

DIVISION OF COLLEGES AND UNIVERSITIES
Project Summary
Florida International University
Parking Garages Three and Four

- Project Type:** The project consists of the construction of two multi-level parking garages consisting of approximately 1,400 spaces each to provide campus parking for faculty, staff, students and visitors. The project also includes administrative space for parking and general university use. It is the intent that these projects will be financed from fixed rate, tax-exempt bonds issued by the Division of Bond Finance of the State Board of Administration of Florida in an amount not to exceed \$26,905,000. Additionally, revenues from the Parking System up to an estimated amount of \$2,500,000 will be used to partially fund this project. Construction of this project will be administered by Florida International University.
- Facility Site Location:** The proposed parking garages will be located at University Park Campus in Miami, Florida. The new parking facilities will be located adjacent to the Golden Panther Arena (named Parking Garage Three) and on SW 8 street and 109 avenue (named Parking Garage Four). A road leading to Parking Garage Four will be constructed as a part of the building program
- Market:** The targeted market for two garages will be all students, faculty and staff that have university parking decals. Visitors will also be allowed to park in the parking garages when a daily parking permit is purchased.
- Physical Description:** The proposed project will consist of two, five level parking structures with approximately 1,400 parking spaces each. Each facility will be comprised of 460,000 gross square feet with connecting roadways and walkways. Parking Garage Three will be constructed on an existing paved lot that will take up approximately 350 spaces. The net gain of parking spaces should be approximately 1,050 parking spaces. Parking Garage Four will be constructed in an unimproved area of campus and should result in a full net gain of 1,400 parking spaces to the total parking inventory.
- Pledged Revenues:** Parking system revenues derived primarily from a parking/access fee as well as parking decal sales, parking fines and other parking fees, after deducting operating expenses, will be pledged for the payment of debt service. The Series 2002 Bonds will be issued on parity with the outstanding \$7,780,000 State of Florida, Board of Regents, Florida International University Parking Facility Revenue Bonds, Series 1995, and the outstanding \$7,530,000 State of Florida, Board of Regents, Florida International University Parking Facility Revenue Bonds, Series 1999. There is a total principal amount of \$13,780,000 currently outstanding.

Debt Service Coverage: The projected debt service coverage ratio in 2004-2005 for the parking system, including the proposed parking garages, is 1.20 based on a principle amount of \$26,905,000 for the Series 2002 Bonds. Estimated debt service is calculated at an interest rate of 7% through maturity in the year 2022. Interest will be initially capitalized through and including the debt service payment due on January 1, 2004.

Summary of Pro Forma: The proposed parking garages will not generate significant additional revenues for the parking system through their operations. To compensate for any additional operating and debt service costs to the parking system, parking fees and decal prices will be increased by 25% each year for the next two years, beginning with the Fall term 2002 semester and 20% in fiscal year 2004/05. The parking/access fee rate structure for academic year 2001-02 consists of a cost of \$30.60 for students for each Fall or Spring terms, Summer \$27.90, \$96 for regular faculty/staff annual decals and \$191/\$446 for annual administrative and reserved spaces. Operating expenses have been calculated to include a 4% increase each year for salaries and inflation. Daily parking fees for visitors are established at \$3.50 per day in the current garage and short term meter parking at \$.75 to \$1.00 per hour. The current fee rate amounts at Florida International University is competitive with other universities within the State University System

Current Parking Facilities: The University currently provides 10,620 parking spaces, of which 9,552 spaces are available for general faculty, staff and student parking. Of the total number of available spaces, 9,614 are provided as surface parking, with an additional 1,006 spaces located in Parking Garage One. The newly constructed Parking Garage Two, which is scheduled to open during the Fall term of 2001, will provide an additional 1,000 spaces.

Market Demand: Over the past ten years, parking demand has consistently exceeded the parking supply in all categories. Growth within the University Park Campus has resulted in an increase in demand for student, faculty and staff parking. Student enrollment is expected to increase from 32,000 to approximately 37,500 during the next five years. In addition, it is expected that student full time equivalent (FTE) will outpace student headcount in the foreseeable future which increases the length of time the student stays on campus resulting in the need for additional parking space inventory. This enrollment growth, along with the planned expansion of the new Housing Phase III which consist of 888 beds has already displaced 700 surface parking spaces and has resulted in excess demand for parking on campus. In addition, a number of academic building projects have begun construction and additional ones are planned over current surface parking facilities which will have a direct impact on parking space inventory.

Planned Occupancy Date: It is anticipated that the proposed Parking Garage Three and Four project will be completed by March of 2004.