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Executive Summary
The University of North Florida

“The University of North Florida fosters the intellectual and cultural growth and civic awareness of its students, preparing them to make significant contributions to their communities in the region and beyond. At UNF, students and faculty engage together and individually in the discovery and application of knowledge. UNF faculty and staff maintain an unreserved commitment to student success within a diverse, supportive campus culture.”

- UNF Mission Statement

UNF Athletics

The University of North Florida Athletics Department moved to the NCAA Division I ranks in fall 2005, but prior to the move, the Ospreys’ athletics teams had a storied history of success. Three NAIA and one Division II national championship have given the UNF athletics program a history of success. UNF won the Sunshine State Conference’s men’s and women's All-Sports Trophies in 1993, its first year in Division II. After four years in the Sunshine State Conference, UNF moved into the Peach Belt Conference in 1997, becoming the 12th member school. In 2005-06, all UNF teams competed in their inaugural seasons in the Atlantic Sun Conference and posted impressive results. Six UNF teams finished in the top four in the conference standings (men's and women's cross country, men's golf, baseball, women's soccer and volleyball). Baseball and golf each posted runner-up finishes.

In 2009-10, All UNF athletic programs were eligible for all postseason play on the NCAA Division I level.

Project Team

University of North Florida

John A. Delaney, President
Shari Shuman, Vice President-Administration and Finance
Thomas Serwatka, Vice President and Chief of Staff
Zak Ovadia, Director of Campus Planning, Design & Construction
John Hale
Lee Moon, UNF Athletics
Ervin Lewis, UNF Athletics
Nick Morrow, UNF Athletics

Consultant Team

Sam E. Mousa, JBCPE
Nick Mousa, JBCPE
Michel Borg, HKS Architects, Inc
Jerry Fawcett, HKS Architects, Inc
David Reaves, Turner Construction
**Project Description**

The initial impetus behind the University of North Florida (University) Athletics Master Plan and Feasibility Study was to evaluate the feasibility of developing a football program at the University to begin play in 2018. The consultant team’s effort was to preliminarily investigate multiple campus locations, including the current Hodges Stadium location, which could possibly support a Football Championship Subdivision (FCS) football stadium and required ancillary facilities, with the ability to expand to a Football Bowl Subdivision (FBS) stadium at some point in the future. In addition, and in order to accommodate the football program, the University wanted the study to determine what existing facilities may need to relocate and/or possibly be rebuilt in order to accommodate the football program. Estimated conceptual order of magnitude costs associated with these tasks were to also be provided.

Prior to commencement of the study, the University notified the consultant team that due to various reasons, the earliest that the University could support a football program would likely be year 2025 or later. Accordingly, the University's new charge to the consultant team was to be less focused on the development of only a football program and its subsequent effects to other athletic facilities, but to take a more comprehensive approach and develop a master plan for all of the University’s athletic facilities (including a proposed football stadium and ancillary facilities site to be reserved until some future date). The directions were to develop a plan so that it may be implemented in phases, and to provide conceptual order of magnitude cost estimates for these improvements for each phase. The University’s main goal behind this charge was to build a consensus among various University leaders, and formalize the vision of the University’s athletic program facilities. The predominant charge from the University for this effort was that the Athletics Master Plan allow the athletic facilities to be centralized as much as possible and provide the feel of being independent from the campus, while also blending naturally into the fabric of the University’s overall campus master plan.

The end result of this study was the development of a five-phase Athletics Master Plan that both improves and centralizes the University’s athletic facilities (either via renovation, new construction, and/or relocation), and provides the University with the ability to expand these facilities in the future as the need arises. This plan also provides the University with an itemized sequencing of these phased improvements (including cost estimates for each phase) which can be implemented over several years as the need and capital funding for each phase becomes available. With regards to football, the plan affords the University with two (2) potential locations for a new football stadium and ancillary football facilities, both of which have the ability to be evaluated again at a later date as neither location option affects the location of other athletic facilities.

