

CAPITAL IMPROVEMENTS ELEMENT

Goal 1

The University is committed to the provision of a plan for facilities consistent with the needs established by its mission, and concomitant with sound financial planning that includes fiscal projections and political realities.

Objective 1A

To provide facilities necessary to accommodate future growth, replace obsolete facilities, and, correct existing deficiencies as identified in the 10-year Capital Improvements Schedule (See Appendix).

Policy 1A-1

FAU, in cooperation with the Board of Governors and in conformance with priorities established in Policy 1A-3, schedule and fund capital improvements identified in the 10-year Capital Improvements Schedule.

Policy 1A-2

The University Board of Trustees in conjunction with the University Architects Office shall evaluate, rank and revise the order of priority as necessary for facilities and projects identified in the 10-year Capital Improvements Schedule.

Policy 1A-3

FAU shall evaluate and rank proposed capital improvements in order of priority according to the following criteria:

1. Elimination of existing capacity deficits as determined by the level of service standards adopted as part of this plan;
2. Determination of consistency with the individual elements adopted as part of this plan;
3. Consideration and consistency with University-approved development agreements and plans of other entities that use facilities at FAU;

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4. Locational placement consistent with the Future Land Use Element adopted as part of this plan;
5. Identification and availability of adequate funding for the project; and
6. Incorporation of additional study findings called for by this plan regarding the replacement and renewal of capital facilities (i.e., educational plant survey).

Objective 1B

The University shall provide a participative environment for review of facility plans on an annual basis, through its organizational structure, incorporating the view points and input of all appropriate segments of the University community to assure operational capabilities are consistent with facility plans.

Policy 1B-1

The development of capital project projections consistent with Board of Trustees rules and regulations is incorporated in the overall financial planning process of the University; the financial planning process is incorporated in the educational planning process consistent with the Southern Association of Colleges and School Criteria for Accreditation Section 6 (specifically 6.3 & 6.4).

Policy 1B-2

The development of the facility plan, through the participation process, shall insure that communication of plans is provided throughout the University community so impact of the plans can be reviewed by as many entities as possible, to ensure the best possible depiction of the impact and cost of the facility.

Policy 1B-3

The operational needs for each facility within new construction or remodeling/renovation of an existing facility are incorporated in the annual fiscal/educational planning process. The University planning process carefully coordinates the opening of a new or newly renovated facility with the impact on the campus and community to assure optimal provision of service and minimum negative impact on the infrastructure; consistent with the precepts of concurrency planning.

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The University, through the Facility Planning and Physical Plant Departments, incorporates in the facility plan the elements necessary to assure an annual review of capital renewal, ADA, fire safety, and other projects related to code compliance and health/safety matters.

Policy 1C-1

The Facilities Planning Departments, in coordination with Physical Plant provides an annual submission of Minor Projects, in accordance with funds appropriated as per FS 235.435 that lists refurbishing, renovation, and remodeling projects to correct existing deficiencies, accommodate growth and replace worn out facilities as part of the overall University facility planning process.

Policy 1C-2

Individual projects are recommended for special appropriation (e.g. ADA) consistent with established University priorities and goals, through established procedures.

Policy 1C-3

Emergency projects or unanticipated requirements based on enrollment or programmatic changes are proposed and reviewed using the same process as the annual budget, stressing participation and communication.

Policy 1C-4

The Facility Planning and Physical Plant area consistent with the University planning process, shall consider the plans of colleges, other entities or organizations or agencies that provide facilities on the University campuses.

Objective 1D

FAU shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of this plan, the development agreements called for by this plan and the availability of necessary facilities needed to support this development at the time needed.

Policy 1D-1

FAU shall negotiate and enter into a campus development agreement with the Town of Davie, which addresses the requirements and provisions of this plan and those required by Section 1013.30 F.S. At a minimum, the campus development agreement shall:

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- Identify the geographic area covered by the agreement;
- Establish the duration of the agreement (5- 10 years);
- Identify Level Of Service (LOS) standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Trustees and the service provider;
- Determine impact of proposed campus development on identified public services and facilities, and any deficiencies likely to occur as a result;
- Identify facility improvements to correct deficiencies;
- Identify the Board of Trustees’ “fair share” of the costs of needed improvements; and
- Be consistent with adopted campus master plan and host local government comprehensive plan.

