

14.0 CAPITAL IMPROVEMENTS ELEMENT

Florida International University faces a need for enormous expansion and development activity over the next decade, if facilities are to be made available to correct deficits and meet the needs of a rapidly expanding enrollment. Where appropriate, creative funding mechanisms such as user fees and joint development agreements are identified. The funding of capital improvements, which constitutes this Master Plan, is one of the most critical steps in the planning process. The implementation of this Master Plan is contingent upon the identification, application and efficient use of both State University System (SUS) monies and those made available to or by Florida International University.

The majority of capital improvements required by growth and continued educational enhancement efforts of the University are supported by funding mechanisms such as Public Educational Capital Outlay (PECO) and Capital Improvement Trust Fund (CITF) program monies that are administratively allocated and funded by the SUS. The importance of each specific capital improvement identified by this plan must be specified by FIU. Table 14.1 outline SUS-eligible capital improvements for Years 2005-2015. This table also identifies those improvements that are not, at this time, considered eligible for SUS funding and, as a result, represent the fiscal requirements of this plan that will be imposed on FIU for implementation.

There are several complexities which will evolve annually from the implementation of this plan. As a result, the Master Plan and its effectiveness can only be ensured through a procedural update to this element. These updates should occur on an annual basis. These efforts hinge on several initiatives authorized by the adoption of this Master Plan but may equally depend on existing procedures such as the CIP planning process that takes place with the Office of Capital Programs on an annual basis.

The goals, objectives and policies of the Capital Improvements Element outline the procedures and strategies that will be implemented for this Master Plan in the most efficient and fiscally sound manner.

GOAL 1: **Florida International University shall plan, program and develop capital facilities necessary to accomplish the academic mission at projected enrollment levels, applying sound fiscal policies.**

Objective 1.1 **Schedule of Capital Improvements:**
Plan and implement a schedule of capital improvements coordinating land use and development decisions with fiscal resources to meet projected facility needs while maintaining level of service standards herein identified.

Policy 1.1.1 FIU shall coordinate with Miami-Dade County, the City of Sweetwater, the City of North Miami, the City of Miami Beach and utility providers to monitor and project the availability of off-campus services and facilities at adopted levels of service concurrent with the impacts of

campus development prior to the programming of each development project. The Master Plan is acknowledged to have documented the ability to accommodate campus development indicated, herein through the plan period, consistent with the maintenance of host community levels of service.

Policy 1.1.2 FIU shall, prior to programming each development project, verify that development impacts can be accommodated while maintaining on-campus level of service standards herein established.

Policy 1.1.3 FIU shall ensure that the Capital Improvement Program 5-year project priority list remains consistent with the Master Plan, subsequent plan revisions and with applicable campus development and joint use agreements

Policy 1.1.4 Capital Improvement Program modifications shall be pursued to improve the efficiency, timeliness and cost effectiveness of improvements to infrastructure, parking, site development and landscaping. The adopted campus master plan will be amended as needed to incorporate any revisions to the Capital Improvement Program.

Policy 1.1.5 Capital Improvement Program procedures shall be applied to make full use of "infill" areas where utility, parking and related infrastructure services are in place.

Policy 1.1.6 The annual budgeting process shall include provisions for the adoption of a capital budget and shall be reviewed to ensure consistency with campus development agreements.

Objective 1.2 Adequate Resources:
Florida International University shall seek resources sufficient to meet projected facility needs and seek to secure funding in advance of projected need to avoid additional deficits.

Policy 1.2.1 Prepare CIP-3 Forms and CIP line item funding requests targeted to improvements to infrastructure, parking and site (landscape) development necessary to support existing, expanded and new facilities, separate and discrete from budgets for individual buildings.

Policy 1.2.2 Seek local ancillary funding sources to supplement PECO appropriations including the following:

- Revenues from joint use facilities (arts center, football stadium, etc.)
- User fees for upgraded parking and student/faculty services.

