6.0 Support Facilities Element – Summary Narrative

Florida Agricultural and Mechanical University (FAMU) was founded as a land-grant university nearly 125 years ago in 1887, making it one of the three oldest public institutions of higher education in the State of Florida. As a result, many of the structures which support the core purpose of the University are extremely dated; nearly a third of which are more than fifty (50) years old, and about 5% were built more than 80 years ago. With these factors in mind, FAMU will need to efficiently balance the selective demolition, renovation, historic preservation and repair of existing spaces with the addition of new support facility spaces necessary to accommodate the growing and innovating needs of the University.

Student headcount and FTE enrollment are projected to grow through the 2020 planning horizon. In accommodating this growth, FAMU must not and will not be able to sacrifice its long-standing commitment to provide exceptional instruction and research; new and dynamic academic programs; and continuing education and public service to predominately African-American, other ethnic minority, and now exceptionally diverse international communities.

In addition to the Tallahassee Main Campus, the following branch campus locations are included in this Master Plan Update: Lafayette Vineyards Center Viticulture Sciences in Tallahassee / Leon County, Florida; Quincy Farms Campus in Quincy / Gadsden County, Florida, and the Alatex Building in Crestview / Okaloosa County, Florida.

Significant factors which are expected to play a role in determining future academic facility needs include the Educational Plant Survey, which includes remedial measures needed to comply with the Americans with Disabilities Act (ADA); a Space Utilization Inventory, and previous 2000-2015 Master Plan Update reports, including the Inventory and Analysis. These factors coupled with projected FTE enrollment and headcounts indicate Future Building Requirements for Support Space Types, as noted in Table 6.1.

As noted in Table 6.1, the Net Space Needs is nearly 357,000 NASF with a great majority or 88% of that total in academic offices. Over 300,000 of existing support facility spaces are classified as “unsatisfactory” and 5,339 NASF of unsatisfactory office is planned for demolition or termination.

At the same time, meeting the aforementioned support facility needs will be incomplete without the central plant utilities, infrastructure, and capital renewal projects including roofing and ADA improvements to accompany new or renovated facilities. Previous versions of the Capital Improvements Element (14.0) indicate an average legislative budget request of $8.25 M per year over five years, or $33,000,000 between 2012-17, to provide for these campus-wide utility and capital renewal needs.

To meet these challenges and needs, the Goal, Objectives and Policies that follow highlight the following strategies and measures to meet the support facility needs of the projected student enrollment:

1. Review and evaluate support facility efficiency, economy and sustainability
2. Provide support facilities through new construction, renovation or adaptive re-use
3. Incorporate and integrate technology in campus facility planning and construction
4. Maintain support facilities at an acceptable level-of-service
5. Pursue all funds and resources to implement stated Goal, Objectives and Policies

Clearly, the increasing demand for innovative technologies to maintain University competitiveness will have to be scrutinized and balanced against rising costs and funding limitations, constraints, and opportunities. IT rationalization, consortium connectivity services, elastic and scalable IT systems,
virtualization and Voice over Internet Protocol (VoIP) services, alignment with vendor warranties, data center energy efficiency, transformation of traditional computer labs and mobile apps are all strategies to "stay current and on budget" (Source: College Planning & Management, ‘Done Doing More With Less?’, May 2011) as technology is incorporated and integrated into campus facility planning and construction.

Given the magnitude of these needs, challenges and issues, and the University's limited ability to fund such facilities, FAMU will continue to look to the Board of Education, Division of Colleges and Universities to fund this considerable undertaking and uphold new standards for support facilities supported by this Master Plan Update.

### Table 6.1 Future Building Requirements for Support Space Types

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<tr>
<td>670,926</td>
<td>41,805</td>
<td>7,208</td>
<td>94,542</td>
<td>75,442</td>
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<td>889,923</td>
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<tbody>
<tr>
<td>A) Satisfactory Space</td>
<td>92,470</td>
<td>25,229</td>
<td>1,967</td>
<td>45,118</td>
<td>7,868</td>
<td>172,652</td>
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<tr>
<td>B) Unsatisfactory Space to be Remodeled</td>
<td>216,659</td>
<td>120</td>
<td>610</td>
<td>45,513</td>
<td>44,878</td>
<td>307,780</td>
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<tr>
<td>C) Unsatisfactory Space to be Demolished/Terminated</td>
<td>5,339</td>
<td>0</td>
<td>0</td>
<td>300</td>
<td>0</td>
<td>5,639</td>
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<tr>
<td>D) Total Under Construction (remodeling / renovation)</td>
<td>19,706</td>
<td>2,541</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>22,247</td>
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**Total Current Inventory**

