



FLORIDA ATLANTIC UNIVERSITY
Board of Trustees

Item: SP: A-1

Tuesday, June 10, 2025

STRATEGIC PLANNING COMMITTEE

**SUBJECT: APPROVAL OF THE FLORIDA ATLANTIC UNIVERSITY
2026-27 FIVE YEAR CAPITAL IMPROVEMENT PLAN
(FIXED CAPITAL OUTLAY BUDGET REQUEST)**

PROPOSED COMMITTEE ACTION

Recommend approval of the Florida Atlantic University 2026-27 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 2026-27 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
- Back of Bill (BOB) Projects requiring Legislative Approval to be Constructed, Acquired and Financed by University or Direct Support Organization - CIP2B

The BOG deadline for this year's submission is July 1, 2025.

IMPLEMENTATION PLAN/DATE

Upon Board approval and final Legislative appropriations.

FISCAL IMPLICATIONS

N/A

**Supporting Documentation: 2026-27 Five-Year Capital Improvement Plan
(CIP-2A, CIP-2B and CIP3 Project Details)**

Presented by: Stacy Volnick, Ph. D.

Executive VP Administrative Affairs and Chief Operating Officer

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State University System
5-Year Capital Improvement Plan (CIP)
FY 2026-27 through 2030-31

Summary of Projects
(PECO-Eligible Project Requests)

University **Florida Atlantic University**

Contact: Ms. Azita Dotiwala
(name)

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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⁾
				FY25-26	FY26-27	FY27-28	FY28-29	FY29-30						
1	HEALTH PROFESSIONS TRAINING & RESEARCH FACILITY (P,C,E)*	\$ 26,973,750	\$ 5,000,000	\$ 75,921,250					Sci. Eng. Nrsg. Med./Research	94,787	150,000	\$ 107,895,000	\$ 719.30	8/12/2022 - 3.2
2	S. E. WIMBERLY LIBRARY REMODEL/RENOVATION (P)(C) (C,E)	\$ -	\$ -		\$ 3,920,000	\$ 16,000,000	\$ 20,480,000		All Acad. Programs	119,548	159,322	\$ 40,400,000	\$ 253.57	8/12/2022 - 1.1 / 2.7
												\$ -		
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1) Pursuant to s. 1001.706(12)c., F.S., new projects that have not already been partially appropriated funding must be Recommended in the latest Educational Plant Survey (EPS) in order to be included in the final prioritized list of projects (for the FCO LBR). If a project was partially appropriated funding without an EPS Recommendation, please cite the General Appropriations Act year and (\$) amount(s) appropriated, for reference.

* Anticipated appropriation for FY26 - Amount to be adjusted after final GAA conference bill has been approved

State University System
5-Year Capital Improvement Plan (CIP)
FY 2026-27

Summary of Projects
(‘Back of Bill’ Legislative Project Authorizations) *

University: Florida Atlantic University

Contact: Ms. Azita Dotiwala
(name)

(561)297-0425
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dashtaki@fau.edu
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						Estimated Annual Operating & Maintenance Cost	
Project Name *	Brief Description of Project	GSF	Project Location	Project Cost	Project Funding Source(s)	Amount (\$)	Funding Source(s)
Indoor Basketball Practice Facility - Phase I	Expansion to the existing arena to provide indoor basketball practice courts, locker rooms and offices for the coaching staff	20,000	Boca Raton, FL	\$14,000,000	Donor / Auxiliary	TBD	Athletics Operations
Tennis Club House	construction of a new club house to include men's and women's locker rooms, administrative office space, and support amenities for collegiate Tennis at FAU	8,300	Boca Raton, FL	\$4,975,000	Donor / Auxiliary	TBD	Athletics Operations

* List all proposed FCO projects for FY 2026-27 to be constructed, acquired and financed by the university or DSO via Debt or P3 that require Legislative (Back-of-Bill) authorization. **Projects meeting the requirements listed in s. 1010.62(7)(a) are Legislatively approved and do not require Legislative 'back-of-bill' authorization.**

PECO Project Detail

University: FLORIDA ATLANTIC UNIVERSITY **Project Priority #: 1**
Project Name: HEALTH PROFESSIONS TRAINING & RESEARCH FACILITY (previously Health Sciences Training & Research Facility)
Project Address: FAU Boca Raton Campus - 777 Glades Road

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 Professionals Building 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 150,000 gsf 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.

