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The Foundation for The Gator Nation

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES
COMMITTEE MINUTES
December 1, 2016
President's Room 215B, Emerson Alumni Hall
University of Florida, Gainesville, FL
Time Convened 2:30 p.m. EST
Time Adjourned: 3:07 p.m. EST

1.0 Verification of Quorum
After a roll call, a quorum was confirmed, with all members present except for Trustee Steven M. Scott, who was unable to attend.

Members present were:
Rahul Patel (Chair), David L. Brandon, Mori Hosseini, Leonard H. Johnson, Jason J. Rosenberg, Anita G. Zucker. Trustee Steven M. Scott was unable to attend.

Others present were:
W. Kent Fuchs, President; Winfred Phillips, Executive Chief of Staff; Joseph Glover, Provost and Senior Vice President for Academic Affairs; Charles Lane, Senior Vice President and Chief Operating Officer; David Guzick, Senior Vice President for Health Affairs and President of UF Health; Jack Payne, Senior Vice President for Agriculture and Natural Resources; Michael McKee, Vice President and Chief Financial Officer; Curtis Reynolds, Vice President for Business Affairs; William Reeser, Chief Executive Officer and Chief Investment Officer, University of Florida Investment Company (UFICO); Jamie Lewis Keith, Vice President, General Counsel and University Secretary; Colt Little, Senior University Counsel; Melissa Orth, Senior Director, Government Relations and Assistant University Secretary; Brigit Dermott, Executive Assistant; and other members of the University community and members of the media.

2.0 Call to Order and Welcome
Committee Chair, Rahul Patel called the meeting to order at 2:30 p.m. EST.

3.0 Review and Approval of Minutes
Committee Chair Patel asked for a motion to approve the minutes of the September 29 and November 22, 2016, Committee meetings, which was made by Trustee Hosseini, and a second, which was made by Trustee Zucker. The Committee Chair asked for further discussion, and then

asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

The Committee considered the following Action Items:

4.0 Action Items

FF1 and R16-183. Amendment to Depository Payment Signatory Authority

Vice President and Chief Financial Officer Michael McKee explained that this amendment updates the depository signatures on UF bank accounts, as discussed in the pre-BOT meeting on November 22nd. The key changes are:

- Addition of Bank of America as a depository and as the bank for prepaid bank cards; deletion of Citibank.
- An update in the title of a signatory and the addition of new incumbents of authorized positions.
- Removal of signatory authority and addition of authorized signatories due to personnel changes.
- Clarification of the signatory authorities--identifying the requesters, initiators, and approvers for transactions, identifying the receiver of confirmation for oversight, and clarifying that an individual may not be both an initiator and an approver.

Committee Chair Patel asked for any further questions or discussion. He then asked for a motion to approve Committee Action Item FF1 and resolution R16-183 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Johnson, and a second, which was made by Trustee Brandon. The Committee Chair asked for further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FF2. Revised Debt Management Guidelines

Vice President and Chief Financial Officer Michael McKee noted that the Board of Governors has updated its Debt Management Guidelines and universities are required to adopt these revisions. Changes were outlined in the board materials. The main changes were:

- Staff of the Board of Governors and Division of Bond Finance must be given the opportunity to participate in all communications of the University with bond rating agencies and be copied on all related correspondence.
- A requirement has been added for timely notice to the BOG of any proposed changes in DSO or University debt and approval of the BOG of any material change.
- A clarification has been made emphasizing the importance of university board review of the information being submitted to the BOG for approval in association with the university board’s approval.
- A requirement has been added that exceptions to the Debt Guidelines must be highlighted in the transmittal to the BOG for approval.

Committee Chair Patel asked for any further questions or discussion. He then asked for a motion to approve Committee Action Item FF2 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Zucker, and second, which was made by Trustee Johnson. The Committee Chair asked for any further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FF3. Allocation of License Plate Revenues

Vice President and Chief Financial Officer Michael McKee noted that any changes in the distribution of revenue from the sale of UF license plates must be approved by the Board of Trustees and the Board of Governors. The current allocation of license plate revenues provides for 60% of the first $2M to be used for general scholarships, 40% of the first $2M to be used for fundraising operations, and the balance above $2M to be used for the Machen Florida Opportunity Scholarship (MFOS) program.

UF is proposing a change in the allocation, effective July 1, 2015, so that 40% of the total revenues are allocated for the MFOS program and 60% for fundraising operations to fund campaign initiatives. This will increase funds to MFOS by ~$440K and to fundraising by ~$760K and will support the success of UF's campaign. This will in turn raise more scholarship funds and advance UF's top 10 and preeminence goals.

Trustee Rosenberg asked what the effect of the reallocation is on existing general scholarship funding. Mr. McKee explained that the existing corpus of funds for general scholarships is adequate to support current funding levels going forward at this time.

Committee Chair Patel asked for any further questions or discussion. He then asked for a motion to approve Committee Action Item FF3 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Rosenberg, and a second, which was made by Trustee Zucker. The Committee Chair asked for any further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FF4. University Transportation and Parking Services Bond Issuance—Updated

Following up on the Committee's discussion at its pre-meeting call, Trustee Brandon updated the Committee on a review of costs for a proposed parking garage. He noted that after discussions with UF personnel, he is confident that the cost per space will not exceed the amount set forth in the bond issuance, and could be lower if the final project is a conventional garage. However the actual project cost will not be determined until a design plan is completed.

Trustee Brandon recommended that the Committee approve the proposed bond issuance as required to take advantage of current favorable interest rates.

Trustee Hosseini reminded the committee that it is important to stress to the Board of Governors that this is simply a bond request and the Board of Trustees is not yet approving the building – only the maximum financing at this time.

Committee Chair Patel suggested, with Vice President Reynolds' and Trustee Brandon's concurrence, that the Administration be required to come back to the Committee and the Board of Trustees for approval of the actual project cost and actual principal amount of the bonds before the bonds are issued, noting that the project cost will drive the actual principal amount of the bonds (subject to the maximum) and will be determined when the project design is further advanced.

With that separate requirement, the Committee Chair asked for a motion to approve Committee Action Item FF4 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Brandon, and a second, which was made by Trustee Zucker. The Committee Chair asked for any further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FF5. Veterinary Medicine Energy Plant - Energy Efficiency Investment Grade Audit Agreement

Vice President for Business Affairs Curtis Reynolds explained that the University is requesting permission to begin planning for an Investment Grade Audit for the Veterinary Medicine complex. The university proposes to have Siemens prepare an Investment Grade Audit to provide improvement recommendations and basic designs for a new energy plant including project scope, project costs, and anticipated efficiency savings, which will provide the basis for an Energy Performance Contract. The Board will be asked to approve the Energy Performance Contract at a later date, after completion of the audit and contract development.

While approval to explore the audit is not required, Mr. Reynolds noted that UF is requesting approval to proceed with planning due to the significant investment involved in the audit and basic design, as well as in the ultimate project. It is anticipated that the project will be more than $10 million and will require both UF Board of Trustees and Board of Governors approvals.

Committee Chair Patel asked if there was any further discussion. He then asked for a motion to approve Committee Action Item FF5 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Hosseini, and a second, which was made by Trustee Johnson. The Committee Chair asked for any further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

The following Discussion/Informational Items were then addressed by the Committee:

5.0 Discussion/Informational Items

5.1 Construction Update

Vice President for Business Affairs Curtis Reynolds updated the committee on ongoing major construction projects at UF including:

- The Chemistry/Chemical Biological Building, which will open in January 2017. The facility had originally been planned for occupancy last April but workforce shortages and mechanical issues delayed final completion.
- Newell Hall renovations. The project is 60% complete and scheduled for completion in March 2017
- Stephen C. O'Connell Center renovations, which are almost complete and expected to be ready for fall graduation ceremonies.
- Farrior Hall Office of Student Life, which is essentially complete, and the location of the Board's dinner that night.

5.2 UFICO Update

William Reeser, Chief Executive Officer and Chief Investment Officer of University of Florida Investment Company (UFICO), and Edward Kelly, Chief Operating Officer, UFICO, updated the Committee on the status of UF investments as follows:

Some highlights:

- In FY2016 there was a 4% gain in the domestic market equities. Since the election that has increased another 4%.
- In the quarter ending September 30, 2016, the endowment fund took in $4.5 million in new gifts, produced $35 million in investment income and paid out $18 million to support the activities of the University and the University of Florida Foundation, Inc.
- For the fiscal year ending June 30, 2016, endowments grew by $34 million in new gifts but saw a decline of around $50 million in investment income. Payments to support University and Foundation activities totaled $73 million.
- Overall performance this year has declined 3.2%, similar to the performance experienced by peer institutions
- Among 40 public institutions with similar endowments UF ranked 12th in total return and 3rd in risk adjusted returns

The Committee discussed the benchmarking process and the investment plan going forward, which Mr. Reeser addressed. The slides from this presentation are incorporated in these minutes.

6.0 Adjourn

Asking for any further discussion and hearing none, Committee Chair Patel asked for a motion to adjourn the meeting, which was made by Trustee Johnson, and a second, which was made by Trustee Brandon. The motion was passed unanimously, and the University of Florida Committee on Finance and Facilities meeting was adjourned at 3:07 p.m. EST.

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES
COMMITTEE AGENDA
December 1, 2016
~2:15 p.m. EST
President's Room 215B, Emerson Alumni Hall
University of Florida, Gainesville, FL

Committee Members:
Rahul Patel (Chair), Jason J. Rosenberg, David T. Brandon, Leonard H. Johnson, Mori Hosseini, Steven M. Scott, Anita G. Zucker

1.0 Verification of Quorum .... Jamie Lewis Keith, VP/General Counsel/University Secretary

2.0 Call to Order and Welcome .... Rahul Patel, Chair

3.0 Review and Approval of Minutes .... Rahul Patel, Chair
September 29, 2016
November 22, 2016

4.0 Action Items .... Rahul Patel, Chair
FF1 and R16-183: Amendment to Depository Payment Signatory Authority
FF2: Revised Debt Management Guidelines
FF3: Allocation of License Plate Revenues
FF4 and R16-184: University Transportation and Parking Services Bond Issuance--Updated
FF5: Veterinary Medicine Energy Plant - Energy Efficiency Investment Grade Audit Agreement

5.0 Discussion/Informational Items .... Rahul Patel, Chair
5.1 Construction Update .... Curtis Reynolds, VP Business Affairs
5.2 UFICO Update .... William Reeser, CEO/Chief Investment Officer, UFICO

6.0 New Business .... Rahul Patel, Chair

7.0 Adjourn .... Rahul Patel, Chair

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
Committee on Finance and Facilities
Executive Summary
December 1, 2016

Action Items
The Committee will be asked to address the following action items:

Action Item FF1 and R16-183. Amendment to Depository Payment Signatory Authority
The Committee will be asked to approve for recommendation to the full Board for its approval on the Consent Agenda, a resolution to update a list of authorized signatories for checks, payments and transfers of funds respecting the depositories of the University due to personnel changes.

Action Item FF2. Revised Debt Management Guidelines
The Committee will be asked to approve for recommendation to the full Board for its approval on the Consent Agenda, adoption of Revised Debt Management Guidelines for the State University System, as required by the Board of Governors. The changes which were adopted by the BOG at its September 2016 meeting, include, among other changes summarized in the Action Item and attached lined Guidelines, that staff of the Board of Governors and Division of Bond Finance must be given the opportunity to participate in all communications of the University with bond rating agencies and be copied on all related correspondence.

Action Item FF3. Allocation of License Plate Revenues
The Committee will be asked to approve for recommendation to the full Board for its approval on the Consent Agenda, a reallocation of university license plate revenues. The reallocation would increase revenues available both to the Machen Florida Opportunity Scholarships and to fundraising operations, which will increase scholarships and is important to UF's advancement toward top 10 national public university stature under the Metrics That Matter. State law and Board of Governors regulation permit these uses of such funds, but the reallocation will also require approval by the Board of Governors.

Action Item FF4 and R16-184. University Transportation and Parking Services Bond Issuance--Updated
The Committee will be asked to approve for recommendation to the full Board for its approval on the Consent Agenda, a revised tax-exempt bond issuance for the construction of a garage in the central campus. The Board had approved a bond issuance in June 2016. However, movement of the project to a more suitable site—an existing surface parking lot southwest of the Reitz Union rather than a site near McCarty Hall—and an increase in its size commensurate with the site to accommodate 1, 520 spaces, results in an increase in the not-to-

exceed principal amount of the bonds to $37,200,000 and requires a new approval. The parking revenues will support this principal amount. The Board of Governors' approval is also required. Staff of the University have been working with staff of the Board of Governors and Division of Bond Finance to support a successful approval process.

Action Item FF5. Veterinary Medicine Energy Plant – Energy Efficiency Investment Grade Audit Agreement

Significant deferred maintenance, increased capacity, and energy efficiency needs have been identified in University's Veterinary Medicine Complex based on a Detailed Feasibility Assessment conducted under an existing contract by Siemens Industry, Inc. The Committee is being asked to approve for recommendation to the full Board for its approval on the Consent Agenda, the University's entering into an agreement with Siemens to complete an Investment Grade Audit and basic project design documents in preparation for entering into an energy efficiency contract to address the identified needs cost effectively. The energy efficiency contract itself would be brought to the Board for a separate approval at a later meeting, once the Audit is complete and the specifics are defined. Part of the currently proposed approval is authorizing the President and specified senior administrators to negotiate, document and enter into the Audit Agreement.

5.1 Construction Update

Curtis Reynolds, Vice President for Business Affairs, will update the Committee on ongoing projects including:

- The Chemistry Building, planned for completion in August.
- O'Connell Center Renovations, scheduled for December 2016 completion.
- Newell Hall renovation with completion expected in March 2017.
- Farrior Hall, which is ~90% complete and will be the venue of the Board's dinner.
- Central Energy Plant and Utilities Infrastructure, which is in initial planning.

5.2 UFICO Update

William Reeser, Chief Investment Officer and Edward Kelly, Chief Operating Officer, University of Florida Investment Corporation will update the Committee on the status of UF Endowment and investments.

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES COMMITTEE MINUTES
September 29, 2016
123 Tigert Hall, University of Florida, Gainesville, FL
Time Convened: 12:00 p.m. EDT
Time Adjourned: 12:05 p.m. EDT

1.0 Verification of Quorum

Vice President and General Counsel Jamie Lewis Keith confirmed a quorum by roll call with all members present other than Trustees Mori Hosseini and Steven Scott who were unable to attend.

University of Florida Board of Trustees' Committee on Finance and Facilities Members Present:

Rahul Patel (Chair), David L. Brandon, Leonard H. Johnson, Jason J. Rosenberg, Anita G. Zucker. Trustees Mori Hosseini and Steven M. Scott were unable to attend.

Others present:

Trustees James W. Heavener (Board Chair), Marsha D. Powers, Nicole LP Stedman, Robert G. Stern, David M. Thomas, Susan D.C. Webster; Winfred Phillips, Executive Chief of Staff; Joseph Glover, Provost and Senior Vice President for Academic Affairs; Jamie Lewis Keith, Vice President, General Counsel and University Secretary; Jane Adams, Vice President for University Relations; Curtis Reynolds, Vice President for Business Affairs; Melissa Orth, Senior Director, Government Relations and Assistant University Secretary; Brigit Dermott, Executive Assistant; Sandy Mitchell, Senior Administrative Assistant; and other members of the University community.

2.0 Call to Order and Welcome

Committee Chair, Rahul Patel called the meeting to order at 12:00 p.m. EDT and welcomed all Trustees and everyone in attendance at the meeting.

3.0 Review and Approval of Minutes

The Committee Chair asked for a motion to approve the minutes of the September 1, 2016 committee meeting, which was made by Trustee Zucker and Seconded by Trustee Johnson. The Committee Chair asked for further discussion, after which he asked for all in favor of the motion and any opposed and the motion was approved unanimously.

4.0 Action Items

FF1. Amendment to the 2017-2018 Fixed Capital Outlay Legislative Budget Request

Committee Chair Patel asked Vice President for Business Affairs Curtis Reynolds to address FF1—Amendment to the 2017-2018 Fixed Capital Outlay Legislative Budget Request (FCO-LBR). Mr. Reynolds noted that, at its June and September, 2016, meetings, the Board approved the University's 2017-2018 FCO-LBR. Due to an interest in obtaining PECO funds for 2017-18 and recognizing programmatic needs of the College of Fine Arts School of Music, the University Administration proposes to list the Music Building renovation and addition as the number five priority on the CIP-2, PECO-eligible projects section of the FCO-LBR. Mr. Reynolds also identified priorities one through four (1. Utilities/infrastructure improvements, 2. Nuclear Science Building renovations/addition, 3. Norman Hall remodeling/conference center addition, 4. Data Science and Information Technology Building), and noted that the full list is in the meeting materials. The University Administration also proposes that the name of PECO project priority number four be changed from "Multidisciplinary Information Technology Data Science Building" to "Data Science and Information Technology Building." Committee Chair Patel asked for any discussion or questions. He then asked for a motion to approve Action Item FF1, which was made by Trustee Johnson and Seconded by Trustee Zucker for recommendation to the Board for its approval on the Consent Agenda. The Committee Chair then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

5.0 Discussion/Informational Items

None.

6.0 New Business

None.

7.0 Adjourn

After asking for any further discussion and hearing none, Committee Chair Patel asked for a motion to adjourn, which was made by Trustee Brandon and a second which was made by Trustee Johnson. Committee Chair Patel asked for all in favor and any opposed to the motion, which passed unanimously and the University of Florida Committee on Finance and Facilities meeting was adjourned at 12:05 p.m. EDT.

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE
COMMITTEE MINUTEs
Pre-BOT Conference call
November 22, 2016
1 Tigert Hall, University of Florida and Conference Call
Time Convened: 9:00 a.m. EST
Time Adjourned: 9:45 a.m. EST

1.0 Verification of Quorum

Vice President, General Counsel and University Secretary Jamie Lewis Keith confirmed a quorum by roll call with all Committee members present, other than Trustee Steven Scott who was unable to attend.

Members present were:

Rahul Patel, Chair, David T. Brandon, Mori Hosseini, Leonard H. Johnson, Jason J. Rosenberg, Anita G. Zucker. Trustee Steven Scott was unable to attend.

Others present were:

Michael McKee, Vice President and Chief Financial Officer; Curtis Reynolds, Vice President for Business Affairs; Jamie Lewis Keith, Vice President, General Counsel and University Secretary; Alan West, Assist. Vice President and University Controller; Carlos Dougnac, Asst. Vice President, Planning, Design and Construction; Eugene Herring, Director of Capital Programs; Kevin Heinicka, Director, Facilities Planning; Craig Hill, Asst. Vice President, Business Affairs; Colt Little, Sr. University Counsel; Christine Gaynor, Executive Assistant; and Brigit Dermott, Executive Assistant.

2.0 Call to Order and Welcome

Committee Chair Rahul Patel called the meeting to order at 9:00 a.m. EST.

Committee Chair Patel welcomed the group to the pre-Board of Trustees meeting and conference call to review action items for the upcoming December 1 meeting. He advised the members that no decisions would be made at this meeting, which was for information purposes to review agenda items and answer questions.

3.0 Action Items

FF1 and R16-183. Amendment to Depository Payment Signatory Authority

Vice President and Chief Financial Officer (CFO) Michael McKee explained that this amendment adds Bank of America to the list of banks designated for deposit of funds for the University, deletes Citibank, updates the list of employees authorized to make deposits on behalf of UF, and provides clarification of the actions that various positions are authorized to take.

With regard to the institutions serving UF, Chair Patel asked how those banking relationships are agreed upon and whether the University receives sponsorships, internships and other benefits in association with establishment of those relationships. CFO Michael McKee explained that banks are selected through a competitive process, which last took place five years ago when Wells Fargo was selected. Vice Chair Mori Hosseini noted that the banking industry, particularly the second tier institutions, have changed over the last five years and some may provide higher interest rates and more services. CFO McKee further noted that the University regularly reviews rates and services with banking institutions and other Florida state university system institutions to determine whether UF is obtaining competitive banking services, and is satisfied with the operational support and rates the University receives. Mr. McKee clarified that the University only carries a small cash balance with the banks, and the majority of cash is held in state SPIA account. The Committee members concurred that this factor diminishes concern about small differences in interest rates offered. Before closing the discussion, Committee Chair Patel noted that it might be worth exploring extra support that banks could provide, such as advertising and internships, as part of the competitive process.

FF2. Revised Debt Management Guidelines.

Vice President and Chief Financial Officer Michael McKee noted that the Board of Governors has updated its Debt Management Guidelines and universities are required to adopt those revisions. The main amendment is the requirement that a representative of the BOG and Division of Bond Finance be provided an opportunity to be included in all university communications with rating agencies and that exceptions to the Debt Guidelines be highlighted in the transmittal to the BOG for approval. Other changes are shown in the lined copy of the Guidelines and are summarized in the Committee Action Item.

FF3. Allocation of License Plate Revenues.

State law and a Board of Governors regulation allow university license plate revenues to be used for scholarships and fundraising operations. The University is proposing to reallocate the revenues generated by the sale of University of Florida license plates. Currently the allocation is 60% of the first $2,000,000 to general scholarships; 40% of the first $2,000,000 to fundraising operations; and 100% of the amount over $2,000,000 to Machen Florida Opportunity Scholars (MFOS) Fund. Vice President and Chief Financial Officer Michael McKee told Trustees that the proposed new plan would allocate 40% of the total received to the MFOS fund and the remaining 60% to fundraising operations to fund campaign initiatives that are expected to raise more scholarship funds and to increase UF's endowment to advance the University toward top 10 public institution stature. In answer to a question from Trustee Jason Rosenberg, Mr. McKee confirmed that the general scholarship funds have a sufficient balance to continue supporting existing scholarships at their present levels.

FF4. University Transportation and Parking Services Bond Issuance—Updated

Vice President for Business Affairs Curtis Reynolds explained to the Trustees that after a review of a previous plan to construct a parking garage adjacent to McCarty Hall, a change has been made to locate the parking garage to an existing surface parking lot at the corner of Museum and Center Drives and double the size to 1,520 spaces. This locale, near the new 150,000 square foot Data Science Building, maximizes use of the site. UF has been working closely with the Division of Bond Finance and Board of Governors' staff in preparing the bond financing package and expects favorable final action from them. Mr. Reynolds will be requesting that the committee approve a proposal to finance the project through a bond in a principal amount not to exceed $37.2 million, with the debt service supported by parking revenues.

Trustee Mori Hosseini asked if the University has considered the impact of ride sharing services such as Uber on the future need to park on campus. Vice President Reynolds reported that UF supported two successful Uber pilot programs through which 50 percent of students' rides were subsidized and the University is now exploring a student ride share program with Uber. He confirmed that demand for parking is still increasing on campus.

After Trustees Hosseini and Brandon questioned Vice President Reynolds about the per space cost of the project, Trustee Hosseini asked Trustee Brandon to review the current proposal and anticipated construction costs with Vice President Reynolds and report back to the Committee.

FF5. Veterinary Medicine Energy Plant - Energy Efficiency Investment Grade Audit Agreement

The university is requesting permission to begin planning for an Investment Grade Audit for the Veterinary Medicine complex. Vice President Curtis Reynolds briefed the Trustees on the status of the current energy plant, informing them that the plant is past its useful life and cannot meet the needs of planned facility expansions. The university proposes to have Siemens, under a master state contract, prepare an Investment Grade Audit to provide improvement recommendations and basic designs for a new energy plant including project scope, project costs, and anticipated efficiency savings. This will provide the basis for the separate, subsequent Energy Performance Contract, which will be brought to the Trustees for a separate approval.

The anticipated cost of the new energy plant and energy improvements is $10-25 million depending on the scope, and Vice President Reynolds expects Siemens'-guaranteed energy savings could reach $1-1.5 million per year or 25-35 percent of current energy costs. While Trustee approval to explore the audit is not required, Vice President Reynolds says UF is requesting approval to proceed with planning due to the significant investment involved in the pre-design phase.

Before adjourning the meeting, Committee Chair Patel noted that there will be a special session of the full Board from 10:30 a.m. to noon on December 1st on the Strategic Development Plan. Senior Vice President and Chief Operating Officer, Charlie Lane, and consultants David Manfredi of Elkus Manfredi and Gregory Janks, will present the completed Plan and highlight its development and the stakeholder feedback since the Plan was last presented to the Board at a special session in June 2016.

General Counsel Jamie Keith added that Senior Vice President Lane is hoping the Board will generally endorse the Plan's main themes that should be considered as UF makes major investments of people and physical assets for advancement of UF toward its top 10 goals.

4.0 Adjourn

Committee Chair Patel noted that in addition to the action items there will be two discussion items--the construction update and UFICO Investment update—at the December 1st meeting.

The meeting was adjourned at 9:45 a.m.

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON Finance and Facilities
COMMITTEE ACTION ITEM FF1 and R16-183
December 1, 2016

SUBJECT: Resolution R16-183 -Amendment to R04-21, as amended by R10-69, as amended by R11-91, as amended by R12-103, as amended by R13-125, as amended by R14-137, as amended by R15-154, as amended by R16-181- Depository Payment Signatory Authority

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BACKGROUND INFORMATION

The list of authorized signatories for checks, payments and transfers of funds respecting the depository accounts of the University needs to be updated due to personnel changes.

PROPOSED COMMITTEE ACTION

The Committee on Finance and Facilities is asked to approve the attached Resolution R16-183 for recommendation to the Board of Trustees for approval on the Consent Agenda.

ADDITIONAL COMMITTEE CONSIDERATIONS

None. Board of Governors approval is not required.

Supporting Documentation Included: See attached Resolution R16-183.

Submitted by: Michael McKee, Vice President and Chief Financial Officer

Approved by the University of Florida Board of Trustees, December 2, 2016

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James W. Heavener, Chair W. Kent Fuchs, President and Corporate Secretary

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
RESOLUTION

Number: R16-183

Subject: Resolution R16-183-Amendment to R04-21, as amended by R10-69, as amended by R11-91, as amended by R12-103, as amended by R13-125, as amended by R14-137, as amended by R15-154, as amended by R16-181- Depository Payment Signatory Authority

Date: December 1, 2016

WHEREAS, the University of Florida Board of Trustees (the "Trustees") adopted Resolution R04-21, as amended by Resolution R10-69, Resolution R11-91, Resolution R12-103, Resolution R13-125, Resolution R14-137, Resolution R15-154, and Resolution R16-181, setting forth depositories designated for deposit of funds for the University of Florida (the "University") and authorized signatories respecting said accounts on behalf of the University, all as required pursuant to Section 1011.42(7), Florida Statutes; and

WHEREAS, the University desires to update the list of authorized signatories for checks, payments and transfers of funds respecting the depositories designated for deposit of funds for the University pursuant to this Resolution which amends and restates in their entirety the cited prior Resolutions' authorized signatories on such depositories on behalf of the University;

NOW THEREFORE, BE IT RESOLVED, that pursuant to Section 1011.42(7), Florida Statutes:

(1) The University employees listed on **Attachment A** attached hereto are each singly (or as required by the internal controls referenced below) hereby authorized, on behalf of the University, in connection with the depository account(s) specified for the relevant employee, to sign checks and make payments of legal obligations of the University from, and to transfer funds to, within or between, depositories for investment or payment of expenditures of the University, including signing related documentation, for so long as such employee is employed by the University in the specified position or until such time as such

authority is terminated by the Board of Trustees or by the President of the University or his designee with notice to the Trustees, provided, however, that the Vice President and Chief Financial Officer in consultation with the Chief Audit Executive shall approve internal controls for withdrawals and transfers of funds; and

(2) Citibank is replaced by Bank of America in **Attachment A.**

(3) The University employees designated for removal of signatory authority on **Attachment A** are removed as authorized signatories for the Wells Fargo N.A., and Banca Intesa accounts, as applicable.

To the extent this Resolution conflicts with any prior Resolutions, including Resolutions R04-21, R10-69, R11-91, R12-103, R13-125, R14-137, R15-154, or R16-181 the terms of this Resolution shall control.

Adopted this 2nd day of December, 2016, by the University of Florida Board of Trustees.

________________________________	___________________________________
James W. Heavener, Chair	W. Kent Fuchs President and Corporate Secretary

Attachment A
to University of Florida Board of Trustees Resolution
Resolution R16-183

(1) Depositories:
- Wells Fargo Bank, N.A.
- Banca lntesa – UF Vicenza Institute of Architecture
- Bank of America. -prepaid bank cards

(2) Signature Authority:

All accounts:

Michael V. McKee, Vice President and Chief Financial Officer
Alan M. West, Assistant Vice President and University Controller

- Wells Fargo Bank, N.A.

  Cashiers account (request for cash in vault):

  Karen Gillespie, University Cashier/Sr. Administrative Assistant – authority to request
  Hema Patel, Fiscal Assistant 3 – authority to request
  Jiachun Zhan, Assistant Controller – receives email confirmation of the request

  Concentration, ACH and Euro accounts: The following individuals have authority to initiate **or** approve wire transfers out of these accounts. None of them have authority to initiate **and** approve wires.

  Brad Bennett, Sr. Associate Controller
  Jiachun Zhan, Assistant Controller
  Terry Wooding, Associate Controller
  Elizabeth Johnson, Accountant 3
  Amy Hu, Accountant 3

- Banca lntesa

  Franca Stocco, Director, Vicenza Institute of Architecture
  Jason Alread, Director, School of Architecture
  Chinemelu Anumba, Dean, College of Design, Construction and Planning

- Bank of America

  Brad Bennett, Sr. Associate Controller
  Jiachun Zhan, Assistant Controller
  Elizabeth Johnson, Accountant 3

Remove Signature Authority:

- Wells Fargo Bank, N.A.

