

CAPITAL IMPROVEMENTS ELEMENT

NOTE: Unless otherwise noted, the goals, objectives, and policies contained in this element shall guide development of the Tallahassee Campus in Tallahassee, Florida as well as the Panama City Campus in Panama City, Florida.

Goal 1

Provide educational and support facilities for students, faculty and staff in a manner that maximizes the effectiveness of the capital investment, maximizes the use of existing facilities, and promotes orderly, planned campus development.

Objective 1A

FSU shall provide capital improvements to correct existing deficiencies, to accommodate anticipated campus growth and to replace worn or obsolete facilities as delineated in the ten-year Capital Improvement Plans contained in this element.

Policy 1A-1

FSU, in compliance with capital improvement budgeting procedures established by the State University System (SUS) shall, as a matter of priority, schedule and seek funding for capital improvement projects outlined in the ten-year Capital Improvement Plans contained in this element.

Policy 1A-2

The University's Board of Trustees shall have final authority for the purpose of evaluating, ranking and revising the order of priority for projects included in the Capital Improvements Element. The President may choose to seek recommendations from the Facilities Department on matters relating to these priorities.

Policy 1A-3

FSU shall continue to evaluate and rank proposed capital improvement projects (including new projects, replacements and renewals) in order of priority according to the following criteria:

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1. The effectiveness of a project's capacity to assist the University in fulfilling its adopted mission.
2. Financial feasibility and impacts to the University budget.
3. The effectiveness of a project to address life safety issues such as fire code corrections and asbestos abatement and issues relating to compliance with the Americans with Disabilities Act (ADA).
4. Recommendations provided by the State Board of Education Educational Plant Survey process (if applicable) and policies and standard practices promulgated by the State regarding the size and use of space.
5. Elimination of existing capacity deficits as determined by the level of service standards adopted as part of this plan.
6. Determination of consistency with the individual elements adopted as part of this campus master plan.
7. Needs based upon projected student enrollment increases.
8. Development plans of colleges, auxiliary organizations, and other entities, organizations and agencies that require facilities on FSU property.
9. Consideration of and consistency with development agreements executed by or on behalf of FSU.
10. Consideration of the plans of other state and local agencies that provide services to FSU.
11. Availability of adequate funding for the implementation of the project.
12. Incorporation of findings from those additional studies recommended for accomplishment in this plan.

Objective 1B

To coordinate land use decisions associated with the implementation of capital improvements with the development requirements of this plan, the development agreements executed as the result of this planning process and the availability of facilities and capacities needed to support specific development at specific times.

Policy 1B-1

FSU shall execute campus development agreements with the City of Tallahassee and the City of Panama City that address the requirements and provisions of this campus master plan and those adopted by Section 1013.30 FS.

Policy 1B-2

FSU shall use the following level-of-service standards, where applicable, in planning and implementing the capital improvement projects contained in this campus master plan.

1. Sanitary Sewer: See General Infrastructure Element Policy 3E-4.
2. Solid Waste: See General Infrastructure Element Policy 4D-3.
3. Chilled Water: See Utilities Element Policy 1B-4.
4. Steam: See Utilities Element Policy 1D-3.
5. Electricity: See Utilities Element Policy 2A-7.
6. Drainage (Storm water Management): See General Infrastructure Element Policy 1A-6.
7. Potable Water: See Policy General Infrastructure Element policies 2E-2 and 2E-3.
8. Campus Roadways: Local and collectors at Level-of-Service (LOS) E during peak hour.

Policy 1B-3

FSU shall ensure that adequate facilities for stormwater management, potable water, sanitary sewer, solid waste, steam and chilled water, and electricity are available at adopted levels of service prior to occupancy of any new building.

Objective 1C

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

Policy 1C-1

FSU shall continue to utilize its existing ten-year Capital Improvement Program and annual capital budget components as part of its budgeting process.

Policy 1C-2

FSU shall continue to adhere to existing SUS capital improvement programming procedures and shall amend the campus master plan, as needed, to revise the priorities delineated in the Capital Improvement Plans on an annual basis.

Policy 1C-3

FSU shall seek state appropriations, private donations, auxiliary revenue, public and private partnerships, and grant awards as the primary sources for funding necessary to complete the priorities outlined in the Capital Improvement Plans contained in this element.