Policy 1.2.3	Accelerate facility development programming and feasibility studies to occur 3-4 years prior to the expected availability of PECO funds and auxiliary revenues such as student capital improvement fees for academic support and necessary infrastructure and service facilities.
Objective 1.3	Deficiencies, Deficits and Future Growth: The Capital Improvement Element shall seek to correct existing facility deficiencies and deficits and provide additional facilities necessitated by future growth by the end of the planning period.
Policy 1.3.1	<p>Apply the following criteria for evaluating and prioritizing capital improvements:</p> <ul style="list-style-type: none"> -Relative program performance and value to achievement of the Academic Mission. -Degree of impact on the elimination of facility or service deficits. -Cost effectiveness and development efficiency. -Availability of supplementary matching funds or operating revenue opportunities.
Policy 1.3.2	<p>Apply the following criteria for prioritizing facility renewal and upgrading projects.</p> <ul style="list-style-type: none"> -Projects necessary to maintain level of service standards; achieve code compliance and provide handicapped access. -Projects which reduce operating costs and improve energy efficiency. -Projects which expand facility capacities and utilization, reducing demand for new facilities.
Policy 1.3.3	<p>By the end of the planning period replace all inadequate obsolete and potentially unsafe structures including:</p> <ul style="list-style-type: none"> -Trailers and portable classrooms. -Pre-university airport support structures (except the control tower).
Policy 1.3.4	<p>To ensure that future capital budgeting accurately reflects anticipated total development costs, future facility cost estimates shall include estimates of proportional costs for all related ancillary site improvements which will be necessitated by specific buildings or aggregations of facilities, including:</p> <ul style="list-style-type: none"> -utility extensions -site modifications (including mitigation costs) -parking -pedestrian and vehicular circulation landscaping.

Facilities shall be sized sufficiently to support anticipated future capacity requirements.

Table 14.1 Florida International University Capital Improvement Plan (2005-2015)

Program Element Description	Use	Sub-Total Area GSF	Total Area GSF	Cost	Projected Year of Completion
MODESTO A. MAIDIQUE CAMPUS / THE ENGINEERING CENTER					
Facilities Infrastructure / Capital Renewal			N/A	\$105,130,000	2005-2015
College of Nursing			103,653	\$41,460,000	2010
Graduate School of Business Phase 1			87,528	\$30,640,000	2010
Art Museum Addition			48,874	\$24,440,000	2010
Parking Garage 5	Parking Spaces	2,000	785,000	\$12,000,000	2010
	Public Safety	4,000		\$1,200,000	2010
	Office	9,500		\$2,850,000	2010
	Mixed Use	30,000		\$10,500,000	2010
Hurricane Research Center			31,760	\$12,700,000	2011
Arena Expansion			7,000	\$2,450,000	2011
Recreational Sports			34,000	\$11,900,000	2011
Parkview Housing 1	Support	15,000		\$3,750,000	2012
	Housing (246 beds)	90,000	105,000	\$15,750,000	2012
Parkview Housing 2	Support	15,000		\$3,750,000	2012
	Housing (246 beds)	90,000	105,000	\$15,750,000	2012
Housing	Support	15,000		\$3,750,000	2012
	Housing (246 beds)	90,000	105,000	\$15,750,000	2012
Alumni Center			17,300	\$6,060,000	2013
Science Lab Complex (BT-876)			127,200	\$52,790,000	2013
Student Academic Support Center			80,000	\$24,000,000	2013
Public Health			140,000	\$56,000,000	2013
Satellite Chiller Plant Expansion			12,500	\$3,130,000	2013
Patient Hospital Tower			207,000	\$103,500,000	2013
Humanities			77,600	\$23,280,000	2014
Observatory (BT-814)			6,866	\$2,400,000	2014
Graduate School of Business Phase 2			89,312	\$31,260,000	2014
Training Complex			40,432	\$12,130,000	2014
Graduate Housing 1	Support	14,600		\$3,650,000	2014
	Housing (205 beds)	73,000	87,600	\$12,780,000	2014
Graduate Housing 2	Support	14,600		\$3,650,000	2014
	Housing (205 beds)	73,000	87,600	\$12,780,000	2014

