



COLLEGE *of*  
CENTRAL  
FLORIDA

**FACILITIES  
DEFERRED MAINTENANCE GUIDE**



March 2011

## **Comprehensive Facilities Maintenance Management**

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

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

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

Although PMCS is the undisputed, most responsive technique and efficient use of financial resources for facilities to maintain serviceable conditions the technique also incurs some cost. This cost of PMCS is (in most cases) a fraction of the cost of the repairs that it prevents, however this fractional cost is sometimes financially unfeasible and the maintenance is deferred. Deferred Maintenance (DM) is usually attributed to lack of funds allocated to maintenance as a result of funding priorities. When PMCS is not funded and the maintenance is deferred some risk is assumed. DM risk is conditionally dependent upon anticipation of future funding prefaced with the burden of knowing when maintenance or repairs are made the cost will be substantially higher than just conducting PMCS.

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

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

### **OCALA CAMPUS**

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

**BUILDING 2 - SCIENCE AND TECHNOLOGY** – An obsolete radiation laboratory was remodeled to house the staff required to install and maintain the College’s growing number of personal computers and their peripheral devices. The mechanical system in the science laboratory wing was modified as part of the performance contract to correct a long-standing humidity problem caused by faulty design of the original HVAC system. Connecting the air conditioning system to the College’s main chiller plant was also part of that contract. The building telecommunications network was upgraded to support enhanced computer network access and IP telephony. A new roof was installed during the spring of 2005. Also in 2005, a large stand-by generator was installed to power the network and telephone systems during power outages. During the spring of 2006, the Computer Services Center was “gutted” and remodeled and renovated to better house the College’s central network systems equipment and the technology support staff. New electrical and mechanical systems were included in the project. Some classroom space was temporarily remodeled to office space to house student services functions while the Bryant Student Union project was in process and those spaces were used for administrative functions while Building 1 was renovated. Those spaces have been reconfigured as classroom. Because of the recent renovations this facility is currently not scheduled for renovation or remodel but does require on going preventive maintenance in order to avoid costly future repairs.

**BUILDING 3 – LEARNING RESOURCES CENTER** – The building is in good condition with the exception of the following: the roof on the older portions of the building needs to be replaced, fiberglass duct board used in the HVAC systems in the new wing is deteriorating and needs to be replaced with metal duct work, and improved security systems (including closed circuit television surveillance) need to be installed. The LRC is inadequate for the size of the student population. New construction has been recommended to allow for expansion of the functions housed here

**BUILDING 4 - FINE ARTS** – Planning is underway to enclose an open area between two sections of this building. The redefined space will be used as a student art gallery, small assembly area and an informal place for students to gather. A major impetus for this modification is the need to provide ADA access from nearby parking areas to some sections of the building. As part of this project a more contemporary exterior façade will be created and some existing restroom facilities modified to meet current ADA requirements. Performance area main stage has been in operation for close to fifty years with multiple modifications and repairs to meet needs of performing art and newer technology. This stage has outlived its expected lifespan and needs complete replacement.

**BUILDING 5 – BRYANT STUDENT UNION** – A major addition coupled with remodeling and renovation of existing office and support areas of the building was completed in early 2006. The project doubled the square footage of the building. All existing areas of the building were completely remodeled except for the kitchen. The newly configured building provides adequate and contemporary spaces for financial aid, academic advising, career testing and assessment, and student life activities. As part of this project, the building telecommunications network was rewired to for improved connection to the campus computer and IP telephony networks. A small dining room adjacent to the main eating area was renovated into a cyber café complete with a coffee bar. The cyber café is open to students and faculty. A portion of the porch was enclosed to serve as a student recreation area. The registrar’s area is being reconfigured during the summer of 2010. A section of the cafeteria kitchen and kitchen support was converted into a laundry area. Because of the recent renovations this facility is currently not scheduled for renovation or remodel but does require on going preventive maintenance in order to avoid costly future repairs.

