INTRODUCTION

A. PROJECT BACKGROUND and JUSTIFICATION

The University of Florida’s Career Resource Center (CRC) is a centralized comprehensive unit serving 50,000 students and alumni. Recognized as the nation’s #1 career center in 2010 and 2012 by the Princeton Review, the CRC provides a diverse range of services to help connect job seekers with employers. The CRC provides our students with individualized career education and connections that enriches their collegiate experience and prepares them for life after graduation.

The CRC serves as the bridge from the educational experience to the work world for University of Florida students. To continue to provide nationally recognized services to students, employers, and campus partners, enhanced facilities are needed. With renovated and additional space, the CRC would be able to meet the demand of hosting more students and employers while continuing to fulfill our mission of educating and creating connections.

B. GENERAL PROJECT DESCRIPTION

The mission of the CRC is to educate and create connections for the University of Florida community in order to facilitate the holistic career development of students. The CRC provides a broad range of assistance designed to provide the best opportunity for career employment upon graduation. The CRC provides the opportunity for students to explore interests, skills, values and lifestyle preferences as a part of the vocational choice process; learn to use career decision-making strategy in vocational, academic and job selection; match experiential education opportunities with academic requirements; research and match labor market indicators that best correspond with learned academic skills, work experience and personal attributes; develop job search skills, interview techniques and job search planning; and participate in employment interviews.

The Career Resource Center renovation and addition will feature:
- A Career Resource Library
- Large Conference/Seminar Rooms
- Interview Rooms
- Lounge areas for Employers
- Offices for Staff and Student Assistants

C. UNIVERSITY PLANNING and DESIGN OBJECTIVES

The following general goals and objectives shall be considered and addressed throughout design, construction, and commissioning. Consult the UF Design Services Guide for amplifying information.

Project-specific design goals are outlined in the Owner’s Project Requirements (OPR) document in section XVII of this Facilities Program.

1. TREE PRESERVATION

Since tree preservation and protection is a high priority at the University of Florida, existing trees should be saved and incorporated into the design whenever possible. Planning, design, and construction of this building must strictly comply with the current University Tree Protection Policy and be reviewed by the UF Lakes, Vegetation and Landscaping Committee. The need to remove or relocate any trees other than those recommended by this Committee during programming must be justified and presented to the Committee during schematic design for approval. Tree protection measures shall be incorporated as outlined in the UF Design & Construction Standards and reviewed / approved by Physical Plant Division (PPD) Grounds. See Sections VIII and XVI of this program for additional information on tree preservation.
2. **Landscaping, Stormwater, and Exterior Lighting**
The design and construction documents shall include fully detailed landscaping, landscape irrigation, hardscape, exterior lighting, stormwater management, erosion control measures, and other site features and components such as benches and seat walls. Such design shall account not only for functionality and aesthetics, but also for security, safety, accessibility, and sustainability.

Site/landscape plans, designs, and specifications shall be developed jointly with UF Physical Plant Division Grounds and in accordance with both the UF Design & Construction Standards and program review comments by the UF Lakes, Vegetation and Landscaping Committee (see Section XVI). The landscape plan will be subject to review by the same during the Schematic Design and Design Development phases.

Low-impact design for stormwater management shall be considered and incorporated into the design, as applicable and where possible, even if an on-site stormwater treatment facility is not required for permitting.

3. **Bicycles, Transit, Walkways and Motor Vehicle Circulation**
Bicycles, transit, and walkways are the primary modes of transportation to, on, and around campus. Site design for this project must include adequate walkways that are fully integrated with the existing pedestrian circulation network, as well as safe and convenient bicycle parking facilities and access to bus stops with appropriate amenities. Bicycle lanes, paths, and storage shall be designed in accordance with the latest edition of the UF Design & Construction Standards. Appropriate access shall also be provided for service and delivery vehicles in screened service areas.

Unimpaired access for emergency vehicles and full compliance with ADA requirements is mandatory for all site development plans and throughout construction. Throughout construction, at least one lane of all streets must be kept open and all sidewalks and designated bicycle lanes or paths shall be kept open or appropriately rerouted / redirected.

4. **Design for Future Expansion and Renovation**
Within program and budget constraints, the site and building will be designed to allow flexibility for future growth and change. The usable life and sustainability of the facility shall be enhanced by incorporating features for remodeling and expansion designed to reduce future renovation costs. The Campus Master Plan shall be consulted for guidance on future building locations that should not be impeded by new utilities or other infrastructure associated with the project. See the OPR document in section XVII of this Facilities Program for detailed, project-specific goals related to flexibility.