  Cashiers account (request for cash in vault):
  Elizabeth Johnson, Accountant 3

Changes since R16-181 are red-lined.

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UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON Finance and Facilities
COMMITTEE ACTION ITEM FF2
December 1, 2016

SUBJECT: Revised Debt Management Guidelines

BACKGROUND INFORMATION

The Board of Governors adopted Debt Management Guidelines (the "Guidelines") for the university system in December, 2010. The purpose of the Guidelines is to confirm that the state universities and their DSOs engage in sound debt management practices. These amendments include: (1) a requirement that a representative of the BOG and Division of Bond Finance be provided an opportunity to be included in all university communications with rating agencies, receive copies of communications with rating agencies, and be notified the same day as final agency rating action is taken, (2) modification of the authority of DSOs to issue notes and conventional mortgages for acquisition of real property without BOG approval, to exclude student housing and other facilities that will compete with existing auxiliaries, (3) a requirement that exceptions to the Debt Guidelines be highlighted in the transmittal to the BOG for approval, (4) clarification of the requirement for university Board review of the information submitted to the BOG for approval before submission, and (5) a requirement for timely notice to the BOG of any proposed changes in DSO or University debt and approval of the BOG of any material change. The Debt Management Guidelines changes are intended to provide clarification and better written guidance to the state universities on matters concerning debt management and issuance. Each state university Board of Trustees is required to adopt the revised Debt Management Guidelines.

PROPOSED COMMITTEE ACTION

Recommend that the Board of Trustees adopt the revised Debt Management Guidelines, as shown in the attached lined copy, as University of Florida's guidelines for the issuance of debt.

ADDITIONAL COMMITTEE CONSIDERATIONS

Board of Governors approval is not required

Supporting Documentation Included: See attached revised Debt Management Guidelines, lined to show changes.

Submitted by: Michael McKee, Vice President and Chief Financial Officer

Approved by the University of Florida Board of Trustees, December 2, 2016

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James W. Heavener, Chair	W. Kent Fuchs, President and Corporate Secretary

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES
COMMITTEE ACTION ITEM FF3
December 1, 2016

SUBJECT: Allocation of License Plate Revenues

BACKGROUND INFORMATION

Revenues generated by the sale of collegiate license plates in the State of Florida, under Florida Statute 320.08058(3)(b), may be spent by each university pursuant to an expenditure plan to be submitted by the Board of Trustees to the Board of Governors for approval. Revenues may be used only for academic enhancement, including scholarships and private fundraising activities, as set forth in BOG Regulation 9.014.

The current approved plan for the University of Florida distributes funds as follows:

- 60% of the first $2,000,000 to general scholarships;
- 40% of the first $2,000,000 to fundraising operations; and
- 100% of the amount over $2,000,000 to Machen Florida Opportunity Scholars (“MFOS”).

A new plan (“Revised Allocation”) for allocation is proposed as follows, retroactively effective July 1, 2015:

- 40% of the total received to MFOS; and
- 60% to fundraising operations to fund campaign initiatives.

Based on the revenue figures for last year, this reallocation would result in increased support to MFOS of approximately $440,000 and to fundraising of approximately $760,000. This reallocation will also contribute to the success of endowment growth through fundraising, which is important to advance University of Florida to top ten public university stature and will build scholarship funds.

This Revised Allocation has the approval of the Vice President for Advancement, the Provost and Senior Vice President, and the President.

PROPOSED COMMITTEE ACTION

The Committee on Finance and Facilities is to approve for recommendation to the Board of Trustees on its approval Consent Agenda: (a) the Revised Allocation retroactive to July 1, 2015, as provided in this Committee Action Item, and (b) submission of the Revised Reallocation by the Board of Trustees to the Board of Governors for its final approval.

ADDITIONAL COMMITTEE CONSIDERATIONS

Board of Governors approval is required.

Supporting Documentation Included: See the attached letter from Provost Joseph Glover and Vice President for Advancement Thomas Mitchell.

Submitted by: Joseph Glover, Provost and Senior Vice President for Academic Affairs and Thomas J. Mitchell, Vice President for Advancement

Approved by the University of Florida Board of Trustees, December 2, 2016.

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James W. Heavener, Chair	W. Kent Fuchs, President and Corporate Secretary

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES
COMMITTEE ACTION ITEM FF4 and R16-184
December 1, 2016

SUBJECT: University Transportation and Parking Services Bond Issuance—Updated

BACKGROUND INFORMATION

The University proposes to finance, through a fixed rate, tax-exempt University Transportation and Parking Services Bond Issuance, the construction of a new parking garage on the University's main campus. The proposed project is a parking garage facility containing approximately 1,520 parking spaces to be constructed on an existing surface parking lot (currently containing 351 parking spaces), located immediately south of the Reitz Union on the southwest corner of the intersection of Museum Road and Center Drive. The bonds will be issued in a principal amount not-to-exceed $37,200,000. The parking revenues will support this principal amount.

The bonds, together with the outstanding University of Florida parking facility revenue bonds, will be secured by a first lien on the net revenues of the parking system derived primarily from decal fees, parking fines, toll and metered parking, and special event fees income after deducting operating and maintenance expenses. The pledged revenues do not include transportation access fee revenues and fines collected by the Student Traffic Court. The bonds will be issued on a parity with the outstanding University of Florida parking facility revenue bonds, currently outstanding in the aggregate principal amount of $14,865,000.

This approval supersedes the June 9, 2016 approval of another University Transportation and Parking Services Bond Issuance in the amount of $19,700,000 under R16-174, which was not implemented due to significant project changes. These changes include the location and size of the parking garage facility, with the number of parking spaces increasing from 752 to 1,520.

Detailed information regarding the proposed bond issuance is provided in the attached supporting documentation.

PROPOSED COMMITTEE ACTION

Recommend that the Board of Trustees, on its Consent Agenda, adopt the attached Resolution, R16-184 (i) authorizing the issuance of bonds to finance the construction of a new multi-level parking garage facility on the campus of the University of Florida and pay costs associated with the bonds; (ii) requesting that the Board of Governors approve the issuance of the bonds; and (iii) authorizing the University President, University Vice President and Chief Financial Officer, University Vice President for Business Affairs, and other authorized representatives of the University and the Board of Trustees, acting singly, to take all necessary or desirable actions in connection with the execution, sale, and delivery of the bonds.

ADDITIONAL COMMITTEE CONSIDERATIONS

Board of Governors' approval of the bond issuance is required and is being requested at its January 2017 meeting. University staff has been working with Board of Governors and Division of Bond Finance staff to support a successful request for approval.

Supporting Documentation Included: See attached R16-184 and materials in the Appendix.

Submitted by: Curtis Reynolds, Vice President for Business Affairs

Approved by the University of Florida Board of Trustees, December 2, 2016.

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James W. Heavener, Chair	W. Kent Fuchs, President and Corporate Secretary

UNIVERSITY OF FLORIDA BOARD OF TRUSTEES
COMMITTEE ON FINANCE AND FACILITIES
COMMITTEE ACTION ITEM FF5
December 1, 2016

SUBJECT: Veterinary Medicine Energy Plant - Energy Efficiency Investment Grade Audit Agreement

BACKGROUND INFORMATION

The University, in an on-going effort to reduce energy costs, upgrade existing facilities, and reduce critical deferred maintenance, plans to implement a performance-based energy efficiency contract in the University's Veterinary Medicine Complex ("Vet Med"), an approximately 600,000 gross square foot facility. Pursuant to an existing engagement between the University and Siemens Industry, Inc. ("Siemens"), Siemens has completed a Detailed Feasibility Assessment ("DFA") of Vet Med to identify, and propose solutions for, significant deferred maintenance needs in the existing central utility plant serving Vet Med. The State of Florida Department of Management Services, through its ITN No. 24-973-320-X, has designated Siemens is a qualified energy performance contractor eligible to provide the contemplated services.

The DFA has identified a number of critical deferred and emergency maintenance issues in Vet Med including:

- Current utility plant is under-sized to meet the Vet Med chilled water needs
- Current boiler plant is in a significant state of deferred maintenance and requires critical infrastructure maintenance in the near term
- Numerous services outages have been reported in the last 6 months related the chilled water, hot water, and steam systems
- Veterinary hospital has reached its caseload capacity of more than 30k per year in a more accelerated timeline than anticipated and requires more infrastructure to support future growth

- All major plant components have reached or exceeded useful life and are in need of replacement to avoid future catastrophic failure
- Service interruptions in Vet Med have a direct impact on mission goals and reputation

In order to rectify the emerging critical deferred maintenance issues, Siemens has presented multiple solutions in the DFA that will (i) offset a significant amount of the costs of infrastructure upgrades; (ii) support future growth at Vet Med; and (iii) control utility expenditures, and such proposed solutions include:

- Construction of a new, more efficient and effective central energy plant at Vet Med
- Installation of higher efficiency thermal production equipment for chilled water and steam
- Installation of electrical infrastructure for capturing of waste heat byproduct of electrical needs
- Interconnection to Florida Gas Transmission line for reduced fuel cost

In the proposed next phase of the process, Siemens will prepare an Investment Grade Audit ("IGA") that will provide improvement recommendations and basic designs associated with the proposed solutions set forth above. Upon completion of the IGA, the University will negotiate an Energy Performance Contract with Siemens to be presented for approval at a subsequent Board of Trustees meeting. Such contract will contain a scope of work that will include some or all of the proposed solutions set forth in the DFA. (If all solutions are implemented, the anticipated project construction cost will be approximately $25M, which will also require Board of Governors approval.) Presently, the University is seeking Board approval to enter into an Investment Grade Audit Agreement with Siemens to complete the development of the proposed solutions, including IGA-level project scope, project costs, and anticipated efficiency savings, which will in turn provide the basis for the Energy Performance Contract. This approval is not strictly required because the subject agreement is not the energy efficiency contract, which the Board will be asked to approve at a later date. However, the work to be undertaken at this time is a significant investment and the University seeks the Board's concurrence that it is worthwhile to do so in contemplation of the ultimate project.

PROPOSED COMMITTEE ACTION

The Committee on Finance and Facilities is asked to approve for recommendation to the Board of Trustees for its approval on the Consent Agenda: (a) the University's entering into an agreement with Siemens for the completion of the Investment Grade Audit and basic project design documents relating to a proposed energy efficiency performance contract for Vet Med (the "Audit Agreement"); and (b) authorization of the University President, the Senior Vice President and Chief Operating Officer, as designee, and the Vice President for Business Affairs, as designee, acting singly, to perform all acts and execute all documents necessary or desirable and in the interests of the University, in the President's or designee's judgment, in connection with negotiating, documenting and entering into the Audit Agreement, except that the terms of any such Audit Agreement shall be consistent with the following:

(i) The IGA, design development, and design documents shall be produced in a manner consistent with University procedures as well as processes outlined by the State of Florida Department of Management Services in its ITN No. 24-973-320-X

(ii) The length of the term of the developed project concepts and financial pro-forma utilized in the Agreement shall not exceed the expected useful life of the proposed energy efficiency equipment and improvements.

(iii) Siemens shall identify, quantify, and guarantee any savings resulting from the developed improvements.

(iv) Any design and development fees paid to Siemens in connection with the IGA shall be commercially reasonable and commensurate with such fees as the University would typically pay on a project of a similar nature, scope, size, and complexity.

ADDITIONAL COMMITTEE CONSIDERATIONS

No significant policy issues are noted in this action. Board of Governors approval is not required. The proposed Energy Performance Contract will be presented to the BOT for final approval at a future meeting.

Supporting Documentation Included: None

Submitted by: Curtis A. Reynolds, Vice President for Business Affairs

Approved by the University of Florida Board of Trustees, December 2, 2016

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James W. Heavener, Chair W. Kent Fuchs, President and Corporate Secretary

STATE UNIVERSITY SYSTEM of FLORIDA

Board of Governors

DEBT MANAGEMENT GUIDELINES

Proposed Amendments *Rev. September 15, 2016*

TABLE OF CONTENTS

DEBT MANAGEMENT GUIDELINES FOR CAPITAL OUTLAY PROJECTS

I. INTRODUCTION

The Need for and Purpose of Debt Management Guidelines

The state universities of Florida and their direct support organizations ("DSOs") have funded significant investments in infrastructure, such as buildings, equipment, land, and technology, to meet the needs of a growing student population and to upgrade and maintain existing capital assets. A significant amount of the funding for this investment in infrastructure has been provided through the issuance of debt by the state for the benefit of the state universities and by the state universities' direct support organizations ("DSOs").

The purpose of these guidelines is to confirm that the state universities and their DSOs must engage in sound debt management practices and, to that end, the Board of Governors ("Board") has formalized guiding principles for the issuance of debt by the state universities and their DSOs. Each state university shall adopt a debt management policy which is consistent with these guidelines and which shall be approved by the Board.

The following guidelines set forth guiding principles regarding state university and DSO debt-related decisions related to:

a) The amount of debt which may prudently be issued.
b) The purposes for which debt may be issued.
c) Structural features of debt being issued.
d) The types of debt permissible.
e) Compliance with securities laws and disclosure requirements.
f) Compliance with federal tax laws and arbitrage compliance.

These principles will facilitate the management, control and oversight of debt issuances for the purpose of facilitating ongoing access to the capital markets which is critical to the financing of needed infrastructure.

In furtherance of this objective, the provisions of these guidelines shall be followed in connection with the authorization, issuance and sale of university and DSO debt. However, exceptions to the general principles set forth herein may be appropriate under certain circumstances. Also, additional guidelines and policies may be necessary as new financial products and debt structures evolve over time.

For purposes of these guidelines:

i) "debt" means bonds, loans, promissory notes, lease-purchase agreements, certificates of participation, installment sales, leases, or any other financing mechanism or financial arrangement, whether or not a debt for legal purposes, for financing or refinancing, for or on behalf of a state university or a direct support organization, the acquisition, construction, improvement or purchase of capital outlay projects;

ii) "capital outlay project" means (i) any project to acquire, construct, improve or change the functional use of land, buildings, and other facilities, including furniture and equipment necessary to operate a new or improved building or facility, and (ii) any other acquisition of equipment or software; and

iii) "financing documents" means those documents and other agreements entered into by the state university or the DSO establishing the terms, conditions and requirements of the debt issuance.

iv) "auxiliary enterprise" means any activity defined in section 1011.47(1), Florida Statutes, and performed by a university or a direct-support organization.

II. DEBT AFFORDABILITY AND CAPITAL PLANNING

Concept of Affordability

One of the most important components of an effective debt management policy is an analysis of what level of debt is affordable given a particular set of circumstances and assumptions. More comprehensive than simply an analysis of the amount of debt that may be legally issued or supported by a security pledge, the level of debt should be analyzed in relation to the financial resources available to the university and its DSOs, on a consolidated basis, to meet debt service obligations and provide for operating the university.

An analysis of debt affordability should address the impact of existing and proposed debt levels on an issuer's operating budget and offer guidelines or ranges to policymakers for their use in allocating limited resources within the guidelines.

Debts That May Be Issued Without Board of Governors' Approval

University boards of trustees may authorize the state universities and their DSOs, as applicable, to engage in the following types of financings without Board approval:

- Universities may finance the acquisition of equipment and software provided such financings are accomplished in accordance with the deferred-purchase provisions in Chapter 287, Florida Statutes.

- DSOs may finance the acquisition of equipment and software financings provided the overall term of the financing, including any extension, renewal or refinancings, hereof, does not exceed five years or the estimated useful life of the equipment or software, whichever is shorter.

- DSOs may issue promissory notes and grant conventional mortgages for the acquisition of real property, excluding student housing or any other facility that will compete with a university's existing auxiliary enterprise. However, no mortgage or note shall exceed 30 years.

- ~~University and DSO~~ debt secured solely with gifts and donations and pledges of gifts so long as the maturity of the debt, including extensions, renewals and refundings, does not exceed five years and so long as the facilities being financed have been included in the university's five-year capital improvement plan that has been approved by the Board.

- Refundings for debt service savings where final maturities are not extended, and the original financing was authorized by the Board of Governors, or a predecessor oversight board.

- Fully collateralized lines of credit intended to be used for temporary cash flow needs.

- Energy Performance-Based Contracts, in accordance with the provisions of section 1013.23, Florida Statutes, not to exceed $10,000,000.

- Universities may borrow up to $20,000,000 from a university DSO on a non-recourse basis to finance a capital project. The term of the borrowing may not exceed thirty (30) years, and the interest rate, if any, may not exceed current market interest rates. The university retains legal title to any capital project financed in whole or in part by such loan irrespective of whether the loan is repaid. The DSO is prohibited from transferring the note or any other instrument associated with the borrowing to any other entity.

III. GENERAL DEBT ISSUANCE GUIDELINES

Process for Submitting Debt for Approval

Timing. The submission of proposed debt for approval by the Board shall be governed by the following process[1]:

a) Following approval by the board of trustees, the university shall transmit to the Board Office a request for debt approval 90 days prior to the next regularly scheduled meeting of the Board. The university shall also provide a copy to the State Division of Bond Finance ("DBF"). The formal transmittal to the Board Office shall be in duplicate, hard copy, and bound in a three-ring binder, and include all the information required by these guidelines. Electronic copies of supporting documentation should be provided to the Board Office and the DBF, to the extent available. **The formal letter of transmission must be signed by the official point of contact for the university, and any exceptions ~~expectations~~ to these Debt Guidelines shall be noted and explained.** ~~If the university board of trustees has not yet formally approved the debt being requested, the proposed board of trustees meeting date shall be provided.~~

b) During the review period, the Board Office shall review the information submitted for compliance with these guidelines and state law, analyze general credit issues associated with the proposed indebtedness, and review any analysis provided by DBF staff.

c) Board and DBF staff shall jointly discuss with the university or DSO any issues, concerns or suggestions resulting from the review during the review period. As a result of these discussions, the university may amend the information submitted or explain why the suggestions were not incorporated. The Board Office will advise the university if it believes that any amended information is so significant that re-authorization by the board of trustees and/or DSO is required. During this period, if the debt being requested for approval is to be issued by DBF on behalf of a state university, DBF shall submit to the Board Office a form of a resolution for adoption requesting that DBF issue the debt.

d) After the review period, the Board Office shall submit the agenda item with supporting documentation and all appropriate and required analyses to the Board for consideration at its next meeting. Supporting documentation for the agenda item shall also include the resolution to be adopted by the Board requesting issuance of the debt by DBF or a resolution approving issuance of the debt by the DSO.

[1] Although not required, universities are encouraged to consult with the Board Office and the State Division of Bond Finance 30 days prior to formal approval of debt by the university board of trustees or the DSO, particularly for any debt with unusual features.

Required Information ~~Required for Submission~~. The following information shall be reviewed by the university board of trustees, and the DSO (if applicable) when considering the issuance of debt; and shall subsequently be ~~then~~ submitted to the Board Office in support of a request for approval of the issuance of debt. Additionally, the university or DSO shall complete the "Checklist of Information Required for Submission to the Board Pursuant to Debt Management Guidelines," and provide any additional information requested by the Board Office or DBF staff in connection with review of any proposed debt issuance.

a) A resolution of the DSO board of directors approving the debt issuances, if applicable, and a resolution of the university board of trustees approving the debt issuance and authorizing the university to request Board approval of the debt issuance. For debt to be issued by DBF, at the request of the university, DBF staff will work with the university to determine a not-to-exceed amount of debt to be included in the board of trustees requesting resolution to the Board and in preparing required debt service and source-and-use schedules.

b) The project program, feasibility studies or consultant reports (if available), and an explanation of how the project being proposed is consistent with the mission of the university and an executive project summary, including appropriate references to any related reports.

c) Estimated project cost, with schedules drawn by month and including start and completion dates, estimated useful life, and the date bond proceeds are required.

d) The sources-and-uses of funds, clearly depicting all costs, funding sources expected to be used to complete the project and the estimated amount of the debt to be issued.

e) An estimated debt service schedule with the assumed interest rate on the debt clearly disclosed. If the proposed debt service is not structured on a level debt service basis, an explanation shall be provided which gives the reason why it is desirable to deviate from a level debt structure.

f) One consolidated debt service schedule separately showing all outstanding debt related to or impacting the debt being proposed, the proposed debt and the new estimated total debt service.

g) A description of the security supporting the repayment of the proposed debt and the lien position the debt will have on that security. If the lien is junior to any other debt, the senior debt must be described. Furthermore, a description of why the debt is proposed to be issued on a junior lien basis must be provided. A statement citing the legal authority for the source of revenues securing repayment must also be provided.

h) If debt is to be incurred on a parity basis with outstanding debt, a schedule showing estimated compliance with any additional bonds requirement set forth in the documents governing the outstanding debt. The applicable provisions of the documents for bonds of DSOs should be provided.

i) Financial statements for five years, if available, for the auxiliary, if auxiliary revenues are pledged.

j) A five-year history, if available, and five-year projection of the revenues securing payment and debt service coverage. To the extent applicable, the projections must be shown on the individual project as well as the entire system. All revenue items securing repayment must be clearly set forth as separate line items. An explanation must be provided with regard to growth assumptions, and to the amount and status of approval of any rate increases. The effect of the rate increases on the projections and expected revenues and expenses for the new facility should be clearly set forth as a separate line item. If rate increases are necessary, a commitment must be made to increase rates to the needed levels. Major categories of any operating expenses should be set forth as separate line items with an explanation of assumptions regarding increases or decreases.

k) Evidence that the project is consistent with the university's master plan or a statement that the project is not required to be in the master plan.

l) For variable rate debt proposals:

   i) the expected reduction in total borrowing costs based on a comparison of fixed versus variable interest rates;

   ii) a variable rate debt management plan that addresses liquidity and interest rate risks and provides, at a minimum: a description of budgetary controls, a description of liquidity arrangements, a discussion of why the amount of variable rate debt being proposed is appropriate, and a plan for hedging interest rate exposure. If interest rate risks are to be mitigated by the use of derivatives, then evidence that the counterparty has a long term rating of at least an A/A2 and a swap management plan as set forth in the Board's Debt Management Guidelines must be submitted;

   iii) a pro forma showing the fiscal feasibility of the project using current market interest rates plus 200 basis points;

   iv) the total amount of variable rate debt including the proposed debt as a percentage of the total amount of university and DSO debt outstanding; and

v) the individual or position that will be responsible for the reporting requirements for variable rate debt as set forth in these guidelines.

m) If all or any portion of the financing is contemplated to be done on a taxable basis, then evidence demonstrating that the issuance of taxable debt is in the best interest of the university must be submitted.

n) A statement explaining whether legislative approval is required, and if required, an explanation as to when legislative approval will be sought or evidence that legislative approval has already been obtained.

o) A statement that the debt issuance is in accordance with the university's debt management policy or, if not, an explanation of the specific variances as well as the reasons supporting the variances.

p) If a request is made to employ a negotiated method of sale, an analysis must be provided supporting the selection of this method that includes a discussion of the factors set forth in section IV of these Guidelines.

q) A description of the process used to select each professional engaged in the transaction, showing compliance with the competitive selection process required by these Guidelines. Specific contact information for each selected professional must be included and, at a minimum, should disclose the professional's name, firm name, address, email address, phone number and facsimile number.

r) The most recent annual variable rate debt report.

s) An analysis must be prepared and submitted which provides quantitative metrics justifying the need for the construction or acquisition of the project and explains why the project is essential to the university's core mission. There must also be a detailed assessment of private sector alternatives, and a determination of whether the private sector can offer a comparable alternative at a lower cost. This information may be included as part of a project feasibility study or may be a stand-alone report.

t) An analysis must be prepared which calculates the expected return on investment or internal rate of return for a revenue-generating project or another appropriate quantitative measure for a non-revenue generating project.

Approval. The Board will consider the following factors in connection with its review and approval of university or DSO debt issuance.

a) The debt is to provide funding for needed infrastructure of the university for purposes consistent with the mission of the university.

b) The debt is being issued in compliance with the principles and guidelines set forth herein.

c) The project information submitted is reasonable and supportable.

d) The five-year projection of pledged revenues available to pay debt service should provide debt service coverage of at least 1.20x for both outstanding parity debt and for the proposed new debt for all years within the five-year projection period after giving credit for any capitalized interest and other revenues available for payment.

e) Any requirements for the issuance of additional parity debt can be reasonably expected to be met.

Purposes For Which Debt May Be Issued

Debt may be issued only to finance or refinance capital outlay projects as defined in these guidelines, including equipment and software; debt may not be approved to finance or refinance operating expenses of a university or a DSO.

Refunding bonds may be issued to achieve debt service savings. Refunding bonds may also be issued to restructure outstanding debt service or to revise provisions of Financing Documents if it can be demonstrated that the refunding is in the best interest of the university.

Committing University Resources for Debt Issued by Direct Support Organizations

There may be occasions where the university considers committing its financial resources on a long-term basis in support of debt issued by a DSO or other component unit. While the nature of the commitment may not constitute a legal debt obligation of the university, it may affect the university's debt position and its available financial resources. Therefore, the university should evaluate the long-term fiscal impact upon the university's debt position and available resources before authorizing any such financial commitment. Additionally, the debt of any DSO may not be secured by an agreement or contract with the university unless the source of payments under such agreement or contract is limited to revenues that the university is authorized to use for the payment of debt service. Any such contract or agreement shall also be subject to the requirements set forth under "Security Features – Pledged Revenues" herein.

Credit Quality and Ratings

In order to access the credit markets at the lowest possible borrowing cost, it is recognized that credit ratings are critical. The coordinated delivery of information related to the university and its DSOs is an essential component of credit management. Therefore, for all ~~publicly offered~~ debt:

a) For existing bond programs, universities and DSOs shall strive to maintain or improve current credit ratings without adversely impacting the amount of debt which may be issued for any particular program.

b) For all new rated debt ~~financings~~, the university or DSO shall seek to structure the transaction to achieve a minimum rating of "A" from at least two nationally recognized rating agencies. Credit enhancement may be used to achieve this goal.

c) Communications and other activities with rating agencies relating to credit ratings on university and DSO debt and activities relating to disclosure under Rule 15c2-12 of the Securities and Exchange Commission shall be conducted jointly between the university and/or DSO and the Board Office and DBF, under the management and coordination of the Board Office and DBF. The university or DSO must notify the Board Office and DBF in advance of any contact with a rating agency, such that the Board Office and DBF will have an adequate opportunity to prepare and participate. In addition, the university or DSO must promptly notify the Board Office and DBF when a rating agency requests to schedule surveillance calls, site visits, or other activities, or whenever any request for information is received, such that the Board Office, and DBF will have an adequate opportunity to prepare and participate. The Board Office and DBF must be notified on the same day that a rating agency publishes their final rating action, should the final rating action not be provided directly to the Board Office and DBF. The Board Office and DBF will coordinate with the university and/or DSO on the appropriate level of engagement by the Board Office and DBF for any given call, draft report, site visit, etc., as determined by the Board Office and DBF. The Board Office and DBF must be copied on any communications between the university and/or the DSO and any rating agency. Each university and DSO must provide all information relating to credit ratings or disclosure to the Board Office and DBF and respond timely to requests from the Board Office and DBF for any information necessary to facilitate activities relating to credit ratings or appropriate disclosure.

d) The Board Office will maintain a comprehensive listing of all university and DSO ratings.

Tax Status

The universities have traditionally issued tax exempt debt which results in significant interest cost savings compared with the interest cost on taxable debt. Accordingly, all university and DSO debt should be issued to take advantage of the exemption from federal income taxes unless the university demonstrates that the issuance of taxable debt is in the university's best interest. With respect to debt which has a management contract with a private entity as part of the security feature, the management contract should comply, to the greatest extent practical, with tax law requirements to obtain tax exemption for the debt.

Security Features

Pledged Revenues. The debt issued by universities and their DSOs may only be secured by revenues (including fund balances and budget surpluses) authorized for such purpose. The revenues which may secure debt include the following:

a) Activity and Service Fee, subject to the limitation that annual debt service payable from these fees does not exceed five percent of the revenues derived therefrom.

b) Athletic Fee, subject to the limitation that annual debt service payable from these fees does not exceed five percent of the revenues derived therefrom.

c) Health Fee.

d) Transportation Access Fee.

e) Hospital Revenue.

f) Licenses and Royalties for facilities that are functionally related to the university operation or DSO reporting such royalties and licensing fees.

g) Gifts and Donations for debt not longer than five years.

h) Overhead and indirect costs and other monies not required for the payment of direct costs of grants.

i) Assets of university foundations and DSOs and earnings thereon.

j) Auxiliary Enterprise Revenues, e.g., housing, parking, food service, athletic, retail sales, research activities.

Revenues which are not enumerated above may not be pledged to secure debt unless authorized by law for such purpose. In the case of university-issued debt, the pledge of revenues which secures debt should specifically identify the sources pledged and not use general or vague terms such as "lawfully available revenues." Specifically identifying revenues used to secure debt will provide certainty and transparency as to the revenues that are encumbered and avoid ambiguity or uncertainty as to the issuer's legal liability and universities and their DSOs should take this into consideration when determining the nature of the security it will provide in connection with a debt issuance. The guidelines for pledging revenues and securing debt shall also apply to debt structures which involve an agreement, contract or lease with a university or its DSOs, i.e., the revenues being pledged to secure debt must be specifically identified and lawfully available for such purpose. It is preferable, whenever possible, to secure debt with system pledges comprised of multiple facilities within a system, e.g., housing and parking, rather than stand-alone project finances.

