

# Student Life Facilities Survey Report



STATE  
UNIVERSITY  
SYSTEM  
*of* FLORIDA  
Board of Governors

January 31, 2011

## **Introduction**

Proviso was included in the 2010 General Appropriations Act requiring that the Board of Governors:

“....conduct a needs assessment survey of the state university system of student life facilities and develop recommendations to address unmet renovation or new facility needs identified by the survey. The recommendations shall specifically consider the impact of existing policies, statutory provisions, and regulations in meeting these needs and the unique challenges of smaller institutions or branch campuses.”

Each state university assisted in the development and completion of an assessment of their student life facility needs. Examples of student life facilities for purposes of this survey included such items as housing, student unions, cafeterias, wellness centers, and parking garages. The survey did not include facilities to be funded from PECO, or competitive intercollegiate athletic space. Although student facilities have been developed in many different ways, most existing SUS student life facilities have been historically constructed via funding from two methods – the Capital Improvement and Building Fee program or Auxiliary Revenue Bonds.

The survey required the universities to confirm their existing student life facilities using 2008-2009 space file data and then to identify additional needed facilities. For the proposed needed projects, the universities were asked to provide some brief information about the proposed costs over the next five year period, funding timeframe, size of the project, and fund source(s). Only capital costs were identified, not the ongoing costs of operation. It is assumed that each student life project will be operationally self-sufficient, and supported by revenues or fees, and will not require additional state appropriations to operate and maintain. The survey resulted in an identified need for approximately \$2 billion in facilities, (see Exhibit A).

## **Capital Improvement and Building Fee Program**

The Capital Improvement and Building Fee (CITF) program is a long-standing program established pursuant to Section 1009.24 Florida Statutes, which defines a mandatory fee of \$4.76 per credit hour. Of the \$2 billion in identified projects, \$659 million are projects which qualify for the CITF program. The Capital Improvement fee is collected by the universities when tuition is paid, and remitted to the Department of Education (DOE) pursuant to Board regulation.

All funds are held by DOE, and used to satisfy the semi-annual debt service payments, payments to university child care centers, and payments for CITF projects. A unique feature of these projects is that the university may not submit a project to the Board without prior consultation with the student government association of the university (Section 1013.74 (3) Florida Statute). Most projects are for important student life amenities, such as fitness and wellness facilities, student unions and recreation centers. Unlike the K-12 public school system, which does provide PECO funding for student activities, PECO for higher education purposes is restricted to educational and educational support facilities, and student life facilities are seldom provided state appropriations from PECO.

Historically, CITF revenues have been used to support the issuance of State of Florida revenue bonds, generally every 3-5 years. The most recent appropriation was by the 2008 Legislature, which authorized \$122 million of projects. These are highly rated AA bonds, based on the long program history and stable revenue stream. However, with no increase in the fee since 1988, and relatively modest growth in SUS enrollment, limited capacity exists for further debt issuance.

Based on conservative assumptions for growth in CITF revenues, and maintenance of the current debt service coverage ratio of 1.3X, the State Division of Bond Finance estimate a debt capacity of no more than \$20 million for fiscal year 2011-12.

### **Auxiliary Bonds**

The second mechanism for funding is through auxiliary bonds issued by the universities or their Direct Support Organization. This important funding mechanism is managed pursuant to Section 1010.62 Florida Statutes and the Board of Governors Debt Management Guidelines. Approximately \$1.4 billion (70%) of the \$2 billion in survey identified facilities would typically be funded through this process and would include such auxiliary enterprises as housing and parking.

Since 2006, the Board of Governors has approved over 30 separate debt issues in the form of bonds, certificates of participation and bank loans, totaling more than \$1 billion. All projects submitted to the Board have been approved, with a handful of projects requiring modification of the initial financial plan to achieve conformity with the Debt Guideline objectives. Every institution, with the exception of New College, has received approval for at least one new debt issue under the Board's existing regulatory framework.

The current regulatory and statutory framework provides for a reasonable and prudent approach for university debt management policies. The Board of

Governors, via a collaborative and transparent process, updated its debt guidelines in September of 2010, but did not make any substantive policy changes. The Board did not identify any needed changes to Section 1010.62 Florida Statutes.

