

# FLORIDA SOUTHWESTERN STATE COLLEGE DISTRICT BOARD OF TRUSTEES

## Agenda Item Summary

Meeting Date: 8/26/2014

1. **Action Requested/Purpose:** Amended 2012/13-2017/18 Facilities Master Plan2. **Fiscal Impact:** ☒ No ☐ N/A3. **Funding Source:** N/A Amount: \$4. **Administration Recommendation:** The Administration recommends District Board of Trustees approval for the Amended 2012/13-2017/18 Facilities Master Plan.5. **Agenda Item Type:**

- ☒ Action Item  
☐ Consent Agenda  
☐ Information Only  
☐ Board Requested Information/Report

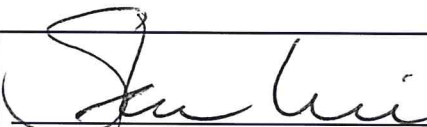
8. **Requirement/Purpose (Include Citation)**

- ☒ Statute 1013.31  
☐ Administrative Code

9. **Background Information:**

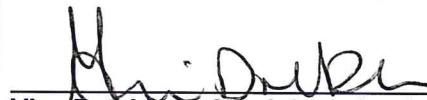
Florida Statutes Section 1013.31 requires that once every five (5) years the college performs an Educational Plant Survey and part of that survey is a Facilities Master Plan. At the Board of Trustees Meeting on May 28, 2013 the Board approved the Master Plan. The administration wishes to amend that Master plan as approved with the addition of a new proposed Student Recreation & Athletic Center and a proposed Student Activities Center on the Lee Campus.

Requested By:



Steve Nice, Director, Facilities Planning &amp; Development

Funding Verified by:



Vice President, Administrative Services

Approved For Agenda by:



President

The Lee County Campus of Florida SouthWestern State College was established in 1963 and is situated on ±142 acres in South Fort Myers with ± 37 academic and support buildings totaling over 900,000 GSF. The Lee County Campus is the oldest and largest of the campuses in the District and serves as the College's Main Campus. Currently the Lee Campus serves ± 24,374 students and over the past five years (since the last Master Plan Update) has seen an increase of 5,286 students for an average 5.5% growth per year. It is important to note that even this modest growth occurred as a result of rapid growth in 2009-10 and 2010-11 followed by reductions in the preceding years. Despite the marginal growth the overall utilization of Classroom / Laboratory space, over the same period of time, has actually dropped from ± 129% / 115% in 2008 to 106% / 99% for the fall 2013 census. This can be attributed to the additional square footage added to the Campus inventory.

The previous (2008) Master Plan Document was quite ambitious and was structured to meet needs on an anticipated 5% – 10% per year in student enrollment. The Master Plan envisioned over 650,000 GSF of new instructional and Support Space and two parking structures to handle the anticipated growth. While not fully executed, some of the goals of the previous Master Plan Update have been accomplished. The Campus has seen the addition of approximately 306,000 GSF of academic and support space including the Nursing Building, Building 'U', the Remodeling and Addition of the Edison Collegiate High School and Phase I of the Lighthouse Commons residential facility. In addition, 4 new parking lots have been added totaling ± 570 spaces and the Summerlin Road improvements were made. All these improvements have been developed in concert with the approved 2008 Master Plan. Lee Campus has seen two very significant achievements; 1) The addition of the Collegiate (Charter) High School; and 2) the addition of the College's first Student Residential Community both of which were not only envisioned in the Master Plan but was the collective vision of the College Leadership and Board of Trustees.

The obstacles to the full realization of the 2008 Master Plan Goals can be attributed in large part to the leveling of growth, particularly the past three years. The unrealized growth projections are not solely the obstacle however, the economic environment at the local, state and national levels has drastically reduced the PECO and other sources of funds necessary to fund the capital improvements goals of the Master Plan.

In reviewing current conditions with the Campus Leadership, there is little evidence to support a significant shift or improvement in the obstacles which lead to the unfulfilled goals of the Previous Master Plan Update. Given this uncertainty the Master Planning Team has narrowed the focus of this Master Plan Update, with few exceptions, to the statutory required five year window. For this five year Planning Window (by projecting the 2012-13 increase over 2011-12 of 1.3%) it reasonably anticipated the census of the Lee Campus to experience a



total growth of 5% to 8% (1% - 1 ½ % annually) over the 2012-13 census for an increase of 1243-1884 additional students.

Given the additional inventory recently added to the campus and the current utilization rate of the facilities, it is believed that the modest growth projected can be absorbed with the existing inventory of instructional and support facilities. With the uncertainty of both in enrollment growth and in the availability of capital improvement funds, establishing the Goals and Priorities for this Master Plan Update for the Lee Campus has been focused more on the redevelopment and improvement to the Colleges existing inventory to better address the shifts in academic focuses and to better utilize these assets. Additionally this Master Plan Update recommends a few strategic improvements to better situate the Campus to deal with a more robust growth beyond the five year planning window.