The Athletics Master Plan also provides the synergy required between the University’s athletic program and student intramural/recreational program via the utilization of former athletic facility sites for intramural/recreation use, and the development of multi-use fields that could serve both the athletic or intramural/recreational programs.
The University’s goals with implementing this phased master plan are several. The implementation of this plan will centralize the University's athletic facilities and allow for the co-utilization of ancillary athletic facilities such as modernized weight rooms, training rooms, etc. among several sports. It will furthermore accommodate future growth, the eventual development of a university football program, and provide new intramural/recreational program opportunities for the student body. Finally, as each phase of this master plan is implemented, it will allow the university to further compete both regionally and nationally in the recruitment of student-athletes which will have a compounding effect on the overall athletic program’s success and the University’s growth for years to come.
Meeting Summary
University of North Florida Athletic Feasibility Study
April 9, 2013 [Amended April 22, 2013]

I. Introductions
   - Consultant Team and UNF Staff Introductions.
   - Zak Ovadia will be consultant team’s point of contact.
   - President Delaney gives an overview of desires for athletic master plan, with requirement that even though football is not in the immediate future of UNF, the athletic plan must accommodate for a football stadium now.

II. Visioning Items
President Delaney and UNF Staff provided a brief history of UNF along with current facts and figures regarding enrollment, funding, athletics, recreation shortages, and existing facilities.

   - School opened in 1972 – Upper division only.
   - 1982 – Freshman/Sophomores began attending.
   - 1990’s – Moved into Division 2 Sports.
   - 2009 – Moved into Division 1 Sports.
   - Funding Streams for capital projects: PICO/CITF.
   - Athletic facilities are funded mostly by donations.
   - Students – 16,500 population (Down from 17,000 last year due to budget cuts).
   - Student population cap targeted around 25,000.
   - 90% of operating budget from student fees.
   - Athletic Association needs about $1.5m operating dollars each year (not inclusive of capital).
   - Basketball currently highest attended events (Average of 1,700 people last season with about 1,000 of them being students).
   - Campus is approximately 1,400 acres.
   - Shortage of recreational fields.
   - Intramurals – very popular (about 1,000 students participate).
President Delaney desires that athletic facilities have some independence from the educational buildings on-campus.

- One option is to expand the wellness center in order to provide more recreation options in order to keep the arena exclusively for the athletic program use only.
- Existing indoor pool is in need of about $2M worth of repairs. One option being floated is to fill in the existing pool and convert it to basketball courts, and construct a new swimming and diving pool outdoors with a fabric-tent shelter.
- Hodges Stadium in need of serious repair.
- Softball field needs to be reoriented and upgraded.
- Sand volleyball is an up and coming sport that will require 3 courts. (Mimic FSU, USF, Mercer or JU facilities). **Sand Volleyball will require 4 courts, not 3.**
- Around 75,000 alumni, most in Jacksonville.
- UNF is currently in the Atlantic Sun Conference.
- Older graduates not as much into athletics due to less presence when they were on campus. Some in student population and in the community have mixed feelings on adding a football program.
- The pool is currently open to the public.
- Ropes course open to the public.
- Arena is rented for graduations.
- Stadium rented for events.
- Track facility is 4 years old and the surface coating of the track is to be replaced next year.
- UNF Golfplex is a 3-hole course but each course can be played up to 5 different ways. It is operated by McCumber golf and has 7 years left on lease.
- President Delaney: major golf fan donated the land and it would be hard but not impossible to use it for anything other than golf.
- UNF currently participates in 19 sanctioned athletic programs
  a. Basketball - Men & Women
  b. Golf - Men & Women
  c. Soccer - Men & Women
  d. Track & Field - Men & Women
  e. Cross Country - Men & Women
  f. Indoor Track - Men & Women
  g. Tennis - Men & Women
  h. Baseball - Men
  i. Softball - Women
  j. Volleyball - Women
  k. Swimming & Diving - Women
  l. Sand Volleyball - Women

**Needs**

- Parking.
- Sand Volleyball Facility (300 seats).
- Address softball (needs upgrades) Preliminary alignment of walkway (Zak to provide concept plan which has new walkway with re-aligned softball stadium from wellness
Lee Moon advised to take a look at facilities in Big South and Southern conferences.

