



FLORIDA STATE UNIVERSITY  
BOARD OF TRUSTEES

# CONSENT ITEM F (Finance & Business)



FLORIDA STATE UNIVERSITY  
FINANCE AND ADMINISTRATION  
*Office of the Vice President for Finance & Administration*

MEMORANDUM

TO: Richard McCullough, President

FROM: Kyle Clark, Senior Vice President for Finance & Administration

DATE: February 24, 2023

SUBJECT: Request for Approval  
Campus Master Plan Minor Amendment

In 1993, the Florida Legislature passed legislation that recognizes the unique relationship between university campuses and local governments. Chapter 1013.30, F.S., describes the processes by which universities are required to develop, maintain, and update campus master plans and associated campus development agreements with local governments.

In September 2022, the Board of Trustees (BOT) adopted the University's current Campus Master Plan (CMP), which covers the years 2020 to 2030 (near-term and mid-term). Since then, two projects that were moved to 2030 and beyond (far-term) have been reevaluated and need to be moved into the current CMP 2020-2030. The first project is the construction of an Academic Support Facility, which is the first step in relocating the Department of Facilities and its operations. Studies in the past have shown that the best location is the area the university owns on Lake Bradford Road, which is on the southern portion of the Tallahassee Campus Main Site.

The second project is the renovation (and possible remodeling) of the facility we own known as the Winchester Building. This facility was previously a state office building that was reassigned to FSU after the Southwood State Office Complex was constructed and the occupants moved.

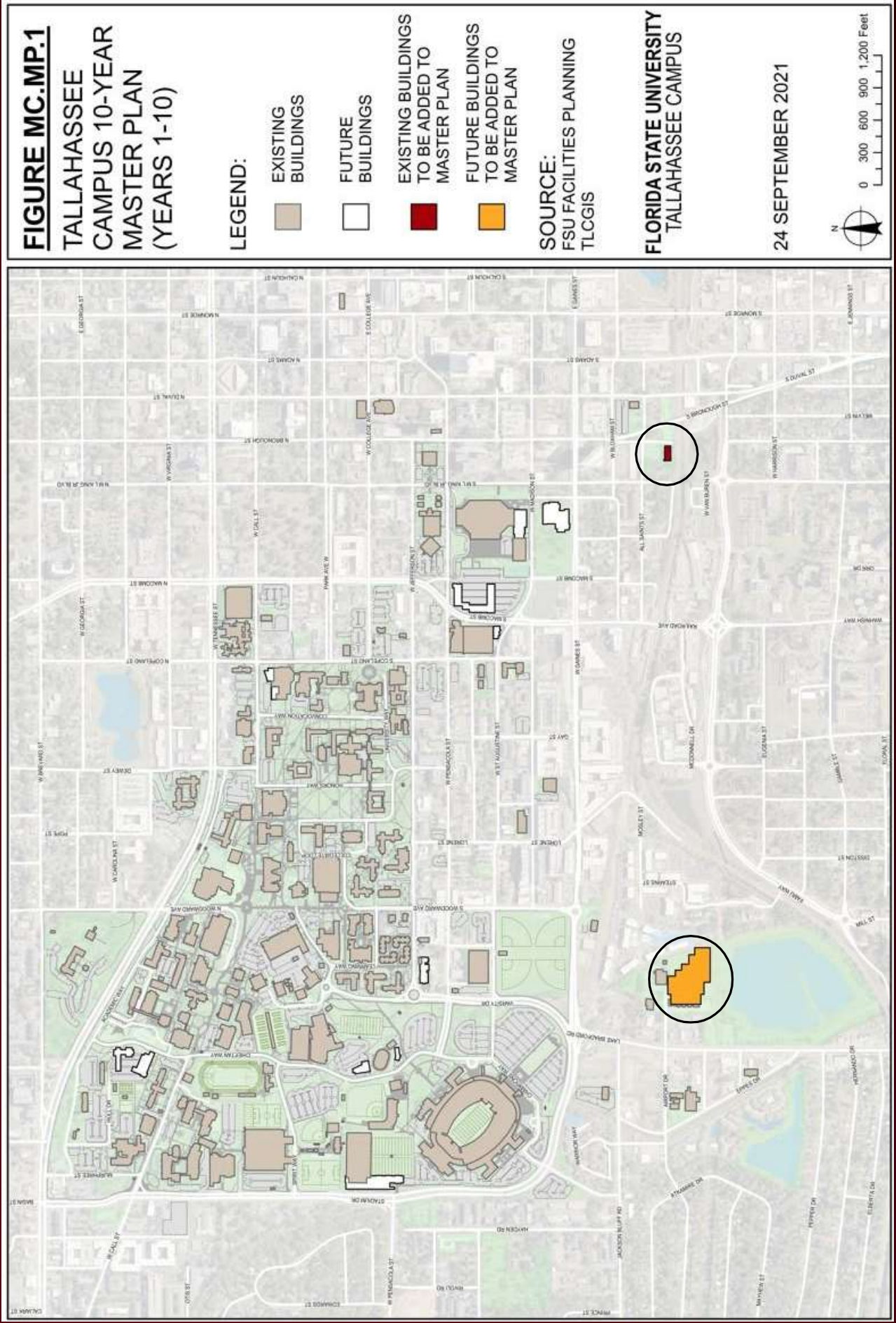
There are no significant changes proposed for either the Tallahassee Campus Southwest Site or the Panama City Campus at this time.