Policy 1C-4

Where applicable, FSU shall adhere to a debt service coverage ratio of not less than 1.25 when leveraging auxiliary funds for the purpose of implementing capital improvement projects.

Policy 1C-5

FSU shall ensure that future facility planning; programming and cost estimating efforts follow applicable University guidelines and include appropriate consideration of the following factors:

1. Space construction, remodeling or renovation costs (based upon SUS cost analyses);
2. Life safety issues, such as fire code compliance;
3. Americans with Disabilities Act (ADA) compliance;

4. Site improvements, such as grading, utilities, stormwater retention, landscaping, etc.;
5. On-campus utility capacity generation and/or distribution improvements;
6. Parking, pedestrian and bicycle circulation improvements;
7. Design professional and/or construction management fees;
8. Surveys and tests;
9. Inspection services;
10. Artwork;
11. Telecommunications;
12. Furnishings / Equipment;
13. Infrastructure Assessment; and
14. Contingencies.

Capital Improvements Implementation

The following Supplement to this element is an integral part of the Master Plan.

The Supplement provides both narrative and tabular descriptions of the projects currently included in the University's overall capital improvement plans. This information is broken down by site and, in some cases, by funding source as well. The narrative descriptions explain each project, provide a projection of the type and size of the space included in the project, and cross-reference other elements in the master plan. The timing of these projects is also indicated on these spreadsheets.

Capital improvements have been projected through the next 10 years. These projects have been reported to provide as complete a picture as possible as to the status of the University's current capital improvement plan.

Projects shown on the spreadsheet are categorized into near term and far term. A narrative is included in the far right column. The University's ability to accurately predict the timing of capital improvements beyond the current fiscal year is limited due in large part to the uncertainties experienced in the overall Legislative appropriation process, from which a large percentage of

capital funding is derived. The prioritization of capital projects is therefore based upon the best available information and reflects the University's overall needs. The Capital Improvements Element will be amended as necessary each year to reflect the results of the annual appropriations process.

Properties included in this section include the Tallahassee Campus, Tallahassee Campus Southwest, and the Panama City Campus.

It is expected that funding for the projects listed shall be derived from a variety of potential sources including State resources such as PECO and CTF. Other possible funding sources include revenue from auxiliary departments, bonding programs using auxiliary revenues, grant awards, or private funding through donations.

It should be noted that only projects with a construction value estimated to be greater than \$100,000 are included in this section. Project cost estimates are based upon current dollar values; no attempt has been made to reflect future increases due to inflation or other economic conditions. The costs to meet any concurrency or other impacts relating to local growth management

legislation are not included but expect to be funded from the concurrency trust fund.

The University's capital improvement plans are divided by site and funding sources into the following subsection:

Florida State University Tallahassee Campus - PECO Funded Projects

It is expected that projects listed in this section shall be funded primarily from PECO sources, although other sources may be utilized when available, such as grants and private donation.

Florida State University Tallahassee Campus - Auxiliary Funded and Other Projects

Auxiliary departments such as the Intercollegiate Athletic Department, Business Services Department, and the University Housing Department generate revenue, which can be utilized to accomplish capital improvements. Other projects listed on this spreadsheet shall be developed utilizing resources such as CITF allocations, department revenue, private donations, or other non-PECO sources.

Florida State University Tallahassee Campus Southwest

This section lists capital improvements at the Tallahassee Campus Southwest. Funding will be derived from a variety of sources.

Florida State University City Campus City Campus

This section lists capital improvements at the Panama City Branch Campus. Funding will be derived from a variety of sources.

**Florida State University - Tallahassee Campus
Ten Year Capital Improvement Plan
Educational and General (E&G) Projects**