Functional Relationships. Revenues from one auxiliary enterprise (a "Supporting Auxiliary Enterprise") may not be used to secure debt of another auxiliary enterprise unless the Board, after review and analysis, determines that the facility being financed (the "Facility") is functionally related to the Supporting Auxiliary Enterprise's revenues being used to secure such debt. The Board must determine whether a functional relationship exists whenever revenues from a Supporting Auxiliary Enterprise will be used to pay or secure the debt of a Facility or when proceeds of bonds issued by a Supporting Auxiliary Enterprise will be used, directly or indirectly, to pay costs relating to a Facility. When a functional relationship is established between a Facility and a Supporting Auxiliary Enterprise, only that portion of the Supporting Auxiliary Enterprise's revenues that exceed its operating requirements and debt service, if any, may be pledged to secure such debt; provided that such pledge may be on parity with outstanding debt if permitted by the covenants and conditions of the outstanding debt.

A functional relationship exists when a nexus is established between the Facility and the Supporting Auxiliary Enterprise's revenues. Whether a Facility is functionally related to the Supporting Auxiliary Enterprise's revenues must be determined on a case by case basis, taking into consideration the unique facts and circumstances surrounding each individual situation.

Examples of functional relationships include, but are not limited to, a parking facility intended to provide parking to residents of a student housing facility and located within reasonably close proximity to a student housing facility; a food services facility intended to serve residents of a student housing facility and located within reasonably close proximity to a student housing facility; or shared infrastructure (e.g. water lines, sewer lines, utilities, plaza areas) located within reasonably close proximity to both the Facility and the Supporting Auxiliary Enterprise. While representations that a Facility will provide general benefits to or enhance the experience of the student body are desirable, this factor alone is not determinative in and of itself to establish a functional relationship between the Facility and the Supporting Auxiliary Enterprise's revenues.

Lien Status. All bonds of a particular program should be secured by a first lien on specified revenues. Additionally, bonds should generally be equally and ratably secured by the revenues pledged to the payment of any outstanding bonds of a particular bond program. However, the creation of a subordinate lien is permissible if a first lien is not available or circumstances require.

Reserve Fund. Debt service reserve requirements may be satisfied by a deposit of bond proceeds, purchase of a reserve fund credit facility, or funding from available resources over a specified period of time. In the submission of a request for debt issuance, it is preferred, though not required, that the bond size for the proposed debt include provisions for funding a reserve from bond proceeds. This will ensure that in the event the university is unable to obtain a reserve fund credit facility it will still have an authorized bond amount sufficient to fund its needs. Debt service reserve requirements may also be satisfied with cash balances.

Credit Enhancement. Credit enhancement is used primarily to achieve interest cost savings. Accordingly, the state universities and their DSOs should consider the cost effectiveness of bond insurance or other credit enhancements when evaluating a debt issuance and the overall cost thereof. Any bond insurance or credit enhancement should be chosen through a competitive selection process analyzing the cost of the insurance or credit enhancement and the expected interest cost savings to result from their use. The primary determinant in selecting insurance or other credit enhancement should be price and expected interest cost savings; however, consideration may also be given to the terms of any arrangement with the provider of insurance or other credit enhancement.

Capitalized Interest. Capitalized interest from bond proceeds is used to pay debt service until a revenue producing project is completed or to manage cash flows for debt service in special circumstances. Because the use of capitalized interest increases the cost of the financing, it should only be used when necessary for the financial feasibility of the project.

Structural Features

Length of Maturity. In addition to any restriction on the final maturity imposed by the constitution or laws of the state, as a general guideline, the final maturity on bonds should not exceed thirty years.

Debt secured by gifts and donations shall not be considered long-term financing, but may be used as a temporary or construction loan to accelerate construction of facilities. Accordingly, the maturity of debt secured by gifts and donations shall not exceed five years, including roll-overs or refinancings except refinancings to implement permanent financing. Debt issued to finance equipment and software may not be longer than five years or the useful life of the asset being financed, whichever is shorter. Lastly, the final maturity of the debt should not exceed the estimated useful life of the assets being financed.

Debt Service Structure. Generally, debt should be structured on a level debt basis, i.e., so that the annual debt service repayments will, as nearly as practicable, be the same in each year. A deviation from these preferences is permissible if it can be demonstrated to be in the university's best interest, such as restructuring debt to avoid a default and not to demonstrate feasibility of a particular project.

Redemption Prior to Maturity. A significant tool in structuring governmental bonds is the ability to make the bonds callable after a certain period of time has elapsed after issuance. This provides the advantage of enabling the issuer to achieve savings through the issuance of refunding bonds in the event interest rates decline. Although the ability to refund bonds for a savings is advantageous, there may be situations where a greater benefit of lower interest rates may be realized by issuing the bonds as non-callable. Accordingly, there is a strong preference that bonds issued by a university or DSO be structured with the least onerous call features as may be practical under then prevailing market conditions. Bonds of a particular issue may be sold as non-callable if it is shown to be in the best interest of the university or DSO.

Debt Issued With a Forward Delivery Date. Debt issued by a university or DSO may be issued with a delivery date significantly later than that which is usual and customary. This debt typically carries an interest rate penalty associated with the delay in delivery. There are also additional risks that delivery will not occur. Debt with a forward delivery date may be issued if the advantages outweigh the interest rate penalty which will be incurred and the university and DSO are protected from adverse consequences of a failure to deliver the debt.

Interest Accrual Features

Fixed Rate, Current Interest Debt. Fixed rate debt will continue to be the primary means of financing infrastructure and other capital needs. However, there may be circumstances where variable rate debt is more appropriate, in which case, the state university or DSO shall provide documentation as noted in these guidelines for such debt.

Derivatives. Alternative financing arrangements, generally referred to as derivatives, are available in the market as an alternative to traditional bonds. Under certain market conditions, the use of alternative financing arrangements may be more cost effective than the traditional fixed income markets. However, these alternative financing instruments, such as floating to fixed swap agreements, have characteristics and carry risks peculiar to the nature of the instrument which are different from those inherent in the typical fixed rate financing. Although the universities and their DSOs should normally continue issuing conventional fixed rate bonds, alternative financing instruments may be used when the inherent risks and additional costs are identified and proper provision is made to protect the Board, the university, and the DSO from such risks. In determining when to utilize alternative financing arrangements, the availability of the requisite technical expertise to properly execute the transaction and manage the associated risks should be evaluated along with any additional ongoing administrative costs of monitoring the transaction. Also, a comprehensive derivatives policy should be established by the university or their DSOs and approved by the Board prior to approving transactions using derivatives products.

Capital Appreciation Bonds. Normally capital appreciation bonds, which do not require current debt service payments, should not be used. However, when a compelling university interest is demonstrated, capital appreciation bonds may be issued.

Variable Rate Bonds. Variable rate debt may be issued where, considering the totality of the circumstances, such bonds can reasonably be expected to reduce the total borrowing cost to the university or the DSO over the term of the financing. The availability of the requisite technical expertise to properly manage the risks and execution of the variable rate transaction should be evaluated along with any additional ongoing administrative costs of monitoring the transaction. There should be a solid understanding of the liquidity risk and interest rate risks associated with variable rate debt. Further, there should be a debt management plan that mitigates, to the extent possible, these risks over the life of the debt. The following guidelines should apply to the issuance of variable rate debt:

a) *Expected reduction in total borrowing cost*. In determining reasonably expected savings, a comparison should be made between a fixed rate financing at then current interest rates and a variable rate transaction, based on an appropriate floating rate index. The cost of the variable rate transaction should take into account all fees associated with the borrowing which would not typically be incurred in connection with fixed rate bonds, such as tender agent, remarketing agent, or liquidity provider fees.

b) *Limitation on variable rate debt*. The amount of variable rate debt and interest derivative exposure is dependent on several factors associated with these types of debts. Included in the factors associated with these instruments are the university's/DSO's operating flexibility and tightness of budget, access to short and long term capital, the likelihood of a collateral call or termination payment, and the university's/DSO's financial expertise. The level to which universities may utilize variable rate debt obligations ("VRDO") and interest derivatives (like swaps, collars, and caps) is subject to an understanding of the risks associated and a debt policy that adequately addresses the additional risks.

c) *Budgetary controls*. To avoid a situation in which debt service on variable rate bonds exceeds the annual amount budgeted, the following guidelines should be followed in establishing a variable rate debt service budget:

   i) A principal amortization schedule should be established, with provisions made for payment of amortization installments in each respective annual budget;

   ii) Provide for payment of interest for each budget year using an assumed budgetary interest rate which allows for fluctuations in interest rates on the bonds without exceeding the amount budgeted. The budgetary interest rate may be established by: (1) using an artificially high interest rate given current market conditions; or (2) setting the rate based on the last 12 months actual rates of an appropriate index plus a 200 basis point cushion or spread to anticipate interest rate fluctuations during the budget year. The spread should be determined by considering the historical volatility of short-term interest rates, the dollar impact on the budget and current economic conditions and forecasts; or, (3) any other reasonable method determined by the university or DSO and approved by the Board;

iii) The amount of debt service actually incurred in each budget year should be monitored monthly by the university or DSO to detect any significant deviations from the annual budgeted debt service. Any deviations in interest rates which might lead to a budgetary problem should be addressed immediately; and

iv) As part of the effort to monitor actual variable rate debt service in relation to the budgeted amounts and external benchmarks, the university or DSO should establish a system to monitor the performance of any service provider whose role it is to periodically reset the interest rates on the debt, i.e., the remarketing agent or auction agent.

d) *Establish a hedge with short-term investments*. In determining the appropriate amount of variable rate debt which may be issued by the universities or their DSOs, consideration should be given to mitigating the variable interest rate risk by creating a hedge with short-term investments. This "hedge" mitigates the financial impact of debt service increases due to higher interest rates because, as debt service increases, the university's or DSO's earnings on short-term investments also increases. Appropriate personnel should monitor the hedge monthly. Short-term investment as a hedge is one of several methods of mitigating interest rate risk. The ratio of such short-term investments to variable debt needs to be examined in conjunction with other interest rate risk hedging, striking an overall balance to minimize interest rate risk.

e) *Variable interest rate ceiling*. The bond documents should include an interest rate ceiling of no greater than 12%.

f) *Mitigating interest rate risks with derivatives*. Universities and DSOs are allowed to use various derivatives to mitigate the risk of rising interest rates on variable rate debt. However, the introduction of these derivatives also presents other risks for which the university must mitigate. These risks include rollover risk, basis risk, tax event risk, termination risk, counterparty credit risk and collateral posting risk. At a minimum, a university/DSO engaging in this type of interest rate risk mitigation must provide:

i) Evidence that the counterparty has a long term rating of at least an A/A2; and

ii) A swap management plan that details the following:

a) Why the university is engaging in the swap and what the objectives of the swap are.

b) The swap counterparty's rating.

c) An understanding by the issuer of the cash flow projections that detail costs and benefits for the swap.

d) The plan of action addressing the aforementioned risks associated with swaps.

e) The events that trigger an early termination (both voluntary and involuntary) under the swap documents, the cost of this event and how such would be paid.

f) The method for rehedging variable rate exposure should early termination be exercised.

g) A list of key personnel involved in monitoring the terms of the swap and counterparty credit worthiness.

g) *Liquidity*. One of the features typical of variable rate debt instruments is the bondholder's right to require the issuer to repurchase the debt at various times and under certain conditions. This, in theory, could force the issuer to repurchase large amounts of its variable rate debt on short notice, requiring access to large amounts of liquid assets. There are generally two methods for addressing this issue. With the first method, issuers that do not have large amounts of liquid assets may establish a liquidity facility with a financial institution which will provide the money needed to satisfy the repurchase. The liquidity provider should have a rating of A1/P1 or higher. The liquidity agreement does not typically run for the life of long-term debt. Accordingly, there is a risk that the provider will not renew the agreement or that it could be renewed only at substantially higher cost. Similar issues may arise if the liquidity provider encounters credit problems or an event occurs which results in early termination of the liquidity arrangement; in either case the issuer must arrange for a replacement liquidity facility. With the second method, issuers with significant resources may choose to provide their own liquidity. This approach eliminates the costs that would be charged by a third party liquidity provider and could mitigate the renewal/replacement risk. If a university/DSO chose to provide its own liquidity, the institution must maintain liquid assets or facilities equal to 100% of the outstanding VRDOs.

h) *Submission of periodic reports*. By November 30th of each year, the university will prepare and submit to the board of trustees and the Board an annual variable rate debt report showing the position during the previous period of the university or DSO variable rate debt with respect to the following measures:

   i) the total principal amount of variable rate debt to principal amount of total debt;

   ii) the amount of debt service accrued during the reporting period in relation to the pro-rata amount of annual budgeted debt service for the reporting period. If the amount of debt service which accrued during the reporting period exceeded the pro-rata amount of annual budgeted debt service for the period, the university shall explain what actions were taken to assure that there would be sufficient revenues and budget authority to make timely payments of debt service during the subsequent years; and

   iii) the amount of variable rate debt in relation to the amount of the university's and/or DSO's short-term investments, and any other strategies used to hedge interest rate risk.

Other Types of Financings

Refunding Bonds. Generally, refunding bonds are issued to achieve debt service savings by redeeming high interest rate debt with lower interest rate debt. Refunding bonds may also be issued to restructure debt or modify covenants contained in the bond documents. Current tax law limits to one time the issuance of tax-exempt advance refunding bonds to refinance bonds issued after 1986. There is no similar limitation for tax-exempt current refunding bonds. The following guidelines should apply to the issuance of refunding bonds, unless circumstances warrant a deviation therefrom:

a) Refunding bonds should be structured to achieve level annual debt service savings.

b) The life of the refunding bonds should not exceed the remaining life of the bonds being refunded.

c) Advance refunding bonds issued to achieve debt service savings should have a minimum target savings level measured on a present value basis equal to 5% of the par amount of the bonds being advance refunded. The 5% minimum target savings level for advance refundings should be used as a general guide to guard against prematurely using the one advance refunding opportunity for post-1986 bond issues. However, because of the numerous considerations involved in the sale of advance refunding bonds, the 5% target should not prohibit advance refundings when the circumstances justify a deviation from the guideline.

d) Refunding bonds which do not achieve debt service savings may be issued to restructure debt or provisions of bond documents if such refunding serves a compelling university interest.

Certificates of Participation and Lease-Type Financing. The universities or their DSOs may utilize these financing structures for all purposes, but it shall be considered as debt for the purposes of these guidelines and the universities shall always budget and make available monies necessary to pay debt service, notwithstanding the right to cancel the lease. Additionally, for lease purchase financings of equipment, universities and DSOs should consider using the state's consolidated equipment financing program if it will reduce costs and ensure a market interest rate on the financing.

Conversions of existing variable rate debt. A conversion between interest rate modes pursuant to the provisions of variable rate financing documents does not require Board approval. However, ten days prior to the conversion, the universities or their DSOs must notify the Board Office of a conversion and provide a summary of the terms of (i.e. interest rate, debt service schedule, etc.) and reasons for the conversion. The universities and DSOs should answer all questions and provide any additional information that Board staff deem necessary to fully understand the conversion.

IV. METHOD OF SALE AND USE OF PROFESSIONALS

Analysis of Method of Sale

It is in the best interests of the universities and their DSOs to use the method of sale for their debt that is expected to achieve the best sale results. Based upon the facts and circumstances with regard to each individual financing, it may be more appropriate to sell debt through either a competitive sale or through negotiation. Accordingly, the universities and their DSOs may utilize either a competitive or negotiated sale. If, however, a request is made for a DSO to sell debt using a negotiated sale, the university must provide the Board with an analysis showing that a negotiated sale is desirable. The analysis should include, but not necessarily be limited to, a consideration of the following factors:

a) Debt Structure

  i) pledged revenues – strong revenue stream vs. limited revenue base;

  ii) security structure – conventional resolution, cash flow, rate and coverage covenants vs. unusual or weak covenants;

  iii) debt instrument – traditional serial and term bonds vs. innovative, complex issues requiring special marketing; and

iv) size – a smaller transaction of a size which can be comfortably managed by the market vs. a large size which the market cannot readily handle.

b) Credit Quality

i) ratings – "A" or better vs. below single "A"; and

ii) outlook – stable vs. uncertain.

c) Issuer

i) type of organization – well-known, general purpose vs. special purpose, independent authority;

ii) frequency of issuance – regular borrower vs. new or infrequent borrower; and

iii) market awareness – active secondary market vs. little or no institutional awareness.

d) Market

i) interest rates – stable; predicable vs. volatile;

ii) supply and demand – strong investor demand, good liquidity vs. oversold, heavy supply; and

iii) changes in law – none vs. recent or anticipated

Bonds may also be sold through a private or limited placement, but only if it is determined that a public offering through either a competitive or negotiated sale is not in the best interests of the university or DSO.

Allocation of Bonds

In the event a negotiated sale by a DSO is determined by the university to be in the university's best interest, syndicate rules shall be established which foster competition among the syndicate members and ensure that all members of the syndicate have an opportunity to receive a fair and proper allocation of bonds based upon their ability to sell the bonds.

Report on Sale of Bonds

The university or DSO shall prepare a report on the sale of bonds or anytime it incurs debt. The report shall be prepared and provided to the Board as soon as practicable but in no event later than one month after closing the transaction, in the format and manner provided by the Board, which at a minimum shall include the following:

a) The amount of the debt.

b) The interest rate on the debt.

c) A final debt service schedule or estimated debt service schedule if a variable rate debt or the interest rate is subject to adjustment.

d) Any aspect of the transaction that was different from the transaction submitted for approval.

e) Itemized list of all fees and expenses incurred on the transaction, including legal fees.

f) For negotiated sale of bonds:

   i) the underwriters' spread detailing the management fee;

   ii) takedown by maturity and aggregate takedown;

   iii) any risk component and an itemized list of the expense component;

   iv) orders placed by each underwriter and final bond allocation;

   v) total compensation received by each underwriter; and

   vi) any report or opinion of the financial advisor.

g) Final official statement for publicly offered bonds.

h) Bond insurance or any other form of credit enhancement and the terms thereof.

i) Credit rating reports.

For any project financing approved by the Board on or after November 7, 2012, the university or DSO shall prepare an annual report to the Board and the Division of Bond Finance which updates information provided for the initial approval of the project. The report shall include information relating to the return on investment or internal rate of return for a revenue-generating project or another appropriate quantitative measure for a non-revenue generating project, and any other information as may be required. The format and specific timeframe for reporting shall be as specified by the Chancellor. However, the initial annual report shall be filed no later than November 30 after the project has been placed in service for one full fiscal year.

Selection of Financing Professionals

The use of underwriters for negotiated financings and the use of financial advisors for negotiated and competitive offerings is necessary to assist in the proper structuring and sale of debt. To assure fairness and objectivity in the selection of professionals and to help select the most qualified professional, the selection of underwriters and financial advisors should be accomplished through a competitive selection process. A competitive selection process allows the universities and their DSOs to compare more professionals and obtain the best price and level of service.

V. DISCLOSURE

Primary Disclosure

Universities and DSOs shall use best practices in preparing disclosure documents in connection with the public offer and sale of debt so that accurate and complete financial and operating information needed by the markets to assess the credit quality and risks of each particular debt issue is provided.

The disclosure recommendations of the Government Finance Officers Association's "Disclosure for State and Local Governments Securities," and the National Federation of Municipal Analysts' "Recommended Best Practices in Disclosure for Private Colleges and Universities" should be followed to the extent practicable, specifically including the recommendation that financial statements be prepared and presented according to generally accepted accounting principles.

Continuing Disclosure

DSOs shall fulfill all continuing disclosure requirements set forth in the transaction documents and as required under Rule 15c2-12 of the Securities and Exchange Commission.

VI. POST-ISSUANCE CONSIDERATIONS

Investment of Proceeds of Debt Issued by DSOs

Construction Funds. Funds held for payment of debt service and all other funds held as required by the documents of any financing shall be invested consistent with the terms of the Financing Documents.

Arbitrage Compliance

The university will comply with federal arbitrage regulations. Any arbitrage rebate liabilities should be calculated and funded annually.

Subsequent Events and Amendments

The DBF and Board Office shall be timely notified of any proposed changes in the terms or conditions of debt issued by a University or DSO. No material changes shall be made without specific Board authorization, which may include items such as, but not limited to:

- Extending maturities
- Changes in bond covenants
- Changes in pledged revenues
- Debt acceleration
- Cross default
- Changes to remedies provided to investors
- Variable rate refundings
- Other actions that may reduce debt service coverage or credit ratings
- Termination or modification of swap agreements
- Use of derivatives

VII. EFFECT

The foregoing guidelines shall be effective immediately and may be modified from time to time by the Board as circumstances warrant. The guidelines are intended to apply ~~prospectively~~ to all university and DSO debt, and not to adversely affect any university or DSO debt currently outstanding or projects approved by the Board or board of trustees prior to, or existing, as of January 26, 2006.

Authority: Section 7(d), Art. IX, Fla. Const., History: New 4-27-06, Amended 9-16-10, Amended 11-21-13.

UF | University *of* Florida
FOUNDATION

June 10, 2015

Dr. W. Kent Fuchs, President
University of Florida
226 Tigert Hall
Gainesville, FL 32611

Dear Dr. Fuchs,

The University of Florida receives revenues each year from the state generated by fees for the UF license plate. Generally the amount received each year is approximately $2,600,000; the total amount received for fiscal year 2013-14 was $2,593,102. Florida Statute 320.08058(3)(b) provides that each university is required to submit a plan for the expenditure of such funds to the Board of Governors for approval. The statute further states that the funds may only be used for "academic enhancement, including scholarships and private fundraising activities."

The current approved plan for the University of Florida distributes the funds as follows:

60% of the first $2,000,000 to general scholarships
40% of the first $2,000,000 to fundraising operations
100% of the amount over $2,000,000 to Machen Florida Opportunity Scholars (MFOS)

We have reviewed the current allocation in light of available funds and projected needs and would like to propose a new expenditure plan to be submitted by the Board of Trustees to the Board of Governors for approval. The new plan would allocate 40% of the total to MFOS, increasing support for that program by $440,000, and 60% of the total to fundraising operations to fund campaign initiatives, increasing that support by $760,000. The results can be compared, based on the approximate total of $2,600,000, as follows:

Current plan:	General Scholarships	$1,200,000
	Fundraising	800,000
	MFOS	600,000
Proposed plan:	MFOS	$1,040.000
	Fundraising	1,560,000

Sincerely,

Joseph Glover
Provost and Senior Vice President
Office of the Provost and Academic Affairs

Thomas J. Mitchell
Vice President
Development and Alumni Affairs

1938 W. University Avenue (32603) | P.O. Box 14425 | Gainesville, FL 32604-2425 | Main: (352) 392-1691

UF | University *of* Florida
DEVELOPMENT & ALUMNI AFFAIRS

July 7, 2016

Dr. W. Kent Fuchs, President
University of Florida
226 Tigert Hall
Gainesville, FL 32611

Dear Dr. Fuchs,

As a follow up to the attached letter of recommendation and our conversations to date regarding license plate revenues, we are respectfully requesting your consideration to approve a shift in the current revenue allocations. As evidenced by our signatures on the letter, Dr. Glover and I have consulted on this plan and are in full agreement.

There is a compelling case to be made for this change. It's beneficial for us to leverage these funds rather than just continue to allocate them as currently designated. The new expenditure plan would provide additional support to hire more fundraisers, which in turn would ultimately increase scholarship support and reduce the university's scholarship obligation over time. The plan would also enable us to further strengthen the funds needed to drive campaign initiatives. We are happy to discuss this further with you, if needed.

If you are in agreement with the proposed plan, please sign and date below and return a copy of this letter to me. The new plan would need to be submitted for approval at the next Board of Trustees meeting.

Thank you for your consideration of this request.

Sincerely,

Tom

Thomas J. Mitchell
Vice President for Advancement

W. Kent Fuchs
President

July 7, 2016
Date

Attachment

cc: Dr. Joe Glover, Provost and Senior Vice President for Academic Affairs

1938 W. University Avenue (32603) | P.O. Box 14425 | Gainesville, FL 32604-2425 | Main: (352) 392-1691

DAVIS ARCHITECTS + BRASFIELD & GORRIE

BRASFIELD & GORRIE GENERAL CONTRACTORS

November 1, 2016

Mr. Fred Rowe
Project Manager, Planning, Design & Construction
University of Florida
245 Gale Lemerand Drive
Gainesville, FL 32611

RE: Parking Garage Site Evaluation (corner of Museum Road and Center Drive)
Parking Garage XIV
University of Florida
University of Florida Project #608
Davis Architects Project #3793/B1.1

Dear Fred,

This letter report provides a summary of our site evaluation of the surface parking lot at the corner of Museum Road and Center Drive, as identified by the University of Florida as the future site of Parking Garage XIV, and its suitability for the location of the parking garage. Below summarizes the findings of our evaluation.

BACKGROUND:

1. The campus master plan calls for a future academic building to share the proposed site with support / clinical building use.
2. The University of Florida (UF) is in great need of parking centrally located within campus. A long history of infill building on parking lots in the campus core, and the anticipated loss of the nearby commuter parking lot site will increase the need for parking in this area of campus.
3. The garage will be used for faculty and staff, on-campus residents, and metered parking.
4. UF considers this site a critical need to help address the campus needs of parking. UF has retained Brasfield & Gorrie, Davis Architects, Inc and Kimley-Horn to provide a site and traffic analysis based on the following:
    a. Site suitability.
    b. Potential garage size and number of spaces.
    c. Utility relocation and Environmental issues.
    d. Traffic issues.
    e. Address future academic building to share the site.
    f. Opinion on the estimate of probable cost of construction.
    g. Infrastructure improvements.

BRASFIELD & GORRIE GENERAL CONTRACTORS

APPROACH:

Several different concepts of garage size, orientation and placement were evaluated for feasibility of a garage structure and future academic building on this site. The concepts were narrowed down to one size garage with 3 possible arrangement schemes on the site. Those schemes are referenced as A-2, A-2 Mirrored, and A-2 Shifted South. Additionaly, schemes A-2 and A-2 Mirrored were both evaluated with and without new signalized drives connecting at the Reitz Union Drive intersection. Scheme A-2 Shifted South was only evaluated with the new drive at the Reitz intersection. Each of the schemes were evaluated based on the above mentioned criteria C through G.

FINDINGS & CONCLUSIONS:

Included with this report are graphics of the schemes evaluated, traffic analysis and a pro/con table comparing the final schemes for the considerations mentioned above in our letter report.

Site suitability and garage capacity: The site is suitable for any of the garage placement schemes we evaluated. Within the design and site constraints, the capacity of the garage is 1,520. This capacity is dependent on a specific decal mix of 1 floor metered parking (all day pay), 4 levels Orange decal parking, and 3 levels Red decal parking.

Net gain of spaces: The current site is a surface parking lot of approximately 351 spaces. The addition of the proposed garage capacity of 1,520 would result in a net gain of 1,169 parking spaces.

Provision of future academic building: All schemes evaluated took into consideration the space needs provided by UF for a future academic building on the same site with the parking garage. Schemes A-2 Mirrored and A-2 Shifted South will retain the most potential site possible for the future academic building.

Utility relocation, Environmental issues: The site does not present any major issues with regards to construction of a parking garage. Schemes that include a drive connection at Reitz Union Drive are anticipated to require significant utility relocation dependent upon existing depths and locations of utilities running north and south along Sweetwater Drive. Minimal utility relocation is anticipated for schemes without the drive at Reitz Union Drive.

Traffic Issues: A traffic analysis was performed for the site and is attached to this report. Construction of the parking garage on this site will increase traffic within the area. The traffic analysis identifies recommended improvements to address the traffic buildout volumes of the garage to keep traffic operations within acceptable measures. Implementing the suggested improvements, based on the scheme chosen by UF, will be necessary.

Estimate of probable cost of construction: The total cost of construction varies between the schemes as shown below. Variables such as placement of the garage on the site, the connection at Reitz Union Drive, along with the impact on utility relocation, and how much of the garage is below grade are the key variables influencing the cost fluctuation between the schemes.

A-2 with no connection to Reitz -	$31,743,228	- $20,884 / space
A-2 with connection at Reitz -	$34,138,335	- $22,460 / space
A-2 Mirrored with no connection at Reitz -	$32,027,466	- $21,071 / space
A-2 Mirrored with connection at Reitz -	$33,929,511	- $22,322 / space

Net ADD impact of A-2 Shited South with connection at Reitz - $2,050,000

Summary Conclusions: The evaluated site is suitable for building a parking garage with provisions for a future academic building. All schemes would achieve the same vehicle capacity and net gain. It is unknown which scheme the University prefers to pursue at this time. The information in this report should assist with evaluating the various factors influencing the proposed design direction. Each scheme presents specific pros and cons as outlined in the attached table.

