

Tuesday, June 7, 2022

STRATEGIC PLANNING COMMITTEE

**SUBJECT: APPROVAL OF THE FLORIDA ATLANTIC UNIVERSITY
2023-24 FIVE YEAR CAPITAL IMPROVEMENT PLAN
(FIXED CAPITAL OUTLAY BUDGET REQUEST)**

PROPOSED COMMITTEE ACTION

Recommend approval of the Florida Atlantic University 2023-24 Five Year Capital Improvement Plan - Fixed Capital Outlay Legislative Budget Request.

BACKGROUND INFORMATION

The Florida Board of Governors requires an annual submission from each university of its Fixed Capital Outlay Legislative Budget Request. The 2023-24 Fixed Capital Outlay Plan incorporates various projects for Florida Atlantic University. The submission is to identify projects to be funded in the following categories:

- Public Education Capital Outlay (PECO) Projects – CIP2A
- Capital Improvement Trust Fund (CITF) Projects – CIP2B
- Back of Bill (BOB) Projects requiring Legislative Approval to be Constructed, Acquired and Financed by University or Direct Support Organization - CIP2C

The BOG deadline for this year's submission is July 1, 2022.

IMPLEMENTATION PLAN/DATE

Upon Board approval and final Legislative appropriations.

FISCAL IMPLICATIONS

N/A

**Supporting Documentation: 2023-24 Five-Year Capital Improvement Plan
(CIP-2A, 2B, 2C and CIP3 Project Details)**

**Presented by: Stacy Volnick, VP Administrative Affairs and Chief Administrative Officer
Phone: 561-297-6319**

**State University System
5-Year Capital Improvement Plan (CIP)
FY 2023-24 through 2027-28**

Summary of Projects - PECO-Eligible Projects

Universit **Florida Atlantic University**

Contact: Ms. Azita Dotiwala
(name)

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PECO-ELIGIBLE PROJECT REQUESTS (ONLY)

Priority No.	Project Title	Total Supplemental (Non PECO) funding	Total Prior PECO Funding	Projected Annual PECO Funding Requested					Programs to Benefit from Project	Net Assignable Sq. Ft. (NASF)	Gross Sq. Ft. (GSF)	Total Project Cost	Project Cost Per GSF	EPS Recommendation Date & Rec. # ⁽¹⁾
				FY 23-24	FY 24-25	FY25-26	FY26-27	FY27-28						
1	HEALTH SCIENCES TRAINING AND RESEARCH FACILITY	\$ 25,000,000	\$ -	\$ 6,478,600	\$56,380,000	\$12,141,400			Sci. Eng. Nrsng. Med./Research	94,787	150,000	\$ 100,000,000	\$ 666.67	6/22/2021 - 5.2d (partial) - Supp. Survey needed for Add'l program
2	S. E. WIMBERLY LIBRARY REMODEL/RENOVATION (P)(C)	\$ -	\$ -		\$ 3,920,000	\$16,000,000	\$20,480,000		All Acad. Programs	119,548	159,322	\$ 40,400,000	\$ 253.57	6/22/2021 - 3.1 / 4.7
												\$ -		
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DRAFT

1) EPS recommendation is required as per F.S. 1013.31.

**FY 2023-24 Back of Bill (BOB)
Fixed Capital Outlay Projects Requiring Board Approval to be Constructed, Acquired and Financed
by a University or a Direct Support Organization**

University: Florida Atlantic University Contact: Ms. Azita Dotiwala {(561)297-0425 {dashtaki@fau.edu
 (name) (phone) (email)

Project Name *	Brief Description of Project	GSF	Project Location	Project Cost	Funding Source(s)	Estimated Annual Operating & Maintenance Cost	
						Amount (\$)	Source
FAU HBOI Research Facility	Marine science facility for research partnership	10,000	HBOI Campus - Fort Pierce	\$3,500,000	Private Funds	TBD	Private

DRAFT

* List all proposed projects for FY 2023-24 requiring Legislative (Back-of-Bill) authorization pursuant to s.1010.62 and s.1013.71, F.S.

PECO Project Detail

University: FLORIDA ATLANTIC UNIVERSITY
 Project Name: HEALTH SCIENCES TRAINING & RESEARCH FACILITY
 Project Address: FAU Boca Raton Campus - 777 Glades Road

Priority #: 1

PROJECT NARRATIVE

Broward, Martin and Palm Beach County house 3.2 Million residents with the numbers growing daily. The migration to Florida has led to a critical shortage in health care professionals and in fact, Florida ranked #41 of all states in overall healthcare in 2020. Florida has an estimated shortage of 60,000 nurses currently. A shortage of 17,000 doctors is anticipated in the near future. The FAU Health Sciences Training & Research Facility will be focused on ensuring a pipeline for developing a health care workforce for our region, trained to address our changing environment of today and tomorrow.

