

Pensacola State College
Facilities Planning and Construction


Phone: 850-484-1175

Fax: 850-484-1863

Memorandum

DATE: June 6, 2019

TO: Dr. Ed Meadows, President



Approved

FROM: Diane Bracken, Director Facilities Planning and Construction

SUBJECT: Facilities Agenda - June 18, 2019 District Board of Trustees Meeting

Action Items:

1. Approve FY 2020-21 through 2024-25 College Capital Improvement Plan (CIP) -
Legislative Budget Request

**FLORIDA COLLEGE SYSTEM
CAPITAL IMPROVEMENT PLAN &
LEGISLATIVE BUDGET REQUEST
FY 2020-21**

TRANSMITTAL FORM

COLLEGE: PENSACOLA STATE COLLEGE

APPROVED BY BOARD OF TRUSTEES JUNE 18, 2019

(DATE)

SIGNATURE OF PRESIDENT OR DESIGNEE _____

Print Name C. EDWARD MEADOWS

Title PRESIDENT

DATE JUNE 20, 2019

CONTACT PERSON DIANE BRACKEN

TELEPHONE 850-484-1175

FLORIDA COLLEGE SYSTEM
CIP 3A PROJECT EXPLANATION
2020-21 through 2024-25

College Name	Pensacola State College			
Project Title	Baars Math and Technology Building (Replacement for Facility 1)			
Budget Entity Priority	1			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project (*)	Renovation	Remodel	New Construction X	Acquisition
GEOGRAPHIC LOCATION	1000 College Boulevard, Pensacola Site street address, City		COUNTY: Escambia	
Official College Site Number	1			

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

The College's September 2008 Survey recommends construction of educational space on the College's Pensacola Campus. The Survey recommends the facility be constructed to provide the College with classrooms, vocational laboratory space, non-vocational laboratory space, offices, instructional media space, student services space and support service space. This new facility will replace the current Baars Building (Facility 1) which will be demolished as a result of a Castaldi Study dated September 2008. The construction of this facility will enable the College to more adequately serve the student base. The current facility, due to its age (61 years), does not meet code and is extremely inefficient with both HVAC and electrical systems, and will not support the current instructional technology needs.

The approved demolition and replacement of the Baars Building (Facility 1) will provide students with safe, modern classrooms, new and functional math labs, technology labs, student service facilities, and support service areas. The original building was designed in the early 1950s and has been in use since the mid 1950s. It is not possible to renovate the existing building to allow for the use of current, much less future, technology. In order to support our students and provide them the quality education they deserve, replacement with the Baars Math and Technology Building is the College's number one new construction priority.

Construction of this modern STEM facility will allow the College to design instructional and technical training spaces in such a way as to provide work-ready individuals for many industries in the local and regional area. The critical need for technology, engineering, and math graduates has already been established by the business community and the College. The College continues to work in concert with local business and industry and chambers of commerce to identify and plan programs for future workforce needs. This will allow the College to plan laboratories and instructional spaces that can be used well into the future.

Initial Year Requested: 2008 **Has this project ever been vetoed? If so, list year(s):** No

List All Proposed Sources of Funding:
PECO, Private

Projected Bid Date/Start of Construction (Month, Year): July-20
Projected Occupancy Date (Month, Year): January-22

Funding Educational Specifications Section (must be completed for all first-year priority construction)				
Date of Survey	Survey Recommendation #	Survey Recommended Total NSF	NSF Used	Student Stations Used
09/16/2008	1.03, 1.26, 1.34,	71,173	71,173	1434
	1.40-1.41, 1.46,			
	1.48-1.50			

CIP 3B COST WORKSHEET

Pensacola State College

Baars Math and Technology Building (Replacement for Facility 1)

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs		0	342.29	0.9	\$0
Library		0	264.08	0.9	\$0
Vocational Labs		0	342.29	0.9	\$0
Offices		0	351.53	0.9	\$0
Auditorium - Exhibits		0	359.43	0.9	\$0
Instructional Media		0	239.88	0.9	\$0
Gymnasium		0	261.93	0.9	\$0
Student Services		0	334.89	0.9	\$0
Support Services		0	239.88	0.9	\$0
TOTAL	61,049	71,522	<i>Wt. Avg. 320.98</i>		
New Construction Cost					
REMODELING/RENOVATION*	NSF	GSF	\$/GSF*		Const. Cost
					\$0

Remodeling/Renovation Cost* \$0

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.
 Base Construction - New & Rem/Rem \$0
 Site development/improvement** (2.6%) \$0
Total Base Construction Costs \$27,605,252

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

SCHEDULE OF PROJECT COMPONENTS	ESTIMATED EXPENDITURES				
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)	\$27,605,252				
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$27,605,252	\$0	\$0	\$0	\$0
PECO Funds	\$27,230,252				
Other Funds:	\$375,000				
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)	\$276,053				
2) A/E fees (7.8%)	\$2,153,210				
3) Inspection Services*** (sugg. 0.5%)	\$138,026				
4) On-site representation (1.3%)	\$358,868				
5) Other prof. services*** (sugg. 0.5%)	\$138,026				
c. Testing/surveys (2.2%)	\$607,316				
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)	\$276,053				
f. Movable equipment/furnishings (10.2%)	\$2,943,732				
Subtotal: OTHER PROJECT COSTS	\$6,891,284	\$0	\$0	\$0	\$0
PECO Funds	\$6,891,284				
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$34,496,536	\$0	\$0	\$0	\$0
PECO Funds	\$34,121,536	\$0	\$0	\$0	\$0
Other Funds:	\$375,000	\$0	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
Private	375,000	2014/2015	1,000,000
		2016/2017	8,000,000
		2018/2019	3,000,000
TOTAL:	375,000	TOTAL:	12,000,000

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS \$34,496,536

CIP 3C SCORING WORKSHEET

Pensacola State College

Baars Math and Technology Building (Replacement for Facility 1)

RETURN ON INVESTMENT

Part 1: EMSI Benefit Cost Ratio

Economic Modeling Specialists, Inc. (EMSI) impact model Benefit Cost Ratio (will prepopulate):
 Conversion to 10-point scale:
 Weight factor:
 Subtotal ROI Part 1:

Part 2: Life-Cycle Cost

	<u>Project Life (years)</u>			
Identify project type:	Renovation	10		
	Remodel	20		
	Replacement/New Construction	50		
	Renovation/Utilities Upgrade	See below		
Project Cost	\$34,496,536 /Project Life	<input type="text" value="50"/>	=Annualized cost	<input type="text" value="\$689,931"/>
Annualized Cost	\$689,931 /Project gsf	<input type="text" value="71,522"/>	=Life-Cycle Cost	<input type="text" value="9.65"/>

Annual leasing cost per square foot identified using FL Dept. of Management Services Master Leasing Report and location of project:

City/Region Leasing \$/sf/year:	<input type="text" value="24.59"/>
Difference (Annual leasing cost - Life-cycle cost)	<input type="text" value="14.94"/>
Life-Cycle ROI % = (Difference / Life-Cycle Cost)*100	<input type="text" value="154.8187"/>

Conversion to 10-point scale - Systemwide: The points for this section will be determined by the Division once all projects have been reviewed. The project with the highest Life-Cycle ROI percentage will set the 10-point mark, and all other projects will be scored against it. This will reduce the possibility for projects to score the same number of points.

Conversion to 10-point scale - by College: Once all projects have been reviewed and Life-Cycle ROIs calculated, identify the project with the highest Life-Cycle ROI percentage. This will be the 10-point mark for your college. Use this percentage (ex. 257.4563) in box F34 below. Divide the other project percentages by that percentage and multiply by 10 (use 2-4 decimal places). The resulting Life-Cycle Cost points will calculate in boxes F35 and G40. The points for this section are weighted and will calculate automatically in the Subtotal ROI Part 2 box H42.

Calculated Life-Cycle ROI for this project:	<input type="text" value="154.8187"/>
Highest calculated Life-Cycle ROI for all projects:	<input type="text" value="255.8611"/>
Life-Cycle Cost Points:	<input type="text" value="6.0509"/>

For a Renovation/Utilities Upgrade Project, or a project that does not involve an easily calculated \$/sf cost, use the EMSI Benefit Cost Ratio Conversion to 10 points scale number from G8 as the Life-Cycle Cost Points in box G40 below.

Life-Cycle Cost Points:	<input type="text" value="6.0509"/>
Weight factor:	<input type="text" value="0.2"/>
Subtotal ROI Part 2:	<input type="text" value="1.2102"/>

Part 3: Space Utilization

The single best measure of space utilization is number of hours per student station per week. Reported classroom and lab space utilization percentages for fall semester, 2018, have been averaged for each college and will prepopulate below.

Average space utilization rate for college:

Conversion to 10-point scale:	Percentage	Points	Percentage	Points
	<0	0	76-90	6
	0-15	1	91-105	7
	16-30	2	106-120	8
	31-45	3	121-135	9
	46-60	4	136+	10
	61-75	5		

Space Utilization Points (Based on %)	<input type="text" value="5"/>
Weight factor:	<input type="text" value="0.1"/>
Subtotal ROI Part 3:	<input type="text" value="0.5"/>

Total ROI Points

PROGRAM

For this project, please identify any Science, Technology, Engineering, Math (STEM) program component(s) and/or any High Skill/High Wage (HS/HW) program component(s). This information should be in the survey recommendations and narrative. (Add rows if applicable.)

Survey Rec #	Date approved	Program info
1.34	9/16/2008	Math Laboratories

There are five categories, please assign points as follows:

- 1) Project does not include STEM or HS/HW program component and does not provide any support for a facility or facilities that house such a program. **Points: zero (0).**
- 2) Project does not include a specific STEM or HS/HW program component, but does provide either building support or campus/collegewide support. **Points: 2.5.**
- 3) Project includes general classrooms which could be used for STEM instruction. **Points: 5.**
- 4) Project includes an identifiable STEM or HS/HW program component. **Points: 7.5.**
- 5) Project includes multiple identifiable STEM or HS/HW program components. **Points: 10.**

Program Points:

COLLEGE PRIORITY ORDER

Projects should be assigned points based on their overall order of priority request by the College.

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625

Priority Points:

AGE

Age is the factor used to gauge the general need of the proposed renovation, remodel, or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide or college-wide projects should use an average age. Points to be assigned as follows:

Age	Points	Age	Points
0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

Age Points:

FUNDING AVAILABLE

Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, should be included.

- Examples: Project is 5% (or 0.05) funded = 0.5 points
 Project is 87% (or 0.87) funded = 8.7 points

% Funded Points:

TOTAL POINTS:

Include the total points in the SCORE column on the CIP 2 for each project.

Cost Management Recap



Sort Sequences:
 1. Sec
 2. Sub
 3. Divisions
 4. Not Used

Estimate File: :18010_Edit01.est - PSC BAAR'S TECHNOLOGY BUILDING REPLACEMENT,
 PENSACOLA, FL
 Estimator: K. Sharpe/A. Albay
 Primary Project Qty:70239 SF
 Secondary Project Qty: 3 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

2:55:43PM

2/20/2018

Description	Unit\$	Total \$
Total Division 01 GENERAL REQUIREMENTS		\$2,116,326
Total Sub 00 GENERAL REQUIREMENTS & GENERAL CONDITIONS		\$2,116,326
Total Division 03 CONCRETE		\$1,775,788
Total Division 04 MASONRY		\$997,191
Total Division 05 METALS		\$1,768,408
Total Division 06 WOOD & PLASTICS		\$17,920
Total Division 07 THERMAL & MOISTURE PROTECTION		\$1,372,967
Total Division 08 DOORS & WINDOWS		\$2,475,755
Total Division 09 FINISHES		\$2,370,316
Total Division 10 SPECIALTIES		\$332,996
Total Division 11 EQUIPMENT		\$33,654
Total Division 12 FURNISHINGS		\$488,989
Total Division 14 CONVEYING SYSTEMS		\$195,000
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$335,427
Total Division 22 PLUMBING		\$531,105
Total Division 23 HVAC WORK		\$2,638,996
Total Division 26 ELECTRICAL WORK		\$1,905,854
Total Division 27 COMMUNICATIONS SYSTEMS		\$246,675
Total Division 28 SAFETY & SECURITY SYSTEMS		\$289,240
Total Sub 01 BUILDING		\$17,776,280
Total Division 02 EXISTING CONDITIONS		\$375,951
Total Division 23 HVAC WORK		\$94,671
Total Division 26 ELECTRICAL WORK		\$390,962
Total Division 31 SITEWORK		\$579,159
Total Division 32 SITE IMPROVEMENTS		\$1,995,706
Total Division 33 SITE UTILITIES		\$230,731
Total Sub 02 SITEWORK		\$3,667,179
Total Division 36 BONDS & INSURANCE		\$609,994
Total Division 37 WARRANTY		\$12,422
Total Division 50 ESCALATION COSTS		\$828,158
Total Division 80 CONTINGENCY		\$1,380,263
Total Division 90 OVERHEAD & FEE		\$1,214,631

- Sort Sequences:
1. Sec
 2. Sub
 3. Divisions
 4. Not Used

Estimate File: :18010_Edit01.est - PSC BAAR'S TECHNOLOGY BULDING REPLACEMENT,
 PENSACOLA, FL
 Estimator: K. Sharpe/A. Albay
 Primary Project Qty:70239 SF
 Secondary Project Qty: 3 FLRS
 Estimate UM: Imperial

Report includes Taxes & Insurance.

2:55:43PM

2/20/2018

Description	Unit\$	Total \$
<i>Total Sub 99 INSURANCES, BONDS, WARRANTIES, CONTINGENCY, & FEE</i>		\$4,045,468
<i>Total Sec BB BASE BID</i>		\$27,605,252

**Higher Educational Facilities
Return on Investment**

Institution: Pensacola State College (PSC)

Project: Baars Math and Technology Building (Critical replacement of 61 year-old facility 1)

Total Project Cost: \$34,496,536

Previous Funding (State and Local): \$12M state PECO & \$375,000 local government

Current Request: \$22,121,536.00 (\$19,177,804 construction; \$2,943,732 FF&E)

STEM (Yes or No): YES

Contact Person (Name, Position, Phone No.): Dr. C. Edward Meadows, President, 850-484-1700
& Sandy C. Ray, Director Government Relations, 850-572-3279

This is a tool developed by a collaborative group of stakeholders designed to facilitate the identification of return on investment metrics for higher education facilities. Check any box(es) that apply, provide a quantitative explanation, and identify the term or years in which ROI information is projected.

Pensacola State College, a public college in the Florida College System, is essential to responding effectively to local, regional, state, national, and global educational and employment opportunities and demands. PSC will strategically contribute to the region's long-term intellectual and economic potential through innovative and affordable means to maximize student success and workforce productivity.

1. Number of Additional Degrees and Certificates Produced and How Those Degrees are Meeting the Needs of our State (Job Openings, Average Wages of those Job Openings)

Explanation:

- a. The project (Baars STEM building) strengthens the College investment to Pensacola and responds to regional growth among the manufacturing and aviation clusters like VT Aerospace's current construction of a Maintenance, Repair and Overhaul (MRO) facility at Pensacola International Airport. The STEM Building will house programs in cyber security, math, aerospace, and applied technology.
- b. PSC anticipates increased attendance in advanced STEM degree programs with the construction of the Baars Building designed with labs and shops. New certificate and degree programs also position PSC as a regional supplier of aerospace talent.
Phase 1: Associate of Science in Avionics Technology with stackable certificates.*
Phase 2: BAS in Aerospace Project Management and BAS in Aerospace Sciences.*
Phase 3: Integrate aerospace components with existing curricula.*

*The phases listed here are expounded upon below in 'Other Pertinent Information.'

- c. Projected job openings:
 - Computer Information Technologies: Navy Federal is expanding its operations in Workforce Region 1 by 5,000. The company will also be adding to its 280 IT professionals earning an average salary of \$65,000-80,000.
 - Engineering Technologies (advanced manufacturing): Workforce Region 1 industry expects growth and demand for specialized and industry certified talent in process technology, industrial maintenance, instrumentation and electrical technology – the average wage is \$68,635 (Chamber).
 - Aviation: VT Mobile Aerospace Engineering, Inc. (VT-MAE) signed a lease in September 2014 and is building a new Maintenance, Repair, and Overhaul (MRO) facility at the Pensacola International Airport with expected completion in 2018. The average annual wage for high impact positions is \$41,000.

2. Number of Additional Students Served and the Benefits/Efficiencies Created (increase graduation rate, alleviate waitlist, increase academic support, etc)

Explanation:

- a. Replacing the 61 year-old Baars Building is a crucial project to Workforce Region 1; a functional and reliable educational facility that will enable hands-on learning while enriching student curriculum. The workforce skills training facility will support increased student interest, creativity, retention, and leverage recruitment efforts. PSC best serves the community by partnering with regional employers to close the skills/occupation gaps in the Northwest Florida region through workforce training which relies upon educational workspaces that compel collaboration.
- b. The economic impact for Workforce Region 1 will improve by encouraging local high school graduates to continue their career path locally. The project is critical as PSC offers nontraditional and low-income students high-skilled training for high wage occupations. The College assists students in gaining marketable job skills in qualified career and technical education (CTE) programs that meet local workforce needs. PSC offers over eighty CTE programs which include Associate of Science degrees and Technical and Vocational certificates. Additionally, many graduates chose to improve their employability and increase their career opportunities by earning a Bachelor of Applied Science.
- c. The project provides PSC with greater potential to respond to the impending economic development needs in Workforce Region 1. The completed Baars Building will have functional instructional space and the development of a regional aerospace program. The projected enrollment increase is 10% over the next five years in mathematics, information technologies and aerospace certificate and degree programs.

3. Amount of Additional Research Funding to be Obtained; Patents Awarded

4. Project is in an Area of Strategic Emphasis as Determined by the Board of Governors' Gap Analysis or the DEO's State or Regional Demand Occupations Lists

Explanation:

- a. The Greater Pensacola Chamber, in late 2013, commissioned a regional study of the talent supply needs in order to understand and promote economic development. The study identified workforce/education training needs in two primary clusters: information technology (IT) and advanced manufacturing. The Baars Building project promotes economic growth by building infrastructure to support occupations that will increase the region's salary average currently at \$46,345 (Chamber). In January 2014, Workforce Escarosa, Inc. supported plans for PSC to add new advanced training programs in Cyber Security and Architectural Design and Construction. The IT cluster overlaps with the advanced manufacturing cluster by also offering high wages in return for high skillsets and a working knowledge of the technologies.
 - Information Technology Cluster: DEO Occupational List projects that Florida will experience an overall 14% increase in computer specialist occupations. In 2013, Workforce Region 1 GAP Analysis identified a need of approximately 1,092 individuals over the next five years to meet current and expanding economic demand in the region (Chamber).