5. **Contextual Site and Building Design**
Site and building shall emphasize the design of the total campus entity rather than the individual buildings. While each building is required to be designed as an appropriate response to its particular program, budget, and site requirements, it must also be compatible with the existing fabric of the campus. The design of the building must enrich the campus both functionally and aesthetically … relating to adjoining buildings, not competing with them.

The building site and context shall also integrate with any existing topographic or natural features. The project should seek to create functional open space in the form of building entries, courtyards, plazas or lawns within the building’s exterior space or between the project and existing adjacent buildings. Building height, orientation and set-backs shall be consistent with policies of the Campus Master Plan, as applicable. It is expected that two or more options will be presented to the Owner during the schematic design phase.

6. **Historical Resources**
The University of Florida campus contains numerous significant historical properties and sites which are listed on or eligible for listing in the National Register of Historic Places. The campus includes a registered Historic District and a larger historic impact area as identified in the Campus Master Plan. The University strongly supports maintenance and restoration of historical buildings. All capital improvement projects must comply with the Programmatic Memorandum of Agreement between the University of Florida and the Division of Historical Resources dated October 27, 1989, and be reviewed by the UF Preservation of Historic Buildings and Sites Committee.

7. **Unifying Exterior Treatment Through Use of Brick**
The use of “Gainesville Range” red brick for the major portion of the exterior finish is required in order to serve as the primary visual element consistently used in unifying all campus facilities. The use of “accent” brick is discouraged. Other unifying architectural treatments should be considered that reflect modern interpretations of the collegiate gothic style as expressed in the character-defining features of existing campus buildings, particularly those buildings within the vicinity of the project.
8. **Sustainable Design and Construction**

The University of Florida builds its buildings to last and promotes environmental quality and resource conservation through sustainable design, “green” architecture, and recycling in its physical planning and development. See the OPR document in section XVII of this Facilities Program for detailed, project-specific sustainability goals.

9. **University Committees Review**

New construction projects located on the main campus of the University of Florida – and certain renovation projects – must be presented to the following (4) faculty-based Committees for approval of the site plan and building exterior design at the Schematic and Design Development phases:

- Transportation and Parking Advisory Committee (TPAC)
- Preservation of Historic Buildings & Sites Committee (PHBSC)
- Lakes, Vegetation and Landscape Committee (LVLC)
- University Land Use and Facilities Planning Committee (ULUFPC)

The Architect is expected to address all review comments provided by the Committees, including the program development phase review comments included in the Section XVI of this facilities program.

10. **Quality**

The University expects the facility to convey an impressive, state-of-the-art, and first-class image to current and prospective faculty, staff, and students, as well as visiting faculty, alumni, and private industry. At the same time, cost control, adherence to codes and standards, sustainability, and the durability and ease of maintenance are also primary considerations.

Spaces must be technologically equipped, acoustically reliable, well lit, properly conditioned, and arranged thoughtfully in a floor plan that takes advantage of shared-use spaces while accounting for the differences between public and non-public spaces. Premium finishes shall be used in highly visible, public areas, while more standard materials shall be incorporated into less public, staff-oriented work spaces.

The designers’ experience with similar facilities should allow it to confirm that the facility is constructed in accordance with the Basis of Design, the construction documents, applicable codes, and the UF Design & Construction Standards as part of Basic (Construction Administration) Services. Major building systems, including mechanical components and the building envelope, will be commissioned by an independent consultant, with whom the design team shall plan and coordinate its efforts.

**D. Construction Delivery Method**

Using F.A.C. 6C-14.0055(2) as a reference guideline, the following responses are presented for justification of **Construction Management** as the method of project delivery:

The F.A.C. 6C-14.0055.(2) is used as reference guideline and the following responses are presented for University approval for the selection of Construction Management as the project delivery method:

<table>
<thead>
<tr>
<th>(2). (a): Size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process with continuity of construction management through both design and construction phases.</th>
<th>Yes</th>
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<td>(2). (b): The initial construction funding is appropriated and construction is begun with the expectation of substantial appropriation in subsequent years, thereby making it advantageous to retain a single contractor for the duration of the project.</td>
<td>Yes</td>
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<td>(2). (c): The project is an alteration of an occupied facility which requires working around or relocating occupants while keeping the facility fully operational.</td>
<td>Yes</td>
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<td>(2). (d):</td>
<td>The project is a repair or renovation where the conditions requiring correction can not be determined and specified without extensive contractor involvement in the removal and examination process during the design phase.</td>
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<td>(2). (e):</td>
<td>The timely completion of the project is critical to the University’s ability to repay debt services or to meet grant obligations.</td>
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