2020 - 2030
USF Master Plan Updates

Data Collection & Analysis

Element 11: Capital Improvements

UNIVERSITY OF SOUTH FLORIDA

SARASOTA - MANATEE CAMPUS

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Element 11:

Sarasota Capital Improvements

Element 11 Capital Improvements

This element evaluates the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the University has fiscal responsibility; to analyze the fiscal capability of the University to finance and construct improvements; to adopt financial policies to guide the funding of improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements. All development is contingent upon the availability of funding.

A. Summary of Facility Needs and Requirements.

The University develops its facilities needs within the Florida State University System guidelines for space use and as funding allows. The University submits an updated Five Year Capital Improvements Plan (CIP) to the Board of Governors on an annual basis. The CIP details the University's facilities funding request for five years at a time. The CIP request is for Public Education Capital Outlay and Debt Service Trust Fund (PECO), and for Facilities Enhancement Matching Grant funds. Following its review and modifications to meet projected PECO revenue, the Board of Governors develops a 3-year list which is submitted for inclusion in the Governor's request to the Legislature.
Table 11-1 presents the State University System Five Year CIP and Legislative Budget Request for the period 2020-21 through 2030-31.

B. Inventory and assessment of revenue sources available for capital improvement funding.

The following list provides a description of existing sources of funding available to the University:

1. Public Education Capital Outlay and Debt Service Trust Fund (PECO)

PECO is Florida's financing program for capital improvements at the state's public schools, community and state colleges and universities. PECO funds are used for construction, as well as the remodeling, renovation and repair of existing educational facilities.

2. Capital Improvement Trust Fund (CITF)

This source of funds is provided by student fees that each SUS University collects.

3. Revenue bonds

Revenue bonds can be used by Universities to fund capital improvement projects that are approved by the State Legislature. The bonds are backed by revenue from auxiliary services and are used to fund improvements related to those services, including housing, bookstores, parking garages, athletics, etc.

4. Facilities Enhancement Challenge

This is a program that encourages gifts from private sources to specific projects that the University can justify as instructional or research-related. The State provides matching funds from general revenue or lottery funds.

5. Grants and Donations

The University may receive grants or private donations from third-party sources.

6. Auxiliary Enterprises

These are funds collection from the operation of self-supporting enterprises that provide goods and services to the campus community, including bookstores, parking fees, student health fees, food services, student housing, computer services, etc.

7. General Revenue and Lottery Funds

These funds must be appropriated by the legislature for a specific project.

8. Potential Future Funding Sources

To incorporate sustainability into the capital project budgeting process, the entire cycle of all capital improvement projects should be considered in the budgeting process, from pre-planning through the facility's operations and maintenance. By including budgeting as an integrated component of the project cycle, technologies or specific design and operational considerations that result in lower, ongoing operating and maintenance costs can be justified. It is important for the University to utilize funding sources that encourage investments to increase building efficiencies as well as projects that could result in long-term cost savings.

The following list provides a description of potential sources of funding the University could utilize to fund projects to enhance the efficiency of buildings' operations and maintenance as well as renewable energy projects:

9. Revolving Loan Fund (RLF)

An RLF establishes a fund that can be used to finance projects that have a cost-savings component, often tied to energy efficiency. The money saved as a result of the project is then paid back into the fund to be made available for future projects. A revolving loan fund is an effective "paid from savings" approach that would allow the University to implement repairs and upgrades necessary to reduce energy and water use and associated costs. This fund would represent a new source of funding for USF and requires obtaining appropriate approvals.

10. Student Green Energy Fund

The USF Student Government passed a referendum expressing support for a Student Green Energy Fund at the University. The fund is designed to support projects that increase energy efficiency on each campus. The bill proposes that Florida's public universities should be able to determine the assessment of $1 per credit hour to contribute to the fund. Every three years, USF students at each campus are eligible to vote on this assessment for their campus.

11. Energy Savings Performance Contracting (ESPC)

ESPCs present a means for procuring and financing needed building repairs and upgrades. The funding mechanism is through an agreement with an Energy Service Company (ESCO) to install, lease, or purchase efficient technologies and services. These measures are implemented by the ESCO at no upfront cost to the University. The University shares a portion of the savings with the ESCO as lease payments and can use the remaining savings to budget for additional facility improvements (e.g. placing it in a Revolving Loans Fund).

C. Inventory and assessment of the cost of future capital improvements identified in other plan elements

The five year capital improvement plan (CIP) shown in Table 11-1 includes an inventory of all future capital programs to be implemented between Period 2020-2021 to Period 2030-2031.