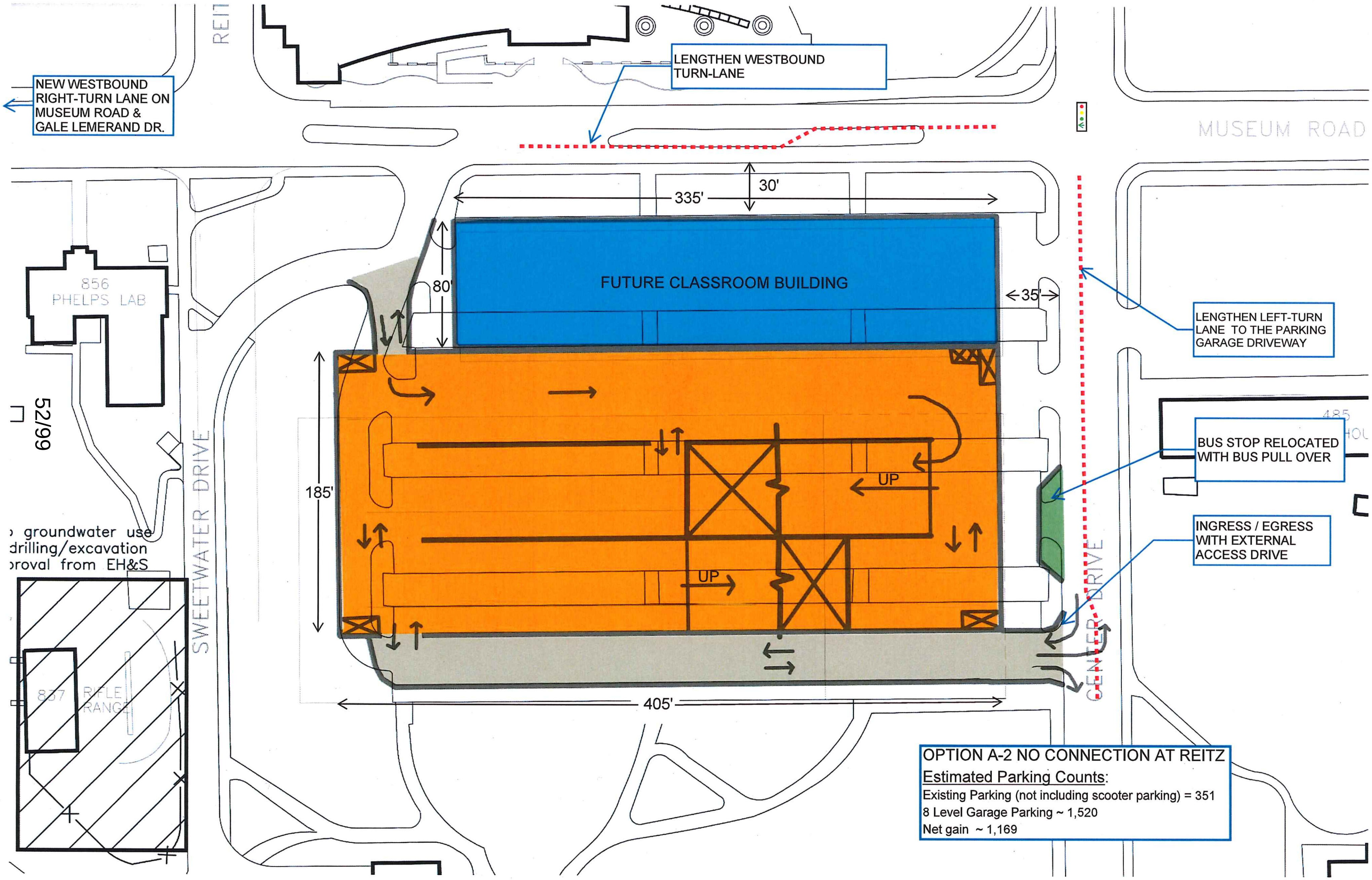
Sincerely,

Davis Architects

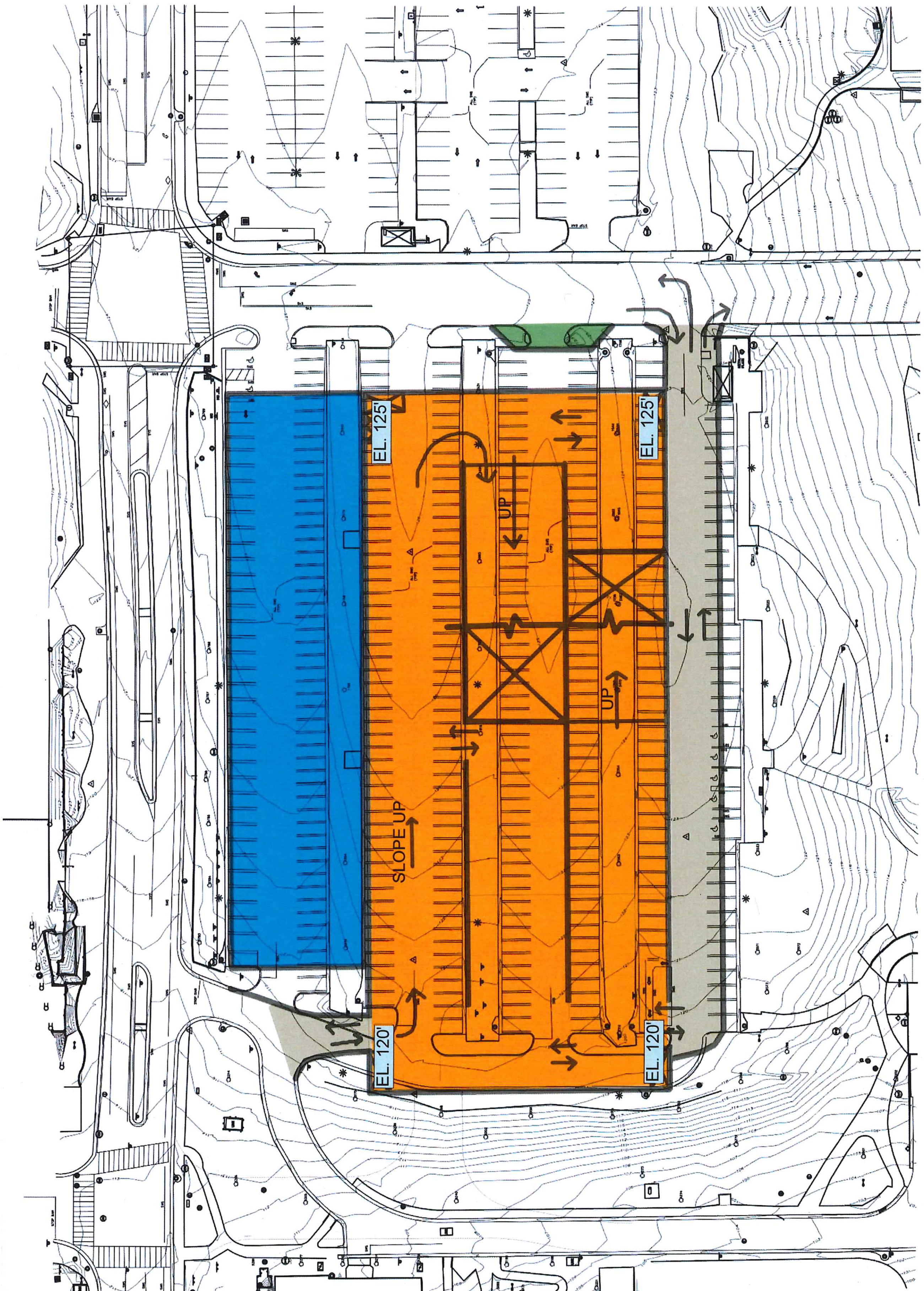
Gabrielle M Fuller

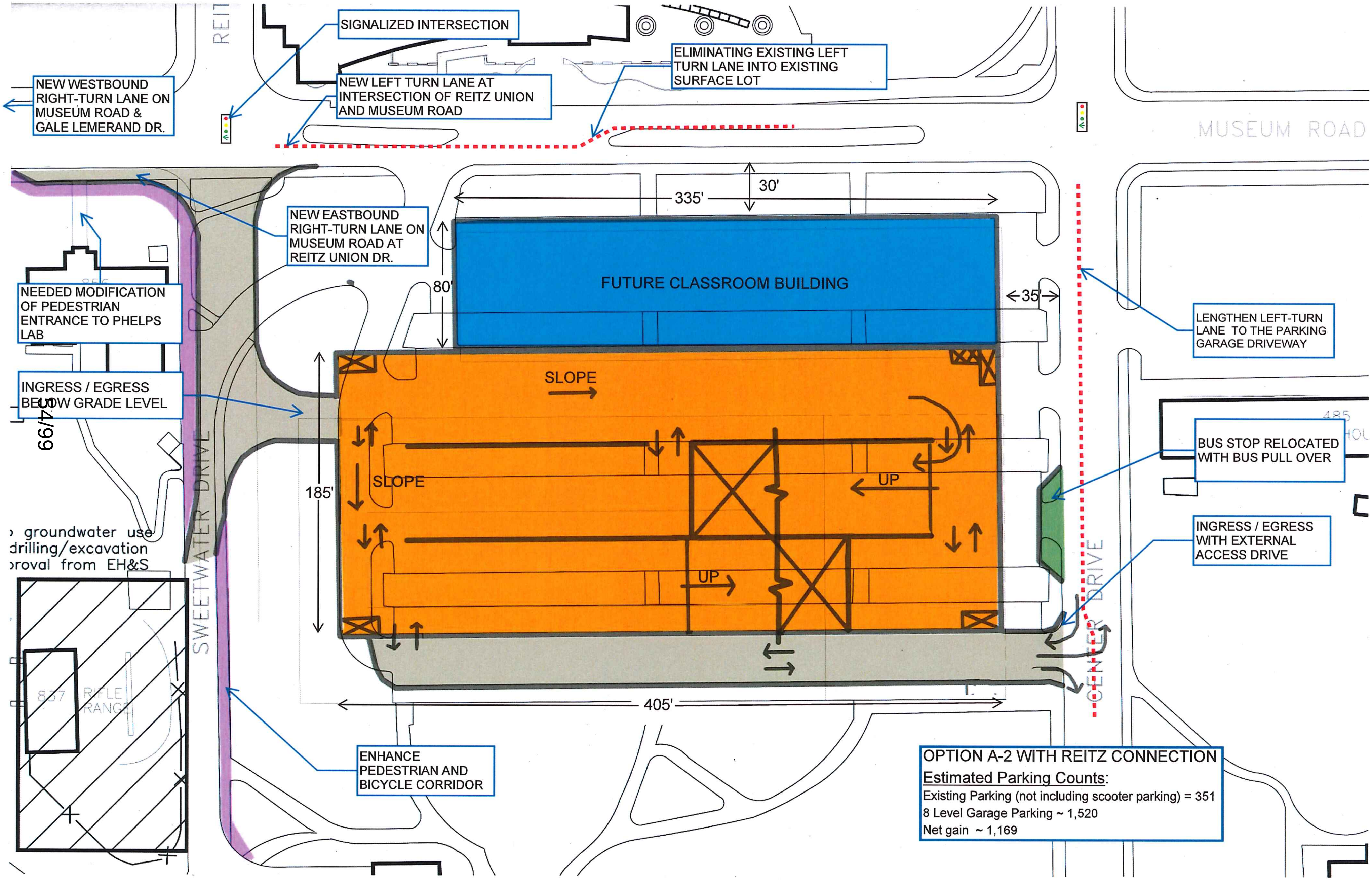
Gabrielle Fuller
Senior Associate

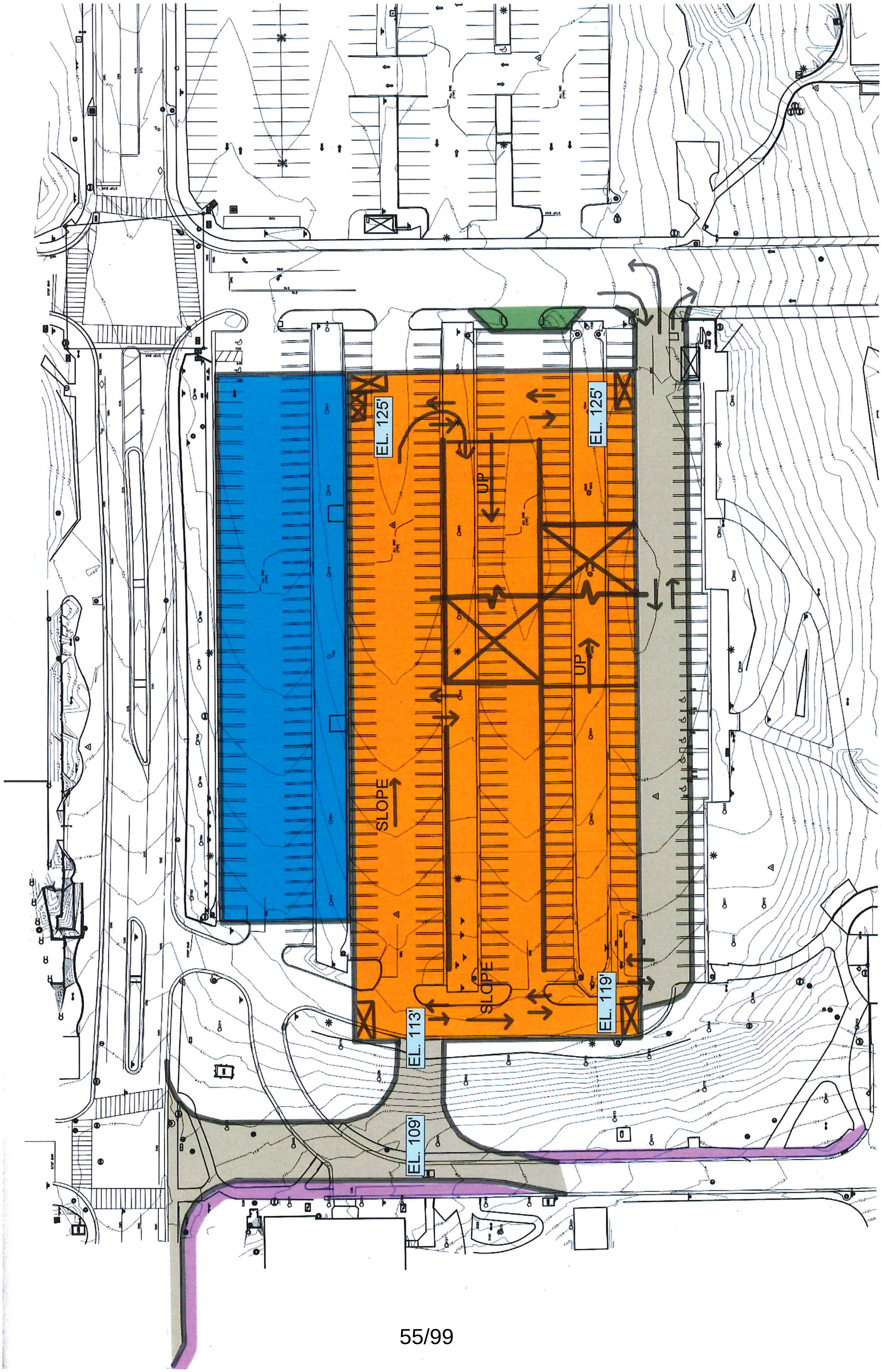
Cc: Fred Rowe - UF
Erik Sharpe, Chris Evans, Chris Gregory - Brasfield & Gorrie
Neil Davis, Jim Hartsell - Davis Architects

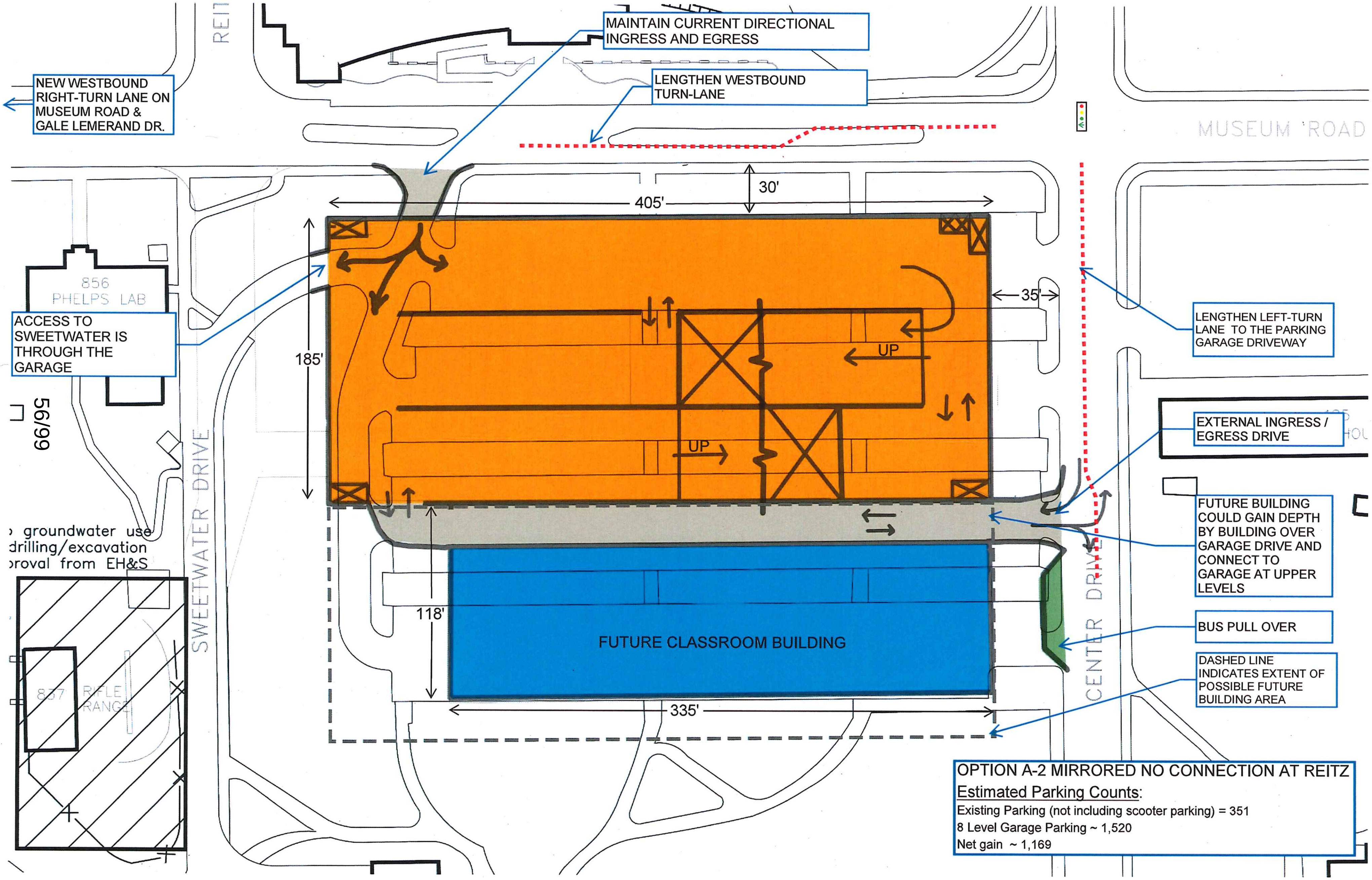

NEW WESTBOUND RIGHT-TURN LANE ON MUSEUM ROAD & GALE LEMERAND DR.
LENGTHEN WESTBOUND TURN-LANE
MUSEUM ROAD
REIT
30'
335'
35'
80'
FUTURE CLASSROOM BUILDING
LENGTHEN LEFT-TURN LANE TO THE PARKING GARAGE DRIVEWAY
856 PHELPS LAB
BUS STOP RELOCATED WITH BUS PULL OVER
UP
185'
INGRESS / EGRESS WITH EXTERNAL ACCESS DRIVE
SWEETWATER DRIVE
CENTER DRIVE
405'
RIFLE RANGE
OPTION A-2 NO CONNECTION AT REITZ
Estimated Parking Counts:
Existing Parking (not including scooter parking) = 351
8 Level Garage Parking ~ 1,520
Net gain ~ 1,169

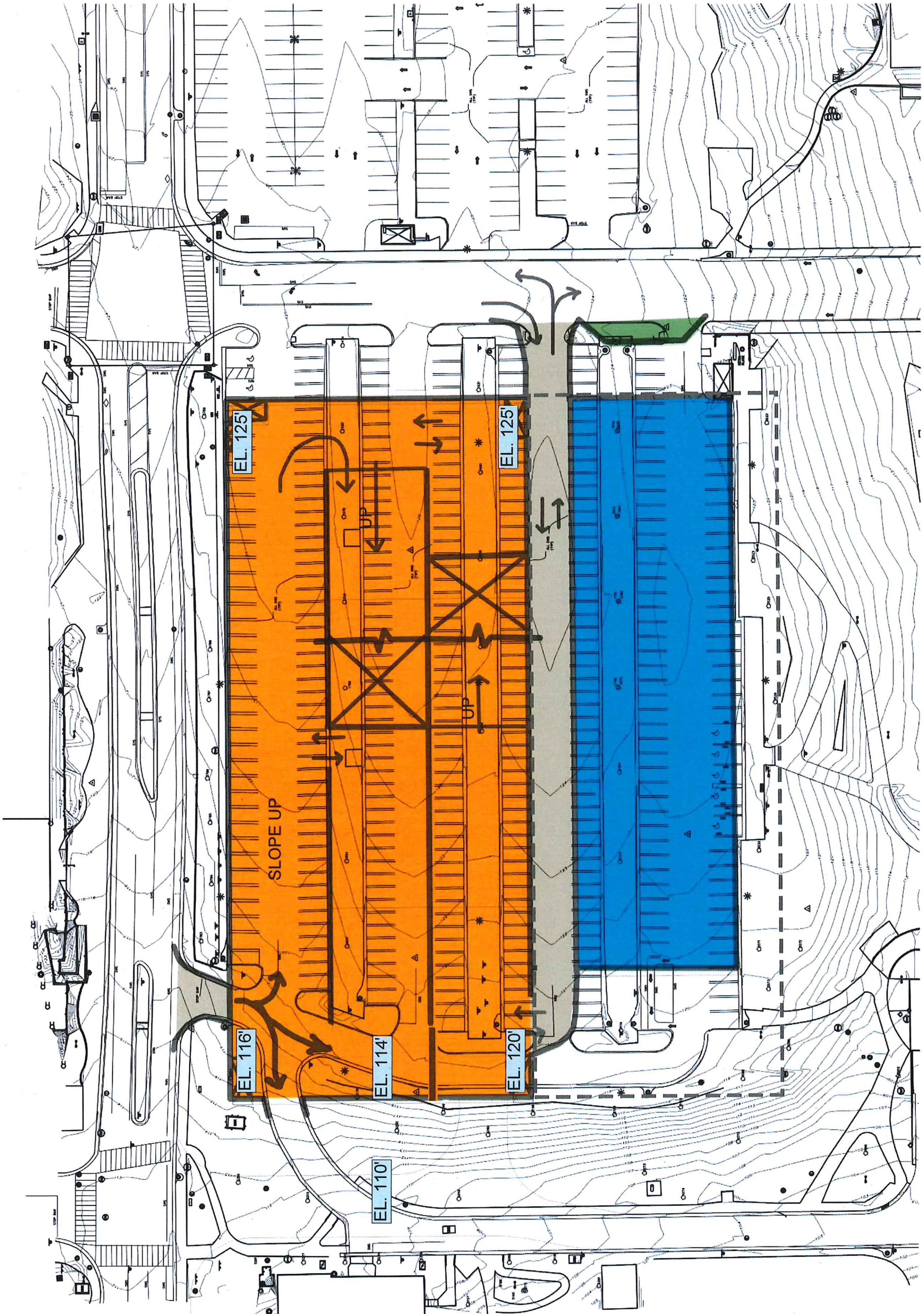
52/99

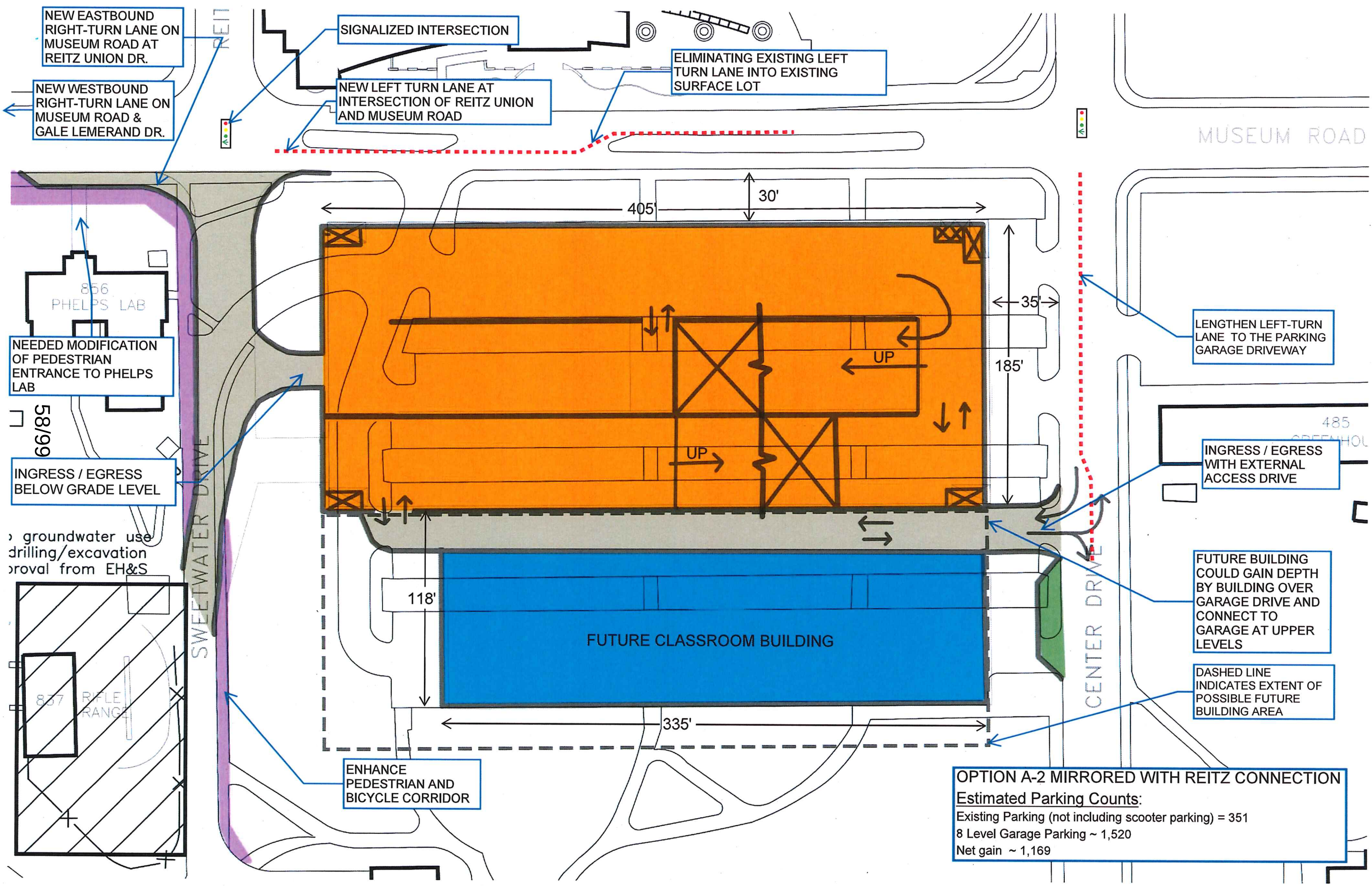

EL. 125'
EL. 125'
UP
UP
SLOPE UP
EL. 120'
EL. 120'


OPTION A-2 WITH REITZ CONNECTION
Estimated Parking Counts:
Existing Parking (not including scooter parking) = 351
8 Level Garage Parking ~ 1,520
Net gain ~ 1,169
SIGNALIZED INTERSECTION
ELIMINATING EXISTING LEFT TURN LANE INTO EXISTING SURFACE LOT
NEW WESTBOUND RIGHT-TURN LANE ON MUSEUM ROAD & GALE LEMERAND DR.
NEW LEFT TURN LANE AT INTERSECTION OF REITZ UNION AND MUSEUM ROAD
MUSEUM ROAD
NEW EASTBOUND RIGHT-TURN LANE ON MUSEUM ROAD AT REITZ UNION DR.
NEEDED MODIFICATION OF PEDESTRIAN ENTRANCE TO PHELPS LAB
INGRESS / EGRESS BELOW GRADE LEVEL
FUTURE CLASSROOM BUILDING
335'
30'
80'
35'
185'
405'
SLOPE
UP
LENGTHEN LEFT-TURN LANE TO THE PARKING GARAGE DRIVEWAY
BUS STOP RELOCATED WITH BUS PULL OVER
INGRESS / EGRESS WITH EXTERNAL ACCESS DRIVE
CENTER DRIVE
SWEETWATER DRIVE
ENHANCE PEDESTRIAN AND BICYCLE CORRIDOR
groundwater use
drilling/excavation
roval from EH&S
RIFLE RANGE


EL. 125'
EL. 125'
UP
UP
SLOPE
SLOPE
EL. 113'
EL. 119'
EL. 109'


MAINTAIN CURRENT DIRECTIONAL INGRESS AND EGRESS
LENGTHEN WESTBOUND TURN-LANE
NEW WESTBOUND RIGHT-TURN LANE ON MUSEUM ROAD & GALE LEMERAND DR.
MUSEUM ROAD
REI
30'
405'
185'
35'
UP
UP
856 PHELPS LAB
ACCESS TO SWEETWATER IS THROUGH THE GARAGE
LENGTHEN LEFT-TURN LANE TO THE PARKING GARAGE DRIVEWAY
EXTERNAL INGRESS / EGRESS DRIVE
FUTURE BUILDING COULD GAIN DEPTH BY BUILDING OVER GARAGE DRIVE AND CONNECT TO GARAGE AT UPPER LEVELS
BUS PULL OVER
DASHED LINE INDICATES EXTENT OF POSSIBLE FUTURE BUILDING AREA
SWEETWATER DRIVE
CENTER DRIVE
118'
FUTURE CLASSROOM BUILDING
335'
groundwater use
drilling/excavation
proval from EH&S
837 RIFLE RANGE
56/99
OPTION A-2 MIRRORED NO CONNECTION AT REITZ
Estimated Parking Counts:
Existing Parking (not including scooter parking) = 351
8 Level Garage Parking ~ 1,520
Net gain ~ 1,169