September 24, 2021

Project No.	Project Name	Planning Term		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
	Utilities/Infrastructure/Capital Renewal			Campus	N/A	N/A	This project will attempt to improve several major utility systems including the primary electric system, central steam and chilled water systems, potable water, sanitary sewer, telecommunications, stormwater, and roadway systems. In addition to providing for the implementation of previously recommended improvements, funding is also requested to study other long-range utility system improvements.
	Land Acquisition			Campus	N/A	N/A	This project involves primarily the acquisition of property to expand the boundaries of the Main Campus to Tennessee Street to the north, Macomb Street to the east, Gaines Street to the south, and Stadium Drive West to the west.
NC13	Veterans Legacy Complex	X		Education and General	39,330	56,000	This project will bring together three related programs into a single academic/research/service center. The University's Veterans Center, World War II Instituted and ROTC programs will be united under one roof to create a comprehensive site that honors the University's proud past, present, and future military heritage.
38	Dittmer Building Renovation	X		Arts and Sciences (Chemistry)	87,500	146,500	Dittmer has provided the Department of Chemistry space for its administrative, educational and research needs. Like other 40-year-old buildings on campus, Dittmer is now in need of a major rehabilitation effort to bring it up to more current standards in terms of a sufficient academic and research environment. Many of the buildings original engineering systems are incapable of supporting a robust chemistry research program and are need of replacement. Additionally there are chronic water intrusion issues and ADA modifications needed.
6	Kellogg Research Building Remodeling		X	Education and General	23,000	46,300	This remodeling effort project includes replacement of all building engineering systems, including mechanical, electrical and plumbing, corrective measures to the building envelope, replacement/repair of interior architectural finishes, and the reallocation of space to meet the needs of the proposed occupants. This project will also abate a significant amount of asbestos found on the second, third and fourth floors as well as address overall life safety and ADA concerns.
20	Dirac Library Info. Commons (Library Systems Improvements Ph. 1)		X	Library/Information	78,000	99,800	Four years ago, the University completed an assessment of its library assets and as a result of that study, it was determined that a series of capital improvements were necessary to keep them in optimal operating condition. The project described in this request is the first of three such projects identified in this element which fall under the more general names of "Library Systems Improvements." It involves the renovation of the Dirac Science Library.
54	Housewright Music Building Addition, Remodeling and Renovation		X	Music	29,966	37,978	The Housewright Music Building is one of the primary academic facilities assigned to the College of Music. This first phase of this project anticipates an addition to be constructed on the north elevation (east end) of the building. This addition is expected to provide space for a music sound studio, ensemble practice labs, and office space for faculty and publicity operations. A second phase involves an expansion of the Music Library, located on the west side of the Housewright building. This project phase will expand the library's collection area and provide space for students and faculty to conduct research. A third phase will provide remodeling and renovation to the existing Housewright Building.

**Florida State University - Tallahassee Campus
Ten Year Capital Improvement Plan
Educational and General (E&G) Projects (continued)**

September 24, 2021

Project No.	Project Name	Planning Term		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
55	Carothers Remodeling		X	Education and General	45,632	68,300	The project involves the complete remodeling of Building 055, Carothers Hall, which houses a variety of academic and academic support operations. The project anticipates the replacement of all primary engineering systems, replacement of building envelope components, such as windows and roof, and the refurbishment or replacement of architectural finishes. Additionally, the project will address any life safety and ADA issues.
114	Engineering Lab (ELB) Remodeling		X	Arts and Sciences	6,967	9,500	This project involves the remodeling of Building 114, the Engineering Lab Building. The scope of work will replace much of the engineering systems that serve the building as well as much of the building envelope. Upgraded architectural finishes and life safety / ADA concerns will also be addressed.
132	Tully Gym Renovation		X	Education, Student Affairs and Athletics (P.E. and Student Rec.)	64,105	91,900	This is the University's primary gymnasium facility serving a multitude of recreational and academic needs, including academic instruction, varsity athletics, intramural, and general recreation. Tully has never received a major renovation or remodeling. It is in need of a major rehabilitation effort to address building envelope concerns and replacement of the major building engineering systems. Project includes abatement of asbestos, Life safety improvements, and replacement or restoration of interior building finishes throughout.
Legacy Challenge Grant Projects							
NC1	College of Business Building (Legacy Hall)	X		Business	131,585	215,200	The scope of work for this project involves the construction of a new home for the College of Business in the new Arena District, south of the Tucker Center. The facility will provide a significant increase in instructional space, along with technology and collaborative spaces needed for tomorrow's business education. It is planned to provide space for students to develop their ideas for new business ventures, learn investment strategies and conduct research on current and emerging business issues.