**BUILDING 6 - GYMNASIUM** – In 2006, the lights on the playing floor were replaced and the playing floor refinished. The first phase of an upgrade to the buildings HVAC and electrical distribution systems was started during 2009-10. The Marion County Emergency Management Coordinator has requested that College “harden” the building to meet hurricane shelter standards as part of the county initiative to provide adequate space for use during potential natural disasters (a copy of the letter is in the appendices to this CIP). Hardening the building will require major modification of one exterior wall, replacement of a storefront window system in the office areas, modification of the roof support system, removal of the skylights and replacement of the roof. The shower and locker rooms need to be refurbished.

The air conditioners are nearing the end of their life expectancy. The College will replace air conditioners in the shower/locker areas during 2010-2011. In addition, the hardwood floor has been resurfaced a number of times

since it was installed as part of the original construction. The floor cannot be resurfaced again and needs to be replaced.

During the 2004 hurricane season, water intrusion along the north wall of the building indicated that existing storm water drainage ditches and underground systems were not adequate. Water seeping into the building has damaged some wall and floor surfaces and has created the potential for indoor air quality concerns. Storm water drainage around the building needs to be reworked and damaged interior areas replaced.

As an alternative to major structural modifications and costly interior renovations, the College is considering demolition of the existing building and construction of a new facility that meets current codes and standards. The College will commission a formal condition report from engineers and architects. Should they determine that it would be cost effective to replace the facility a recommendation to that end will be made in the next facility survey.

BUILDING 7 - MATHEMATICS – The building needs a new roof. Even though this building has had numerous improvements over the years, it does not meet contemporary standards for construction and sustainability. The building is increasingly difficult to maintain, some classroom and laboratory spaces are not conducive to use of current audio-visual teaching methodologies and office space for staff is inadequate. A recommendation for a replacement facility will be made

BUILDING 8 – SOCIAL SCIENCE AND HUMANITIES –The entrance on the east end of the building needs to be revamped and a small lobby constructed to improve access. A covered walkway is needed to connect buildings 7 and 8 for student use during inclement weather. this building is no longer adequate for use as an instructional facility. The building started as a science building and is now used for general purpose classes. The envelope is not well insulated resulting in loss of conditioned air. Classrooms cannot be darkened to facilitate audio-visual presentations, office space is inadequate and the building needs to be replaced.

BUILDING 10 – PLANT OPERATIONS – Plans are being developed to expand the building to better accommodate the needs of staff assigned to the ECC. The expansion will include shower and enhanced personal hygiene spaces and space to house maintenance and security staff that are on duty during disasters.

BUILDING 11 – EQUINE INSTRUCTION – The building is a continuing maintenance problem for the College and it is recommended for demolition.

BUILDING 12 – POOL SUPPORT – Fire destroyed most of this facility in 2010 but is scheduled for repairs.

BUILDING 13 – AIR CONDITIONING AND TECHNOLOGY The chiller that supports this facility is well past the life expectancy and is scheduled for replacement. Chiller is needed in this plant for redundancy. The roof is no longer repairable and needs replacement. The interior of the building needs painting.

BUILDING 14 – WELDING AND ORNAMENTAL HORTICULTURE – The chiller that supports this facility is well past the life expectancy and is scheduled for replacement. Planning for a new exhaust system in the welding lab was done during 2009-2010. The ventilation system in the welding area needs to be upgraded to current industry standards.

BUILDING 15 – AUTOMOTIVE TECHNOLOGY AND AUTO BODY – The chiller that supports this facility is well past the life expectancy and is scheduled for replacement. Teaching spaces need renovation to enable use of current teaching technologies. The building does not meet current ADA standards. HVAC systems need to be renovated and upgraded to permit zone control and to effectively remove fumes (from engines and paint booths) from the laboratories. The building needs a paint storage area, separated from the main building, to store materials used in the instructional program. The paint booth needs to be replaced with an up-to-date system.