- **Pool** (convert it to basketball recreation, site a new pool north of wellness center).
  - Outdoor with fabric shelter. If pool fills in, no wellness center expansion.
    - Zak to send concept for bball layout. Either way, rec tennis and sand volleyball must move.
    - Ideal to have sand volleyball courts to cohabitate with other outdoor pool facility. Approximately 300 seats but no more than 500-600 seats.
    - Provide considerations for diving.
    - Sand volleyball - 4 courts with bleachers, could share restrooms with pool.
- **Top 3 Rec Needs** - minimum use of 3 multi-use fields (soccer/lax/rugby – need lighting), 2 with turf, 1 with grass. Each field should be built to accommodate soccer, and have lighting

### Wants

- **Football** – separate field.
  - Initially for FCS Standards (20K Seats).
  - Expandable to FBS Standards – Estimate (35K-45K seats).
  - See the Marshal University Model for their stadium.
  - Ideally would house central administration of athletics/coaching offices/training facility.
  - New facilities do not have tracks surrounding football.

- **Parking.**
- **Team Practice Facilities** (Not a must and wasn’t specifically asked for, but very desirable)
- **Women's lacrosse** – Up and coming sport.
- **Improvements to Baseball stadium.**
- **Overhaul of Hodges stadium** (Either major renovation or demolition and reconstruction).
- Zak to send us concept of finishing up 2nd level of Hodges stadium.
- **Re-hab of basketball arena.**
- **Athletic Admin Building** to house training sports medicine sports management, staff, etc.

### Goals

- Competitive of D-I level (all sports) with high quality facilities.
- Continued compliance with Title IX.
- Growth anticipation.
- Rec and Athletic facilities; separate, but co-located.
- Increase school spirit.
- Accessibility of facilities - student participation, community.

### What would you try with this project if you knew you could not fail?

- Build a football stadium.
- Upgrade all facilities to D-I Standards.
- Donor financed (Including corporate money).
- National coverage of athletics.

**Physical Characteristics Critical for Athletic Program**

- Parking.
- Attractive, appealing look.
- Brick/Concrete/Glass – desired materials for construction.

**Crossover between Academic and Athletic Spaces**

- Sports Medicine.
- Academic Counseling.
- Strength training.
- Sports Management.

**Campus/Site Advantages**

- NS Interstate.
- EW Interstate.
- 1400 Acres.
- Wetlands.
- Shuttle system.

**Campus/Site Disadvantages**

- Wetlands.
- Parking.
- Golf course location.

**Additional Notes/Information about Campus and Surrounding Area:**

- Parking garages are funded by parking revenues. Currently flush with cash for probably 2 new structures.
- Adjacent Apt complexes are geared to students with individual leases.
- As an option to the master plan, Eastpark Commerce Park is in play as UNF may be in a position to purchase it.

**Criteria Used to Determine Success of this Study**

- Satisfaction of shareholders.
- Separate REC/ATH facilities.
- Needs addressed.
- Wants achieved.
- Locate football stadium.

Next meeting 4/30/2013 at 1:30pm. Follow-up meeting thereafter.
Meeting Summary
University of North Florida Athletic Feasibility Study
April 30, 2013
UNF President's Conference Room

Meeting Attendees:

UNF: President Delaney, Shari Shuman, John Hale, Zak Ovadia, Mauricio Gonzalez, Lee Moon, Nick Morrow, Ervin Lewis, Scott Bennett, Tom Serwatka

JBCPE: Sam Mousa, Angela Christenson

HKS: Michel Borg, Nick Hudacko

MEETING NOTES:

1. JBCPE | HKS requested again a list of similar facilities in the conference that could serve as “comparables” for the future growth and development of specific athletic programs at UNF. (If none received, the recommend facilities as outlined below will continue to be utilized as comparables.)

2. Four schemes were presented to UNF. The following assumptions were made based on JBCPE | HKS experience of Division 1 sports:
   a. Basketball.
      1) Current arena is a sound structure.
      2) Division 1 basketball programs typically need at least one practice court dedicated to athletics (not shared with recreation), but more commonly have two practice courts.
      3) The practice courts could be a stand-alone building, or an addition.
      4) The proposed expansion of the basketball arena for practice courts should be relocated to the north of the arena to allow for a plaza on the west side. However, alternate locations might be considered for a future arena, based on the proximity and growth need for recreation and baseball facilities.
      5) Comparable used: SMU Basketball Practice Facility.
b. Baseball.
   1) A baseball support building (coaches offices, storage, batting cages, lockers, weight rooms, etc) will be needed.
   2) Comparable used: UCF Baseball complex

c. Softball.
   1) A softball support building (coaches offices, storage, batting cages, lockers, weight rooms, etc) will be needed.
   2) Comparable used: UCF Softball complex

d. Sand Volleyball.
   1) Increase sand volleyball to 5 courts, where the 5th would be used primarily for recreation.
   2) UNF’s preferred location is in conjunction with the outdoor pool facility and the Wellness Center.
   3) Comparable used: FSU Sand Volleyball complex

e. Football.
   1) Initial seating capacity – 25,000 (with growth to 40,000)
   2) 2 practice fields side by side, adjacent to the Support Building (currently shown within the north endzone seating)
   3) West Façade press box
   4) Support building will have coaches offices, storage, weight and training rooms, lockers, etc
   5) Comparable used: UNT Stadium