**Florida State University - Tallahassee Campus
Ten Year Capital Improvement Plan
Auxiliary and Other Projects**

24-Sep-21

Project No.	Project Name	Planning Period		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
General Projects							
NC4	Arena District Hotel	X		Auxiliary	122,000	183,000	FSU generates a substantial demand for hotel room nights throughout the year. Additionally, construction of a proposed 88,000 sf convention center attached to the new hotel will provide another substantial demand generator. Consulting studies and interest from investors indicate market support for a university hotel designed to accommodate the room night demand generated primarily through university and convention center business, with secondary support through a "fair share" of other local market travel. The hotel and convention center are intended to be located directly between the Turnbull Conference Center and the Tucker Civic Center to create connected assemblage of lodging, meeting, and event spaces.
NC64	Reimagers Collaborative Center		X	Auxiliary	16,480	26,580	The Reimagers Collaborative Center will provide space for multi-disciplined research involving participants from a diverse set of backgrounds, including FSU faculty and staff, private sector companies, and other government agencies. The purpose of the Center is to provide opportunities for collaborative problem-solving, idea exchanges, and create alliances.
Department of Intercollegiate Athletics							
NC6	Football Operations Facility	X		Athletics	97,600	122,000	The Athletic Dept. will construct this facility adjacent to the Dunlap Training Facility (Indoor Practice Facility) and the current outdoor practice fields. This facility will include all the day-to-day operations for the players, staff and coaches. It will provide a large increase in overall meeting space, player areas (locker room, lounge, etc.). coach's office areas and training space. This facility will be designed to allow for future growth as well as additional amenities for the football program.
	Blueprint's Doak Campbell Stadium Project	X		Athletics	N/A	N/A	This football stadium project will mostly focus on infrastructure. It includes replacing lighting, railing improvements, painting and rust prevention to the interior structures and guardrails, additional steps within the seating bowl, addressing field drainage and creating a central food commissary.
NC29	Basketball Training Facility		X	Athletics	36,580	59,000	This project includes an expansion of the current Basketball Training Facility that will give direct access to the Tucker Center. It will have two additional courts, dedicated training rooms with training tables, hot and cold tubs and underwater treadmill. Amenities will include a Grand Lobby, Traditions Area, Entertaining space, a Booster Area, Food Service, Academic Space and Conference rooms.
226	University Center Building D Renovation		X	Athletics	130,017	205,100	As a number of occupants and functions, currently housed in University Center D will be moving into the Football Operations Facility upon its completion, this presents an ideal opportunity to renovate this nearly 20 year old facility. The scope of work will replace much of the engineering systems that serve the building as well as much of the building envelope. Upgraded architectural finishes and life safety / ADA concerns will also be addressed.

**Florida State University - Tallahassee Campus
Ten Year Capital Improvement Plan
Auxiliary and Other Projects (continued)**

24-Sep-21

Project No.	Project Name	Planning Period		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
Division of Student Affairs							
NC32	Residence Hall Replacement		X	Student Affairs (Student Housing)		92,900	As part of the University's on-going efforts to upgrade the quality of its housing inventory, a decision was made several years ago to demolish Kellum Hall and Smith Hall since they had been continuously used beyond their normal life expectancy. This project is the first of two that will replace those residence halls with new, higher performing halls.
NC33	Residence Hall Replacement		X	Student Affairs (Student Housing)		97,000	This is the next phase of new residence hall construction in the northwest corner of the campus (see first phase description above). These new halls will replace the beds currently housed in Salley Hall and Rogers Hall, which will be demolished after the complete of the first phase above.
NC60	FSU Flying High Circus North Building		X	Student Affairs (Union)	14,800	24,000	The FSU Flying High Circus is one of only two collegiate circuses in the United States. Founded in 1947, the Circus is a year-round program that provides students with a learning opportunity as part of their overall collegiate experience. This project involves the construction of a new operations building that will provide rehearsal space, instructional space, and support areas.
NC61	FSU Flying High Circus South Building		X	Student Affairs (Union)	2,883	4,700	The FSU Flying High Circus is one of only two collegiate circuses in the United States. Founded in 1947, the Circus is a year-round program that provides students with a learning opportunity as part of their overall collegiate experience. This project involves the construction of a new facility that will support Circus operations.