By statutory definition, these modifications constitute a minor amendment to the Campus Master Plan. Accordingly, it is not expected that the adoption of this amendment will create the need to substantially revise the existing Campus Development Agreement between the University and the City of Tallahassee, approved and executed in December of 2022.

I recommend your approval of the proposed minor amendment to the Campus Master Plan.

KC  
Attachments

# Tallahassee Campus – Main Site Plan

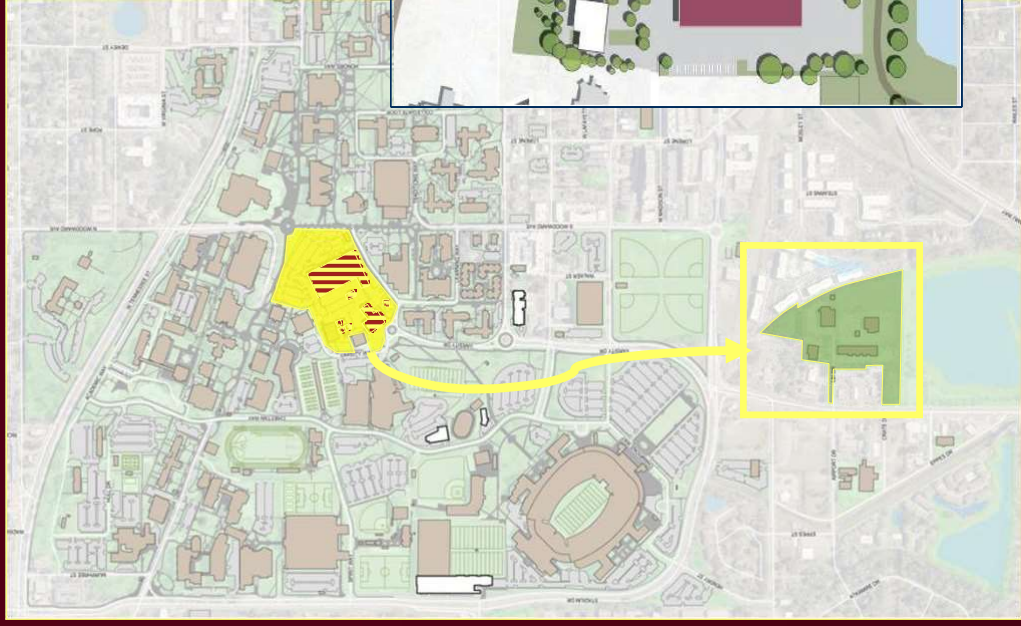


# Tallahassee Campus – Main Site Plan

## ACADEMIC SUPPORT FACILITY

### Relocate Facilities (Maintenance Complex) to Lake Bradford Road Property

3-story Office Facility 43,000 GSF; 1-story Campus Support (Shops)  
Facility 20,000 GSF; vehicle compound w/gas and charging



- Previously recommended by Educational Plant Survey
- Project eligible for PECO funding (legislative support)
- Because of the location, campus support space could be metal building; campus guidelines for building exterior could be modified for office building; construction time decreased.
- The FDLE Mail Facility is located on the site and it is possible legislature would fund a portion
- The water feature (Elberta Pond) would make the facility a desirable and attractive location
- Could be used for other non-academic/administrative support units.