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<tr>
<td>334,174</td>
<td>27,890</td>
<td>2,577</td>
<td>90,931</td>
<td>52,746</td>
<td>508,318</td>
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<tr>
<td>Pharmacy Building Phase II</td>
<td>12,000</td>
<td>0</td>
<td>760</td>
<td>0</td>
<td>800</td>
<td>13,560</td>
</tr>
<tr>
<td>Gore Education Complex</td>
<td>17,755</td>
<td>0</td>
<td>1,592</td>
<td>0</td>
<td>0</td>
<td>19,347</td>
</tr>
<tr>
<td><strong>Total Funded Construction</strong></td>
<td><strong>29,755</strong></td>
<td>0</td>
<td><strong>2,352</strong></td>
<td>0</td>
<td><strong>800</strong></td>
<td><strong>32,907</strong></td>
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<tr>
<td>Plus: Planned Demolition</td>
<td>7,012</td>
<td>0</td>
<td>0</td>
<td>300</td>
<td>0</td>
<td>7,312</td>
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<tr>
<td><strong>Net Space Needs</strong></td>
<td><strong>314,009</strong></td>
<td><strong>13,915</strong></td>
<td><strong>2,279</strong></td>
<td><strong>3,911</strong></td>
<td><strong>22,696</strong></td>
<td><strong>356,810</strong></td>
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</tbody>
</table>

*Space Needs by Space Type 2015-16 with projected FTE of 12,013

Source: FAMU, Analysis of Space Needs by Category – Form B, 5/26/2010
6.0 Support Facilities Element – Goal(s), Objectives and Policies

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall provide support facilities to efficiently meet University needs of current and projected student enrollment through the construction of new support facilities; and through the efficient maintenance, renovation, adaptive re-use and expansion of existing support buildings.

Objective 1.1: FAMU shall, as part of the Educational Plant Survey and Space Utilization Inventory processes, review and evaluate existing support facilities, and all planned facility projects; for efficiency, economy and sustainability.

Policy 1.1.1
By the end of the planning period, FAMU shall identify the expertise and mechanisms to establish an inter-disciplinary and multi-stakeholder Sustainability Center at FAMU, and to join the growing network of Florida SUS Sustainability Centers.

Policy 1.1.2
By the end of the planning period, FAMU shall, through this emerging inter-disciplinary and multi-stakeholder Sustainability Center, clearly define sustainability for the purpose of evaluating support facilities; which may include both short and long-term efficiency and economy, and impacts to local-to-global ecological and carbon footprints.

Policy 1.1.3
By the end of the planning period, FAMU shall have begun the process of reviewing and evaluating the cost-benefit and sustainability of existing and all planned support facilities; which is not limited to but may include:

- Site location, context, micro-climate and site suitability; to include pedestrian environment and access to multi-modal forms of mobility
- Building orientation, materials and methods of construction, and efficiency of fenestration and other elements of the building envelop
- Age and efficiency of building systems, utilities and central plant infrastructure
- Space utilization according to SUS space use standards
- Need for abatement or removal of environmental or other hazards
- Requirements for ADA and other code or capital renewal corrective measures

Policy 1.1.4
By the end of the planning period, and as an output or result of Policy 1.1.3, above, FAMU shall furthermore identify potential or planned measures to enhance efficiency, economy and sustainability of existing and all planned support facilities; which may include:

- Relocation of functions or uses, re-purposing of spaces or adaptive re-use
- Re-planning / re-design of planned academic facility projects
- Selective demolition(s) and/or historic preservation
- Renovation, remodeling, capital renewal, re-roofing and/or addition(s)

Policy 1.1.5
By the end of the planning period, FAMU may also have begun the process of establishing a Sustainability Institute to house the Sustainability Center, and to:

- Be an interactive learning and research center for students and faculty
- Be a focal point and resource to maximize the planning and construction of efficient, economical and sustainable University facilities
- Explore incorporation of Central Plant functions and sources of renewable
resources, e.g. solar thermal, solar PV, bio-mass, wind, recycled grey water, etc.

- Provide information, resources and technical expertise to local, state and broader communities; as a function of serviced based learning in the community and/or fee-based.

**Objective 1.2:** FAMU shall provide support facilities within the Academic land use zones, in accordance with the Future Land Use Map (Figure 4.1) to meet the needs of an expanding academic program and to correct deficiencies identified using the Board of Governors space use standards.