Workforce Region 1 Occupation	Average Salary	Projected Annual % Increase
Computer Network Architects	\$70,000	2.00%
Computer Systems Analysts	\$87,000	1.87%

(2015-16 Regional Demand Occupations Lists).

- b. PSC as of 2016, offers the Bachelor of Applied Science (BAS) degree in Cybersecurity. The degree is built on the eight fundamental domains identified in the world renowned ISC2 Certified Information Security System Professional (CISSP) Certification. Graduates of this BAS degree program who enter from the preferred academic pathway, Associate in Science in Cybersecurity, will be prepared to earn 17 industry standard certifications (9 in the associate level and 8 at the baccalaureate level). These certifications have been identified by industry partners as highly desirable in employees, provide quantifiable knowledge and skills in a specific technology, and are recognized worldwide.
 - Advanced Manufacturing Cluster: DEO Occupational List projects that Florida will experience an overall 11% increase in architecture and engineering occupations. As of 2013, a gap in Workforce Region 1 was identified after analysis noting that current formal training will not meet the forecasted growth of 745 additional workers to the region’s eight manufacturing occupations. In 2013, the region over the next five years is anticipated to reach a total demand of 2,150 new and replacement workers in manufacturing; which includes the demand created from new economic development projects (Chamber).

Workforce Region 1 Occupation	Average Salary	Projected Annual % Increase
Surveying and Mapping Techs	\$39,000	1.75%
Industrial Machine Mechanics	\$49,000	1.30%
Welders, Cutters, Solderers	\$34,000	3.05%
Construction & Building Inspectors	\$54,000	2.27%

(2015-16 Regional Demand Occupations Lists)

- Additionally, DEO Occupational List projects that Florida will experience a 17.2% growth in position available for avionics technicians 2014-2022.

Workforce Region 1 Occupation	Average Salary	Projected Annual % Increase
Aircraft Mechanics and Service Technicians	\$54,000	1.31%

(2015-16 Regional Demand Occupations Lists).

- c. PSC plans to expand its advanced manufacturing programs in addition to offering critical aerospace training programs. PSC has a phased program planned for aerospace to meet Workforce Region 1’s needs (see below Other Pertinent Information). Program development, however, hinges upon the award of this project. The brick-and-mortar strategy dedicates portions of the Baars facility to aerospace programs. The College plans to partner with VT MAE as the future employer commits to operating a MRO facility in spring 2017 neighboring the College.

5. Improves Ranking of a Preeminent Program or Improves a Performance Funding Metric Explanation:

- a. PSC student retention and success rates will dramatically improve when the infrastructure is established and provides students with the technology utilized in the workforce. The project also leverages industry cooperative education opportunities (co-op). The ability to offer programs resulting in immediate employment will increase enrollment numbers. The need in the local area for trained, skilled employees and the College’s ability to provide workers will result in increased placement levels.

Pensacola State College STEM Facility

6. Increase Business Partnerships - Lead to Guaranteed Internships and Jobs for Students

Explanation:

- a. Computer Information Technologies: Navy Federal Credit Union is expanding its operations in Workforce Region 1. As this major employer continues enlarging in Pensacola, increases the need for IT employees. Additional local employers who may partner with PSC include: AppRiver, Baptist Health Care, and Global Business Solutions, Inc.
- b. Engineering Technologies (manufacturing cluster): PSC students in 2014-2015 participated in co-ops to receive on-the-job training for CNC machine operation and welding at local employers such as: General Dynamics-OTS, Jones Welding, Co., and Quality Assurance Machinery & Design, LLC.
 - PSC will work with VT Mobile Aerospace Engineering, Inc. (VT-MAE) to provide program training for 200-300 new jobs coming to the region. The potential includes hiring an additional 1,000 workers when the operation is fully developed.
- c. The courses offered in cyber security, project management, and aviation may attract future business partners that send or their employees to receive workforce training or certificates.

7. Project Improves the Use, either Operationally or Academically, of Existing Space

Explanation:

- a. The project will demolish the current 1950s building that is slated for demolition per the Department of Education in 2008. The project will provide a functional, efficient, and effective STEM facility with classrooms that meet the required technological standards for instruction and delivery. Currently classrooms, due to age and condition, lack the expected minimums of IT infrastructure. The existing infrastructure housing math and science programs, along with any engineering courses, cannot support current STEM standards of technology. The proposed project improves the educational spaces for mathematics, engineering and advanced manufacturing programs which are core curriculum for the workforce of today. Upon completion of the project, some of the College technology programs currently located in the science building will move to the new Baars Building. The shift in location will also allow improvements to the science building providing a much needed science laboratory.
- b. The College math lab assists thousands of students per year. The project will allow for greater student success in programs in information technology, engineering, and advanced manufacturing. As a state college, many students struggle both academically and financially. Thousands of students utilize support services such as coaching and scholarship assistance. The nontraditional, low income students typically lack reliable access to internet and computers at home, so many of these students utilize the library and computer labs to complete course work; including their online courses. Students utilize the library and computer labs for computer and internet access to students on the Pensacola campus seven days a week.
- c. The site location of the current Baars building is on approximately 6.5 acres. The new building design will free up land on the existing parcel and eliminate the need to acquire additional land to build a facility. As the College prepares to educate more work-ready students, the facility is being designed to efficiently meet current higher education and workforce needs while allowing for future growth.

8. Contribution of Local Funds Through Matching Grants, Property Donations, etc.

Pensacola State College STEM Facility

Explanation:

- a. Local government has contributed \$125,000.
 - b. An estimated \$1 million will be raised from local business contributions towards scholarships, using the College to send employees for workforce training, and partnering to offer student internships and apprenticeships.
 - c. College leadership is working with the PSC Foundation and private donors to secure funds for operations, activities, scholarships and endowments specific to the Baars STEM facility.
9. Reduces Future Deferred Maintenance Cost and Extends the Life of the Facility by Bringing the Project up to Existing Standards (cost-benefit analysis of renovation or new facility vs. maintenance). Explanation:
- a. Deferred maintenance needs will be eliminated by the demolition of this 1950s building and will allow room for construction of a functional STEM facility. Replacing a 61 year-old inefficient building with a new efficient building will result in much needed energy cost savings of \$100,000 per year according to the 2013 condition survey (Schmidt Consulting Group). The College has been prudent when expending money for patchwork repairs and has held off on installing IT infrastructure in the classrooms.
 - b. A study of conditions (Castaldi Study) for the existing 61 year-old Baars Math, Engineering and Technology Building is available for review upon request. The Baars Building, since 2008, is slated for demolition by the Department of Education. The existing facility infrastructure (electrical, mechanical, plumbing, communications, etc.) has safety-to-life issues that continue to worsen and are not feasible to upgrade. It would be cost prohibitive, if not impossible, to remodel the building for instructional use with current technologies required.
 - c. The cost of the new equipped facility is approximately \$29 million. The request for a state appropriation of \$20 million this year will begin demolition, construction and provide for equipment/furnishings required for completion.
10. Projected Facility Utilization Rate
- Explanation:
- a. The project will provide functional instruction space for the existing math department, the college's other STEM programs, and allows for the growth and relocation of several existing technology programs. The current utilization rate for existing technology laboratories exceeds 100%. Relocation of the technology programs will allow for the remodeling and growth of science laboratory space.
11. Current/Projected Campus Utilization Rate
- Explanation:
- a. The project will increase campus wide facility utilization, drawing new students to the STEM programs; which will increase the utilization of facilities housing general and foundational courses. The current campus utilization rate is 54% for classrooms and 99% for laboratories. The project (Baars STEM building) increases the campus utilization rate to a projected 76% for classrooms. The Baars STEM building will have technologically enhanced classrooms and laboratories that meet the region's workforce needs, while foundational course for the new majors will be offered in other buildings on campus.

Other Pertinent Information:

Aerospace Program Development

Phase 1

PSC will offer an Associate of Science Degree in Avionics Technology. The content of this degree includes repair and installation of airborne radio communications, radio navigation and radar equipment systems in accordance with regulatory requirements. Also included is instruction in the basics of AM and FM transmitters and receivers and avionics equipment.

As a part of Phase 1, the College will also offer stackable advanced certificates in Aircraft Coating and Corrosion Control Technology, advanced aircraft structures, blue print reading, composites, technical writing, cost control, HR management, design repair schemes, and project management. These stackable certificates will transfer into the BAS degrees identified in the second phase.

Phase 2

The second phase includes the development and offering of two BAS degrees:

1. **BAS in Aerospace Project Management** Individuals holding an A&P license and/or a related AS degree will be eligible for admission into the BAS in Aerospace Project Management degree program. Advanced aerospace-related certificates will also articulate into the Aerospace Project Management degree. This degree will help individuals move into management and supervision positions with companies that repair and maintain aircraft.
2. **BAS in Aerospace Sciences** This degree will allow flexibility for students to customize their program to meet individual career goals. The curriculum will prepare individuals for mid-level management positions in the aircraft repair and maintenance field. Human resources management and leadership, cost control, information systems related to aviation repair, scheduling, and designing repair schemes, as well as technical writing skills, will be included in the upper-level curriculum of this degree program.

Phase 3

The final phase includes the full integration of appropriate existing programs and new programs to position PSC as a regional supplier of aerospace talent. For example, this integration would include the AS degree in Engineering Technology to have the current Computerized Numerical Control (CNC) classes design, rapid prototype, and machine aerospace components.

Engineering Technology

PSC will house its engineering technology programs in this facility. The programs include:

- Advanced Manufacturing
- Mechanical Design
- Fabrications
- CNC Composite Fabrication
- Programmers

Cyber Forensics

The associate degree in Cyber Forensics will be housed in this facility as well as the Cyber Security Associate Degree and the Bachelor of Applied Science in Cyber Security.

Computer Information Technology

Other programs also to be housed in this facility are:

- Voice and Data Cabling Certificate
- Network Communication Certificate
- Wireless Communication Certificate
- Cisco Certified Network Associate

2015-16 Regional Demand Occupations Lists. (2015). Retrieved October 13, 2015, from Department of Economic Opportunity: <http://www.floridajobs.org/labor-market-information/publications-and-reports/labor-market-information-reports/regional-demand-occupations-list>

Chamber, G. P. (n.d.). *Labor Market Analysis for Information Technology and Advanced Manufacturing.* Retrieved March 22, 2015, from Greater Pensacola Chamber: <http://pensacolachamber.com/wp-content/uploads/2012/05/Greater-Pensacola-GAP-Analysis.pdf>

**FLORIDA COLLEGE SYSTEM
CIP 3A PROJECT EXPLANATION
2020-21 through 2024-25**

College Name	Pensacola State College			
Project Title	Roadway/Parking Asphalt Improvement/Replacement			
Budget Entity Priority	2			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project (*)	Renovation	Remodel	New Construction	Acquisition
	X			
GEOGRAPHIC LOCATION	Pensacola, Milton and Warrington Campuses		COUNTY: Escambia and Santa Rosa	
	Site street address, City			
Official College Site Number	1, 3, 4			

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

Pensacola State College is one of the oldest colleges in the State of Florida. As such, many of our major infrastructure systems have reached or surpassed their useful life. One of those major systems is the College's pavement, ie our asphalt roadways and parking lots on the Pensacola, Milton and Warrington Campuses. All three campuses have severe pavement failure resulting in significant cracking and large potholes. The College has an existing pavement Evaluation report for each campus identifying areas that need to be removed and replaced and areas that are suitable for milling and overlaying, if done within the next two years.

Initial Year Requested: 2018 **Has this project ever been vetoed? If so, list year(s):** No

List All Proposed Sources of Funding:
PECO

Projected Bid Date/Start of Construction (Month, Year): September-20
Projected Occupancy Date (Month, Year):

Funding Educational Specifications Section (must be completed for all first-year priority construction)				
Date of Survey	Survey Recommendation #	Survey Recommended Total NSF	NSF Used	Student Stations Used
07/15/25014	1.003, 3.002, 4.003			

CIP 3B COST WORKSHEET

Pensacola State College

Roadway/Parking Asphalt Improvement/Replacement

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs		0	342.29	0.9	\$0
Library		0	264.08	0.9	\$0
Vocational Labs		0	342.29	0.9	\$0
Offices		0	351.53	0.9	\$0
Auditorium - Exhibits		0	359.43	0.9	\$0
Instructional Media		0	239.88	0.9	\$0
Gymnasium		0	261.93	0.9	\$0
Student Services		0	334.89	0.9	\$0
Support Services		0	239.88	0.9	\$0
TOTAL	0	0	Wt. Avg. 320.98		
New Construction Cost					\$0
REMODELING/RENOVATION*					
					\$3,500,000
Remodeling/Renovation Cost*					\$3,500,000

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.
 Base Construction - New & Rem/Rem \$3,500,000
 Site development/Improvement** (2.6%) \$91,000
 Total Base Construction Costs \$3,591,000

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

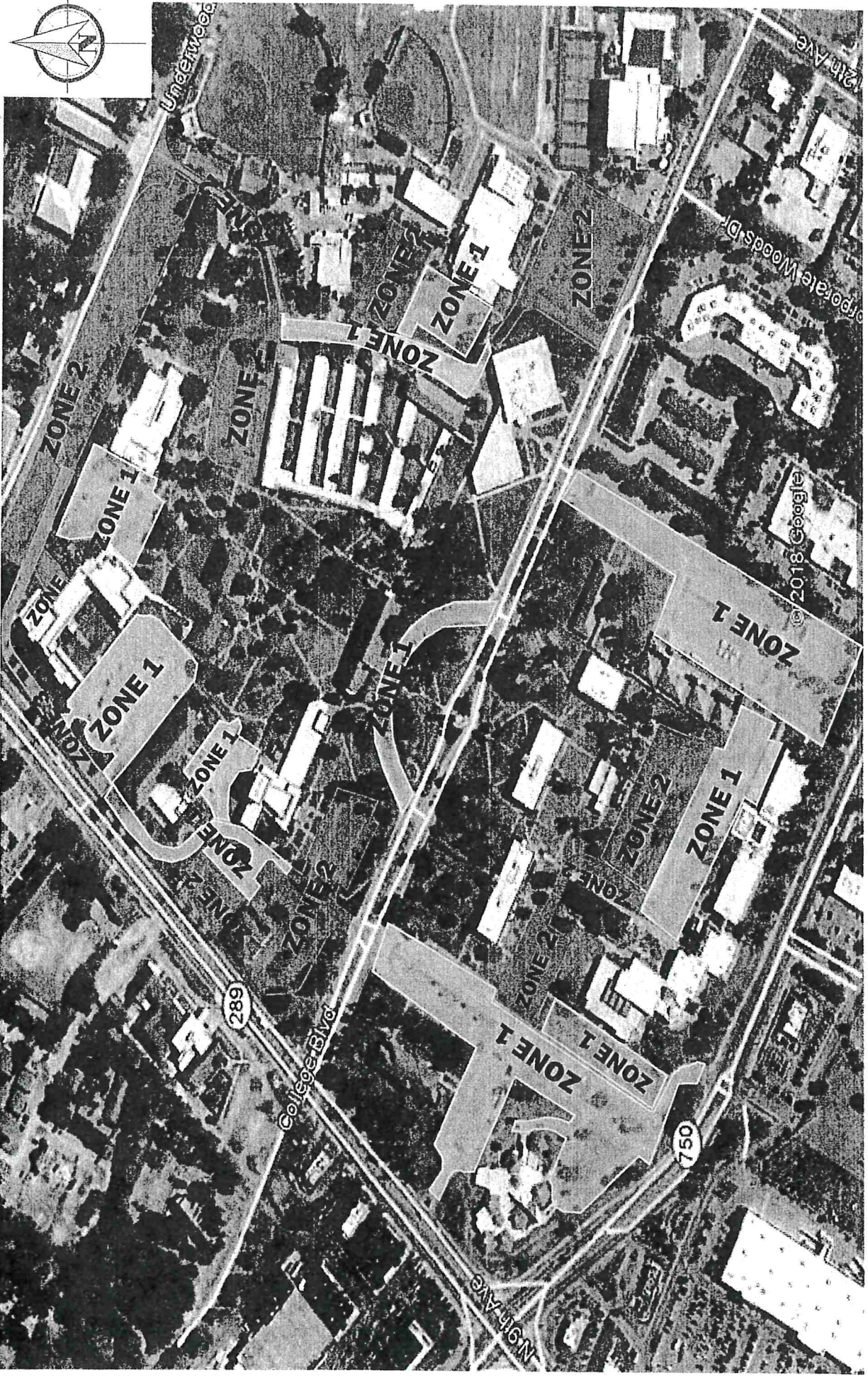
ESTIMATED EXPENDITURES					
SCHEDULE OF PROJECT COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)	\$3,591,000				
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$3,591,000	\$0	\$0	\$0	\$0
PECO Funds	\$3,591,000				
Other Funds:					
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)	\$35,910				
2) A/E fees (7.8%)	\$280,098				
3) Inspection Services*** (sugg. 0.5%)	\$17,955				
4) On-site representation (1.3%)	\$46,683				
5) Other prof. services*** (sugg. 0.5%)	\$17,955				
c. Testing/surveys (2.2%)	\$79,002				
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)	\$35,910				
f. Movable equipment/furnishings (10.2%)					
Subtotal: OTHER PROJECT COSTS	\$513,513	\$0	\$0	\$0	\$0
PECO Funds	\$513,513				
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$4,104,513	\$0	\$0	\$0	\$0
PECO Funds	\$4,104,513	\$0	\$0	\$0	\$0
Other Funds:	\$0	\$0	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
TOTAL:	0	TOTAL:	0

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS \$4,104,513



Scale: Not To Scale

Date Drawn: January 29, 2018

Drawn By: B. Pement

Checked By: W. Lawrence



140-A Lurton Street
 Pensacola, Florida 32505
 850.607.7782 ♦ 850.249.6683

ZONE LOCATION MAP

Pensacola State College - Main Campus EPE

Pensacola, Escambia County, Florida

NOVA Project Number 8218001

4.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on our understanding of the proposed project, our site observations, our evaluation and interpretation of the field and laboratory data obtained during this exploration, our experience with similar subsurface conditions on other projects in the vicinity of this project site, and generally accepted geotechnical engineering principles and practices.