continued

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Program Element Description	Use	Sub-Total Area GSF	Total Area GSF	Cost	Projected Year of Completion
Social Sciences			57,085	\$17,130,000	2015
Parking Garage 6	Parking Spaces	1,400	523,000	\$8,400,000	2015
Hotel			212,800	\$74,480,000	2015
Mixed Use 1			60,000	\$21,000,000	2015
Mixed Use 2			40,000	\$14,000,000	2015
Ambulatory Care Clinic			120,000	\$57,000,000	2015
MOB / Clinic Expansion			100,000	\$47,500,000	2015
Academic / Office			100,000	\$30,000,000	2015
Research 1			140,000	\$58,100,000	2015
Housing / Academic	Academic	32,566		\$9,770,000	2015
	Housing (246 beds)	97,700	130,266	\$17,100,000	2015
Housing @ Main Street 1	Academic	7,150		\$2,150,000	2015
	Support	7,150		\$1,790,000	2015
	Housing (246 beds)	85,800	100,100	\$15,020,000	2015
Housing @ Main Street 2	Academic	14,300		\$4,290,000	2015
	Support	14,300		\$3,580,000	2015
	Housing (246 beds)	85,800		\$15,020,000	2015
Academic / Office	Academic	7,150		\$2,150,000	2015
	Support	7,150		\$1,790,000	2015
	Housing (246 beds)	85,800	100,100	\$15,020,000	2015
Student Support Addition			170,000	\$51,000,000	2015
Greek Housing 3	(40 beds)		14,400	\$2,520,000	2015
Construction Management / Academic (EC)	Academic	96,800		\$29,000,000	2015
	Support	14,000	110,800	\$3,500,000	2015
Research 2			165,000	\$68,480,000	2016
Research 3			136,500	\$56,650,000	2016
Academic / Office			128,500	\$38,550,000	2016
Honors College			39,648	\$11,890,000	2016
IT / Study			82,200	\$28,770,000	2016
Greek Housing 4	(40 beds)		14,400	\$2,520,000	2016
Greek Housing 5	(40 beds)		14,400	\$2,520,000	2016
MODESTO A. MAIDIQUE CAMPUS / THE ENGINEERING CENTER		TOTAL	4,945,424	\$1,371,870,000	

continued

Table 14.1 Florida International University Capital Improvement Plan (2005-2015)

Program Element Description	Use	Sub-Total Area GSF	Total Area GSF	Cost	Projected Year of Completion
BISCAYNE BAY CAMPUS					
Student Housing 1	Support	14,300		\$3,580,000	2013
	Housing (328 beds)	114,400	128,700	\$20,020,000	2013
Carnival Student Center			2,550	\$890,000	2014
Classrooms / Office			54,000	\$18,900,000	2015
Classrooms / Research Labs			72,000	\$28,800,000	2015
Student Housing 2	Support	14,300		\$3,580,000	2015
	Housing (328 beds)	114,400	128,700	\$20,020,000	2015
Conference Center / Hotel			77,250	\$27,040,000	2015
BISCAYNE BAY CAMPUS		TOTAL	463,200	\$122,830,000	
GRAND TOTAL			5,408,624	\$1,494,700,000	



LEGEND

- Existing
- Planned or Under Construction (2006-2011)
- Future (2011-2015)
- Long Term Building Site

For location and description of planned facilities refer to Elements 5, 6, 7.