### **Recommendations**

- **The CITF Fee should be increased.**

In order to fund the total identified need, the CITF must be increased from the current combined rate of \$4.76 per credit hour. If the State University System CITF fee was modeled after the Florida College System (see Section 1009.23(11) Florida Statutes) and allowed to be no more than 10% of tuition authority<sup>[1]</sup>, this fee increase would generate additional revenues of \$120 million, after current debt service, over the next four years. If the additional annual revenues were to be bonded, it would generate up to \$400 million. The combined total of \$520 million would meet approximately 80% of the \$659 million in identified needs by 2015-16.

Each university board, with the approval of the Board of Governors could increase its CITF Fee to the appropriate amount needed to fund projects on their campus. The increase would be limited to no more than \$1.00 per year, until 10% of tuition was reached.

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<sup>[1]</sup> To avoid a significant increase at one time, the increases could be limited to no more than \$1.00 per year. Depending on base tuition increases, a university could reach the 10% limitation with 5 or more years.

State University System of Florida  
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Exhibit A

School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
FAMU	CROPPER HALL	REMODELING	Housing Bonds	36,934	\$ 8,300,000
FAMU	DIAMOND HALL	REMODELING	Housing Bonds	27,296	\$ 6,200,000
FAMU	GIBBS HALL	REMODELING	Housing Bonds	82,500	\$ 20,000,000
FAMU	MCGUINN HALL	REMODELING	Housing Bonds	44,740	\$ 10,100,000
FAMU	N B YOUNG HALL	REMODELING	Housing Bonds	17,822	\$ 5,000,000
FAMU	NEW RESIDENCE HALLS	800-BED RESIDENCE HALL	Housing Bonds	240,000	\$ 60,000,000
FAMU	NEW RESIDENCE HALLS	800-BED RESIDENCE HALL	Housing Bonds	240,000	\$ 60,000,000
FAMU	PADDYFOOTE APART COMP PAVILION	REMODELING	Housing Bonds	918	\$ 200,000
FAMU	PADDYFOOTE APARTMENT COMPLEX A	REMODELING	Housing Bonds	19,386	\$ 4,400,000
FAMU	PADDYFOOTE APARTMENT COMPLEX B	REMODELING	Housing Bonds	21,078	\$ 4,900,000
FAMU	PADDYFOOTE APARTMENT COMPLEX C	REMODELING	Housing Bonds	19,386	\$ 4,400,000
FAMU	PADDYFOOTE APARTMENT COMPLEX D	REMODELING	Housing Bonds	15,408	\$ 3,500,000
FAMU	PALMETTO ST APART - PAVILION	DEMOLITION	Housing Bonds	2,501	\$ 26,000
FAMU	PALMETTO STREET APARTMENTS	DEMOLITION	Housing Bonds	8,846	\$ 90,000
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FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	2,576	\$ 26,000
FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	1,718	\$ 17,000
FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	4,812	\$ 49,000
FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	3,208	\$ 32,000
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FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	4,812	\$ 49,000
FAMU	POLKINHORNE VILLAGE APARTMENTS	DEMOLITION	Housing Bonds	3,064	\$ 31,000
FAMU	SAMPSON HALL	REMODELING	Housing Bonds	38,280	\$ 9,000,000
