



January 17, 2023

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Spot Survey 2.6

Item Description

This item requests the District Board of Trustees approval of Educational Plant Spot Survey 2.6.

Overview and Background

Pursuant to Section 1013.31 and 1013.35, Florida Statutes, and Section 3.1 State Requirements for Educational Facilities, Surveys shall be reviewed and approved by the board, and a file copy shall be submitted to the Florida Department of Education (FDOE). The attached Educational Plant Spot Survey 2.6 requests the following:

FDOE Project Priority List Project 1 – Site 1 Requested Changes:

- Approval to dispose of Building number 16, located on TCC's Main Campus Site 1, 444 Appleyard Drive, Tallahassee, FL 32304. This building has been determined to be unnecessary and unsatisfactory for educational purposes as it is a non-educational facility. The benefits to the college from disposal of the property would exceed any potential future educational use of facility. Survey Recommendation 1.011
- The addition of a control room and the replacement of (1) non-ADA compliant restroom with (2) ADA compliant restrooms to the existing building 28 Central Utility Plant, located on TCC's Main Campus Site 1, 444 Appleyard Drive, Tallahassee, FL 32304. The addition of the control room is necessary for personnel to properly control, monitor and maintain the Building Automation System (BAS)/HVAC controls. \$250,000 – Survey Recommendation 1.040
- Approval to dispose of Vacant land at 3964 Century Park Circle S, Lot 15, \$70,000 and 3964 Century Park Circle S, Lot 14, \$70,000 located on TCC's Main Campus Site 1. This land has been determined to be unnecessary and unsatisfactory for educational purposes.

- Edit existing SR 1.007 language to “Construct campus roadways and parking spaces, including hard surface, drainage structures, curb and gutters, and illumination. \$1,000,000.00

FDOE Project Priority List Project 3 – Site 6 Requested Changes:

- Add new Survey Recommendation 6.010 – Construct new underground utilities/infrastructure systems, including power, communications, and domestic water. \$500,000.00
- Add new Survey Recommendation 6.011 – Construction campus roadways and parking spaces, including hard surface, drainage structures, curb and gutter, and illumination. \$1,000,000.00

Past Actions by the Board

None.

Funding/ Financial Implications

Cost for building 28 upgrades will be provided through PECO/Deferred Maintenance funds. No costs will be incurred from the disposal of College properties.

Recommended Action

Approve the attached Educational Plant Spot Survey 2.6.

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College: TALLAHASSEE COMMUNITY COLLEGE

Survey: Number 2 - Version 6

Survey Status: Active Pending

FOR DOE USE ONLY

Approved by:

Date: _____

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending

Section 1: Survey Details

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending



444 Appleyard Drive
Tallahassee, Florida 32304-2895
850.2016200 | www.tcc.fl.edu

January 17, 2023

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Spot Survey 2.6

Item Description

This item requests the District Board of Trustees approval of Educational Plant Spot Survey 2.6.

Overview and Background

Pursuant to Section 1013.31 and 1013.35, Florida Statutes, and Section 3.1 State Requirements for Educational Facilities, Surveys shall be reviewed and approved by the board, and a file copy shall be submitted to the Department of Education. The attached Educational Plant Spot Survey 2.6 requests the following:

PPL Project 1 – Site 1 Requested Changes:

- Approval to dispose of Building number 16, located on TCC's Main Campus Site 1, 444 Appleyard Drive, Tallahassee, FL 32304. This building has been determined to be unnecessary and unsatisfactory for educational purposes as it is a non-educational facility. The benefits to the college from disposal of the property would exceed any potential future educational use of facility.
- The addition of a control room and the replacement of (1) non-ADA compliant restroom with (2) ADA compliant restrooms to the existing building 28 Central Utility Plant, located on TCC's Main Campus Site 1, 444 Appleyard Drive, Tallahassee, FL 32304. The addition of the control room is necessary for personnel to properly control, monitor and maintain the Building Automation System (BAS)/HVAC controls. \$250,000
- Approval to dispose of Vacant land at 3964 Century Park Circle S, Lot 15, \$70,000 and 3964 Century Park Circle S, Lot 14, \$70,000 located on TCC's Main Campus Site 1. This land has been determined to be unnecessary and unsatisfactory for educational purposes.

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending

- Edit existing SR 1.007 language to "Construct campus roadways and parking spaces, including hard surface, drainage structures, curb and gutters, and illumination. \$1,000,000.00

PPL Project 3 – Site 6 Requested Changes:

- Add new SR 6.010 – Construct new underground utilities/infrastructure systems, including power, communications, and domestic water. \$500,000.00
- Add new SR 6.011 – Construction campus roadways and parking spaces, including hard surface, drainage structures, curb and gutter, and illumination. \$1,000,000.00

Funding/ Financial Implications

Cost for building 28 upgrades will be provided through PECO/Deferred Maintenance funds. No costs will be incurred from the disposal of College properties.

Past Actions by the Board

NONE

Recommended Action

Approve the attached Educational Plant Spot Survey 2.6.