KEY MAP

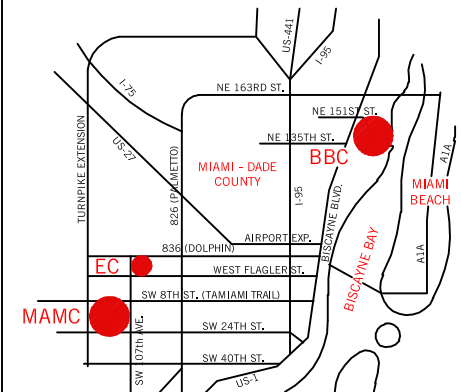


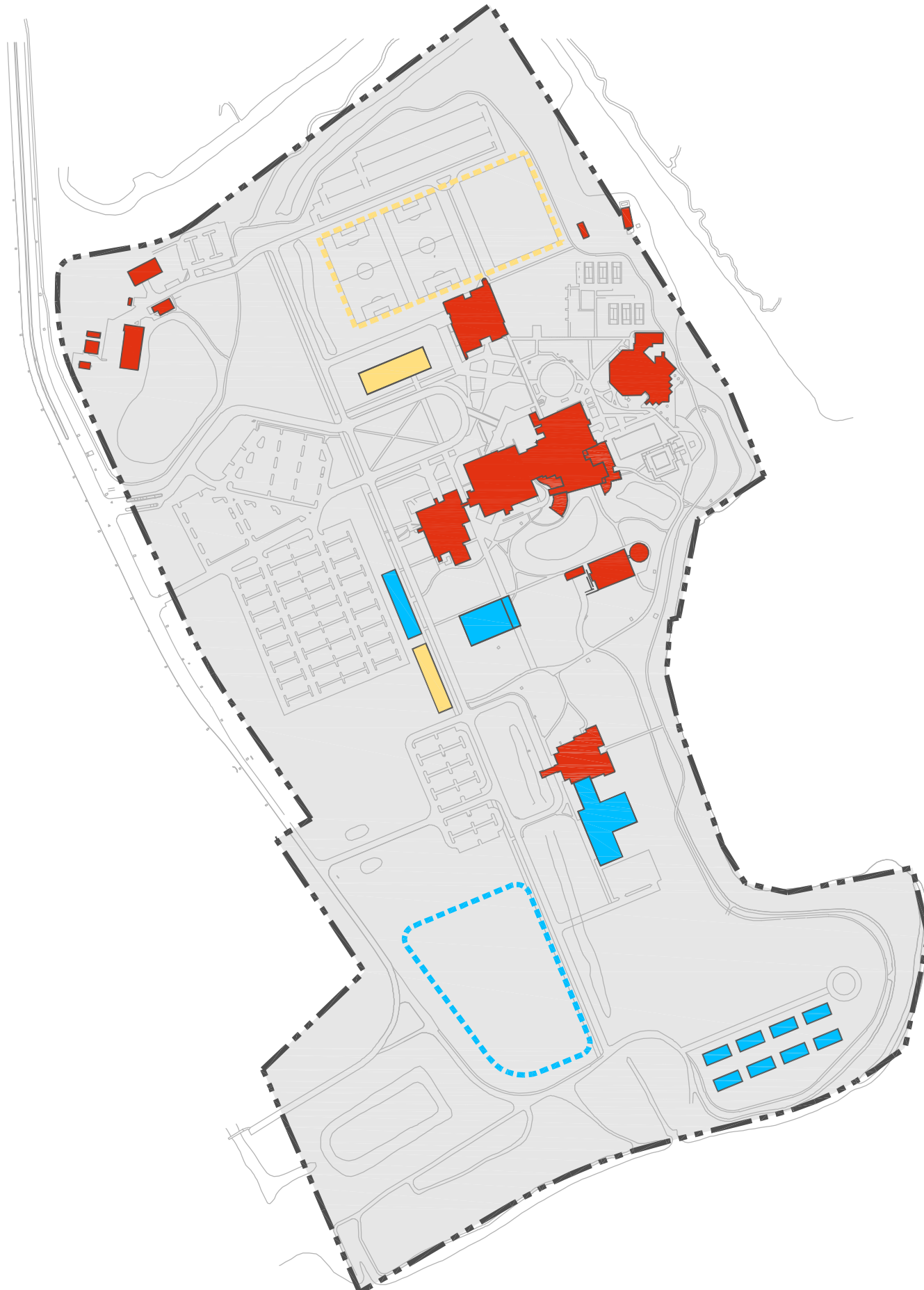
FIGURE 14.3c
Biscayne Bay Campus
Long Range Capital
Improvements Phasing



Campus Master Plan - June 2010



**PERKINS
+ WILL**



LEGEND

- Existing
- Planned or Under Construction (2006-2011)
- Future (2011-2015)

