



THE
COLLEGE
OF THE
FLORIDA KEYS

CAPITAL IMPROVEMENT PLAN 2024-25 TO 2026-27



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

TRANSMITTAL FORM

COLLEGE The College of the Florida Keys

APPROVED BY BOARD OF TRUSTEES _____
(DATE)

SIGNATURE OF PRESIDENT OR DESIGNEE _____

Print Name Dr. Jonathan
Gueverra

Title _____
President/CEO

DATE 6-30-23

CONTACT PERSON Tamrah Hill

TELEPHONE 305.809.3233

**FLORIDA COLLEGE SYSTEM
CIP 1
CURRENT STATUS OF FUNDED & BUDGETED PROJECTS FOR
YEAR 2023-2024**

CIP 1

COLLEGE: College of the Florida Keys
DATE: 6/30/2023

PROJECT TITLE (Include Site)	SITE No.	FUNDING SOURCE(s)	YEAR(S) FUNDED	GROSS SQUARE FEET (GSF)	PRIOR APPROPRIATED STATE FUNDS*	ADDITIONAL APPROPRIATED STATE FUNDS REQUIRED*	AMOUNT OF OTHER FUNDS	TOTAL PROJECT COSTS	ON APPROVED SURVEY?***	ON APPROVED PPL?****	CURRENT STATUS (Select One from List)	ESTIMATED OR ACTUAL COMPLETION DATE
The CFK Academy Classroom Facility & EOC -- Site 1	1	PECO	2019	10,524	\$719,907.00			\$ 719,907.00	YES	YES	Construction	7/1/2023
The College of the Florida Keys- Upper Keys Center -- Site 6	6	Federal Grant/Private Donation	2019	42,468	N/A		\$20,000,000.00	\$ 20,000,000.00	YES	NO	Construction	6/30/2023
Ren/Rem Dive Building 940 -- Site 1	1	PECO	2021	3,058	\$313,904.00			\$ 313,904.00	YES	YES	Construction	12/30/2023
The CFK Academy Classroom Facility & EOC -- Site 1	1	PECO	2022	10,524	\$4,280,093.00			\$ 4,280,093.00	YES	YES	Construction	6/30/2023
The CFK Academy Classroom Facility & EOC -- Site 1	1	PECO	2023	10,524	\$3,000,000.00			\$ 3,000,000.00	YES	YES	Construction	6/30/2023
Ren/Rem Dive Building 940 -- Site 1	1	PECO	2022	3,058	\$70,122.00			\$ 70,122.00	YES	YES	Construction	12/30/2023
Deferred Maintenance								\$ -				
Communications Network Upgrade	1	PECO	2022		\$554,000.00			\$ 554,000.00	YES	YES	Planning	12/31/2026
Backup Generators, Elevator	1	PECO	2022		\$1,895,000.00			\$ 1,895,000.00	YES	YES	Planning	12/31/2026
Pedestrian Walkway, Dock Safety	1	PECO	2022		\$836,600.00			\$ 836,600.00	YES	YES	Planning	12/31/2026
Demolish Public Safety Building	1	PECO	2022		\$300,000.00			\$ 300,000.00	YES	YES	Planning	12/31/2026
Security Camera System Upgrade	1	PECO	2022		\$304,996.00			\$ 304,996.00	YES	YES	Planning	12/31/2026

Add lines as necessary.

NOTES:

* Please include any outstanding Facility Enhancement Challenge Grant Projects that remain eligible for future funding and indicate how any state match funds will be used as a note. (Identify by adding FECGP in parentheses at the end of project name.)

** Projects using state funds and/or Capital Improvement Fees must be survey recommended (except for maintenance & repair projects).

