



2020 - 2030

# USF Master Plan Updates

Data Collection & Analysis

## Element 11: Capital Improvements

UNIVERSITY OF SOUTH FLORIDA

TAMPA CAMPUS

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# Element 11:

# Tampa Capital Improvements

## Element 11 Capital Improvements

This element evaluates the need for 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.

### Funding mechanisms available for capital improvement financing:

#### 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 a student fee that each SUS institution collects. It is used for student support facilities to benefit the student community.

#### 3. Revenue bonds

Revenue bonds can be used by universities to fund capital improvement projects that are approved by the Board of Governors and, if required by Florida Statute, the State Legislature. They are backed by revenue authorized for such purposes such as student fees, revenues from sales and services of auxiliary enterprises or component units of the University, royalties and licensing fees, assets of University foundations or other University direct support organizations, or any other revenues permitted by law. Revenue bonds are used to fund facilities functionally related to the University operation or direct-support organization financing the capital outlay project.

#### 4. Facilities Enhancement Challenge (This fund was suspended indefinitely in 2011.)

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 specifically for facilities.

#### 6. Auxiliary Enterprises

Auxiliary enterprises include activities that directly or indirectly provide a product or a service, or both, to the campus community and for which a charge is made. These are self-supporting enterprises and include activities such as housing, bookstores, student health services, continuing education programs, food services, operation of vending machines, specialty shops, day care centers, golf courses, student activities programs, parking and transportation, and intercollegiate athletics programs.

#### 7. General Revenue and Lottery Funds

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

#### 8. 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 campuses. The fund for USF was approved by the BOT and BOG. Every three years, students will vote on this assessment. The fund is managed by the Office of Student Success. Student project proposals are evaluated for funding based on established criteria, including return on investment, two times per year after an advertised call for proposals. Some of the recently funded projects include: installation of photovoltaic systems, LED retrofits, lighting sensors, Smart Parking Guidance System, and a campus Bike Share system, Solar Panels on Student Center, utility metering in various buildings, among others.

#### 9. Revolving Loan Fund (RLF)

USF may have the opportunity to establish an RLF, 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. Public-Private Partnerships

The University may have the opportunity to enter into an agreement with a private partner to construct additional facilities such as housing,

dining, etc.

### 11. Power Purchase Agreements (PPA)

USF may have an opportunity to enter into PPA to help finance renewable energy generation projects. A PPA is a financial arrangement in which a third-party developer owns, operates, and maintains a renewable energy system, and a host customer agrees to site the system on its property purchase the system's electric output from the electricity services provider for a predetermined period. Entering into a PPA would allow USF to receive stable, sometimes lower cost electricity, and avoid many of the traditional barriers to install renewable energy installations, such as high up-front capital costs; system performance risk; and complex design and permitting processes. The project feasibility will depend on type of project, campus site availability, cost savings to USF, special funding for purchased utilities if cost increases, reliability of power, and administrative approval.

### 12. Energy Service Company (ESCO)

A company is selected to provide the Investment-Grade Audit amount which would be deferred and incorporated into the total project development, design and construction services to implement the project. The cost would be repaid to the contractor from the energy savings achieved by the project.

### Future capital improvements

The 5 year capital improvement plan includes funding requests from Public Education Capital Outlay (PECO) for future capital projects to be between 2023-2024 to 2027-2028.