3. In the short term, the existing pool will be converted to recreational basketball courts. UNF’s current estimate for conversion of the building to this new use is $800k. JBCPE | HKS expressed caution that the full cost impact of the conversion may be greater than $800K.

4. Other Site and Layout Items:
   a. Keep vehicular traffic separate from pedestrian zones, specifically the north/south walkway between UNF Drive and Lot 18.
   b. Verify extent of the wetlands at the proposed softball field location. Relocate softball and recreation field, as necessary, outside of all wetland areas.
   c. Look into moving the Athletic support building to align with the east/west drive.
   d. UNF anticipates to replacing some (most or all) of the site parking of Lot 18 with a parking garage. The garage would need 2000+ spaces with a 4 level maximum.
   e. A skate park and 1 acre organic garden needs to be shown, either as existing or proposed in a new location.
   f. Incorporate/show the proposed connector road from western limit of east/west road to Central Parkway as shown in the 2010 Master Plan.
   g. Re-evaluate the location of the lacrosse field, possibly to the north of Lot 18. Increase sand volleyball to 5 courts.
   h. One (1) of the three (3) recreational fields needs to be synthetic turf.
   i. Soccer practice field will remain east of Hodges Stadium. Soccer will remain at Hodges Stadium.
   j. Recreation tennis courts will need to be relocated to allow construction of pool and sand volleyball.
5. UNF’s preferred locations for the stadium/Division 1 football program facilities were depicted in Option 2 (shown on the current golf facility site), and Option 3 (shown where the master plan had indicated Greek Housing). Both sites are south of the core campus. JBCPE | HKS to evaluate the cost implications of both potential locations.

6. Phasing:
   a. The existing pool could be converted to the recreation basketball courts as a temporary solution to solving recreation basketball needs; however, it is anticipated that this building would be removed in the future to accommodate other recreation and athletic needs as described above. The master plan would show an addition to the Wellness Center to provide recreation basketball courts.
   b. The swim and diving teams will practice off campus once the existing pool is converted to rec basketball. UNF may be without a pool facility for up to four (4) years. This approach will have an impact on the phasing of the Wellness Center expansion, the Arena expansion and the addition of the baseball support building.
   c. The currently designed Wellness Center expansion does not provide the necessary bathrooms or lockers to support the pool and/or sand volleyball. Either the wellness center expansion will need to be enlarged, or another structure built to accommodate this need.

7. Next Steps:
   a. Final presentation for comments to be scheduled in approximately four (4) weeks. *This meeting has now been scheduled for May 30, 2013: 1:30 pm to 4:30 pm; UNF President’s Conference Room.*
   b. Schedule a conference call with Zak for review of next draft a couple of weeks prior to final presentation meeting (prior to May 30th).
Meeting Summary
University of North Florida Athletic Feasibility Study
May 30, 2013
UNF President’s Conference Room

Meeting Attendees:

UNF: President Delaney, Shari Shuman, John Hale, Zak Ovadia, Mauricio Gonzalez, Lee Moon, Ervin Lewis, Scott Bennett, Tom Serwatka, Jason Lee

JBCPE: Sam Mousa, Angela Christenson

HKS: Michel Borg, Jerry Fawcett

MEETING NOTES:

1. JBCPE | HKS once again reviewed the “comparable” facilities. The new Trinity Christian University baseball complex that has a more compact layout was substituted as a baseball stadium comparable.

