

UWF Board of Trustees Meeting
Finance, Facilities and Operations Committee
May 25, 2017

Issue/Agenda Recommendation: FY2016/2017 Educational Plant Survey

Proposed Action: Approve

Background Information:

Pursuant to Florida Statute 1013.31, every 5 years, each university conducts an Educational Plant Survey (EPS) to determine space needs by space type necessary for the academic mission, university operations, and accommodating the institutions faculty, staff, and students.

The EPS team provides recommendations of proposed capital improvements once a validation of current satisfactory space and a needs assessment have been completed.

The Board of Trustees must review and approve the EPS prior to President submitting the Survey to the Chancellor of the State University System. The new survey will supersede previous surveys.

Implementation Plan: Submit to Board of Governors Chancellor’s Office July 1, 2017.

Fiscal Implications: None

Supporting documents: 1) Recommendations of Educational Plant Survey (EPS) Team
2) Analysis of Space needs by Category – Form B

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RECOMMENDATIONS OF EDUCATIONAL PLANT SURVEY (EPS) TEAM

UNIVERSITY OF WEST FLORIDA

Validation Dates: October 25-27, 2016

Needs Assessment Dates: April 4, 2017 and May 3, 2017

Survey Team Members: Lori Pinkerton, Team Leader (FSU), Craig Talton (FAMU), Kenneth Ogletree (BOG), Taylor Jones (BOG), Brittany Farrow (BOG) (Validation only)

Site Improvements Recommendations:

- 1.1 Land Acquisition – This project allows the university to continue purchasing properties surrounding all campuses as identified in the adopted Campus Master Plan
- 1.2 Landscaping and Site Improvements – This is a general recommendation for landscaping and site improvements consistent with the adopted Campus Master Plan.
- 1.3 Utility Infrastructure – This is a general recommendation for items in the categories of chilled water and controls, electrical distributions, storm sewer, sanitary sewer, telecommunications, energy management control systems, irrigation, water distribution, steam equipment and distribution and roads. The project consists of improvements, extensions, modifications, and additions to the major utility systems consistent with the adopted Campus Master Plan.

The following named projects are recommended:

- 1.3a Central Utility Plant Switchgear Replacement

Remodeling/Renovation Recommendations:

- 2.1 Remodeling/renovation recommendations are in accordance with the net square footage as described in the Form B. Remodeling/renovation recommendations that yield no significant changes to existing space use categories are recommended.
- 2.2 All significant remodeling/renovation projects must be specifically identified. The projects must identify the space categories affected (i.e. from existing space use to proposed space use). Any changes to remodeling/renovation projects that exceed 100% of any space use categories will require a supplemental Survey.

Main Campus

- 2.2a Field House Fire Code Mitigation

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:

Main Campus

- 3.1 University Center
50,000 nsf (15,000 study, 15,000 office, 20,000 instr. media)
- 3.2 Global Online ADA Connector
3,000 gsf (consists of non-assignable circulation space)
- 3.3 Science and Engineering – Research Wing
38,700 nsf (2,500 study, 30,500 res. lab, 4,200 office, 1,500 instr. media)
- 3.4 Multidisciplinary Academic Center
25,000 nsf (1,000 study, 15,000 office, 9,000 instr. media)

Projects Based on Exception Procedure:

The Survey Team is not recommending any projects based on the Exception Procedure at this time, but recognizes that based on projects presented there are several new programs awaiting Board of Governors review and approval. Should any of these programs be approved and require additional space, a supplemental survey will be required.

N/A

Demolition Recommendations:

Pursuant to Board of Governors' Regulation 9.004, Razing of Buildings, demolition projects beneath the \$1,000,000 threshold do not require an Educational Plant Survey recommendations; however, all reductions in space categories should be appropriately reflected in the Form B.