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KEY MAP

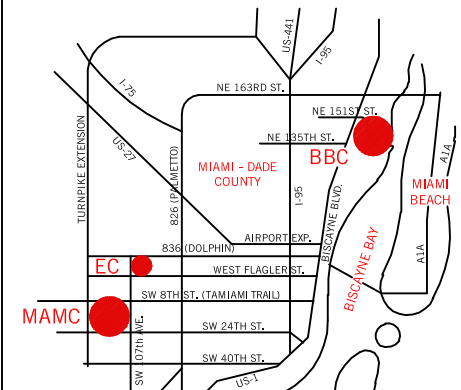


FIGURE 14.3b
Biscayne Bay Campus
Capital Improvements
Phasing

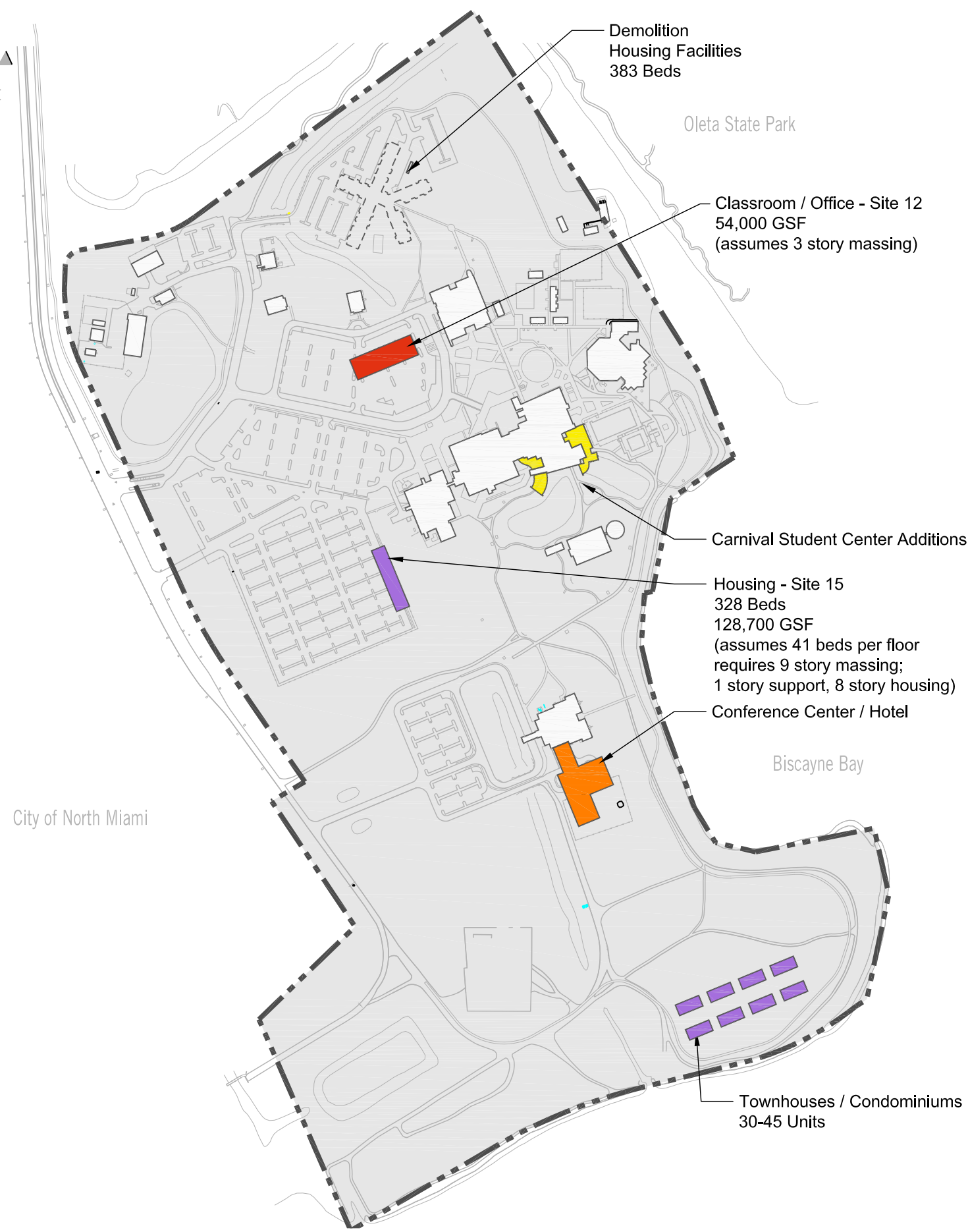


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To Biscayne Blvd.
Via NE 151 Street



Planned or Under Construction (2006-2011)

(Location & description of facilities shown on diagram.)

- Academic & Research Facilities
54,000 GSF
- Support Facilities
16,700 GSF
- Housing Facilities
328 Beds
128,700 GSF
- Housing Facilities
Townhouses/
Condominiums (30-45 units)

Additional 2015 Space Needs

(For location & description of planned facilities refer to Elements 5, 6, 7.)

- Academic & Research Facilities
72,422 GSF
(assumes 3 story massing)
- Support Facilities
33,115 GSF
(assumes 1 story massing)
- Housing Facilities
328 Beds
128,700 GSF
(assumes 41 beds per floor
requires 9 story massing)
- Recreation / Open Space
2,176 GSF

Total - Planned and Additional Needs

- Academic & Research Facilities
129,422 GSF
- Support Facilities
49,815 GSF
- Housing Facilities
656 Beds
257,400 GSF
- Housing Facilities
Townhouses/
Condominiums (30-45 units)
- Recreation / Open Space
2,176 GSF

LEGEND

- Academic & Research Facilities
(220,250,300,400,540,550,580)
- Support Facilities
(630,650,660,670,800)
- Housing Facilities
(900)
- Recreation / Open Space
(520)
- Community Interface
- Parking
- Conservation
- Demolition
- (###) Space Categories