EL. 125'
EL. 125'
UP
UP
SLOPE UP
EL. 116'
EL. 114'
EL. 120'
EL. 110'



58/99

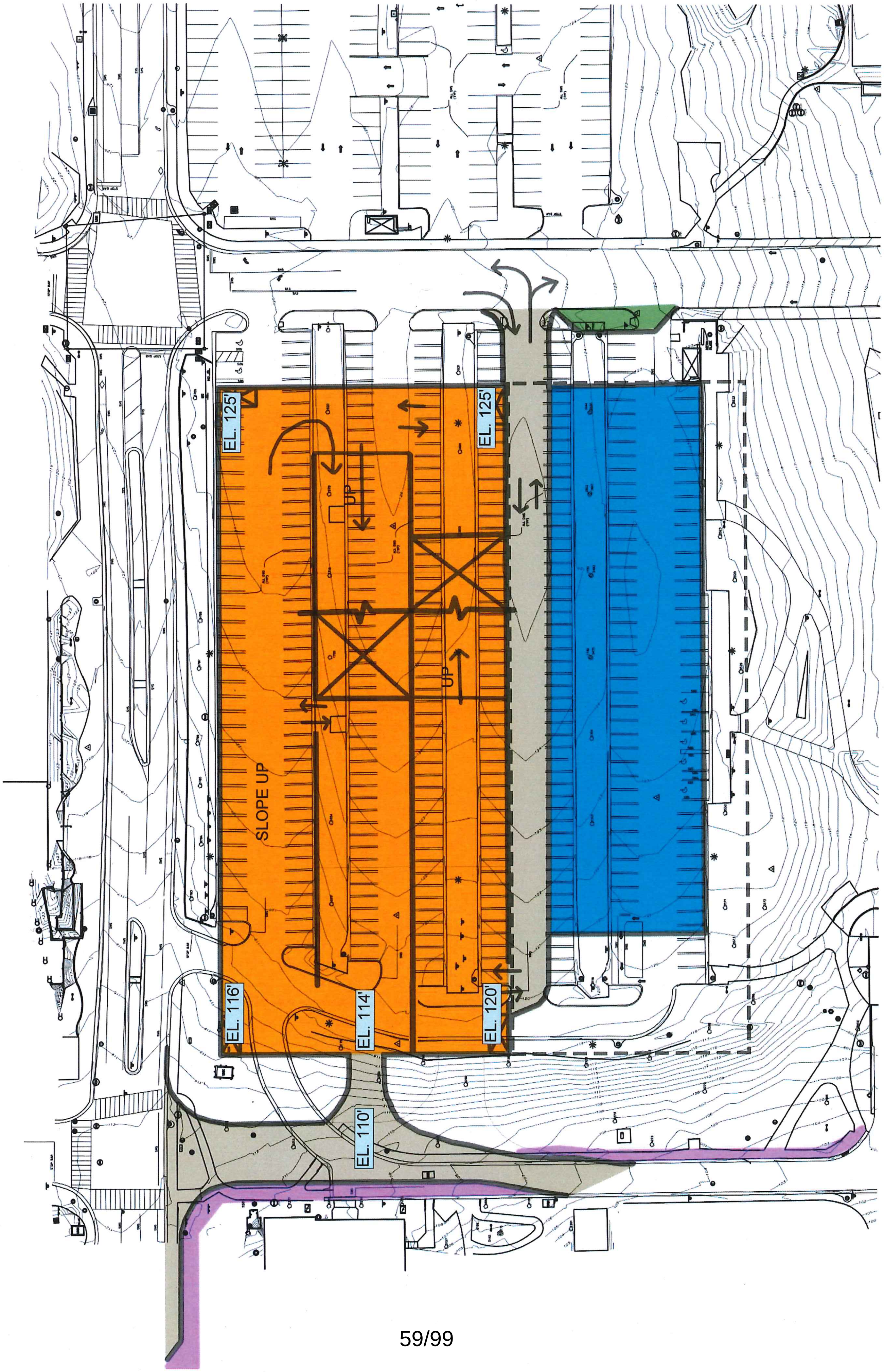
OPTION A-2 MIRRORED WITH REITZ CONNECTION

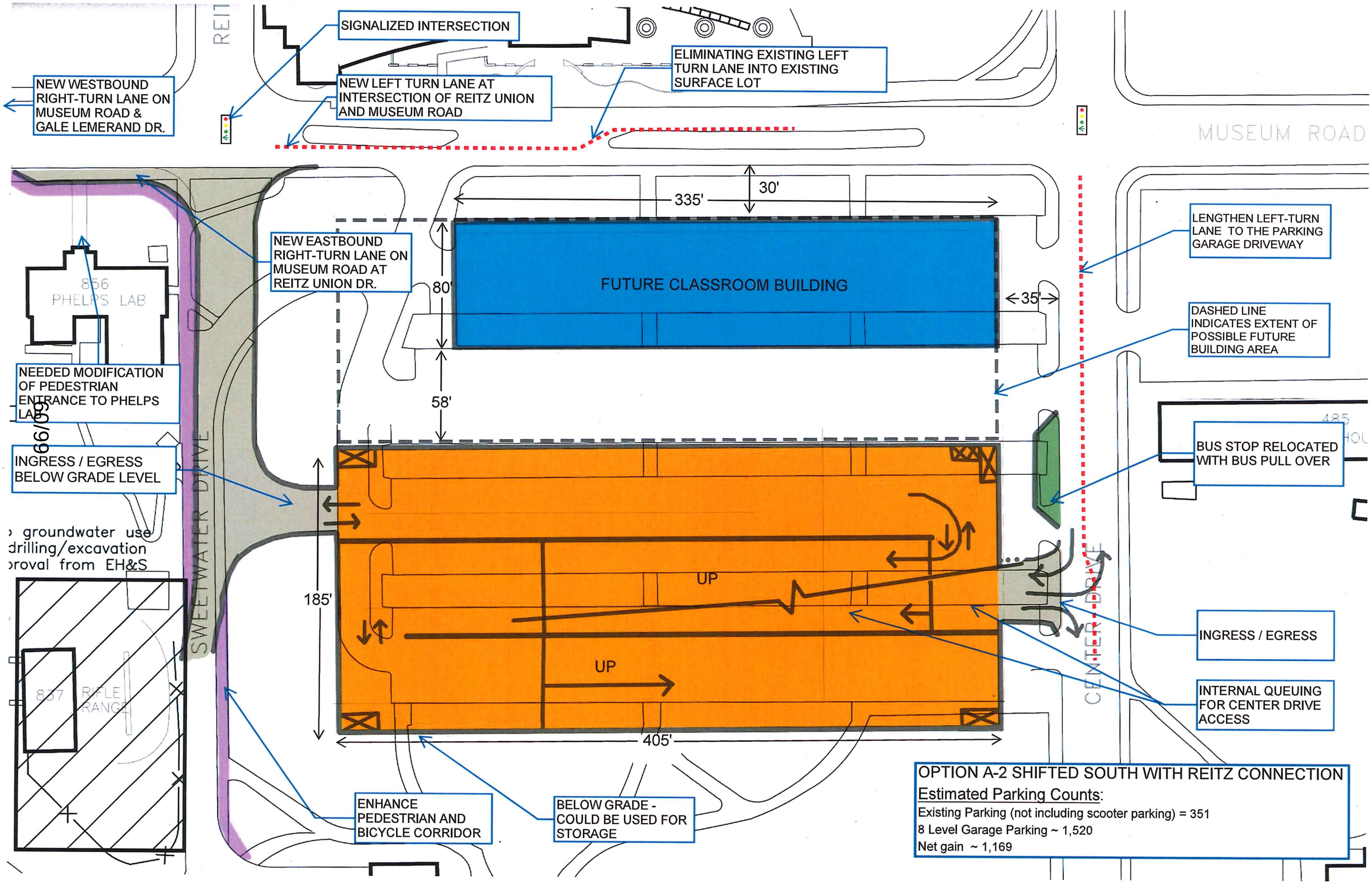
Estimated Parking Counts:

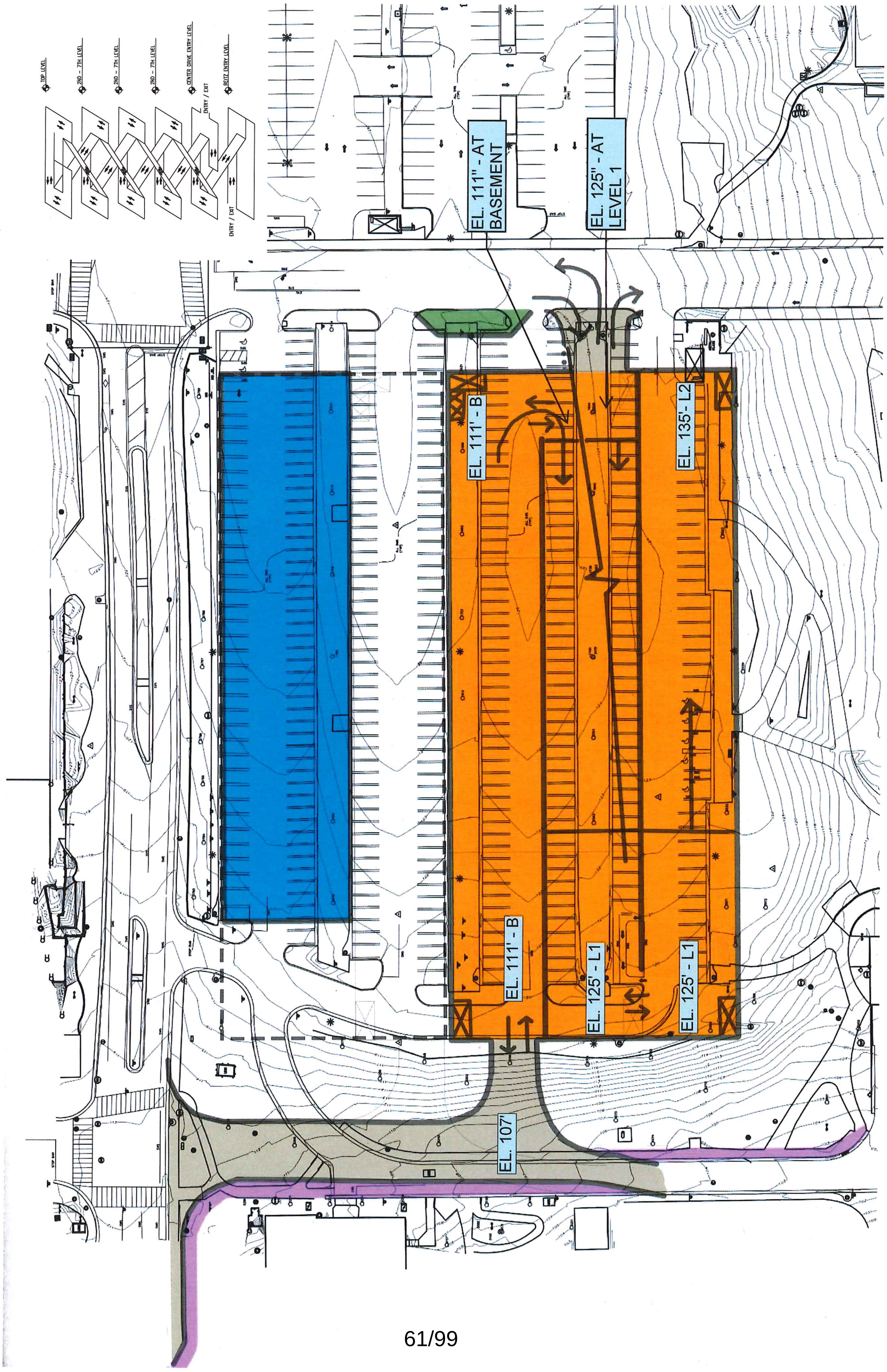
Existing Parking (not including scooter parking) = 351

8 Level Garage Parking ~ 1,520

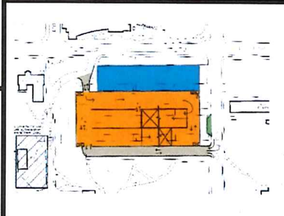
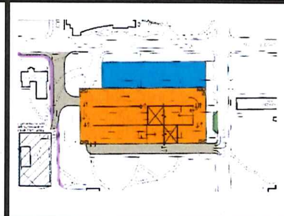
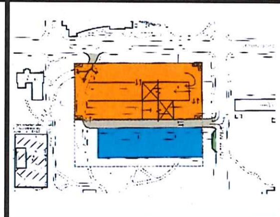
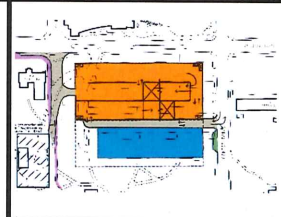
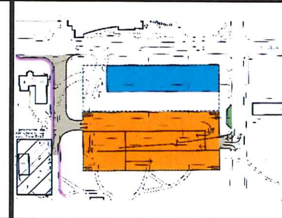
Net gain ~ 1,169


EL. 125'
EL. 125'
UP
UP
SLOPE UP
EL. 116'
EL. 114'
EL. 120'
EL. 110'


SIGNALIZED INTERSECTION
ELIMINATING EXISTING LEFT TURN LANE INTO EXISTING SURFACE LOT
NEW WESTBOUND RIGHT-TURN LANE ON MUSEUM ROAD & GALE LEMERAND DR.
NEW LEFT TURN LANE AT INTERSECTION OF REITZ UNION AND MUSEUM ROAD
MUSEUM ROAD
REIT
335'
30'
LENGTHEN LEFT-TURN LANE TO THE PARKING GARAGE DRIVEWAY
NEW EASTBOUND RIGHT-TURN LANE ON MUSEUM ROAD AT REITZ UNION DR.
856 PHELPS LAB
80'
FUTURE CLASSROOM BUILDING
35'
DASHED LINE INDICATES EXTENT OF POSSIBLE FUTURE BUILDING AREA
NEEDED MODIFICATION OF PEDESTRIAN ENTRANCE TO PHELPS LAB
58'
485
BUS STOP RELOCATED WITH BUS PULL OVER
INGRESS / EGRESS BELOW GRADE LEVEL
SWEETWATER DRIVE
groundwater use
drilling/excavation
proval from EH&S
UP
185'
UP
CENTER DRIVE
INGRESS / EGRESS
INTERNAL QUEUING FOR CENTER DRIVE ACCESS
837 RIFLE RANGE
405'
ENHANCE PEDESTRIAN AND BICYCLE CORRIDOR
BELOW GRADE - COULD BE USED FOR STORAGE
OPTION A-2 SHIFTED SOUTH WITH REITZ CONNECTION
Estimated Parking Counts:
Existing Parking (not including scooter parking) = 351
8 Level Garage Parking ~ 1,520
Net gain ~ 1,169

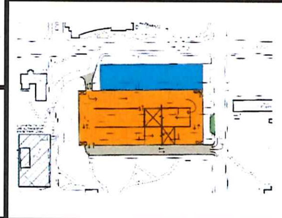
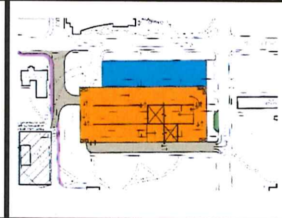
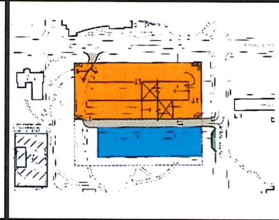
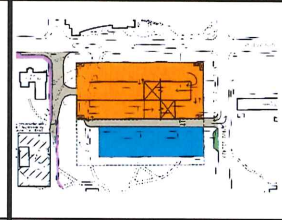
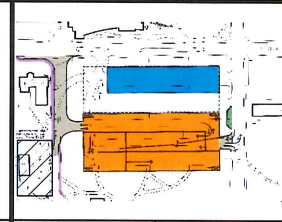

EL. 111" - AT BASEMENT
EL. 125" - AT LEVEL 1
EL. 111' - B
EL. 135' - L2
EL. 111' - B
EL. 125' - L1
EL. 125' - L1
EL. 107'

UF 608 PARKING GARAGE XIV SCHEMES PRO/CON MATRIX
10/27/16

SCHEMES		A-2 - no connection at Reitz		A-2 with Reitz connection		A-2 Mirrored - no connection at Reitz		A-2 Mirrored with Reitz connection		A-2 Shift South with Reitz connection	
CONSIDERATION KEY: A - Architectural B - Budget C - Constructability T - Traffic U - UF / End User											
CONSIDERATION		Pro	Con	Pro	Con	Pro	Con	Pro	Con	Pro	Con
Future academic building fronts Museum Rd. Potential savings in treatment of façade of garage.	A, B, T, U										
Future academic building footprint contrained to area between Museum Rd and garage.	A, U										
Garage shifted south to allow for maximum area between Museum Rd and garage for future academic building	A, U										
Shifting garage south calls for garage to have more retaining walls	B, C										
Future academic building footprint not constrained between garage and Museum Rd.	A, U										
Preserves long term opportunity for Engineering College campus growth.	U										
Preserves long term opportunity for Engineering College campus growth.	A, U										
Mass of garage along Museum Rd calls for enhanced façade, only a "con" because of heightened façade cost	A, B										
Provides greatest separation for SE access to Center Dr. from NB queues at Museum Rd. Less likelihood that queues will extend past garage access drive.	T										
Less separation of garage exit to Center Drive from Museum Road intersection. Northbound queues will extend past this connection.	T										
Access to Sweetwater Drive is through northwest corner of garage.	T, U										
Does not require reconstruction of Sweetwater Drive. Significant cost savings in paving, grading and utility	B, U										
Provides cost savings as signalization is not required at the Reitz intersection.	B										
Sweetwater construction issues (utilities, grading, retaining walls, roadway reconstruction) are significant. May necessitate a basement level condition for west-end of	B, C, T										
Does not introduce new signal on Museum between two already closely spaced signals.	B, T										

62/99

UF 608 PARKING GARAGE XIV SCHEMES PRO/CON MATRIX
10/27/16

SCHEMES		A-2 - no connection at Reitz		A-2 with Reitz connection		A-2 Mirrored - no connection at Reitz		A-2 Mirrored with Reitz connection		A-2 Shift South with Reitz connection	
CONSIDERATION KEY: A - Architectural B - Budget C - Constructability T - Traffic U - UF / End User											
CONSIDERATION		Pro	Con	Pro	Con	Pro	Con	Pro	Con	Pro	Con
Introduction of a new signal between two existing closely spaced signals will result in delays for segment of Museum between Center and Gale Lemerand.	B, T										
Provides queuing and storage for vehichles exiting the garage north to Museum.	T										
Queuing for northbound vehicles to Museum Road will occur within the garage.	T, U										
Provides opportunity for vehicles to turn left at Museum Rd. access.	T, U										
No left turn movement for vehicles exiting directly to Museum Rd.	T, U										
Because the Museum access is directional (no left turn exiting garage) more vehicles will exit onto Center to travel west on Museum Road, increasing queues on Center.	T, U										
Creates improved operations for southbound vehicles on Reitz through the introduction of a fully signalized 4-way	T, U										
Creates a signalized intersection which will allow for orderly movement of pedestrians crossing Museum.	T, U										
Cost of signalization and turn lane improvement at Reitz/Sweetwater intersection.	B, C										
Additional traffic on Museum will increase the congestion at the stop controlled drivedway at Reitz.	T, U										
Pedestrian movements at Museum are not addressed, though other improvements could be proposed to address pedestrian crossings.	T, U										

Attachment (b)

Garage 14 Project
Draw Schedule

Month	Drawdown Amount	Milestone
December 2016	$ -	Start Design
July 2017	-	Start Construction
August	726,000	
September	726,000	
October	1,089,000	
November	1,452,000	
December	1,815,000	
January 2018	2,541,000	
February	3,267,000	
March	3,630,000	
April	3,993,000	
May	3,993,000	
June	3,267,000	
July	2,541,000	
August	2,178,000	
September	1,452,000	
October	1,089,000	
November	1,089,000	
December	726,000	
January 2019	726,000	End Construction, Final Completion
Total Bond Financed Project Cost	$ 36,300,000	

The estimated total project cost is $37,600,000. This is comprised of the above $36,300,000 in construction and equipment costs that are bond financed, plus $1,300,000 in preconstruction costs paid for by UF Transportation & Parking Services.

STATE OF FLORIDA, BOARD OF GOVERNORS
UNIVERSITY OF FLORIDA
PARKING FACILITY REVENUE BONDS, SERIES 2017A

Estimated Sources and Uses of Funds

Sources of Funds		**Basis for Amounts**
Bond Par Amount	$ 37,200,000	Estimated bond sale amount based on an interest rate of 5% for 20 years.
Cash Contribution from Parking System		
For Prepay 8/1/18 Maturity of 1998 Bonds	765,000	
For Project Construction Contribution	1,300,000	
Total Cash Contribution	2,065,000	
Less: Underwriter's Discount	(744,000)	Estimated at 2% of par.
Total Sources of Funds	$ 38,521,000	

Uses of Funds		
Project Cost	$ 37,600,000	Planning, Design, Construction & Equipment
Prepayment of 8/1/18 Maturity of 1998 Bonds	$ 765,000	
Costs of Issuance	133,191	Estimated Bond Counsel ($15,000); arbitrage compliance ($7,440), DBF Fees ($80,200); estimated Ratings ($27,100); and other misc. ($3,451).
Bond Sizing Contingency	22,809	
Total Uses of Funds	$ 38,521,000	

Attachment (d)

State of Florida, Board of Governors
University of Florida
Parking Facility Revenue Bonds

Estimated Debt Service - Series 2017A

Payment Date	Principal	Interest[1]	Total	Fiscal Year Total
02/01/17				$0
08/01/17		310,000	310,000	
02/01/18		930,000	930,000	1,240,000
08/01/18	1,110,000	930,000	2,040,000	
02/01/19	0	902,250	902,250	2,942,250
08/01/19	1,165,000	902,250	2,067,250	
02/01/20	0	873,125	873,125	2,940,375
08/01/20	1,225,000	873,125	2,098,125	
02/01/21	0	842,500	842,500	2,940,625
08/01/21	1,290,000	842,500	2,132,500	
02/01/22	0	810,250	810,250	2,942,750
08/01/22	1,355,000	810,250	2,165,250	
02/01/23	0	776,375	776,375	2,941,625
08/01/23	1,425,000	776,375	2,201,375	
02/01/24	0	740,750	740,750	2,942,125
08/01/24	1,500,000	740,750	2,240,750	
02/01/25	0	703,250	703,250	2,944,000
08/01/25	1,575,000	703,250	2,278,250	
02/01/26	0	663,875	663,875	2,942,125
08/01/26	1,655,000	663,875	2,318,875	
02/01/27	0	622,500	622,500	2,941,375
08/01/27	1,740,000	622,500	2,362,500	
02/01/28	0	579,000	579,000	2,941,500
08/01/28	1,830,000	579,000	2,409,000	
02/01/29	0	533,250	533,250	2,942,250
08/01/29	1,925,000	533,250	2,458,250	
02/01/30	0	485,125	485,125	2,943,375
08/01/30	2,025,000	485,125	2,510,125	
02/01/31	0	434,500	434,500	2,944,625
08/01/31	2,125,000	434,500	2,559,500	
02/01/32	0	381,375	381,375	2,940,875
08/01/32	2,235,000	381,375	2,616,375	
02/01/33	0	325,500	325,500	2,941,875
08/01/33	2,350,000	325,500	2,675,500	
02/01/34	0	266,750	266,750	2,942,250
08/01/34	2,470,000	266,750	2,736,750	
02/01/35	0	205,000	205,000	2,941,750
08/01/35	2,600,000	205,000	2,805,000	
02/01/36	0	140,000	140,000	2,945,000
08/01/36	2,730,000	140,000	2,870,000	
02/01/37	0	71,750	71,750	2,941,750
08/01/37	2,870,000	71,750	2,941,750	2,941,750
	$37,200,000	$22,884,250	$60,084,250	$60,084,250

[1] Esimated debt service calculated at 5% for 20 years.

Attachment (e)

University of Florida Parking Facility Revenue and Revenue Refunding Bonds
Combined Debt Service Schedule

	1998 Bonds*			2007A Bonds			Estimated 2017A Bonds **			Total			
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	FY Total
8/1/2016	$695,000	$51,894	$746,894	$945,000	$296,229	$1,241,229				$1,640,000	$348,123	$1,988,123	
2/1/2017		35,388	35,388		278,501	278,501					313,888	313,888	$2,302,011
8/1/2017	725,000	35,388	760,388	980,000	278,511	1,258,511		310,000	310,000	1,705,000	623,898	2,328,898	
2/1/2018					258,901	258,901		930,000	930,000		1,188,901	1,188,901	3,517,799
8/1/2018				1,020,000	258,911	1,278,911	1,110,000	930,000	2,040,000	2,130,000	1,188,911	3,318,911	
2/1/2019					238,501	238,501		902,250	902,250		1,140,751	1,140,751	4,459,661
8/1/2019				1,065,000	238,511	1,303,511	1,165,000	902,250	2,067,250	2,230,000	1,140,761	3,370,761	
2/1/2020					217,201	217,201		873,125	873,125		1,090,326	1,090,326	4,461,086
8/1/2020				1,110,000	217,211	1,327,211	1,225,000	873,125	2,098,125	2,335,000	1,090,336	3,425,336	
2/1/2021					194,308	194,308		842,500	842,500		1,036,808	1,036,808	4,462,144
8/1/2021				1,155,000	194,316	1,349,316	1,290,000	842,500	2,132,500	2,445,000	1,036,816	3,481,816	
2/1/2022					170,487	170,487		810,250	810,250		980,737	980,737	4,462,553
8/1/2022				1,205,000	170,493	1,375,493	1,355,000	810,250	2,165,250	2,560,000	980,743	3,540,743	
2/1/2023					145,635	145,635		776,375	776,375		922,010	922,010	4,462,753
8/1/2023				1,255,000	145,638	1,400,638	1,425,000	776,375	2,201,375	2,680,000	922,013	3,602,013	
2/1/2024					119,280	119,280		740,750	740,750		860,030	860,030	4,462,044
8/1/2024				1,310,000	119,283	1,429,283	1,500,000	740,750	2,240,750	2,810,000	860,033	3,670,033	
2/1/2025					91,770	91,770		703,250	703,250		795,020	795,020	4,465,054
8/1/2025				1,365,000	91,773	1,456,773	1,575,000	703,250	2,278,250	2,940,000	795,023	3,735,023	
2/1/2026					62,764	62,764		663,875	663,875		726,639	726,639	4,461,663
8/1/2026				1,425,000	62,767	1,487,767	1,655,000	663,875	2,318,875	3,080,000	726,642	3,806,642	
2/1/2027					32,483	32,483		622,500	622,500		654,983	654,983	4,461,625
8/1/2027				1,485,000	32,486	1,517,486	1,740,000	622,500	2,362,500	3,225,000	654,986	3,879,986	
2/1/2028								579,000	579,000		579,000	579,000	4,458,986
8/1/2028							1,830,000	579,000	2,409,000	1,830,000	579,000	2,409,000	
2/1/2029								533,250	533,250		533,250	533,250	2,942,250
8/1/2029							1,925,000	533,250	2,458,250	1,925,000	533,250	2,458,250	
2/1/2030								485,125	485,125		485,125	485,125	2,943,375
8/1/2030							2,025,000	485,125	2,510,125	2,025,000	485,125	2,510,125	
2/1/2031								434,500	434,500		434,500	434,500	2,944,625
8/1/2031							2,125,000	434,500	2,559,500	2,125,000	434,500	2,559,500	
2/1/2032								381,375	381,375		381,375	381,375	2,940,875
8/1/2032							2,235,000	381,375	2,616,375	2,235,000	381,375	2,616,375	
2/1/2033								325,500	325,500		325,500	325,500	2,941,875
8/1/2033							2,350,000	325,500	2,675,500	2,350,000	325,500	2,675,500	
2/1/2034								266,750	266,750		266,750	266,750	2,942,250
8/1/2034							2,470,000	266,750	2,736,750	2,470,000	266,750	2,736,750	
2/1/2035								205,000	205,000		205,000	205,000	2,941,750
8/1/2035							2,600,000	205,000	2,805,000	2,600,000	205,000	2,805,000	
2/1/2036								140,000	140,000		140,000	140,000	2,945,000
8/1/2036							2,730,000	140,000	2,870,000	2,730,000	140,000	2,870,000	
2/1/2037								71,750	71,750		71,750	71,750	2,941,750
8/1/2037							2,870,000	71,750	2,941,750	2,870,000	71,750	2,941,750	2,941,750
Total:	**$1,420,000**	**$122,669**	**$1,542,669**	**$14,320,000**	**$3,915,959**	**$18,235,959**	**$37,200,000**	**$22,884,250**	**$60,084,250**	**$52,940,000**	**$26,922,878**	**$79,862,878**	**$79,862,878**

* Assumes redemption of the 8/1/18 maturity prior to execution of the 2017A transaction.
** Estimated debt service on the 2017A Bonds calculated based on an assumed interest rate of 5%.