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific core/boring locations. If such variations are noted during construction, or if project construction plans are changed, we request the opportunity to review the changes and amend our recommendations, if necessary.

As previously noted, core/boring locations were established in the field by estimating distances and angles from existing site landmarks. If increased accuracy is desired by the client, we recommend that the core/boring locations and elevations be surveyed.

4.1 PAVEMENT CONDITION SURVEY

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration as memorialized by the photographs presented in the Appendix, we present these types of pavement distresses that were observed to be present throughout the asphalt pavements present within the subject campus:

Cracking – Horizontal and/or vertical displacement of a pavement surface which is categorized in terms of both severity (Class 1B, Class II, or Class III) and type (single, branch, alligator, block, or combination cracks). Class 1B cracks are “hairline” cracks less than $\frac{1}{8}$ -inch-wide, Class II cracks are $\frac{1}{8}$ to $\frac{1}{4}$ -inch wide, and Class III cracks are $\frac{1}{4}$ inch or wider. Single and branch cracks can be longitudinal and/or transverse to the roadway, and can be caused by hardening of the asphalt or fatigue failure of either the asphalt concrete or the supporting soils.

Patching – Patches, indicative of previous repairs, are considered a defect in the pavement that has been repaired, and is considered a pavement distress.

Raveling – Raveling is a progressive loss of pavement material from the surface downward. Slight to moderate raveling has loss of fines, while severe raveling has a loss of coarse aggregate.

The photographs presented in the Appendix of this report were obtained on January 11, 2018. In general, the visual pavement survey identified pavement distresses common to the entire alignment in the form of cracking and some isolated patches.

4.2 ASPHALT, BASE, AND SUBGRADE CONDITIONS

The table provided below and on the following page presents the results of the asphalt cores performed for this project. The table includes the asphalt and base course thicknesses, and indicates the base course type encountered at each core location.

Core Location	Asphalt Thickness (inches)	Base Thickness (inches)	Base Type
C-1	4	6	SC
C-2	4	3	SC
C-3	2	6	SC
C-4	3¾	6	SC
C-5	2	6	SC
C-6	4	6	SC
C-7	5	6	SC
C-8	2	6	SC
C-9	2½	6	SC
C-10	10	None Encountered	-
C-11	4	6	SC
C-12	1¾	4	SC
C-13	2½	6	SC
C-14	1¾	4	SC
C-15	2¾	6	SC
C-16	4½	6	SC
C-17	4½	3	SC
C-18	2	6	SC
C-19	1¾	4	SC
C-20	2¾	4	SC
C-21	2	4	SC

Table 1 Continued – Asphalt and Base Evaluation			
Core Location	Asphalt Thickness (inches)	Base Thickness (inches)	Base Type
C-22	1	3	SC
C-23	3½	3	SC
C-24	1¾	3	SC
C-25	2¼	6	SC

Based on our observations of the existing pavements present within the college campus grounds, it is our professional opinion that some pavement zones within the subject campus are suitable for milling and overlaying of the existing asphalt pavement section, some zones will require removal and replacement, and one zone was found to be in good overall condition and no immediate or short-term remedial action is recommended. Our recommendations for each zone identified in Appendix D, based on our field observations and limited laboratory test results, are presented below.

ZONE 1: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavement areas identified in Appendix D as “Zone 1” are nearing the end of their useful life (i.e., their reasonable life expectancy is estimated at 2 years or less), but are deemed suitable for milling and overlaying (M&O) of the existing asphalt pavements to produce a new pavement section with a life expectancy estimated at 10+ years. Raveling and severe cracking (both longitudinal and transverse) was observed within Zone 1 that will need to be sealed after milling and prior to overlaying with new asphalt.

We note that small/limited isolated areas requiring full removal and remediation of the underlying base course and/or subgrade materials should be anticipated as being necessary within Zone 1 as well, with the specific locations to be identified as the M&O operation progresses.

ZONE 2: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavements areas identified in Appendix D as “Zone 2” are at the end of their useful life (i.e., they are already failing, or soon will be) and removal and replacement (R&R) will be required to restore the pavement sections to a life expectancy of 10+ years.

Severe pavement distresses (alligator cracking, raveling, extensive potholes and patches, etc.) were observed throughout the Zone 2 pavements, as well as asphalt sections too thin to be reasonably milled without tearing out the entire asphalt section.

ZONE 3: Based on our visual observations as well as the core/boring results, the pavement section in Zone 3 is deemed acceptable for chip-sealing of the existing asphalt, as this pavement section was found to be in relatively good condition with an estimated remaining serviceable life of 5+ years (chip sealing would extend this estimated serviceable life to an estimated 10+ years). Slight raveling and very slight cracking was observed in this Zone, and we note that some limited crack sealing should be anticipated as being necessary prior to chip-sealing the asphalt.

GENERAL CONSIDERATIONS

Existing Sand-Clay Base Course

We note that the sand clay base course for pavement sections in facilities of this type is typically recommended to be a minimum of 9 inches for light duty pavement areas (e.g., parking lots and ancillary drives) and 12 inches for heavy duty pavement areas (e.g., primary roadway alignments that are traveled the most on a daily basis, or are routinely traveled with heavier vehicles such as buses or delivery trucks).

Based on the core/boring results, we note that these thicknesses were not encountered at any of the core/boring locations, and therefore the base course thickness will need to be adjusted appropriately if sand-clay base will continue to be utilized for areas to be removed and replaced, or alternatively the in-situ sand-clay base can be replaced with 6 inches (for light duty zones) to 8 inches (for heavy duty zones) of properly compacted crushed limerock, crushed concrete or graded aggregate base materials.

For areas to receive M&O, we note that the composite asphalt section should be specified at a thickness sufficient to overcome the thinner underlying base course, from a Structural Number perspective with respect to a flexible pavement design.

New Pavement Sections

We recommend that the Zone 2 pavements (and localized repair areas within Zone 1) be paved with asphalt sections compliant with current FDOT Specifications. Based on our experience, a typical light duty pavement section that has performed well for college facilities of this type and size could include 1½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 9 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 6 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

A typical heavy duty pavement section that has performed well for college facilities of this type and size could include 2½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 12 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 8 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

The Base and Stabilized Subgrade Courses should both be compacted to a minimum soil density of at least 98 percent of the Modified Proctor maximum dry density (ASTM D-1557).

M&O Pavements

For Zone 1 (M&O), where the existing sand-clay base is to remain and cannot be thickened or replaced, we recommend that the composite asphalt thickness (including remaining asphalt under the milled depth plus the new overlay) be specified at a minimum of 2½ inches for light duty areas, and 4 inches for heavy duty areas. These adjusted thicknesses assume an average of 4 inches to 6 inches of underlying sand-clay base will be present in the M&O zones. These revised asphalt thicknesses may also be applied to Zone 2 (R&R) pavements if the existing sand-clay base materials will not be adjusted as recommended above.

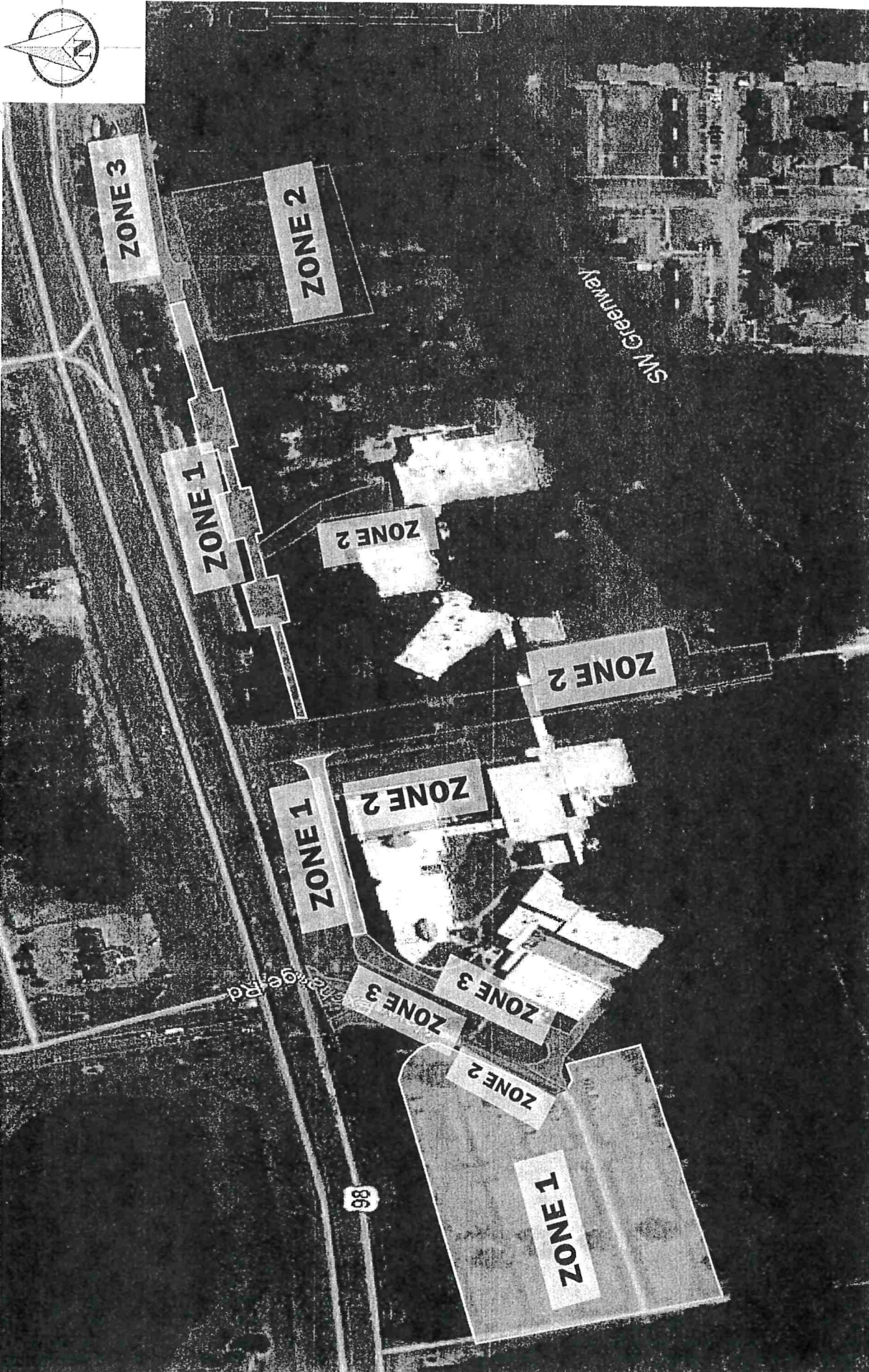
4.3 PAVEMENT PASER RATINGS

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration, we present in the table below estimated PASER ratings, listed by Zone:

Observed Road Maintenance Order of Precedence - Main Campus		
Zone	Color	PASER Rating (1-10)
1	Yellow	5-7
2	Red	1-4
3	Green	8-10

Note: Higher PASER Rating indicates a higher quality road condition

Zone 3, which received a PASER rating of 8-10 is colored green; Zone 1, which received a PASER rating of 5-7 is colored yellow; and Zone 2, which received a PASER rating of 1-4 is colored red.



PAVEMENT CONDITION SURVEY
 Pensacola State College - Warrington Campus EPE
 Pensacola, Escambia County, Florida
 NOVA Project Number 8218018

140-A Lurton Street
 Pensacola, Florida 32505
 850.607.7782 ♦ 850.249.6683



Scale: Not To Scale
 Date Drawn: April 30, 2018
 Drawn By: B. Pement
 Checked By: W. Lawrence

4.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on our understanding of the proposed project, our site observations, our evaluation and interpretation of the field and laboratory data obtained during this exploration, our experience with similar subsurface conditions on other projects in the vicinity of this project site, and generally accepted geotechnical engineering principles and practices.

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific core/boring locations. If such variations are noted during construction, or if project construction plans are changed, we request the opportunity to review the changes and amend our recommendations, if necessary.

As previously noted, core/boring locations were established in the field by estimating distances and angles from existing site landmarks. If increased accuracy is desired by the client, we recommend that the core/boring locations and elevations be surveyed.

4.1 PAVEMENT CONDITION SURVEY

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration as memorialized by the photographs presented in the Appendix, we present these types of pavement distresses that were observed to be present throughout the asphalt pavements present within the subject campus:

Cracking – Horizontal and/or vertical displacement of a pavement surface which is categorized in terms of both severity (Class 1B, Class II, or Class III) and type (single, branch, alligator, block, or combination cracks). Class 1B cracks are “hairline” cracks less than $\frac{1}{8}$ -inch-wide, Class II cracks are $\frac{1}{8}$ to $\frac{1}{4}$ inch wide, and Class III cracks are $\frac{1}{4}$ inch or wider. Single and branch cracks can be longitudinal and/or transverse to the roadway and can be caused by hardening of the asphalt or fatigue failure of either the asphalt concrete or the supporting soils.

Patching – Patches, indicative of previous repairs, are considered a defect in the pavement that has been repaired and is considered a pavement distress.

Potholes – Potholes are a localized loss of pavement material cause by traffic loading, fatigue, and inadequate strength.

Raveling – Raveling is a progressive loss of pavement material from the surface downward. Slight to moderate raveling has loss of fines, while severe raveling has a loss of coarse aggregate.

The photographs presented in the Appendix of this report were obtained on April 23, 2018. In general, the visual pavement survey identified variable pavement distresses that are discussed below, divided into separate zones based on the level of distresses observed.

4.2 ASPHALT, BASE, AND SUBGRADE CONDITIONS

The table provided below presents the results of the asphalt cores performed for this project. The table includes the asphalt and base course (if applicable) thicknesses, and indicates the base course type encountered (if applicable) at each core location.

Core Location	Asphalt Thickness (inches)	Base Thickness (inches)	Base Type
C-1	3¾	6	SC
C-2	2½	6	SC
C-3	4	8	SC
C-4	3¾	NONE ENCOUNTERED	SM+SC
C-5	9	NONE ENCOUNTERED	SM+SC
C-6	2	6	SC
C-7	6¼	NONE ENCOUNTERED	—
C-8	1½	NONE ENCOUNTERED	SM
C-9	3¼	6	SC
C-10	1¾	4	SC
C-11	6¼	NONE ENCOUNTERED	SM+SC
C-12	4¼	—	—
C-13	1¾	6	SC
C-14	3½	4	SC
C-15	2½	6	SC
C-16	1½	4	SC

Based on our observations of the existing pavements present within the school campus grounds, it is our professional opinion that some pavement zones within the subject campus are suitable for milling and overlaying of the existing asphalt pavement section, some zones will require removal and replacement, and some zones were found to be in good overall condition and no immediate or short-term remedial action is recommended. Our recommendations for each zone identified in Appendix D, based on our field observations and limited laboratory test results, are presented below.

ZONE 1: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavement areas identified in Appendix D as “Zone 1” are nearing the end of their useful life (i.e., their reasonable life expectancy is estimated at 2 years or less), but are deemed suitable for milling and overlaying (M&O) of the existing asphalt pavements to produce a new pavement section with a life expectancy estimated at 10+ years. Raveling and severe cracking (both longitudinal and transverse) was observed within Zone 1 that will need to be sealed after milling and prior to overlaying with new asphalt.

We note that small/limited isolated areas requiring full removal and remediation of the underlying base course and/or subgrade materials should be anticipated as being necessary within Zone 1 as well, with the specific locations to be identified as the M&O operation progresses.

ZONE 2: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavements areas identified in Appendix D as “Zone 2” are at the end of their useful life (i.e., they are already failing, or soon will be) and removal and replacement (R&R) will be required to restore the pavement sections to a life expectancy of 10+ years.

Severe pavement distresses (alligator cracking, raveling, extensive potholes and patches, etc.) were observed throughout the Zone 2 pavements, as well as asphalt sections too thin to be reasonably milled without tearing out the entire asphalt section.

ZONE 3: Based on our visual observations as well as the core/boring results, the pavement sections in Zone 3 is deemed acceptable for chip-sealing of the existing asphalt, as this pavement section was found to be in relatively good condition with an estimated remaining serviceable life of 5+ years (chip sealing would extend this estimated serviceable life to an estimated 10+ years). Slight raveling and very slight cracking was observed in some portions of this Zone, and we note that some limited crack sealing should be anticipated as being necessary prior to chip-sealing the asphalt.

GENERAL CONSIDERATIONS

Existing Sand-Clay Base Course

We note that the sand clay base course for pavement sections in facilities of this type is typically recommended to be a minimum of 9 inches for light duty pavement areas (e.g., parking lots and ancillary drives) and 12 inches for heavy duty pavement areas (e.g., primary roadway alignments that are traveled the most on a daily basis, or are routinely traveled with heavier vehicles such as buses or delivery trucks).

Based on the core/boring results, we note that these thicknesses were not encountered at the core/boring locations where sand clay base was found to be present, and therefore the base course thickness will need to be adjusted appropriately if sand-clay base will continue to be utilized for areas to be removed and replaced.

Alternatively, the in-situ sand-clay base can be replaced with 6 inches (for light duty zones) to 8 inches (for heavy duty zones) of properly compacted crushed limerock, crushed concrete or graded aggregate base materials.

For areas to receive M&O, we note that the composite asphalt section should be specified at a thickness sufficient to overcome the thinner underlying base course, from a Structural Number perspective with respect to a flexible pavement design.

New Pavement Sections

We recommend that the Zone 2 pavements (and localized repair areas within Zone 1) be paved with asphalt sections compliant with current FDOT Specifications. Based on our experience, a typical light duty pavement section that has performed well for college facilities of this type and size could include 1½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 9 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 6 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

A typical heavy duty pavement section that has performed well for college facilities of this type and size could include 2½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 12 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade

Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 8 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

The Sand-Clay Base and Stabilized Subgrade Courses should both be compacted to a minimum soil density of at least 98 percent of the Modified Proctor maximum dry density (ASTM D-1557).

