

## **SACS Core Requirements- Physical Resources 2.11.2**

Florida International University (FIU) operates and maintains adequate physical facilities to support its mission of instruction, research, and community service. The university currently (2008) operates and maintains 120 permanent buildings containing over 7,016,455 million gross square feet in Miami-Dade County. FIU's main campus is University Park, which first offered classes in 1972 and currently encompasses 343 acres. Additionally, FIU's Biscayne Bay Campus, a branch campus located in the city of North Miami, is situated on Biscayne Bay with 195 acres. Other university owned sites are the Engineering Center one mile north of University Park on a 36 acre site and the Wolfsonian Museum and Wolfsonian Annex located on two sites totaling 0.7 acres in the city of Miami Beach.

In addition to teaching, research and office facilities, the university has over 3,000 beds for campus student housing, fifteen dining and seven retail outlets on campus, a Student Health Center, a Student Union, a Recreation and Wellness Center and Parking Garages with over 4800 spaces. Details about the existing inventory [FIU Space Inventory, [1](#)] and campus site plans [Existing Campus Site Plans, [2](#)] are maintained on the facilities planning web page along with a list of recently completed projects. In addition, the university is constructing buildings for the College of Nursing (2009) and the School of International and Public Affairs (SIPA) which will add 159,000 GSF of new space to the inventory [Nursing and SIPA Building Programs, [3A](#) & [3B](#)]. The University has five other projects in planning and design which will add 309,552 GSF [Facilities Master Funded Project list, [4](#)]. Ten other projects contributing 470,032 GSF are in line for state funding in the next five years, as indicated in the current Five Year Capital Improvement Plan [FIU 5-Year Capital Improvement Plan, [5](#)]. FIU is also planning three new projects contributing 315,500 total square footage, (Parking Garage 5/Retail 29,000; Graduate Housing 180,000; Public Health 106,500) which will be funded by new debt.

FIU's Facilities Management Department, including the Real Estate Development & Planning division, is responsible for the overall development, design, operation, and maintenance of the university's physical facilities [Facilities Web site, [6](#)]. With the university community, the Facilities Management Department leads a series of practices described below to effectively ensure FIU's current and planned physical facilities are of sufficient quantity, quality and condition to meet the scope and purpose of the institution's programs and services. These practices ensure evaluation of quantity, quality and condition of FIU's physical resources over time through continuous and repetitive cycles of assessment, planning and action.

### **Practices to ensure Quantity and Quality of Physical Facilities**

The comprehensive campus master plan is the blue print for all the university facilities [2000-10 Campus Master Plan, [7](#)], it ensures the university's facilities adequately align with the scope of programs and services to make sure FIU has the necessary facilities to fulfill its mission. The University's Comprehensive Master plan has guided the development and growth of the University since its inception in 1972 as per state statute [Florida State Statute 1013.30, [8](#)]. A revision of the comprehensive campus master plan is currently under way for 2005 – 15 [DRAFT 2005-15 Campus Master Plan, [9](#)]. The comprehensive campus master plan development process and the methodology are described in Comprehensive Standard 3.11.3.

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To further ensure that the existing inventory of facilities adequately meets the demand for space, FIU uses a combination of efficient scheduling and formal space management practices. The utilization rates of current classroom and laboratory space, including room and station utilization rates, are benchmarked annually against state-wide standards. For Spring 2008 FIU's classroom utilization as determined by the Florida Office of Program Policy Analysis and Government Accountability (OPPAGA) was 62.54 percent as compared to the Florida State University System's average OPPAGA classroom utilization of 58.61 percent. FIU has made a consistent effort to improve its space utilization. In 2006, FIU conducted a systematic review of university space. As a result, the university space file was revised to accurately reflect usage and a new 5 day schedule was adopted. These efforts helped the University improve from a 42 percent utilization rate in 2006 to over 62 percent in Spring 2008. To further increase utilization, the university also offers extensive classes in the evening and on the weekends even though this usage is not measured by OPPAGA. FIU's standings as compared to other Florida state universities and the internal efforts beyond OPPAGA measurements demonstrate that FIU maintains diligent stewardship of classroom space and currently has some excess capacity to accommodate growth.

