

**STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Facilities Committee
June 12, 2019**

SUBJECT: University of Florida Educational Plant Survey Validation

PROPOSED COMMITTEE ACTION

Review and validate the completed University of Florida Educational Plant Survey.

AUTHORITY FOR BOARD OF GOVERNORS ACTION

Article IX, Section 7, Florida Constitution; Sections 1013.03 and 1013.31, Florida Statutes

BACKGROUND INFORMATION

An Educational Plant Survey (EPS) is required at least once every five (5) years for all public educational entities, including state universities. At the request of the University of Florida (UF), Board staff facilitated and coordinated the Survey Team and participated with university staff on the EPS to ensure that all the requirements of section 1013.31, Florida Statutes, were satisfied. In addition to UF and Board staff, the team included staff from Florida Agricultural and Mechanical University, Florida Gulf Coast University, and University of Central Florida. The Survey Team Recommendation is included as an attachment. The completed EPS Report was approved by the University of Florida Board Of Trustees on June 6, 2019, and the agenda item is included.

The EPS covers the period July 1, 2019, through June 30, 2024, and is UF's first EPS completed using the Dynamic Capital Planning (DCP) model.

Table 1. Analysis of Space Needs and Enrollment¹

UF EPS Year	FTE	Space Inventory (Net Square Feet)	Recommendation Compared to Actual (Net Square Feet)	Space Analysis Summary
2014 Survey	46,746	2,854,438	304,225	2014 EPS Recommendation
Current 2024	50,632	2,993,025	138,587	Actual Net Space Added
Projected	51,050	TBD	68,869	2019 EPS Recommendation

¹ Main campus only.

Summary of Survey Team Recommendations (Main Campus, unless noted):

University of Florida
Needs Assessment
Date: April 24, 2019.

Survey Team Members: Robin Anderson, Team Leader (UWF), Kenneth Ogletree (BOG), Felcy Gabriel (BOG), Kristine Azzato (BOG), Mary Mory (UNF), Takeidra Nelson (FAMU), Krystie Corbitt (FGCU), Christy Miranda (UCF)

Site Improvements Recommendations:

- 1.1 Land Acquisition – Not Applicable
- 1.2 Landscaping and Site Improvements – This is a recommendation to continue landscaping and site improvements consistent with the adopted Campus Master Plan.
- 1.3 Utility Infrastructure – This is a recommendation for items in the categories of chilled water, controls, electrical distributions, storm sewer, sanitary sewer, telecommunications, energy management control systems, irrigation, water distribution, steam equipment and distribution and roads. These projects consist of improvements, extensions, modifications, and additions to the major utility systems consistent with the adopted Campus Master Plan.
 - 1.3.1 New Electrical Interconnect and Substation Distribution
 - 1.3.2 New Cooling and Heating Plant (CHP) and Infrastructure
 - 1.3.3 Campus Wide Safety and Security Infrastructure Improvements

Remodeling:

Definition: Section 1013.01(17), Florida Statutes, the changing of existing facilities by rearrangement of spaces and their use and includes, but is not limited to, the conversion of two classrooms to a science laboratory or the conversion of a closed plan arrangement to an open plan configuration.

- 2.1 Not Applicable

Renovation Recommendations:

Definition: Section 1013.01(18), Florida Statutes, the rejuvenation or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air conditioning, heating, or ventilating equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure.

- 3.1 Emergency Operation Center (Bldg. No. 0132 – Centrex; Site No. 0001)

- 3.2 McGuire Center (Bldg. No. 0341) and Powell Hall/Florida Natural History Museum (Bldg. No. 0308; Site No. 0001)

Continuing Survey Recommendation:

This project was survey recommended and partially funded through legislative appropriations during the previous survey cycle, however, its funding has not yet been completed. This is a recommendation for continued funding for this project.

- 4.1 Data Science and Information Technology (DSIT). 90,720 NASF is the portion of the project requested from the state. The total project is 143,425 NASF.

New Construction Recommendations:

New construction recommendations are in accordance with the presented net square footage and as described in the Form B. The following projects are recommended:

Site 0001

- 5.1 Music Building - 67,350 NASF
- 5.2 Utility Plant - 1,944 NASF

Site 0001 - Excluded from the Form B Calculation

- 5.3 Florida Natural History Museum Addition - 26,650 NASF

Site 1801 - Excluded from the Form B Calculation

- 5.4 Whitney Center for Marine Animal Health Lab Building - 24,000 NASF

Demolition Recommendations:

Demolition recommendations are for buildings over \$1M.

- 6.1 Bldg. No. 0473 - Lacy Rabon Chilled Water Plant - 3,075 NASF
- 6.2 Bldg. No. 0117 - Music Building - 33,358 NASF
- 6.3 Bldg. No. 0856 - Earle B. Phelps Lab - 5,422 NASF
- 6.4 Bldg. No. 0027 - Public Safety - 1,976 NASF
- 6.5 Bldg. No. 1056 - SE Chilled Water Plant - 18,894 GSF

Standard University-Wide Recommendations:

SR1. All recommendations for new facilities to include spaces necessary for custodial services and sanitation facilities.

SR2. All projects for safety corrections are recommended.

SR3. All projects for corrections or modifications necessary to comply with the Americans with Disabilities Act are recommended.

SR4. Any project required to repair or replace a building's components is recommended provided that the total cost of the project does not exceed 25% of the replacement cost of the building.

SR5. Expansion, replacement, and upgrading of existing utilities/infrastructure systems to support the educational plant (as expanded or modified by the recommended projects) are recommended.

Notes:

- A. University is to write recommendation text in accordance with current Educational Plant Survey format criteria.
- B. The Survey Team requires that projects recommended for approval are to be incorporated into the Master Plan Update(s).
- C. Supplemental surveys can be conducted at a later date should project scope change in the future.
- D. For this survey, any buildings that are equal to or over 50% of sponsored contracts and grants space (coded as education and general (E&G) space in the space inventory) were marked as ineligible and excluded from the Form B calculation.
- E. The Survey Team recommendations to the Board of Governors should not exceed 100% of space needs met by formula in any of the nine (9) space categories. Projects that exceed 100% of needs met should be modified to support the recommendations by the Survey Team.

The 100% threshold options are as follows:

- 1. Verify space use classification (i.e. Classroom, Teaching Lab, etc.)
 - 2. Reduce square footage in space use categories exceeding 100%
 - 3. Delete a project or the space in a use category that exceeds 100%
 - 4. Substitute with other proposed space use categories within the same project
 - 5. Shift requested project priorities to stay below 100% threshold.
 - 6. Provide a university strategy to support temporary overages.
- F. Supplemental surveys are required if any changes to project scope result in a space category exceeding 100% of the formula-driven need.

Supporting Documentation Included: Trustees Agenda Item and Key EPS Data

Facilitators/Presenters: Mr. Chris Kinsley