

### 13.0 Capital Improvements

Goal	Status	Recommendations
<p><b>Goal 1: To Provide Capital Facilities to Meet the Space Needs of the University on a Continuing Basis as the Needs are Identified</b></p>	<p>The Campus Framework Plan emphasizes strategic investments focused on quality open space, infrastructure, interdisciplinary research, “Future of Learning,” student experience, and academic regeneration (e.g. deferred maintenance and obsolete buildings)</p>	<p><b>Modify – Goal 1: To Strategically Invest in New and Regenerated Capital Facilities to Meet the Space and Program Needs of the University Including Support Systems of Infrastructure, Utilities, and Open Space Enhancements</b></p>

Objective	Status	Recommendations
<p><b>Objective 1.1: Provide a schedule of capital improvements to address existing and projected facility needs through the coordination of land use decisions, necessary infrastructure expansion and available projected fiscal resources.</b></p>	<p>The Campus Framework Plan emphasizes strategic investments focused on quality open space, infrastructure, interdisciplinary research, “Future of Learning,” student experience, and academic regeneration (e.g. deferred maintenance and obsolete buildings). Sustainable “green building” and energy efficiency must also be integrated into capital project planning.</p>	<p><b>Modify – Objective 1.1: Provide a schedule of capital improvements to address existing and projected facility needs through coordinated land use, infrastructure, utilities, green building, open space, and financial planning.</b></p>

Policies	Status	Benchmarks	Recommendations
<p><b>Policy 1.1.1:</b> The University of Florida Board of Trustees shall annually review the priority order of capital projects, adopt a five-year Capital Improvement Plan, and submit a Fixed Capital Outlay Legislative Budget Request for projects seeking state funding from the state legislature. These projects and budget request shall be recommended by the University President through the Senior Vice President for Academic Affairs, Senior Vice President for the Health Affairs, Senior Vice President for the Institute of Food and Agricultural Sciences, and Chief Operating Officer with supporting information provided by the Vice President for Business Affairs and the Director of the Planning, Design and Construction Division.</p>	<p>Ongoing</p>	<p>State funded project requests are submitted consistent with this policy and the UF Board of Trustees Governance Policy and BOG Regulation 14.003, Fixed Capital Outlay Projects – University Budgeting Procedures.</p> <p>(1) Each university will prepare an annual Fixed Capital Outlay (FCO) Budget for all Fixed Capital Outlay (FCO) Projects in accordance with the instructions, guidelines, and standard formats provided by the Chancellor for those FCO Projects as defined in Board Regulation 14.001. The FCO Budget must be approved by both the university board of trustees and the Board of Governors. Such approval remains in effect for the life of the FCO Projects. The annual FCO Budget must include all FCO Projects, including previously approved projects which have not yet been completed</p>	<p>Modify –</p> <p>Correct PDC title from “Director” to “Assistant Vice President”</p> <p>Strike <del>Senior</del> from Vice President for IFAS</p>

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<p><b>Policy 1.1.2:</b> Independent budgetary units (e.g. including, but not limited to Business Services Division, Department of Housing and Residence Education, Reitz Union, etc.) and Direct Support Organizations (e.g. including, but not limited to the University of Florida Foundation, University Athletic Association and Shands Teaching Hospitals and Clinics, Inc.) shall adhere to the policies of the Campus Master Plan when using land resources of the University of Florida included in the campus master plan jurisdiction defined in the Future Land Use Element.</p>	Ongoing	Independent budgetary units adhere to the campus master plan when developing projects within the CMP jurisdiction.	Retain
<p><b>Policy 1.1.3:</b> The Physical Plant Division shall utilize the facility needs inventories contained in the Campus Master Plan and its Data &amp; Analysis Reports to prioritize capital projects for utilities, infrastructure, transportation, conservation management and open space enhancements funded by the Public Education Capital Outlay (PECO), impact fees or other revenue sources. The Physical Plant Division and Planning, Design and Construction Division shall cooperate in annual Campus Master Plan monitoring to ensure the adequacy of utilities, infrastructure, stormwater management facilities, transportation facilities and services, conservation management and open space enhancements necessary to support University land use and development.</p>	Ongoing	<p>The Facilities Services Division has used the campus master plan to implement infrastructure projects including stormwater facilities and road resurfacing. Project status updates are provided with CMP Amendments, but annual reporting has not been accomplished.</p> <p>Public Education Capital Outlay (PECO) are no longer available for this use.</p>	<p>Modify –</p> <p>Update Facilities Services Division name</p> <p>Change: “...and open space enhancements funded by the <del>Public Education Capital Outlay (PECO)</del> university administration, impact fees or other revenue sources...”</p>