FAMU	STUDENT U CAREER DEVE & CONFEE	REMODELING	CITF	11,786	\$ 2,700,000
FAMU	STUDENT U GRANDBALL & BOWLING	REMODELING	CITF	25,150	\$ 5,700,000
FAMU	STUDENT U OFFICE & ACTIVITIES	REMODELING	CITF	6,149	\$ 13,800,000
FAMU	STUDENT UNION - MULTIUSE	REMODELING	CITF	25,411	\$ 5,800,000
FAMU	TRUTH HALL	REMODELING	Housing Bonds	32,000	\$ 7,200,000
FAMU	WHEATLEY HALL	REMODELING	Housing Bonds	38,996	\$ 8,800,000
FAMU	WILLIAM H GRAY JR PLAZA & CTR	REMODELING	Housing Bonds	9,636	\$ 2,200,000
<b>FAMU Total</b>					<b>\$ 243,421,000</b>
FAU	Career Dev/Civic Engagement Center	Offices, training rooms, meeting space, classroom	CITF	48,000	\$ 14,400,000
FAU	Greek Housing	Phase I-288 beds 6-houses w/48 beds and Chapter house (2 br.2 ea. Apt. style)2,600 gsf each house	Housing Bonds	129,600	\$ 12,960,000
FAU	Health & Wellness Center	Pharmacy, counseling, health education, health clinic, health & wellness	Local Fees	30,000	\$ 9,000,000
FAU	Parking garage	1,000 structured parking spaces	Parking Bonds	n/a	\$ 10,000,000
FAU	Retail/Parking Garage 3	60,000 retail, 2,000 structured parking spaces	Other Bonds	60k plus pkg.	\$ 38,000,000
FAU	Student Union	Dean of Students, Student Government, student organization, banquet rooms, game rooms, retail, computer labs	CITF	150,000	\$ 45,000,000
FAU	Surface parking	300 surface parking spaces	Local Fees	N/A	\$ 1,050,000
FAU	Tennis/Basketball Facility Athletics/Recreation	6 tennis courts/1,000 seats, locker rooms support facilities, 4 courts-2 indoor, 2 outdoor.	New Local Fees	40,000	\$ 12,000,000
<b>FAU Total</b>					<b>\$ 142,410,000</b>
FGCU	Food Service	Food Court/ Dining	CITF	20,000	\$ 4,500,000
FGCU	Housing Phase X!!!	500 Bed Housing Facility	Housing Bonds	150,000	\$ 33,000,000
FGCU	Housing Phase XII	500 Bed Housing Facility	Housing Bonds	150,000	\$ 33,000,000
FGCU	Housing Phase XIV	500 Bed Housing Facility	Housing Bonds	15,000	\$ 33,000,000
FGCU	Recreation Center	Phase I of Multipurpose Rec Center	New Local Fees	50,000	\$ 12,000,000
FGCU	Recreation Fields	Outdoor Recreation	New Local Fees		\$ 3,000,000
FGCU	Renovate Howard Hall	Student Services	CITF	10,000	\$ 2,000,000
FGCU	Renovate McTarnaghan Hall	Student Services	CITF	10,000	\$ 2,000,000
FGCU	Student Leadership Center	Multipurpose usage	CITF	9,000	\$ 2,000,000
FGCU	Student Union Addition	Multipurpose usage	CITF	25,000	\$ 6,000,000
FGCU	Wellness Center	Counseling and Health Center	CITF	20,000	\$ 4,500,000
<b>FGCU Total</b>					<b>\$ 135,000,000</b>
FIU	Career Service Building	Career Service facility	Private Donation	20,000	\$ 10,000,000
FIU	Graduate Housing	400 bed residential facility	Housing Bonds	140,000	\$ 30,000,000
FIU	Graham Center Expansion Phase 1	Ballroom & Student Services facility	CITF	50,000	\$ 16,000,000
FIU	Graham Center Expansion Phase 2	Student Services facility	CITF	50,000	\$ 16,000,000
FIU	Parking Garage #6	2000 spaces parking facility	Parking Bonds	775,000	\$ 45,000,000
FIU	Student Housing	800 bed residential facility	Housing Bonds	280,000	\$ 48,000,000
FIU	Student Housing	600 bed residential facility	Housing Bonds	210,000	\$ 38,000,000