2. The Phasing Plans were presented to UNF and the following determinations were made regarding the Phases:
   a. Phase 1: no change. This phase to show the conversion of the existing aquatic center to recreation basketball facilities.
      1) JBCPE | HKS conceptual cost estimate conversion will cost $1.8M. UNF has performed a recent cost estimate and concurs with amount.
      2) The renovated building will not provide collegiate vertical clearance requirements. UNF to determine what level of impact to the vertical clearance is acceptable for recreational use.
      3) UNF to further evaluate whether the conversion provides the required number of courts.
      4) JBCPE | HKS requested that if the renovation of the existing aquatic center proceeds, that the cost include an upgraded exterior finish compatible with the rest of the campus, because it may be in place for 10 years or more.
b. **Phase 2**: no change. This phase to show:
   1) The construction of a new softball stadium and support facilities
   2) The relocation of recreation tennis courts
   3) The construction of a new outdoor competition pool and diving facility (with a tensile structure covering)
      a) Due to the cost, UNF preferred the outdoor pool facility
      b) JBCPE | HKS conceptual cost estimated construction of outdoor facility of $7.5M. UNF estimated $3M, but does not include shade structure/bubble.
   4) New competition sand volleyball courts.
      a) The number of sand volleyball courts will be increased by one (1) – 4 competition courts and 2 rec courts
      b) If Athletics is having a tournament, recreation would still like to have courts available for their use.

c. **Phase 2 Alternate**: No change. This phase to show:
   1) A new, enclosed Aquatic Center, including competition swimming, diving and swim/diving team support facilities.
   2) The construction of a new softball stadium and support facilities
   3) The recreation tennis courts are unaffected in this Alternative scheme – no need to relocate.

d. **Phase 3**. This phase to show:
   1) Hodges Stadium renovation.
      a) UNF advised that they have had analysis and studies performed to determine the ability to provide a "water tight" building.
      b) Studies identified repairs that could mitigate the water intrusion, but could not entirely resolve.
      c) The phasing plan will continue to show Hodges Stadium renovation as a "place holder". "Renovation" may include selective demolition and reconstruction, watertight construction within the existing structure, complete demolition/rebuild, etc. All acknowledged something needs to be done on the stadium.
   2) Addition onto the Wellness Center
      a) This will include recreation basketball courts
   3) Demolition of the Converted Aquatics Center to Rec Basketball building
   4) Addition of one Multi-Use Recreational Field (soccer, lacrosse, rugby, football, etc)

e. **Phase 4**. This phase to show:
   1) The expansion of the baseball stadium to include new seating bowl, concourse, premium seats/boxes, press box and baseball support facilities.
      a) The expansion of the baseball stadium in its current location impedes the development of a pedestrian connector (on axis), from Lot 18 to the Student Union. Another alternative for the baseball complex was considered in Phase 5 Alternate.
   2) The construction of an Athletic Support Facility to include coaches offices, training rooms, weight rooms, locker and equipment rooms, etc., primarily for the “Olympic” sports.
   3) Addition of one Multi-Use Recreational Field (soccer, lacrosse, rugby, football, etc)
f. **Phase 5.** This phase to show:
   1) New parking garage on Lot 18
      a) Although Athletics may not be driving the need for the garage, the garage should remain in the phasing plan as a future improvement and placeholder.
   2) Renovation of the existing arena and the addition of two practice basketball courts and support facilities.
      a) The existing arena will require major renovations in the near future. Retractable bleachers are in need of replacement. Flooring can only be sanded one more time before new floors will be needed.
      b) Discussed the possibility of renovating the existing arena one more time before thinking about building a new arena to the north.
   3) Addition of two Multi-Use Recreational Field (soccer, lacrosse, rugby, football)
   4) Addition of Two Multi-Use Recreational Ball fields (softball/baseball)
   5) New concessions/maintenance/equipment storage building
   6) Competition lacrosse field.

   **Phase 5 Alternate.** This phase should show:
   1) New Arena, including two practice basketball courts and support facilities.
   2) New Baseball Stadium and support facilities, combined with the new Softball Stadium, forming a sports complex.
      a) JBCPE | HKS was asked to evaluate the cost associated with renovating the existing complex versus building a new complex to the north.
   3) New parking garage on Lot 18
      a) Constructing a new Baseball Stadium and Arena to the north would create the need for a garage.
   4) Addition of two Multi-Use Recreational Field (soccer, lacrosse, rugby, football, etc)
   5) Addition of Two Multi-Use Recreational Ball fields (softball/baseball)
   6) New concessions/maintenance/equipment storage building
   7) Competition lacrosse field.