The specific recommendations of this Master Plan Update include:

**Recommended Redevelopment of Existing Buildings:**

- **Bldg. G** – Information & Technology - Recommendations include the remodeling of both floors of the 22,173 building improving the district wide information and technology infrastructure, support and training facilities (including a new District Central Server System).
- **Bldg. S** – Taeni Hall – Recommendations include the remodeling of portions of the 1<sup>st</sup> Floor to provide for a New College “Welcome Center” improving the College’s ability to attract and retain prospective students. Additionally, the recommendation includes partial remodeling of the Second Floor Student Service areas to enable Student Service staff to provide services to existing and potential students in a more efficient and convenient manner.
- **Bldg. H** – Leonhart Hall - Recommendations include the remodeling of the 1<sup>st</sup> floor into modernized general classrooms and lecture halls and the 2<sup>nd</sup> floor into modernized general science laboratories.
- **Bldg. Q** – Howard Hall – Recommendations include the remodeling of both the 1<sup>st</sup> and 2<sup>nd</sup> floors to expand the Student Services Support offerings and to enable Student Service staff to provide services to existing and potential students in a more efficient and convenient manner.
- **Building I** – Robinson Hall – Recommendations include remodeling the 1<sup>st</sup> floor to expand and better utilize existing space expanding the administrative operations.

- Building B – Gresham Hall – The College's strategic shift to a 4-year bachelorette based institution, including the addition of on-campus student housing, has led to the College Leadership to reconsider the importance of Student Activities in attracting potential students to Florida SouthWestern State College. This recommendation includes the remodeling of the 1<sup>st</sup> floor to return the building to its previous function as a Student Activity Center with the goal of facilitating the return of some Intermural Athletic programs to the Campus.

**Recommended Additions and Improvements:**

- 1.) Student Recreation and Athletic Center – To support the College's goal of reintroducing competitive and intermural athletics to the Student' College experience this recommendation includes the addition of a  $\pm$  75,000 square foot Student Recreation and Athletic Center which will provide a  $\pm$  3000 seat NCAA compliant competitive Gym and supporting athletic activities.
- 2.) Student Activity Center – To further enrich of both the Resident and Commuter Students On-Campus experience a  $\pm$  20,000 (two Story) square foot Student Activity Center is proposed. The proposed Student Activity Center is anticipated to house student activity space, student government and meeting space and other supporting student service.
- 3.) Phase II – Lighthouse Student Housing - When occupancy of Phase I reaches 100%, and demand warrants it, the recommendation includes the addition of Phase two of the residential complex. The number of units should be determined based on the demand. Additional parking to serve the residential expansion should also be included with this addition.
- 4.) Proposed Athletics Fields - Recommendation includes the addition of multipurpose athletic fields including: Baseball, Softball and Soccer to facilitate the return of some Intermural and Competitive Athletic Programs to Campus.
- 5.) West Property Acquisition - It is highly recommended that the College continue to pursue the acquisition of the property directly west of the Campus and directly south of the property the College already owns. It is believed that this acquisition is beneficial to the College as it enables the College to add access from the west off Winkler drive, something essential once more robust growth returns in the future. The additional property will also provide for additional water management space necessary for further development.



### **Future Additions and Improvements**

Beyond the five year planning window, there are a few key recommendations which are believed to be necessary to provide the capacity for the Campus to grow to meet the needs of coming decades. Some of the future improvements include;

- 100.) West Access Road - With the acquisition of the property west of the Campus, this recommendation includes the addition of a future access road from Winkler Ave. to Edison Parkway. This West Road will provide needed access for the western portions of the County easing congestion on the existing intersection at College Parkway.
  - 101.) Future Administrative/Support – The recommendation includes the addition of a New Administrative Building on an one of the western outparcels to provide additional Administrative, Finance, Human Resource and Support Services. The additional administrative capacity will free up existing square footage in the Campus Core which will be needed to expand instructional space.
  - 102.) Future Shipping and Receiving – Due to its insufficient size and the access difficulty the existing Shipping and Receiving facilities (Bldgs. E, F and DD) are recommended to be replaced with a new facility located on one of the western out parcels. This location will not only provide for an expansion of functional space, but will take advantage of the proposed Winkler entry to provide more convenient access for deliveries without adversely impacting the internal campus circulation.
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- 103.) Future Parking Structure(s) – As envisioned in the previous Master Plan Update, it is recommended that the College continue to research viable funding models to enable the construction of one to two new parking structures in the future. The Lee Campus is largely land locked and in order for a more ambitious Development Plan to be deployed in the future many of the existing surface parking lots will need to be considered for building expansion. The proposed parking structures will not only allow for the additional parking space required for expansion but by consolidating the existing parking into vertical structures, it will enable building additions to be planned over existing parking lots providing for needed instructional and support expansion close to the campus core and within the acceptable standards for pedestrian friendly campus design. With easy vehicular ingress and egress and access and close proximity to the campus center core – parking lot P2 (south of the Nursing Building) and lot P6S (west of BB Mann) represent the most viable location for these structures. This would have the potential providing for Instructional or Support buildings to be placed on existing parking lots; P1A and P1B (east of Gresham Hall); P3, P4 and P5 (on the north and west edge of the Campus Core); P6S, P7 and P8 (on the south and east edge of the Campus Core).