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School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
<b>FIU Total</b>					\$ 203,000,000
FSU	Academic Community Complex	Development of new mixed-use E&G/Aux complex	Public Private	371,400	\$ 118,000,000
FSU	Dorman/Diviney Hall Recon.	Demolish/reconstruct Dorman & Diviney Residence Halls	Housing Bonds	175,000	\$ 46,000,000
FSU	Food Service	Construction of new food service venue	Cash	20,000	\$ 5,000,000
FSU	FSU Flying High Circus Relocation	Relocate/develop new circus facilities	CITF	25,000	\$ 8,250,000
FSU	Gen. Park. & Transp. Imp.	General parking improvements	Cash	N/A	\$ 500,000
FSU	I.M. Sports Outdoor Complex P2	Complete Ph. 2 of I.M. Sports Complex	CITF	10,000	\$ 5,000,000
FSU	Kellum Hall Renovation	Residence hall renovation	Housing Bonds	116,943	\$ 10,000,000
FSU	Leach Student Rec Center Exp.	Expand Student Rec. Center	CITF	10,000	\$ 4,250,000
FSU	Oglesby Union Expansion Ph 1	Expand Union buildings	CITF	40,000	\$ 16,000,000
FSU	Oglesby Union Expansion Ph 2	Renovate Union buildings	CITF	50,000	\$ 18,000,000
FSU	Oglesby Union Renovation Ph 2	Renovate Union buildings	CITF	30,000	\$ 8,000,000
FSU	Parking Garage No. 7	Construction of new parking garage	Parking Bonds	350,000	\$ 15,000,000
FSU	Racquet Sports Complex	Develop new Rec facility	CITF	156,000	\$ 34,000,000
FSU	Smith Hall Renovation	Residence hall renovation	Housing Bonds	104,789	\$ 10,000,000
FSU	Thagard Building Expansion	Expansion of Thagard Building	CITF	30,000	\$ 11,500,000
<b>FSU Total</b>					\$ 309,500,000
NCF	Dormitory Flooring Replacement	As carpet needs replacing, transition to vinyl tile.	Cash	76,085	\$ 280,712
NCF	Dort Residence Hall HVAC Renovation	Convert to campus 4 pipe HVAC system and provide code required upgrades. Rework exterior walls to remove existing vapor barrier on interior face.	Housing Bonds	24,396	\$ 2,000,000
NCF	Fitness Center Cardio Space Expansion	Construct an addition to the Fitness Center and install additional cardio fitness equipment	CITF	1,100	\$ 485,000
NCF	Fitness Center Climbing Wall	Construction of climbing wall and enclosure near the basketball court.	CITF	N/A	\$ 30,000
NCF	Goldstein Residence Hall HVAC Renovation	Convert to campus 4 pipe HVAC system and provide code required upgrades. Rework exterior walls to remove existing vapor barrier on interior face.	Housing Bonds	24,396	\$ 2,000,000
NCF	Johnson Residence Hall HVAC Renovation	Convert to campus 4 pipe HVAC system and provide code required upgrades.	Housing Bonds	24,482	\$ 1,500,000
NCF	Johnson Residence Hall Student Lounge Renovation	Renovate existing student lounge and upgrade systems.	Cash	345	\$ 100,000
NCF	NCSA Storage Space	Provide NCSA storage space in Car Museum when lease expires in 2012. Requires added fire alarms and smoke detectors.	CITF	1,000	\$ 10,000
NCF	North Hamilton Center Remodel/Renovation	Replace and renovate existing HVAC system and provide code required upgrades in north half of building. The south half was renovated summer of 2010.	New Local Fees	12,400	\$ 1,250,000
NCF	Outdoor Furniture and Fixtures	Add tables and seating along Bay Front and Caples campus	Cash	N/A	\$ 12,000
NCF	Pei Dorms - renovate courtyards.	Remove/replace existing pavers and rework slopes to improve drainage and provide improved walking surface.	Housing Bonds	N/A	\$ 700,000
NCF	Pei Dorms - replace aluminum storefront and entrance	Remove existing aluminum storefront/windows and oversize sliding doors. Replace with new aluminum storefront and regular sized sliding glass doors with impact and treated glass.	Housing Bonds	N/A	\$ 700,000
NCF	Remodel Barn/Four Winds	Major structural, mechanical, electrical and architectural renovation/remodeling of this 1920s era contributing structure to the Ringling Historic District.	New Local Fees	1,402	\$ 600,000
NCF	Rothenberg Residence Hall HVAC Renovation	Convert to campus 4 pipe HVAC system and provide code required upgrades.	Housing Bonds	24,213	\$ 1,500,000
NCF	Rothenberg Residence Hall Student Lounge Renovation	Renovate existing student lounge and upgrade systems.	Cash	345	\$ 100,000
NCF	Sail Club Dock	Construct dock to support Sail Club watercraft use.	CITF	3,200	\$ 80,000
NCF	Waterproof Planters at Pei Dorms	Add concrete fill in planters to slope to drain, waterproof and protect, and refill with planting medium, to prevent leaking.	Cash	270	\$ 15,000
<b>NCF Total</b>					\$ 11,362,712
UCF	Academic Village Expansion	Expansion of existing housing community to continue towards master planned goal of available housing for 80% of FTIC students and 50% of second year students.	Housing Bonds	208,080	\$ 42,592,202
UCF	Creative School For Children	The current facility is over 30 years old and is in need of replacement in order to keep the school safe and accredited.	CITF	19,000	\$ 6,000,000
UCF	Greek Housing	Additional Greek house to be constructed on vacant lot in Greek Park. This house is needed to serve the continually growing Greek community.	Housing Bonds	12,250	\$ 4,056,401