S

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:Active Pending

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Number 2 - Version 6

Description:

SPOT Survey 2.6: Site 1, Main Campus

Survey Open Date:

12/15/2022

Board Approval Date:**Survey Expiration Date:**

6/30/2023

DVE768 Approval Date:

7/6/2010

Contact Name:Jenny Shuler, Facilities Administrator Jenny.Shuler@tcc.fl.edu
Donn Herr, Director of Facilities Don.Herr@tcc.fl.edu**Contact Phone Number:**

850.201.8015

Survey Status	Status Time	User
Active Pending	12/15/2022	Anne Nyman
Active Approved		Violet Brown

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending

Section 2: Survey Cost Summary

RECOMMENDATIONS FOR EDUCATIONAL PLANTS

TALLAHASSEE COMMUNITY COLLEGE

Survey : 2 Version : 6

Date : 12/15/2022

The educational plant survey is a systematic study of present educational and ancillary plants and the determination of future needs. The survey is not directly concerned with the instructional program but the relationship of educational plants to the instructional program is such that judgments regarding the instructional program are necessarily a part of an educational plant survey.

The construction, remodeling, and renovation of educational facilities is a major undertaking. The educational plant survey aids in formulating plans for housing the educational activities of students and staff of the community college for the next several years and the survey considers the local comprehensive plan in its forecast strategies. This plan represents a careful study of all available data regarding the status of educational and ancillary facilities in relation to capital outlay full-time equivalency (COFTE) student membership and the projected changes in COFTE student membership. The intent of this educational plant survey is to ensure the thoughtful, orderly development of a program for providing educational and ancillary plants to house the educational and academic support activities of the college.

The recommendations in this educational plant survey furnish the foundation for a five-year plan for educational plants adopted by the Board of Trustees in accordance with §1013.31, Florida Statutes. Similarly, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority submitted pursuant to State Requirements for Educational Facilities §2.1(5).

Educational plant survey cost estimates are determined based on cost factors that are 31 months (January, the midway point of the five-year survey period) from the official beginning of the survey period, which is July 1 of the first full year of the survey. The cost per square foot for new construction, remodeling, and renovation is based on actual statewide average construction cost data with a cost index increase applied to use the mid-point of the survey costs for planning purposes. The cost estimate process applies uniformly to all surveys in all colleges so that consistent planning can be made on a statewide basis.

Cost estimates for educational plant survey recommendations provide a general idea of anticipated costs and should not be interpreted as accurate estimates for particular projects. When educational plant survey recommendations become specific projects, professionals who can estimate the actual project costs based on current construction information must prepare the estimates.

The following table is a summary of square foot rates and cost estimates for the community college educational plant survey recommendations:

Recommendation Category	Cost per Square Foot	Estimated Cost
New Construction		
Remodeling		
Renovation		
Site Recommendations		\$2,750,002.00
Estimated Total Survey Recommendation Cost		\$2,750,002.00

In addition, the educational plant survey provides six standard recommendations for college-wide application, as needed. The standard survey recommendations address general categories of physical plant needs that are likely to occur over time. No cost estimates are included for the standard survey recommendations.

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending

Section 3: Recommendation Details

COMMUNITY COLLEGE RECOMMENDATION DETAIL REPORT

Site Name: Site 1, Mian Campus, Tallahassee

SITE RECOMMENDATIONS

NUMBER	DESCRIPTION	ESTIMATED COST
SR 1.011	Update existing SR 1.011 language to include the below: Recommendation to dispose of Building number 16;	\$1
	Recommendation to dispose of Vacant land at 3964 Century Park Circle S, Lot 15, and 3964 Century Park Circle S, Lot 14.	\$1
SR 1.040	Addition of control room and the replacement of (1) non-ADA compliant restroom with (2) ADA compliant restrooms to existing Building 28, Central Utility Plant.	\$250,000
SR 1.007	Update existing SR 1.007 language to: Construct campus roadways and parking spaces, including hard surface, drainage structures, curb and gutters, and illumination.	\$1,000,000
SR 6.010	Construct new underground utilities/infrastructure systems, including power, communications, and domestic water.	\$500,000
SR 6.011	Construction of campus roadways and parking spaces, including hard surface, drainage structures, curb and gutter, and illumination.	\$1,000,000
Site 1 Total :		<u>\$2,750,002.00</u>

SUPPLEMENTAL EDUCATIONAL PLANT SURVEY REPORT

College:

TALLAHASSEE COMMUNITY COLLEGE

Survey:

Survey : 2 Version : 6

Status:

Active Pending

Notes:

The Florida Department of Education, Office of Educational Facilities received Supplemental (SPOT) Survey 2.6 at a time and date when the functionality of the Educational Facilities Information System (EFIS) was not effectively working for Supplemental Surveys. When the EFIS application works effectively, SPOT Survey 2.6 will be input accordingly.

Anne L. Nyman

Educational Consultant

Violet Brown

Senior Educational Program Director

