

13.0 Capital Improvements

Goal 1: To Provide Capital Facilities to Meet the Space Needs of the University on a Continuing Basis as the Needs are Identified.

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.

Policies	Status	Benchmarks	Recommendations
Policy 1.1.1: The University of Florida Board of Trustees shall annually review the priority order of capital projects seeking state funding and request such funding from the state legislature. This priority order shall be recommended by the University President through the Senior Vice President for Academic Affairs, Senior Vice President for the Health Affairs and Senior Vice President for the Institute of Food and Agricultural Sciences with supporting information provided by the Vice President for Finance and Administration and the Director of the Facilities Planning and Construction Division.	Ongoing	State funded project requests are submitted consistent with this policy. The Chief Operating Officer also reviews and recommends the capital projects priorities. This policy overlaps the process described in Policy 1.1.5.	Modify – update Vice President and Division name; include the Chief Operating Officer in the list of recommending officials; combine with Policy 1.1.5
Policy 1.1.2: 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.	Ongoing	Independent budgetary units adhere to the campus master plan when developing projects within the CMP jurisdiction.	Retain

Policies	Status	Benchmarks	Recommendations
<p>Policy 1.1.3: The Physical Plant Division shall utilize the facility needs inventories contained in the Campus Master Plan and its Data & 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 Facilities Planning 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	The Physical Plant Division has used the campus master plan to implement infrastructure projects including stormwater facilities, road resurfacing, lighting, and enhancements to conservation areas and other campus open spaces. Annual reporting has not been accomplished.	Modify – update Division name

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<p>Policy 1.1.4: Capital Projects at the University of Florida shall be prioritized with consideration for the following criteria:</p> <ul style="list-style-type: none"> • Academic project priorities shall support the University’s Academic Strategic Plan and desire to become a national top-ten tier public research university. • Academic projects required to maintain a program’s academic accreditation shall receive high priority consideration. • Capital project priorities with private financial support shall receive high priority consideration. • 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. • 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. • 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. • 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. • 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. 	<p>Ongoing</p>	<p>These criteria remain relevant and are considered although evaluation of each factor is not formally submitted with project consideration.</p>	<p>Retain</p>

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Policy 1.1.5: The University of Florida Board of Trustees shall annually adopt a ten-year Capital Improvement Program and annual capital budget as part of its annual budgeting process consistent with procedures adopted by the State University System governing board.	Ongoing	The UFBOT adopts a five-year Capital Improvement Plan and submits a Fixed Capital Outlay Legislative Budget Request. This policy overlaps the process described in Policy 1.1.1.	Delete – incorporate into Policy 1.1.1 with updated references to submittals
Policy 1.1.6: 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 ten-year Capital Improvement Program 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.	Modify – update reference to five-year Capital Improvement Plan
Policy 1.1.7: 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 have been processed to accommodate specific capital improvements that demonstrate consistency with campus master plan policy and the campus development agreement.	Retain
Policy 1.1.8: 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.	Modify – reflect that some minor projects, renovations, remodeling and rehabilitation projects are also analyzed for utility impacts either during programming or design phase

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Policy 1.1.9: The Planning Office in the Facilities Planning 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 FPC monitors and coordinates with the host local governments and PPD regarding capital improvement infrastructure projects.	Modify – update Division name
Policy 1.1.10: 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.	Ongoing	Capital project programs and budgets identify and address these issues with best available information that is augmented and addressed through the project design phase.	Retain
Policy 1.1.11: 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.	Ongoing	Capital improvements are implemented consistent with this policy.	Retain
Policy 1.1.12: 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.	Ongoing	The Educational Plant Survey is updated as required by statute consistent with this policy.	Retain
Policy 1.1.13: 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.	Ongoing	Renovation, remodeling and rehabilitation capital projects are implemented as both minor and major projects increasingly to address space deficiencies.	Retain

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<p>Policy 1.1.14: 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) program. In the implementation of this policy, the University shall strive for innovation by researching, conceiving and disseminating best practices of sustainable development.</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. The UF green building program has been very aggressive and now boasts the second most LEED certified instructional buildings in the country.</p>	<p>Modify – recognize that LEED is one green building certification program that can be used, but there are other valid green building certification systems such as Green Globes and Living Building Challenge; propose that University may pursue developing its own green building criteria; recognize that not all building projects are appropriate for green building certification</p>
<p>Policy 1.1.15: Temporary buildings shall not be allowed on the University main campus with exemption provided in the Surge Area, Energy Park, Physical Plant Division complex 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 Finance and Administration for moving to permanent facilities.</p>	<p>Ongoing ; Not complete</p>	<p>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. A stand-alone policy of the LUFPC has not formally been repealed. That policy also includes a five-year limit on initial approvals.</p>	<p>Retain – modify to include exemption at PKY Developmental Research School; provide for LUFPC and VPBA to approve exceptions; add “Temporary Building” to CMP definitions consistent with the Florida Board of Governors’ Data Dictionary for space reporting.</p>

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<p>Policy 1.1.16: In 2006, and each year thereafter, the Facilities Planning and Construction Division 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 1.11. The Land Use and Facilities Planning Committee shall recommend acceptable timetables for the removal of temporary buildings not in compliance with Policy 1.11 for approval of the Vice President for Finance and Administration.</p>	Not complete	No report has been provided.	Retain – correct erroneous reference to Policy 1.1.11 which should be 1.1.15; update year to 2015