data sheets available, and are informed about the hazardous chemicals in their working environment.

Goal 4: The continued protection of life and property as relates to other natural disasters.

Objective 4.1: To reduce the hazards borne by natural disasters such as hurricanes.

Policy 4.1.1: To continue to build facilities according to the building codes prevailing; but in particular as regards wind loads.

Policy 4.1.2: To continue the meetings of those department heads most directly responsible for the protection of life and property within the University campus; i.e., Environmental Health and Safety, University Police, Architectural and Engineering services, and Facilities Planning.

Policy 4.1.3: To continue to have UWF representatives participate and have dialogue with the local authorities’ emergency coordinating bodies.

Policy 4.1.4: To continue to build all facilities and roadways above the 100-year flood plain; i.e., the twelve foot elevation.

Policy 4.1.5: To continue development of the Emergency Preparedness Plan and coordination of the plan with local government agencies.

Policy 4.1.6: Determine the feasibility of providing shelter for students a safe distance inland from the Pensacola area. Transportation for these students to and from the inland locations should also be considered.

Objective 4.2: To increase the availability and use of University facilities in support of state and local evacuation and sheltering requirements.

Policy 4.2.1: Continue to have hurricane preparedness meetings of those department heads responsible (directly and/or indirectly) for the protection of life and property; with especial emphasis on the upgrading of the UWF emergency preparedness handbook, and ensure consistency with the local area’s hurricane evacuation plan and procedures.

Policy 4.2.2: Continue to evaluate and ascertain those facilities on campus best suited for a “command center” for core personnel. According to the State University System Emergency Shelter Space Assessment (February 1994), there were no public shelter space available on the University campus.

Currently Buildings 22, 51, 52, 74, and 86 are used as shelters for those students and staff unable to evacuate from the Campus.

Policy 4.2.3: The University will continue dialogue with the individual requests from various utilities companies to utilize certain open areas as staging areas for equipment, emergency management personnel and such.

Policy 4.2.4: The University shall provide facilities for use as public shelters in compliance with FS 252.385 and 240.295 (4).

Policy 4.2.5: Upon completion of the shelter survey, the University shall identify those facilities that are to be retrofitted to comply with the public shelter standards and criteria adopted by the Florida Department of Community Affairs. These facilities will be scheduled for retrofitting for use as public shelters as needed.

Policy 4.2.6: The University will identify facilities for use as evacuation shelters as required by FS 252.
### Objective 4.3: To design and build future facilities considering service as public shelters as required by statute (re: 240.295(4), F.S.) and such standards as might be adopted by the BOE.

**Policy 4.3.1:** To require, in new building programs, when applicable, the answering of the statutory requirements applicable for designing and building University facilities to serve as public shelters; i.e.: new buildings or portions thereof shall be constructed in accordance with public shelter standards unless the Board of Education, with the concurrence of the local emergency management agencies and the Department of Community Affairs, exempts the building or part thereof from shelter standards because of location, size or other characteristic.

**Policy 4.3.2:** To require, in building retrofits and renovations, where applicable, the answering of the statutory requirements for designing and building University facilities to serve as public shelters.

**Policy 4.3.3:** To consider the following large open areas on campus to be designated for use as staging areas for personnel, resources and supplies in the event of an emergency:
- The sports complex on the east campus.
- The intramural fields adjacent to the core campus.
- The various helicopter pads about the campus.
- The large parking lot adjacent to the (24 hour Broadcasting) public radio station: WUWF-FM.
- Other areas as found applicable.

### Objective 4.4: To maintain and/or reduce hurricane evacuation time for University personnel and students.

**Policy 4.4.1:** In the event of a hurricane condition, the University President may cancel classes and recommend to all faculty, students and staff that they evacuate.

Note: Certain core personnel will stand their duty stations to protect the property.

### Goal 5: Formulate a policy to minimize negative effects on the environment by concentrating new development in the core and away from more sensitive ecosystems.

### Objective 5.1: Minimize potential hazards.

| Policy 5.1.1: | When financially feasible and funded – remove existing septic tank. |
| Policy 5.1.2: | When feasible all new construction should be placed on the sewer system. |
| Policy 5.1.3: | Existing storm water run off and retention systems should be reviewed and upgraded if pollution problems are noted. |
| Policy 5.1.4: | All new development should include adequate storm water management facilities that reflect UWF’s goals. |
| Policy 5.1.5: | All land directly disturbed should be carefully maintained to avoid accidental discharge of pollutants. |
| Policy 5.1.6: | All maintenance staff should have training on the correct handling and disposal methods of potentially hazardous materials. |
| Policy 5.1.7: | Adoptions of Architectural and Engineering Standards that include long lasting, durable, recycled and recyclable materials should be adopted. |
| Policy 5.1.8: | All proposed maintenance and renovation projects should be reviewed for potential hazards including asbestos and lead. |
| Policy 5.1.9: | Continue to construct outside of the 100-year flood plain. |
UWF recently celebrated its 30th anniversary. In its first thirty years, UWF served more than 100,000 students from all over the world. Currently, UWF enrolls over 8,000 students in its College of Arts and Sciences, College of Business, and College of Professional Studies and has conferred more than 49,000 bachelors, masters, specialist, and doctoral degrees.

UWF provides a truly unique educational environment. Every day our faculty, staff, and students celebrate the discovery, dissemination, continuation, and application of knowledge. We believe that education is a path to success and a vital contributor to the quality of life.”

Quote from the Office of the President
Morris L. Marx