BUILDING 16 – PUBLIC SERVICES INSTITUTE – The chiller that supports this facility is well past the life expectancy and is scheduled for replacement. The classroom lighting system needs to be updated to better support instructional programs. Additional electrical outlets are needed at the workstations in the cosmetology/barbering laboratory. A sinkhole developed in the parking lot of this building during the 2004 hurricanes. Although that hole

was filled, the area around the building is of continuing major concern due to the number of underground faults that were identified with the later construction of other, nearby buildings.

BUILDING 17 – STUDENT SERVICES SUPPORT – The chiller that supports this facility is well past the life expectancy and is scheduled for replacement. The building needs major renovations and remodeling to improve the functional relationships within the building. Instructional spaces need renovation for use of contemporary instructional technologies. Students must go through classrooms to access restrooms. The restrooms are not ADA compliant. The building needs a new roof, new HVAC and electrical systems. Office spaces in the building were modified to use IP telephony and have Internet access and, classrooms have been wired and equipped for use of multimedia technology and Internet access. Complete renovation and remodeling of this building to other College purposes is in the planning stages.

BUILDING 18 – CHILD DEVELOPMENT CENTER – Renovations are planned for several rooms, playground and support facilities common area.

BUILDING 19 – HEALTH OCCUPATIONS BUILDING – Currently, the classrooms need modification of lighting to better support media presentations. Several additional laboratories have been recommended for construction as an addition to this building. Due to changes in instructional strategies, the computer-aided instruction laboratory was moved in the spring of 2006 to a larger space and additional stations provided. The oldest chiller needs to be replaced.

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

BUILDING 33 – HEALTH OCCUPATIONS – The building was remodeled in 2009-10 for use as part of the Criminal Justice program. The roof on this building was replaced in 2009-10.

BUILDING 34 – STAFF SERVICES – The building is in generally good condition except for the roof which needs replacement.

BUILDING 35 – HEALTH OCCUPATIONS – Plans for use of the space formerly used for physical therapy assistant and occupational therapy assistant programs are being developed. The building is in good condition except for the roof that needs to be replaced. When EMS programs are relocated to new facilities, the building will be remodeled for use in law enforcement and correctional officer training. This structure also provides storefront space for United States Postal Service (USPS) which serves the local community. Because of the great success of this USPS location plans are being made to expand the USPS to better accommodate the community.

BUILDING 36 – COLLEGE BOOKSTORE – Carpet in the entrance to the bookstore and the lobby was replaced with tile. The bookstore was renovated by the contractor operating the store.

BUILDING 37 – CLASSROOMS AND OFFICE SUITE – The building was originally constructed as part of College Park Primary School and was remodeled into instructional spaces and offices to house the Emergency Medical Services program. The roof and all building systems (mechanical, electrical and plumbing) were replaced during the remodeling project. The building was recently rewired and IP telephony installed in the offices. Classrooms need to be wired for multi-media technology.

BUILDING 38 – STAFF SERVICES STORAGE – The building was acquired as part of the purchase of the College Park Primary School and is used as a storage room for the staff services functions.

NOTE: Buildings 31 through 38 were acquired when the College purchased the primary school from the Marion County School Board. Classrooms in buildings 33, 35 and 37 exit onto single loaded exterior walkways. Large awning type windows make it difficult to use contemporary technology to support instruction. The classrooms are small and not energy efficient. Buildings 34 and 36 share a common enclosed corridor and handicapped

accessible restrooms in this area serve the majority of students in the complex. Modification of the facilities to serve other purposes is extremely limited by the finger-type configuration of the buildings. Long-term plans should be made to demolish this entire complex and construct up-to-date facilities with a more compact configuration to save green space and improve both the teaching environment and energy efficiency.

BUILDING 39 – MECHANICAL BUILDING (CHILLER PLANT) – The building was constructed in 1994 to house a central chiller plant for Buildings 31 through 38. The three chillers in the plant are adequate for demand. The College installed a new, 500 ton chiller and increased capacity for the water towers. The new equipment improved circulation of chilled water, reduced energy demands and improved system controls. The system is designed to allow future development of an ice storage system.