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<p><b>Policy 1.1.4:</b> Capital Projects at the University of Florida shall be prioritized with consideration for the following criteria:</p> <ul style="list-style-type: none"> <li>• Academic project priorities shall support the University’s Academic Strategic Plan and desire to become a national top-ten tier public research university.</li> <li>• Academic projects required to maintain a program’s academic accreditation shall receive high priority consideration.</li> <li>• Capital project priorities with private financial support shall receive high priority consideration.</li> <li>• Capital projects that replace temporary buildings and/or relocate programs housed in existing structures on an identified Future Building Site, Figure 8.1, shall receive high priority consideration.</li> <li>• Capital projects that replace or renovate facilities that are outdated, obsolete or in a poor state of repair, particularly those facilities subject to deferred maintenance, shall receive high priority consideration.</li> <li>• Capital project priorities shall be supported by an Educational Plant Survey as specified in Chapter 1013.31, F.S, where applicable and with formula adjustments as appropriate to address unique program characteristics.</li> <li>• Housing project priorities shall support the policies of the Housing Element including a target to house 22% of the total student body and provide housing to all first-time freshmen students desiring to live on campus.</li> <li>• Priorities for support, recreation, utilities, infrastructure, transportation and open space enhancements shall be consistent with the policies and recommendations of the Campus Master Plan, and address needs dictated by academic project priorities and the University’s academic mission.</li> </ul>	<p>Ongoing</p>	<p>These criteria remain relevant and are considered although evaluation of each factor is not formally submitted with project consideration. In 2016, the University created the Construction Project Planning and Approval Executive Committee (CPPEC) to ensure senior leadership input and priority-setting for construction projects. These factors are evaluated in their deliberations.</p> <p>In 2020, the University tied for sixth ranking in the US News &amp; World Report’s review of public research universities. The university now strives for a top-5 ranking.</p> <p>The 2020-2030 CMP will the targets for on-campus housing to accommodate a minimum of 24% of on-campus headcount enrollment.</p>	<p>Modify –</p> <p>1<sup>st</sup> bullet: “...and desire to become a national top-<del>five</del> <u>ten</u> tier public research university.”</p> <p>4<sup>th</sup> bullet: update Figure 11-1 reference</p> <p>7<sup>th</sup> bullet: “...to house <del>22% of the total student body</del> <u>a minimum of 24% of the main campus headcount enrollment</u> and provide housing to <del>all</del> first-time freshmen students desiring to live on campus.”</p> <p>Add new bullet: “State Funded Capital Projects will be prioritized with consideration of ranking criteria established by the Board of Governors for SUS-wide Legislative prioritization of projects.”</p>

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<b>Policy 1.1.5:</b> The Campus Master Plan shall be amended according to Chapter 1013.30 F.S, University Operating Memorandum and policies contained in the Implementation Element to remain consistent with the annual adoption of the five-year Capital Improvement Plan update and to reflect changes in the construction of major projects and development decisions.	Ongoing	Campus Master Plan amendments include updates to the ten-year project list to remain current with the annual 5-year CIP adoption and other project updates.	Retain
<b>Policy 1.1.6:</b> Land use decisions associated with the implementation of capital improvements, shall be consistent with the Campus Master Plan and its resulting development agreement with the City of Gainesville and Alachua County including the availability of public facilities and services necessary to support campus development at the time needed.	Ongoing	Amendments to the future land use designations in the campus master plan are processed consistent with this policy.	Retain
<b>Policy 1.1.7:</b> Each major new project on campus will be reviewed during the programming phase by the Physical Plant Division to identify whether existing support facilities and services and any required on-site and/or off-site utilities and services have sufficient capacity to accommodate this development. The University shall coordinate with the appropriate service providers to ensure that necessary support facilities and services shall be provided at adopted levels of service at the time the impact of the development occurs.	Ongoing	All capital projects are reviewed during the programming phase for utility requirements.  Certain minor projects also receive this review depending upon scope.	Modify –  “Each major <del>new</del> project and <u>certain minor projects</u> on campus will be reviewed during the programming phase by the <del>Physical Plant</del> <u>Facilities Services</u> Division...”
<b>Policy 1.1.8:</b> The Planning, Design and Construction Division shall be responsible for monitoring concurrency issues by coordinating with the Physical Plant Division and the capital improvement programs of host and affected local governments and other external review agencies that relate to campus development to ensure that off-campus facilities and services necessary to adequately support University land use and development are available at established levels of service when needed.	Ongoing	The PDC monitors and coordinates with the host local governments and the Facilities Services Division regarding capital improvement infrastructure projects.	Modify – update Facilities Services Division name

