

BOARD MEETING DATE: 6/17/2024

ITEM NO: X-f

RECOMMEND THAT the District Board of Trustees approve the Capital  
Improvement Plan and Legislative Budget Request for Facilities (2026 Legislative Session).

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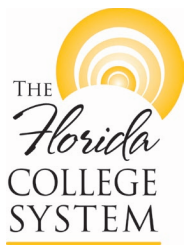
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# **NFC Capital Improvement Plan and Legislative Budget Request**

For the Fiscal Year Ending 6/30/26 Presented

June 17, 2025





**FLORIDA COLLEGE SYSTEM  
CAPITAL IMPROVEMENT PLAN &  
LEGISLATIVE BUDGET REQUEST  
FY 2026-27**

**TRANSMITTAL FORM**

**COLLEGE** North Florida College

**APPROVED BY BOARD OF TRUSTEES** \_\_\_\_\_  
(DATE)

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

**PRINT NAME** \_\_\_\_\_

**TITLE** \_\_\_\_\_

**DATE** \_\_\_\_\_

**CONTACT PERSON NAME** \_\_\_\_\_

**TELEPHONE** \_\_\_\_\_

**E-MAIL** \_\_\_\_\_

**FLORIDA COLLEGE SYSTEM**  
**CIP 1**  
**CURRENT STATUS OF FUNDED & BUDGETED PROJECTS FOR**  
**YEAR 2025-26**

CIP 1

**COLLEGE: North Florida College**

**DATE: June 17, 2025**

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
Main Capus site improvement, grounds, drainage, (Landscaping, irrigations, line) wetlands, paving, resurfing/seal coat, and improve internet connectivity	1	Deferred Maintenance PECO, PECO, Local Funds	23-24, 26-27 request	N/A		\$300,000	\$100,000	\$1,582,096	PENDING	N/A	Planning	Various
Main Campus General Site Renovation, roofing repairs, roof replacement repair or replace wheelchair ramps, correct critical like safety and electronic energy management system (solar)	1	Deferred Maintenance PECO, CO&DS	23-24	N/A	\$1,243,924		\$157,900	\$1,401,824	YES	YES	Planning	Various - all by 12-31-2026
Main Campus Infrastructure upgrades (HVAC/Parts electrical, lighting controls, and HVAC replacements)	1	Deferred Maintenance PECO, Capital Improvement Fees	22-23 ,23-24, 24-25	N/A	\$2,558,811		\$65,000	\$2,623,811	YES	N/A	Planning	Various - all by 12-31-2026
Main Campus General conditions, painting, plumbing, campus safety, etc, rental equipment and educational equipment	1	Local Funds, Capital Improvement Fee	N/A	N/A			\$315,000	\$315,000	YES	N/A	Planning	Ongoing
North Florida College Career Workforce Education Building	1	PECO Fixed Capital Outlay, Local Funds	26-27 Request	8,000		\$3,000,000	\$1,000,000	\$4,000,000	YES	N/A	Planning	12/1/2029
Community Center - New Building	1	Federal, Local Funds	N/A	5,000			\$4,225,124	\$4,225,124	PENDING	N/A	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  
2026-27 through 2028-29**

**CIP 2**

**COLLEGE:** North Florida College

**MAINTENANCE, REPAIR & RENOVATION PROJECTS**

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2026-27	2027-28	2028-29	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
2	2025	Maint/Repair	Resurfacing Parking Lot	1	\$300,000			\$300,000		\$100,000	\$400,000	YES
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources

**TOTAL MAINTENANCE, REPAIR & RENOVATION PROJECTS**    \$    300,000    \$           -    \$           -    \$    300,000

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

PRIORITY #	INITIAL REQUEST YEAR	PROJECT TYPE	PROJECT TITLE (include Site)	SITE No.	2026-27	2027-28	2028-29	THREE YEAR TOTAL	TOTAL PRIOR APPROP	LOCAL FUNDS	TOTAL PROJECT COST*	ON APPROVED SURVEY?
1	2025	New Const	North Florida College Career Workforce Education Building	1	\$3,000,000			\$3,000,000		\$1,000,000	\$4,000,000	YES
								\$0			\$0	
								\$0			\$0	
								\$0			\$0	

\*Total Project Cost includes funding from all sources

**TOTAL REMODELING, NEW CONSTRUCTION, REPLACEMENT & ACQUISITION PROJECTS**    \$    3,000,000    \$           -    \$           -    \$    3,000,000

**GRAND TOTAL OF ALL PROJECTS**    \$    3,300,000    \$           -    \$           -    \$    3,300,000

**FLORIDA COLLEGE SYSTEM**  
**CIP 3A CAPITAL PROJECT EXPLANATION**  
**2026-27 through 2028-29**

**CIP 3A**

<b>College Name</b>	North Florida College			
<b>Project Title</b>	North Florida College Career Workforce Education Building			
<b>Budget Entity Priority</b>	1			
<b>Statutory Authority</b>	Sec. 1013.64(4)(a)			
<b>Type of Project</b>	<b>Renovation</b>	<b>Remodel</b>	<b>New Construction</b>	<b>Acquisition</b>
			<b>X</b>	