D. Inventory and assessment of the operations and maintenance costs for existing facilities

Potential issues for operations and maintenance costs:

USF SARASOTA-MANATEE maintains an inventory of maintenance projects, indicating identified infrastructure needs (see Table 11-2 below). These projects are assessed and prioritized on an annual basis by the USF SARASOTA-MANATEE Office of Facilities Planning and Management. Funding requests for top-ranked projects are included on the annual Capital Improvement Plan Legislative Budget Request (CIP-2) presented to the USF System.

1. Cost Allocations

Operations and maintenance budgets are set at time buildings are built. Energy classification establishes the annual maintenance budget at the time buildings are built. This budgeted amount remains fixed and does not take into account inflation or increased maintenance demands over the life of the building.

2. Life Cycle Costs

Funding mechanisms need to encourage projects that have low life cycle costs, thereby reducing operations and maintenance costs.

Sources:
The following is a list of sources reviewed for information to support the Capital Improvements Element data collection and analysis.

Table 11-1 State University System Five Year Capital Improvement Plan (CIP-2) and Legislative Budget Request (2015-2016 through 2019-2020).

INSERT TABLE 11-1 (11X17 FORMAT – page 1)

INSERT TABLE 11-1 (11X17 FORMAT – page 2)

Table 11-2: USF Sarasota –Manatee Deferred Maintenance Project Listing, March 2022

Table 11-2: USF Sarasota-Manatee Deferred Capital Renewal Project List 2022

#	Project Area	Project Name	Division	Budget
1	Research Annex	VKA, VKB - Add outside air units for ventilation	HVAC	$210,000
2	Research Annex	SM - Campus Research Annex Electrical	Electrical	$110,000
3	SMC	SM - Campus Building SMC - AHU Refurbishment	HVAC	$85,000
4	Campuswide	SM - Campus Lighting	Electrical	$200,000
5	SMC	SM - Campus Research Annex Domestic Water Line	Mechanical	$50,000
6	Mote	SM - Campus MOTE Lab Building- HVAC Controls Replacement	HVAC	$40,000
7	Campuswide	SM - Campus Exterior Lighting	Electrical	$50,000
8	Campuswide	SM - Campuswide - Storm water retention upgrades	Civil	$125,000
9	Campuswide	SM - Campus Emergency Locks	Safety/Security	$149,000
10	SMC	SM - SMC AHU Adjustment and Re-balancing	HVAC	$25,000
11	SMC	SM - Rooftop Fan Replacement	HVAC	$90,000
12	Campuswide	SM - Campus Building SMC Classrooms	Furnishings	$50,000
13	SMC	SM - Campus Building SMC Generator	Electrical	$726,000
14	SMC	SM - Campus Building - VBK Bookstore Wall Repair	Thermal/Moisture	$80,000
15	Campuswide	SM - Campus Research Annex Parking Lot	Civil	$100,000
16	Campuswide	SM - Campus Main Campus	Civil	$675,000
17	Exterior	SM - Campus Bridge	Safety/Security	$20,000
18	SMC	SM - Campus Building SMC Paint	Finishes	$300,000
19	SMC	SM - Campus Building SMC Laminate Repairs	Finishes	$100,000
20	Exterior	SM - Campus Fencing	Civil	$24,000
21	SMC	SM - Campus Building SMC Auditorium	Finishes	$100,000
22	Exterior	SM - Campus Fence	Civil	$44,000
23	SMC	SM - Campus Building SMC Concrete	Civil	$138,000
24	CEP	SM CEP - CH-1 Replacement	HVAC	$547,560
25	CEP	SM CEP - CWP-1 Replacement	HVAC	$57,616
26	CEP	SM CEP - CHWP-1 Replacement	HVAC	$58,320
27	CEP	SM CEP - TESP-1 Replacement	HVAC	$116,640
28	SMC	SMC - 3069 - AH11, 12, 13, 21, 22, 23, 31, & 32 Replacement	HVAC	$143,069
29	CEP	SM CEP - CH-5 Replacement	Mechanical	$2,980,800
30	CEP	SM CEP - CT-1 Replacement	Mechanical	$248,832
31	CEP	SM CEP - CH-2 Replacement	Mechanical	$547,560
32	SMA	SMA - AH31 Replacement	HVAC	$53,136
33	CEP	SM CEP - CHWP-2 Replacement	Mechanical	$40,928
34	CEP	SM CEP - TESP-2 Replacement	Mechanical	$86,579
35	CEP	CEP - AHU-1-1 Replacement	HVAC	$292,248
36	SMC	SMC - Roof Replacement	Thermal/Moisture	400,000
37	SMP	SMP - Roof Replacement	Thermal/Moisture	$250,000
38	SMP	SMP Addition - Roof Replacement	Thermal/Moisture	$200,000
39	SMA, SMB	Modulars - Roof Replacement	Thermal/Moisture	$50,000
40	Research Annex	Viking Hotel - Roof Replacement	Thermal/Moisture	$200,000