

14.0 CAPITAL IMPROVEMENTS ELEMENT

Florida International University faces a need for dramatic expansion, redevelopment and infill activity over the next decade if facilities are to be made available to correct deficits and meet the needs of rapidly expanding enrollment. Where appropriate, creative funding mechanisms such as user fees, partnerships and joint development agreements are identified. The funding of capital improvements is one of the most critical outcomes of the planning process. The implementation of this Master Plan is contingent upon the identification, application and efficient use of State University System (SUS) monies, FIU funds and collected revenues, public partnerships and initiatives, and private investments.

The majority of capital improvements required by FIU 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 outlines SUS-eligible capital improvements for Years 2010-2020. 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 may be funding and phasing complexities that evolve annually from the implementation of this plan. As a result, the Master Plan and its effectiveness can only be ensured by continually monitoring and updating this element. These updates should occur on an annual basis.

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

GOAL 1: Plan, program and develop capital facilities necessary to accomplish the academic mission at projected enrollment levels, applying sound fiscal policies.

Objective 1.1 Maintain a Prioritized Schedule of Capital Improvements:
Implement a schedule of capital improvements that coordinates 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 Coordinate with Miami-Dade County, the City of Sweetwater, the City of North Miami, 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 clearly documents the ability to accommodate all projected campus

development requirements through 2020, consistent with the maintenance of host community levels of service.

Policy 1.1.2 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 Ensure that the Capital Improvement Program 5-year project priority list remains consistent with the Master Plan. Integrate subsequent plan revisions with applicable campus development and joint use agreements

Policy 1.1.4 Limit Capital Improvement Program modifications to those that improve the efficiency, timeliness and cost effectiveness of improvements to infrastructure, parking, site development and landscaping. Amend the Campus Master Plan to incorporate any revisions to the Capital Improvement Program that meet established projections and criteria.

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

Policy 1.1.6 Include provisions for the adoption of a capital budget in the annual budgeting process. Review budgets to ensure consistency with campus development agreements.

**Objective 1.2 Provide Adequate Resources:
Secure resources sufficient to manage the expansion and improvement process. Balance funding strategies so that facility needs do not exceed university resources. Avoid additional deficits.**

Policy 1.2.1 Prepare CIP-3 Forms and CIP line item funding requests targeted to infrastructure, parking and site (landscape) improvements development 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 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; auxiliary revenues such as student capital improvement fees for academic support; and necessary infrastructure and service facilities.

**Objective 1.3 Address Deficiencies, Deficits and Future Growth:
Construct capital facilities to correct existing facility deficiencies; accommodate desired future growth; and replace worn-out or obsolete facilities by the end of 2020.**

Policy 1.3.1 Apply the following criteria for evaluating and prioritizing capital improvements:

- 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 Apply the following criteria for prioritizing facility renewal and upgrading projects.

- 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 By the end of 2020 replace all inadequate, obsolete and potentially unsafe structures including:

- Trailers and portable classrooms.
- Pre-university airport support structures (except the Control Tower) that have not been upgraded to comply with current code.

Policy 1.3.4

Include estimates of proportional costs for all related ancillary site improvements which will be necessitated by specific buildings or aggregations of facilities to ensure that future capital budgeting accurately reflects anticipated total development costs, future facility cost estimates. Including:

- Utility extensions
- Site modifications (including mitigation costs)
- Parking
- Pedestrian and vehicular circulation, landscaping, paving and site furnishings.
- Signage and Lighting

Size all future facilities to support anticipated future capacity requirements.

