

**14. OPTIONAL ELEMENT: CAPITAL IMPROVEMENTS**

**Information Sources**

USF Factbook  
USF Website  
USF St. Petersburg Office of Facilities Planning

**Purpose**

The purpose of this element is to evaluate the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the University has fiscal responsibility; to analyze the fiscal capability of the University to finance and construct improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements.

**Data Requirements:**

***Data A. A Summary of Facility Needs and Requirements to Meet Future Needs Identified in the Land Use Plan***

The methodology for developing facilities needs has not changed from the description in the 1995 Master Plan. The anticipated funding requirements for the program can be found in Table II-14-a, at the end of this section.

***Data B. Inventory of Existing and Anticipated Revenue Sources Available for Capital Improvement Funding***

1. State Appropriations (PECO)	\$59.25 million	43%
2. Student Tuition and Fees (CITF)	\$2.5 million	2%
3. Private Gifts, Grants and Contracts (ACH)	\$6.25 million	5%
4. Federal Grants and Contracts	\$1 million	1%
5. Auxiliary Enterprises - Sales & Services	0	0%
6. State and Local Grants and Contracts	0	0%
7. Other Sources (bonds)	68.5 million	49%
<b>Total</b>	<b>137.5 million</b>	<b>100.00%</b>

**Data C.            *Inventory of Operations and Maintenance Costs for Existing Facilities***

1.        Plant Expenditures (FY 2003-2004)\*  
          Utilities: \$167,000 (maintnance) + \$1.6 million (utilities)  
          Maintenance and Repairs: \$934,000  
          Custodial and Grounds: \$166,000 (grounds) + \$765,000 (custodial)  
          Admin and Other Services: \$287,000  
          Transportation: \$6,000  
          \*Note: *These costs do not include facilities operated by USF Auxiliary Functions or facilities located on sub-leased lands (Table IIa in Element 4)*

Source: USFSP Office of Facilities Planning

**Analysis Requirements:**

***Analysis A.        Practices that guide timing and location of construction, and increases the capacity of University facilities.***

The procedures for capital planning and implementation of facilities construction have not changed from the description in this section in the 1995 Master Plan. Increases in alternative revenue sources will be sought by the University in order to increase fiscal self-sufficiency in accordance with the mission and greater emphasis on research.

***Analysis B.        Estimate of cost of future capital improvements***

The estimated cost of future capital improvements can be found in Table II-14-a, which lists capital projects in priority order.

***Analysis C.        Cost of future capital improvements off-campus***

There is no change to the description of how future off-campus capital improvements are made.

***Analysis D.        Basis for cost estimates***

There is no change to the methodology that the University follows to determine cost estimates.

***Analysis E.        Assessment of the University's ability to finance capital improvements***

There are no significant changes in the University's ability to finance capital improvements since the 1995.

***Analysis F. Cost estimates for future improvements generated by University infrastructure impacts***

Infrastructure improvements are driven / limited by funds available.

II-14-a: Capital Improvements Projects (CIP)

Property No.	Project	2005-06	2006-07	2007-08	2008-09	2009-10	Total
1	Utilities Infrastructure	\$825,000 PC	\$923,000 PC	\$710,000 PC	\$800,000 PC	\$800,000 PC	\$4,000,000
2	___ Sci. & Tech ___ Acad. Fac.	\$2,574,416 P	\$26,148,322 C	\$1,674,237 B			\$32,395,975
3	Property Acquisition & Renovation/New Construction	\$16,425,142 PC	\$879,996 B				\$17,708,198
4	Joint Use Utility Plant		\$5,000,000 PC				\$5,000,000
5	Support Services Facility			\$576,686 P	\$3,612,706 C	\$191m611 B	\$4,412,003
6	Property Acquisition & Renovation/New Construction				\$7,723,000 PC	\$550,000 B	\$7,275,000
	<b>Total</b>	<b>\$10,825,568</b>	<b>\$32,853,310</b>	<b>\$5,035,913</b>	<b>\$12,142,106</b>	<b>\$1,542,611</b>	<b>\$70,791,176</b>

In addition, the following additional projects are planned but not yet on the 5 yr CIP:

PECO funded:

General Academic/Classroom Facility/Office Building  
 Children's Research Institute Expansion

BONDED projects:

Student Residential Facility (850 Beds) Phases I, II, III  
 Activity Center Expansion  
 Multi-Purpose Student Facility (Phase I)  
 Parking Facility (Phase I & II for 1350 cars)