KEY MAP

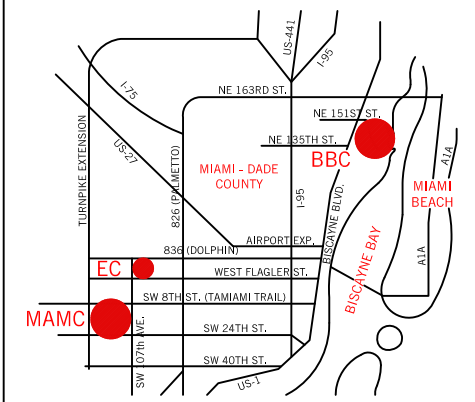


FIGURE 14.3a
Biscayne Bay Campus
2015 Space Needs



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LEGEND

- Existing
- Planned or Under Construction (2006-2011)
- Future (2011-2015)
- Long Term Building Site

For location and description of planned facilities refer to Elements 5, 6, 7.

KEY MAP

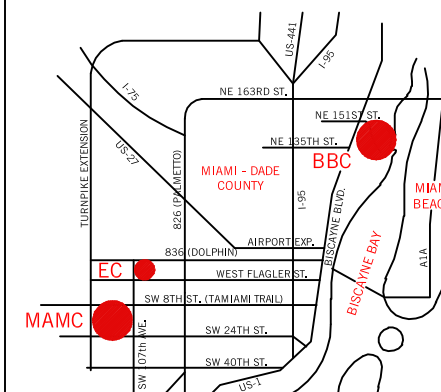


FIGURE 14.2c
Engineering Center
Long Range Capital
Improvements Phasing



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LEGEND

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For location and description of planned facilities refer to Elements 5, 6, 7.

KEY MAP

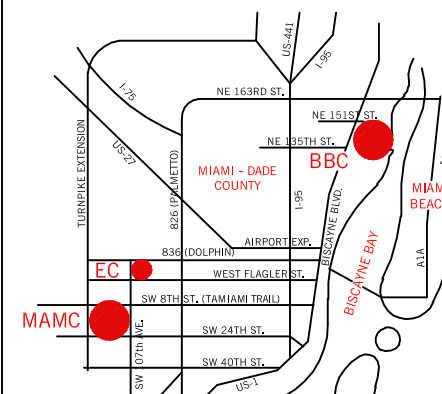


FIGURE 14.2b
Engineering Center
Capital Improvements
Phasing



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Planned or Under Construction (2006-2011)

(Location & description of facilities shown on diagram.)

Academic & Research Facilities	Community Interface
27,840 GSF	1,981 GSF

Additional 2015 Space Needs

(For location & description of planned facilities refer to Elements 5, 6, 7.)

Academic & Research Facilities	Support Facilities
35,112 GSF (assumes 2 story massing)	13,875 GSF (assumes 1 story massing)

Academic & Research Facilities	Support Facilities
35,112 GSF (assumes 2 story massing)	13,875 GSF (assumes 1 story massing)

Total - Planned and Additional Needs

Academic & Research Facilities	Community Interface
62,952 GSF	1,981 GSF
Support Facilities	
13,875 GSF	

LEGEND

Academic & Research Facilities	Support Facilities	Housing Facilities	Recreation / Open Space	Community Interface	Parking	Conservation	Demolition
(110,210,220,300, 400,530,590,710)	(630,650,660,670,800)	(900)	(520)				
### Space Categories							