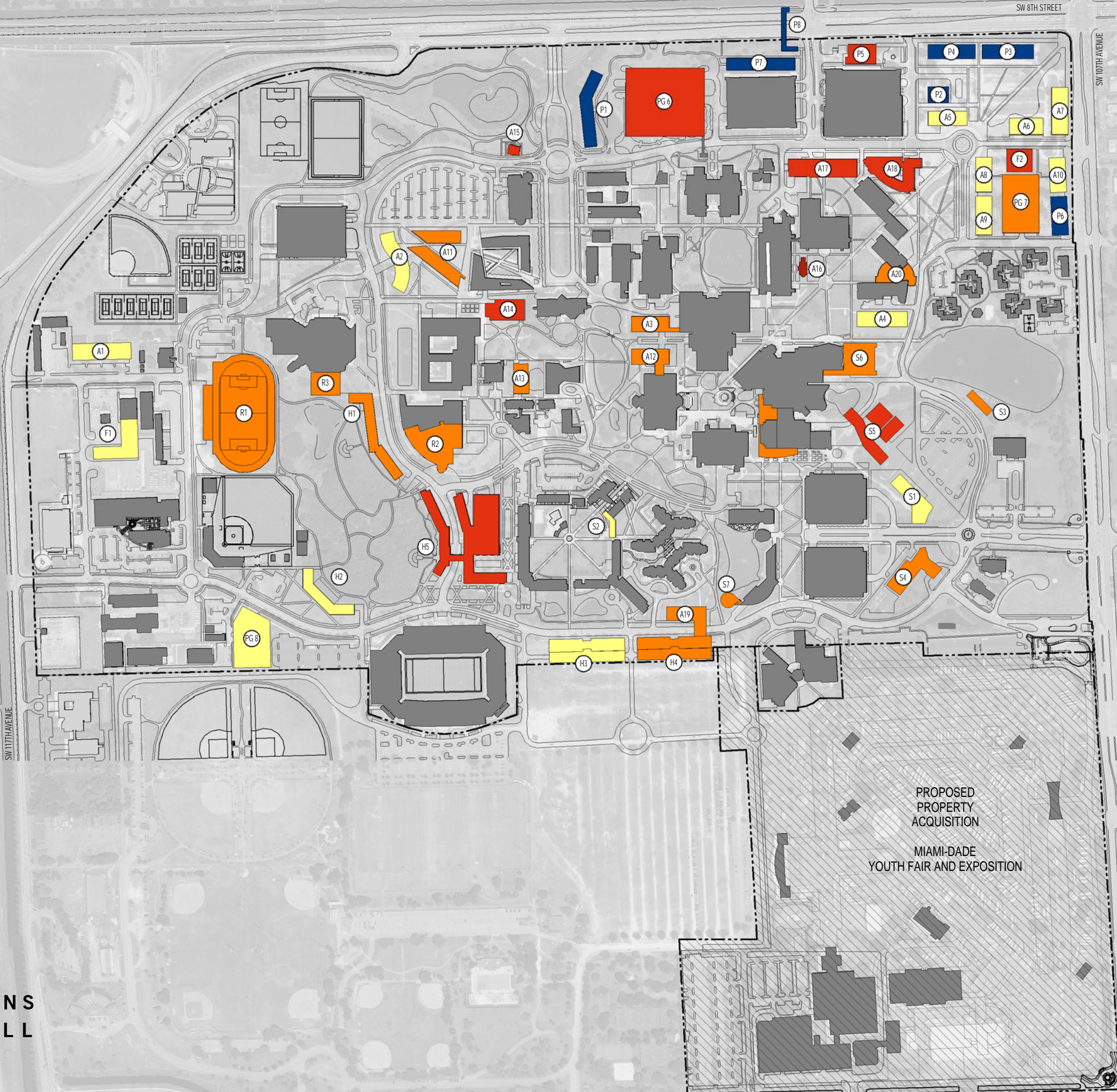
Table 14.1 Florida International University Capital Improvement Plan (2010-2020)

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	2010-2020
A16. Stocker AstroScience Center	Academic		10,233	\$2,829,523	2013
A17. Science Classroom Complex	Academic		136,076	\$42,860,899	2013
F2. Central Utilities	Support		13,200	\$5,148,228	2013
H5. Parkview Housing I	Housing (620 Beds)		252,042	\$45,873,528	2013
A14. MANGO	Academic		107,912	\$26,777,883	2014
A18. Academic Health Center 5	Academic		121,465	\$32,192,339	2014
P5. Ambulatory Care Center	Partnership		40,455	\$6,600,000	2014
A15. Solar House	Academic		3,000	TBD	2015
PG6. Parking Garage 6 / Transit Hub	Parking (1,500 Stalls)		779,815	\$35,407,356	2015
S5. Student Academic Support Center	Support		132,829	TBD	2015
A3. Library / Study Addition	Academic	88,608	103,376	TBD	2015
	Support	14,768			
A11. Academic 11	Academic		89,312	\$28,573,037	2015
H1. Parkview Housing II	Housing (960 Beds)	360,000	385,300	TBD	2015
	Support	25,300			
P8. Sweetwater Pedestrian Bridge	Partnership		NA	TBD	2015
S4. Alumni Center	Support		47,250	TBD	2015
S6. Graham Center Addition	Support		174,260	TBD	2015
A1. Engineering Building-EC	Academic		52,700	TBD	2016
A2. Research Field-EC	Academic		N/A	TBD	2016
A12. Social Studies / Humanities	Academic	95,927	111,915	TBD	2016
	Support	15,667			
A13. SIPA II	Academic		57,085	\$16,222,310	2016
A19. Honors College	Academic	78,500	94,210	\$19,846,030	2016
	Support	15,710			
A20. Academic Health Center Library Addition	Academic	34,580		TBD	2016
H4. Honors College Housing	Housing (350 Beds)	113,750	137,375	TBD	2016
	Support	23,625			
R1. Track and Field	Recreation		25,225	TBD	2016
R2. Recreation Center Addition	Recreation		83,310	TBD	2016
R3. Training Facility Addition	Recreation		35,200	TBD	2016
S7. Frost Museum Addition	Support		20,252	TBD	2017
PG7. Facility Support	Parking (690 Stalls)		307,685	TBD	2020
S3. Chapel / President's Park Pavilion	Support		5,500	TBD	2020
A1. Academic 1	Academic	139,142	162,342	TBD	2020+
	Support	23,200			
A2. Academic 2	Academic	125,656	162,342	TBD	2020+
A4. Academic 4	Academic	111,096	129,596	TBD	2020+
	Support	18,500			
A5. Academic 5	Academic	80,237	93,637	TBD	2020+
	Support	13,400			
A6. Academic 6	Academic	79,200	92,650	TBD	2020+
	Support	13,450			
A7. Academic 7	Academic	110,400	128,800	TBD	2020+
	Support	18,400			
A8. Academic 8	Academic	81,600	95,250	TBD	2020+
	Support	13,650			