3. **Other Items.**
   a. **Synthetic Turf Practice Field.**
      1) The location of the synthetic turf practice field is not specifically identified. It was agreed the exact location could be determined at a later date.
   b. **Football Stadium.**
      1) Vehicular accessibility to the Football Stadium is an issue for both options presented. Most people would walk to the stadium from a distance (like they do at UF), and the parking/vehicular access near the stadium would be limited to a smaller number of VIP vehicles.
      2) JBCPE | HKS recommended Option 1. UNF agreed that the preferable location is to show the future football stadium on the existing golf course, and the golf facilities located to the west along I-295 and J. Butler.

4. **Next Steps:**
   a. Provide a final deliverable in the form of a bound feasibility study that includes presentation, meeting notes, final phasing/sequencing, conceptual cost estimates, etc. JBCPE | HKS to provide UNF/Zak with 2 hard copies and 1 thumb drive.
THREE

Comparables
FOUR

Initial Design Schemes
FIVE

Final Master Plan
Phase One

Renovate the Existing Aquatic Center
Convert Space to
Recreational Basketball Courts
Phase Two

1. Relocate (and Build New) Softball Complex and Support Facilities
2. Build Outdoor Competition Swimming and Diving Pools
3. Build Four (4) Competitive Sand Volleyball Courts and (1) Recreational Sand Volleyball Court
4. Relocate (and Build New) Recreational Tennis Courts
Phase Two - Option

1. Relocate (and Build New) Softball Complex and Support Facilities
2. Build New Indoor Aquatic Center for Swimming and Diving; With Support Facilities
3. Build Four (4) Competitive Sand Volleyball Courts and (1) Recreational Sand Volleyball Court
Phase Three

1. Build Wellness Center Addition, to Include Recreational Basketball Courts
2. Remove Renovated Aquatic Center
3. Renovate Hodges Stadium
4. Build One (1) Multi-purpose Recreational Field (for soccer, football, rugby, lacrosse, etc.)
Phase Four

1. Renovate Existing Baseball Stadium to Add Concourse, Seating Bowl, Press Box, Premium Seats and Support Facilities
2. Build New Athletic Support Building
3. Build One (1) Multi-purpose Recreational Field (for soccer, football, rugby, lacrosse, etc.)
Phase Five

1. Build One (1) Competitive Lacrosse Field
2. Renovate Existing Arena, Build Addition for Two (2) Basketball Practice Courts and Support Facilities
3. Build 2,000-car Parking Garage
4. Build Two (2) Multi-purpose Recreational Field (for soccer, football, rugby, lacrosse, etc.)
5. Build Two (2) Multi-purpose Ball Field (for Softball and Baseball)
6. Build Concessions/Maintenance/Equipment Building
Phase Five - Option

1. Build One (1) Competitive Lacrosse Field
2. Build New Arena, with Two (2) Basketball Practice Courts and Support Facilities
3. Build 2,000-car Parking Garage
4. Build Two (2) Multi-purpose Recreational Field (for soccer, football, rugby, lacrosse, etc.)
5. Build Two (2) Multi-purpose Ball Field (for Softball and Baseball)
6. Build Concessions/Maintenance/Equipment Building
7. Relocate and Build New Baseball Stadium and Support Facilities
Phase Six

1. Build New 25,000-seat Football Stadium, Two (2) Practice Fields and Support Facilities
2. Relocate and Build New 18-hole Par Three Golf Course and Clubhouse
SIX

Conceptual Cost Estimate
## UNF Athletics Feasibility Study
### CONSTRUCTION COST COMPONENTS

