

**STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS**  
June 22, 2023

**SUBJECT:** Educational Plant Survey of University of South Florida

---

**PROPOSED BOARD ACTION**

Validate the completed Educational Plant Survey (EPS) of the University of South Florida (USF).

**AUTHORITY FOR BOARD OF GOVERNORS ACTION**

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

**BACKGROUND INFORMATION**

USF's current survey was approved by the Board in June 2022.

In February 2023, USF requested an Amendment to their Survey to accommodate a proposed increase in scope and size to its Health-Nursing Building Expansion project, a legislative initiative funded with an appropriation of \$33M in FY22. As a legislative initiative, the project was not on the Board's prioritized PECO project list and did not have a supporting Survey Recommendation. However, at this juncture, the inclusion of the project in USF's facilities inventory results in the university exceeding its projected space needs in 'Office' and 'Teaching Lab' categories projected at 111% and 102%, respectively. Generally speaking, a university should not exceed 100% of its projected space needs; anything over that is considered an exception in terms of obtaining a Survey Recommendation. The proposed Survey amendment represents an additional 6,499 sq ft of space, combined, for those two categories. However, it is a relatively de minimis amount in terms of USF's current E&G inventory of over 2.3 million sq ft, and it does not increase the previous stated percentages of 111% and 102%.

USF presented data to support the growth of the program requiring an expansion of space to meet its strategic mission and the needs of the region, namely in health sciences. The Survey Team, including staff from the Board Office, New College, Florida Atlantic University, and University of Central Florida conducted a Needs Assessment, heard the university's supporting rationale, and amended the original recommendations to include the proposed increased scope and space.

The USF Amended Survey covers the period June 22, 2023, through June 30, 2027. An overview of USF's projected total space need is reflected below.

University of South Florida  
**Summary of Projected Space Needs<sup>1</sup>**

Survey Year	5-Yr. Projected FTE Enrollment	5-Yr. Projected Total Space Need	Less: Current Inventory <sup>2</sup>	5-Yr. Projected Net Space Need	EPS Recommended New/Added Space
2022-23 (Amended)	45,689	3,726,291	2,756,864	969,427	324,242

<sup>1</sup> All space represented as Net Assignable Square Feet (NASF).

<sup>2</sup> Current inventory includes incomplete projects (in terms of funding or construction), excludes both space to be demolished, and space that is ineligible for the space needs calculation.

The amended Survey Recommendations now include various remodeling, renovation, demolition, and new construction projects (see last bullet point below; the subject of the amendment), together totaling 324,242 NASF:

- Academic Nursing STEM Facility (50,000 NASF)
- Bioscience Academic Facility with STEM Research Addition (100,000 NASF)
- Engineering Research Bldg. 4 (105,000 NASF)
- Engineering Research Building (12,143 NASF for buildings 046A,046B, 046C)
- Environmental & Oceanographic Sciences, Research, & Teaching Facility (49,600 NASF).
- Sarasota-Manatee Teaching Lab Expansion (1,000 NASF)
- USF Health-Nursing Building Expansion and Nursing Building Renovation and Remodeling Projects (20,262 NASF, with a total of 6,499 NASF being added to the inventory after replacement of the of the south wing that was recommended for demolition and remodeling of the north wing.)

The completed Survey results were approved by the USF Board of Trustees on June 13, 2023, and are provided as an attachment.