# Tallahassee Campus – Main Site Plan

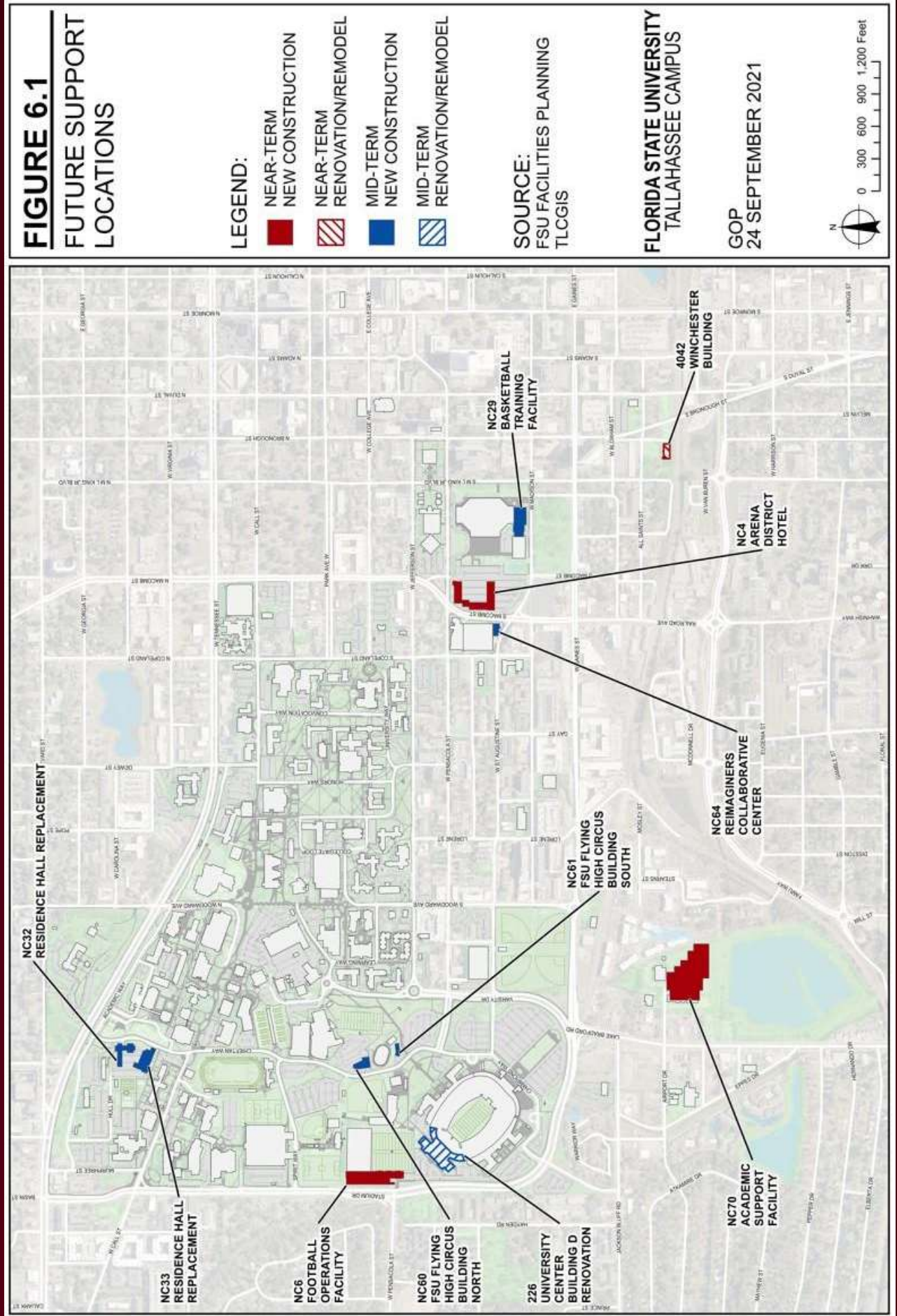
## WINCHESTER BUILDING

- Building acquired from State of Florida when Southwood State Office complex was complete.
- 3-story facility, 21,518 Gross Square Feet (14,434 Net Square Feet)
- Previously recommended by Educational Plant Survey
- Funded for Plant Operations and Maintenance
- Redesign entrance to enclose stairs and elevator.



TO BE ADDED TO  
MASTER PLAN  
FUTURE BUILDING  
TO BE ADDED TO

# Tallahassee Campus – Main Site Plan



## FLORIDA STATE UNIVERSITY

### **ACADEMIC SUPPORT BUILDING (Maintenance Complex)**

Forty-five years ago, the university received funding to build a new Maintenance Complex which was proposed to be built on Lake Bradford Road. The old facility was demolished but, because we had yet to secure all the property at the proposed site and the funds were going to revert, the Vice Chancellor of the Board of Regents directed us to construct the new facility in the same location as the old facility. Over the years the need for relocating the Complex to the Lake Bradford site has become even more apparent due to its central location and the construction of academic facilities, student housing and student services facilities on the surrounding properties. The location of the complex has had an increasingly negative impact on trips generated by maintenance personnel and visitors and the use and storage of hazardous materials impacts surrounding facilities and the fenced compound which forces students to detour around the compound to get from one location to another.

This project has been studied during every major update of the Campus Master Plan and the consensus has always been to move the Complex to Lake Bradford Road. The project will include construction of a new maintenance facility as well as address the site preparation to remove the old Motor Pool Facility (currently being used by FDLE for its mail scanning operations), and to upgrade utilities (including fiber optic connection) and landscaping to improve the overall appearance and take advantage of the Regional Stormwater Facility water feature, and the demolition of the old compound structures.

This project was recommended for new construction in the 2018 Educational Plant Survey, 3.1 Academic Support Facility. Furthermore, under 5.4 Mendenhall A, 5.5 Mendenhall B, 5.6 Mendenhall Annex, and 5.7 FDLE Mail Scan Building, were also recommended for demolition.