*** Projects using CO&DS funds must also be included on the constitutionally-required Project Priority List (PPL).

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

CIP 2

COLLEGE:

MAINTENANCE, REPAIR & RENOVATION PROJECTS

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2024-2025	2025-2026	2026-2027	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
1	2022	Renovation	Ren Classroom Building (C) 1200	1	\$4,147,477	\$3,928,001	\$488,180	\$8,563,658			\$8,563,658	YES
2	2023	Renovation	Ren Rem Classroom Building (B) 1100	1	\$2,030,218	\$1,922,783	\$238,967	\$4,191,968			\$4,191,968	YES
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

*Total Project Cost includes funding from all sources

TOTAL MAINTENANCE, REPAIR & RENOVATION PROJECTS \$ 6,177,695 \$5,850,784 \$ 727,147 \$ 12,755,626

REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2024-2025	2025-2026	2026-2027	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
3	2022	New Const	Construction of Solar Array System	6	\$2,552,425			\$2,552,425			\$2,552,425	YES
								\$0			\$0	
								\$0			\$0	

*Total Project Cost includes funding from all sources

TOTAL REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS \$2,552,425 \$0 \$0 \$ 2,552,425

GRAND TOTAL OF ALL PROJECTS \$ 8,730,120 \$ 5,850,784 \$ 727,147 \$ 15,308,051

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

CIP 3A

College Name	College of the Florida Keys			
Project Title	Ren Classroom Building (C) 1200			
Budget Entity Priority	1			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project	Renovation	Remodel	New Construction	Acquisition
	X			

GEOGRAPHIC LOCATION

Official College Site Number	Site Street Address	City	County
1	5901 College Road	Key West	Monroe

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

The College's April 2023 Educational Plant Survey recommends the renovation of Building Number 1200; Building Name: Classroom Building C. Work shall include replacement of exterior metal doors and door frames, replacement of windows with impact resistant hurricane rated units, renovation of bathrooms, replacement of aging HVAC systems, upgrade of building automation system, replacement of existing fluorescent light fixtures with LED luminaires, technology upgrades of building network, upgrade teaching technology components in classrooms, addition of new "storefront" doors to the ends of exterior corridors, replacement of ceiling tiles and ceiling tile gridwork as needed, replacement of floor coverings, painting of all interior spaces, roof repair/coating, painting the exterior of the building, and repair or resurface concrete corridors. Upgrade and update existing nursing and emt training lab areas.

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

Building value: \$8,026,164

Source of valuation for remodel or renovation:
1st year escrow deposit amount: \$40,131
Escrow funding source:

Comments:

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

List All Proposed Sources of Funding:
PECO

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

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

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
April 2023	1.037	Classroom	22,565	27,565	297
	1.037	Voc. Lab	5,000		
Total NSF Used				27,565	

**Higher Educational Facilities
Return on Investment**

Institution: The College of the Florida Keys
Project: Ren/Rem Classroom Building (C) 1200
Total Funding: \$8,563,658
Previous Funding (State and Local): None
Workforce Project (Yes or No): No
Contact Person (Name, Position, Phone No.): Tamrah Hill, Director Facilities, 305-809-3184

Check any box(es) that apply and provide a quantitative explanation. Identify the term or years in which ROI information is projected.

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, etc.)
Explanation:
2. Number of Additional Students Served and the Benefits/Efficiencies Created (increase graduation rate, alleviate waitlist, increase academic support, etc.)
Explanation:
3. Amount of Additional Research Funding to be Obtained; Patents Awarded
Explanation:
4. Project is in an Area of Strategic Emphasis as Determined by the Board of Governors' Gap Analysis or the Department of Economic Opportunity's National Occupational Forecast
Explanation:
5. Increase Business Partnerships Which Will Lead to Guaranteed Internships and Jobs for Students
Explanation:
6. Project Improves the Use, either Operationally or Academically, of Existing Space
Explanation: This project includes upgrades to the teaching technology components in the classrooms along with technology upgrades for the building network. It also will upgrade and update existing nursing and EMT training lab areas.

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

Explanation:

7. 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: This project improves safety for all students and staff while making the building hurricane ready. Work will include the replacement of exterior metal doors and door frames, and replacement of windows with impact resistant hurricane rated units meeting the updated hurricane requirements. Other items include renovation of bathrooms, replacement of aging HVAC systems, upgrade of building automation system, replacement of existing fluorescent light fixtures with LED luminaires, adding "storefront" doors to the ends of exterior corridors, replacement of ceiling tiles and ceiling tile gridwork as needed, replacement of floor coverings, painting of all interior spaces, painting the exterior of the building, and repair or resurface concrete corridors. This project will also reduce ongoing maintenance issues and cost at the same time.