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<p><b>Policy 1.1.9:</b> Capital project programs and budgets shall address the cost of improvements associated with site conditions, utility extensions and easements, parking, traffic circulation, tree impact mitigation, landscaping, sustainable design, and long-term operation and maintenance necessary for the proper function of the planned facility. Displacement of existing facilities on the building site must be addressed in the capital project budget or from other university funding sources identified during the project programming phase.</p>	<p>Ongoing</p>	<p>Capital project programs and budgets identify and address these issues with best available information that is augmented and addressed through the project design phase.</p> <p>The Construction Projects Planning and Approval Executive Committee (CPPEC) reviews project scope including these impacts prior to preparation of the project program. University leadership approves the final project Programs prior to design.</p>	<p>Retain</p>
<p><b>Policy 1.1.10:</b> The University 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.</p>	<p>Ongoing</p>	<p>Capital improvements are implemented consistent with this policy.</p>	<p>Retain</p>

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<p><b>Policy 1.1.11:</b> The University shall utilize the Educational Plant Survey requirements of Chapter 1013.31, Florida Statutes to measure space utilization and occupancy levels for academic and other use needs, and shall continue to engage the other state universities and appropriate state entities to address space formula applications.</p>	<p>Ongoing</p>	<p>The Educational Plant Survey is updated as required by statute consistent with this policy.</p> <p>The policy will be expanded to incorporate Facilities Maintenance Policies 1.2.1 and 1.2.5 and recognize the responsibility for space data is now with the Business Affairs Technical Services office.</p>	<p>Replace –</p> <p><b>Policy 1.1.11:</b> The University shall maintain and utilize its Physical Facilities Space Files for evaluating space condition, utilization, and reporting requirements of Chapter 1013.30, Florida Statutes including the Educational Plant Survey managed by the Business Affairs Technical Services office.</p>
		<p>New policy consolidated and moved from the Facilities Maintenance Element, Policies 1.2.3, 1.2.7, 1.3.1, 1.3.2, and 1.3.3</p>	<p><b>Policy 1.1.12:</b> The Facilities Services Division, IFAS Facilities Planning and Operations, and Auxiliary offices responsible for facility maintenance shall commit to preventive maintenance and continuous condition assessments that are integrated with the University’s Physical Facilities Space Files data.</p>

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<p><b>Policy 1.1.12:</b> The University shall seek to address space deficiencies through renovation, remodeling and rehabilitation capital projects, although these projects may be prioritized as minor projects rather than major capital project funding requests.</p>	<p>Ongoing</p>	<p>Renovation, remodeling and rehabilitation capital projects are implemented as both minor and major projects increasingly to address space deficiencies.</p> <p>The Campus Framework Plan recommended an “Academic Regeneration” strategy to protect its capital assets and make strategic decisions about repurposing, renovating or replacing older buildings especially those with a large deferred maintenance burden.</p> <p>This policy will be expanded to incorporate Facilities Maintenance Policy 1.2.8 and the ongoing Academic Regeneration Study.</p>	<p>Replace and Renumber –</p> <p><b>Policy 1.1.13:</b> The University shall seek to address space and condition deficiencies through renovation, remodeling, rehabilitation and replacement projects utilizing all available funding sources. An Academic Regeneration Study will be completed for on-campus E&amp;G space to identify barriers to efficient and effective use of academic space. The study will expand to Health Center and IFAS facilities as needed.</p>

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		<p>New policy moved from the Facilities Maintenance Element, Policy 1.2.8 and modified with updated references.</p>	<p><b>Policy 1.1.14:</b> The University shall refer to Policies 1.1.13, 1.1.16 and 1.1.19, and the future building sites identified on Figures 11-1, 11-2 and 11-3 in this Capital Improvements Element when identifying maintenance priorities in order to reduce investments in relatively short-term structures or spaces. Removal and replacement of buildings that are temporary or in serious disrepair shall be considered as a viable means to reduce deferred maintenance except in the case of historic properties as defined in Policy 1.5.4 of the Urban Design Element.</p>
		<p>New policy moved from the Facilities Maintenance Element, Policy 1.1.7</p>	<p><b>Policy 1.1.15:</b> The University shall assure that facilities renovated, remodeled or constructed meet or exceed the criteria set forth in the most recent edition of the <u>University of Florida Design and Construction Standards</u>.</p>