M&O Pavements

For Zone 1 (M&O), where the existing sand-clay or aggregate base material is to remain and cannot be thickened or replaced, we recommend that the composite asphalt thickness (including remaining asphalt under the milled depth plus the new overlay) be specified at a minimum of 2½ inches for light duty areas, and 4 inches for heavy duty areas. These adjusted thicknesses assume an average of 4 inches to 6 inches of underlying sand-clay base, or an average of 6 inches of aggregate base (located in apparent heavy duty pavement zones) will be present in the M&O zones. These revised asphalt thicknesses may also be applied to Zone 2 (R&R) pavements if the existing sand-clay base or aggregate base materials will not be adjusted as recommended above.

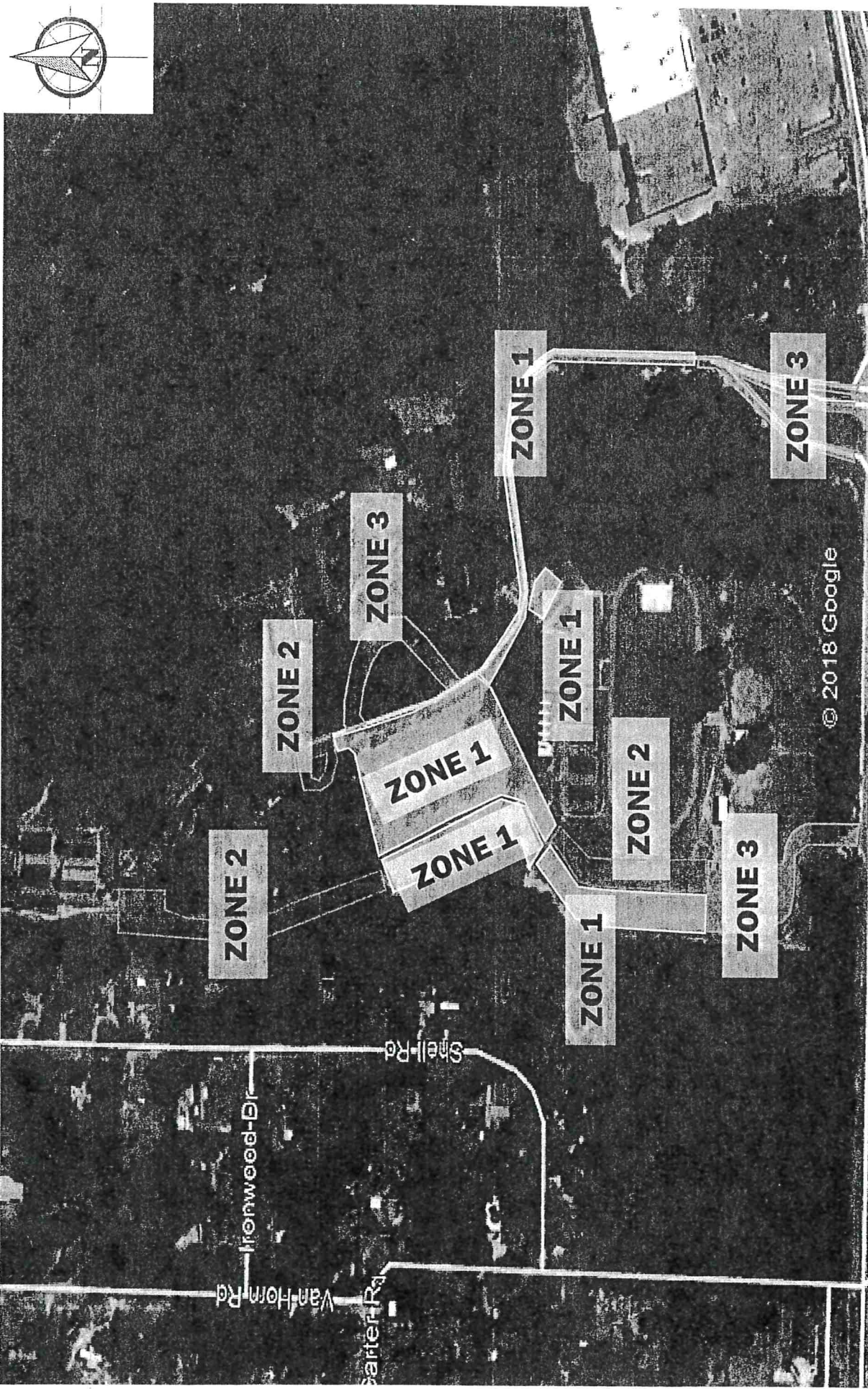
4.3 PAVEMENT ORDER OF PRECEDENCE

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration, we present in the table below estimated PASER ratings, listed by Zone:

Observed Road Maintenance Order of Precedence - Warrington Campus		
Zone	Color	PASER Rating (1-10)
1	Yellow	5-7
2	Red	1-4
3	Green	8-10

Note: Higher PASER Rating indicates a higher quality road condition

Zone 3, which received a PASER rating of 8-10 is colored green; Zone 1, which received a PASER rating of 5-7 is colored yellow; and Zone 2, which received a PASER rating of 1-4 is colored red.



Scale: Not To Scale

Date Drawn: January 30, 2018

Drawn By: B. Pement

Checked By: W. Lawrence



140-A Lurton Street
 Pensacola, Florida 32505
 850.607.7782 • 850.249.6683

PAVEMENT CONDITION SURVEY

Pensacola State College – Milton Campus EPE
 Milton, Santa Rosa County, Florida
 NOVA Project Number 8218002

4.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on our understanding of the proposed project, our site observations, our evaluation and interpretation of the field and laboratory data obtained during this exploration, our experience with similar subsurface conditions on other projects in the vicinity of this project site, and generally accepted geotechnical engineering principles and practices.

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific core/boring locations. If such variations are noted during construction, or if project construction plans are changed, we request the opportunity to review the changes and amend our recommendations, if necessary.

As previously noted, core/boring locations were established in the field by estimating distances and angles from existing site landmarks. If increased accuracy is desired by the client, we recommend that the core/boring locations and elevations be surveyed.

4.1 PAVEMENT CONDITION SURVEY

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration as memorialized by the photographs presented in the Appendix, we present these types of pavement distresses that were observed to be present throughout the asphalt pavements present within the subject campus

Cracking - Horizontal and/or vertical displacement of a pavement surface which is categorized in terms of both severity (Class 1B, Class II, or Class III) and type (single, branch, alligator, block, or combination cracks). Class 1B cracks are "hairline" cracks less than $\frac{1}{8}$ -inch-wide, Class II cracks are $\frac{1}{8}$ to $\frac{1}{4}$ inch wide, and Class III cracks are $\frac{1}{4}$ inch or wider. Single and branch cracks can be longitudinal and/or transverse to the roadway, and can be caused by hardening of the asphalt or fatigue failure of either the asphalt concrete or the supporting soils.

Patching - Patches, indicative of previous repairs, are considered a defect in the pavement that has been repaired, and is considered a pavement distress.

Raveling - Raveling is a progressive loss of pavement material from the surface downward. Slight to moderate raveling has loss of fines, while severe raveling has a loss of coarse aggregate.

The photographs presented in the Appendix of this report were obtained on January 11, 2017. In general, the visual pavement survey identified pavement distresses common to the entire alignment in the form of cracking and some isolated patches.

4.2 ASPHALT, BASE, AND SUBGRADE CONDITIONS

The table provided below and on the following page presents the results of the asphalt cores performed for this project. The table includes the asphalt and base course thicknesses, and indicates the base course type encountered at each core location.

Core Location	Asphalt Thickness (inches)	Base Thickness (inches)	Base Type
C-1	1½	6	SC
C-2	1	6	SC
C-3	1	6	SC
C-4	1¾	6	SC
C-5	1½	5	SC
C-6	1¾	4	SC
C-7	1¾	6	SC
C-8	1½	6	SC
C-9	½	6	Aggregate
C-10	1¾	6	Aggregate
C-11	1½	6	Aggregate
C-12	2½	6	SC
C-13	1½	10	SC
C-14	1	4	SC

Based on our observations of the existing pavements present within the school campus grounds, it is our professional opinion that some pavement zones within the subject campus are suitable for milling and overlaying of the existing asphalt pavement section, some zones will require removal and replacement, and some zones were found to be in good overall condition and no immediate or short-term remedial action is recommended. Our recommendations for each zone identified in Appendix D, based on our field observations and limited laboratory test results, are presented below.

ZONE 1: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavement areas identified in Appendix D as “Zone 1” are nearing the end of their useful life (i.e., their reasonable life expectancy is estimated at 2 years or less), but are deemed suitable for milling and overlaying (M&O) of the existing asphalt pavements to produce a new pavement section with a life expectancy estimated at 10+ years. Raveling and severe cracking (both longitudinal and transverse) was observed within Zone 1 that will need to be sealed after milling and prior to overlaying with new asphalt.

We note that small/limited isolated areas requiring full removal and remediation of the underlying base course and/or subgrade materials should be anticipated as being necessary within Zone 1 as well, with the specific locations to be identified as the M&O operation progresses.

ZONE 2: Based on our visual observations as well as the core/boring results, the pavement sections in the various pavements areas identified in Appendix D as “Zone 2” are at the end of their useful life (i.e., they are already failing, or soon will be) and removal and replacement (R&R) will be required to restore the pavement sections to a life expectancy of 10+ years.

Severe pavement distresses (alligator cracking, raveling, extensive potholes and patches, etc.) were observed throughout the Zone 2 pavements, as well as asphalt sections too thin to be reasonably milled without tearing out the entire asphalt section.

ZONE 3: Based on our visual observations as well as the core/boring results, the pavement sections in Zone 3 is deemed acceptable for chip-sealing of the existing asphalt, as this pavement section was found to be in relatively good condition with an estimated remaining serviceable life of 5+ years (chip sealing would extend this estimated serviceable life to an estimated 10+ years). Slight raveling and very slight cracking was observed in some portions of this Zone, and we note that some limited crack sealing should be anticipated as being necessary prior to chip-sealing the asphalt.

GENERAL CONSIDERATIONS

Existing Sand-Clay Base Course

We note that the sand clay base course for pavement sections in facilities of this type is typically recommended to be a minimum of 9 inches for light duty pavement areas (e.g., parking lots and ancillary drives) and 12 inches for heavy duty pavement areas (e.g., primary roadway alignments that are traveled the most on a daily basis, or are routinely traveled with heavier vehicles such as buses or delivery trucks).

Based on the core/boring results, we note that these thicknesses were not encountered at the majority of the core/boring locations where sand clay base was found to be present (excepting the core C-13 location), and therefore the base course thickness will need to be adjusted appropriately if sand-clay base will continue to be utilized for areas to be removed and replaced.

Alternatively, the in-situ sand-clay base can be replaced with 6 inches (for light duty zones) to 8 inches (for heavy duty zones) of properly compacted crushed limerock, crushed concrete or graded aggregate base materials. We note that cores C-9, C-10 and C-11 encountered an aggregate base of about 6 inches in thickness, but it appears that these locations (along entrance drives into the campus) would be more appropriate for a heavy duty pavement section.

For areas to receive M&O, we note that the composite asphalt section should be specified at a thickness sufficient to overcome the thinner underlying base course, from a Structural Number perspective with respect to a flexible pavement design.

New Pavement Sections

We recommend that the Zone 2 pavements (and localized repair areas within Zone 1) be paved with asphalt sections compliant with current FDOT Specifications. Based on our experience, a typical light duty pavement section that has performed well for college facilities of this type and size could include 1½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 9 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 6 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

A typical heavy duty pavement section that has performed well for college facilities of this type and size could include 2½ inches of asphalt (SuperPave SP-12.5 would be acceptable) installed per FDOT specifications over at least 12 inches of a material that would satisfy the former FDOT Sand-Clay Base Course specification (included in Appendix C of this report), in turn installed over 12 inches of a Stabilized Subgrade Course having a minimum LBR value of at least 40. As noted above, the base course thickness may be reduced to 8 inches if the existing sand-clay base material is replaced with crushed limerock, crushed concrete or graded aggregate base.

The Sand-Clay Base and Stabilized Subgrade Courses should both be compacted to a minimum soil density of at least 98 percent of the Modified Proctor maximum dry density (ASTM D-1557).

M&O Pavements

For Zone 1 (M&O), where the existing sand-clay or aggregate base material is to remain and cannot be thickened or replaced, we recommend that the composite asphalt thickness (including remaining asphalt under the milled depth plus the new overlay) be specified at a minimum of 2½ inches for light duty areas, and 4 inches for heavy duty areas. These adjusted thicknesses assume an average of 4 inches to 6 inches of underlying sand-clay base, or an average of 6 inches of aggregate base (located in apparent heavy duty pavement zones) will be present in the M&O zones. These revised asphalt thicknesses may also be applied to Zone 2 (R&R) pavements if the existing sand-clay base or aggregate base materials will not be adjusted as recommended above.

4.3 PAVEMENT ORDER OF PRECEDENCE

Based on the results of the asphalt cores and our observations of the existing pavement sections made at the time of our field exploration, we present in the table below estimated PASER ratings, listed by Zone:

Observed Road Maintenance Order of Precedence - Milton Campus		
Zone	Color	PASER Rating (1-10)
1	Yellow	5-7
2	Red	1-4
3	Green	8-10
Note: Higher PASER Rating indicates a higher quality road condition		

Zone 3, which received a PASER rating of 8-10 is colored green; Zone 1, which received a PASER rating of 5-7 is colored yellow; and Zone 2, which received a PASER rating of 1-4 is colored red.

FLORIDA COLLEGE SYSTEM
CIP 3A PROJECT EXPLANATION
2020-21 through 2024-25

College Name	Pensacola State College			
Project Title	Ashmore Fine Arts Center (Facility 8 Replacement)			
Budget Entity Priority				3
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project (*)	Renovation	Remodel	New Construction	Acquisition
			X	

GEOGRAPHIC LOCATION	1000 College Boulevard, Pensacola Site street address, City	COUNTY: Escambia
Official College Site Number	1	

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

The College's July 2014 Survey recommends construction of educational space on the College's Pensacola Campus. The Survey recommends the facility be constructed to provide the College with non-vocational laboratory space, audiovisual space, auditorium/exhibition space, office space, student service space and support service space. This facility will replace the Ashmore Fine Arts Center (Facility 8) which will be demolished as a result of a Castaldi Study dated September 2008. The construction of the facility will enable the College to more adequately serve the student base. The current facility, due to its age (61 years) does not meet code, does not meet the current ADA, is extremely inefficient with both the HVAC and electrical systems, and will not support the current instructional technology.

The approved demolition and replacement of the Ashmore Fine Arts Center (Facility 8) will provide students with safe and modern classrooms, laboratories, auditorium, exhibition space, student service facilities and support service facilities. The existing building was designed in early 1950 and has been in use since the mid-1950s. It is not possible to renovate the existing building to allow for use of current or future technology.

The College has received a private donation toward the cost of replacing the facility.

Initial Year Requested:	2008	Has this project ever been vetoed? If so, list year(s):	No
List All Proposed Sources of Funding: PECO, Private			

Projected Bid Date/Start of Construction (Month, Year):	March-22
Projected Occupancy Date (Month, Year):	August-24

Funding Educational Specifications Section (must be completed for all first-year priority construction)				
Date of Survey	Survey Recommendation #	Survey Recommended Total NSF	NSF Used	Student Stations Used
07/15/2014	1.02-1.04, 1.006-1007			
07/15/2014	1.009	19,950	7,500	
07/15/2014	1.01	4466	1346	
07/15/2014	1.012	15,963	5,000	
07/15/2014	1.013	29,277	19,277	
07/15/2014	1.016	17,916	17,916	
07/15/2014	1.017	10,702	5,000	

CIP 3B COST WORKSHEET

Pensacola State College

Ashmore Fine Arts Center (Facility 8 Replacement)

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs	8,395	11924	342.29	0.9	\$3,673,319
Library	19,277	27381	264.08	0.9	\$6,507,697
Vocational Labs		0	342.29	0.9	\$0
Offices	5,000	7102	351.53	0.9	\$2,246,909
Auditorium - Exhibits	17,916	25448	359.43	0.9	\$8,232,097
Instructional Media	5,000	7102	239.88	0.9	\$1,533,265
Gymnasium		0	261.93	0.9	\$0
Student Services	7,500	10653	334.89	0.9	\$3,210,825
Support Services	1,346	1912	239.88	0.9	\$412,786
TOTAL	64,434	91,522	<i>Wt. Avg. 320.98</i>		
New Construction Cost					\$25,816,898

REMODELING/RENOVATION*	NSF	GSF	\$/GSF*	LOCAL FACTOR	Const. Cost
					\$0
Remodeling/Renovation Cost*					\$0

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.