**GEOGRAPHIC LOCATION**

<b>Official College Site Number</b>	<b>Site Street Address</b>	<b>City</b>	<b>County</b>
1	325 NW Turner Davis Drive	Madison	Madison

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

North Florida College needs additional lab space for student growth in the technical industry. The additional space would accommodate the growing need for technical programs, such as Electricians, Diesel Mechanic, Welding Technology, and Industrial Machinery Maintenance and Repair. The additional space will create an appropriate environment where workforce programs can begin and end as the market demands dictate for the specific program. The College understands the importance of investing in workforce programs in order to support existing and also attract future business and industry to the region. This project would allow the College to transform an unused athletic field into lab space for high-demand, high-wage workforce programs, including, Electricians, Diesel Mechanic, Welding Technology, and Industrial Machinery Maintenance and Repair. The additional lab space will house new programs such as electrician, diesel mechanic, and CNC production, with plans to expand NFC's current HVAC, industrial maintenance, and welding offerings, serving even more citizens of NFC's six county service area. With the additional space, the College could rotate two additional workforce education programs each serving approximately 20 students during the day and potentially another 20 during the evening section for students who work during the day. Having the space to house these programs is critical to supplying the region's talent pipeline and supporting industry. Note: the College plans to construct a metal building facility, as such, the cost per sq foot have been adjusted on the cost worksheet.

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

Building value: \$3,201,120
Source of valuation for remodel or renovation: PECO and Local 1st year escrow deposit amount: \$16,006 Escrow funding source: Capital Improvement Fees
<u>Comments:</u>
Initial Year Requested: <b>Has this project ever been vetoed? If so, list year(s):</b>
<b>List All Proposed Sources of Funding:</b> Fixed Capital Outlay/PECO Legislative Budget Request and Local Funding
<b>Projected Bid Date/Start of Construction (Month, Year):</b> July 2028 <b>Projected Occupancy Date (Month, Year):</b> December 2029

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

<b>Date of Survey</b>	<b>Survey Recommendation No.</b>	<b>Space Category</b>	<b>Survey Recommended Total NSF</b>	<b>NSF Used</b>	<b>Student Stations Used</b>
2019	1.008	Voc. Lab	36,593	8,000	40
<b>Total NSF Used</b>				<b>8,000</b>	

**North Florida College Career Workforce Education Building**

## North Florida College

NEW CONSTRUCTION					
CATEGORY	NSF	GSF	\$/GSF	Local Factor	Const. Cost
Classroom		0	\$ 468.21	1.00	\$ -
Teaching Lab		0	\$ 487.63	1.00	\$ -
Library		0	\$ 409.16	1.00	\$ -
Vocational Lab	8,000	9,600	\$ 325.00	1.00	\$ 3,120,000
Office		0	\$ 498.45	1.00	\$ -
Auditorium - Exhibit		0	\$ 520.96	1.00	\$ -
Instructional Media		0	\$ 338.06	1.00	\$ -
Gymnasium		0	\$ 364.65	1.00	\$ -
Student Service		0	\$ 496.59	1.00	\$ -
Support Service		0	\$ 339.28	1.00	\$ -
<b>TOTAL</b>	<b>8,000</b>	<b>9,600</b>	<b>Wt. Avg. 462.56</b>		
<b>New Construction Cost</b>					<b>\$ 3,120,000</b>
REMODELING/RENOVATION*	NSF*	GSF*	\$/GSF*	Local Factor	Const. Cost
				1.00	\$ -
				1.00	\$ -
<b>TOTAL</b>	<b>0</b>	<b>0</b>			
<b>Remodeling/Renovation Cost*</b>					<b>\$ -</b>
<p>*Note: Remodeling should not exceed 65% of New Construction Cost. Renovation should not exceed 30% of New Construction Cost. Also, DO NOT use the new square footage net to gross ratio for Remodeling projects. Calculate your existing N:G ratio using the actual building net and gross sf numbers. Renovation projects use net square feet only.</p>					
Base Construction for New & Rem/Ren					\$ 3,120,000
Site development/improvement** (2.6%)					\$ 81,120
<b>Total Base Construction Costs</b>					<b>\$ 3,201,120</b>