Policy 1D-2

FAU shall use the level of service standards adopted as part of this plan in implementing the capital improvements identified in this campus master plan.

Objective 1-E

FAU shall adhere to sound fiscal policies in providing the capital improvements of this campus master plan and shall not proceed with new capital improvements, expansions or replacements until adequate funding sources have been identified and committed.

Policy 1E-1

FAU shall continue to adopt a 10-year Capital Improvement Program and annual capital budget as part of its annual budgeting process.

Policy 1E-2

FAU shall continue to adhere to existing capital improvement programming procedures adopted by the Board of Governors and shall amend this master plan, as needed, to revise the Capital Improvement Program priorities established in the 10-year Capital

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Improvements Schedule on an annual basis.

Policy 1E-3

FAU shall continue to rely on State funds for the funding and implementation of capital projects listed in the 10-year Capital Improvements Schedule.

Policy 1E-4

FAU shall fund and implement capital improvements listed as Auxiliary Fund Source identified and anticipated to be received over the 10-year planning period listed in the 10-year Capital Improvements Schedule.

Policy 1E-5

FAU shall ensure that future facility costs and programming efforts include consideration of the following:

1. Site improvements;
2. Utility extension and easements;
3. Parking needs and traffic circulation improvements; and
4. Compliance with applicable policies and standards.

FLORIDA ATLANTIC UNIVERSITY

Master Plan - 2004-2005 through 2014-2015

Ten-Year Capital Improvements

PECO Funding: 2005-2006 through 2009-2010**FAU/UF IFAS Joint Use Facility (Davie IV)****FAU CIP Priority (2006-2007 Approved) - #6**

Anticipated Year of Construction: 2009-2010

Location 4 - Figure MP.02

The university's academic programs on its Davie campus are housed in two permanent buildings, a complex of temporary modular buildings, and a joint use library (with Broward Community College). The campus master plan indicated that projected growth of the campus over 4,100 students would motivate the need for the campus' fourth permanent building. However, with only two of the four buildings completed, the campus now has over 5,000 students and is projected to grow to 11,000 during the next ten years. FAU currently utilizes space at Broward Community College to support instructional activities. It is critical that new facilities be developed to adequately support current students as well as the expected increases.

The proposed building will support the academic programs at the Davie Campus with classrooms, instructional laboratories and technology labs. It will accommodate the faculty, staff, and administrative offices of the College of Education, house a Teaching-Learning Center, which will address the critical shortage of public school teachers and other critical issues in public primary and secondary education, as well as house offices of Student Affairs.

The Institute for Food and Agricultural Sciences will utilize 12,000 net square feet of space within this joint use facility.

Element Consistency: 5 Academics

Gross Area: 165,000 GSF

Project Cost: \$39,270,000

GOALS, OBJECTIVES AND POLICIES**MASTER PLAN****14 Capital Improvements****College of Business (Davie III)****FAU CIP Priority (2006-2007 Approved) - #15****Location 8 - Figure MP.02**

Anticipated Year of Construction: 2008-2011

The addition of a third building at our Southeast Campus at Davie will help meet the needs of increased student enrollment. This enrollment increase will result, not only because of the expansion of program offerings by FAU, but also as a result of the tremendous increase in the number of BCC's students. Many of these students will complete their four years of study and graduate work at FAU's Davie Campus. This building will be primarily a classroom building with additional office space for faculty and staff.