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Exhibit A

School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
UCF	Greek Housing	Additional Greek house to be constructed on vacant lot in Greek Park. This house is needed to serve the continually growing Greek community.	Cash	12,250	\$ 4,056,401
UCF	Greek Life Center	Facility to house Fraternity and Sorority Life office in close proximity to Greek Park. Facility will also include organization cubicle space and meeting space.	Housing Bonds	5,333	\$ 1,150,000
UCF	Outdoor Recreation Expansion & Renovation	Growth in programming and student population requires an additional expansion of two turf fields is needed. Also, the Lake Claire Recreation Area needs a new boathouse, dock replacement, and new infrastructure.	CITF	10,000	\$ 5,000,000
UCF	Student Union II	New facility would house group and quiet study space for students as well as student support offices.	CITF	45,000	\$ 14,000,000
<b>UCF Total</b>					<b>\$ 76,855,004</b>
UF	ANNIE D. BROWARD HALL	Windows, Electrical, Fire Sprinkler & Bathrooms	Local Fees	159,100	\$ 13,257,270
UF	Baby Gator Childhood Development and Research	This project is for construction of a New Baby Gator Childhood Development Center to replace the existing facility. The current facility is in need of major repairs, structural upgrades, and infrastructure upgrades that require replacement rather than remodeling as a cost effectiveness measure.	CITF	23,000	\$ 9,750,000
UF	BENJAMIN A. TOLBERT HALL	Window Replacement	Local Fees	54,300	\$ 685,000
UF	Bike Paths and Sidewalks	Resurfacing/intersection improvements. Additional safe pedestrian and bike paths	CITF	*	\$ 6,085,000
UF	Bus Shelters	Additional on campus bus shelters	CITF	*	\$ 1,020,000
UF	Campus Lighting - Zone 3A	Improve outdoor lighting per plan	CITF	*	\$ 250,000
UF	Campus Lighting - Zone 4A	Improve outdoor lighting per plan	CITF	*	\$ 800,000
UF	Campus Lighting - Zone 5	Improve outdoor lighting per plan	CITF	*	\$ 1,500,000
UF	CORRY -276	Complete Renovation	Housing Bonds	6,920	\$ 1,020,000
UF	CORRY -278	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -279	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -280	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -281	Complete Renovation	Local Fees	10,910	\$ 1,275,000
UF	CORRY -282	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -283	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -284	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -285	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -286	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	CORRY -288	Complete Renovation	Housing Bonds	18,410	\$ 1,550,000
UF	CORRY -289	Complete Renovation	Housing Bonds	18,410	\$ 1,456,800
UF	CORRY COMMONS, LAUNDRY & MAINT	Raze & Replace	Local Fees	2,590	\$ 3,000,000
UF	CORRY-277	Complete Renovation	Housing Bonds	10,910	\$ 1,300,000
UF	Cultural Plaza Parking Garage/	Additional parking needed in Cultural Plaza area;	CITF	*	\$ 18,450,000
UF	EAST HALL	Air Conditioning Replacement	Local Fees	44,230	\$ 1,580,000
UF	Food Service - Broward	Expand and improve residence hall dining	CITF	6,500	\$ 3,600,000
UF	Food Service - Gator Corner	Expand and improve residence hall dining	CITF	6,500	\$ 3,750,000
UF	Food Service - Rawlings	Enhance lobby & provide café style food	CITF	1,200	\$ 1,800,000
UF	Food Service - Union expansion	Provide food service and a social hub	CITF	6,500	\$ 3,600,000
UF	HENRY H. BUCKMAN HALL	Bathrooms	Local Fees	29,580	\$ 1,326,350
UF	HOUSING OFFICE	Network Component Upgrade	Local Fees	18,570	\$ 1,968,500
UF	Hume Field lights	Replace the lights on Hume Field	CITF	*	\$ 117,000
UF	KEYS RESIDENTIAL COMPLEX-1006	Re-roof & Fire Sprinkler	Local Fees	13,450	\$ 320,000
UF	KEYS RESIDENTIAL COMPLEX-1007	Re-roof & Fire Sprinkler	Local Fees	13,450	\$ 375,000
UF	KEYS RESIDENTIAL COMPLEX-1008	Re-roof & Fire Sprinkler	Local Fees	13,450	\$ 375,000
UF	KEYS RESIDENTIAL COMPLEX-1009	Re-roof & Fire Sprinkler	Local Fees	13,450	\$ 365,000
UF	KEYS RESIDENTIAL COMPLEX-1010	Re-roof & Fire Sprinkler	Local Fees	13,450	\$ 365,000
UF	KLEIN H. GRAHAM HALL	Fire Sprinkler, Electrical, Bathrooms	Local Fees	39,800	\$ 2,618,787
UF	Lake Alice Field lights	Replace the lights on Lake Alice Field	CITF	*	\$ 121,000
UF	Lake Wauburg Leadership Retreat Center	Build a retreat center at Lake Wauburg-South to accommodate activities such as leadership programs. The facility will include large meeting space; break-out meeting space; common gathering areas; small kitchens (2); suite and bunk style rooms (will sleep 78); and a staff apartment and office space.	Private Donation	32,567	\$ 15,500,000
UF	MAGUIRE 23-387	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	MAGUIRE 24-388	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	MAGUIRE 25-389	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	MAGUIRE 26-390	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	MAGUIRE 27-391	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	MURPHREE HALL AREA COMMONS	Expansion	Local Fees	5,300	\$ 250,000