This 100,000 sq. ft. facility will blend experiential learning for trainees with patient engagement and patient-oriented research. All colleges at FAU, including nursing, medicine, engineering, science, education, business, social work and arts and letters, will be able to expand their ability to train the needed workforce in an interprofessional environment. Our regional partners in Palm Beach, Broward and Martin counties have expressed a willingness to partner in faculty and learner experiences, recruitment ,and retention to ensure that we optimize the numbers and the depth and breadth of experiences of our health care professionals. Our joint academic endeavors will allow for the innovative solutions necessary to tackle the workforce crisis.

This facility will allow the colleges to expand their annual enrollment such that FAU could graduate over 300 nurses, 104 MDs, and 150 social workers a year. Resident training programs will expand to address the doctor shortage. Cross-disciplinary training in technology, engineering, business, and data science will ensure that the workforce of tomorrow has the necessary skills to serve the community's needs. Ultimately, this state-of-the-art facility will provide a workforce pipeline of health-related professionals for South Florida to allow for the data-driven delivery of healthcare the patients of our region deserve.

This project was initially programmed at 54,000 NSF, which was survey recommended in June 2021. Expanded need for Health Sciences professions has increased the facilities footprint to around approximately 95,000 NSF. The total proposed net square feet, as detailed below, does not result in exceeding 100% space needs in any category as defined in the Education Plant Survey process. However, this project will require a supplemental survey.

RESERVE ESCROW PLAN

	Renovation/Remodeling Projects (1% per s. 1001.706(12)(c) F.S.)	New Construction Projects (2% per Board Regulation 14.002)
Estimated Bldg. Value:	\$ -	\$ 69,580,000
Value Basis/Source:		Total construction cost
Estimated 1st Yr Deposit:	\$ -	\$ 1,391,600
Funding Source:		Carry Forward / Auxiliary / Indirect Cost Recover
Comments:		The various sources of funds are identified as potential options which will contribute to the required reserve. The percentage and actual allocation will be evaluated on an annual basis.

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Sq. Ft. (NSF)	Net-to-Gross		Unit Cost * (per GSF)	Building Cost
		Conversion Factor	Gross Sq. Ft. (GSF)		
NEW CONSTRUCTION					
Classroom	-	1.5	-	393	-
Research Lab	56,561	1.65	93,326	505	47,149,052
Teaching Lab	-	1.65	-	430	-
Office	31,580	1.5	47,370	399	18,897,788
Study	5,646	1.4	7,904	392	3,097,813
Instructional Media	-	1.4	-	286	-
Auditorium/Exhibition	-	1.4	-	312	-
Campus Support Services	1,000	1.4	1,400	312	436,282
Subtotal NASF:	-		-		-
Other	-		-		-
Total:	94,787		150,000		69,580,935

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION

	Net Sq. Ft. (NSF)	Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost	Remodeling Projects Only	
						BEFORE	AFTER
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Subtotal NASF:	-		-		-	-	-
Other	-		-		-	-	-
Total:	-		-		-	-	-
Grand Total:	94,787		150,000		69,580,000		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date	Projected Costs					Total
		Year 1	Year 2	Year 3	Year 4	Year 5	
Basic Construction Costs							
Building Cost (from above)	-	-	69,580,000	-	-	-	69,580,000
Environmental Impacts/Mitigation	-	-	-	-	-	-	-
Site Preparation	-	-	300,000	-	-	-	300,000
Landscape / Irrigation	-	-	100,000	-	-	-	100,000
Plaza / Walks	-	-	100,000	-	-	-	100,000
Roadway Improvements	-	-	-	-	-	-	-
Parking : 70 spaces	-	-	700,000	-	-	-	700,000
Telecommunication	-	-	2,500,000	-	-	-	2,500,000
Electrical Service	-	-	250,000	-	-	-	250,000
Water Distribution	-	-	75,000	-	-	-	75,000
Sanitary Sewer System	-	-	75,000	-	-	-	75,000
Chilled Water System	-	-	750,000	-	-	-	750,000
Storm Water System	-	-	100,000	-	-	-	100,000
Energy Efficient Equipment	-	-	-	-	-	-	-
Subtotal: Basic Const. Costs	-	-	74,530,000	-	-	-	74,530,000
Other Project Costs							
Land / existing facility acquisition	-	-	-	-	-	-	-
Professional Fees	-	5,517,600	-	-	-	-	5,517,600
Fire Marshall Fees	-	197,200	-	-	-	-	197,200
Inspection Services	-	167,900	250,000	-	-	-	417,900
Insurance Consultant	-	49,500	-	-	-	-	49,500
Surveys & Tests	-	45,000	-	-	-	-	45,000
Permit / Impact / Environmental Fees	-	1,400	-	-	-	-	1,400
Artwork	-	-	100,000	-	-	-	100,000
Moveable Furnishings & Equipment	-	-	-	11,120,000	-	-	11,120,000
Project Contingency	-	500,000	6,500,000	1,021,400	-	-	8,021,400
Subtotal: Other Project Costs	-	6,478,600	6,850,000	12,141,400	-	-	25,470,000
Total Project Cost:	-	6,478,600	81,380,000	12,141,400	-	-	100,000,000