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<p><b>Policy 1.1.13:</b> Capital projects shall consider life-cycle costing and pursue the principles of sustainable design, particularly as expressed in the U. S. Green Building Council’s Leadership in Energy and Environmental Design (LEED), Green Globes, and Living Building Challenge programs. In the implementation of this policy, the University shall strive for innovation by researching, conceiving and disseminating best practices of sustainable development and may develop a unique green buildings certification program for application at the University of Florida and State University System while recognizing that some projects may not be appropriate for green building certification.</p>	<p>Ongoing</p>	<p>Capital projects at the University evaluate life-cycle costing during the typical design process and seek LEED Gold certification at a minimum. Other green building and wellness programs are also utilized depending on project scope and type. The University currently leads the country with more sustainable building certifications than any other public higher education institution.</p> <p>The University is not actively working to develop an SUS model as third-party verification is now the state standard. However, UF seeks to continue being a model and sharing information among its SUS and higher education partners.</p>	<p>Modify and Renumber -</p> <p><b>Policy 1.1.16:</b> Capital projects shall <del>consider</del> <u>evaluate</u> life-cycle costing and <del>pursue the</del> <u>implement</u> principles of sustainable design <u>utilizing various green building and wellness program certifications appropriate to project scope and type</u>, <del>particularly as expressed in the U. S. Green Building Council’s Leadership in Energy and Environmental Design (LEED), Green Globes, and Living Building Challenge programs.</del> In the implementation of this policy, the University shall strive for innovation by researching, conceiving and disseminating best practices <u>while fostering a culture of stewardship</u>. <del>of sustainable development and may develop a unique green buildings certification program for application at the University of Florida and State University System while recognizing that some projects may not be appropriate for green building certification.</del></p>

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		Incorporate and update Policy 1.3.6 from the Facilities Maintenance Element.	<b>New Policy 1.1.17:</b> Maintenance and other facility improvement projects shall incorporate sustainable building principles including features for energy efficiency, water conservation, and green products.
		New policy moved from the Utilities Element, Policy 2.2.6	<b>New Policy 1.1.18:</b> The University shall encourage the development of alternative fuel sources and energy recapture where appropriate. Examples of alternatives include biomass (biorefinery), solar, geothermal, and wind.
<p><b>Policy 1.1.14:</b> Temporary buildings shall not be allowed on the University main campus with exemption provided in the Surge Area, Energy Park, Physical Plant Division complex, P. K. Yonge Developmental Research School, and Academic/Research-Outdoor land uses, or for those temporary buildings needed during the duration of a construction project to house displaced programs or otherwise support construction activity. Temporary buildings necessitated by natural disaster or other similar emergency situations shall also be exempt. Existing non-exempt temporary buildings shall provide a plan and timetable to the Vice President for Business Affairs for moving to permanent facilities. Exceptions to this policy for new non-exempt temporary buildings require approval of the Land Use and Facilities Planning Committee and the Vice President for Business Affairs.</p>	Ongoing; Not complete	Temporary buildings are discouraged. Requests for new temporary buildings are reviewed by the Land Use and Facilities Planning Committee. A plan and timetable for temporary building removal has not been developed.	Retain and Renumber as <b>Policy 1.1.19</b>  Correct name of Facilities Services Division Complex.

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<p><b>Policy 1.1.15:</b> In 2006, and each year thereafter, the <u>Facilities Planning and Construction Division</u> shall update the inventory of temporary buildings on the main campus and provide a report to the Land Use and Facilities Planning Committee along with a plan for removal of all temporary buildings subject to Policy 1.1.4. The Land Use and Facilities Planning Committee shall recommend acceptable timetables for the removal of temporary buildings not in compliance with Policy 1.1.4 for approval of the Vice President for Business Affairs.</p>	Not complete	No report has been provided.	<p>Modify and Renumber as <b>Policy 1.1.20:</b> Annually, the Planning, Design and Construction Division shall review the inventory of temporary buildings on the main campus and provide a report to the Land Use and Facilities Planning Committee along with a plan for removal of all temporary buildings subject to Policy 1.1.19. The Land Use and Facilities Planning Committee shall recommend acceptable timetables for the removal of temporary buildings not in compliance with Policy 1.1.19 for approval of the Vice President for Business Affairs.</p>