BUILDING 40 – EWERS CENTURY CENTER – The building was completed in December 2003 and occupied in the spring of 2004. The building is located on the front of the Ocala Campus and is the “signature building” of the campus. Programs in the building include laboratories for computer-related technology, corporate training and the College’s public access institutes for community involvement. There is also space for limited student services functions, conference and general-purpose instructional space. Funds were allocated for this project during the 2001, 2002 and 2003 Legislatures, funds were donated from the private sector to support and some federal funds were used in constructing this facility.

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

BUILDING 41 - UNIVERSITY CENTER – This building was completed in the spring of 2002. The building contains eight (8) general-purpose classrooms, a laboratory/classroom for elementary education classes and three (3) computer laboratories. Several post-secondary institutions share space in the building to offer upper division and graduate classes for local area residents. The building includes a suite of offices for the staff of partner institutions, conference rooms, a large student lounge area and informal gathering places for students.

BUILDING 50 – STORAGE – A small wooden structure used to store materials and supplies used in the College’s facilities maintenance division.

BUILDING 51 - CENTRAL UTILITY PLANT – The building is in good condition. The chillers were recently replaced or rebuilt. The chiller plant currently serves Buildings 1, 2, 4, 5, 7 and 8. As part of the expansion project for Building 5, a new, 250 ton chiller and 500 ton chiller were installed in the plant, boilers were replaced, existing water towers replaced and a new water tower constructed. The electrical service in the building was upgraded to accommodate the increased size of the plant. Plans are on the table for construction of an underground ice storage facility to improve energy efficiency and allow expansion of the central system to include other campus buildings.

BUILDING 53 –ATHLETIC DEVELOPMENT TRAINING – This building was recently renovated to use by the athletic department for training.

BUILDING 54 – ATHLETIC STORAGE – The building was constructed in the mid-1980s by students enrolled in now defunct building trades instructional programs. It originally served as an athletic support facility for the baseball program. After a new building for those purposes was constructed as part of the baseball dugout and pressbox building, the building was remodeled and is used for athletic storage.

BUILDING 55 – PUBLIC SAFETY – The building houses campus security personnel. The building was remodeled during the spring of 2006 to include a large storeroom, expanded office and staff work areas, a small lounge, staff lockers and an additional restroom. The building is in good condition.

BUILDING 56 – COMMUNICATION SYSTEM – This small building near Founder’s Hall contains the “head-in” for telephone and internet connections between the campus and the “outside world.”

BUILDING 57 – CENTRAL RECEIVING – This building contains a large storage area for incoming supplies, stored equipment and furniture and records waiting for destruction. The carpentry shop is also located in this building. A small room is used as an office by the custodial contractor.

BUILDING 58 – ELECTRICAL AND PAINT SHOPS – The building is part of the Plant Operations compound. It has space for electrical and paint materials for the construction and maintenance activities of College employees for all College facilities.

BUILDING 59 – GROUNDS MAINTENANCE SUPPORT/WAREHOUSE – The building is part of the Plant Operations compound. It provides storage and support for the lawn care and landscaping needs of the College facilities. The building also has space for storage of some custodial supplies.

BUILDING 60 – TENNIS COURT SUPPORT – The building contains an office and storage area for the College’s tennis team. Restrooms located in the building are available for use by students and guests using the tennis courts.

BUILDING 64 –DUGOUT AND PRESSBOX – This building was remodeled in 2002 to replace rotting flooring and structural components. The building has storage and office space for the baseball program in addition to serving as the home team dugout. An 1,700 square foot addition built during 2007-2008 house shower/locker rooms, a concession stand and team support area.

BUILDING 65 – SOFTBALL BUILDING – A concession stand and public use restrooms are located adjacent to the softball field. The building also has a storage area for equipment used in the program.

BUILDING 66 – WOMEN’S SOFTBALL LOCKER ROOM – The building is located adjacent to the softball field. Shower and locker rooms are located in this building to support the softball program. A coach’s office and equipment storage space are also located in the building.

