

Florida Board of Governors
Facilities Initiative Recommendations
June 19, 2008

Early in 2007, the Chancellor appointed four interinstitutional workgroups to assist the BOG Office of Finance and Facilities in developing specific recommendations regarding issues surfaced by the Facilities Task Force. The four workgroups were:

- 1) Plant Operations and Maintenance Funding;
- 2) Educational Plant Survey ;
- 3) Space Utilization ; and
- 4) Space Needs Generation.

Each group met several times to research, discuss, and develop recommendations for this initiative. Their input was taken into consideration in the drafting of this report, which has been shared with the Council of Administrative and Financial Affairs (CAFA) and the Facility workgroups for their review. The recommendations in this report are those ready for consideration by the Board of Governors. The remaining issue, Space Needs Generation, will be presented to the BOG at its September meeting.

Plant Operation and Maintenance Recommendations

- The Board of Governors should request an inflationary increase based on the Consumer Price Index for existing space in the 2009-10 LBR. (The original base has not been adjusted for more than 10 years). This would be calculated by applying the same inflationary increase that is applied to the utilities and the Operating & Maintenance base cost factors each year for new space to the total E&G gross square footage for existing space. The annual additional recurring cost is estimated to be between \$10 and \$20 million. If this policy had been implemented for 2008-09, \$11 million would have been added to the current base.
- The Board of Governors staff should conduct additional research before recommending changes to the current PO&M policy on leased space, to allow funding consideration for leases with terms of five years or more, rather than 40 years or more. BOG staff currently estimates the additional cost of funding PO&M for leases of between 5- and 40-year term to be between \$4,000,000 and \$6,000,000 annually. Before making a final recommendation, additional information should be analyzed from each institution, including the specific cost benefit, current amount and cost of leased space, and current PO&M for leased space.

**Florida Board of Governors
Facilities Initiative Recommendations
June 19, 2008**

Educational Plant Survey Recommendation

- Each University Board of Trustees must ensure that all PECO projects included in the first year of its Capital Improvement Plan are supported by an educational plant survey recommendation. Projects not yet survey-recommended may be shown in future planning years not covered by the current educational plant survey period.

Space Utilization Best Practice Recommendations

- **Each university should consider adoption of the following best practices to improve utilization of classroom and teaching lab space:**

Designate a coordinator to review utilization data and make recommendations to the provost for improvement.

Adopt uniform campus-wide scheduling policies.

Manage final scheduling of classrooms and teaching labs at the university-level, rather than department-level, so that any unused space is available for appropriate use.

Report utilization data to the appropriate committee of their Board of Trustees at the end of each semester.

- Each university must incorporate utilization data as a factor in prioritization of university Capital Improvement Plan (CIP) funding requests to the Board of Governors. Programs with classroom and teaching lab space utilization below the current SUS standard would not be eligible for inclusion on the university CIP. General purpose classroom or teaching lab space (space not designated for a specific academic program or discipline) would not be eligible for inclusion if utilization was below the SUS standard. This standard would apply both to the university as a whole and on a site-specific basis, and would be effective for the 2010-2011 LBR cycle.