STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Facilities Committee
November 13, 2026

SUBJECT: Authorization of Public-Private Partnership – Florida Polytechnic University

PROPOSED COMMITTEE ACTION

Adopt a resolution approving Florida Polytechnic University's proposed public-private partnership and authorize the Board of Trustees to enter into a ground lease, administrative services agreement, affiliation agreement, and related documents, with SFP – Solaris, LLC, to design, build, finance, own, operate, and maintain the Project on the University's campus, as described.

AUTHORITY FOR BOARD OF GOVERNORS ACTION

Article IX, Section 7(d), Florida Constitution; Sections 1013.171 and 1010.62, Florida Statutes.

BACKGROUND INFORMATION

Florida Polytechnic University (FL Poly or University) is seeking approval to enter into a public-private partnership (P3) with SFP – Solaris, LLC (SFP) to construct a multi-use development to including a 600-bed housing facility, a separate 500-seat dining hall, and 500 spaces of surface parking, along with necessary utility infrastructure on the University's campus (the Project).

FL Poly established a 'Housing System' via its inaugural issuance of bonds in 2023, acquiring one of two existing P3 student housing facilities and constructing a new 430-bed student housing facility. The new facility was slow to lease-up (84% its first year), but is now 99% occupied. At the moment, due to its limited experience (credit history), the University is unable to issue new debt to construct new capital projects (housing, dining, etc.). Hence a P3 structure is proposed.

The objective for the Project is to support FL Poly's planned enrollment growth, termed colloquially as "3,000 by 2030" (over 57% or 1,262 students), by expanding on-campus housing capacity and providing a dining facility sized to projected enrollment. Projected growth is fueled by increased recruiting efforts as well as this year's start of a varsity athletic program. Currently, off-campus housing options are very limited, creating a 'bottleneck' to the University's planned growth. Based on an assumed 65% capture rate of incoming students for on-campus housing, a 3rd-party consultant's demand assessment projected 778 beds of unmet demand by 2028.

Construction is anticipated to begin in December 2026, with substantial completion and planned opening in June 2028, opening in August 2028 (for the Fall 2028 semester).

The Project will encompass roughly 7 acres of the University's 174-acre developed main campus (not including two 180-acre undeveloped parcels). The University provided indicative ranges for Project costs of $50M-$55M (Housing), $11M-$14M

(Dining hall), and $4M-$6.5M (parking); aggregate cost of $65M-$75.5M not including a debt service reserve, capitalized interest, and cost of issuance. Based on the estimated cost of the Housing component, the per-bed cost is the lowest in the SUS since pre-COVID levels.

The Housing component will target FL Poly students, but will also be available to faculty and staff, persons participating in 3rd-party sponsored programs/conferences pre-approved by the University, and students of other accredited institutions of higher education.

FL Poly will ground lease the proposed site to SFP, who will act as the borrower, issuing tax-exempt and taxable bonds through a conduit issuer, Florida Capital Projects Finance Authority, and will engage Gilbane Development Company (Gilbane) to act as developer of the Project. SFP will be responsible for maintenance of the Housing, while FL Poly will be responsible for operation and maintenance of the Dining hall and Parking component. Gilbane will collect a 4% developer fee during construction, while SFP will collect 'borrower fee' of $75k the first year, escalating 3% annually through the lease term.

The University will lease the Dining hall from SFP in an amount sized to accommodate debt service on a portion of the Bonds attributable to the Dining component. Likewise, the University will make payments to SFP over 12 years to repay construction costs associated with the Parking component.

Remuneration to the University will be in the form of ground lease rent, not in fixed amount but rather as residual net cash flow from the Project after operating expenses, debt service, and other obligations. The net present value (at 5%) of this projected income to FL Poly is approximately $44M over the 50-year lease term.

The FL Poly Board of Trustees approved the proposed Project on August 11, 2026 and a Predevelopment Agreement (including a $4.3M budget) on September 18, 2026.

Based on a review of the information provided by FL Poly, the proposed Project appears to comply with Florida Statutes governing the ground lease. However, the financing structure does not align with the Board-adopted SUS Guidelines for managing P3's and Debt, and P3 structure is atypical in comparison to all other authorized P3's in the past decade.

Supporting Documentation Included:

1. Authorizing Resolution
2. Project Summary
3. Campus Land Use Map
4. Pro Forma
5. Estimated Sources & Uses of Funds
6. Div. of Bond Finance Memorandum

Facilitators/Presenters: Dr. Tanner McKnight - FL Poly