BUILDING 67 – BASEBALL BATTING CAGE – An open-sided building used by the interscholastic baseball program to allow students to practice batting skills.

BUILDING 68 – SOFTBALL BATTING CAGE - This open-sided building is used by the interscholastic softball program to allow students to practice batting skills.

BUILDING 71 – WEBBER CENTER – The building houses an exhibit center used to display student art and traveling exhibits, a large conference/seminar room and related spaces. The building has a state-of-the-art climate control system and advanced security and alarm systems to meet traveling exhibit requirements. Communications wiring in the building was recently upgraded to allow installation of IP telephony. Long-term plans are to tie this building into the central chilled water distribution system.

NOTE: Buildings 31 through 38 were acquired when the College purchased the primary school from the Marion County School Board. Classrooms in buildings 33, 35 and 37 exit onto single loaded exterior walkways. Large awning type windows make it difficult to use contemporary technology to support instruction. The classrooms are small and not energy efficient. Buildings 34 and 36 share a common enclosed corridor and handicapped accessible restrooms in this area serve the majority of students in the complex. Modification of the facilities to serve other purposes is extremely limited by the finger-type configuration of the buildings. Long-term plans should be made to demolish this entire complex and construct up-to-date facilities with a more compact configuration to save green space and improve both the teaching environment and energy efficiency.

CAMPUS-WIDE PROJECTS –

OTHER CAMPUS BUILDINGS AND CAMPUS FEATURES – The campus has several, special purpose buildings and spaces for storage and for support of physical plant operations. Outdoor tennis and handball courts are used for physical education and for student recreation. Baseball and softball diamonds are used for interscholastic

competition and for physical education. In addition to student use, the outdoor athletic facilities are periodically used by the public.

Roadways on campus are well maintained. Several of the oldest parking areas were resurfaced during the summer of 2008 and additional work on parking lots is being done during the summer of 2010. As part of the resurfacing project, some drainage ditches were filled in and alternative strategies for handling storm water constructed. Other parking areas need resurfacing and funds continue to be requested in this CIP for that purpose. Existing parking areas are lighted and clearly marked. A "blue light" emergency call system was installed in parking lots to improve student and staff safety and security. The campus road system was modified during the spring and summer of 2002 to eliminate one-way traffic and improve vehicular circulation. Campus roads are adequate for most traffic conditions. A new parking lot added in 1995 serves Buildings 31 – 39 and this lot was expanded as part of the 2002 Campus Infrastructure Improvement Project. Parking lots near the Bryant Student Union were expanded as part of that construction project. Although much improved, parking is still inadequate for the student population. Long-term plans should be given to the constructing a multi-story parking garage to increase the number of spaces without negatively impacting on the campus' green spaces.

As part of the 2002 Campus Infrastructure Improvement Project, the main entrance on State Road 200 was modified into a "right-in, right-out" entrance. To comply with requests from the City of Ocala and the Department of Transportation, the College's main entrance was moved to 26<sup>th</sup> Street, and the intersection of that street with State Road 200 was upgraded to accommodate increased traffic.

Entrances on Airport Road (the north side of the campus) were improved several years ago. One entrance was moved to line up with a city street connecting two major city arteries. A traffic light was installed at the intersection. That exit was also modified as part of the 2002 Campus Infrastructure Improvement Project.

#### ADDITIONAL RECOMMENDATIONS

In addition to the projects recommended for specific structures on the Ocala campus, the College is working on College-wide recommendations. Specific attention is being given to the following areas:

- Modifying College facilities for handicapped access,
- Improving lighting for security and safety,
- Installing security devices (additional emergency call units, closed circuit television cameras and monitoring devices and improved fire alarms linked to a central location),
- Linkage of security systems to local emergency service providers (police, fire and ambulance),
- Increase the number of locations monitored by closed circuit surveillance and enhance the existing system
- Installing a public address system in all buildings to use for emergency evacuation warnings,
- Electronic key entry to buildings using card readers or other systems allowing improved control and monitoring of access,
- Control mechanisms on campus entrances to restrict after-hours access,
- Energy conservation measures (the College is active in the state-sponsored Green Lights program),
- Increasing the number of parking spaces for students, staff and visitors,
- Improving utility services (electrical, communications and water distribution systems), and
- Improving student services and student support areas.
- Sustainability elements that improve and enhance college operations.