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School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
UF	Norman Field lights	Replace the lights on Norman Field and include a Musco web light control.	CITF	*	\$ 140,000
UF	NORTH HALL	Air Conditioning Replacement	Local Fees	36,600	\$ 737,500
UF	O'Connell Center	Resurface MAR to accommodate Fencing Club and Martial Arts Groups	CITF	*	\$ 25,000
UF	O'Connell Center	Resurface of Practice Court	CITF	*	\$ 15,000
UF	O'Connell Center	Replace Practice Court	CITF	*	\$ 100,000
UF	O'Connell Center	Main arena curtaining system-to allow for smaller concert events/enhance Accent shows	CITF	*	\$ 350,000
UF	R.C. BEATY APARTMENTS E1	Raze & Replace	Local Fees	1,010	\$ 135,000
UF	R.C. BEATY APARTMENTS E2	Raze & Replace	Local Fees	1,010	\$ 135,000
UF	Reitz Union Renovation and Expansion Project	2010-11 funding would be for all design, commissioning and pre-construction fees and the construction of a new chiller plant. 2011-13 funding would be for the renovation and construction of additional space. The project would upgrade the original 1967 infrastructure with energy efficient HVAC systems, a BAS, energy efficient windows while creating a space which better fills the needs to today's students. The space created would provide study space, meeting rooms, student organization space, a front door and renovated auditorium space.	CITF	110,000 GSF renovation: 55,000 GSF addition	\$ 72,000,000
UF	Reitz Union Expansion Phase II	The new building would include an auditorium, student service offices, meeting rooms, and a parking garage.	CITF	70,000 GSF; 550 space parking garage	\$ 39,500,000
UF	ROBERT CALDER BEATY TOWERS A	Re-roof, Bathrooms	Local Fees	82,810	\$ 1,758,359
UF	ROBERT CALDER BEATY TOWERS B	DDC Controls, Bathrooms	Local Fees	76,950	\$ 2,456,048
UF	RUDOLF WEAVER HALL	Windows, Electrical, Fire Sprinkler, Bathrooms	Local Fees	46,840	\$ 4,411,401
UF	Southwest Recreation Center 2nd floor	Build an indoor soccer/football field on top of (a 2nd floor) the two Multi Activity Gyms proposed for the Southwest Recreation Center.	CITF	43,000	\$ 12,500,000
UF	Southwest Recreation Center outdoor pool	Build a leisure - lap pool near the Southwest Recreation Center	CITF	3,300	\$ 4,700,000
UF	Student Bike Programs/Amenities	Bike lockers for protected parking, shower	CITF	*	\$ 1,010,000
UF	Student Health Care Center	Upon completion of the Counseling Center in March, 2010, A steering committee was created to further develop the space needs of the existing infirmary. This "Phase 2" consists of approximately 47,000 GSF and includes over 30,000 GSF of student clinical space, including a Women's Clinic, General Clinic with surgical suites, Occupational Medicine, Physical Therapy, special needs clinics including diagnostic imaging and lab space, Administrative offices, and a drive-through Pharmacy. While multiple site options are currently being considered, it is anticipated that the new facility will be constructed adjacent to the existing Counseling and Wellness Center, further developing the area to provide comprehensive student health services. The current program's estimated project cost of \$16,500,000.	CITF	47,680	\$ 16,500,000
UF	Student Parking Lighting Efficiencies	replace lighting in other campus student	CITF	*	\$ -
UF	Student Recreation & Fitness Ctr.	Remodel the Student Recreation & Fitness	CITF	40,000	\$ 2,000,000
UF	SWRC MacGym (w/2nd floor structure)	Add two Multi Activity Gyms on the east side of	CITF	43,000	\$ 14,500,000
UF	Synthetic field turf (1 site)	Install synthetic field turf on one of the existing	CITF	*	\$ 1,700,000
UF	Tanglewood-2901	Kitchen & Baths	Local Fees	92,400	\$ 585,000
UF	THOMAS M. SIMPSON HALL	Air Conditioning Replacement	Local Fees	38,930	\$ 2,455,000
UF	Trusler	Air Conditioning Replacement	Local Fees	40,540	\$ 3,090,000
UF	UNIVERSITY VILLAGE-321	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	UNIVERSITY VILLAGE-322	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	UNIVERSITY VILLAGE-323	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	UNIVERSITY VILLAGE-324	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	UNIVERSITY VILLAGE-325	Kitchen & Baths	Local Fees	7,330	\$ 96,000
UF	WILLIAM R. THOMAS HALL	Steam System	Local Fees	35,920	\$ 520,000
<b>UF Total</b>					<b>\$ 292,114,015</b>
UNF	Aquatic Center Renovation	Renovation of Building and remarketing of pool	CITF	N/A	\$ 1,250,000
UNF	Construct Two Outdoor Pools	N/W side of Wellness Ctr & South end of Campus	CITF		\$ 1,750,000
UNF	Dining Facilities	4 Story Building - with two floors dedicated to Dining Facility/Lounge	CITF	25,000	\$ 8,250,000