Base Construction - New & Rem/Rem	\$25,816,898
Site development/improvement** (2.6%)	\$671,239
Total Base Construction Costs	\$26,488,138

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

SCHEDULE OF PROJECT COMPONENTS	ESTIMATED EXPENDITURES				
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)		\$26,488,138			
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$0	\$26,488,138	\$0	\$0	\$0
PECO Funds		\$26,486,388			
Other Funds:		\$1,750			
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)		\$264,881			
2) A/E fees (7.8%)		\$2,066,075			
3) Inspection Services*** (sugg. 0.5%)		\$132,441			
4) On-site representation (1.3%)		\$344,346			
5) Other prof. services*** (sugg. 0.5%)		\$132,441			
c. Testing/surveys (2.2%)		\$582,739			
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)		\$264,881			
f. Movable equipment/furnishings (10.2%)		\$2,633,324			
Subtotal: OTHER PROJECT COSTS	\$0	\$6,421,128	\$0	\$0	\$0
PECO Funds					
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$0	\$32,909,266	\$0	\$0	\$0
PECO Funds	\$0	\$26,486,388	\$0	\$0	\$0
Other Funds:	\$0	\$1,750	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
Private	1,750		
TOTAL:	1,750	TOTAL:	0

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS \$32,909,265

CIP 3C SCORING WORKSHEET

Pensacola State College

Ashmore Fine Arts Center (Facility 8 Replacement)

RETURN ON INVESTMENT

Part 1: EMSI Benefit Cost Ratio

Economic Modeling Specialists, Inc. (EMSI) impact model Benefit Cost Ratio (will prepopulate):		2.7
Conversion to 10-point scale:		6.80
Weight factor:		0.7
Subtotal ROI Part 1:		4.8

Part 2: Life-Cycle Cost

	<u>Project Life (years)</u>			
Identify project type:	Renovation	10		
	Remodel	20		
	Replacement/New Construction	50		
	Renovation/Utilities Upgrade	See below		
Project Cost	\$32,909,265 /Project Life	50	=Annualized cost	\$658,185
Annualized Cost	\$658,185 /Project gsf	92,522	=Life-Cycle Cost	7.11

Annual leasing cost per square foot identified using FL Dept. of Management Services Master Leasing Report and location of project:

City/Region Leasing \$/sf/year:	24.59
Difference (Annual leasing cost - Life-cycle cost)	17.48
Life-Cycle ROI % = (Difference / Life-Cycle Cost)*100	245.8509

Conversion to 10-point scale - Systemwide: The points for this section will be determined by the Division once all projects have been reviewed. The project with the highest Life-Cycle ROI percentage will set the 10-point mark, and all other projects will be scored against it. This will reduce the possibility for projects to score the same number of points.

Conversion to 10-point scale - by College: Once all projects have been reviewed and Life-Cycle ROIs calculated, identify the project with the highest Life-Cycle ROI percentage. This will be the 10-point mark for your college. Use this percentage (ex. 257.4563) in box F34 below. Divide the other project percentages by that percentage and multiply by 10 (use 2-4 decimal places). The resulting Life-Cycle Cost points will calculate in boxes F35 and G40. The points for this section are weighted and will calculate automatically in the Subtotal ROI Part 2 box H42.

Calculated Life-Cycle ROI for this project:	245.8509
Highest calculated Life-Cycle ROI for all projects:	255.8611
Life-Cycle Cost Points:	9.6088

For a Renovation/Utilities Upgrade Project, or a project that does not involve an easily calculated \$/sf cost, use the EMSI Benefit Cost Ratio Conversion to 10 points scale number from G8 as the Life-Cycle Cost Points in box G40 below.

Life-Cycle Cost Points:	9.6088
Weight factor:	0.2
Subtotal ROI Part 2:	1.9218

Part 3: Space Utilization

The single best measure of space utilization is number of hours per student station per week. Reported classroom and lab space utilization percentages for fall semester, 2018, have been averaged for each college and will prepopulate below.

Average space utilization rate for college:

Conversion to 10-point scale:	Percentage	Points	Percentage	Points
	<0	0	76-90	6
	0-15	1	91-105	7
	16-30	2	106-120	8
	31-45	3	121-135	9
	46-60	4	136+	10
	61-75	5		

Space Utilization Points (Based on %)	5
Weight factor:	0.1
Subtotal ROI Part 3:	0.5

Total ROI Points

PROGRAM

For this project, please identify any Science, Technology, Engineering, Math (STEM) program component(s) and/or any High Skill/High Wage (HS/HW) program component(s). This information should be in the survey recommendations and narrative. (Add rows if applicable.)

Survey Rec #	Date approved	Program info

There are five categories, please assign points as follows:

- 1) Project does not include STEM or HS/HW program component and does not provide any support for a facility or facilities that house such a program. **Points: zero (0).**
- 2) Project does not include a specific STEM or HS/HW program component, but does provide either building support or campus/collegewide support. **Points: 2.5.**
- 3) Project includes general classrooms which could be used for STEM instruction. **Points: 5.**
- 4) Project includes an identifiable STEM or HS/HW program component. **Points: 7.5.**
- 5) Project includes multiple identifiable STEM or HS/HW program components. **Points: 10.**

Program Points:

COLLEGE PRIORITY ORDER

Projects should be assigned points based on their overall order of priority request by the College.

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625

Priority Points:

AGE

Age is the factor used to gauge the general need of the proposed renovation, remodel, or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide or college-wide projects should use an average age. Points to be assigned as follows:

Age	Points	Age	Points
0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

Age Points:

FUNDING AVAILABLE

Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, should be included.

Examples: Project is 5% (or 0.05) funded = 0.5 points
 Project is 87% (or 0.87) funded = 8.7 points

% Funded Points:

TOTAL POINTS:

Include the total points in the SCORE column on the CIP 2 for each project.

CIP 3B COST WORKSHEET

Pensacola State College

Student Services Renovation

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs		0	342.29	0.9	\$0
Library	700	994	264.08	0.9	\$236,246
Vocational Labs		0	342.29	0.9	\$0
Offices	600	852	351.53	0.9	\$269,553
Auditorium - Exhibits		0	359.43	0.9	\$0
Instructional Media		0	239.88	0.9	\$0
Gymnasium		0	261.93	0.9	\$0
Student Services	4,000	5682	334.89	0.9	\$1,712,560
Support Services	1,000	1420	239.88	0.9	\$306,567
TOTAL	6,300	8,948	Wt. Avg. 320.98		
New Construction Cost					\$2,524,926
REMODELING/RENOVATION*	NSF	GSF	\$/GSF*		Const. Cost
	32506	46158	200		\$9,231,600
Remodeling/Renovation Cost*					\$9,231,600

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.
 Base Construction - New & Rem/Rem \$11,756,526
 Site development/improvement** (2.6%) \$305,670
 Total Base Construction Costs \$12,062,196

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

SCHEDULE OF PROJECT COMPONENTS	ESTIMATED EXPENDITURES				
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)			\$12,062,196		
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$0	\$0	\$12,062,196	\$0	\$0
PECO Funds			\$12,062,196		
Other Funds:					
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)			\$120,622		
2) A/E fees (7.8%)			\$940,851		
3) Inspection Services*** (sugg. 0.5%)			\$60,311		
4) On-site representation (1.3%)			\$156,809		
5) Other prof. services*** (sugg. 0.5%)			\$60,311		
c. Testing/surveys (2.2%)			\$265,368		
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)			\$120,622		
f. Movable equipment/furnishings (10.2%)			\$1,199,166		
Subtotal: OTHER PROJECT COSTS	\$0	\$0	\$2,924,060	\$0	\$0
PECO Funds			\$2,924,060		
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$0	\$0	\$14,986,256	\$0	\$0
PECO Funds	\$0	\$0	\$14,986,256	\$0	\$0
Other Funds:	\$0	\$0	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
TOTAL:	0	TOTAL:	0

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS **\$14,986,256**

CIP 3C SCORING WORKSHEET

Pensacola State College

Student Services Renovation

RETURN ON INVESTMENT

Part 1: EMSI Benefit Cost Ratio

Economic Modeling Specialists, Inc. (EMSI) impact model Benefit Cost Ratio (will prepopulate):		2.7
Conversion to 10-point scale:		6.80
Weight factor:		0.7
Subtotal ROI Part 1:		4.8

Part 2: Life-Cycle Cost

	<u>Project Life (years)</u>		
Identify project type:	Renovation	10	
	Remodel	20	
	Replacement/New Construction	50	
	Renovation/Utilities Upgrade	See below	
Project Cost	\$14,986,256 /Project Life	20	=Annualized cost \$749,313
Annualized Cost	\$749,313 /Project gsf	55,106	=Life-Cycle Cost 13.6

Annual leasing cost per square foot identified using FL Dept. of Management Services Master Leasing Report and location of project:

City/Region Leasing \$/sf/year:	24.59
Difference (Annual leasing cost - Life-cycle cost)	10.99
Life-Cycle ROI % = (Difference / Life-Cycle Cost)*100	80.8088

Conversion to 10-point scale - Systemwide: The points for this section will be determined by the Division once all projects have been reviewed. The project with the highest Life-Cycle ROI percentage will set the 10-point mark, and all other projects will be scored against it. This will reduce the possibility for projects to score the same number of points.

Conversion to 10-point scale - by College: Once all projects have been reviewed and Life-Cycle ROIs calculated, identify the project with the highest Life-Cycle ROI percentage. This will be the 10-point mark for your college. Use this percentage (ex. 257.4563) in box F34 below. Divide the other project percentages by that percentage and multiply by 10 (use 2-4 decimal places). The resulting Life-Cycle Cost points will calculate in boxes F35 and G40. The points for this section are weighted and will calculate automatically in the Subtotal ROI Part 2 box H42.

Calculated Life-Cycle ROI for this project:	80.8088
Highest calculated Life-Cycle ROI for all projects:	255.8611
Life-Cycle Cost Points:	3.1583

For a Renovation/Utilities Upgrade Project, or a project that does not involve an easily calculated \$/sf cost, use the EMSI Benefit Cost Ratio Conversion to 10 points scale number from G8 as the Life-Cycle Cost Points in box G40 below.

Life-Cycle Cost Points:	3.1583
Weight factor:	0.2
Subtotal ROI Part 2:	0.6317

Part 3: Space Utilization

The single best measure of space utilization is number of hours per student station per week. Reported classroom and lab space utilization percentages for fall semester, 2018, have been averaged for each college and will prepopulate below.

Average space utilization rate for college: 68.3

Conversion to 10-point scale:	Percentage	Points	Percentage	Points
	<0	0	76-90	6
	0-15	1	91-105	7
	16-30	2	106-120	8
	31-45	3	121-135	9
	46-60	4	136+	10
	61-75	5		

Space Utilization Points (Based on %)	5
Weight factor:	0.1
Subtotal ROI Part 3:	0.5

Total ROI Points 5.9317

PROGRAM

For this project, please identify any Science, Technology, Engineering, Math (STEM) program component(s) and/or any High Skill/High Wage (HS/HW) program component(s). This information should be in the survey recommendations and narrative. (Add rows if applicable.)

Survey Rec #	Date approved	Program info

There are five categories, please assign points as follows:

- 1) Project does not include STEM or HS/HW program component and does not provide any support for a facility or facilities that house such a program. **Points: zero (0).**
- 2) Project does not include a specific STEM or HS/HW program component, but does provide either building support or campus/collegewide support. **Points: 2.5.**
- 3) Project includes general classrooms which could be used for STEM instruction. **Points: 5.**
- 4) Project includes an identifiable STEM or HS/HW program component. **Points: 7.5.**
- 5) Project includes multiple identifiable STEM or HS/HW program components. **Points: 10.**

Program Points:

COLLEGE PRIORITY ORDER

Projects should be assigned points based on their overall order of priority request by the College.

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625

Priority Points:

AGE

Age is the factor used to gauge the general need of the proposed renovation, remodel, or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide or college-wide projects should use an average age. Points to be assigned as follows:

Age	Points	Age	Points
0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

Age Points:

FUNDING AVAILABLE

Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, should be included.

- Examples:
- Project is 5% (or 0.05) funded = 0.5 points
 - Project is 87% (or 0.87) funded = 8.7 points

% Funded Points:

TOTAL POINTS:

Include the total points in the SCORE column on the CIP 2 for each project.

CIP 3B COST WORKSHEET

Pensacola State College

Warrington Campus Exterior Envelope Repairs/Renovations

NEW CONSTRUCTION	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs		0	342.29	0.9	\$0
Library		0	264.08	0.9	\$0
Vocational Labs		0	342.29	0.9	\$0
Offices		0	351.53	0.9	\$0
Auditorium - Exhibits		0	359.43	0.9	\$0
Instructional Media		0	239.88	0.9	\$0
Gymnasium		0	261.93	0.9	\$0
Student Services		0	334.89	0.9	\$0
Support Services		0	239.88	0.9	\$0
TOTAL	0	0	<i>Wt. Avg. 320.98</i>		
New Construction Cost					\$0
REMODELING/RENOVATION*			\$/GSF*		Const. Cost
					\$5,200,000

Remodeling/Renovation Cost* \$5,200,000

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.
 Base Construction - New & Rem/Rem \$5,200,000
 Site development/improvement** (2.6%) \$135,200
 Total Base Construction Costs \$5,335,200

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

SCHEDULE OF PROJECT COMPONENTS	ESTIMATED EXPENDITURES				
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)				\$5,335,200	
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$0	\$0	\$0	\$5,335,200	\$0
PECO Funds				\$5,335,200	
Other Funds:					
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)				\$53,352	
2) A/E fees (7.8%)				\$416,146	
3) Inspection Services*** (sugg. 0.5%)				\$26,676	
4) On-site representation (1.3%)				\$69,358	
5) Other prof. services*** (sugg. 0.5%)				\$26,676	
c. Testing/surveys (2.2%)				\$117,374	
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)				\$53,352	
f. Movable equipment/furnishings (10.2%)					
Subtotal: OTHER PROJECT COSTS	\$0	\$0	\$0	\$762,934	\$0
PECO Funds				\$1,293,334	
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$0	\$0	\$0	\$6,098,134	\$0
PECO Funds	\$0	\$0	\$0	\$6,628,534	\$0
Other Funds:	\$0	\$0	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
TOTAL:	0	TOTAL:	0

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS \$6,098,134

CIP 3C SCORING WORKSHEET

Pensacola State College

Warrington Campus Exterior Envelope Repairs/Renovations

RETURN ON INVESTMENT

Part 1: EMSI Benefit Cost Ratio

Economic Modeling Specialists, Inc. (EMSI) impact model Benefit Cost Ratio (will prepopulate):	2.7
Conversion to 10-point scale:	6.80
Weight factor:	0.7
Subtotal ROI Part 1:	4.8

Part 2: Life-Cycle Cost

	<u>Project Life (years)</u>		
Identify project type:	Renovation	10	
	Remodel	20	
	Replacement/New Construction	50	
	Renovation/Utilities Upgrade	See below	
Project Cost	\$6,098,134 /Project Life	10	=Annualized cost \$609,813
Annualized Cost	\$609,813 /Project gsf	80,000	=Life-Cycle Cost 7.62

Annual leasing cost per square foot identified using FL Dept. of Management Services Master Leasing Report and location of project:

City/Region Leasing \$/sf/year:	24.59
Difference (Annual leasing cost - Life-cycle cost)	16.97
Life-Cycle ROI % = (Difference / Life-Cycle Cost)*100	222.7034

Conversion to 10-point scale - Systemwide: The points for this section will be determined by the Division once all projects have been reviewed. The project with the highest Life-Cycle ROI percentage will set the 10-point mark, and all other projects will be scored against it. This will reduce the possibility for projects to score the same number of points.

Conversion to 10-point scale - by College: Once all projects have been reviewed and Life-Cycle ROIs calculated, identify the project with the highest Life-Cycle ROI percentage. This will be the 10-point mark for your college. Use this percentage (ex. 257.4563) in box F34 below. Divide the other project percentages by that percentage and multiply by 10 (use 2-4 decimal places). The resulting Life-Cycle Cost points will calculate in boxes F35 and G40. The points for this section are weighted and will calculate automatically in the Subtotal ROI Part 2 box H42.

Calculated Life-Cycle ROI for this project:	222.7034
Highest calculated Life-Cycle ROI for all projects:	255.8611
Life-Cycle Cost Points:	8.7041

For a Renovation/Utilities Upgrade Project, or a project that does not involve an easily calculated \$/sf cost, use the EMSI Benefit Cost Ratio Conversion to 10 points scale number from G8 as the Life-Cycle Cost Points in box G40 below.

Life-Cycle Cost Points:	8.7041
Weight factor:	0.2
Subtotal ROI Part 2:	1.7408

Part 3: Space Utilization

The single best measure of space utilization is number of hours per student station per week. Reported classroom and lab space utilization percentages for fall semester, 2018, have been averaged for each college and will prepopulate below.

Average space utilization rate for college: 68.3

Conversion to 10-point scale:	Percentage	Points	Percentage	Points
	<0	0	76-90	6
	0-15	1	91-105	7
	16-30	2	106-120	8
	31-45	3	121-135	9
	46-60	4	136+	10
	61-75	5		

Space Utilization Points (Based on %)	5
Weight factor:	0.1
Subtotal ROI Part 3:	0.5

Total ROI Points 7.0408

PROGRAM

For this project, please identify any Science, Technology, Engineering, Math (STEM) program component(s) and/or any High Skill/High Wage (HS/HW) program component(s). This information should be in the survey recommendations and narrative. (Add rows if applicable.)

Survey Rec #	Date approved	Program info

There are five categories, please assign points as follows:

- 1) Project does not include STEM or HS/HW program component and does not provide any support for a facility or facilities that house such a program. **Points: zero (0).**
- 2) Project does not include a specific STEM or HS/HW program component, but does provide either building support or campus/collegewide support. **Points: 2.5.**
- 3) Project includes general classrooms which could be used for STEM instruction. **Points: 5.**
- 4) Project includes an identifiable STEM or HS/HW program component. **Points: 7.5.**
- 5) Project includes multiple identifiable STEM or HS/HW program components. **Points: 10.**

Program Points:

COLLEGE PRIORITY ORDER

Projects should be assigned points based on their overall order of priority request by the College.

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625

Priority Points:

AGE

Age is the factor used to gauge the general need of the proposed renovation, remodel, or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide or college-wide projects should use an average age. Points to be assigned as follows:

Age	Points	Age	Points
0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

Age Points:

FUNDING AVAILABLE

Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, should be included.

- Examples: Project is 5% (or 0.05) funded = 0.5 points
 Project is 87% (or 0.87) funded = 8.7 points

% Funded Points:

TOTAL POINTS:

Include the total points in the SCORE column on the CIP 2 for each project.

**FLORIDA COLLEGE SYSTEM
CIP 3A PROJECT EXPLANATION
2020-21 through 2024-25**

College Name	Pensacola State College			
Project Title	South Santa Rosa Center Workforce Education Building			
Budget Entity Priority				6
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project (*)	Renovation	Remodel	New Construction X	Acquisition

GEOGRAPHIC LOCATION 5075 Gulf Breeze Parkway, Gulf Breeze **COUNTY:** Santa Rosa
 Site street address, City

Official College Site Number

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

The College's 2014 Survey recommends construction of educational space at the College's South Santa Rosa Center. The Survey recommends the facility be constructed to provide the College with non-vocational laboratory space, vocational laboratory space, physical education space, library space, instructional media space, auditorium/exhibition space, student services space and support services space. The construction of this facility will enable the College to more adequately serve the student base.