In 2005, the College completed a series of projects included in a performance-contract to modify older structures for energy conservation with the anticipation that part or all of the cost of the modifications can be paid for over several years from realized savings in utility costs.

The College's Master Plan for the Ocala Campus called for modification of the College's internal automobile circulation system. Part of that recommendation was completed in the 2002 Campus Infrastructure Improvement Project and some walkways have been built. A small section of road needs to be removed and additional pedestrian walkways constructed to complete the plan.

#### HAMPTON CENTER –.

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

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

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

As part of the project, new parking and site access points were constructed, the site was irrigated and landscaped. A storage building for maintenance and custodial support and general storage was built during 2006.

The College is planning to add a chiller to the facility to provide redundancy. During the 2009-2010, minor renovations were done in the lobby and hallway areas and modifications were made to the technology laboratory to improve functionality.

### **CITRUS CAMPUS –**

The campus is located on a 98-acre parcel at the intersection of two major roads in Citrus County. The site gives good visibility to the College and is easily accessible to area residents.

The Citrus Campus has three major buildings and several smaller buildings. The Campus has approximately 89,600 net square feet in those facilities and nearly 175,000 gross square feet including parking lots but excluding campus roadways and walkways. General purpose classrooms, two science laboratories, an art suite, developmental and computer-aided instructional laboratories, a learning resources center, a large group instruction area, student services space, faculty and administrative offices are located in the buildings. A new building was occupied in during 2009-2010. It houses a large room that can be used for community meetings and large student meetings. A kitchen adjacent to that room will support catered or prepared meal functions. As part of the campus expansion project, an area in one of the older buildings was remodeled to serve as a nursing laboratory to support Associate Degree in Nursing and Licensed Practical Nursing programs. A remodeled house located on the property is used as an office building. A central plant provides chilled water for air conditioning in two major buildings and a separate chiller plant serves the newest building. The campus uses electric reheat. An additional chiller installed in 2006 provides reserve capacity and redundancy for the system.

A small storage and work area was constructed for maintenance and custodial support. Since the campus was opened, the need for additional storage space for maintenance equipment, materials and personnel has been identified. Increased space will support current campus needs and is planned as part of the expansion of the campus facilities.

The population of Citrus County continues to grow and the recently completed addition to the Suncoast Parkway which terminates at the southern border of the county has enabled easy commuting for county residents employed in Pasco, Hernando, Hillsborough and Pinellas counties.

The campus has paved parking and campus roads. During the summer of 2003, a new parking lot was constructed near the Administration Building. New sidewalks and a covered outside "gathering space" were constructed as part of that project. The College is connected to the Citrus County central water and wastewater systems. Campus wells are used exclusively for irrigation.

The newest building on campus was constructed using both PECO funds and private donations. Matching funds have been requested for the private funds but have not yet been appropriated by the Legislature. When

appropriated, the funds will be used to upgrade some technology and provide additional storage and campus support required to adequately care for the facilities.

### **LEVY CENTER**

The Center needs a secure, fire-proof storage area for student records.

The College received permission from the Division of Colleges and the Post Secondary Education Planning Council to develop a full service college center in Levy County to serve that area's growing population. The 2006 Legislature included proviso language authorizing purchase of land in Levy County from non-PECO sources to acquire land and/or acquire or construct facilities for the approved site to replace the existing leased site with permanent facilities including new classrooms, labs, offices, support services and parking.