Florida State University
Ten Year Capital Improvement Plan
Tallahassee Campus Southwest

24-Sep-21

Project No.	Project Name	Planning Period		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
Educational & General (E&G) Projects							
NC9	FSU Grounds (Nursery) Relocation	X		Education and General (Facilities)	22,506	36,300	The Blueprint Airport Gateway road will likely create the need to relocate the nursery operations that are maintained by the Grounds Section. A site located north of Roberts Road has been targeted for this possible relocation. As an interim step, however, the nursery operations may be moved to the western half of their current location to make way for the new roadway until such time that the entire nursery operation can be relocated.
NC53	Interdisciplinary Research and Commercialization Building - (IRCB, formerly Research Buidling #5)	X		Office of Research (Academics/ Research)	68,302	125,334	This project involves the construction of a fifth research and development facility to support the planned growth in the University's research programs. Funding for this project will be derived from the FSU Research Foundation, bond proceeds, and Legislative appropriations.
NC63	Warehouses Relocation	X		Education and General, Student Affairs	35,712	57,600	In addition to the need to relocate the nursery operations, it is possible that one or more of a series of warehouses located along Iamonia Street may need to be relocated as well. The determination of this need, however, cannot be confirmed until a final design of the Blueprint Gateway Roadway has been completed and the need to relocate these warehouse(s) has been determined.
69	NHMFL (MagLab) Improvements Phase 1	X		Education and General (Academics)	52,036	99,000	This project involves the first phase of a series of improvements that will likely be necessary at the Mag Lab (NHMFL). As a high-performance facility, these kinds of improvements have become almost routine. The scope of work includes items such as repairs and replacements to the building envelope, utility and infrastructure systems, built-in equipment, and architectural finishes, just to a name a bit. While no specific expansion of the Lab's facilities is currently envisioned, it may become necessary in the future to consider renovation/remodeling activities that might affect the building footprints.
NC8	FAMU-FSU College of Engineering (Phase 3)		X	Education and General (Engineering)	106,000	164,000	This project involves a joint effort by Florida A & M University and FSU to construct a third phase for the College of Engineering. Since its formation in 1982, it has developed a wide array of academic and research programs in the fields of Civil, Computer, Electrical, Mechanical, Chemical, Biomedical, and Industrial Engineering. The College offers bachelors, masters and doctoral degrees. With a growing enrollment and increases in faculty and staff levels, the College is in need of additional teaching, research, and support space.
NC54	Future Research Bldg. 1 (Former Bldg #6)		X	Education and General (Academics)	56,000	85,000	This project involves the construction of a sixth research and development facility to support the planned growth in the University's research programs.
Division of Student Affairs							
Campus Recreation							
NC48	Intramural SportsPlex (Phase 2)		X	Student Affairs (Campus Rec.)	7,700	10,000	This project involves the second phase of the Intramural Field Outdoor Complex and will include a series of both active and passive recreation facilities for students. These improvements will include outdoor courts, such as basketball and other multi-purpose courts, walking and running trails, open activity fields, and associated amenities, such as restrooms, shelters, and parking. There is a limited amount of administrative and maintenance-related space that will also be provided as described below.

**Florida State University - Panama City Campus
Ten Year Capital Improvement Plan
Educational and General (E&G) and Auxiliary Projects**

24-Sep-21

Project No.	Project Name	Planning Period		Academic or Other Programs to Benefit from Projects	Net Assignable Square Feet (NASF)	Gross Square Feet (GSF)	Project Description
		Near Term	Mid Term				
NC10	Student Housing-Joint Mixed Use Dev. (Construction Complete)	X		Business Services	120,000	170,000	This project involves a new 300 bed apartment building with 125 suite-style apartment units. Suite style units will be 1,000-1,200 square feet average size and will contain full kitchen, bed/bath and common living room. This project may include some retail/commercial space.
NC52	Conference Center		X	Auxiliary	8,711	14,100	This project involves the construction of a new conference center which will include meeting and teaching space. The project will replace the Bland Conference Center which has served that purpose for more than 50 years.
PC4	Bayside Building Renovation		X	Education and General (Academic)	6,352	14,456	The Bayside Building was constructed 35 years ago and has not benefitted from any kind of significant renovation effort. This project will replace building engineering systems, address building envelope issues, and provide a more contemporary, higher-performing academic environment for students and faculty.