Element Consistency: 5 Academics

Gross Area: 75,000 GSF

Project Cost: \$18,393,000

FAU/USGS Joint Use Facility**FAU CIP Priority (2006-2007 Approved) - #16****Location 9 - Figure MP.02**

Anticipated Year of Construction: 2009-2011

The FAU at Davie Campus needs additional classroom, instructional laboratory, research laboratory, and study space to meet its current student demand and to permit growth in degree production and research. The campus now has over 5,500 students and only two permanent buildings and at peak times uses every instructional space available. One particular need is for additional science laboratory space. The College of Science has been limited in Davie to a handful of "wet" labs, primarily for undergraduate Biology classes and faculty research. The US Geological Survey is bringing more than 100 environmental scientists to The South Florida Education Center in Davie to work with researchers from FAU, the University of Florida, and Nova Southeastern University. Over the next ten years while the FAU Davie Student population grows to 7,700, the College of Science plans to grow a graduate program in Environmental Science on the campus and there will be a significant increase in the volume and level of research in related to the USGS partnership and the restoration of the Everglades. It is critical that new facilities be developed to house FAU's increasing volume of science-related research and to allow for joint projects with scientists of the USGS.

Element Consistency: 5 Academics

Gross Area: 50,000 GSF

Project Cost: \$13,369,000

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Additional proposed projects:

Student Activities Center – Phase 1

Not included on 2006-2007 Approved CIP

Location 1 - Figure MP.02

Anticipated Year of Construction: 2005-2006

Project consists of 25,000 GSF for student support use, limited food service, book store, etc.

Element Consistency: 6 Support

Gross Area: 25,000 GSF

Funding Source: CITF, Student Association Funding

Parking Structure I

Not included on 2006-2007 Approved CIP

Location 2 - Figure MP.02

Anticipated Year of Construction: 2005-2007

This project consists of constructing a 1,000+ car, five level garage to be located on BCC property either as a joint use project or with FAU leasing spaces from BCC for use within the structure.

Element Consistency: 11 Transportation

Gross Area: 25,000 GSF

Funding Source: Bond Finance by BCC

Central Utility Plant

Not included on 2006-2007 Approved CIP

Location 5 - Figure MP.02

Anticipated Year of Construction: 2008-2009

Project consists of Central Utility Plant on West Campus in association with new construction on that site.

Element Consistency: 10 Utilities

Gross Area: As Required

Funding Source: PECO

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Parking Structure II

Not included on 2006-2007 Approved CIP

Location 10 - Figure MP.02

Anticipated Year of Construction: 2010-2012

This project consists of constructing a 1,000+ space, five level garage to be located on the north side of the East Campus over the existing parking.

Element Consistency: 11 Transportation

Gross Area: 1,000 Cars

Funding Source: PECO, Bonding

Academic Building (Davie V)

Not included on 2006-2007 Approved CIP

Location 11 - Figure MP.02

Anticipated Year of Construction: 2013-2014

This facility will consist of 65,000 GSF academic space, classrooms, and associated offices.

Element Consistency: 5 Academic

Gross Area: 65,000 GSF

Funding Source: PECO

Student Activities Center Phase II

Not included on 2006-2007 Approved CIP

Location 13 - Figure MP.02

Anticipated Year of Construction: +2015

Project consists of 25,000 GSF for student support use, limited food service, book store, public events, study space, etc.

Element Consistency: 6 Support

Gross Area: 25,000 GSF

Funding Source: CITF, Student Association Funding, Private

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Academic Building (Davie VI)

Not included on 2006-2007 Approved CIP

Location 14 - Figure MP.02

Anticipated Year of Construction: +2015

This facility will consist of 65,000 GSF academic space, classrooms, and associated offices.

Element Consistency: 5 Academic

Gross Area: 65,000 GSF

Funding Source: PECO

University Conference Center

Not included on 2006-2007 Approved CIP

Location 16 - Figure MP.02

Anticipated Year of Construction: +2015

The project consists of 25,000 GSF of space for athletic, recreational use for students and faculty.

Element Consistency: 6 Support

Gross Area: 25,000 GSF

Funding Source: CITF, Private

Additional structures and buildings are proposed on Figure MP.02. These structures are projected beyond the planning horizon of this master plan and therefore have not been included in this summary of proposed construction during this planning period.