**Report Date:** 04 May 2013  
**Drawing Date:** 04 May 2013

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<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Construction Start Date</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Current Cost</th>
<th>Escalation</th>
<th>PROJECTED COST</th>
<th>Notes</th>
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<td>$1,500,000</td>
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<td>$1,500</td>
<td>$3,000,000</td>
<td>8.68%</td>
<td>$3,260,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Support area</td>
<td>5,000 sf</td>
<td>$150</td>
<td>$750,000</td>
<td>8.68%</td>
<td>$830,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Aquatic Center</td>
<td>42,000 sf</td>
<td>$320</td>
<td>$13,440,000</td>
<td>8.68%</td>
<td>$14,830,000</td>
<td>Aquatic center, diving pool, locker rooms</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renovate ground floor of Hodges Stadium</td>
<td>40,000 sf</td>
<td>$150</td>
<td>$4,800,000</td>
<td>8.68%</td>
<td>$5,350,000</td>
<td>Make building watertight, 1st floor renovation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Artificial turf at field at running track</td>
<td>100,000 sf</td>
<td>$600,000</td>
<td>8.68%</td>
<td>$600,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Mixed use practice / recreation field</td>
<td>110,000 sf</td>
<td>$320,000</td>
<td>8.68%</td>
<td>$1,320,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Relocate Rec Center tennis courts 26,000 sf</td>
<td>7 ea</td>
<td>$200,000</td>
<td>8.68%</td>
<td>$160,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add sand volleyball courts</td>
<td>5 ea</td>
<td>$100,000</td>
<td>8.68%</td>
<td>$70,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal Phase 2b</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$46,550,000</strong></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Phase 3</td>
<td>2014 - 2016</td>
<td>40,000 sf</td>
<td>$150</td>
<td>$6,000,000</td>
<td>8.68%</td>
<td>$7,350,000</td>
<td>Make building watertight, 1st floor renovation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Mixed use practice / recreation field</td>
<td>56,000 sf</td>
<td>$120</td>
<td>$6,720,000</td>
<td>8.68%</td>
<td>$7,350,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wellness Center addition</td>
<td>50,000 sf</td>
<td>$250</td>
<td>$12,500,000</td>
<td>8.68%</td>
<td>$14,400,000</td>
<td>Rec basket courts, wellness center, 3 story height</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal Phase 3</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$86,360,000</strong></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Phase 4</td>
<td>2019</td>
<td>29,000 sf</td>
<td>$100</td>
<td>$2,900,000</td>
<td>24.71%</td>
<td>$3,600,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renovate Baseball Facility</td>
<td>4,500 seats</td>
<td>$800</td>
<td>$3,600,000</td>
<td>24.71%</td>
<td>$3,600,000</td>
<td>No field work, add concourse, press box</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>New Support space</td>
<td>10,000 sf</td>
<td>$250</td>
<td>$2,500,000</td>
<td>24.71%</td>
<td>$3,125,000</td>
<td>Support space, 1 story</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>New Athletics building</td>
<td>40,000 sf</td>
<td>$250</td>
<td>$10,000,000</td>
<td>24.71%</td>
<td>$12,470,000</td>
<td>Some division of locker rooms for each sport</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal Phase 4</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td><strong>$22,590,000</strong></td>
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## UNF Athletics Feasibility Study
### CONSTRUCTION COST COMPONENTS

