




EXHIBIT "O"

OFFICE OF THE PRESIDENT

Item 8.4

PRESENT TO BOARD: JUNE 21, 2023  
TO: SOUTH FLORIDA STATE COLLEGE  
DISTRICT BOARD OF TRUSTEES  
FROM: THOMAS C. LEITZEL   
SUBJECT: CAPITAL IMPROVEMENT PLAN (CIP)

Attached is a summary of the proposed renovation projects to be included with our Capital Improvement Plan (CIP) documents due June 30, 2023. The Capital Improvement Plan and Legislative Budget Request have been prepared in accordance with the Educational Plant Survey (2023-2028). Board approval is required.

The CIP process requires that we prioritize the projects annually:

- New Construction Projects- includes new facilities and additions
- Remodeling Projects- changes the use of currently assigned space
- Renovation Projects- improves or repairs existing facilities and/or provides infrastructure enhancements/improvements.

The documents have been prepared with due consideration of enrollment projections, anticipated program changes, and a current assessment of all facilities/infrastructure. If additional information or clarification is desired, please advise.

**SUGGESTED MOTION:**  
**Move to approve the Capital Improvement Plan for 2024-2025 through 2026-2027 and submission to the Division of Florida Colleges as presented.**





**FLORIDA COLLEGE SYSTEM  
CAPITAL IMPROVEMENT PLAN &  
LEGISLATIVE BUDGET REQUEST  
FY 2024-25**

**TRANSMITTAL FORM**

**COLLEGE** South Florida State College

**APPROVED BY BOARD OF TRUSTEES** 6/21/23  
**(DATE)**

**SIGNATURE OF PRESIDENT OR DESIGNEE** \_\_\_\_\_

**PRINT NAME** Thomas C. Leitzel

**TITLE** President

**DATE** 6/21/23

**CONTACT PERSON NAME** Peter S. Elliott

**TELEPHONE** 863-784-7218

**E-MAIL** Peter.Elliott@southflorida.edu



**FLORIDA COLLEGE SYSTEM  
CIP 2 SUMMARY  
CAPITAL IMPROVEMENT PLAN AND LEGISLATIVE BUDGET REQUEST  
2024-2025 through 2026-2027**

CIP 2
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**COLLEGE:** South Florida State College

**MAINTENANCE, REPAIR & RENOVATION PROJECTS**

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2024-2025	2025-2026	2026-2027	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
3	2023	Renovation	Building B First Floor Renovation	1	\$0	\$3,213,225	\$3,243,326	\$6,456,551	\$0	\$0	\$6,456,551	PENDING
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources

**TOTAL MAINTENANCE, REPAIR & RENOVATION PROJECTS**    \$                    -                    \$3,213,225    \$    3,243,326    \$    6,456,551

**REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS**

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2024-2025	2025-2026	2026-2027	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
1	2,023	Remodel	Citrus Center-EMS Remodel	1	\$2,254,898	\$3,728,947	\$0	\$5,983,845	\$0	\$0	\$5,983,845	PENDING
2	2,023	Remodel	Building Y Remodel	1	\$1,159,338	\$5,013,292	\$3,348,940	\$9,521,570	\$0	\$0	\$9,521,570	PENDING
								\$0			\$0	

\*Total Project Cost includes funding from all sources

**TOTAL REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS**    \$3,414,236    \$8,742,239    \$3,348,940    \$ 15,505,415

**GRAND TOTAL OF ALL PROJECTS**    \$    3,414,236    \$ 11,955,464    \$    6,592,266    \$ 21,961,966

**FLORIDA COLLEGE SYSTEM**  
**CIP 3A CAPITAL PROJECT EXPLANATION**  
**2024-2025 through 2026-2027**

CIP 3A
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<b>College Name</b>	South Florida State College			
<b>Project Title</b>	Citrus Center-EMS Remodel			
<b>Budget Entity Priority</b>	1			
<b>Statutory Authority</b>	Sec. 1013.64(4)(a)			
<b>Type of Project</b>	<b>Renovation</b>	<b>Remodel</b>	<b>New Construction</b>	<b>Acquisition</b>
		X		

**GEOGRAPHIC LOCATION**

Official College Site Number	Site Street Address	City	County
1	600 West College Drive	Avon Park	Highlands

**PROJECT NARRATIVE: SURVEY RECOMMENDATIONS, JUSTIFICATION, & EXPLANATION OF EXTRAORDINARY COSTS (IF APPLICABLE)**

The Citrus Center complex (buildings 3100 and 3200) have served as the home of the College's Emergency Medical Services (EMS) training program for the last 19 years. This building complex was constructed in 1996 and was built for a different purpose. The complex has undergone minor renovations to accommodate the spaces to its current purpose but has not been substantively modified since it was originally placed into service. The buildings are in need of substantive modernization to meet the modern training needs for today's first responders.