KEY MAP

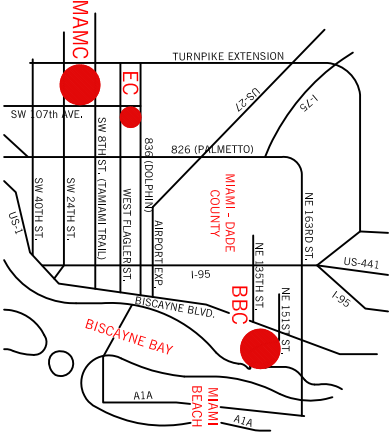
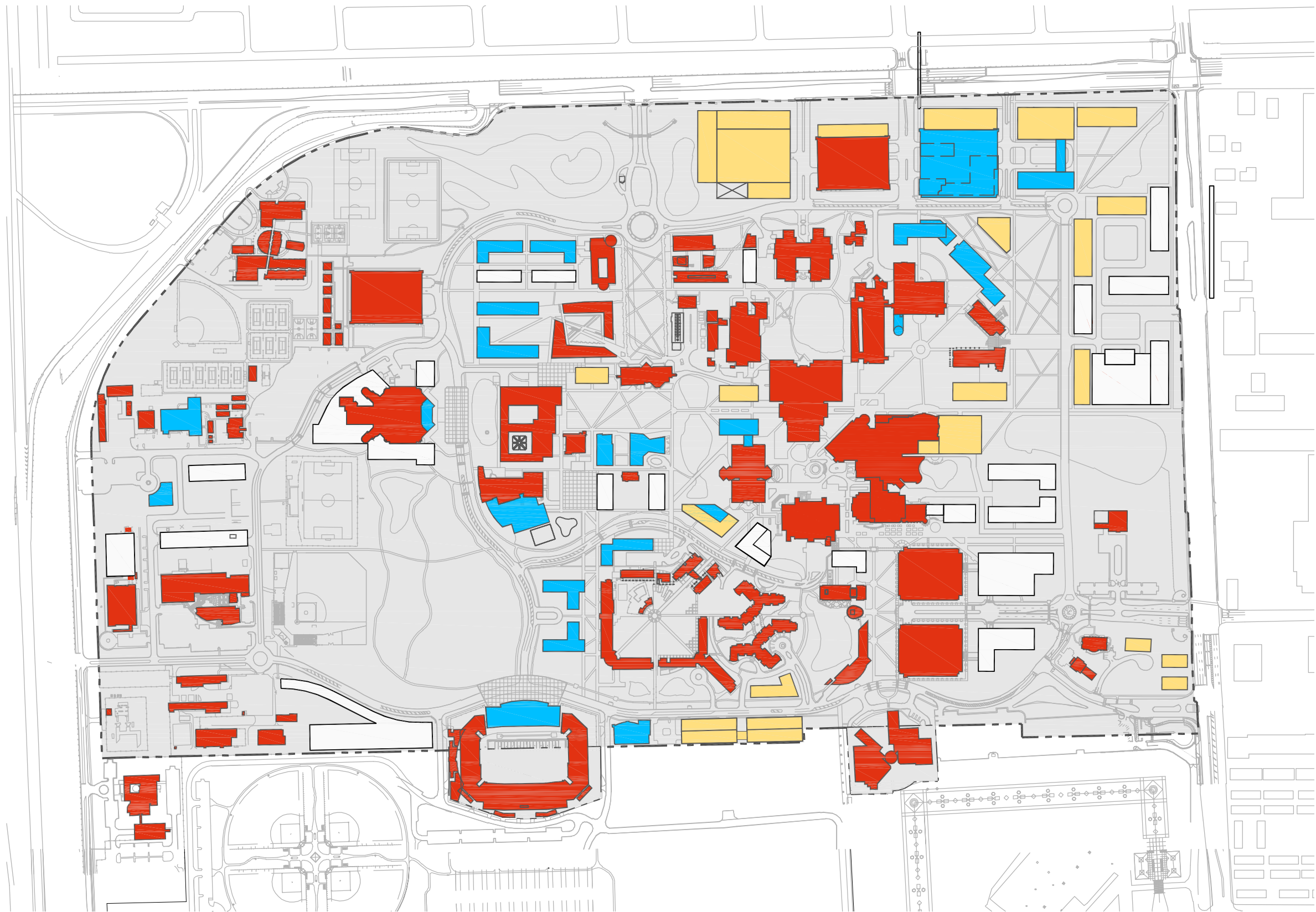


FIGURE 14.2a
Engineering Center
2015 Space Needs



LEGEND

- Existing
- Planned or Under Construction (2006-2011)
- Future (2011-2015)
- Long Term Building Site

For location and description of planned facilities refer to Elements 5, 6, 7.