Consistent with the master plan the university prepares the Educational Plant Survey to support the development of new facilities [Overview of the Educational Plant Survey Process, [10](#)] as per Florida State Statute 1013.31 [[11](#)] based on enrollment projections and space utilization. Similar to the master plan the Educational Plant survey has also been used since the inception of the university. Nationally recognized space classifications for higher education known as the Higher Education General Inventory Survey (HEGIS) are used to ensure consistency with space definitions and nomenclature with other institutions. Total need is compared to total existing inventory of space to determine the quantity and type of space required to support the growth of all academic disciplines. The Educational Plant Survey projections through FY 2010-11 show FIU with a need for an additional 1,094,480 sq footage of space. Based on the currently planned and requested construction projects, we expect FIU's space needs in the three critical areas of Classrooms, Teaching Labs and Research to be at least 98% percent fulfilled. Overall, the increase in the space needs reflects the growth of FIU and supports the building of new facilities [FIU Educational Plant Survey 2005-06, [12](#)]. Each year FIU revises its Five-Year Capital Plan to align the needs and priorities of the university. Once approved by the Board of Trustees [BOT Meeting Minutes, [13](#)] [BOT Meeting Minutes, [14](#)] the plan is submitted to the Florida Board of Governors for incorporation into the State University System capital budget request. This process ensures the need for physical resources is repeatedly reviewed and updated on an iterative annual cycle. A detailed description of the entire process, including all relevant statutes is provided in Comprehensive Standard 3.11.3.

To ensure all physical facilities are appropriate in quality, design and scope to meet the state standards [State Requirements for Educational Facilities (SREF), [15](#)] and align with the Education Plant Survey, building programs are developed for each project over \$1 million dollars. Because of rigorous internal review and the President's approval, the resulting building program describes the vision, space, equipment needs, budget, and location of each individual facility planned for construction. FIU adheres to the Florida Building Code [Florida Building Codes, [16](#)], and to the university's own published building standards [FIU Building Standards,

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[17](#)], during design and construction. To fulfill these requirements, the Building Code Administration Program is overseen by a building code administrator certified under Chapter 468 Florida statutes. The program is administered and enforced by a Full Time Building Code Official employed by the university.

In an effort to continually improve the planning, design and construction of physical facilities, FIU benchmarks peer institutions to ensure the acquisition and application of cutting edge information and “lessons learned” from other related peer groups. FIU has also created a Classroom Design Standards Committee to develop general design guidelines for the planning of new classrooms, teaching labs and lecture halls, and the renovation of existing facilities. In order to enhance services to the university community, a series of detailed feasibility studies in critical areas including housing [Housing Market Study, [18](#)], retail [Retail Development Market Study, [19](#)] and food service [Food Service Study, [20](#)] were undertaken. These studies ensure that our resources are used in a manner that best fits the needs of the university and verifies the viability of new projects. In the case of the Retail Development Study it has helped the university identify the most viable locations and the most efficient type of facility for future development.

### **Practices to Ensure the Condition of Physical Facilities**

The Facilities Management staff responsible for day-to-day maintenance routinely assesses the condition of all physical facilities. Facilities Management Building Managers are assigned to each building and based on information provided from the maintenance staff recommends necessary maintenance, renovations or other improvements. This information is compiled in the Facilities Condition Assessment Report and the Physical Facilities Evaluation, [Physical Facilities Evaluation, [21](#)], to pro-actively forecast and prioritize facilities needs. The Facilities Management Department also relies on customer feedback obtained through work order surveys and a Facilities Management Survey [Facilities Management Survey, [22](#)] to increase efficiency, improve service, assess condition of facilities, and better manage resources. For additional detail regarding process improvements and assessments please refer to section 3.11.3. These practices ensure funds are allocated appropriately and buildings are properly maintained.

In addition to Plant Operation and Maintenance funding, the state legislature provides annual funding for repairs, capital renewal and deferred maintenance. The University Infrastructure Committee comprised of senior level administrators, planners, architects and engineers carefully analyze and prioritize all infrastructure and needs including everything from chiller plant expansions to roadway improvements. Additional details are addressed in section 3.11.3.