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
			Carry Forward	24-25	5,000,000	23-24	6,478,600	Should equal Total Project Cost above
			Donations/Gifts	24-25	20,000,000	24-25	56,380,000	
					-	25-26	12,141,400	
					-			
		-			25,000,000		75,000,000	100,000,000

PECO Project Detail

Priority #: 2

University: FLORIDA ATLANTIC UNIVERSITY
 Project Name: S. E. WIMBERLY LIBRARY REMODEL/RENOVATION
 Project Address: FAU Boca Raton Campus - 777 Glades Road

PROJECT NARRATIVE

Constructed in 1964 the S. E. Wimberly Library is a five story building which consists of over 160,000 gross square feet. Due to the age of the structure, this facility is in need of a major renovation to upgrade existing finishes, systems and technological needs within the building. The building requires new roofing, envelope enhancement and reconfiguration of all student spaces to better suit today's needs. A 2013 study indicated that upgrading the HVAC system would require between \$1.4 and \$1.7 million. Similar studies need to be undertaken for the building's envelope and electrical capacity.

FAU's current Educational Plant Survey has identified study space as one of the highest priority needs. The proposed renovation will look to replace outdated collections, integrate more technology, and utilize remote storage options; thereby upgrading existing space to enhanced study and collaborative space. This project will promote student success, retention, and graduation.

RESERVE ESCROW PLAN

	Renovation/Remodeling Projects <small>(1% per s. 1001.706(12)(c) F.S.)</small>	New Construction Projects <small>(2% per Board Regulation 14.002)</small>
Estimated Bldg Value:	\$ 26,200,000	
Value Basis/Source:	Construction Cost	
Estimated 1st Yr Deposit:	\$ 262,000	
Funding Source:	E&G Operation / Carry Forward	
Comments:		

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type <small>(per FICM)</small>	Net Sq. Ft. <small>(NSF)</small>	Net-to-Gross Conversion Factor	Gross Sq. Ft. <small>(GSF)</small>	Unit Cost * <small>(per GSF)</small>	Building Cost
NEW CONSTRUCTION					
	-		-		-
Subtotal NASF:	-		-		-
Other	-		-		-
Total:	-		-		-

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION

						Remodeling Projects <u>Only</u>	
						BEFORE	AFTER
Study	100,000	1.3	130,000	150	19,500,000	-	-
Office	16,204	1.5	24,306	160	3,888,960	-	-
Teaching Lab	3,344	1.5	5,016	275	1,379,400	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
	-		-		-	-	-
Subtotal NASF:	-		-		-	-	-
Other	-		-		-	-	-
Total:	119,548		159,322		24,768,360	-	-
Grand Total:	119,548		159,322		24,800,000		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date	Projected Costs					Total
		Year 1	Year 2	Year 3	Year 4	Year 5	
Basic Construction Costs							
Building Cost (from above)	-			13,300,000	11,500,000	-	24,800,000
Environmental Impacts/Mitigation	-				-	-	
Site Preparation	-				-	-	
Landscape / Irrigation	-				-	-	
Plaza / Walks	-				-	-	
Roadway Improvements	-				-	-	
Parking : 150 spaces	-				-	-	
Telecommunication	-			600,000	-	-	600,000
Electrical Service	-				-	-	
Water Distribution	-				-	-	
Sanitary Sewer System	-				-	-	
Chilled Water System	-				-	-	
Storm Water System	-				-	-	
Energy Efficient Equipment	-	-	-	800,000	-	-	800,000
Subtotal: Basic Const. Costs	-	-	-	14,700,000	11,500,000	-	26,200,000
Other Project Costs							
Land / existing facility acquisition	-				-	-	
Professional Fees	-		2,543,600				2,543,600
Fire Marshall Fees	-		68,900				68,900
Inspection Services	-		270,500				270,500
Insurance Consultant	-		17,800				17,800
Surveys & Tests	-		117,200				117,200
Permit / Impact / Environmental Fees	-						
Artwork	-						
Moveable Furnishings & Equipment	-				8,500,000	-	8,500,000
Project Contingency	-		902,000	1,300,000	480,000	-	2,682,000
Subtotal: Other Project Costs	-	-	3,920,000	1,300,000	8,980,000	-	14,200,000
Total Project Cost:	-	-	3,920,000	16,000,000	20,480,000	-	40,400,000

PROJECT FUNDING

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
					-	24-25	3,920,000	Should equal Total Project Cost above
					-	25-26	16,000,000	
					-	26-27	20,480,000	
					-			
		-			-		40,400,000	40,400,000