KEY MAP

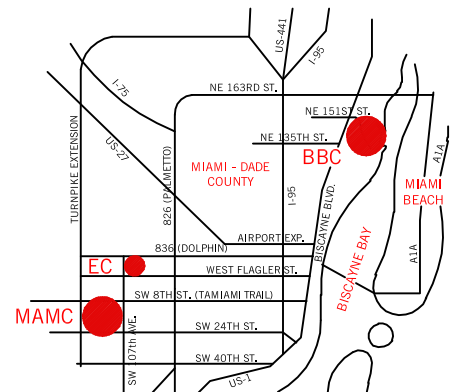
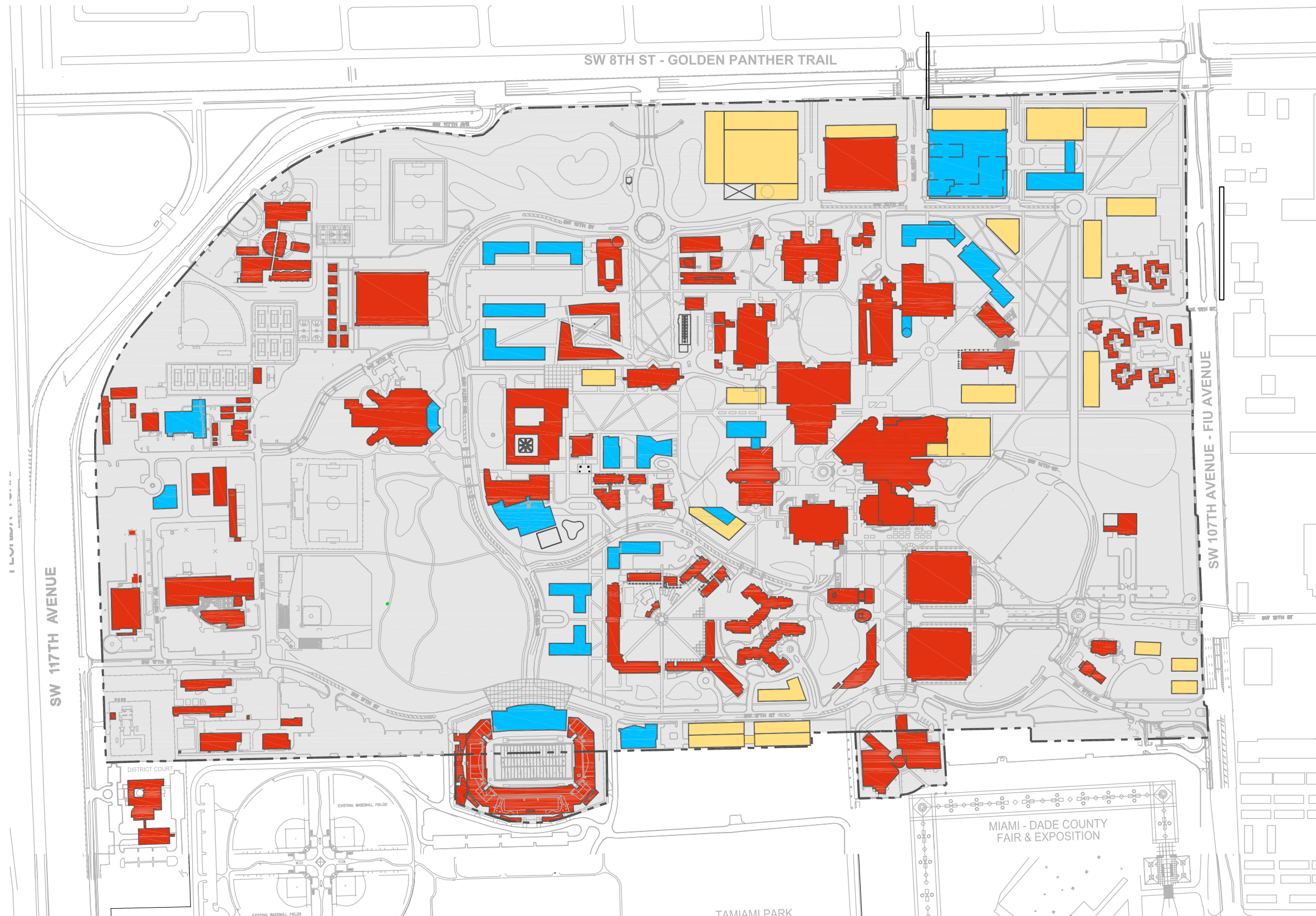


FIGURE 14.1c
Modesto A Maidique Campus
Long Range Capital
Improvements Phasing



Campus Master Plan - June 2010





LEGEND

- Existing
- Planned or Under Construction (2006-2011)
- Future (2011-2015)

For location and description of planned facilities refer to Elements 5, 6, 7.

KEY MAP

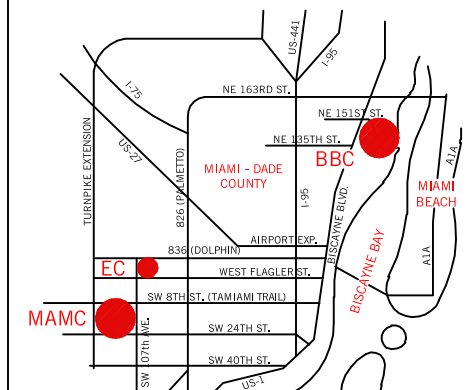


FIGURE 14.1b
Modesto A Maidique Campus
Capital Improvements
Phasing



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