The project has been survey recommended as part of the 2022 Educational Plant 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:	\$ -	\$ 80,482,000
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ -	\$ 1,609,640
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 Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
Classroom	-	1.65	-	455	-
Research Lab	56,561	1.6	90,498	611	55,303,083
Teaching Lab	-	1.5	-	500	-
Office	31,580	1.5	47,370	457	21,635,300
Study	5,646	1.4	7,904	361	2,855,227
Instructional Media	-	1.4	-	-	-
Auditorium/Exhibition	-	1.4	-	-	-
Campus Support Services	1,000	1.4	1,400	492	688,380
	-	-	-	-	-
Subtotal NASF:	94,787		147,172		80,481,991
'Other Assignable' E&G Space	-		-		-
Other Non-E&G Budget Entity Space	-		-		-
Total:	94,787		147,172		80,481,991

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION

				Remodeling Projects <u>Only</u>	
				BEFORE	AFTER
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-

	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Subtotal NASF:	-	-	-	-	-
'Other Assignable' E&G Space	-	-	-	-	-
Other Non-E&G Budget Entity Space	-	-	-	-	-
Total:	-	-	-	-	-
Grand Total:	94,787	147,172	80,482,000		

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred		Projected Costs				
	to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)		80,482,000					
Environmental Impacts/Mitigation							
Site Preparation		300,000					
Landscape / Irrigation		100,000					
Plaza / Walks		100,000					
Roadway Improvements		-					
Parking : 50 spaces		500,000					
Telecommunication		2,500,000					
Electrical Service		250,000					
Water Distribution		75,000					
Sanitary Sewer System		75,000					
Chilled Water System		750,000					
Storm Water System		100,000					
Energy Efficient Equipment		-					
Subtotal: Basic Const. Costs	-	85,232,000	-	-	-	-	
Other Project Costs							
Land / existing facility acquisition							
Professional Fees		6,582,800					
Fire Marshall Fees		213,000					
Inspection Services		422,300					
Insurance Consultant		53,600					
Surveys & Tests		45,000					
Permit / Impact / Environmental Fees		5,000					
Artwork		100,000					
Moveable Furnishings & Equipment		11,000,000					
Project Contingency		4,241,300					
Subtotal: Other Project Costs	-	22,663,000	-	-	-	-	
Total Project Cost:	-	107,895,000	-	-	-	-	107,895,000

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	
PECO	25-26	5,000,000	Carry Forward	25-26	6,973,750	26-27	75,921,250	Should equal <i>Total Project Cost</i> above
			Donations/Gifts	25-26	20,000,000			
			Others		-			
					-			
		5,000,000			26,973,750		75,921,250	107,895,000

PECO Project Detail

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

Project Priority #: 2

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.

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.

The project has been survey recommended as part of the 2022 Educational Plant 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:	\$ 26,200,000	\$ -
Value Basis/Source:	Total construction cost or insurable value, whichever is greater, per Board Regulation 14.002	
Estimated 1st Yr Deposit:	\$ 262,000	\$ -
Funding Source:	E&G Operation / Carry Forward	0
Comments:		

BUILDING SPACE DESCRIPTION (account for all building space below)

Space Type (per FICM)	Net Sq. Ft. (NSF)	Net-to-Gross Conversion Factor	Gross Sq. Ft. (GSF)	Unit Cost * (per GSF)	Building Cost
NEW CONSTRUCTION					
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	-		-		-
Subtotal NASF:	-		-		-
'Other Assignable' E&G Space	-		-		-
Other Non-E&G Budget Entity Space	-		-		-
Total:	-		-		-

* Apply Unit Cost to total GSF based on Space Type

REMODELING / RENOVATION

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

PROJECT COMPONENT COSTS & PROJECTIONS

	Costs Incurred to Date	Year 1	Year 2	Projected Costs			
				Year 3	Year 4	Year 5	Total
Basic Construction Costs							
Building Cost (from above)				13,300,000	11,500,000	-	
Environmental Impacts/Mitigation					-	-	
Site Preparation					-	-	
Landscape / Irrigation					-	-	
Plaza / Walks					-	-	
Roadway Improvements					-	-	
Parking : 0 spaces					-	-	
Telecommunication				600,000	-	-	
Electrical Service					-	-	
Water Distribution					-	-	
Sanitary Sewer System					-	-	
Chilled Water System					-	-	
Storm Water System					-	-	
Energy Efficient Equipment			-	800,000	-	-	
Subtotal: Basic Const. Costs	-	-	-	14,700,000	11,500,000	-	
Other Project Costs							
Land / existing facility acquisition					-	-	
Professional Fees			2,543,600			-	
Fire Marshall Fees			68,900			-	
Inspection Services			270,500			-	
Insurance Consultant			17,800			-	
Surveys & Tests			117,200			-	
Permit / Impact / Environmental Fees						-	
Artwork						-	
Moveable Furnishings & Equipment					8,500,000	-	
Project Contingency			902,000	1,300,000	480,000	-	
Subtotal: Other Project Costs	-	-	3,920,000	1,300,000	8,980,000	-	
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	Should equal <i>Total Project Cost</i> above
			Carry Forward			27-28	3,920,000	
			Donations/Gifts			28-29	16,000,000	
			Others			29-30	20,480,000	
					-			
					-			
-			-			40,400,000		40,400,000