Local donors gave the College approximately 15 acres of prime commercial property four (4) miles north of Chiefland on US Highway 19 and additional property was purchased with funds appropriated by the 2007 Legislature. The College raised some private funds for construction of a new facility including a large donation received during June 2009. The site has been approved as a Special Purpose Center location and the 2007 Educational Facility Survey includes recommendations for constructing infrastructure and buildings to house programs and program support.

During 2009-10 the College remodeled some spaces in the leased storefront to improve utilization, replaced carpet, painted and made general repairs for continued use while a new building is constructed. Funds appropriated by the 2010 Legislature for the construction were vetoed by the Governor.

### **APPLETON MUSEUM –**

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

The Museum is located on a 44-acre site approximately three miles east of downtown Ocala and two miles west of the Silver Springs attraction on State Road 40. The site is shared with the Ocala Civic Theater and the Pioneer Garden Club. Each of those organizations has a long-term lease on the property. The leases were in existence when the foundations were given title to the property.

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

Operating funds for the Museum come from the College's general appropriation and from the sale of memberships, gifts and admissions.

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

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

Fountains were repaired and site landscaping upgraded. The complex was re-keyed to use the College's master key protocol.

The facility had a number of major maintenance and capital improvement needs that have been deferred for several years. The roof on the oldest section of the building was replaced in 2006-07. The parking lot was resurfaced and improved lighting installed in the parking areas. Air conditioning systems are being upgraded to current standards. Lighting of displayed art and artifacts is being replaced with energy efficient museum quality fiber optic systems. A generator was installed to provide environmental protection for the art in case of a disaster.

The travertine marble façade on the exterior of the building needs to be repaired to prevent moisture intrusion into the building. The parking lot is inadequate to support attendance at Museum events and additional space needs to be constructed. Partial funding for those needs was made by the 2006 Legislature. This CIP requests the balance of the funds. New marketing strategies coupled with innovative ideas and high-quality traveling displays have developed a phenomenal public interest in the Museum as well as enhancing it as a focal point for the artistic programs offered by the College. One emerging consequence of the growing popularity of the Museum is the need for expansion of the public parking area. Part of the master plan for this site includes construction of a pedestrian walkway that includes walk-around art displays, pavilions, and landscaped gathering spots for museum visitors. The expansion will require modification of drainage, lighting and security systems.

The museum's collections are expanding through both purchase and donation. A new climate-controlled storage area for the collections was constructed during the 2008-2009 fiscal year.

The fire alarm system in the museum needs to be modified to meet current standards and expanded to include additional pull stations, sensors and alarms.

The central area of the museum is an open-air courtyard. The courtyard is a continuous maintenance problem and there are a number of openings onto the courtyard which increase the problems experienced in maintaining the proper climate for the art housed in the building. A proposal made by the Appleton Museum Advisory Committee is to install a roof over the courtyard and condition the space. The resulting space could be used for a variety of purposes such as a statuary gallery and a large informal gathering space. A recommendation for this modification will be requested in a Spot Survey and requests for funding will be made in subsequent Capital Improvement Programs.

**AIRPORT DRIVING SCHOOL** - The College operates a commercial driving program on leased facilities at the Ocala Municipal Airport. A portable classroom building with integral restrooms is located on that site. No requests are made for changes to that facility. CF has requested that this facility be designated as a special purpose center which would enhance training of the driving school as well as offer adequate driving area for criminal justice, paramedics and emergency medical technicians. The city recently notified the College that it will not renew the lease on the driving range. It will be necessary for the College to locate space and construct a driving range to continue this program.

### **COLLEGE SQUARE HOUSING COMPLEX**

The CF Foundation owns a student housing complex across the street from the Ocala campus. The 48-unit complex is complete with swimming pool, picnic and recreation areas and parking and has capacity for 192 students. An apartment is provided for a resident manager. The complex includes a "community building" with recreational and laundry facilities for the residents.

Changes and updates to this document shall be indicated by the date in the lower left corner of each page. Changes within the current date shall be in bold underlined text and deletions shall be indicated by strike through.  
NOTHING FOLLOWS