Buildings are cleaned by a full service internal staff based on an assignment of 30,000 square feet of space per day per custodial worker. The staff operates seven days a week in two shifts except on Sundays. All the buildings are maintained at an Association of Physical Plant Administrators (APPA) Custodial Standards level two [APPA Custodial Standards, [23](#)]. Contracted services are hired to maintain the exterior grounds.

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Each building owned, leased and operated by the university is subjected to a series of scheduled inspections carried out by trained and appropriately certified staff of the FIU Department of Environment Health and Safety (EH&S). The inspections include, but are not limited to, stairwells, external lighting conditions, ADA accessibility, equipment and safety to life inspections. In addition, the state fire marshal annually conducts National Fire Prevention Association (NFPA) Life Safety Code® inspections. Working in cooperation with facilities management personnel the department of EH&S closely monitors corrective action and serves as a liaison with the State Fire Marshal's office regarding proof of corrective action.

The preceding narrative shows that Florida International University (FIU) has adequate physical resources to support its mission and the scope of its programs and services.

### **Supporting Documentation and Evidence**

#	Title	Supporting Documentation (PDF)	Supporting Documentation (Live Web site)
<a href="#">1</a>	FIU Space Inventory	 <a href="#">Space File</a>	<a href="http://facilities.fiu.edu/planning/spacefile.htm">http://facilities.fiu.edu/planning/spacefile.htm</a>
<a href="#">2</a>	Existing Campus Site Plans	n/a	<a href="http://facilities.fiu.edu/planning/siteplans.htm">http://facilities.fiu.edu/planning/siteplans.htm</a>
<a href="#">3A</a>	BT-833 College of Nursing Program	 <a href="#">BT-833 College of Nursing Program</a>	<a href="http://facilities.fiu.edu/Documents/sacs/BT-833-College-of-Nursing-Program.pdf">http://facilities.fiu.edu/Documents/sacs/BT-833-College-of-Nursing-Program.pdf</a>
<a href="#">3B</a>	BT-835 SIPA Building program	 <a href="#">BT-835 SIPA Program</a>	<a href="http://facilities.fiu.edu/documents/sacs/BT-835-SIPA-Building-Program.pdf">http://facilities.fiu.edu/documents/sacs/BT-835-SIPA-Building-Program.pdf</a>
<a href="#">4</a>	Facilities Master Funded Project List of 09-04-2008	 <a href="#">Facilities Master List</a>	<a href="http://facilities.fiu.edu/documents/sacs/Facilities-Master-funded-project-list-09-04-08.pdf">http://facilities.fiu.edu/documents/sacs/Facilities-Master-funded-project-list-09-04-08.pdf</a>
<a href="#">5</a>	FIU 5-Year Capital Improvement Plan	n/a	<a href="http://facilities.fiu.edu/planning/projectsinplanning.htm">http://facilities.fiu.edu/planning/projectsinplanning.htm</a>
<a href="#">6</a>	Facilities Web Site	n/a	<a href="http://facilities.fiu.edu">http://facilities.fiu.edu</a>
<a href="#">7</a>	Campus Master Plan 2000-2010	n/a	<a href="http://facilities.fiu.edu/planning/masterplans.htm">http://facilities.fiu.edu/planning/masterplans.htm</a>
<a href="#">8</a>	Florida State Statute 1013.30 University campus master plans and campus development agreements	n/a	<a href="http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=Ch1013/SEC30.HTM&amp;Title=-%3E2008-%3ECh1013-%3ESection%2030#1013.30">http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=Ch1013/SEC30.HTM&amp;Title=-%3E2008-%3ECh1013-%3ESection%2030#1013.30</a>
<a href="#">9</a>	DRAFT Campus Master Plan Update 2005-2015	n/a	<a href="http://facilities.fiu.edu/planning/masterplans.htm">http://facilities.fiu.edu/planning/masterplans.htm</a>