The facility will provide modern technology spaces designed to provide students with the skills needed to put them to work immediately in the local area of workforce needs. This space does not currently exist at the College's South Santa Rosa Center.

Initial Year Requested: 2014 **Has this project ever been vetoed? If so, list year(s):** No

List All Proposed Sources of Funding:
PECO

Projected Bid Date/Start of Construction (Month, Year): January-21
Projected Occupancy Date (Month, Year): December-21

Funding Educational Specifications Section (must be completed for all first-year priority construction)				
Date of Survey	Survey Recommendation #	Survey Recommended Total NSF	NSF Used	Student Stations Used
07/15/2014	5.005	409	409	
	5.006	1,244	1,244	
	5.007	1685	1685	
	5.008	2,339	2,339	
	5.011	1,011	1,011	
	5.012	552	552	
	5.013	472	472	

CIP 3B COST WORKSHEET

Pensacola State College

South Santa Rosa Center Workforce Education Building

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	LOCAL FACTOR	Const. Cost
Classrooms		0	328.75	0.9	\$0
Teaching Labs	2,220	3153	342.29	0.9	\$971,316
Library	2,339	3322	264.08	0.9	\$789,546
Vocational Labs	472	670	342.29	0.9	\$206,401
Offices		0	351.53	0.9	\$0
Auditorium - Exhibits	1,011	1436	359.43	0.9	\$464,527
Instructional Media	552	784	239.88	0.9	\$169,259
Gymnasium	1,685	2393	261.93	0.9	\$564,119
Student Services	1,244	1767	334.89	0.9	\$532,576
Support Services	409	581	239.88	0.9	\$125,433
TOTAL	9,932	14,106	<i>Wt. Avg. 320.98</i>		
New Construction Cost					\$3,823,178
REMODELING/RENOVATION*	NSF	GSF	\$/GSF*		Const. Cost
					\$0
Remodeling/Renovation Cost*					\$0

*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost.
 Base Construction - New & Rem/Rem \$3,823,178
 Site development/improvement** (2.6%) \$99,403
 Total Base Construction Costs \$3,922,580

**Note: If 2.6% is used for basic site dev/imp, do not request additional extraordinary construction costs for sitework below.

ESTIMATED EXPENDITURES					
SCHEDULE OF PROJECT COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
1. CONSTRUCTION COSTS					
a. Base Construction Cost (from above)	\$3,922,580				
Add'l Extraordinary Construction Costs					
b. Environmental Impacts/Mitigation					
c. Site preparation					
d. Landscape/Irrigation					
e. Plaza/Walks					
f. Roadway improvements					
g. Parking spaces:					
h. Telecommunication					
i. Electrical service					
j. Water distribution					
k. Sanitary sewer system					
l. Chilled water system					
m. Storm water system					
n. Energy efficient equipment					
o. Other:					
Subtotal: CONSTRUCTION COSTS	\$3,922,580	\$0	\$0	\$0	\$0
PECO Funds	\$3,922,580				
Other Funds:					
2. OTHER PROJECT COSTS					
a. Land/existing facility acquisition***					
b. Professional Fees					
1) Planning/programming (1%)	\$39,226				
2) A/E fees (7.8%)	\$305,961				
3) Inspection Services*** (sugg. 0.5%)	\$19,613				
4) On-site representation (1.3%)	\$50,994				
5) Other prof. services*** (sugg. 0.5%)	\$19,613				
c. Testing/surveys (2.2%)	\$86,297				
d. Permit/Environmental Fees***					
e. Miscellaneous cost*** (sugg. 1-3%)	\$39,226				
f. Movable equipment/furnishings (10.2%)	\$389,964				
Subtotal: OTHER PROJECT COSTS	\$950,894	\$0	\$0	\$0	\$0
PECO Funds	\$950,894				
Other Funds:					
TOTAL: COSTS BY YEAR (1+2)	\$4,873,474	\$0	\$0	\$0	\$0
PECO Funds	\$4,873,474				
Other Funds:	\$0	\$0	\$0	\$0	\$0

Other Fund Sources (Encumbered/Spent)		Appropriations to Date	
Source/Year	Amount	Year	Amount
TOTAL:	0	TOTAL:	0

Projected Costs	
Year	Amount
FY 25-26	
FY 26-27	
FY 27-28	
FY 28-29	
TOTAL:	0

*** As needed

TOTAL PROJECT COSTS \$4,873,474

CIP 3C SCORING WORKSHEET

Pensacola State College

South Santa Rosa Center Workforce Education Building

RETURN ON INVESTMENT

Part 1: EMSI Benefit Cost Ratio

Economic Modeling Specialists, Inc. (EMSI) impact model Benefit Cost Ratio (will prepopulate):	2.7
Conversion to 10-point scale:	6.80
Weight factor:	0.7
Subtotal ROI Part 1:	4.8

Part 2: Life-Cycle Cost

Identify project type:	<u>Project Life (years)</u>	
	Renovation	10
	Remodel	20
	Replacement/New Construction	50
	Renovation/Utilities Upgrade	See below
Project Cost	\$4,873,474 /Project Life	50
Annualized Cost	\$97,469 /Project gsf	14,106
	=Annualized cost	\$97,469
	=Life-Cycle Cost	6.91

Annual leasing cost per square foot identified using FL Dept. of Management Services Master Leasing Report and location of project:

City/Region Leasing \$/sf/year:	24.59
Difference (Annual leasing cost - Life-cycle cost)	17.68
Life-Cycle ROI % = (Difference / Life-Cycle Cost)*100	255.8611

Conversion to 10-point scale - Systemwide: The points for this section will be determined by the Division once all projects have been reviewed. The project with the highest Life-Cycle ROI percentage will set the 10-point mark, and all other projects will be scored against it. This will reduce the possibility for projects to score the same number of points.

Conversion to 10-point scale - by College: Once all projects have been reviewed and Life-Cycle ROIs calculated, identify the project with the highest Life-Cycle ROI percentage. This will be the 10-point mark for your college. Use this percentage (ex. 257.4563) in box F34 below. Divide the other project percentages by that percentage and multiply by 10 (use 2-4 decimal places). The resulting Life-Cycle Cost points will calculate in boxes F35 and G40. The points for this section are weighted and will calculate automatically in the Subtotal ROI Part 2 box H42.

Calculated Life-Cycle ROI for this project:	255.8611
Highest calculated Life-Cycle ROI for all projects:	255.8611
Life-Cycle Cost Points:	10

For a Renovation/Utilities Upgrade Project, or a project that does not involve an easily calculated \$/sf cost, use the EMSI Benefit Cost Ratio Conversion to 10 points scale number from G8 as the Life-Cycle Cost Points in box G40 below.

Life-Cycle Cost Points:	10
Weight factor:	0.2
Subtotal ROI Part 2:	2

Part 3: Space Utilization

The single best measure of space utilization is number of hours per student station per week. Reported classroom and lab space utilization percentages for fall semester, 2018, have been averaged for each college and will prepopulate below.

Average space utilization rate for college: 68.3

Conversion to 10-point scale:	Percentage	Points	Percentage	Points
	<0	0	76-90	6
	0-15	1	91-105	7
	16-30	2	106-120	8
	31-45	3	121-135	9
	46-60	4	136+	10
	61-75	5		

Space Utilization Points (Based on %)	5
Weight factor:	0.1
Subtotal ROI Part 3:	0.5

Total ROI Points 7.3

PROGRAM

For this project, please identify any Science, Technology, Engineering, Math (STEM) program component(s) and/or any High Skill/High Wage (HS/HW) program component(s). This information should be in the survey recommendations and narrative. (Add rows if applicable.)

Survey Rec #	Date approved	Program info
5.013	7/15/2014	Nursing
1.034	7/15/2014	Engineering

5 0

There are five categories, please assign points as follows:

- 1) Project does not include STEM or HS/HW program component and does not provide any support for a facility or facilities that house such a program. **Points: zero (0).**
- 2) Project does not include a specific STEM or HS/HW program component, but does provide either building support or campus/collegewide support. **Points: 2.5.**
- 3) Project includes general classrooms which could be used for STEM instruction. **Points: 5.**
- 4) Project includes an identifiable STEM or HS/HW program component. **Points: 7.5.**
- 5) Project includes multiple identifiable STEM or HS/HW program components. **Points: 10.**

Program Points:

COLLEGE PRIORITY ORDER

Projects should be assigned points based on their overall order of priority request by the College.

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625

Priority Points:

AGE

Age is the factor used to gauge the general need of the proposed renovation, remodel, or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide or college-wide projects should use an average age. Points to be assigned as follows:

Age	Points	Age	Points
0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

Age Points:

FUNDING AVAILABLE

Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, should be included.

- Examples:
- Project is 5% (or 0.05) funded = 0.5 points
 - Project is 87% (or 0.87) funded = 8.7 points

% Funded Points:

TOTAL POINTS:

Include the total points in the SCORE column on the CIP 2 for each project.

FLORIDA COLLEGE SYSTEM
CIP 4A CAPITAL ASSET MANAGEMENT PROJECT EXPLANATION
2020-21 through 2024-25

College Name	Pensacola State College		
Project Title	General Renovation/Remodeling		
Budget Entity Priority			
Statutory Authority	Sec. 1013.64		
Type Project	Noncritical	Critical	
	X	X	

BUILDING/FACILITY IDENTIFICATION/DESCRIPTION (If applicable)

PROJECT/BLDG NAME	BLDG #	NASF	LOCATION	COUNTY:
Pensacola State College	All		1,2,3,4,5	Escambia Santa Rosa

PROJECT DESCRIPTION (PURPOSE, NEED, SCOPE & ANY APPLICABLE SURVEY RECOMMENDATIONS)

The SREF Safety Inspections, handicapped accessibility review, and the July 2014 Educational Plant Survey have identified several safety to life discrepancies and accessibility issues that require attention. These include the need to upgrade the College's fire alarm systems, upgrade elevators, replace and install sidewalks, ramps, and crosswalks, upgrade interior and exterior lighting and upgrade landscaping to address security.

The College's July 2014 Educational Plant Survey recommends renovation to existing College wide systems including electrical distribution, telecommunications, irrigation, parking areas, energy management systems, lighting, walkways, utility services, surface water drainage, wastewater systems, and college facility identification. The survey also recommends renovations of the interior finishes of the College's buildings to include paint, carpet replacement, etc.

Many of the College's facilities are more than fifty (50) years of age. Many of the College's systems are beyond their useful lives and require excessive repairs. In addition, the HVAC and lighting systems are not energy efficient. The existing electrical systems do not allow for upgrades to support current technology. Upgrades to the systems would save the College on utility costs.

FUNDING SOURCE(S)	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
PECO	3709620	7748400	6204600	4249640	2198820

Total	\$3,709,620	\$7,748,400	\$6,204,600	\$4,249,640	\$2,198,820
Check (per Cost Worksheet)	\$3,709,620	\$7,748,400	\$6,204,600	\$4,249,640	\$2,198,820

**FLORIDA COLLEGE SYSTEM
CIP 4B CAPITAL ASSET MANAGEMENT PROJECT COST WORKSHEET**

College: Pensacola State College		Project: General Renovation/Remodeling			
BUILDING SYSTEM:					
COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
electrical	300,000	250,000	250,000	250,000	250,000
envelope	75,000	75,000	75,000		
interior	100,000	100,000	100,000	100,000	100,000
mechanical	750,000	500,000	500,000	300,000	300,000
plumbing	20,000	10,000	10,000	10,000	10,000
roof	1,019,620	5,653,400	4,184,600	2,554,640	503,820
site	50,000	50,000	25,000	25,000	25,000
special	25,000	25,000			
structural (BS)	10,000	10,000			
SUBTOTAL	2,349,620	6,673,400	5,144,600	3,239,640	1,188,820
CENTRAL UTILITY SYSTEM:					
COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
cogeneration					
cooling gen./distrib.	200,000	200,000	200,000	200,000	200,000
electrical distrib.	150,000	150,000	100,000	100,000	100,000
heating gen./distrib.	50,000	50,000	50,000	50,000	50,000
landfill					
water treat./distrib.					
waste treatment					
SUBTOTAL	400,000	400,000	350,000	350,000	350,000
SPECIAL SYSTEM:					
COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
energy conservation	150,000	15,000	150,000	150,000	150,000
storage tanks					
SUBTOTAL	150,000	15,000	150,000	150,000	150,000
CAMPUS SYSTEM:					
COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
drainage/grounds	200,000	200,000	200,000	200,000	200,000
road system paving	100,000	100,000	100,000	50,000	50,000
other paving					
SUBTOTAL	300,000	300,000	300,000	250,000	250,000
LIFE SAFETY AND LICENSURE					
COMPONENTS	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Licensure	10,000	10,000	10,000	10,000	10,000
Life Safety	250,000	100,000	100,000	100,000	100,000
ADA	200,000	200,000	100,000	100,000	100,000
Environmental	50,000	50,000	50,000	50,000	50,000
SUBTOTAL	510,000	360,000	260,000	260,000	260,000
TOTAL	\$3,709,620	\$7,748,400	\$6,204,600	\$4,249,640	\$2,198,820

Sarnafil Single Ply roof membrane observed at the Main Campus. For specific data related to the individual buildings on campus, please reference the attached appendices.

1.4 Upon arrival, BE-CI walked the facility with Mr. Ricky Enfinger who helped with general orientation of the campus. We accessed all the roofs on the campus through the roof access doors, extension ladder or via mechanical lift to conduct the asset evaluation. Reference Figure 1 below for building names as they are discussed herein. During our site visit, we did observe several deteriorated components associated with the roofing system. These deteriorated components, which will be discussed later in this report, are generally contributed to normal wear over time and/or are a result of prolonged exposure to the coastal environment. These anomalies should be addressed to prevent water intrusion into the roof system. Water intrusion can not only lead to further damage to building components but can also induce microbial growth within the buildings.

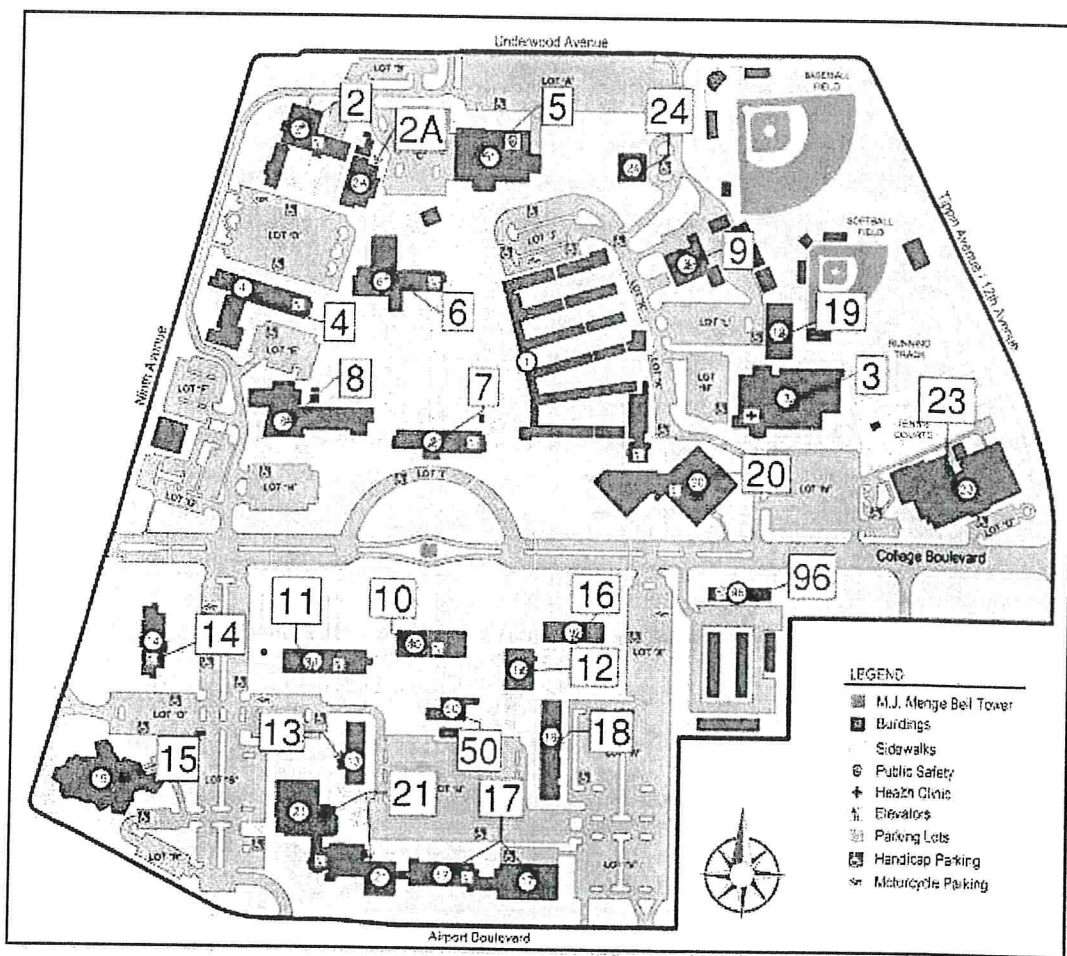


Figure 1 – Main Campus Site Map

1.5 As part of this study, we accessed all **Main Campus roofs** to conduct the exterior survey. The roofs of the buildings observed mostly consisted of PVC single ply roof membrane assemblies, Standing Seam Metal Panels, or a combination of both. We observed the single ply membranes were typically aged, stained and deteriorated and in overall fair to poor condition. The metal panels were observed to be in overall good to fair condition.

We appreciate the opportunity to provide our services and trust that this report will be informative, as well as to assist the College with appropriate steps moving forward to maintain the assets properly. As previously discussed, please let us know a convenient time for us to schedule to present this information the College. In the meantime, should you have any questions or wish to discuss this report, please contact our Pensacola office.