Assuming the proposed bonds are issued prior to 6/30/17:

State of Florida, Board of Governors
University of Florida
Parking Facility Revenue Bonds, Series 2017A

Estimated Parity Test
Using 5% Interest Rate
Without Adjustment for Decal Fee Increase

	Fiscal Year 2014-15	Fiscal Year 2015-16
Operating Revenues[1]	$12,494,118	$13,066,459
Interest Income	36,389	26,097
Total Operating Revenues	12,530,507	13,092,556
Less Current Expenses[2]	7,294,215	7,298,120
Annual Pledged Revenues	$5,236,292	$5,794,436

Calculation of Estimated Parity Test:

Estimated Average Annual Pledged Revenues	$5,515,364
Estimated Maximum Annual Debt Service[3]	$4,465,054
Coverage on Maximum Annual Debt Service[4]	1.24x

[1] Operating revenues for purposes of calculating Pledged Revenues to do not include the transportation access fee revenues, which are not pledged to the bonds.

[2] Operating expenses do not include depreciation and administrative overhead charges of the University.

[3] Estimated using 5% interest rate on the proposed bonds.

Assuming the proposed bonds are issued after 6/30/17:

State of Florida, Board of Governors
University of Florida
Parking Facility Revenue Bonds, Series 2017A

Estimated Parity Test
Using 5% Interest Rate
With Adjustment for Decal Fee Increase

	Fiscal Year 2015-16	Estimated Fiscal Year 2016-17
Operating Revenues[1]	$13,066,459	$13,079,125
Interest Income	26,097	18,000
Total Operating Revenues	13,092,556	13,097,125
Less Current Expenses[2]	7,298,120	8,575,000
Annual Pledged Revenues	$5,794,436	$4,522,125
Adjustment for Rate Increase in 2017-18[3]	426,000	456,000
Adjusted Annual Pledged Revenues	$6,220,436	$4,978,125

Calculation of Estimated Parity Test:

Estimated Average Adjusted Annual Pledged Revenues	$5,599,281
Estimated Maximum Annual Debt Service[4]	$4,465,054
Coverage on Maximum Annual Debt Service[5]	1.25x

[1] Operating revenues for purposes of calculating Pledged Revenues to do not include the transportation access fee revenues, which are not pledged to the bonds.

[2] Operating expenses do not include depreciation and administrative overhead charges of the University.

[3] Adjustment for approved faculty and staff decal fee increase for 2017-18.

Attachment (g)

Board of Governors, University of Florida
Parking Facility Revenue Bonds, Series 2017A

Description of Security

The Bonds, including the outstanding bonds, will be secured by a first lien on the net revenues of the parking system derived primarily from decal fees, parking fines, toll and metered parking, and other special event fees income after deducting operating and maintenance expenses. The Pledged Revenues do not include transportation access fee revenues and fines collected by the Student Traffic Court. The Bonds will be issued on a parity with the outstanding University of Florida Parking Facility Revenue Bonds.

State of Florida, Board of Governors
University of Florida
Parking Facility Revenue Bonds

Historical and Projected Coverage Table [1]

	Historical						Projected				
	2010-11	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**
Operating Revenues[2]											
Decal and Reserved Space Sales	$ 6,771,179	$ 7,358,225	$ 7,434,633	$ 7,876,520	$ 8,188,826	$ 8,650,404	$ 8,700,000	$ 9,126,000	$ 9,582,000	$ 9,861,000	$ 10,151,000
Visitor and Patient Toll Parking	2,588,846	2,232,632	1,778,492	2,032,221	1,691,319	1,725,409	1,713,000	1,952,500	2,177,500	2,227,500	2,277,500
Fines Revenues	1,728,587	1,496,001	1,559,599	1,767,868	1,609,788	1,714,295	1,725,000	1,725,000	1,725,000	1,725,000	1,725,000
Other Revenues	1,028,727	925,443	975,891	1,018,618	1,004,185	976,351	941,125	813,000	833,000	854,000	885,000
Total Operating Revenues	$ 12,117,339	$ 12,012,301	$ 11,748,615	$ 12,695,227	$ 12,494,118	$ 13,066,459	$ 13,079,125	$ 13,616,500	$ 14,317,500	$ 14,667,500	$ 15,038,500
Current Expenses[3]											
Salaries and Personnel Services	$ 2,705,720	$ 2,454,339	$ 2,100,450	$ 2,305,797	$ 2,498,980	$ 2,589,306	$ 2,675,784	$ 2,755,347	$ 2,839,477	$ 2,924,161	$ 3,013,386
Bus Rent	1,563,918	1,561,382	1,450,000	1,737,946	1,625,235	1,500,000	1,625,500	1,625,500	1,700,000	1,750,000	1,800,000
Maintenance, Materials and Supplies	730,487	1,281,618	1,239,269	769,397	1,094,278	1,074,646	2,200,000	1,726,000	1,852,000	1,858,000	1,915,000
Student Traffic	442,862	324,392	305,544	386,108	361,780	418,545	397,000	397,000	397,000	397,000	397,000
Utilities	667,358	641,399	571,947	528,829	468,341	429,017	425,000	415,000	425,000	425,000	450,000
Other Operating Expenses	851,036	1,099,034	1,352,608	1,447,529	1,245,601	1,286,606	1,251,716	1,367,653	1,308,523	1,369,339	1,430,614
Less Major Maintenance Expenses		(41,877)									
Total Current Expenses	$ 6,961,381	$ 7,320,287	$ 7,019,818	$ 7,175,606	$ 7,294,215	$ 7,298,120	$ 8,575,000	$ 8,286,500	$ 8,522,000	$ 8,723,500	$ 9,006,000
Plus Operating Investment Income	$ 110,079	242,439	$ 239,572	$ 104,042	$ 36,389	$ 26,097	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Pledged Revenues	$ 5,266,037	$ 4,934,453	$ 4,968,369	$ 5,623,663	$ 5,236,292	$ 5,794,436	$ 4,522,125	$ 5,348,000	$ 5,813,500	$ 5,962,000	$ 6,050,500
Annual Debt Service											
Outstanding Parity Bonds	$ 3,136,421	$ 3,130,422	$ 3,129,941	$ 3,130,041	$ 2,300,982	$ 2,298,406	$ 2,302,011	$ 2,277,799	$ 1,517,411	$ 1,520,711	$ 1,521,519
Proposed 2017A Bonds[4]	-	-	-	-	-	-	-	$ 1,240,000	$ 2,942,250	$ 2,940,375	$ 2,940,625
Total Estimated Annual Debt Service	$ 3,136,421	$ 3,130,422	$ 3,129,941	$ 3,130,041	$ 2,300,982	$ 2,298,406	$ 2,302,011	$ 3,517,799	$ 4,459,661	$ 4,461,086	$ 4,462,144
Pledged Revenues after Debt Service and Available for other Expenses/Transfers	$ 2,129,616	$ 1,804,031	$ 1,838,428	$ 2,493,622	$ 2,935,310	$ 3,496,030	$ 2,220,114	$ 1,830,201	$ 1,353,839	$ 1,500,914	$ 1,588,356
Maximum Annual Debt Service	$ 3,136,421	$ 3,130,422	$ 3,130,041	$ 3,130,041	$ 2,302,011	$ 2,302,011	$ 2,302,011	$ 4,465,054	$ 4,465,054	$ 4,465,054	$ 4,465,054
Debt Service Coverage Ratios											
Total Annual Debt Service	1.68x	1.58x	1.59x	1.80x	2.28x	2.52x	1.96x	1.52x	1.30x	1.34x	1.36x
Maximum Annual Debt Service	1.68x	1.58x	1.59x	1.80x	2.27x	2.52x	1.96x	1.20x	1.30x	1.34x	1.36x

[1] The financial information related to revenues and expenses was provided by the University of Florida.

[2] Operating revenues for purposes of calculating Pledged Revenues do not include the transportation access fee revenues, which are not pledged to the bonds. Projected operating revenues are based on the assumption that faculty, staff and commercial vehicle decal, meter (visitor parking at Welcome Center Garage and Garage 14), and UAA event fees will increase by 7% in 2017-18 and 2018-19, and 4% in 2019-20 and 2020-21.

[3] Exclude depreciation and general administrative overhead charges of the University, which are excluded from Current Expenses for purposes of calculating Pledged Revenues. Projected salary expenses are assumed to grow by 3% per year and Maintenance, Materials, and Supplies are projected to grow by 5% per year. The maintenance, materials and supplies expense line also includes special projects programmed for specific years, including energy efficient lighting replacements, repaving, and crosswalk upgrades. Maintenance, materials and supplies expense line has several projects not yet completed in 2015-2016 of $533k (primarily new raised crosswalks and roadway signs), the actuals for these projects are projected to hit in 2016-2017.

[4] Estimated debt service calculated at 5% for 20 years.

Garage 14
Bond Application Narrative with Quantitative Metrics

Overview

The University of Florida (UF) wishes to construct Parking Garage 14 on its Gainesville, Florida campus.

Since opening its last garage in 2009, UF has managed to absorb growing parking demand in its most remote parking facilities with excess capacity. The parking inventory has remained essentially consistent over the past 20 years. As new buildings have been sited on surface parking lots, the lost spaces have been replaced in new parking structures to maintain the parking supply.

UF's parking system currently includes 24,172 spaces. At peak demand during the fall 2015 semester, Transportation and Parking Services issued 32,384 parking decals (15,105 to students, 16,832 to faculty and staff, and 447 to vendors and contractors). However, today, as demand for parking continues to climb, UF is experiencing high utilization in all parking facilities campus-wide. Over the last 3 years, 2012-13 to 2015-16, peak demand for parking has grown by 3,675 decals issued, or almost 13 percent. Students, faculty and staff are more frequently unable to find available space in their primary or secondary parking options, spending additional time searching for a space and contributing to campus traffic congestion. The vast majority of the vacant parking spaces are located in the most remote satellite parking facilities resulting in an unexpected park-and-ride situation, requiring the use of transit to reach one's final destination. Looking ahead, this situation will be exacerbated in the next few years as UF is projecting to lose 959 surface parking spaces within close proximity of the academic core of the campus, or a 4 percent reduction to its current parking inventory, to new building construction.

UF continues to promote and encourage use of alternative transportation opportunities including the Regional Transit System (RTS) bus system, carpooling, biking and walking. Transportation and Parking Services works closely and often with RTS monitoring bus headways and ridership information in order to modify routes to adjust to changes in ridership demand. The costs associated with RTS enhancements are not taken lightly as the students' universal transit access is funded through a mandatory Transportation Access Fee, which now exceeds $11.9 million annually at $9.44 per credit hour. This investment in the RTS system provides most students with practical, fare-free opportunities to utilize buses to commute to campus. While all students pay the mandatory Transportation Access Fee, each student's decision to purchase a decal and park on campus is made individually based on personal needs and commuting preference and is completely voluntary. The student decal is affordable at $160 per year, or approximately $0.73 per day of parking if a student drives 5 days per week (220 days per year) or $1.67 per day of parking if a student drives 3 days per week for two semesters (96 days per year). UF recognizes it must proactively address the ongoing growth in the demand for on-campus parking and concurrent loss of surface parking.

The current campus parking situation, projected growth in the student and employee populations, and the anticipated significant loss of parking spaces to new building construction combine to create a critical need for replacement parking simply to maintain an adequate level of service. UF is also investigating adding surface parking lots in the southeast perimeter area of the campus (converting green space to paved surface parking), but this is likely to generate only 140 new parking spaces. These conditions necessitate the Garage 14 project.

Site Selection

The proposed garage site is an existing surface parking lot (351 parking spaces) on the southwest corner of Museum Road and Center Drive. It has been chosen based on several considerations:

- The Campus Master Plan has been amended to identify this tract as a future garage location.
- This location will provide additional parking proximate to the academic core of campus where existing parking opportunities are severely limited.
- Kimley-Horn and Associates, Inc. performed a Parking Garage Traffic Impact Study and concluded this site is suitable for an approximate 1,520-space garage with some roadway enhancements and by managing the mix of parking customer groups.
- The anticipated allocation of the parking space inventory within Garage 14 is as follows:
    - Faculty and Staff day parking decals – 760 spaces or 50% of the total
    - Resident Student 24/7 parking decals – 570 spaces or 38% of the total
    - Student and Visitor metered parking – 190 spaces or 12% of the total
- At night and on weekends, up to 50% of the garage's space inventory will be available to provide desired support parking in the campus core for student activities, clubs and organizations; for students wishing to park closer to residence halls and Library West; and for events at the University Auditorium, Reitz Union and Constans Theater.

Critical Need for Replacement Campus Parking – Quantitative Metrics

Recent Demand Increase for Parking Decals and Declining Service Levels: Issuing more decals than the parking space inventory has been a highly efficient approach to maximizing the use of available parking space inventory and it produces the highest revenue per parking space while keeping individual decal prices reasonable. This approach works because of the varying work and class schedules of the UF community as a whole. Four years ago, the ratio of decals to parking spaces was 1.18, with 4,456 more decals issued than the number of parking spaces. In this situation, most students, faculty and staff frequently found available space in their primary parking option, and if not, their needs were met in their secondary parking option. In 2015-16, the decal to parking space ratio was 1.34, or 8,212 more decals issued than the number of parking spaces. Over the prior three-year period, the demand for decals greater than the parking space inventory has grown by 84 percent. As a result, the UF community's frustration with the lack of available parking is the highest it has been in the last 20 years.

Below is a 5-year history and 5-year projection of the campus parking inventory, decals issued, and the ratios of decals to parking spaces (included in this tab, Tab 19, is a detailed chart depicting the 5-year history and 5-year projection):

Year	Parking Spaces	Decals Issued	Ratio Decals to Spaces
2011-12	24,085	28,967	1.20
2012-13	24,253	28,709	1.18
2013-14	24,138	29,555	1.22
2014-15	24,094	30,937	1.28
2015-16	**24,172**	**32,384**	**1.34**
2016-17	24,048	32,486	1.35
2017-18	23,422	32,580	1.39
2018-19	23,213	32,674	1.41
2019-20	23,213	32,777	1.41
2020-21	**23,213**	**32,872**	**1.42**
Change from 2015-16 to 2020-21	**-959**	**+488**	

Projected Population Growth: The primary users of campus parking facilities are students, faculty and staff. By 2020-21, UF projects growth in the campus population that will increase the demand for parking decals by an additional 488 (see chart depicting the 5-year history and 5-year projection included in this tab, Tab 19), itemized as follows:

- An increase of 1,166 students, resulting in 381 additional parking decals issued.
- An increase of 178 faculty and staff members, resulting in 101 additional parking decals issued.
- An additional 6 commercial vehicle parking decals issued.

Anticipated Parking Supply Reduction: During the same period, UF also projects a total of 959 surface parking lot spaces to be lost to new building construction (excluding the proposed Garage 14):

- In 2016-17, 124 spaces in the Large Commuter Lot.
- In 2017-18, 626 spaces in the Large Commuter Lot.
- In 2018-19, 209 spaces at Frazier Rogers Hall and new Greek Houses.

Beyond this, other building construction projects may be accelerated if funding becomes available earlier than presently anticipated. The proposed Garage 14 will provide critical replacement parking to help to offset the loss of these spaces and avert an untenable parking shortage.

UF takes a holistic view of its campus parking resources. Each time a new building project consumes surface parking, it becomes necessary to reevaluate and rebalance spaces system-wide among its students, faculty and staff. When a new parking facility comes online, it may be designated for one customer group, yet the additional spaces benefit all customer groups as campus-wide rebalancing is performed. In short, lost parking affects everyone and new parking supports everyone.

As UF projects supply reductions and demand growth, the number of parking decals issued that exceed the total number of parking spaces will grow from 8,212 decals in 2015-16 (an already highly congested state, where quality of service customer satisfaction issues are mounting) to 9,879 decals in 2020-21, an increase of 1,667 decals or 20 percent. Stated differently, there may be up to 1,667 more vehicles looking for a parking space and most will not find one.

The proposed Garage 14 is an important element in mitigating this dilemma. It will be an eight level structure with approximately 1,520 parking spaces or 1,169 net new parking spaces on this site.

Private Sector Alternative Assessment

UF remains keenly sensitive to any price increases and endeavor to keep costs low, particularly for students. UF is confident that the bond financed garage strategy provides vastly more affordable parking opportunities for all members of the UF community than "for-profit" parking offerings from the private market. Beyond a private owner/operator's need to generate a profit, UF has cost advantages through lower tax-exempt borrowing costs and no property tax liability. Additionally, with the nearly 60 percent of UF's parking inventory being low cost, minimal-maintenance surface parking lots allows UF to take a revenue portfolio approach to its operations and spread the cost of the parking structure over its entire parking customer base. The private owner/operator must achieve its financial objectives from revenues derived from a single facility making the cost to the customer substantially higher.

At UF's request, Walker Parking Consultants evaluated the practicality of privately owned and managed parking in its Feasibility Review dated April 19, 2016 (see the Walker letter included in this tab, Tab 19). Their conclusion was that a privately owned and operated parking option is neither desirable, nor financially workable for UF.

Project Cost and Financing

The estimated total cost of the Garage 14 project, including some roadway enhancements, is $37,600,000. UF proposes to fund project costs in the amount of $36,300,000 through the issuance of fixed rate tax-exempt bonds. Transportation and Parking Services is prepared to fund all preconstruction costs estimated at $1,300,000.

With the estimated project costs of $36,300,000 to be funded by bond financing and accounting for the projected bond issuance expenses of $900,000, the bonds will be issued with a principal amount not to exceed $37,200,000.

Transportation and Parking Services presently manages two previous parking garage bond issues. The 1998 Bonds with a maturity date of 8/1/2018 will be redeemed a year early, eliminating approximately $800,000 in annual debt service payments after 2017-18. The 2007 Bonds, with $1,500,200 in annual debt service expense, will be satisfied in 2028.

UF will pledge revenues from its campus parking system to repay the proposed new bond debt. To secure the additional funds needed, UF will implement parking decal price increases over a four-year period affecting only faculty, staff, and owners of commercial vehicles. Additionally, UF will implement proportionate increases in visitor parking and University Athletic Association event parking fees. UF does not anticipate the need to raise student decal prices in connection with the increased debt service expense associated with Garage 14. Of the parking decals issued at peak demand in the fall semester, student decals represent 47 percent of the total decal volume, but only 30 percent of the total revenues from parking decal sales.

The specific impact of these pricing adjustments to annual decals for each customer group is as follows:

Decal type	2016-17	2017-18	2018-19	2019-20	2020-21
All Student Decals:	$160	$160	$160	$160	$160
Faculty/Staff Decals:					
Official Gated	$1,188	$1,272	$1,362	$1,434	$1,512
Gated	$1,062	$1,134	$1,212	$1,278	$1,350
Official Business	$444	$474	$510	$540	$570
Medical Resident	$462	$492	$528	$558	$588
Orange/Blue/Disabled	$330	$354	$378	$396	$420
Carpool	$150	$162	$174	$186	$198
Staff Commuter	$168	$180	$192	$204	$216
Motorcycle/Scooter	$162	$174	$186	$198	$210
Commercial Decals	$450	$483	$516	$546	$576

For comparative purposes, the average of decal price increases over the past 10 years for students, faculty and staff is 4.2 percent. Below is a 10-year history of decal price adjustments:

- 2007-08: 6%
- 2008-09: 10%
- 2009-10: 10%
- 2010-11: 0%
- 2011-12: 6%
- 2012-13: 4%
- 2013-14: 2%
- 2014-15: 0%
- 2015-16: 4%
- 2016-17: 0%

In addition to projected increases in general operating costs, UF also anticipates a need to increase its investment in the maintenance of 13 campus parking garages to ensure their structural integrity and safety. Currently, $1 million are budgeted annually for this purpose. With maintenance costs escalating as the facilities continue to age, out-year budgets increase accordingly.

UF feels it has adequate funds in reserve to respond to unanticipated major structural deterioration within its garages and surface lots. It is important to note that 7 of UF's 13 campus parking garages (5,350 garage parking spaces out of a total garage space inventory of 9,885), or 54 percent of the garage parking spaces, are 20 years old or older. Two garages (1,278 garage parking spaces) or 13 percent of the total garage space inventory are 42 years old. The addition of Garage 14 will help offset some of UF's aging garage inventory.

Conclusion

UF is facing a critical moment if it is to maintain quality of service for its students, faculty, and staff. UF must plan for and respond to an increased demand for parking, a growing campus population, and projected losses in parking inventory in close proximity of the academic core of campus. By constructing replacement parking with Garage 14, UF brings its parking space inventory levels closer to a manageable state.

Attachement (i.2)

UF UNIVERSITY of FLORIDA

Transportation and Parking Services
Parking Garage 14 Project

5-Year History and 5-Year Projection

	HISTORY					Base Year	PROJECTED				
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
ACTIVE PARKING DECALS FALL SEMESTER											
STUDENTS											
Autos	10,696	10,419	9,987	10,013	10,233	10,829	10,883 [a]	10,938 [a]	10,992 [a]	11,047 [a]	11,102 [a]
MC/Scooters	2,476	2,484	2,714	3,134	3,703	4,276	4,297 [a]	4,319 [a]	4,340 [a]	4,362 [a]	4,384 [a]
TOTAL	**13,172**	**12,903**	**12,701**	**13,147**	**13,936**	**15,105**	**15,181** [a]	**15,256** [a]	**15,333** [a]	**15,409** [a]	**15,486** [a]
FACULTY/STAFF											
Autos	15,639	15,504	15,452	15,890	16,419	16,656	16,681 [b]	16,698 [b]	16,714 [b]	16,739 [b]	16,756 [b]
MC/Scooters	287	253	225	199	198	176	176 [b]	176 [b]	177 [b]	177 [b]	177 [b]
TOTAL	**15,926**	**15,757**	**15,677**	**16,089**	**16,617**	**16,832**	**16,857** [b]	**16,874** [b]	**16,891** [b]	**16,916** [b]	**16,933** [b]
COMMERCIAL											
TOTAL	**282**	**307**	**331**	**319**	**384**	**447**	**448** [c]	**449** [c]	**450** [c]	**451** [c]	**453** [c]
TOTAL DECALS	**29,380**	**28,967**	**28,709**	**29,555**	**30,937**	**32,384**	**32,486**	**32,580**	**32,674**	**32,777**	**32,872**
PARKING SPACES	**24,096**	**24,085**	**24,253**	**24,138**	**24,094**	**24,172**	**24,048** [d]	**23,422** [d]	**23,213** [d]	**23,213**	**23,213**
CAMPUS ENROLLMENT	**45,158**	**44,821**	**44,916**	**44,624**	**44,558**	**46,165**	**46,396**	**46,628**	**46,861**	**47,097**	**47,331**
CAMPUS EMPLOYEES	**27,798**	**28,320**	**27,923**	**28,456**	**28,409**	**29,596**	**29,640**	**29,670**	**29,700**	**29,744**	**29,774**

Significant changes from FY 2015-16 to FY 2020-21:

- 379 projected additional auto decals.
- 109 projected additional motorcycle/scooter decals.
- 959 projected lost parking spaces.

a - Based on projected enrollment growth of 0.50% annually.
b - Based on projected employee growth of 0.10% to 0.15% annually.
c - Based on projected growth of 0.25% annually.
d - Based on projected parking spaces lost to new building construction.

WALKER
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April 19, 2016

via e-mail: craighill@ufl.edu

Craig R. Hill
Associate Vice President, Business Affairs
Office of the Vice President for Business Affairs
204 Tigert Hall, P O Box 113100
Gainesville, Florida 32611-3100

Re: *Proposed Student Parking – Feasibility Review*
University of Florida
Gainesville, Florida

Dear Mr. Hill:

In response to a request from Mr. Scott Fox, Director, Transportation and Parking Services, University of Florida, Walker Parking Consultants is pleased to submit this report evaluating the feasibility and practicality of privately owned and managed campus student parking.

BACKGROUND

The University of Florida (UF) currently provides on-campus parking for its students and staff in thirteen structured parking facilities and 150+ surface parking lots spread throughout the campus. A fourteenth parking structure is anticipated to soon be in the design phase of project development. With the growth of UF enrollment, need for sites for new campus buildings has meant a steady encroachment upon and loss of existing surface parking lots. While the demand for parking is increasing with UF's growth, the land available for surface parking, and therefore, the parking supply, will decrease without addition of new structured parking. With a land-locked campus, the only way UF can meet its parking needs is with additional structured parking. Given the cost of structured parking, the State of Florida has asked UF for an evaluation of the feasibility of providing privately owned and operated parking.

ANALYSIS AND EVALUATION

The University's on-campus headcount enrollment for the fall 2015 semester was approximately 45,000. A total of 24,140 parking spaces were provided in 2015. The parking system is supported primarily by revenues derived from three sources. Parking decal sales, citations, and metered spaces. UF currently charges $80 per semester or $160 annually for student parking decals. Faculty/staff pay for parking decals and the fees range from a low of $150 to a high of $1,188 per year depending on staff/faculty grade.

Structured parking may cost anywhere from $15,000 to $22,000 per space, not including the cost of the land. A private owner/operator will be subject to property taxes unlike UF-owned properties. As a business, in addition to being able to pay all ownership and operating costs, the owner/operator will need to make a reasonable profit. All of this will have to be accomplished from the revenues derived from the single facility.

Additionally, the private sector would presumably finance a capital project, such as a parking structure, at a presumably higher, taxable-interest rate, versus UF's lower tax-exempt rate. The private sector can help free up UF bonding capacity so that UF may use this capacity for what may be presumably higher-priority projects. However, there is no free lunch. There may be some who might argue that the private sector could deliver a project at a lower capital cost, but quality of work and materials may be compromised.

It is estimated that the owner/operator will need to charge a minimum of $8 to $10 per space per day of operation. For a commuting student spending a minimum of three days on campus, this would translate into a parking cost of over $120 per month or over $450 per semester. This would be in stark contrast to the $80 per semester or $160 annual decal fee currently being charged by UF. Even if you ignore the profit portion, the property tax liability of the private operator, and the difference in borrowing costs, the reason UF can have a self-sustaining parking program at a substantially lower rate is because nearly 60% of the parking is provided in low cost, minimal-maintenance surface parking lots which in effect, subsidize the higher cost of the parking structures.

CONCLUSION

Therefore, the cost differential alone makes provision of the privately owned and operated parking an option that will not be supported or used by students. This factor is why local market demand for parking is insufficient to attract private vendors. Further, UF subsidizing parking defeats the primary goal for this option. We are, therefore of the opinion that the provision of privately owned and operated parking is neither desirable, nor financially workable for UF.

We trust that the above provides you with the evaluation you have requested. Please call if you have any questions or need additional clarification.

Sincerely,

WALKER PARKING CONSULTANTS

Uday Kirtikar

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Cc: Scott Fox [sefox@ufl.edu]

Proposed UF Parking Bonds - Garage 14
Projected Unleveraged Internal Rate of Return (IRR)

Useful Life	Year	Project Cost	Estimated Project Net Revenues: Gross Revenues	Operating Expenses	Net Revenues	Total Project Cash Flow
	2017	$ (7,108,000)				$ (7,108,000)
	2018	(29,766,000)				(29,766,000)
1	2019	(726,000)	$ 962,160	$ (120,000)	$ 842,160	116,160
2	2020	-	1,029,511	(125,000)	904,511	904,511
3	2021	-	1,101,577	(129,000)	972,577	972,577
4	2022	-	1,145,640	(136,500)	1,009,140	1,009,140
5	2023	-	1,191,466	(191,500)	999,966	999,966
6	2024	-	1,239,124	(147,500)	1,091,624	1,091,624
7	2025	-	1,288,689	(153,000)	1,135,689	1,135,689
8	2026	-	1,340,237	(159,000)	1,181,237	1,181,237
9	2027	-	1,393,846	(165,500)	1,228,346	1,228,346
10	2028	-	1,449,600	(272,000)	1,177,600	1,177,600
11	2029	-	1,507,584	(180,000)	1,327,584	1,327,584
12	2030	-	1,567,888	(187,500)	1,380,388	1,380,388
13	2031	-	1,630,603	(195,500)	1,435,103	1,435,103
14	2032	-	1,695,827	(203,500)	1,492,327	1,492,327
15	2033	-	1,763,660	(362,500)	1,401,160	1,401,160
16	2034	-	1,834,207	(223,000)	1,611,207	1,611,207
17	2035	-	1,907,575	(232,500)	1,675,075	1,675,075
18	2036	-	1,983,878	(243,000)	1,740,878	1,740,878
19	2037	-	2,063,233	(255,000)	1,808,233	1,808,233
20	2038	-	2,166,395	(466,000)	1,700,395	1,700,395
21	2039	-	2,274,714	(279,500)	1,995,214	1,995,214
22	2040	-	2,388,450	(293,000)	2,095,450	2,095,450
23	2041	-	2,507,873	(307,000)	2,200,873	2,200,873
24	2042	-	2,633,266	(322,000)	2,311,266	2,311,266
25	2043	-	2,764,930	(588,000)	2,176,930	2,176,930
26	2044	-	2,903,176	(355,500)	2,547,676	2,547,676
27	2045	-	3,048,335	(373,500)	2,674,835	2,674,835
28	2046	-	3,200,752	(392,500)	2,808,252	2,808,252
29	2047	-	3,360,789	(413,000)	2,947,789	2,947,789
30	2048	-	3,528,829	(734,000)	2,794,829	2,794,829
		$ (37,600,000)	$ 58,873,814	$ (8,205,500)	$ 50,668,314	$ 13,068,314

IRR = 1.1%

Assumptions: Project costs of $37,600,000 includes $36,300,000 in construction and equipment costs which are bond financed, plus $1,300,000 in preconstruction costs paid for by UF Transportation & Parking Services.

