

Florida Agricultural and Mechanical University
Board of Trustees



Facilities & Planning Committee Meeting

Date: June 9, 2016

Time: 2:00 PM

Location: Tallahassee, FL

Committee Members: Kimberly Moore, Chair
Bettye Grable, Kelvin Lawson, Gary McCoy, Robert Woody

AGENDA

- | | |
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| I. Call to Order | Trustee Moore |
| II. Roll Call | |

ACTION ITEMS

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| III. Approval of Minutes – May 11, 2016 | Trustee Moore |
| IV. Approval of Five-year Capital Improvement Plan (CIP) 2017-22 | AVP Kapileshwari |
| V. Transfer of DSO Building to University (625 E Tennessee St) | Acting VP Poole/AVP Kapileshwari |

DISCUSSION ITEMS

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| VI. DOE Capital Financing – Conceptual development for Palmetto North | Acting VP Poole/AVP Kapileshwari |
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INFORMATION ITEMS

- | | |
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| VII. Public-Private-Partnership (P3) – Draft Issuance of Invitation to Negotiate (ITN) | AVP Kapileshwari |
| VIII. Adjournment | Trustee Moore |

Florida Agricultural and Mechanical University
Board of Trustees



Facilities Planning Committee Minutes
Trustee Kimberly Moore, Chair

Wednesday, May 11, 2016

SUMMARY MINUTES

(Transcript of meeting will be posted on FAMU website when available)

Committee Members Present: Chair Kimberly Moore, Trustee Bettye Grable, Trustee Gary McCoy, and Trustee Robert Woody.

Chairman Moore called the meeting to order at 2:00 p.m. Ms. Linda Barge -Miles called the roll. A quorum was established.

Action Items

Approval of Summary Minutes – February 10, 2016

There were no revisions to the minutes. Trustee Woody moved to approve the minutes, and the motion was seconded by Trustee McCoy. The motion carried.

The second action item was Policy and Procedure Board policy number 2005-06 relating to change orders. The committee heard the presentation from Ms. Poole, Attorney Self, and Mr. Kapileshwari about the existing policy and the proposed amendment to the change order policy. Trustee Woody made a motion that the proposed amendment to change order policy be approved and Trustee McCoy seconded. The motion carried.

Discussion Items

Items requiring Action and questions/comments associated with this agenda item:

<p><i>Transfer of DSO Building to University</i></p>	<p>Ms. Poole shared the transfer and the desired goal of the Foundation building.</p> <p>Mr. Cotton, shared the building location and history: Location of the building (625 East Tennessee Street), the 30,583 sq. ft. building was purchased by FAMU Foundation.</p> <p>Ms. Poole shared the space needs and space considerations and also that Academic affairs intends to create one stop shop for student services, and the University is in need of the space for training and consulting space. Two options were presented to the committee. These included Option 1 to let the University lease space from the foundation for 15.00 sq. ft. and</p>
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Option 2 of University acquiring the building with a leaseback to FAMU Foundation. If approved by the legislature, request POM funding through the BOT/BOG process, which could be estimated at \$6/sq. ft.

Trustee Woody supported option 2 the transfer of the DSO Building to University.

Trustee Moore then requested Ms. Poole and Mr. Sameer to continue with the next item on the agenda.

Mr. Kapileshwari shared updates on the Department of Education (DOE) Capital Finance program, Public-Private-Partnership, and the master plan.

Existing housing demand for last six years and the pictures of existing housing challenges were shared with the committee. The housing development strategy will be consistent with the goals contained in housing strategies plan and the master plan. The long-term strategic initiatives is to develop Facilities that promote a 21st century living and learning environment.

Ms. Poole shared the three typical financing options for housing. These included issuance of traditional bonds, HBCU Capital Finance program, and (P3) Public Private Partnership.

Mr. Sameer provided an overview of the procurement process to select the P3 partners and introduced the Owners representative Mr. Herman Bulls with Jones Lang LaSalle (JLL) team.

Mr. Herman Bulls (JLL) provided the elements of successful development. He shared the risk/reward matrix comparing transaction/development alternatives and also discussed the project delivery structure for each development alternative.

Trustee Moore asked about the risk level for different phases of the project.

Ms. Emily Crutcher (JLL) shared with the committee additional details of the project-level P3 development cost and revenue assumptions

Mr. Sameer then introduced Mr. Calvin Stamps (with Bretwood Capital Partners) assisting the University with the DOE Capital Financing program.

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Mr. Calvin Stamps (Bretwood Capital Partners) provided the HBCU Capital Finance Program Overview. He shared the details on the refunding analyses for 2010A, 2010B, and 2012 series bonds. He also shared the 20 year project for the new housing project. He concluded his presentation with the revenue and expense assumptions and the refinancing recommendations.

Mr. Sameer completed the project updates with a status update on the CASS (Center for Access and Student Success) building and the Master Plan.

Trustee Moore then moved on the next agenda items of Required Committee Activities.

Mr. Sameer shared a slide detailing type of items that generally come to the Facilities Planning committee.

Trustee Moore asked the Trustees if there were any question or comments before the meeting was adjourned.

Trustee Woody made a motion for the meeting to adjourn **Trustee Grable** seconded the motion.

Hearing none this meeting was adjourned by **Trustee Moore**.

The meeting was adjourned at 3:15 p.m.

Kimberly Moore
Committee Chair

Transcribed by:
Geraldine Ingram



**Florida Agricultural and Mechanical University
Board of Trustees Action Item**

Meeting Date June 9, 2016

Agenda Item: IV

Item Origination and Authorization

Policy _____ Award of Bid _____ Budget Amendment _____ Change Order _____
 Resolution X Contract _____ Grant _____ Other _____

Action of Board

Approved _____ Approved w/ Conditions _____ Disapproved _____ Continued _____ Withdrawn _____

Subject: Approval of Five-Year Capital Improvement Plan (CIP).

Rationale: Every year the Board of Governors (BOG) provides the legislature with a recommended budget for additional academic and academic support facilities that are needed for the state Universities in the upcoming five-year period. In support of this effort the BOG requires each University to submit a Fixed Capital Outlay (FCO) legislative budget request and an updated five-year Capital Improvement Plan (CIP).

An Educational Plant Survey, which evaluated existing academic facilities and recommended future capital projects for the University, was completed in March 2015. The University has prepared its FCO legislative budget request for academic facilities and the corresponding CIP section (attached) consistent with the findings of the 2015 Educational Plant Survey and the University’s Master Plan.

Budget Summary:

There are 13 PECO-Eligible Project Requests. The recommended budget for each of the 5 years is listed below:

- FY 2017-18 - \$52,778,680
- FY 2018-19 - \$57,008,463
- FY 2019-20 - \$134,589,337
- FY 2020-21 - \$99,566,145
- FY 2021-22 - \$4,273,068

The recommended budget for CITF project requests are:

- FY 2017-18 - \$2,200,000
- FY 2018-19 - \$23,800,000
- FY 2019-20 - \$3,100,000

There are no requests from other State sources at this time.

The recommended budget from Non-State Sources, including debt is:

- FY 2016-17 – \$60,801,489
- FY 2017-18 – \$74,841,489
- FY 2018-19 – \$37,381,489
- FY 2020-21 – \$22,580,547

Attachments: Five-year Capital Improvement Plan and 2017–2022.

Recommendation: Board of Trustees approve the Five-Year Capital Improvement Plan 2017–2022 and authorizes the President to forward the Board approved plan to the BOG.