**Policy 1.2.1**
By the end of the planning period, FAMU shall plan, design, renovate and/or construct a total of close to 357,000 NASF of administrative office, auditorium or exhibit spaces, student support services, gymnasium / athletics and campus support service spaces; the vast majority or 88% of which will be administrative offices.

**Policy 1.2.2**
As required for support facility operations, FAMU shall include required physical plant utilities, capital renewal and infrastructure improvements in the planning, design and construction of all academic facilities at the prescribed level-of-service standards.

**Policy 1.2.3**
To enhance energy efficiency of and conservation in support facility projects, in addition to Objective 1.1 and Policies 1.1.1 – 1.1.5, above, FAMU shall incorporate the various other elements of the Master Plan, in particular the elements most closely integral to building facility projects, including (but not limited to):

- Element 3 – Urban Design (where applicable to maintain rural character of campus(es) and refrain from urban patterns of development)
- Element 4 – Future Land Use
- Elements 9, 10 and 11 – General Infrastructure, Utilities & Transportation
- Element 15 – Architectural Design Guidelines
- Element 16 – Landscape Design Guidelines
- Element 17 – Facilities Maintenance

**Policy 1.2.4**
FAMU shall provide collegiate athletic and recreation facilities in correlation with Recreation and Open Space, Element 8, and Conservation, Element 13.

**Policy 1.2.5**
FAMU shall include safety and security concerns into support facility planning and construction, e.g. Crime Prevention Through Environmental Design (CPTED).

**Policy 1.2.6**
FAMU shall periodically validate and cross-reference the Educational Plant Survey updates with this Master Plan, including Element 14.0 Capital Improvements Element, coupled with available funds and resources, into an evolving CIP process.
Objective 1.3: FAMU shall incorporate and integrate technology in campus facility planning and construction to enable and enhance meeting academic needs in an appropriate, efficient and cost-effective manner.

Policy 1.3.1
FAMU shall research and evaluate all cost-effective and energy-efficient IT, telecommunications and other advanced technology planning, systems and infrastructure; and consider student technology fees as a subsidy or supplement to technology funding; to maintain academic competitiveness with maximum cost-benefit.

Policy 1.3.2
FAMU shall include building efficiency, and safety and security concerns into IT planning, systems and infrastructure; e.g. building performance, security lighting and cameras, emergency call stations, connectivity to law enforcement, and monitoring systems.

Policy 1.3.3
By the end of the planning period, FAMU shall be pro-actively integrating technology in facility planning and construction, e.g. accounting for distance learning programs, interfacing technology and learning opportunities in student housing, and planning for inter-disciplinary and multi-purpose facilities across multiple degree tracks.

Objective 1.4: FAMU shall maintain support facilities at an acceptable level-of-service to encourage their maximum, efficient and cost-effective usage.

Policy 1.4.1
FAMU, at the minimum, shall complete five (5)-year incremental updates of its Educational Plant Survey and Space Utilization Inventory; to include review and evaluation for efficiency, economy and sustainability; as noted in Objective 1.1, above.

Policy 1.4.2
In coordination with Element 17, Facilities Maintenance, FAMU shall employ regular cleaning, custodial, decorating, restoration, repair, replacement and maintenance services in all support facilities at prescribed level-of-service standards.

Objective 1.5: FAMU shall continue to pursue all available fund appropriations and resources to implement the Goal, Objectives and Policies stated above.

Policy 1.5.1
FAMU shall adhere to all existing Board of Governors funding rules and procedures in pursuing funding appropriations for the development of new and expanded support facilities through the current planning period, according to the timing and priority specified 14.0, Capital Improvements Element.

Policy 1.5.2
FAMU shall follow established administrative procedures for the funding of support buildings which allows secondary funding sources (e.g., grants, alumni contributions, private sector funding, user fees) to be utilized in the funding of academic facilities. The priority for development of such funded support facilities shall be waived.

Policy 1.5.3
In line with Objective 1.1, and Policy 1.2.3, above, FAMU shall fully investigate and quantify sustainability, efficiency, conservation and cost-effectiveness; and related grant or monetary opportunities as may be available; as important fiscal resources to meet the
support facility needs of the projected student enrollment.

Policy 1.5.4
In the event that future support facility buildings are funded by secondary sources, FAMU shall amend this plan including the 14.0 Capital Improvements Element to reflect new priorities in the funding of remaining identified support facilities.