REPORT BY:
**Building Engineering-Consultants,
Inc.**



Derek Lewis
Project Engineer



Zach Newman, PE
Senior Project Engineer

Attachments to Report:

Supplemental Reports

- Appendix A – Main Campus Building 2 (16 pages),
- Appendix B – Main Campus Building 2A (10 pages),
- Appendix C – Main Campus Building 3 (19 pages),
- Appendix D – Main Campus Building 4 (11 pages),
- Appendix E – Main Campus Building 5 (8 pages),
- Appendix F – Main Campus Building 6 (11 pages),
- Appendix G – Main Campus Building 7 (9 pages),
- Appendix H – Main Campus Building 8 (23 pages),
- Appendix I – Main Campus Building 9 (10 pages),
- Appendix J – Main Campus Building 10 (9 pages),
- Appendix K – Main Campus Building 11 (7 pages),
- Appendix L – Main Campus Building 12 (6 pages),
- Appendix M – Main Campus Building 13 (6 pages),
- Appendix N – Main Campus Building 14 (7 pages),
- Appendix O – Main Campus Building 15 (12 pages),
- Appendix P – Main Campus Building 16 (5 pages),
- Appendix Q – Main Campus Building 17 (11 pages),
- Appendix R – Main Campus Building 18 (8 pages),
- Appendix S – Main Campus Building 19 (4 pages),
- Appendix T – Main Campus Building 20 (8 pages),
- Appendix U – Main Campus Building 21 (15 pages),
- Appendix V – Main Campus Building 23 (17 pages),
- Appendix W – Main Campus Building 24 (7 pages),
- Appendix X – Main Campus Building 50 (5 pages),
- Appendix Y – Main Campus Building 96 (6 pages).

10-Year Projected Budget

- Appendix Z – Main Campus: 10-YR Projected Budget (9 pages).

APPENDIX Z - PSC MAIN CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACEMENT YEAR	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	FISCAL YEAR 5	FISCAL YEAR 6	FISCAL YEAR 7	FISCAL YEAR 8	FISCAL YEAR 9	FISCAL YEAR 10
			%	New Estimated Cost			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0 Building 2																
1.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$ 24,480.00	\$ 2,300.00	0%	\$24,480	20	2	\$2,300									
1.1.2 Single Ply Membrane Repairs						1		\$24,480								
1.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$ 104,040.00	\$ 6,800.00	0%	\$104,040	20	4	\$5,800									
1.1.2 Single Ply Membrane Repairs						1		\$104,040								
1.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$ 142,800.00	\$ 5,000.00	0%	\$142,800	20	3	\$5,000									
1.1.2 Single Ply Membrane Repairs						1		\$142,800								
1.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$ 57,120.00	\$ 4,550.00	0%	\$57,120	20	2	\$4,550									
1.1.2 Single Ply Membrane Repairs						1		\$57,120								
1.5 Roof Section E																
1.1.1 Single Ply Membrane Replacement	\$ 57,120.00	\$ 4,190.00	0%	\$57,120	20	2	\$4,190									
1.1.2 Single Ply Membrane Repairs						1		\$57,120								
1.6 Roof Section F																
1.1.1 Single Ply Membrane Replacement	\$ 20,400.00	\$ 2,750.00	0%	\$20,400	20	2	\$2,750									
1.1.2 Single Ply Membrane Repairs						1		\$20,400								
2.0 Building 2A																
2.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$ 234,600.00	\$ 180	0%	\$234,600	20	2	\$234,600									
1.1.2 Single Ply Membrane Repairs						1	\$180									
2.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$ 20,400.00	\$ 500	0%	\$20,400	20	3	\$500									
1.1.2 Single Ply Membrane Repairs						1		\$20,400								
1.1.3 Exposed Fastener Metal Panels Replacement	\$ 8,400.00	\$ 2,350	0%	\$8,400	30	15	\$2,350									
1.1.4 Exposed Fastener Metal Panels Repairs						1		\$2,350								
2.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$167,280.00	\$1,000	0%	\$167,280	20	4	\$1,000									
1.1.2 Single Ply Membrane Repairs						1		\$167,280								
1.1.3 Perimeter Standing Seam Metal Panels Replacement	\$51,000.00	\$11,250	0%	\$51,000	35	20	\$11,250									
1.1.4 Perimeter Standing Seam Metal Panels Repairs						1		\$11,250								
TOTAL COST							\$112,347	\$2,442,900	\$1,664,640	\$503,820	\$550,400	\$240,720	\$334,440	\$0	\$99,600	

APPENDIX Z - PSC MAIN CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACEMENT YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR			
			%	New Estimated Cost			1	2	3	4	5	6	7	8	9	10	
3.0 Building 3							2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
3.1 Roof Section A																	
1.1.1 Coated Spray Foam Replacement	\$ 265,200.00	\$900	0%	\$265,200	20	5	\$900										
1.1.2 Coated Spray Foam Repairs						1					\$265,200						
3.2 Roof Section B																	
1.1.1 Single Ply Membrane Replacement	\$ 34,680.00	\$0	0%	\$34,680	20	3	\$0		\$34,680								
1.1.2 Single Ply Membrane Repairs						1											
3.3 Roof Section C																	
1.1.1 Coated Single Ply Membrane Replacement	\$46,920.00	\$405	0%	\$46,920	20	2	\$405		\$46,920								
1.1.2 Coated Single Ply Membrane Repairs						1											
3.4 Roof Section D																	
1.1.1 Single Ply Membrane Replacement	\$3,000.00	\$0	0%	\$3,000	20	5	\$0				\$3,000						
1.1.2 Single Ply Membrane Repairs						1											
3.5 Roof Section E																	
1.1.1 Single Ply Membrane Replacement	\$71,400.00	\$0	0%	\$71,400	20	3	\$0		\$71,400								
1.1.2 Single Ply Membrane Repairs						1											
3.6 Roof Section F																	
1.1 Single Ply Membrane Replacement	\$81,600.00	\$405	0%	\$81,600	20	3	\$405										
1.2 Single Ply Membrane Repairs						1											
3.7 Roof Section G																	
1.1.1 Single Ply Membrane Replacement	\$53,040.00	\$0	0%	\$53,040	20	2	\$0				\$53,040						
1.1.2 Single Ply Membrane Repairs						1											
3.8 Roof Section H																	
1.1.1 Single Ply Membrane Replacement	\$173,400.00	\$1,800	0%	\$173,400	20	2	\$1,800										
1.1.2 Single Ply Membrane Repairs						1											
3.9 Roof Section I																	
1.1.1 Single Ply Membrane Replacement	\$34,680.00	\$0	0%	\$34,680	20	3	\$0										
1.1.2 Single Ply Membrane Repairs						1											
3.10 Roof Section J																	
1.1.1 Single Ply Membrane Replacement	\$61,200.00	\$810	0%	\$61,200	20	3	\$810										
1.1.2 Single Ply Membrane Repairs						1											
3.11 Roof Section K																	
1.1.1 Single Ply Membrane Replacement	\$91,800.00	\$405	0%	\$91,800	20	3	\$405										
1.1.2 Single Ply Membrane Repairs						1											
3.12 Roof Section L																	
1.1.1 Built-Up Roof System Replacement	\$34,680.00	\$0	0%	\$34,680	35	2	\$0										
1.1.2 Built-Up Roof System Repairs						1											

APPENDIX Z - PSC MAIN CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR
			%	New Estimated Cost			1	2	3	4	5	6	7	8	9	10
4.0 Building 4																
4.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$422,280.00		0%	\$422,280	35	25										
1.1.2 Standing Seam Metal Roof Repairs	\$6,800				1		\$6,800									
4.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$65,080.00		0%	\$65,080	20	2	\$1,584	\$65,080								
1.1.2 Single Ply Membrane Repairs	\$1,584				1											
4.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$71,400.00		0%	\$71,400	20	2	\$1,200	\$71,400								
1.1.2 Single Ply Membrane Repairs	\$1,200				1											
4.4 Roof Section D																
1.1.1 Standing Seam Metal Roof Replacement	\$71,400.00		0%	\$71,400	35	20	\$2,100									
1.1.2 Standing Seam Metal Roof Repairs	\$2,100				1											
5.0 Building 5																
5.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$165,240.00		0%	\$165,240	20	3	\$0	\$165,240								
1.1.2 Single Ply Membrane Repairs	\$0				1											
5.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$359,040.00		0%	\$359,040	20	3	\$1,600	\$359,040								
1.1.2 Single Ply Membrane Repairs	\$1,600				1											
5.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$65,000.00		0%	\$65,000	35	20	\$3,000									
1.1.2 Single Ply Membrane Repairs	\$3,000				1											
5.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$87,720.00		0%	\$87,720	20	3	\$0	\$87,720								
1.1.2 Single Ply Membrane Repairs	\$0				1											
6.0 Building 6																
6.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$593,640.00		0%	\$593,640	35	20	\$2,400									
1.1.2 Standing Seam Metal Roof Repairs	\$2,400				1											
6.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$26,520.00		0%	\$26,520	20	5	\$0									
1.1.2 Single Ply Membrane Repairs	\$0				1											
6.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$20,400.00		0%	\$20,400	35	20	\$4,500									
1.1.2 Standing Seam Metal Roof Repairs	\$4,500				1											
7.0 Building 7																
7.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$93,840.00		0%	\$93,840	35	20	\$300									
1.1.2 Standing Seam Metal Roof Repairs	\$300				1											
7.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$10,200.00		0%	\$10,200	20	6	\$200									
1.1.2 Single Ply Membrane Repairs	\$200				1											
7.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$295,800.00		0%	\$295,800	35	20	\$405									
1.1.2 Standing Seam Metal Roof Repairs	\$405				1											
7.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$10,200.00		0%	\$10,200	20	6	\$0									
1.1.2 Single Ply Membrane Repairs	\$0				1											

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10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	FISCAL YEAR 5	FISCAL YEAR 6	FISCAL YEAR 7	FISCAL YEAR 8	FISCAL YEAR 9	FISCAL YEAR 10
			%	New Estimated Cost												
8.0 Building 8																
8.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$59,160.00	\$0	0%	\$59,160	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$40,800.00	\$450	0%	\$40,800	35	20	\$450									
1.1.4 Perimeter Standing Seam Metal Roof Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$20,400.00	\$0	0%	\$20,400	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$44,880.00	\$0	0%	\$44,880	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$51,000.00	\$7,500	0%	\$51,000	35	10	\$7,500									\$51,000
1.1.4 Perimeter Standing Seam Metal Roof Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$26,520.00	\$0	0%	\$26,520	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.5 Roof Section E																
1.1.1 Single Ply Membrane Replacement	\$61,200.00	\$3,600	0%	\$61,200	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$45,900.00	\$7,200	0%	\$45,900	35	20	\$7,200									
1.1.4 Perimeter Standing Seam Metal Roof Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.6 Roof Section F																
1.1.1 Single Ply Membrane Replacement	\$20,400.00	\$100	0%	\$20,400	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.7 Roof Section G																
1.1.1 Single Ply Membrane Replacement	\$44,880.00	\$203	0%	\$44,880	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$54,060.00	\$0	0%	\$54,060	35	20	\$0									
1.1.4 Perimeter Standing Seam Metal Roof Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.8 Roof Section H																
1.1.1 Single Ply Membrane Replacement	\$281,520.00	\$253	0%	\$281,520	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
8.9 Roof Section I																
1.1.1 Single Ply Membrane Replacement	\$26,520.00	\$0	0%	\$26,520	20	4										
1.1.2 Single Ply Membrane Repairs	\$0	\$0	0%	\$0	1	1	\$0									
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$35,700.00	\$0	0%	\$35,700	35	5										
1.1.4 Perimeter Standing Seam Metal Roof Repairs	\$0	\$0	0%	\$0	1	1	\$0									\$35,700

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			%	New Estimated Cost												
9.0 Building 9																
9.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$116,260.00	\$45	0%	\$116,260	20											
1.1.2 Single Ply Membrane Repairs						\$45					\$116,260					
9.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$57,120.00	\$100	0%	\$57,120	20											
1.1.2 Single Ply Membrane Repairs						\$100					\$57,120					
9.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$57,120.00	\$0	0%	\$57,120	20											
1.1.2 Single Ply Membrane Repairs						\$0					\$57,120					
9.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$40,800.00	\$0	0%	\$40,800	20											
1.1.2 Single Ply Membrane Repairs						\$0					\$40,800					
9.5 Roof Section E																
1.1.1 Single Ply Membrane Replacement	\$40,800.00	\$0	0%	\$40,800	20											
1.1.2 Single Ply Membrane Repairs						\$0					\$40,800					
10.0 Building 10																
10.1 Roof Section A																
1.1 Single Ply Membrane Replacement	\$308,040.00	\$930	0%	\$308,040	20											
1.2 Single Ply Membrane Repairs						\$930					\$308,040					
1.3 Perimeter Standing Seam Metal Roof Replacement	\$102,000.00	\$50	0%	\$102,000	35											
1.4 Perimeter Standing Seam Metal Roof Repairs						\$50										
10.2 Roof Section B																
1.1.1 Perimeter Standing Seam Metal Roof Replacement	\$14,280.00	\$0	0%	\$14,280	35											
1.1.2 Perimeter Standing Seam Metal Roof Repairs						\$0										
11.0 Building 11																
11.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$340,680.00	\$660	0%	\$340,680	20											
1.1.2 Single Ply Membrane Repairs						\$660					\$340,680					
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$132,600.00	\$900	0%	\$132,600	35											
1.1.4 Perimeter Standing Seam Metal Roof Repairs						\$900										
11.2 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$12,240.00	\$0	0%	\$12,240	35											
1.1.2 Standing Seam Metal Roof Repairs						\$0										
12.0 Building 12																
12.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$201,960.00	\$140	0%	\$0	20											
1.1.2 Single Ply Membrane Repairs						\$140					\$201,960					
1.1.3 Perimeter Standing Seam Metal Roof Replacement	\$102,000.00	\$270	0%	\$102,000	35											
1.1.4 Perimeter Standing Seam Metal Roof Repairs						\$270										
13.0 Building 13																
13.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$228,480.00	\$2,410	0%	\$228,480	35											
1.1.2 Standing Seam Metal Roof Repairs						\$2,410										
14.0 Building 14																
14.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$259,080.00	\$2,605	0%	\$259,080	35											
1.1.2 Standing Seam Metal Roof Repairs						\$2,605										
																\$259,080

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			%	New Estimated Cost												
15.0 Building 15																
15.1 Roof Section A																
1.1.1 3-Tab Asphalt Shingle Replacement	\$75,360.00		0%	\$75,360	15	8	2020									
1.1.2 3-Tab Asphalt Shingle Repairs	\$310					1								\$75,360		
15.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$352,920.00		0%	\$352,920	20	3										
1.1.2 Single Ply Membrane Repairs	\$150					1										
15.3 Roof Section C																
1.1.1 3-Tab Asphalt Shingle Replacement	\$47,040.00		0%	\$47,040	20	15										
1.1.2 3-Tab Asphalt Shingle Repairs	\$0					1										
15.4 Roof Section D																
1.1.1 Corrugated Metal Replacement	\$22,080.00		0%	\$22,080	30	10										
1.1.2 Corrugated Metal Repairs	\$8,000					1										
16.0 Building 16																
16.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$244,800.00		0%	\$244,800	35	20										
1.1.2 Standing Seam Metal Roof Repairs	\$465					1										
17.0 Building 17																
17.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$306,000.00		0%	\$306,000	20	3										
1.1.2 Single Ply Membrane Repairs	\$0					1										
17.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$138,720.00		0%	\$138,720	20	2										
1.1.2 Single Ply Membrane Repairs	\$250					1										
17.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$28,560.00		0%	\$28,560	20	4										
1.1.2 Single Ply Membrane Repairs	\$0					1										
17.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$285,600.00		0%	\$285,600	20	2										
1.1.2 Single Ply Membrane Repairs	\$200					1										
18.0 Building 18																
18.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$275,400.00		0%	\$275,400	35	25										
1.1.2 Standing Seam Metal Roof Repairs	\$1,800					1										
18.2 Roof Section B																
1.1.1 Corrugated Metal Replacement	\$34,500.00		0%	\$34,500	30	15										
1.1.2 Corrugated Metal Repairs	\$0					1										
18.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$61,200.00		0%	\$61,200	35	20										
1.1.2 Standing Seam Metal Roof Repairs	\$0					1										
19.0 Building 19																
19.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$240,720.00		0%	\$240,720	20	7										
1.1.2 Single Ply Membrane Repairs	\$0					1										

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			%	New Estimated Cost			1	2	3	4	5	6	7	8	9	10
20.0 Building 20																
20.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$526,320.00		0%	\$526,320	20	2	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.1.2 Single Ply Membrane Repairs	\$505	\$505				1	\$505									
20.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$336,600.00		0%	\$336,600	20	2		\$336,600								
1.1.2 Single Ply Membrane Repairs	\$235	\$235				1	\$235									
21.0 Building 21																
21.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$263,160.00		0%	\$263,160	20	4				\$263,160						
1.1.2 Single Ply Membrane Repairs	\$0	\$0				1	\$0									
1.1.3 Standing Seam Metal Roof Replacement	\$75,480.00	\$243			35	15	\$0									
1.1.4 Standing Seam Metal Roof Repairs	\$243	\$243				1	\$243									
21.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$418,200.00		0%	\$418,200	20	4				\$418,200						
1.1.2 Single Ply Membrane Repairs	\$0	\$0				1	\$375									
1.1.3 Standing Seam Metal Roof Replacement	\$20,400.00	\$200			35	15	\$200									
1.1.4 Standing Seam Metal Roof Repairs	\$200	\$200				1	\$200									
21.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$28,560.00		0%	\$28,560	20	2		\$28,560								
1.1.2 Single Ply Membrane Repairs	\$0	\$0				1	\$0									
1.1.3 Coated Dome Roof Replacement	\$26,520.00	\$0			20	10	\$0									
1.1.4 Coated Dome Roof Repairs	\$0	\$0				1	\$0									
21.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$163,200.00		0%	\$163,200	20	3			\$163,200							
1.1.2 Single Ply Membrane Repairs	\$0	\$200				1	\$200									
1.1.3 Standing Seam Metal Roof Replacement	\$40,800.00	\$0			35	1	\$0									
1.1.4 Standing Seam Metal Roof Repairs	\$0	\$0				1	\$0									
21.5 Roof Section E																
1.1.1 Single Ply Membrane Replacement	\$13,260.00	\$200	0%	\$13,260	20	2		\$13,260								
1.1.2 Single Ply Membrane Repairs	\$0	\$0				1	\$200									