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

			Costs			
			Incurred to date	2026-27	2027-28	2028-29
<b>1. CONSTRUCTION COSTS</b>						
	a.	Total Base Construction Cost (from above)		\$2,000,000	\$1,201,120	\$3,201,120
Additional Extraordinary Construction Costs						
	b.	Environmental Impacts/Mitigation				\$0
	c.	Site preparation				\$0
	d.	Landscape/Irrigation				\$0
	e.	Plaza/Walks				\$0
	f.	Roadway improvements				\$0
	g.	Parking spaces:				\$0
	h.	Telecommunication				\$0
	i.	Electrical service				\$0
	j.	Water distribution				\$0
	k.	Sanitary sewer system				\$0
	l.	Chilled water system				\$0
	m.	Storm water system				\$0
	n.	Energy efficient equipment				\$0
	o.	Other: access control system				\$0
Subtotal: CONSTRUCTION COSTS			\$0	\$2,000,000	\$1,201,120	\$0
<b>2. OTHER PROJECT COSTS</b>						
	a.	Land/existing facility acquisition***				\$0
	b.	Professional Fees				
		1) Planning/programming (1%)		\$32,011		\$32,011
		2) A/E fees (7.8%)		\$174,780	\$74,906	\$249,686
		3) Inspection Services*** (sugg. 0.5%)			\$16,006	\$16,006
		4) On-site representation (1.3%)			\$41,615	\$41,615
		5) Other prof. services*** (sugg. 0.5%)		\$16,006		\$16,006
	c.	Testing/surveys (2.2%)		\$70,425		\$70,425
	d.	Permit/Environmental Fees***		\$4,802	\$19,207	\$24,009
	e.	Miscellaneous cost*** (sugg. 1-3%)		\$30,882		\$30,882
	f.	Movable equipment/furnishings (10.2%)			\$318,240	\$318,240
*** As needed Subtotal: OTHER PROJECT COSTS			\$0	\$328,906	\$469,974	\$0
<b>TOTAL PROJECT COST</b>			<b>\$0</b>	<b>\$2,328,906</b>	<b>\$1,671,094</b>	<b>\$0</b>
						<b>\$4,000,000</b>

Funding Received to Date (all sources)			Projected Supplemental Funding			Projected PECO Requests		Total Project Cost
Source	FY	Amount	Source	FY	Amount	FY	Amount	
			Local Funds	2026-27	\$ 1,000,000	2026-27	\$ 3,000,000	(number below
								should equal
								Total Project Cost)
\$ -			\$ 1,000,000			\$ 3,000,000		\$ 4,000,000

**Higher Educational Facilities  
Return on Investment**

Institution: North Florida College

Project: \_\_North Florida College Career Workforce Education Building

Total Funding: \_\_\$4,000,000\_\_\_\_\_

Previous Funding (State and Local): \_\_N/A

Workforce Project (Yes or No): \_\_Yes\_\_\_\_\_

Contact Person (Name, Position, Phone No.): \_\_Micah Rodgers, Dean of Administrative Services, 850-973-1604\_\_

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: NFC is requesting funds to construct a facility needed to offer additional workforce education programs such as:

Electricians; SOC 47-211 CIP 0646030204

Statewide Occupations Demand List-Yes

Number of jobs needed 2025-4701

Mean Wages- \$26.68

Diesel Maintenance Technician, Diesel Systems Technician 1, Diessel Systems Technician 2: SOC49-3031 ; CIP 0647060515, 0647061305, and 0647061306

Statewide Occupations Demand List-Yes

Number of jobs needed 2025-1272

In Demand job-Yes

Mean wage-\$30.01

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

Explanation: The proposed additional lab space will be a modularizes space and serve approximately 80 Full Time and Part-Time students. The programs listed above are expected to help increase North Florida College's completion rate because these programs are pathways to high skill, high wage jobs. North Florida College needs additional lab space for student growth in the technical industry. The additional space would accommodate the growing need for technical programs, such as Electricians, Diesel Mechanic, Welding Technology, and Industrial Machinery Maintenance and Repair. The additional space will create an appropriate



environment where workforce programs can begin and end as the market demands dictate for the specific program. The College understands the importance of investing in workforce programs to support existing and attract future business and industry to the region. This project would allow the College to transform an unused athletic field into lab space for high-demand, high-wage workforce programs. The additional lab space will house new programs such as electrician, diesel mechanic, and Industrial Machinery Maintenance and Repair, with plans to expand NFC's current HVAC, industrial maintenance, and welding offerings, serving even more citizens of NFC's six county service area. With the additional space, the College could rotate two additional workforce education programs each serving approximately 20 students during the day and potentially another 20 during the evening section for students who work during the day. Having the space to house these programs is critical to supplying the region's talent pipeline and supporting industry.

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: Industry representatives in our Commercial Vehicle Driving program have expressed a need for diesel mechanics.

6. ☒ Project Improves the Use, either Operationally or Academically, of Existing Space  
Explanation: The College will make use of an unused Softball field.

7. ☒ Contribution of Local Funds Through Matching Grants, Property Donations, etc.  
Explanation: The College will match \$1,000,000 (25 percent) from local funds.

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: Explanation: Two lab areas with 20 student capacity each, 80 total, when an evening program is factored in addition to a daytime program. Our expected utilization of the new facility will be 80 students occupying for 57.5 hours per week.

10. ☐ Current/Projected Campus Utilization Rate

Explanation:

Other Pertinent Information not included above:

**DIVISION OF FLORIDA COLLEGES  
2026-27 Request for Legislative Action**

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**College: North Florida College**

**Requested Actions: None.**