8. Projected Facility Utilization Rate

Explanation:

9. Current/Projected Campus Utilization Rate

Explanation:

Other Pertinent Information not included above:

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

CIP 3A

College Name	College of the Florida Keys			
Project Title	Ren Classroom Building (B) 1100			
Budget Entity Priority	2			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project	Renovation	Remodel	New Construction	Acquisition
	x			

GEOGRAPHIC LOCATION

Official College Site Number	Site Street Address	City	County
1	5901 College Road	Key West	Monroe

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

The College's April 2023 Educational Plant Survey recommends the renovation of Building Number 1100; Building Name: Classroom Building B. Work shall include replacement of exterior metal doors and door frames, replacement of windows with impact resistant hurricane rated units, renovation of bathrooms, replacement of aging HVAC systems, upgrade of building automation system, replacement of existing fluorescent light fixtures with LED luminaires, technology upgrades of building network, upgrade teaching technology components in classrooms, addition of new "storefront" doors to the ends of exterior corridors, replacement of ceiling tiles and ceiling tile gridwork as needed, replacement of floor coverings, painting of all interior spaces, roof repair/coating, painting the exterior of the building, and repair or resurface concrete corridors.

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

Building value: \$3,988,897

Source of valuation for remodel or renovation:
1st year escrow deposit amount: \$19,944
Escrow funding source:

Comments:

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

List All Proposed Sources of Funding:
PECO

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

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

Date of Survey	Survey Recommendation No.	Space Category	Survey Recommended Total NSF	NSF used	Student Stations Used
April 2023	1.038	Classroom	13,912	13,912	256
Total NSF Used				13,912	

**Higher Educational Facilities
Return on Investment**

Institution: The College of the Florida Keys
Project: Ren Classroom Building (B) 1100
Total Funding: \$4,191,969
Previous Funding (State and Local): None
Workforce Project (Yes or No): No
Contact Person (Name, Position, Phone No.): Tamrah Hill, Director Facilities, 305-809-3184

Check any box(es) that apply and provide a quantitative explanation. Identify the term or years in which ROI information is projected.

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, etc.)
Explanation:
 2. Number of Additional Students Served and the Benefits/Efficiencies Created (increase graduation rate, alleviate waitlist, increase academic support, etc.)
Explanation:
 3. Amount of Additional Research Funding to be Obtained; Patents Awarded
Explanation:
 4. Project is in an Area of Strategic Emphasis as Determined by the Board of Governors' Gap Analysis or the Department of Economic Opportunity's National Occupational Forecast
Explanation:
 5. Increase Business Partnerships Which Will Lead to Guaranteed Internships and Jobs for Students
Explanation:
 6. Project Improves the Use, either Operationally or Academically, of Existing Space
Explanation: This project includes upgrades to the teaching technology components in the classrooms along with technology upgrades for the building network.
- Contribution of Local Funds Through Matching Grants, Property Donations, etc.

Explanation:

7. 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: This project improves safety for all students and staff while making the building hurricane ready. Work will include the replacement of exterior metal doors and door frames, and replacement of windows with impact resistant hurricane rated units meeting the updated hurricane requirements. Other items include renovation of bathrooms, replacement of aging HVAC systems, upgrade of building automation system, replacement of existing fluorescent light fixtures with LED luminaires, adding "storefront" doors to the ends of exterior corridors, replacement of ceiling tiles and ceiling tile gridwork as needed, replacement of floor coverings, painting of all interior spaces, painting the exterior of the building, and repair or resurface concrete corridors. This project will also reduce ongoing maintenance issues and cost at the same time.

8. Projected Facility Utilization Rate

Explanation:

9. Current/Projected Campus Utilization Rate

Explanation:

Other Pertinent Information not included above:

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

College Name	College of the FL Keys			
Project Title	New Construction of Solar Array System			
Budget Entity Priority	3			
Statutory Authority	Sec. 1013.64(4)(a)			
Type of Project	Renovation	Remodel	New Construction	Acquisition
			X	

GEOGRAPHIC LOCATION

Official College Site Number	Site Street Address	City	County
6	106040 Overseas Hwy, Key Largo, FL 33037	Key Largo	Monroe

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

Construction of a Solar Array system to enhance safety for students, staff, and the public by providing alternative energy during a power outage. In addition to enhancing operational capability of the Upper Keys Center, the College will be able to reduce costs on energy services. The consumer price index indicates an increase of 30.21% since 2012 in South Florida. This green energy project will reduce and/or eliminate costs for energy services, which is currently estimated at \$120,000 annually.