## FLORIDA STATE UNIVERSITY

### **WINCHESTER BUILDING REMODELING**

Several years ago, Florida State University was assigned some formerly State operated and maintained buildings in the downtown Tallahassee area, and among these were the Winchester Building. Upon contracting with a firm that specializes in building evaluations, it was learned that, though the State staff did an acceptable job of previously maintaining this facility, they were unable to maintain the buildings in optimum condition. So, when the University inherited this facility, it was unusable due to a number of chronic building issues.

The Winchester Building is a three-level office building located on Blount St. near the FSU Campus main site. This administrative structure, built around 1975, has three finished floor levels, all of which have a mixture of open office space and individual office areas. Offices on each floor are accessed via open breezeways on the northern elevation. The three external egress stair towers are also accessed via these breezeways. The building is approximately 21,518 gross square feet. The main exterior entry doors are flush wood assemblies, and the secondary exterior metal service doors are badly deteriorated. The single-pane, metal frame windows and the perimeter walls themselves appear to have water infiltration issues on all three floor levels.

The University is in the process of evaluating its space needs in order to determine how best to optimize the facility. Funding is requested to allow the University to remodel the Winchester Building to serve as “surge space” for the needs of the University. Once renovated, the building can provide administrative offices, and/or academic offices and programs. Its three floors and four structural bays on each floor offers the potential to be divided into suites.

The funds requested will be used to address a series of chronic, recurring issues including building envelope and building engineering system issues, as well as fire code and ADA compliance. Changes to the building’s interior will also be made to accommodate the specific needs.

In 2018, the University completed its most recent Educational Plant Survey. Please refer to Recommendation 2.2a for the needs verification for this project.