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Construction Start Date</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Current Cost Total</th>
<th>Escalation</th>
<th>PROJECTED COST</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Phase 5a</td>
<td>2020</td>
<td>35,000</td>
<td>sf</td>
<td>$175</td>
<td>$6,150,000</td>
<td>29.97%</td>
<td>$7,910,000</td>
<td>4 story includes offices and locker rooms, 2 courts</td>
</tr>
<tr>
<td>2</td>
<td>Mixed use practice / recreation field</td>
<td>2020</td>
<td>110,000</td>
<td>sf</td>
<td>$12.00</td>
<td>$1,320,000</td>
<td>29.97%</td>
<td>$1,700,000</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2000 car parking facility</td>
<td>2020</td>
<td>2,000</td>
<td>cars</td>
<td>$15,500</td>
<td>$27,000,000</td>
<td>29.97%</td>
<td>$34,800,000</td>
<td>center cat walk, locker, training, team facilities</td>
</tr>
<tr>
<td></td>
<td>Subtotal Phase 5a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$44,410,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Phase 5b</td>
<td>2020</td>
<td>10,000</td>
<td>seats</td>
<td>$7,000</td>
<td>$70,000,000</td>
<td>29.97%</td>
<td>$90,350,000</td>
<td>Dual practice court</td>
</tr>
<tr>
<td>5</td>
<td>Mixed use practice / recreation field</td>
<td>2020</td>
<td>110,000</td>
<td>sf</td>
<td>$12.00</td>
<td>$1,320,000</td>
<td>29.97%</td>
<td>$1,700,000</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>2000 car parking facility</td>
<td>2020</td>
<td>2,000</td>
<td>cars</td>
<td>$15,500</td>
<td>$27,000,000</td>
<td>29.97%</td>
<td>$34,800,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Subtotal Phase 5b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$126,850,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Phase 6</td>
<td>2020</td>
<td>40,000</td>
<td>sf</td>
<td>$20.00</td>
<td>$800,000,000</td>
<td>29.97%</td>
<td>$1,020,000</td>
<td>All rec fields lighted, some bleachers, small concussion</td>
</tr>
<tr>
<td>8</td>
<td>Competition lacrosse facility</td>
<td>2020</td>
<td>95,000</td>
<td>sf</td>
<td>$12.00</td>
<td>$1,140,000</td>
<td>29.97%</td>
<td>$1,490,000</td>
<td>2 story support, locker rooms, training rooms, offices</td>
</tr>
<tr>
<td>9</td>
<td>Recreational baseball / softball fields</td>
<td>2020</td>
<td>5,000</td>
<td>sf</td>
<td>$175</td>
<td>$900,000</td>
<td>29.97%</td>
<td>$1,200,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Subtotal Phase 6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,670,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Phase 7a</td>
<td>2026</td>
<td>18 holes</td>
<td></td>
<td>$200.00</td>
<td>$3,600,000</td>
<td>58.66%</td>
<td>$5,720,000</td>
<td>18 hole par 3, approx. 20 Acres</td>
</tr>
<tr>
<td>11</td>
<td>Golf course - 18 holes</td>
<td>2026</td>
<td>3,000</td>
<td>sf</td>
<td>$175</td>
<td>$525,000</td>
<td>58.66%</td>
<td>$830,000</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Clubhouse</td>
<td>2026</td>
<td>35,000</td>
<td>seats</td>
<td>$2,286</td>
<td>$80,000,000</td>
<td>58.66%</td>
<td>$126,930,000</td>
<td>$4,000,000 cost 2 years ago for 32,000 seats</td>
</tr>
<tr>
<td></td>
<td>Subtotal Phase 7a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$133,430,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Phase 7b</td>
<td>2026</td>
<td>35,000</td>
<td>seats</td>
<td>$2,286</td>
<td>$80,000,000</td>
<td>58.66%</td>
<td>$126,950,000</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Football Stadium</td>
<td>2026</td>
<td>35,000</td>
<td>seats</td>
<td>$2,286</td>
<td>$80,000,000</td>
<td>58.66%</td>
<td>$126,950,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Subtotal Phase 7b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$126,950,000</td>
<td></td>
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</tbody>
</table>

### Construction Cost Escalation 2013 - 2026

<table>
<thead>
<tr>
<th>Year</th>
<th>Escalation</th>
<th>Cumulative Increase</th>
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<tbody>
<tr>
<td>2014</td>
<td>5.00%</td>
<td>5.00%</td>
</tr>
<tr>
<td>2015</td>
<td>3.50%</td>
<td>8.86%</td>
</tr>
<tr>
<td>2016</td>
<td>3.50%</td>
<td>12.48%</td>
</tr>
<tr>
<td>2017</td>
<td>3.50%</td>
<td>16.42%</td>
</tr>
<tr>
<td>2018</td>
<td>3.50%</td>
<td>20.49%</td>
</tr>
<tr>
<td>2019</td>
<td>3.50%</td>
<td>24.71%</td>
</tr>
<tr>
<td>2020</td>
<td>3.50%</td>
<td>29.07%</td>
</tr>
<tr>
<td>2021</td>
<td>3.50%</td>
<td>33.59%</td>
</tr>
<tr>
<td>2022</td>
<td>3.50%</td>
<td>38.26%</td>
</tr>
<tr>
<td>2023</td>
<td>3.50%</td>
<td>43.16%</td>
</tr>
<tr>
<td>2024</td>
<td>3.50%</td>
<td>48.11%</td>
</tr>
<tr>
<td>2025</td>
<td>3.50%</td>
<td>53.30%</td>
</tr>
<tr>
<td>2026</td>
<td>3.50%</td>
<td>58.66%</td>
</tr>
<tr>
<td>2027</td>
<td>3.50%</td>
<td>64.22%</td>
</tr>
<tr>
<td>2028</td>
<td>3.50%</td>
<td>70.16%</td>
</tr>
<tr>
<td>2029</td>
<td>3.50%</td>
<td>76.52%</td>
</tr>
<tr>
<td>2030</td>
<td>3.50%</td>
<td>83.02%</td>
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