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

Building value	\$	2,200,000	
Source of valuation for remodel or renovation			
1st year escrow deposit amount	\$	11,000	
Escrow funding source			
Comments:			

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

List All Proposed Sources of Funding:
PECO

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

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

Date of Survey	Survey Recommendation No.	Survey Recommended Total NSF	NSF Used	Student Stations Used
April 2023	1.025	37,337	37,337	300
Total NSF Used			37,337	

**Higher Educational Facilities
Return on Investment**

Institution: The College of the Florida Keys
Project: New Construction of Solar Array System
Total Funding: \$2,552,425.00
Previous Funding (State and Local): None
Workforce Project (Yes or No): No
Contact Person (Name, Position, Phone No.): Tamrah Hill, Director Facilities, 305-809-3184

Check any box(es) that apply and provide a quantitative explanation. Identify the term or years in which ROI information is projected.

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, etc.)
Explanation:
2. Number of Additional Students Served and the Benefits/Efficiencies Created (increase graduation rate, alleviate waitlist, increase academic support, etc.)
Explanation:
3. Amount of Additional Research Funding to be Obtained; Patents Awarded
Explanation:
4. Project is in an Area of Strategic Emphasis as Determined by the Board of Governors' Gap Analysis or the Department of Economic Opportunity's National Occupational Forecast
Explanation:
5. Increase Business Partnerships Which Will Lead to Guaranteed Internships and Jobs for Students
Explanation:
6. Project Improves the Use, either Operationally or Academically, of Existing Space
Explanation: Construction of a Solar Array system to enhance safety for students, staff, and the public by providing alternative energy during a power outage. In addition to enhancing operational capability of the Upper Keys Center, the College will be able to reduce costs on energy services.

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

Explanation:

8. 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:

9. Projected Facility Utilization Rate

Explanation:

10. Current/Projected Campus Utilization Rate

Explanation:

Other Pertinent Information not included above:

The consumer price index indicates an increase of 30.21% since 2012 in South Florida. This green energy project will reduce and/or eliminate costs for energy services, which is currently estimated at \$120,000 annually.

**DIVISION OF FLORIDA COLLEGES
2024-2027 Request for Legislative Action**

College: The College of the Florida Keys

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

1. None



THE COLLEGE OF THE FLORIDA KEYS

PRESIDENT/CEO:

Dr. Jonathan Gueverra

BOARD OF TRUSTEES:

Kevin Madok, Chair
Sheldon Suga, Vice-Chair
Daniel Leben
Michelle Maxwell
Mike Puto
Richard Weinstein

MISSION:

The College of the Florida Keys is an open access, educational institution dedicated to serving the intellectual, diverse, cultural, and occupational needs of the Florida Keys as well as the global community. The College is committed to student-centric academic programs and services, workforce development, continuing education, diverse partnerships, electronically delivered instruction, and sustainable practices that prepare students for personal success and responsible citizenship.

STATEMENT OF ACCREDITATION:

The College of the Florida Keys is accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to award associate and baccalaureate degrees. Questions about the accreditation of The College of the Florida Keys may be directed in writing to the Southern Association of Colleges and Schools Commission on Colleges at 1866 Southern Lane, Decatur, GA 30033-4097, by calling (404) 679-4500, or by using information available on SACSCOC's website (www.sacscoc.org).

NOTICE OF NON-DISCRIMINATION:

The College of the Florida Keys does not discriminate on the basis of race, color, national origin, ethnicity, age, sex (including sexual orientation and gender identity), marital status, military status, protected veteran status, genetic information, religion, pregnancy, or disability in its programs, activities, or employment practices. The following persons have been designated to handle inquiries and grievances regarding the non-discrimination policies:

Equity Officer: Dr. Jenée Marquis, Asst. Director, Talent Acquisition, Development and Accountability
(305) 809-3118 or jenee.marquis@cfk.edu

Title IX Coordinator: Naomi Walsh, Assistant to VP of Advancement
(305) 809-3198 or naomi.walsh@cfk.edu

Disability Services: Nicole Gerrard, Associate Dean, Student Success Services
(305) 809-3262 or nicole.gerrard@cfk.edu

Mailing Address:

The College of the Florida Keys
5901 College Road, Key West, FL 33040