

**STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS**
June 13, 2019

SUBJECT: New College of Florida Educational Plant Survey Validation

PROPOSED BOARD ACTION

Review and validate the completed New College 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 New College of Florida (NCF), 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 NCF and Board staff, the team included staff from Florida Atlantic University and Florida State University. The Survey Team Recommendation is included as an attachment. The completed EPS Report was approved by the New College of Florida Board of Trustees on April 23, 2019, and the agenda item is included.

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

Table 1. Analysis of Space Needs and Enrollment

NCF EPS Year	FTE	Space Inventory (Net Square Feet)	Recommendation Compared to Actual (Net Square Feet)	Space Analysis Summary
2014 Survey	694	183,175	14,650	2013 EPS Recommendation
Current	958	199,387	16,212	Actual Net Space Added
2024 Projected	1,198	TBD	55,505	2019 EPS Recommendation

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

NEW COLLEGE OF FLORIDA

Survey Team Members: Lorilyne Pinkerton, Team Leader (FSU), Kenneth Ogletree (BOG), Felcy Gabriel (BOG), Azita Dotiwala (FAU), Corina Mavrodin (FAU), and Anthony Volpe (FSU).

Site Improvements Recommendations:

- 1.1 Land Acquisition – This project allows the university to continue purchasing properties surrounding the campus as identified in the adopted Campus Master Plan(s).
- 1.2 Landscaping and Site Improvements – This is a general recommendation to continue landscaping and site improvements consistent with the adopted Campus Master Plan(s).

Remodeling/Renovation Recommendations:

- 2.1 Old Caples House
- 2.2 Caples Carriage House
- 2.3 Hamilton Classroom Building
- 2.4 Pritzker Marine Biology
- 2.5 College Hall
- 2.6 Cook Hall

New Construction Recommendation:

New College has demonstrated an extraordinary need for additional Net-Assignable Square Feet (NASF) that is not supported by the formula approach. At New College, each FTE represents one full-time student. Currently at approximately 850 FTE, the College has 198,000 NASF. The decision made by the Board of Governors in November 2016 for New College to increase its FTE enrollment by 40% to 1,200 FTE by the year 2023-2024 and to be a full-service College, will increase the College's NASF need significantly. This Educational Plant Survey for New College is consistent with Board of Governors action. These survey recommendations will meet that Board of Governors action goal.

- 3.1 **Multi-purpose Building** to include Classroom (use codes 110 & 115) – 7776 NASF; Teaching lab (Use codes 210 & 215) – 2723 NASF; Research lab (Use codes 250 & 255) – 660 NASF; office and office service (Use codes 310 & 315) – 35,136 NASF; study (Use codes 410 & 412) – 13,509 NASF; Auditorium Exhibition (use codes 610 & 620) – 2400 NASF; Gymnasium (use codes 520 & 525) – 9200 NASF; Campus Support services (use code 720 & 730) – 5000 NASF; Total NASF – 76,404.

Demolition Recommendations:

4.1 Demolition of Palmer Court – Buildings A, C, D, and E. (Total NASF – 20,899)

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.
- SR6. All projects requiring renovations to space vacated in conjunction with the construction of new facilities that require no significant changes in space categories are recommended.

The complete Educational Plant Survey Report, which is in compliance with the requirements of section 1013.31, Florida Statutes, is ready for Board consideration for validation. Once validated by the Board, survey recommended projects may be included on the Capital Improvement Plan, and are eligible for PECO funding.

Note: The Survey Team recognizes that New College is unique. The space needs requirement for New College academic programs is not supported by the Formula process. Based instead on the Board's planned enrollment growth projection.

Supporting Documentation Included: Information located in the Facilities Committee materials.