#### PECO-ELIGIBLE PROJECT REQUESTS (ONLY)

Priority No.	Project Title	Total Supplemental (Non PECO) funding	Total Prior PECO Funding	Projected Annual PECO Funding Requested					Programs to Benefit from Project	Net Assignable Sq. Ft. (NASF)	Gross Sq. Ft. (GSF)	Total Project Cost	Project Cost Per GSF	EPS Recommendation Date & Rec. # <sup>(1)</sup>
				FY 23-24	FY 24-25	FY25-26	FY26-27	FY27-28						
1	Environmental & Oceanographic Sciences Research & Teaching Facility (SP)	\$ 20,085,865	\$ -	\$ 24,339,226	\$ 30,220,654	\$ 5,697,716	\$ -	\$ -	Multiple	86,077	131,977	\$ 80,343,461	\$ 608.77	EPS 21-22, #1.3, 3.7
2	SM Academic STEM Nursing Facility	\$ 3,000,000	\$ -	\$ 11,225,612	\$ 41,354,008	\$ 6,191,200	\$ -	\$ -	Nursing	50,000	75,000	\$ 61,770,820	\$ 823.61	EPS 21-22, #3.1
3	BSF Remodel	\$ -	\$ -	\$ 23,511,136	\$ -	\$ -	\$ -	\$ -	Multiple	39,600	39,600	\$ 23,511,136	\$ 593.72	EPS 21-22, #1.1, 2.1
4	IT Academic & Research Computing Capacity (MHA)	\$ -	\$ -	\$ 12,437,140	\$ 6,072,095	\$ -	\$ -	\$ -	Research	7,880	10,700	\$ 18,509,235	\$ 1,729.84	EPS 21-22, #1.5
5	ENR and ENG Remodel & Addition	\$ -	\$ -	\$ 4,810,581	\$ 11,894,029	\$ 1,500,000	\$ -	\$ -	Engineering	17,626	22,873	\$ 18,204,610	\$ 795.90	EPS 21-22, #1.2, 2.2, 3.4, 3.5, 3.6
6	Translational Research Institute (TRI)	\$ -	\$ -	\$ 38,054,725	\$ 180,600,000	\$ 3,600,000	\$ -	\$ -	USF Health	233,333	350,000	\$ 222,254,725	\$ 635.01	Pending Supplemental Recommendation
7	University Police Department Relocation (CRU)	\$ -	\$ -	\$ 1,838,000	\$ 8,454,000	\$ -	\$ -	\$ -	Campus-Wide	25,000	37,500	\$ 10,292,000	\$ 274.45	EPS 21-22, #4.1

Projects from other funding sources may include:

- USF Student Success / Life Enhancements
- Health Student Resource Center Phase I
- St. Petersburg University Student Center Remodel (USC)
- Sarasota-Manatee Co-Curricular and Wellness Student Center and Housing
- Marshall Student Center (MSC) Addition
- Student Housing and Support
- Campus Recreation Housing Annex
- Clubhouses for Tennis, Baseball, Softball
- Tampa New Southwest Chiller Plant
- SP Campus Recreation
- SP New CUP
- Sidewalks and Bikelanes
- Parking Structures
- Roads and Intersection Improvements
- Utility and Infrastructure Improvements
- On-Campus Stadium

**Operations and maintenance costs for existing facilities FS 2021-2022 (Tampa):**

<b>DEPT NAME</b>	<b>DEPT NAME</b>	<b>E&amp;G ACTUALS</b>	<b>CF ACTUALS</b>	<b>AUX ACTUALS</b>	<b>OH ACTUALS</b>	<b>TOTAL</b>
BUILDING SERVICES	025400	4,989,257	1,311,172	927	36,210	6,337,565
DESIGN AND CONSTRUCTION	022600	1,138,820	20,375	264,398	270,359	1,693,952
EMERGENCY MANAGEMENT	026200	1,114,609	33,522	28,211	-	1,176,341
ENVIRONMENTAL HEALTH & SAFETY	028100	1,188,027	718	481,388	206,464	1,876,596
FIRE SAFETY	025002	629,822	63,314	-	-	693,136
FM ADMINISTRATION	025000	103,961	268,406	98,724	-	471,091
GROUNDS	025600	1,987,803	239,506	30,218	-	2,257,528
LOGISTICS AND SOURCING	025503	370,040	-	-	-	370,040
MAINTENANCE	025500	4,504,122	488,772	389,868	-	5,382,763
PLANNING	025008	754,992	78,393	59,784	134,558	1,027,728
POST OFFICE	025300	354,918	21,991	604,302	-	981,211
UTILITIES	025100	2,727,435	44,622	2,232,241	-	5,004,298
VEHICLE	025700	500,006	30,628	479,686	-	1,010,320
<b>TOTAL</b>		<b>20,363,814</b>	<b>2,601,418</b>	<b>4,669,746</b>	<b>647,591</b>	<b>28,282,568</b>