**RESERVE ESCROW 0.5% (per s. 1001.03(18)(c) , F.S.)**

Building value: \$3,090,000

Source of valuation for remodel or renovation:  
 1st year escrow deposit amount: \$15,450  
 Escrow funding source: Local Funds

Comments:

Initial Year Requested: \_\_\_\_\_ **Has this project ever been vetoed? If so, list year(s):** \_\_\_\_\_

**List All Proposed Sources of Funding:**

Projected Bid Date/Start of Construction (Month, Year): \_\_\_\_\_ mm-yy  
 Projected Occupancy Date (Month, Year): \_\_\_\_\_ mm-yy

**Funding Educational Specifications Section (must be completed for all first-year priority construction)**

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
<b>Total NSF Used</b>				<b>0</b>	



**FLORIDA COLLEGE SYSTEM**  
**CIP 3A CAPITAL PROJECT EXPLANATION**  
**2024-2025 through 2026-2027**

CIP 3A
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<b>College Name</b>	South Florida State College			
<b>Project Title</b>	Building Y Remodel			
<b>Budget Entity Priority</b>	2			
<b>Statutory Authority</b>	Sec. 1013.64(4)(a)			
<b>Type of Project</b>	<b>Renovation</b>	<b>Remodel</b>	<b>New Construction</b>	<b>Acquisition</b>
		X		

**GEOGRAPHIC LOCATION**

Official College Site Number	Site Street Address	City	County
1	600 West College Drive	Avon Park	Highlands

**PROJECT NARRATIVE: SURVEY RECOMMENDATIONS, JUSTIFICATION, & EXPLANATION OF EXTRAORDINARY COSTS (IF APPLICABLE)**

This building, originally constructed in 1989 and not substantially modified since, houses the College's library, medial lab, and tutoring spaces. The current space design and allocations do not meet the needs of a modern collegiate library. Renovation will allow us to adapt this building to the modern needs for learning spaces

**RESERVE ESCROW 0.5% (per s. 1001.03(18)(c ), F.S.)**

Building value: \$4,915,984

Source of valuation for remodel or renovation: PECO  
 1st year escrow deposit amount: \$24,580  
 Escrow funding source: Local Funds

Comments:

Initial Year Requested: \_\_\_\_\_ **Has this project ever been vetoed? If so, list year(s):** \_\_\_\_\_

**List All Proposed Sources of Funding:**

**Projected Bid Date/Start of Construction (Month, Year):** \_\_\_\_\_ mm-yy  
**Projected Occupancy Date (Month, Year):** \_\_\_\_\_ mm-yy

**Funding Educational Specifications Section (must be completed for all first-year priority construction)**

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
<b>Total NSF Used</b>				<b>0</b>	





**FLORIDA COLLEGE SYSTEM**  
**CIP 3A CAPITAL PROJECT EXPLANATION**  
**2024-2025 through 2026-2027**

CIP 3A
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<b>College Name</b>	South Florida State College			
<b>Project Title</b>	Building B First Floor Renovation			
<b>Budget Entity Priority</b>	3			
<b>Statutory Authority</b>	Sec. 1013.64(4)(a)			
<b>Type of Project</b>	<b>Renovation</b>	<b>Remodel</b>	<b>New Construction</b>	<b>Acquisition</b>
	X			

**GEOGRAPHIC LOCATION**

Official College Site Number	Site Street Address	City	County
1	600 W College Drive	Avon Park	Highlands

**PROJECT NARRATIVE: SURVEY RECOMMENDATIONS, JUSTIFICATION, & EXPLANATION OF EXTRAORDINARY COSTS (IF APPLICABLE)**

The Student Services Center, built in 1994, houses the College's advising, financial aid, cashiering, veterans services, and career services departments on the first floor of the building with the upper floors housing the College's testing center, classrooms and faculty offices. Renovation of the first floor will provide a modern, student focused, space to enhance the delivery of student support services resulting in improved student outcomes. This renovation will reflect the improvements to student support services reflected in the College's adoption of the guides pathways model of advising and student support.

**RESERVE ESCROW 0.5% (per s. 1001.03(18)(c) , F.S.)**

Building value: \$14,985,654

Source of valuation for remodel or renovation:  
 1st year escrow deposit amount: \$74,928  
 Escrow funding source: Local Funds

Comments:

Initial Year Requested: \_\_\_\_\_ **Has this project ever been vetoed? If so, list year(s):** \_\_\_\_\_

**List All Proposed Sources of Funding:**

**Projected Bid Date/Start of Construction (Month, Year):** \_\_\_\_\_ mm-yy  
**Projected Occupancy Date (Month, Year):** \_\_\_\_\_ mm-yy

**Funding Educational Specifications Section (must be completed for all first-year priority construction)**

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
<b>Total NSF Used</b>				<b>0</b>	



**DIVISION OF FLORIDA COLLEGES  
2024-2025 Request for Legislative Action**

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**College: South Florida State College**

**Requested Actions: Property acquisition (land or facilities) or construction of new facility using non-PECO fund source, which will require state operating dollars; or, request for reappropriation of funds from one project to another (survey-recommended) project.**

1. NONE