

Major Projects: Preservation, Rehabilitation, and Restoration at the University of Florida

The need for a major project is recognized by the User (Owner's Representative). The User may include various academic departments, Housing Division, University Athletic Association, Transportation and Parking Division, IFAS Facilities Division, University of Florida Foundation, Shands Hospital or other university units and auxiliary organizations. Some of these entities have their own resources to implement minor projects. Most major projects, but not all, are managed by the Facilities Planning and Construction Division. Major projects are defined as those valued at more than one million dollars.

The project needs are vetted through a prioritization process that may vary depending upon funding source. Capital Improvement Program projects are prioritized by the University of Florida Board of Trustees and submitted annually to the state legislature for funding. Capital Improvement Trust Fund (CITF) projects are similarly prioritized approximately every five years. Other projects are prioritized through Student Government or other committees and administrators. All of the major capital projects on the campus are reflected in the campus Comprehensive Master Plan, which is amended as needed to update project status and priority.

Proposed Projects should comply with the preservation component of the University of Florida Master Plan. Projects occurring within the Historic Impact Area, including new construction within the area, should be in accordance to this plan.

Once prioritized and funded, major projects proceed through a process of Programming, Schematic Design and Design Development. They are assigned to a project manager, typically in the Facilities Planning and Construction Division. Architect/Engineering firms are hired for the design service. When the Design-Build approach is used, the Architect/Engineering firm is hired as a consultant to the Design Builder.

If project is located within Historic Impact Area, identify the zone and the corresponding Character Defining Features of that Zone to inform the development of the Work Order. For more information, refer to ([website](#))

Refer to the UF Historic Preservation Plan and Guidelines to ensure that the Scope of Work is compliant.

Through the three-step design process, projects are reviewed by a set of university committees. The committee members include a broad cross-section of the campus community including, faculty, administrators and students. These committees are 1) Preservation of Historic Buildings and Sites (PHBS); 2) Transportation and Parking; 3) Lakes, Vegetation and Landscaping; and 4) University Land Use and Facilities Planning. Each of these committees has a specific charge in respect to reviewing construction design plans and comprehensive master plan amendments. The PHBS committee is specifically charged with overseeing projects in the historic impact area and renovations of registered buildings covered by the existing Memorandum of Agreement with the State Division of Historical Resources. In accord with this Agreement, the project managers and Architecture/Engineering firms will coordinate with the State DHR, often including early input during the programming phase.

Identify potential impact on historic campus through notification and review of Preservation of Historic Buildings and Sites Committee

Major projects follow a similar path of reviews, permitting and inspection as do Minor projects, although this work is typically performed by consultants who are overseen by university project managers. The University's Design and Construction Standards, Design Services Guide and Model Templates are the tools that identify the process to be followed.

Continued consultation with the Preservation of Historic Buildings and Sites Committee and the State Historic Preservation Officer (SHPO) should be conducted throughout the design and construction process to ensure compliance with the University of Florida Master Plan and the Memorandum of Agreement with the State of Florida.