APPENDIX Z - PSC MAIN CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR
			%	New Estimated Cost			1	2	3	4	5	6	7	8	9
22.0 Building Z3															
22.1 Roof Section A															
1.1.1 Single Ply Membrane Replacement	\$148,920.00	\$405	0%	\$148,920	20	6									
1.1.2 Single Ply Membrane Repairs						1	\$405								
22.2 Roof Section B															
1.1.1 Single Ply Membrane Replacement	\$110,160.00	\$10,225	0%	\$110,160	20	2									
1.1.2 Single Ply Membrane Repairs						1	\$10,225								
22.3 Roof Section C															
1.1.1 Standing Seam Metal Roof Replacement	\$130,560.00	\$250	0%	\$130,560	35	2									
1.1.2 Standing Seam Metal Roof Repairs						1	\$250								
22.4 Roof Section D															
1.1.1 Single Ply Membrane Replacement	\$140,760.00	\$225	0%	\$140,760	20	20									
1.1.2 Single Ply Membrane Repairs						1	\$225								
22.5 Roof Section E															
1.1.1 Single Ply Membrane Replacement	\$53,040.00	\$0	0%	\$53,040	20	20									
1.1.2 Single Ply Membrane Repairs						1	\$0								
22.6 Roof Section F															
1.1.1 Single Ply Membrane Replacement	\$10,200.00	\$0	0%	\$10,200	20	4									
1.1.2 Single Ply Membrane Repairs						1	\$0								
22.7 Roof Section G															
1.1.1 Single Ply Membrane Replacement	\$87,720.00	\$0	0%	\$87,720	20	4									
1.1.2 Single Ply Membrane Repairs						1	\$0								
22.8 Roof Section H															
1.1.1 Single Ply Membrane Replacement	\$161,160.00	\$1,350	0%	\$161,160	20	2									
1.1.2 Single Ply Membrane Repairs						1	\$1,350								

APPENDIX Z - PSC MAIN CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR
			%	New Estimated Cost			1	2	3	4	5	6	7	8	9	10
23.0 Building 24																
23.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$10,200.00		0%	\$10,200	20	3										
1.1.2 Single Ply Membrane Repairs		\$140				1	\$140									
23.2 Roof Section B																
1.1.1 Standing Seam Metal Roof Replacement	\$142,800.00		0%	\$142,800	35	20										
1.1.2 Standing Seam Metal Roof Repairs		\$0				1	\$0									
24.0 Building 50																
24.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$61,200.00		0%	\$61,200	20	2										
1.1.2 Single Ply Membrane Repairs		\$0				1	\$0									
24.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$63,240.00		0%	\$63,240	20	2										
1.1.2 Single Ply Membrane Repairs		\$0				1	\$0									
24.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$12,240.00		0%	\$12,240	35	20										
1.1.2 Standing Seam Metal Roof Repairs		\$0				1	\$0									
25.0 Building 96																
25.1 Roof Section A																
1.1.1 Standing Seam Metal Roof Replacement	\$167,280.00		0%	\$167,280	35	20										
1.1.2 Standing Seam Metal Roof Repairs		\$500				1	\$500									

Sarnafil Single Ply roof membrane observed at the Warrington Campus. For specific data related to the individual buildings on campus, please reference the attached supplemental reports.

EXECUTIVE SUMMARY ²				
DESCRIPTION	SQUARE FT	REMAINING USEFUL LIFE (YRS)	ESTIMATED REPLACEMENT COST	ROLLUP RATING 0-5 ¹
Sarnafil Single Ply	150,862	2.86	\$ 1,659,484.75	1.97
Standing Seam Metal	9,427	7.50	\$ 160,254.75	2.13

¹ The Ratings Scale is classified as follows: (0 – 1.9) Poor Condition, (2.0 – 3.9) Fair Condition; (4.0 – 5.0) Good Condition.

² The Executive Summary Table includes the total AVERAGE of each of the components listed.

1.4 Upon arrival, BE-CI walked the facility with Mr. Bill who helped with general orientation of the campus. We accessed all the roofs on the campus through the roof access doors or a via mechanical lift to conduct the asset evaluation. Reference Figure 1 below for building names as they are discussed herein. During our site visit, we did observe several deteriorated components associated with the roofing system. These deteriorated components, which will be discussed later in this report, are generally contributed to normal wear over time and/or are a result of prolonged exposure to the coastal environment. These anomalies should be addressed to prevent water intrusion into the roof system. Water intrusion can not only lead to further damage to building components but can also induce microbial growth within the buildings.

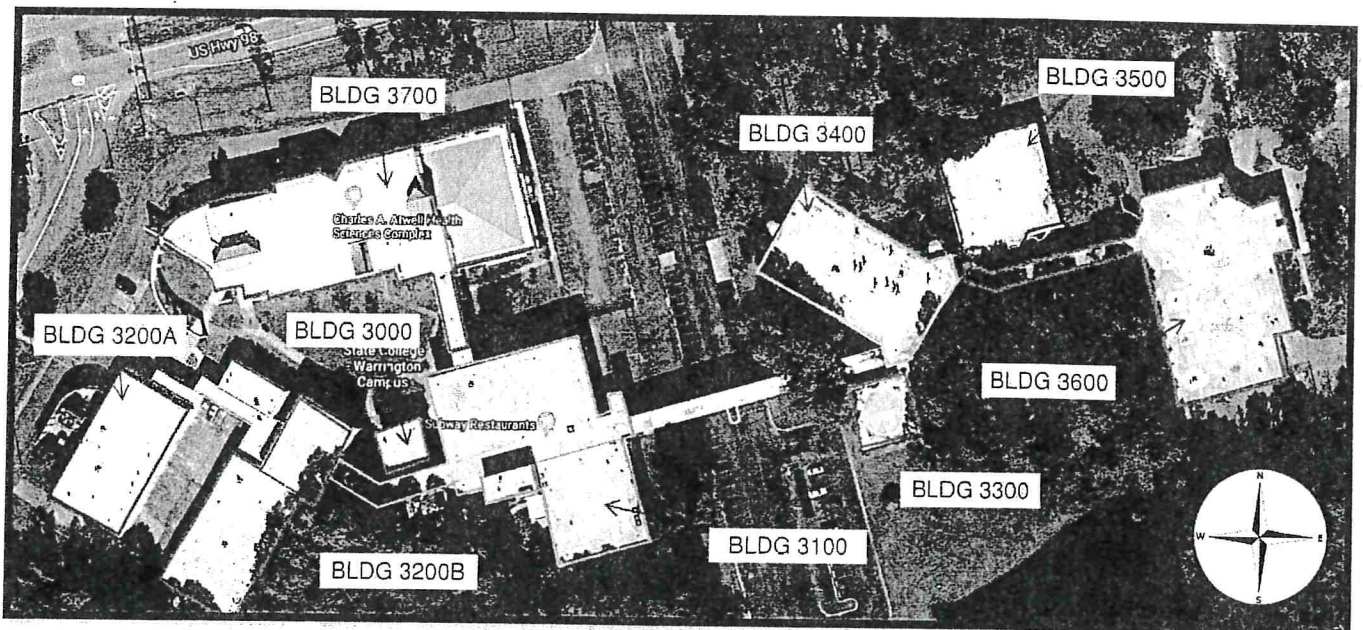


Figure 1 – Warrington Campus Site Map

1.5 As part of this study, we accessed all **Warrington Campus roofs** to conduct the exterior survey. The roofs of all building, excluding Building 3700 consisted of 100% Single Ply Membrane. The roof of Building

3700 consisted of 15% standing seam metal roof and 85% single ply membrane. The table indicated below serves to aggregate each type of roof areas observed.

BUILDING NAME	ROOF AREA	ROOF TYPE	REMAINING USEFUL LIFE	ESTIMATED REPLACEMENT COST
BUILDING 3300	Section A	Sarnafil Single Ply	2	\$ 46,920.00
BUILDING 3100	Section A	Sarnafil Single Ply	2	\$ 632,400.00
	Section B	Sarnafil Single Ply	2	\$ 30,600.00
	Section C	Sarnafil Single Ply	2	\$ 6,120.00
	Section D	Sarnafil Single Ply	2	\$ 5,100.00
BUILDING 3200A	Section A	Sarnafil Single Ply	2	\$ 224,400.00
	Section B	Sarnafil Single Ply	2	\$ 16,320.00
BUILDING 3200B	Section A	Sarnafil Single Ply	2	\$ 34,680.00
	Section B	Sarnafil Single Ply	3	\$ 48,960.00
	Section C	Sarnafil Single Ply	2	\$ 102,000.00
	Section D	Sarnafil Single Ply	2	\$ 234,600.00
BUILDING 3300	Section A	Sarnafil Single Ply	2	\$ 77,520.00
BUILDING 3400	Section A	Sarnafil Single Ply	3	\$ 326,400.00
	Section B	Sarnafil Single Ply	3	\$ 4,080.00
	Section C	Sarnafil Single Ply	3	\$ 4,080.00
BUILDING 3500	Section A	Sarnafil Single Ply	3	\$ 234,600.00
BUILDING 3600	Section A	Sarnafil Single Ply	2	\$ 530,400.00
	Section B	Sarnafil Single Ply	2	\$ 61,200.00
BUILDING 3700	Section A	Sarnafil Single Ply	2	\$ 40,800.00
	Section B	Sarnafil Single Ply	2	\$ 459,000.00
	Section C	Standing Seam Metal	8	\$ 20,400.00
	Section D	85% Standing Seam Metal	7	\$ 177,480.00
		15% Sarnafil Single Ply	2	\$ 32,640.00
Section E	Sarnafil Single Ply	2	\$ 6,120.00	

1.6 We observed several anomalies that could affect the ability of the roofs to keep water out of the building. These anomalies include, but are not limited to, staining on the roofing membrane, failed and or deteriorated sealants, missing/corroded vent fasteners, etc. Any anomalies pertaining to the roofing membrane were marked with red paint to easily locate the affected areas for repairs. The anomalies associated with the **roof systems** were documented as follows:

1.6.1 At all roof systems with single-ply roof membrane we observed the membrane to be in fair-to-poor condition overall. We observed multiple anomalies related to the roof systems which resulted in

APPENDIX J - PSC WARRINGTON CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	FISCAL YEAR 5	FISCAL YEAR 6	FISCAL YEAR 7	FISCAL YEAR 8	FISCAL YEAR 9	FISCAL YEAR 10
			%	New Estimated Cost			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
			0%				\$15,273	\$2,320,500	\$832,320	\$0	\$0	\$0	\$177,480	\$20,400	\$0	\$0
1.0 Building 3000						TOTAL COST										
26.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$45,920.00	\$45	0%	\$45,920	20	2	\$45	\$16,920								
1.1.2 Single Ply Membrane Repairs						1										
2.0 Building 3100																
27.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$632,400.00	\$2,425	0%	\$632,400	20	2	\$2,425	\$632,400								
1.1.2 Single Ply Membrane Repairs						1										
27.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$30,600.00	\$600	0%	\$30,600	20	2	\$600	\$30,600								
1.1.2 Single Ply Membrane Repairs						1										
27.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$6,120.00	\$265	0%	\$6,120	20	2	\$265	\$6,120								
1.1.2 Single Ply Membrane Repairs						1										
27.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$5,100.00	\$265	0%	\$5,100	20	2	\$265	\$5,100								
1.1.2 Single Ply Membrane Repairs						1										
3.0 Bldg 3200A																
27 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$224,400.00	\$280	0%	\$224,400	20	2	\$280	\$224,400								
1.1.2 Single Ply Membrane Repairs						1										
28.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$16,320.00	\$580	0%	\$16,320	20	2	\$580	\$16,320								
1.1.2 Single Ply Membrane Repairs						1										

APPENDIX J - PSC WARRINGTON CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COSTS FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	FISCAL YEAR 5	FISCAL YEAR 6	FISCAL YEAR 7	FISCAL YEAR 8	FISCAL YEAR 9	FISCAL YEAR 10
			%	New Estimated Cost			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
4.0 Building 3200B																
29.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$34,600.00		0%	\$34,600	20	3										
1.1.2 Single Ply Membrane Repairs		\$135				1	\$135									
29.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$48,960.00		0%	\$48,960	20	3										
1.1.2 Single Ply Membrane Repairs		\$185				1	\$185									
29.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$102,000.00		0%	\$102,000	20	3										
1.1.2 Single Ply Membrane Repairs		\$275				1	\$275									
29.4 Roof Section D																
1.1.1 Single Ply Membrane Replacement	\$234,600.00		0%	\$234,600	20	3										
1.1.2 Single Ply Membrane Repairs		\$450				1	\$450									
5.0 Building 3300																
30.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$77,520.00		0%	\$77,520	20	3										
1.1.2 Single Ply Membrane Repairs		\$0				1	\$0									
6.0 Building 3400																
31.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$326,400.00		0%	\$326,400	20	3										
1.1.2 Single Ply Membrane Repairs		\$450				1	\$450									
31.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$4,080.00		0%	\$4,080	20	3										
1.1.2 Single Ply Membrane Repairs		\$225				1	\$225									
31.3 Roof Section C																
1.1.1 Single Ply Membrane Replacement	\$4,080.00		0%	\$4,080	20	3										
1.1.2 Single Ply Membrane Repairs		\$250				1	\$250									
7.0 Building 3500																
32.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$234,600.00		0%	\$234,600	20	2										
1.1.2 Single Ply Membrane Repairs		\$1,125				1	\$1,125									

APPENDIX J - PSC WARRINGTON CAMPUS
10-YEAR PROJECTED BUDGET

ITEM DESCRIPTION	ESTIMATED COST TO REPLACE	ESTIMATED COST FOR REPAIRS	CONTINGENCY FACTOR		EXPECTED USEFUL LIFE (YEARS)	RECOMMENDED REPLACE/REPAIR YEAR	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	FISCAL YEAR 5	FISCAL YEAR 6	FISCAL YEAR 7	FISCAL YEAR 8	FISCAL YEAR 9	FISCAL YEAR 10
			%	New Estimated Cost			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
8.0 Building 3600																
33.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$530,400.00		0%	\$530,400	20	2	\$625	\$530,400								
1.1.2 Single Ply Membrane Repairs		\$625				1										
33.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$61,200.00		0%	\$61,200	20	2	\$800	\$61,200								
1.1.2 Single Ply Membrane Repairs		\$800				1										
9.0 Building 3700																
34.1 Roof Section A																
1.1.1 Single Ply Membrane Replacement	\$40,800.00		0%	\$40,800	20	2	\$405	\$40,800								
1.1.2 Single Ply Membrane Repairs		\$405				1										
34.2 Roof Section B																
1.1.1 Single Ply Membrane Replacement	\$459,000.00		0%	\$459,000	20	2	\$3,598	\$459,000								
1.1.2 Single Ply Membrane Repairs		\$3,598				1										
34.3 Roof Section C																
1.1.1 Standing Seam Metal Roof Replacement	\$20,400.00		0%	\$20,400	20	8	\$80	\$20,400					\$20,400			
1.1.2 Standing Seam Metal Roof Repairs		\$80				1										
34.4 Roof Section D																
1.1.1 85% Standing Seam Metal Roof Replacement	\$177,480.00		0%	\$177,480	20	7	\$1,530	\$177,480					\$177,480			
1.1.2 85% Standing Seam Metal Roof Repairs		\$1,530				1										
1.1.3 15% Single Ply Membrane Replacement	\$32,640.00		0%	\$32,640	20	2	\$480	\$32,640								
1.1.4 15% Single Ply Membrane Repairs		\$480				1										
34.5 Roof Section E																
1.1.1 Single Ply Membrane Replacement	\$6,120.00		0%	\$6,120	20	2	\$225	\$6,120								
1.1.2 Single Ply Membrane Repairs		\$225				1										

DIVISION OF FLORIDA COLLEGES
 OPERATING COSTS FOR NEW FACILITIES (OCNF)
 2020-21 LEGISLATIVE BUDGET REQUEST

COLLEGE: PENSACOLA STATE COLLEGE

PROJECT DESCRIPTION (FACILITY/LOCATION)	YEAR(S) FUNDED	FUND SOURCE	EST. DATE OPER.	NEW GSF
None	n/a	n/a	n/a	n/a

PRESIDENT (OR DESIGNEE) _____ DATE _____
 C. EDWARD MEADOWS, PRESIDENT
 Print Name, Title

- Instructions:**
- (1) Describe the facility and location as presented in the appropriation act.
 - (2) Identify year(s) funded or appropriated
 - (3) Identify the fund source(s): PECO, CO&DS, CIF, and/or other local funds.
- NOTES: Projects not funded with PECO need legislative authorization (back-of-bill) to receive state operating funds.
 Any space submitted for state operating funds must be survey recommended.
 Any space deleted from your inventory for which operating dollars have been received should be subtracted from OCNF.
- (4) Use the MONTH and YEAR the facility is expected to be operational (i.e. 10/19; 01/20).
 - (5) List the ESTIMATED GROSS SQUARE FEET for the facility.
 - (6) The signature of the College President (or Designee) and date are to be provided.
 - (7) Print the name and title of person signing.

DIVISION OF FLORIDA COLLEGES
2020-2021 Request for Legislative Action

College: PENSACOLA STATE COLLEGE

Requested Actions: (Property acquisition or construction of new facility using non-PECO fund source, which will require state operating dollars.)

1. Pensacola State College – Construct a Health and Fitness Center from local funds at the State Board of Education approved Pensacola Campus.
2. Pensacola State College – Construct a Workforce Development Center from local funds at the State Board of Education approved South Santa Rosa Center.
3. Pensacola State College – Construct a Workforce Development Facility from local funds at the State Board of Education approved Milton Campus.

PENSACOLA STATE COLLEGE

**District Board of Trustees
Facilities Committee Meeting Minutes
Pensacola Campus – District Conference Room
May 21, 2019**

Present: Mr. Ed Moore and Ms. Bracken

Mr. Moore called the meeting to order at 5:10 p.m.

Ms. Bracken reviewed the item on the agenda.

Action Items:

1. Approve Change Order #001 – Ajax Building Corporation – Baars Technology Building - Pensacola Campus – DEDUCT (\$1,512,964.45) (Construction Materials)

The item will be recommended to the full board for consideration of approval.

The meeting was adjourned at 5:20 p.m.