The following demolitions have been requested and are recommended:

- 4.1 Bldg. 20 E
9,505 nsf (office)
- 4.2 Bldg. 20 W
5,836 nsf (office)
- 4.3 Sciences Laboratory – Bldg. 58
45,351 nsf (20,752 teach. Lab, 882 study, 17,025 res. lab, 6,692 office)
- 4.4 Center on Aging and Clinical Trials – Bldg. 63
1,700 nsf (office)
- 4.5 College of Education and Professional Studies (ERCCD) - Bldg. 77
12,350 nsf (1,143 classroom, 1,760 teach. lab, 9,447 office)
- 4.6 College of Education and Professional Studies (ERCCD) - Bldg. 78
9,832 nsf (2,522 classroom, 2,041 teach. lab, 5,269 office)
- 4.7 Outdoor Adventure Center / Bicycle Repair Shop – Bldg. 209
3,220 nsf (gym)

Continuing Survey Recommendations:

These projects were survey recommended and partially funded through legislative appropriations during the previous survey cycle, however their funding has not yet been completed. This is a recommendation for completing these projects.

- 5.1 Laboratory Sciences Annex

Special Purpose Center Recommendations:

- 6.1 N/A

Standard University-wide Recommendations:

SR1. Projects for safety corrections are recommended.

SR2. Projects for corrections or modifications necessary to comply with the Americans with Disabilities Act (ADA) are recommended.

SR3. Projects required to repair or replace a building's components are recommended provided that the total cost of the project does not exceed 25% of the replacement cost of the building.

SR4. Expansion, replacement and upgrading of existing utilities/infrastructure systems to support projects identified within this Educational Plant Survey 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. The Survey Team recommendations to the Board of Governors cannot exceed 100% of space needs met by formula in any of the nine (9) space categories. Any project that exceeds 100% of needs met must be modified to ensure approval 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.
- D. Supplemental surveys are required if any changes to project scope result in a space category exceeding 100% of formula-driven need.

ANALYSIS OF SPACE NEEDS BY CATEGORY - FORM B REVISED

University of West Florida
Main Campus

Net Assignable Square Feet Eligible for Fixed Capital Outlay Budgeting
Revised 03-May-17

Traditional FTE= 5,052
On-Line FTE= 2,824
TOTAL FTE= 7,877

	Class- room**	Teaching Lab**	Study	Research Lab	Office	Aud/ Exhib.**	Instruct. Media	Student Academic Support	Campus Support Gym**	Services	Total NASF
Space Needs by Space Type*: 2021-2022	60,627	75,784	141,777	196,913	236,295	15,157	31,506	0	30,313	42,533	830,905
1) Current Inventory as of: June 30th											
A) Satisfactory Space	60,307	44,032	110,265	21,478	122,348	5,272	107	0	868	34,681	399,358
B) Total Unsatisfactory Space	9,978	49,869	2,707	22,210	88,579	19,888	594	0	44,744	995	239,564
1) Unsatisfactory Space with No Requested Action	4,945	3,957	307	5,185	36,339	-	594	-	-	763	52,090
2) Unsatisfactory Space to be Renovated/Remodeled	1,368	21,359	945	-	11,949	19,888	-	-	35,499	232	91,240
3) Unsatisfactory Space to be Terminated	-	-	573	-	1,842	-	-	-	6,025	-	8,440
4) Unsatisfactory Space to be Demolished	3,665	24,553	882	17,025	38,449	-	-	-	3,220	-	87,794
C) Total Under Construction	0	0	0	0	4,016	0	0	0	10,228	0	14,244
University Park Center	0	0	0	0	4,016	0	0	0	10,228	0	14,244
											0
											0
											0
											0
TOTAL CURRENT INVENTORY:	70,285	93,901	112,972	43,688	214,943	25,160	701	0	55,840	35,676	653,166
2) Projects Funded for Construction thru: June 30th											
Lab Sciences Annex	640	14,300	1,300	9,750	2,880	0	0	0	0	1,444	30,314
											0
											0
											0
											0
Total Funded Construction:	640	14,300	1,300	9,750	2,880	0	0	0	0	1,444	30,314
Plus: Total Planned Demolition	3,665	24,553	882	17,025	38,449	0	0	0	3,220	0	87,794
Net Space Needs	(6,633)	(7,864)	28,960	160,500	58,763	(10,003)	30,805	0	(16,282)	5,413	243,659
Percent of: Current Inventory and Funded Projects Minus Demolition Space Needs											
	111%	110%	80%	18%	76%	166%	2%	#DIV/0!	174%	87%	72%

(**Online FTE excluded from Classroom, Teaching Lab, Auditorium/Exhibition, and Gymnasium needs.)