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Exhibit A

School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
UNF	Field House	Construction of a Field House on the Northern property to include Men/Women restrooms, concessions & storage	CITF	1,500	\$ 450,000
UNF	High/Low Ropes Course	Construction of High/Low Ropes Course and outdoor Par Course. Refurbish nature trails, bridge to Island (Trex Lumber)	Public Private	N/A	\$ 1,500,000
UNF	Meditation Center	Construct building for meetings, recitals, classes, offices, etc.	Public Private	26,000	\$ 7,500,000
UNF	Osprey Radio	Modification of the Osprey Radio space to be able to broadcast as a low power FM or AM station.	CITF	N/A	\$ 175,000
UNF	Recreation Fields	Construct lighted multi use recreation fields for Flag football, soccer and softball. The recommended playing surface should be a synthetic playing surface (15 acres)	CITF	N/A	\$ 10,000,000
UNF	Student Union Phase II	Build out of Phase II to include Banquet Room & Additional Meeting Rooms.	CITF	110,000	\$ 27,000,000
UNF	Student Wellness Center Addition	Build an additional 55,000 sf of fitness center floor space adding the student Recreation Gym.	CITF	55,000	\$ 13,000,000
<b>UNF Total</b>					<b>\$ 70,875,000</b>
USF	Bookstore	Campus Bookstore	Other Bonds	24,000	\$ 3,760,000
USF	Cafeteria	300 seats & kitchen	Public Private	9,000	\$ 2,500,000
USF	Campus Activity Center	Student Governance, Organizations & Student Services	Other Bonds	19,000	\$ 3,000,000
USF	Campus Activity Food Service	Cafeteria for residential students & entire campus (anticipated)	Public Private*	30,000	\$ 9,000,000
USF	Campus Recreation Expansion and Partial Renovation	Activity space, cardio, etc.	CITF	38,000	\$ 8,740,000
USF	Food Service	100 Seat Cafeteria	Other Bonds	4,500	\$ 852,000
USF	Greek Housing	Expanding residences for Greek Organizations	Housing Bonds**	150,000	\$ 40,000,000
USF	Health Center	Health and Counseling Clinic	Other Bonds	4,000	\$ 600,000
USF	Intramural Field	Renovation of current fields (lighting, bathrooms, seating - etc.)	CITF	2AC	\$ 250,000
USF	Marshall Student Center (MSC) Addition	25,000 sq. ft. addition	Local Fees	25,000	\$ 5,000,000
USF	MSC Expansion / Student Success Building	Expansion for student services and student success, etc.	Public Private	165,000	\$ 40,000,000
USF	New Residence Hall	Construct 1000 beds, new housing	Housing Bonds**	350,000	\$ 65,000,000
USF	New Residence Hall	Construct 250-500 beds, new housing	Housing Bonds	75,000	\$ 30,000,000
USF	Parking Garage V	Southeast District Garage	Parking Bonds	625,000	\$ 18,000,000
USF	Parking Garage VI	Northwest District Garage	Parking Bonds	475,000	\$ 15,000,000
USF	Partially covered amphitheater	1500 seat combined fix and grass	Public Private	30,000	\$ 5,000,000
USF	Phase I Andros Replacement	Replace Andros Complex (max 1300 beds)	Housing Bonds**	400,000	\$ 70,000,000
USF	Phase II Housing	200 bed residence hall	Housing Bonds	46,000	\$ 8,500,000
USF	Phase II Parking	Structure for 350 cars	Parking Bonds	115,000	\$ 4,500,000
USF	Recreation Center	Fitness Center	Public Private*	20,000	\$ 3,500,000
USF	Residence Hall	250 beds and ancillary spaces	Public Private	116,000	\$ 20,000,000
USF	Southeast Dining Facility	Nutritional Dining Center	CITF	14,000	\$ 3,220,000