Table 14.1 Florida International University Capital Improvement Plan (2010-2020)

continued

Program Element Description	Use	Sub-Total Area GSF	Total Area GSF	Cost	Projected Year of Completion
A9. Academic 9	Academic	91,200	106,400	TBD	2020+
	Support	15,200			
A10. Academic 10	Academic	81,600	95,250	TBD	2020+
	Support	13,650			
F1. Facilities 1	Support		47,640	\$637	2020+
H2. Greek Housing	Housing (330 Beds)	107,352	125,244	TBD	2020+
	Support	17,892			
H3. Main Street Housing	Housing (420 Beds)	157,500	179,700	TBD	2020+
	Support	22,200			
P1. Hotel	Partnership	133,150	133,150	TBD	2020+
P2. Medical Arts Pavilion 4	Partnership		15,683	TBD	2020+
P3. Medical Arts Pavilion 2	Partnership		105,000	TBD	2020+
P4. Medical Arts Pavilion 3	Partnership		96,600	TBD	2020+
P6. Medical Arts Pavilion 1	Partnership		14,100	TBD	2020+
P7. Partnership	Partnership		141,216	TBD	2020+
PG8. Facility Support	Parking (535 Stalls)	237,845	285,415	TBD	2020+
	Support	47,570			
R1. Recreation Fields-EC	Recreation		N/A	TBD	2020+
S1. First Floor Infill / Renovation-EC	Support		41,600	TBD	2020+
S1. Support 1	Support		78,091	TBD	2020+
S2. Support 2	Support		15,416	TBD	2020+
MODESTO A. MAIDIQUE CAMPUS / THE ENGINEERING CENTER		TOTAL	5,525,795	\$367,461,770	
BISCAYNE BAY CAMPUS					
A3. SEAS Expansion	Academic		126,600	\$17,913,505	2015
H1. Student Housing	Housing (725 Beds)	308,100	340,350	TBD	2015
	Support	32,250			
R1. Dock	Partnership		N/A	TBD	2015
A1. Graduate Hospitality	Academic		37,956	TBD	2017
A2. Media Innovation Center	Academic	71,640	90,215	TBD	2018
	Support	18,575			
R2. Multi - Purpose Fields / Tennis & Basketball Courts	Recreation		N/A	TBD	2020
F1. Facility Support	Support		12,100	TBD	2020
R3. Ropes Course	Recreation		N/A	TBD	2020
A4. Environmental Communications	Academic	42,900	53,694	TBD	2020+
	Support	10,794			
P1. RCCL Housing	Partnership		190,524	TBD	2020+
P2. RCCL Training Facility	Partnership		100,900	TBD	2020+
P3. Magnet School	Partnership		222,084	TBD	2020+
P4. Academic Health Center	Partnership		177,600	TBD	2020+
P5. Wildlife Center	Partnership		22,736	TBD	2020+
PG1. Academic Health Center Parking Garage	Partnership (353 Stalls)		105,900	TBD	2020+
P6. Multi-Purpose Academic Building	Partnership		100,400	TBD	2020+
P7. Hotel	Partnership		98,300	TBD	2020+
P8. Academic Health Center Housing	Partnership		66,500	TBD	2020+
BISCAYNE BAY CAMPUS		TOTAL	1,480,659	\$17,913,505	
		GRAND TOTAL	7,006,454	\$385,375,275	