Garage useful life is 30 years with no residual value.

Gross revenue is an allocation of the 2018-19 parking revenue sources that are pledged for these bonds based on the garage's space capacity as a percentage of all parking spaces in 2018-19, when the garage opens.

Gross revenue projections assume rate increases (decal, meter and UAA event fees) of 4% in useful life years 1 through 20, and 5% years 21 through 30.

Operating expenses are the direct costs associated with this garage operation, including utilities, enforcement salaries and benefits, facility maintenance and repair. Annual operating expense growth rates are 4% in useful life years 1 through 20 and 5% in years 21 through 30. Projections also assume additional minor facility upgrades to the garage facility every 5 years.

UF Board *of* Trustees

UNIVERSITY *of* FLORIDA

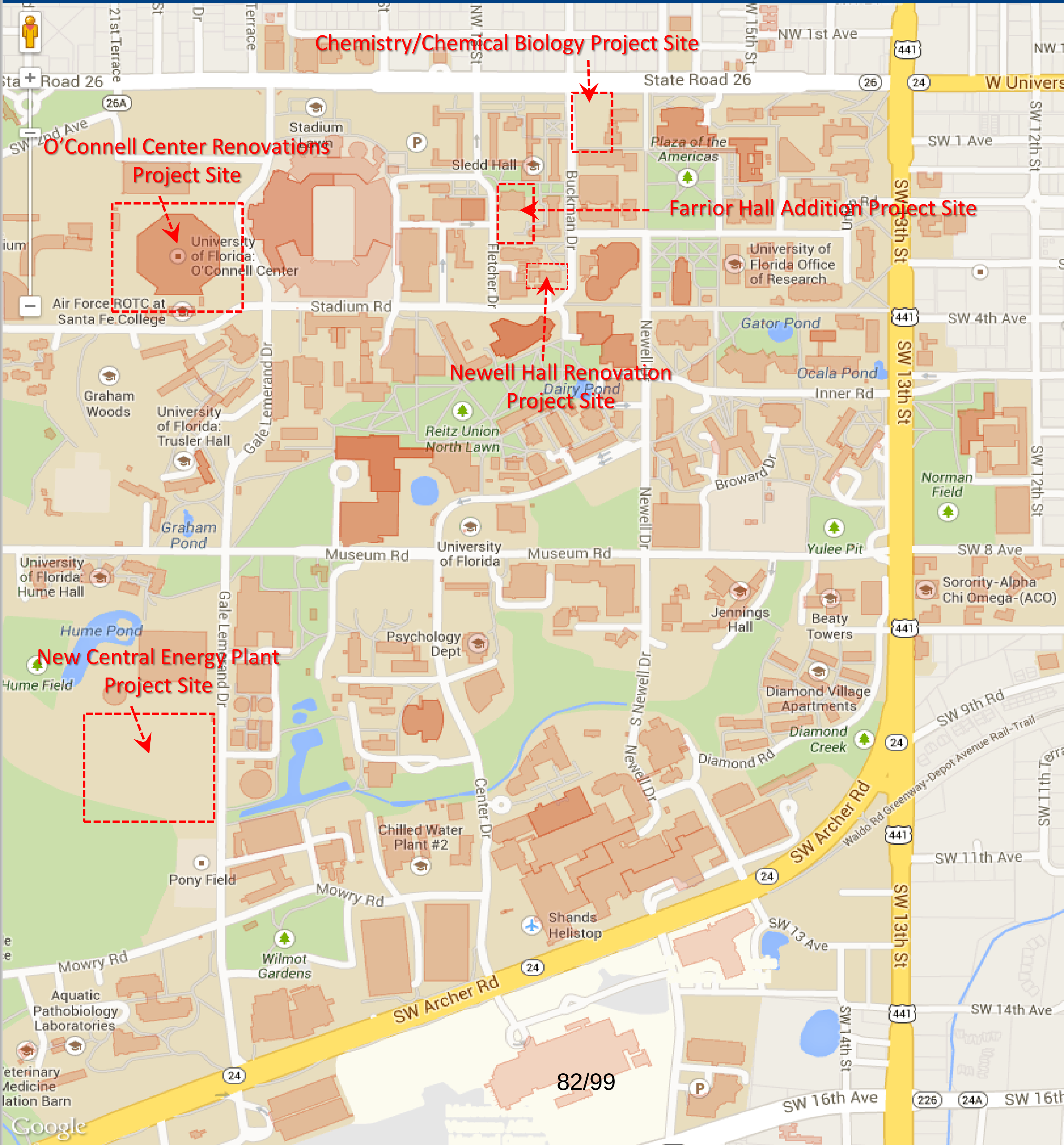
COMMITTEE *on* FINANCE *and* FACILITIES

Construction Update

Committee Meeting December 1, 2016

Construction Program Highlights – December 1, 2016

UF | Campus Map



Project:
UF-323A – Chemistry / Chemical Biology Building

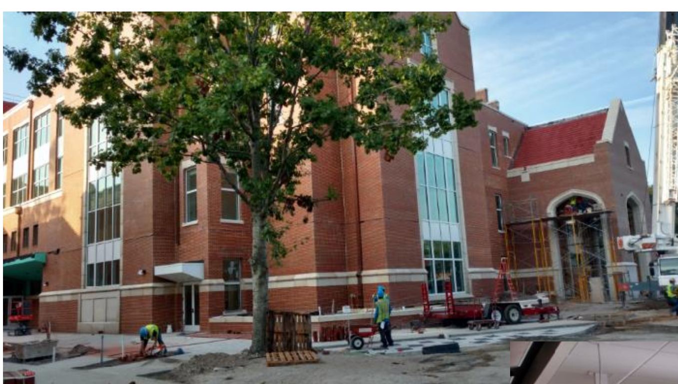
Description:
This project will provide approximately 110,000 GSF for modern undergraduate teaching laboratories, auditorium, teaching support, graduate research laboratories, learning centers and offices. The building will provide a centralized home for lower-level undergraduate chemistry instruction. It will also provide state-of-the-art research facilities for faculty and graduate students working in the areas of chemical biology and chemical synthesis. The project has been designed to have four levels of teaching and penthouse for support.

Current Project Budget: $66,630,000

Architect: Stantec Architects

Contractor: Skanska Building Group

Status Update: Exterior finish and interior build out portion of new construction is and nearing completion. The project is planned for January 2017 occupancy.



Construction Program Highlights – December 1, 2016

Project:
UF-212 –Newell Hall Renovation
Description:
The scope of the project is for Rehabilitation of historic 1910 facility for new use as a Student Learning Commons, along with construction of new support and food service space and site/utilities work.

Current Project Budget: $18,890,000

Architect: Schenkel & Shultz Inc
Contractor: Ajax Building Corporation
Status Update: Build out of interiors and envelope restoration proceeding with overall project construction 65% complete. Substantial completion date is scheduled for March 2017.

Project:
UF-392 – O'Connell Center Major Renovations
Description:
The project includes replacement and upgrades to mechanical, electrical, and plumbing systems in the building to address comfort level issues for events, eliminate deferred maintenance problems, address code compliance issues, and reduce energy consumption. Also, facility amenity improvements will offer patrons a completely new experience for sporting events, along with a new central entry and concourse which will provide a vibrant first impression to the public.

Current Project Budget: $67,130,000

Architect: Davis Architects

Contractor: Brasfield & Gorrie LLC

Status Update: Full interiors construction is underway and nearing completion. Exterior East entrance masonry façade in progress. Substantial completion date is currently scheduled for end of December 2016.

Project:
UAA-34 Farrior Hall - Office of Student Life
Description:
The project includes and addition of approximately 48,00GSF followed by a full renovation of the existing 35,000GSF of space. It will create many new space types for office of student life staff to utilize including formal large group study, small group touring rooms, and 2 new computer labs. The project will create a facility that expands and enhances the academic opportunities for all UF students providing spaces with the support needed to assist them in their academic endeavors

Current Project Budget: $24,955,400

Architect: Gould Evans

Contractor: Parrish McCall Constructors

Status Update: Overall project is about 90% complete. Phase II, interiors renovation of the existing building is scheduled to be complete in December 2016

Project:
UF-623 Central Energy Plant & Utilities Infrastructure

Description:
Project will include the construction of a new central energy plant and electrical substation. The project is needed in order to address end of contract requirements with Duke Energy as well as addressing deferred maintenance issues with the existing utility systems.

Current Project Budget: $TBD

Architect: TBD

Contractor: TBD

Status Update: The project is in the initial planning stages with discussions being held regarding site and potential utility easement locations. Design consultant selection is underway to perform an initial Master Utilities Study which will be followed by design of Electrical Substation and Central Utility Plant.

University of Florida Board of Trustees

Construction Projects Update

Unit: Planning, Design, and Construction Division

Meeting Date: December 2, 2016

UF Major Projects

Project Number	Description	Project Budget Original	Project Budget Current	Project Budget Change Qtr.-4	Construction Budget Original	Construction Budget Current	Construction Budget Change Qtr.-4	AE	Contractor	SC	Status
UF-212	Newell Hall Renovation	$ 15,000,000	$ 18,890,083	$ 2,255,083	$ 11,615,000	$ 15,424,198	$ 2,489,198	Schenkel & Shultz Inc	Ajax Building Corporation	Mar-17	Construction 60% Complete
UF-323	Chemistry/Chemical Biology Building and Renov.of Existing	$ 65,900,000	$ 66,630,109	$ 730,109	$ 49,400,000	$ 53,474,099	$ 1,974,099	Stantec Architects	Skanska USA	Jan-17	Construction 95% Complete
UF-392	OConnell Center Major Renovations	$ 64,500,000	$ 67,130,000	$ 2,630,000	$ 53,713,852	$ 53,713,852	$ -	Davis Architects	Brasfield & Gorrie LLC	Dec-16	Construction 75% Complete
UAA-34	Office of Student Life Farrior Hall Addition	$ 25,000,000	$ 25,000,000		$ 19,800,000	$ 19,800,000		Gould Evans Associates PL	Parrish McCall Constructors Inc	Dec-16	Construction 90% Complete
UF-607	Innovation HUB - Phase 2	$ 17,200,000	$ 17,200,000		$ 14,300,000	$ 14,300,000		Ponikvar & Assoc.	Charles Perry Partners Inc	Dec-17	Construction 5% Complete
5 Total Construction Projects		$ 209,000,000	$ 217,500,192		$ 164,566,352	$ 174,598,495					
UF-366	SUS Joint Use Library Storage Facility	$ 18,279,283	$ 18,279,283	$ -	$ 11,298,550	$ 11,298,550	$ -	Ponikvar & Assoc.	Hardin Construction	TBD	100% Construction Documents, Awaiting Construction Funding
UF-394	PK Yonge Developmental School Phase II	$ 18,730,900	$ 18,730,900	$ -	$ 15,210,147	$ 15,210,147	$ -	Schenkel & Shultz, Inc.	TBD	TBD	Design Development, Awaiting Construction funding
UF-402	UF Boiler Project	$ 7,000,000	$ 7,000,000		$ 5,700,000	$ 5,700,000		RMF Consulting	Brentwood Company	TBD	Design Development Phase
UF-461	Nuclear Science Addition (Engineering Nexus)	$ 53,000,000	$ 55,400,000	$ -	$ 38,000,000	$ 38,000,000	$ -	Grimshaw Architects	Whiting Turner	Mar-19	Design Development Phase
UF-603	Career Resource Center Addition and Renovation	$ 7,698,170	$ 7,698,170		$ 5,704,000	$ 5,704,000		Walker Architects Inc	D E Scorpio Corporation	May-18	Schematic Design
Uf-604	UF Health Proton Therapy Institute Gantry Expansion	$ 9,415,080	$ 9,415,080		$ 7,911,000	$ 7,911,000		Walker Architects Inc	TBD	Jun-17	Design Development Phase
UF-615	Electrical Substation 2 Cable and Switchgear Replacement	$ 5,400,000	$ 5,400,000	$ -	$ 4,825,000	$ 4,825,000	$ -	RMF Engineering	D E Scorpio Corporation	Jul-19	Schematic Design
UF-619	Institute of Black Culture & Institute of Hispanic Latino Culture Facility	$ 5,295,838	$ 5,295,838		$ 3,939,700	$ 3,939,700		DLR Group	Foresight Construction Group	Mar-18	Contract Negotiations in progress
UF-620	IFAS Bee Unit Facility	$ 2,758,100	$ 2,758,100		$ 2,306,100	$ 2,306,100	$ -	Ponikvar & Assoc Inc	TBD	Jun-18	CM selection in progress
9 Total Design Projects		$ 127,577,371	$ 129,977,371		$ 94,894,497	$ 94,894,497					
UF-608	McCarty Parking Garage	$ 38,350,000	$ 38,350,000	$ -	$ 35,033,172	$ 35,033,172	$ -	Davis Architects	Brasfield & Gorrie LLC	TBD	Planning
UF-623	Central Energy Plant & Utilities Infrastructure	TBD	TBD		TBD	TBD		TBD	TBD	TBD	Planning
2 Total Planning Projects		$ 38,350,000	$ 38,350,000		$ 35,033,172	$ 35,033,172					
GRAND TOTAL Facilities Planning and Construction Projects: 16			$ 385,827,563			$ 304,526,164					

Project & Construction Budget changes grouped by project # are as indicated below:

UF-212	Newell Hall Renovation	Qtr. 3 & 4	Project Budget increased from additional UF funding to cover market escalation costs related to concrete, masonry, and building envelope related costs.
UF-323	Chemistry/Chemical Biology Building and Renov.of Existing	Qtr. 3 & 4	Project Budget increased from additional UF funding to cover market escalation costs related to masonry, structural steel, stainless steel ductwork, and building envelope related costs.
UF-392	OConnell Center Major Renovations	Qtr. 3 & 4	Project Budget increased to provide additional allowances for upgraded AV/Broadcasting, Scoreboards, Supporting infrastructure, and F&E

University of Florida Board of Trustees

Construction Projects Update

Units: Housing - IFAS - Planning Design and Construction

Meeting Date: December 1, 2016

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PROJECT MANAGEMENT	PROJECT NUMBER	NAME	PHASE	SCDATE	PROJ BUDGET	CONST BUDGET	STATUS
PDC	MP00136	205 - Dental Science Bldg-Fire Alarm Upgrade 4th-7th and 8th-11th floors	Construction	11-25-2016	$ 402,282	$ 393,053	Construction proceeding - 70%
PDC	MP00017	VMTH Boiler, DA Tank, Condensate Tank, Surge Tank Repl.	Construction	12-09-2016	$ 788,841	$ 788,841	Construction proceeding - 95%
PDC	MP00142	Building 059 - McKnight Brain Institute Air Compressor Replacement	Construction	10-24-2016	$ 507,796	$ 451,260	Construction proceeding - 95%
PDC	MP00195	Building 0308 - Powell Hall - FMNH Discovery Room	Construction	12-31-2017	$ 1,957,666	$ 1,900,000	Construction proceeding - 10%
PDC	MP00259	184 - Rhines Hall - Exhaust System Replacement	Construction	01-13-2017	$ 935,586	$ 777,637	Construction proceeding - 10%
PDC	MP00464	Building 267 - Reno 1317 & 1341 from large tutoring rooms to small.	Construction	09-30-2017	$ 248,998	$ 219,498	Construction proceeding - 20%
PDC	MP00518	0203 - Communicore - Fire Alarm System Replacement in basement.	Construction	03-10-2017	$ 250,000	$ 160,000	Waiting on GMP
PDC	MP00678	3900-Add exterior lighting around the building and in the courtyard	Construction	03-31-2016	$ 155,995	$ 137,600	Construction proceeding - 75%
PDC	MP01073	Building 719 - MAE - Renovate various rooms 1st and 2nd floors	Construction	09-19-2016	$ 1,213,006	$ 1,081,111	Substantial completion
PDC	MP01165	0308 - Powell Hall (FLMNH), repair and maintenance of butterfly enclosure	Construction	02-28-2017	$ 130,000	$ 130,000	Construction proceeding - 75%
PDC	MP01280	0131- Reed Lab- Design for Re-Roof of Section 1	Construction	05-29-2017	$ 280,906	$ 250,689	PO Requested
PDC	MP01281	0557- Nuclear Reactor Roof and Reed Lab 0131- Reroof	Construction	06-26-2017	$ 715,935	$ 644,571	PO Requested
PDC	MP01288	Building 117 - Music Building Reroof	Construction	12-31-2016	$ 1,691,000	$ 1,576,000	Construction proceeding - 40%
PDC	MP01326	Building 723 - Design and install of 2 chemical fume hoods in CHEM 230	Construction	12-19-2016	$ 150,000	$ 150,000	Construction proceeding - 75%
PDC	MP01328	0100- Williamson Hall- ReRoof	Construction	03-27-2017	$ 908,504	$ 856,285	Construction Started
PDC	MP01430	215 & 75-Renovate Dog Exercise Area	Construction	12-23-2016	$ 49,251	$ 49,251	Construction proceeding - 95%
PDC	MP01439	309 - Harn Museum - Cofrin Pavilion - Water Leaks	Construction	03-31-2017	$ 176,611	$ 150,662	PO Requested
PDC	MP01451	0686 Reitz Union infrastructure upgrades	Construction	01-03-2017	$ 525,272	$ 475,272	PO Requested
PDC	MP01452	Bldg. 445 Remodel suite M1-20F and room M120E	Construction	11-29-2016	$ 278,076	$ 244,385	Construction proceeding - 70%
PDC	MP01470	Provide Utilities to new Greek housing lots	Construction	12-29-2016	$ 1,339,757	$ 1,224,257	Construction Started
PDC	MP01637	475 - Food Science - AHU 7 Replacement	Construction	04-21-2017	$ 227,311	$ 199,061	PO Requested
PDC	MP01681	Building 719 - Fume Hoods Relocation to Room 320.	Construction	11-15-2016	$ 70,175	$ 62,000	Construction proceeding - 95%
PDC	MP01693	Building 203 - Communicore - Circuit Breaker Upgrade	Construction	01-02-2017	$ 879,000	$ 801,000	Construction Started
PDC	MP01705	0006 - Nathan P. Bryan Hall Flooring Replacement	Construction	12-30-2016	$ 930,269	$ 852,550	Construction Started
PDC	MP01732	Campus wide repair of sidewalks and curbs for ADA issues	Construction	01-31-2017	$ 10,000	$ 10,000	Construction Started
PDC	MP01733	204 - General Service Bldg - Replace Air Handlers 24 and 25	Construction	01-27-2017	$ 556,175	$ 511,920	Construction Started
PDC	MP01738	Bldg 205 Refurbishment of DG43 to 47 & 55, 57 Labs	Construction	11-30-2016	$ 279,000	$ 256,418	Construction proceeding - 60%
PDC	MP01759	Bldg 0228 - CMS Bldg. Exterior & Interior Remodel.	Construction	11-29-2016	$ 825,549	$ 804,399	Construction proceeding - 75%
PDC	MP01767	Building 0175 - Wilmot Gardens Chapman Healing Garden	Construction	11-14-2016	$ 172,000	$ 139,103	Construction proceeding - 95%
PDC	MP01779	Building 723 - Re-piping of the Distillation System in Ops Labs	Construction	12-12-2016	$ 85,500	$ 70,000	Construction proceeding - 25%
PDC	MP01792	0210- ARB ADA Door Modifcations	Construction	12-19-2016	$ 27,000	$ 27,000	PO Requested
PDC	MP01820	Building 0059 - Addition of 3T MRI Exam room.	Construction	01-09-2017	$ 966,000	$ 876,000	Construction proceeding - 10%
PDC	MP01829	0203_Communicore_CG74,75,75A - create graduate student lounge	Construction	02-18-2017	$ 297,166	$ 219,331	Waiting on GMP
PDC	MP01848	Building 181 - Dickinson Hall - Room 121 Movable Shelving Analysis	Construction	12-19-2016	$ 138,000	$ 120,000	Construction proceeding - 40%
PDC	MP01875	Progress Park Road/Utilities Infrastructure	Construction	11-21-2016	$ 500,000	$ 375,000	Construction proceeding - 90%
PDC	MP01907	498 - McCarty D 2nd Floor HVAC Upgrade	Construction	TBD	$ 1,187,463	$ 1,077,463	Construction proceeding - 75%
PDC	MP01935	0023-Van Fleet Hall -0099H-Accessibility Modifications	Construction	12-16-2016	$ 96,433	$ 77,838	Construction Started
PDC	MP02022	Bldg 002 Grinter Renovation of First Floor	Construction	11-19-2016	$ 1,446,327	$ 1,319,547	Construction proceeding - 15%
PDC	MP02101	0215 - Veterinary Clinical Sci, VH-080 - Treatment/Exam Service - Autoclave	Construction	11-30-2016	$ 65,000	$ 65,000	Construction Started
PDC	MP02127	0268- Architecture Building- Studio Balcony Repairs	Construction	11-28-2016	$ 347,764	$ 345,764	Construction proceeding - 95%
PDC	MP02130	PK Yonge- Security Door Hardware	Construction	11-18-2016	$ 15,000	$ 15,000	Construction proceeding - 95%
PDC	MP02156	Reitz freezer/cooler replacement	Construction	11-11-2016	$ 164,000	$ 130,196	Construction proceeding - 75%
PDC	MP02160	0215,Vet Clinic Science, Replace Duct Bank	Construction	10-29-2016	$ 150,000	$ 135,000	Substantial completion
PDC	MP02197	0316- SW Recreational Facility- Renovate Room 120A	Construction	12-19-2016	$ 150,000	$ 133,700	Construction proceeding - 10%
PDC	MP02234	0004- Peabody Hall Renovate 4th Floor	Construction	11-28-2016	$ 166,863	$ 160,863	Substantial completion
PDC	UF-368A	0686 Reitz Union various minors	Construction	11-05-2016	$ 193,500	$ 177,000	Waiting on GMP
PDC	MP02352	9 - Leigh Hall - Room 306 & 308 HVAC Noise Issue	Construction	12-16-2016	$ 21,000	$ 18,000	Early Sitework Proceeding
PDC	MP02403	205 - Dental Science - Bypass Control Valve Installation	Construction	TBD	$ 89,900	$ 89,900	Construction proceeding - 65%
PDC	MP02442	0201_ARB Lab R5-285 Renovation	Construction	TBD	$ 41,960	$ 33,351	Construction proceeding - 05%
PDC	MP02552	Bldg 1376 Re-commissioning of Lab suite 489	Construction	12-17-2016	$ 5,372	$ 5,372	Construction proceeding - 60%
PDC	UAA-55	Locker Room HVAC Upgrades	Construction	03-31-2017	$ 310,000	$ 266,000	Construction proceeding - 35%

PROJECT MANAGEMENT	PROJECT NUMBER	NAME	PHASE	SCDATE	PROJ BUDGET	CONST BUDGET	STATUS
PDC	MP02791	Bat 1, construct new bat facility to replace the existing Bat House, 0083	Construction	03-27-2017	$ 100,000	$ 92,000	Waiting on GMP
PDC	MP02476	Parking Garage 7 - Lighting Fixture Upgrade. Will get pricing for 5, and 8.	Construction	03-DEC-16	$ 200,000	$ 200,000	Construction proceeding
PDC	MP02205	0689 - LIBRARY WEST, 431-STUDY ROOM	Construction	25-NOV-16	$ 160,000	$ 160,000	Construction proceeding
PDC	MP01626	Various Law School Buildings - Access Control	Construction	23-DEC-16	$ 150,000	$ 150,000	Construction Started
PDC	MP01997	1730 - Jax, Add a Liebert Unit on Thirds Floor	Construction	27-NOV-16	$ 104,000	$ 104,000	Construction proceeding
PDC	MP02063	3925 - Watson House - Misc. repairs including siding replacement, painting	Construction	TBD	$ 90,219	$ 90,219	Construction Started
PDC	QR00736	0557-Remodel rooms 001,002,003 and 003B in NSB 557	Construction	07-SEP-16	$ 89,500	$ 82,500	Construction Started
PDC	MP01137	1000 Sawgrass Corp Parkway Suite 150-Sunrise, FL-A/V Control System Upgrade	Construction	31-JAN-17	$ 84,608	$ 84,608	Construction Started
		Construction Count	59		$24,097,536	$21,997,475	
PDC	MP00213	Building 689 - Library West Colonnade Renovation	Design	05-31-2017	$ 1,977,745	$ 1,738,745	100% CDs
PDC	MP00246	0811- New Surplus Property Warehouse	Design	06-26-2017	$ 2,565,615	$ 2,323,240	100% CDs
PDC	MP00335	Building 018 - Infirmary, Replace air handlers in attic mech. room	Design	03-31-2017	$ 680,980	$ 633,000	100% CDs
PDC	MP00516	0445 - Stetson Medical Sciences Bldg - Roof replacement	Design	08-28-2017	$ 610,260	$ 527,000	100% CDs
PDC	PL00008	UF Orthopaedics Site / Developement Plan	Design	11-30-2016	$ 36,250	$ 36,250	Design proceeding
PDC	MP01278	267 - Turlington Hall - HVAC and HHW Design	Design	03-24-2017	$ 1,675,000	$ 1,405,000	50% CDs
PDC	MP01329	0021- Florida Gym- ReRoof	Design	06-12-2017	$ 275,000	$ 247,575	Bid Documents
PDC	MP01362	0686 Reitz Union basement renovation	Design	01-21-2017	$ 70,530	$ 70,530	50% CDs
PDC	MP01388	Reitz Union guardrail replacement	Design	12-14-2016	$ 1,989,300	$ 1,863,900	Design proceeding
PDC	MP01514	Building 445 - SMSB Lab Renovations - 2nd floor	Design	03-27-2017	$ 1,100,000	$ 966,000	100% CDs
PDC	MP01586	0203_CG14, 14A Professional Student Lounge	Design	03-02-2017	$ 408,284	$ 299,434	100% CDs
PDC	MP01602	Building 476 - Field and Fork Food Pantry - Phase II	Design	08-31-2017	$ 510,000	$ 458,000	50% CDs
PDC	MP01647	1041 - Sid Martin Biotechnology - Cooling Tower Replacement	Design	04-28-2017	$ 183,190	$ 166,000	50% CDs
PDC	MP01659	0100- Williamson Hall- Design Fire Sprinkler System	Design	12-19-2016	$ 250,000	$ 210,000	100% CDs
PDC	MP01683	Building 205 - Replace Cast Iron Sanitary w/ PVC - Phase I	Design	06-30-2017	$ 100,000	$ 35,000	100% CDs
PDC	MP01745	Matherly Hall, ADA Install auto doors on 2nd and 3rd floor of east tower	Design	12-23-2016	$ 31,975	$ 29,975	Design proceeding
PDC	MP01804	1730 - PROTON BEAM BUILDING, 1118-TREATMENT/EXAMINATION	Design	11-30-2016	$ 787,894	$ 749,965	Design proceeding
PDC	MP01846	0009-Leigh Hall-Rm 238-Computational Lab Renovation	Design	12-16-2016	$ 771,950	$ 673,000	Design proceeding
PDC	MP01876	Parking Garages - Fulfill Work Program 2015-2016 Walker Parking Report	Design	06-30-2017	$ 1,000,000	$ 755,500	Design proceeding
PDC	MP01883	Building 445 - SMSB - M230 Lab Occupant Relocation(s)	Design	03-27-2017	$ 616,261	$ 521,848	100% CDs
PDC	MP01925	Bldg 205 Suite D2-49 Remodel	Design	01-31-2017	$ 71,556	$ 60,126	Project in planning
PDC	MP01934	Building 208 - Parking Garage 10 - Lighting Upgrade	Design	11-30-2016	$ 300,000	$ 300,000	Design proceeding
PDC	MP01989	Bldg 026 Tigert remodel Suite 101	Design	01-25-2017	$ 150,000	$ 137,000	100% CDs
PDC	MP01993	Bldg 026 Tigert Remodel room 203, 210 & 211	Design	01-21-2017	$ 250,000	$ 219,032	Design proceeding
PDC	MP02094	IFAS - Additional Parking Lot	Design	07-21-2017	$ 1,637,500	$ 1,450,000	Design proceeding
PDC	MP02128	0315- Phillips Center Acoustics Study	Design	12-19-2016	$ 31,000	$ 31,000	Design Development
PDC	MP02147	Bldg 203 Remodel room C2-218 for News & Publications	Design	12-16-2016	$ 250,000	$ 250,000	Design proceeding
PDC	MP02180	Building 059 - MBI New Entrance	Design	12-29-2017	$ 300,000	$ 250,000	Conceptual Schematic
PDC	MP02195	Harn Museum loading dock storage room	Design	12-22-2016	$ 39,376	$ 29,876	Design proceeding
PDC	MP02204	0203_CG11, 11A Educational Testing	Design	TBD	$ 454,605	$ 301,905	100% CDs
PDC	MP02218	655-749-757 - Little Hall-Psychology-Holland Hall - Elevator Modernization	Design	03-31-2017	$ 402,700	$ 381,000	50% CDs
PDC	MP02270	0183-MAEC-Building Electrical Upgrades	Design	05-01-2017	$ 150,000	$ 131,000	50% CDs
PDC	MP02303	0201_ARB Relocate existing hood from R5-156 to R5-140	Design	11-04-2016	$ 51,540	$ 31,347	Design proceeding
PDC	MP02359	0597- Fine Arts A- Renovate Fine Arts Library	Design	11-28-2016	$ 5,670	$ 5,670	Design proceeding
PDC	MP02377	0005- Smathers East Library Renovate Rooms 100 & 110A	Design	01-30-2017	$ 8,430	$ 8,430	Design proceeding
PDC	MP02380	Building 723 - Renovation of room 300A	Design	01-02-2017	$ 237,000	$ 195,000	Design proceeding
PDC	MP02433	Bldg 1178 New Finishes 1st & 2nd Floor	Design	11-30-2016	$ 15,000	$ 15,000	Design proceeding
PDC	MP02478	Replace Hough Hall Flooring	Design	TBD	$ 200,000	$ 190,000	100% CDs
PDC	MP02569	Bldg 205 Room DG38 & 38A	Design	12-01-2016	$ 10,010	$ 8,342	Project in planning
PDC	MP02603	Provide Lenel access control to many doors in NRF (Bldg 0070)	Design	10-29-2016	$ 17,264	$ 17,264	Project in planning
PDC	MP02609	0689- Library West- Starbucks Renovation	Design	06-26-2017	$ 16,700	$ 16,700	Design proceeding
PDC	MP02650	0702- PPD Maintenance Renovate Rooms 110 & 111	Design	11-21-2016	$ 39,880	$ 33,000	Bid Documents
PDC	1480387	Plaza of the Americas F010 - Renovation	Design	04-29-2018	$ 2,209,219	$ 1,952,219	100% CDs
PDC	MP02405	205 - Dental Science - Elevator Room Code Corrections	Design	28-JAN-17	$ 200,000	$ 200,000	Project in planning
		Design Count	44		$ 22,687,684	$ 19,923,873	
PDC	QR00000	Various Small Scale Quick Response Minor Projects (194 Total)	Quick Response	Various	$ 2,068,897	$ 2,065,097	Various
		Quick Response Count	194				