USF	Student Activities Center	Student Activities and Recreation	Other Bonds	22,000	\$ 4,400,000
USF	Student Activities Center	Student Activities and Recreation	CITF	3,000	\$ 600,000
USF	Student Center	New Student Center	Other Bonds	35,000	\$ 10,500,000
USF	Student Government Offices	Offices and student lounge	CITF	4,000	\$ 1,000,000
USF	Student Health Services	Offices and exam rooms	Public Private	2,500	\$ 625,000
USF	Student Housing Phase I	120 Bed Residence Hall	Housing Bonds	48,000	\$ 8,500,000
USF	Student Housing Phase II	120 Bed Residence Hall	Housing Bonds	48,000	\$ 8,500,000
USF	USF Health Student Service Center	Additional Student Health Clinic	CITF	18,000	\$ 4,000,000
USF	USF Wellness Center	Recreation, Student Health, & Counseling	Public Private*	280,000	\$ 60,000,000
<b>USF Total</b>					<b>\$ 454,547,000</b>
UWF	Housing Phase II	A 250 + bed suite residence hall consisting of single and double bedroom suites. Project will also include a food outlet and convenience store as well as other community spaces to enhance the residential experience. Target to open Fall 2012	Housing Bonds	86,700	\$ 18,800,000
UWF	Housing Phase III	Programming is pending update of housing's master plan this fall but it is anticipated that this project will meet the growing demand for freshman/lower division housing upto 400 beds in a traditional double capacity room with in suite bath configuration. Target opening Fall 2014.	Housing Bonds	over 100,000 for 400 bec	\$ 25,000,000
UWF	Parking Structure I	This project has not been formally scoped at this time but it is projected to be either a 750 or 850 space facility.	Parking Bonds	TBD	\$ 11,000,000

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School	Project Name	Narrative Description	Proposed Funding Source	Gross Square Feet	5 Year Projected Cost (2010-2015)
UWF	Student Union	The University Campus Master Plan identifies a new student union or a significant renovation and expansion of the aging student union. It is expected that, given the need to expand and potentially co-locate key student service functions, the student union will include Career Services, Student Disability Resources, and the University Testing Center. These functions are overcrowded in their current buildings. Additionally, the inclusion of Administrative business functions (Cashiers, ID Card Office, Accounts Payable, Internal Auditing, Budget Office, and Human Resources) into the building program is planned. The multipurpose nature of a student union and the existence of numerous other student and administrative service related space deficits suggest that funding for this facility should be sought from various sources including C.I.T.F., new student fees, auxiliary enterprises, and P.E.C.O. The University's Campus Master Plan will be updated in FY2011-12, however, it is anticipated the site of the new Union building will create opportunities to rehabilitate portions of the most current University Commons spaces. The planned target to open is Fall 2015, however, this target is subject to funding acquisition.	CITF	160,000	\$ 50,000,000
<b>UWF Total</b>					<u>\$ 104,800,000</u>
<b>Grand Total</b>					<u>10,461,793</u> <u>\$ 2,043,884,731</u>