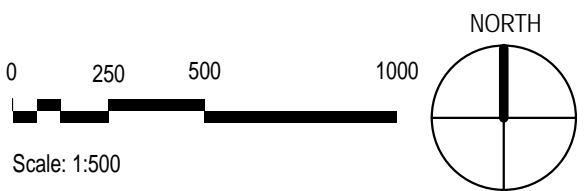
KEY

- | | |
|--|-------------------------------------|
| A1. ACADEMIC 1 | P1. HOTEL |
| A2. ACADEMIC 2 | P2. MEDICAL ARTS PAVILION 4 |
| A3. LIBRARY / STUDY ADDITION | P3. MEDICAL ARTS PAVILION 2 |
| A4. ACADEMIC 4 | P4. MEDICAL ARTS PAVILION 3 |
| A5. ACADEMIC 5 | P5. AMBULATORY CARE CENTER |
| A6. ACADEMIC 6 | P6. MEDICAL ARTS PAVILION 1 |
| A7. ACADEMIC 7 | P7. PARTNERSHIP |
| A8. ACADEMIC 8 | P8. SWEETWATER PEDESTRIAN BRIDGE |
| A9. ACADEMIC 9 | PG6. PARKING GARAGE 6 / TRANSIT HUB |
| A10. ACADEMIC 10 | PG7. FACILITY SUPPORT |
| A11. ACADEMIC 11 | PG8. FACILITY SUPPORT |
| A12. SOCIAL STUDIES / HUMANITIES | R1. TRACK AND FIELD |
| A13. SIPA II | R2. REC CENTER ADDITION |
| A14. MANGO | R3. TRAINING FACILITY ADDITION |
| A15. SOLAR HOUSE | S1. SUPPORT 1 |
| A16. STOCKER ASTROSCIENCE | S2. SUPPORT 2 |
| A17. SCIENCE CLASSROOM COMPLEX | S3. PRESIDENT'S PARK PAVILION |
| A18. ACADEMIC HEALTH CENTER 5 | S4. ALUMNI CENTER |
| A19. HONORS COLLEGE | S5. STUDENT ACADEMIC SUPPORT CENTER |
| A20. ACADEMIC HEALTH CENTER LIBRARY ADDITION | S6. GRAHAM CENTER ADDITION |
| FI. FACILITIES 1 | S7. FROST MUSEUM ADDITION |
| F2. CENTRAL UTILITIES | |
| H1. PARKVIEW HOUSING II | |
| H2. GREEK HOUSING | |
| H3. MAIN STREET HOUSING | |
| H4. HONORS COLLEGE HOUSING | |
| H5. PARKVIEW HOUSING I | |

LEGEND

- PRESENT -2015
- 2015-2020
- 2020
- PARTNERSHIPS
- PROPOSED / EXISTING BUILDING

**ELEMENT 14.1: CAPITAL IMPROVEMENTS
MODESTO A. MAIDIQUE CAMPUS**





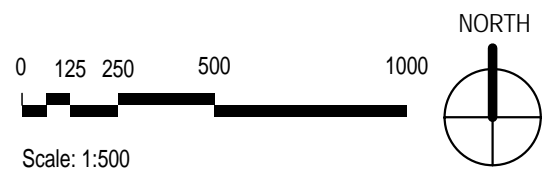
KEY

- A1. ENGINEERING BUILDING
- A2. RESEARCH FIELD
- R1. RECREATION FIELDS
- S1. FIRST FLOOR INFILL / RENOVATION

LEGEND

- PRESENT -2015
- 2015-2020
- 2020
- PARTNERSHIPS
- PROPOSED / EXISTING BUILDING

**ELEMENT 14.2: CAPITAL IMPROVEMENTS
ENGINEERING CENTER**



BAVISTA BOULEVARD

KEY

- A1. GRADUATE HOSPITALITY
- A2. MEDIA INNOVATION CENTER
- A3. SEAS EXPANSION
- A4. ENVIRONMENTAL COMMUNICATIONS
- F1. FACILITY SUPPORT
- H1. STUDENT HOUSING
- P1. RCCL HOUSING
- P2. RCCL TRAINING FACILITY
- P3. MAGNET SCHOOL
- P4. ACADEMIC HEALTH CENTER
- P5. WILDLIFE CENTER
- P6. MULTI-PURPOSE ACADEMIC BUILDING
- P7. HOTEL
- P8. ACADEMIC HEALTH CENTER HOUSING
- PG1. ACADEMIC HEALTH CENTER GARAGE
- R1. DOCK
- R2. MULTI-PURPOSE FIELDS / TENNIS & BASKETBALL COURTS
- R3. ROPES COURSE

LEGEND

- PRESENT -2015
- 2015-2020
- 2020
- PARTNERSHIPS
- PROPOSED / EXISTING BUILDING

**ELEMENT 14.3 CAPITAL IMPROVEMENTS
BISCAYNE BAY CAMPUS**