PROJECT MANAGEMENT	PROJECT NUMBER	NAME	PHASE	SCDATE	PROJ BUDGET	CONST BUDGET	STATUS
		PDC Minor Projects Totals			$ 48,854,117	$ 43,986,445	
IFAS	IF014025	B7103 - Replace Roof (EXP)	Construction	TBD	$ 123,745	$ 123,745	Project complete
IFAS	IF014022	B0981 - Replace steam boiler and DI system (EXP)	Construction	TBD	$ 296,156	$ 296,156	Construction proceeding - 10%
IFAS	IF014026	B7135 - Replace Roof and HVAC units/restroom design (CAP)	Construction	TBD	$ 206,936	$ 206,936	Project complete
IFAS	IF014038	B9620 - Code Compliant corrections to kitchen (CAP)	Construction	TBD	$ 456,400	$ 456,400	Construction Started
IFAS	IF014049	B7904 - Renovate (CAP)	Construction	TBD	$ 889,585	$ 889,585	Construction proceeding - 40%
IFAS	IF014107	B1223 - Greenhouse (CAP)	Construction	TBD	$ 953,039	$ 953,039	Project complete
IFAS	IF015007	B7712 - Addition and renovations (CAP)	Construction	TBD	$ 1,988,860	$ 1,988,860	Construction proceeding - 10%
IFAS	IF015026	B0887 - Replace septic and drainfield (EXP)	Construction	TBD	$ 5,920	$ 5,920	Construction proceeding - 10%
IFAS	IF015027	B0459 - Replace heating hot water lines (CAP)	Construction	TBD	$ 342,815	$ 342,815	Construction proceeding - 10%
IFAS	IF015028	B0459/B0499 - Replace walk-in cooler condensers (EXP)	Construction	TBD	$ 280,000	$ 280,000	Construction Started
IFAS	IF015042	B0495 - Renovate Office/Lab (EXP/CAP)	Construction	TBD	$ 390,810	$ 390,810	Construction Started
IFAS	IF015060	B7123 - Replace Chiller and AHU (CAP)	Construction	TBD	$ 550,490	$ 550,490	Construction Started
IFAS	IF015061	B7167 - Replace HVAC Units and BAS Systems and minor repairs (CAP)	Construction	TBD	$ 1,108,076	$ 1,108,076	Construction proceeding - 35%
IFAS	IF015064	B7499 - Renovate Wedgeworth Lab (CAP)	Construction	TBD	$ 336,409	$ 336,409	Construction Started
IFAS	IF015066	B7713 - Replace Chiller (CAP)	Construction	TBD	$ 355,850	$ 355,850	Construction proceeding - 10%
IFAS	IF015070	S6800 - Upgrade various BAS systems (EXP)	Construction	TBD	$ 46,900	$ 46,900	Construction Started
IFAS	IF015077	B7712 - Renovate (CAP)	Construction	TBD	$ 663,593	$ 663,593	Construction proceeding - 10%
IFAS	IF015080	B5201 - Office/Lab addition (CAP)	Construction	TBD	$ 1,676,179	$ 1,676,179	Construction Started
IFAS	IF015097	B2242 - Land Management Bldg (CAP)	Construction	TBD	$ 142,101	$ 142,101	Construction Started
IFAS	IF015117	B1222 - Built-out of Quarantine (CAP)	Construction	TBD	$ 780,000	$ 780,000	Construction Started
IFAS	IF015119	S2904 - Install potable well / fire pump (EXP)	Construction	TBD	$ 73,000	$ 73,000	Construction Started
		Construction Count	21		$ 11,666,863	$ 11,666,863	
IFAS	IF014109	S5402 - Infrastructure Development Plan (EXP)	Design	TBD	$ 15,750	$ 15,750	Project in planning
		Design Count	1		$ 15,750	$ 15,750	
IFAS	IF015057	S3301 - Environmental Remediation (EXP)	Planning	TBD	$ 106,110	$ 106,110	Project in planning
IFAS	IF017036	B7401 - Replace deteriorating electric panels to chiller (EXP)	Planning	TBD	$ 80,000	$ 80,000	Project in planning
		Planning Count	2		$ 186,110	$ 186,110	
		IFAS Minor Projects Totals			$ 11,868,723	$ 11,868,723	
HOUSING	17322	Tanglewood Apartment Renovation	Construction	01-07-2017	$ 192,000	$ 192,000	Construction proceeding - 30%
HOUSING	17319	Tanglewood Gable Siding & Soffit	Construction	12-07-2016	$ 16,500	$ 16,500	PO Requested
HOUSING	17349	Springs Attic AHU Controls	Construction	12-20-2016	$ 42,000	$ 42,000	Construction proceeding - 10%
		Construction Count	3		$ 250,500	$ 250,500	
HOUSING	17310	UVS Kitchen & Bath Renovations	Design	05-03-2017	$ 245,000	$ 245,000	Bid Documents
HOUSING	17312	Maguire Kitchen & Bath Renovation	Design	05-03-2017	$ 246,000	$ 246,000	Bid Documents
HOUSING	17313	Maguire 387 Roof Replacement	Design	05-03-2017	$ 92,000	$ 92,000	50% CDs
HOUSING	17314	Maguire Window Replacement	Design	03-31-2017	$ 65,000	$ 65,000	50% CDs
HOUSING	17321	Tanglewood Basketball Court Lighting	Design	12-10-2016	$ 5,400	$ 5,400	Bid Documents
HOUSING	17323	Tanglewood Handrail Replacement	Design	01-27-2017	$ 38,000	$ 38,000	PO Requested
HOUSING	17338	Graham Commons Storefront	Design	01-27-2017	$ 22,000	$ 22,000	50% CDs
HOUSING	17339	Hume Carpet Replacement	Design	06-03-2017	$ 48,000	$ 48,000	Bid Documents
HOUSING	17351	Springs Carpet Replacement	Design	05-27-2017	$ 40,000	$ 40,000	Bid Documents
HOUSING	17353	Lakeside Carpet Replacement	Design	06-07-2017	$ 42,800	$ 42,800	Bid Documents
		Design Count	10		$ 844,200	$ 844,200	
HOUSING	17266	Housing Summer Painting	Planning	06-21-2017	$ 297,500	$ 297,500	Project in planning
		Planning Count	1		$ 297,500	$ 297,500	
		HOUSING Minor Projects Totals			$ 1,392,200	$ 1,392,200	
		Grand Total Minor Projects - All Units			$ 81,640,237	$ 74,310,798	

UNIVERSITY *of* FLORIDA
INVESTMENT CORPORATION

Annual Performance Report

UF Foundation – Endowment Pool

Fiscal Year-ended June 30, 2016

Endowment Pool

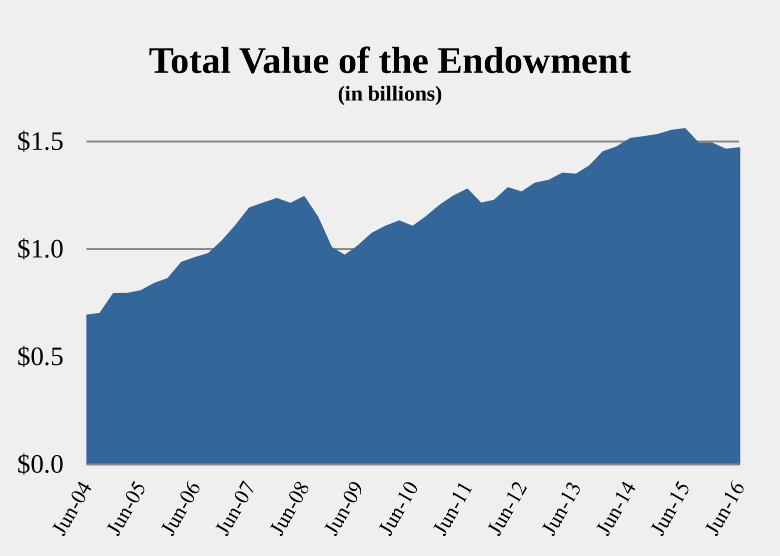
Since the founding of the University of Florida (UF) in 1853, generous alumni, corporations, foundations, parents and friends have contributed financial resources to assist UF in achieving its long-term mission of providing a superb education for undergraduates while maintaining excellent graduate programs and professional schools. As a result, UF's total endowment market value is among the largest public university endowments in the United States.

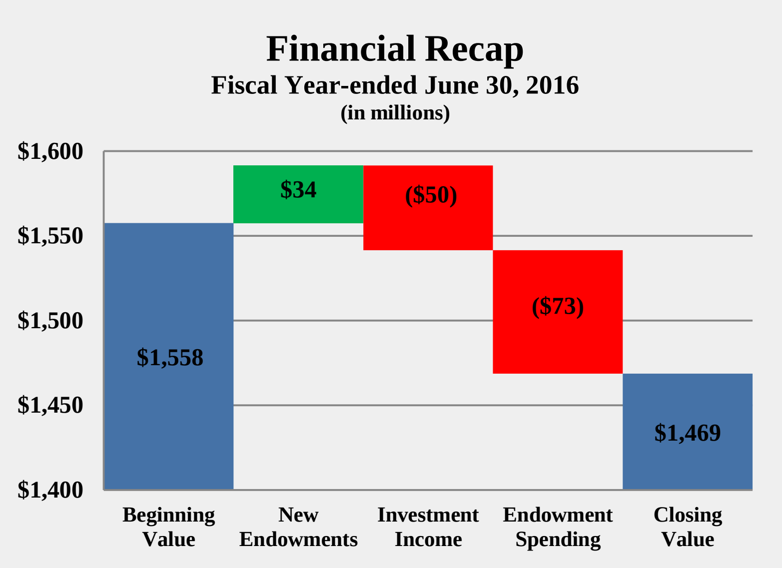
The UF endowment assets reside with the University of Florida Foundation (UF Foundation). The UF Foundation is a private, not-for-profit, 501(c)(3) direct support organization of the University that raises and manages all gift money for the benefit of the University of Florida. The management of the Endowment Pool is designed to accomplish two goals:

- Provide a total return from assets invested that will preserve or increase the purchasing power of the endowment capital, and;
- Generate the maximum current spendable income stream to support activities of funds held for colleges and units of the University.

Endowments are an irreplaceable source of quality, stability, productivity and creativity for the University of Florida. The thoughtful individuals and organizations who create endowments provide security and confidence for our students and faculty, now and in the future. As such, the UF Foundation invests gift assets to protect the ability of the endowment to provide, in perpetuity, an income stream sufficient to support the University activity designated by the donor, and to ensure the proceeds thereof are used in accordance with their designation.

For the fiscal year-ended June 30, 2016, the Endowment Pool started with a balance of $1.56 billion. During the fiscal year, $34 million in new endowments were added to the Pool thanks to the generous support of the donors. Endowment investment performance net of all investment management fees and expenses detracted $50 million. Additionally, the Endowment paid out $73 million during the fiscal year in support of the University of Florida and its faculty, students and programs. The fiscal year ended with an Endowment Pool balance of $1.47 billion.





UF Foundation – Endowment Pool

Fiscal Year-ended June 30, 2016

Investment Objectives

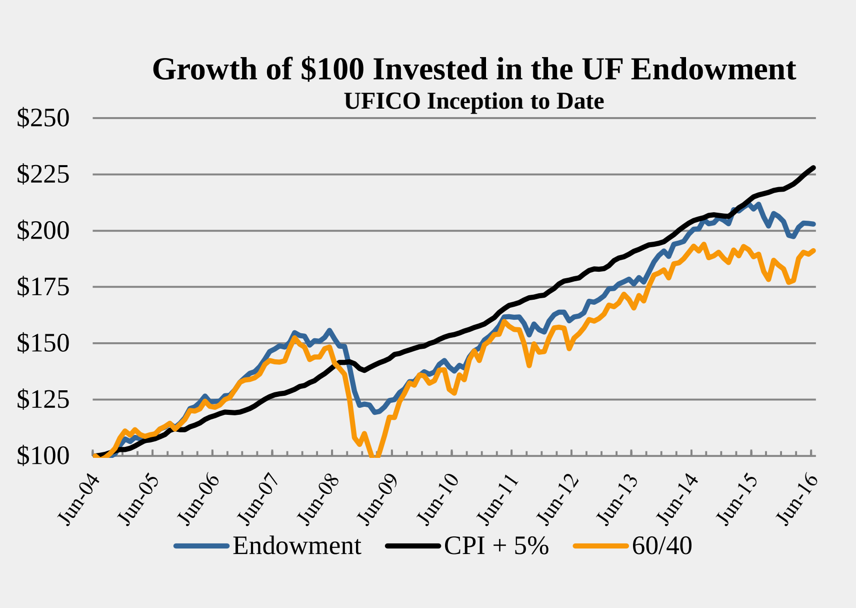
Since the inception of the University of Florida Investment Corporation (UFICO) in June 2004, the investment of the Endowment Pool has been managed by UFICO. Through UFICO's management of the Endowment Pool, the UF Foundation seeks to achieve an annualized real rate of return of at least 5% net of fees to preserve and enhance the purchasing power of the endowment. Returns are measured over the long-term as the Endowment Pool is able to tolerate variability in the short and intermediate-term given its long investment horizon.

To measure performance results, investment returns are compared against the following benchmarks:

Benchmark	Purpose
CPI + 5%	The consumer price index plus the average gross spending rate for the endowment. This is a long-term growth benchmark that seeks to measure the purchasing power of the endowment over time.
60/40	Comprised of 60% - MSCI All Country World Index and 40% - Barclays Global Aggregate Bond Index, this benchmark represents the investible alternative for the endowment.

UFICO manages the Endowment Pool based on the objectives for the endowed assets as established by the Finance Committee of the UF Foundation Board of Directors. UFICO has constructed a long-term strategic asset allocation for the endowment portfolio based on the prioritization of these requirements including:

- **Positive Real Returns** – Intergenerational equity and maintaining the real purchasing power of the assets
- **Liquidity** – Retaining the ability to fund endowment obligations in all market conditions
- **Good Stewardship** – Maximizing *risk adjusted* returns
- **Growth** – Increasing the endowment's ability to support the University



Strategic Asset Allocation

Strategy	Asset Classes	Target Allocation	Actual Allocation
Growth	Public Equities Hedged Strategies Private Equity	80%	81.3%
Real Assets	Natural Resources Real Estate	12.5%	11.2%
Liquidity	Fixed Income Cash	7.5%	7.5%

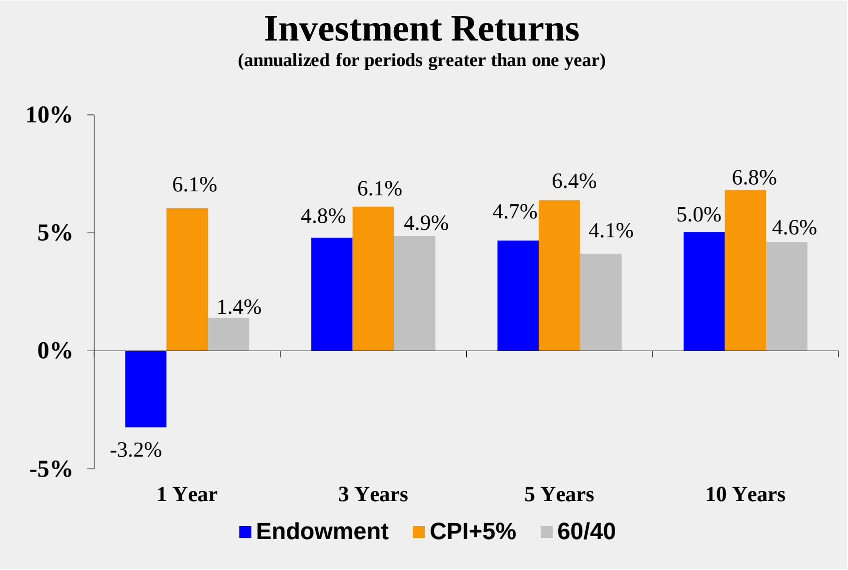
UF Foundation – Endowment Pool

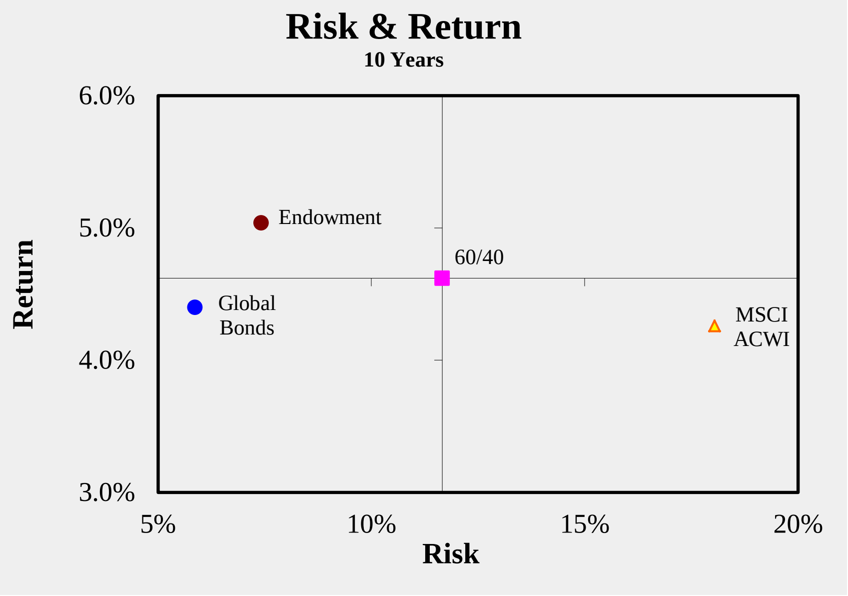
Investment Performance

The positive start in fiscal year 2016 (July 2015 – June 2016) was short lived as beginning in August 2015 global concerns, notably China's equity market declines and sudden currency devaluation, drove equities lower. At one point during the fiscal year global equities had realized nearly a -17% drawdown, reaching a bottom on February 11, 2016. Since that time equity markets have staged a strong comeback. For the fiscal year ended June 30, 2016, global equity markets, as measured by the MSCI AC World Index, lost 3.7% on a total return basis. For the second consecutive fiscal year, U.S. equities posted a gain whereas international equities (measured in U.S. dollar terms) declined. For the fiscal year, the S&P 500 Index returned +4.0%, the MSCI EAFE Index was down 10.2% and the MSCI Emerging Markets Index declined 12.1%. Fixed income markets were positive for the fiscal year. The Barclays U.S. Aggregate Bond Index was up +6.0% and the Barclays Global Aggregate Bond Index returned +8.9%.

For the fiscal year ended June 30, the Endowment Pool declined 3.2%, net of all investment management fees and expenses, compared to the +1.4% performance of the 60/40 benchmark and the + 6.1% of CPI+5%. The underperformance to our benchmarks for the most recent one year period was due primarily to negative attribution in our Hedged Strategies and Natural Resource portfolios. The Public Equity portfolio outperformed the MSCI AC World Index, primarily due to active management in the global equity and emerging markets strategies but was negative for the year. The Fixed Income, Private Equity and Real Estate portfolios posted positive performance, but lagged their respective benchmarks for the fiscal year.

While the Pool exhibited short-term underperformance, over the longer time periods that we feel are appropriate to evaluate performance, performance met or exceeded benchmark returns. For the trailing five and ten-year periods, the Endowment Pool returns exceeded the 60/40 benchmark returns. For the trailing seven-year period, the Endowment Pool has outperformed the CPI+5% benchmark (+7.2% vs. +6.7%). Importantly, for the ten-year period, the Endowment Pool has outperformed the 60/40 investible alternative by 42 basis points annually while realizing less than 2/3rds of the risk (7.5% vs. 11.8% annualized volatility).





BOARD OF TRUSTEES RESOLUTION

Number: **R16-184**

Subject: **University Transportation and Parking Services Bond Issuance**

Date: **December 1, 2016**

A RESOLUTION REQUESTING THE ISSUANCE OF BONDS TO FINANCE THE CONSTRUCTION OF A NEW MULTI-LEVEL PARKING GARAGE FACILITY ON THE CAMPUS OF THE UNIVERSITY OF FLORIDA; REQUESTING THE REDEMPTION OF CERTAIN STATE OF FLORIDA, BOARD OF REGENTS, UNIVERSITY OF FLORIDA PARKING FACILITY REVENUE BONDS, SERIES 1998; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees (the "Board of Trustees") of the University of Florida (the "University") previously adopted its Resolution R16-174 requesting that the Division of Bond Finance of the State Board of Administration of Florida (the "Division") issue bonds to finance the construction of a new 762-space multi-level parking garage facility that was to be located at the southwest corner of the intersection of Newell Drive and McCarty Drive on the University's main campus;

WHEREAS, the Board of Trustees has determined that it is in the best interest of the University to change the location of the proposed parking garage facility to an existing surface lot located immediately south of the University's Reitz Union at the southwest corner of the intersection of Museum Road and Center Drive on the University's main campus in order to (i) enable the construction of a larger parking garage facility containing a greater number of spaces, and (ii) remove the need for an encroachment into University conservation areas and an amendment to the University's Campus Master Plan;

WHEREAS, because of the increased size of the proposed parking garage facility, the cost of such facility has also increased, which in turn results in an increase in the anticipated not to exceed principal amount of the proposed tax-exempt bonds that will be issued to finance the facility; and

WHEREAS, the Board of Trustees desires to adopt the new resolution to account for such change in circumstances, to renew its request to the Division to issue bonds for the purposes described herein, and to request the Division to redeem, utilizing University Funds, certain outstanding bonds.

BE IT RESOLVED BY THE BOARD OF TRUSTEES:

Section 1. The Board of Trustees of the University hereby requests the Division to issue bonds in an amount not to exceed $37,200,000 (the "Bonds") for the purpose of financing (i) the construction of a multi-level parking garage (the "Project") on the campus of the University, (ii) capitalized interest, if any, (iii) a debt service reserve fund, if necessary, and (iv) certain costs associated with issuing the Bonds.

Section 2. The Project will consist of approximately 1,520 parking spaces. The Project is reflected on the approved master plan for the University and is consistent with the mission of the University because it will mitigate the anticipated loss of parking spaces in the medium term due to future campus development. Construction of the Project is expected to begin in July of 2017 and to be completed by January of 2019. Proceeds of the Bonds are not anticipated to be sufficient to complete the construction of the Project without the use of additional funds. Additional necessary funding in the amount of $1,300,000 will be obtained from the University's Parking and Transportation Services reserve funds. Legislative approval of the Project has been obtained pursuant to section 1010.62, Florida Statutes. No proceeds of the Bonds will be used to finance operating expenses of the University.

Section 3. The Bonds are to be secured by the Parking System Revenues, on parity with the University's outstanding Parking Facility Revenue Bonds, after deducting therefrom the Administrative Expenses, the Current Expenses and the Rebate Amount, if any (the "Pledged Revenues"). The Parking System Revenues include all fees, rentals or other charges and income received by the University from students, faculty members and others using or being served by or having the right to use, or having the right to be served by, the parking system of the University, and all parts thereof, except the transportation access fee and fines collected by the Student Traffic Court, and specifically including, without limiting the generality of the foregoing, parking decal fees, parking fines, toll parking fees, bus service fees, metered parking fees, and any special rental fees or charges for services or space provided. The Administrative Expenses include fees or charges of the State Board of Administration of Florida and the Division. Current Expenses include all necessary operating expenses, current maintenance charges, expenses of reasonable upkeep and repairs, properly allocated shares of charges for insurance and all other expenses of the Board of Governors or the University incident to the operation of the parking system of the University, but excludes depreciation, all general administrative expenses of the Board of Governors or the University, the expenses of operation of auxiliary facilities the revenues of which are not pledged as security for the Bonds and the payments into any parking system maintenance and equipment reserve fund. The Rebate Amount, if any, is the excess investment earnings which may be required to be paid to the federal government pursuant to Section 148 of the Internal Revenue Code of 1986, as amended. The Bonds will be secured by a first lien on the Pledged Revenues. The Bonds may also be secured by such other revenues as may be designated by the Board of Trustees and approved by the Board of Governors from time to time. The University is legally authorized to secure the Bonds with the revenues to be pledged pursuant to section 1010.62, Florida Statutes. The University is also committed to ensuring that sufficient revenues will be generated to fulfill the University's obligations with respect to the Bonds.

Section 4. The Bonds will mature not more than 21[1] years after issuance, including any extensions or renewals thereof. The Project has an estimated useful life of 30 years, which is beyond the anticipated final maturity of the Bonds. The Bonds will bear interest at a fixed interest rate.

Section 5. The Board of Trustees will comply, and will require the University to comply, with all requirements of federal and state law relating to the Bonds, including but not limited to, laws relating to maintaining any exemption from taxation of interest payments on the Bonds and continuing secondary market disclosure of information regarding the Bonds.

Section 6. The University will comply with the Debt Management Guidelines adopted by the Board of Governors on April 27, 2006, as subsequently amended, and the debt management policy of the University.

Section 7. The University President, University Vice President and Chief Financial Officer, University Vice President for Business Affairs, and other authorized representatives of the University and the Board of Trustees, acting singly, are hereby authorized to take all actions and steps, to execute all instruments, documents, and contracts, and to take all other actions as they may deem necessary or desirable, in connection with the execution, sale and delivery of the Bonds.

Section 8. In making the determination to finance the Project, the Board of Trustees has reviewed the information described in Appendix A.

Section 9. The Board of Trustees further requests the Board of Governors to request the Division take action necessary to redeem certain State of Florida, Board of Regents, University of Florida Parking Facility Revenue Bonds, Series 1998. The University anticipates that it will provide cash to accomplish the redemption.

Section 10. This Resolution shall take effect immediately upon its adoption.

Adopted this 2nd day of December, 2016.

1. The 21 year term will consist of a projected interest-only payment of $1,240,000 due in 2017-18, followed by 20 equal payments consisting of both principal and interest beginning in 2018-19 and continuing through 2037-38.

Appendix A

The following documents have been reviewed by the Board of Trustees prior to the execution of this Resolution:

Attachment (a) – Consultant Report-Davis Architects

- the project program, feasibility study, or consultant report;

Attachment (b) – Draw Schedule

- a draw schedule for the project;

Attachment (c) – Sources and Uses of Funds

- sources and uses of funds for the project;

Attachment (d) – Debt Service Schedule

- an estimated debt service schedule;

Attachment (e) – Debt Service Schedule with Lien on Pledged Revenue

- debt service schedules for any outstanding debt with a lien on the pledged revenues;

Attachment (f) – Schedule of Estimated Compliance

- a schedule showing estimated compliance with any additional bonds requirement set forth in the documents governing the outstanding debt;

Attachment (g) – Description of Security

- a description of the security supporting repayment and the lien position the debt will have on that security;

Attachment (h) – Five Year History and Projection

- a five year history, if available, and a five year projection, of the pledged revenues and the debt service coverage;

Attachment (i) 1 – Project Justification
Attachment (i) 2 – Decal and Space Calculations

- an analysis which provides quantitative metrics justifying the need for the construction or acquisition of the project and explains why the project is essential to the university's core mission;

Attachment (j) – Private Sector Feasibility – Walker Parking Consultants

- a detailed assessment of private sector alternatives and a determination of whether the private sector can offer a comparable alternative at a lower cost, which may be included as part of a project feasibility study or may be a stand-alone report;

Attachment (k) – Analysis IRR

- an analysis which calculates the expected return on investment or internal rate of return for a revenue-generating project or another appropriate quantitative measure for a non-revenue generating project.