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<a href="#">10</a>	Overview Of The Educational Plant Survey Process	 <a href="#">EPS Overview</a>	<a href="http://facilities.fiu.edu/documents/sacs/OVERVIEW-OF-THE-EPS-PROCESS.pdf">http://facilities.fiu.edu/documents/sacs/OVERVIEW-OF-THE-EPS-PROCESS.pdf</a>
<a href="#">11</a>	Florida State Statute 1013.31 Educational plant survey.	n/a	<a href="http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=Ch1013/SEC31.HTM&amp;Title=-%3E2008-%3ECh1013-%3ESection%2031#1013.31">http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=Ch1013/SEC31.HTM&amp;Title=-%3E2008-%3ECh1013-%3ESection%2031#1013.31</a>
<a href="#">12</a>	FIU Educational Plant Survey 2005-06	 <a href="#">EPS</a>	<a href="http://facilities.fiu.edu/planning/educationalplantsurvey.htm">http://facilities.fiu.edu/planning/educationalplantsurvey.htm</a>
<a href="#">13</a>	Board of Trustees Meeting Minutes Extract, June 28, 2007	 <a href="#">BOT Minutes</a>	<a href="http://bot.fiu.edu/pdf/2007/General/06-28-07_FB.pdf">http://bot.fiu.edu/pdf/2007/General/06-28-07_FB.pdf</a>
<a href="#">14</a>	Board of Trustees, Meeting Minutes	 <a href="#">BOT Minutes</a>	<a href="http://bot.fiu.edu/pdf/2007/General/06-28-07_FB.pdf">http://bot.fiu.edu/pdf/2007/General/06-28-07_FB.pdf</a>
<a href="#">15</a>	State Requirements for Educational Facilities (SREF)	 <a href="#">SREF</a>	<a href="http://www.fldoe.org/edfacil/pdf/sref-rule.pdf">http://www.fldoe.org/edfacil/pdf/sref-rule.pdf</a>
<a href="#">16</a>	Florida Building Codes	n/a	<a href="http://www2.iccsafe.org/states/florida_codes/">http://www2.iccsafe.org/states/florida_codes/</a>
<a href="#">17</a>	FIU Building Standards	 <a href="#">Building Standards</a>	<a href="http://facilities.fiu.edu/planning/Regulations/bldgstd.pdf">http://facilities.fiu.edu/planning/Regulations/bldgstd.pdf</a>
<a href="#">18</a>	Housing Market Study - Final Report (6 23 08)	 <a href="#">Housing Study</a>	<a href="http://facilities.fiu.edu/documents/sacs/FIU-Housing-Market-Study-Final-Report-6-23-08.pdf">http://facilities.fiu.edu/documents/sacs/FIU-Housing-Market-Study-Final-Report-6-23-08.pdf</a>
<a href="#">19</a>	FIU Retail Market Study March 08	 <a href="#">Retail Study</a>	<a href="http://facilities.fiu.edu/documents/sacs/FIU-Retail-Market-Study-March-08.pdf">http://facilities.fiu.edu/documents/sacs/FIU-Retail-Market-Study-March-08.pdf</a>
<a href="#">20</a>	FIU Food Service Market Study Match	 <a href="#">Food Service Study</a>	<a href="http://facilities.fiu.edu/documents/sacs/Market-Match-Food-Study.pdf">http://facilities.fiu.edu/documents/sacs/Market-Match-Food-Study.pdf</a>
<a href="#">21</a>	Physical Facilities Evaluation	 <a href="#">Facilities Evaluation</a>	<a href="http://facilities.fiu.edu/documents/sacs/Physical-Facilities-Eval.pdf">http://facilities.fiu.edu/documents/sacs/Physical-Facilities-Eval.pdf</a>
<a href="#">22</a>	Facilities Management Survey	n/a	<a href="http://facilities.fiu.edu/documents/sacs/wosurvey-example.htm">http://facilities.fiu.edu/documents/sacs/wosurvey-example.htm</a>
<a href="#">23</a>	Association of Physical Plant Administrators. Custodial Standards (APPA)	n/a	<a href="http://www.appa.org/FacilitiesManager/article.cfm?ItemNumber=538&amp;parentid=254&amp;zoom_highlight=level+2">http://www.appa.org/FacilitiesManager/article.cfm?ItemNumber=538&amp;parentid=254&amp;zoom_highlight=level+2</a>