

Florida Agricultural and Mechanical University
Board of Trustees



Facilities Planning Committee
Grand Ballroom
February 6, 2013
Time: 10:30 a.m. – 11:30 a.m.

Facilities Planning Committee Members:

Trustee Spurgeon McWilliams, Chair
Trustee Kelvin Lawson
Trustee Charles Langston
Trustee William Jennings
Trustee Karl White
Trustee Cleve Warren

Agenda

I. Call to Order Chairman Spurgeon McWilliams

Action Items

II. Approval of Minutes – October 31, 2012 Chairman Spurgeon McWilliams
III. Consent to an Easement with the City of Tallahassee for a sidewalk on the north side of Gamble between Wahnish & Perry Attorney David Self

Information Items

IV. Project Updates Mr. Samuel Houston, Director

**Florida A&M University
Board of Trustees
Facilities Planning Committee Meeting
Summary Minutes
Grand Ballroom**

October 31, 2012

Committee Members Present: Trustee Spurgeon McWilliams (Chair), Trustee Charles Langston, Trustee Kelvin Lawson, Trustee William Jennings, Trustee Cleve Warren and Trustee Karl White (via telephone)

Others Attending: Trustee Solomon Badger, Trustee Torey Alston, Trustee Rufus Montgomery, Jr., Trustee Narayan Persuad, Trustee Marjorie Turnbull, Trustee Marissa West, Interim President Larry Robinson, Interim Vice President Kinfe Redda, Vice President William Hudson, Vice President Richard Givens, Vice President Thomas Haynes, Attorney Linda Barge-Miles, Attorney David Self, Attorney Shira Thomas, Interim Associate Vice President Kendall Jones, and Director Sam Houston

Trustee McWilliams called the meeting to order at 4:21 p.m. Ms. Jackye Maxey, Assistant Vice President for Administrative Affairs was recognized to call the roll. A quorum was established.

Next he introduced Mr. Kendall Jones, who is the new Interim Associate Vice President of Construction and Facilities Management.

Review and Approval of Minutes – August 15, 2012

Trustee McWilliams asked for approval of the minutes for August 15, 2012. Trustee Lawson made a motion to approve the minutes and it was seconded by Trustee Jennings. The motion carried.

Consent to an Easement to Blueprint 2000 for an Additional Stretch of FAMU Way

The Facilities Planning Committee heard a presentation from Mr. Gabriel Menendez and Mr. Steve Schaffer (City of Tallahassee) regarding the Blueprint 2000 Project and FAMU Way. Below is a summary of their presentation:

- Phase I for the Palmer Coal Chure Pond is scheduled to be completed in January 2013.
- The Palmer Avenue sidewalk project is under construction. Should be completed by the end of November 2012.
- Palmer Avenue - landscaping and underground utilities will be completed by April 2013.
- Several easement agreements are needed for the FAMU Way project: FAMU Storm Water Migration Agreement , FAMU Roadway Easements, Wahnish Way Bus Stop Easement for Star Metro, FAMU Pond Mitigation , and the Gamble Street Sidewalk Easement.

- Students from FAMU's School of Architecture have developed six (6) concepts for FAMU Way. There are four (4) proposed themes. The City of Tallahassee will get back with University leadership and the SGA for a decision on a final theme.
- One block of Oakland Avenue has been changed to FAMU Way. FAMU Way will now have a major presence because it will create an entrance and intersect with Monroe Street.
- FAMU Way construction will begin in September 2013.
- There are several easement agreements in progress: FAMU Storm Water Migration, FAMU Way Roadway, Wahnish Way Bus Shelter, FAMU Pond Mitigation, and the Gamble Street Sidewalk Easement.
- Funding is needed to help complete this project.

Next Attorney David Self, Associate General Counsel shared that the City of Tallahassee was requesting an easement, along FAMU Way, to facilitate the beautification, expansion, and relocation of utilities on FAMU Way. The easement will encroach on University leased property for the length of FAMU Way between Wahnish Way and Martin Luther King Jr. Boulevard for widths varying between 30 feet and 49 feet.

Ultimately, the easement must be approved by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Before giving its consent, the Trustees of the Internal Improvement Trust Fund requires the University, as the tenant of the property, to consent to the easement. The granting of the easement will have no adverse impacts on the University's existing and long term plans.

Trustee Lawson made the motion to express to the Trustees of the Internal Improvement Trust Fund of the State of Florida that the FAMU Board of Trustees consents to the right-of-way easement in favor of Blueprint 2000 as set forth substantially on composite Exhibit "A." Said Resolution shall be in form and substance as attached hereto on Exhibit "B." The motion was seconded by Trustee Warren. The motion carried.

Consent to an Easement with Star Metro for a Bus Stop Shelter

Attorney Self presented the Resolution consenting to a bus stop shelter easement in favor of the City of Tallahassee for the installation and maintenance of a bus stop shelter. The easement will encroach on the University leased property at the southeast corner of Wahnish Way and Osceola Street just off of the north bound lane of Wahnish Way. This shelter will provide some shelter from the elements while students are waiting on the bus.

Trustee Warren made the motion to express to the Trustees of the Internal Improvement Trust Fund of the State of Florida that the FAMU Board of Trustees consents to the bus stop shelter easement in favor of the City of Tallahassee as set forth substantially on composite Exhibit "A". Said Resolution shall be in form and substance attached hereto on Exhibit "B". The motion was seconded by Trustee Lawson. The motion carried.

Approval of an Amendment to the 99 Year Lease on the Tallahassee Campus

Attorney Self presented the Resolution authorizing the Interim President to amend the 99-Year lease on the Tallahassee Campus. This is amendment number seven (7). This Lease Modification Agreement is between the State of Florida Board of Internal Improvement Trust Fund and the FAMU Board of Trustees.

Between 1993 and 2001 the Trustees of the Internal Improvement Trust Fund of Florida completed eminent domain acquisitions on thirty-five (35) city lots adding to the Tallahassee campus. These lots are located on the northwest corner and the southwest corner of South Martin Luther King, Jr. Boulevard and West Osceola Street and are used primarily for parking and green space. The other city lots were used for the construction of the new wing of the College of Pharmacy and Pharmaceutical Sciences between South Martin Luther King, Jr. Boulevard to the west, East Harrison Street to the north, South Bronough Street to the east and existing University property on the south.

Attorney Self indicated that It is now appropriate to formally include these lots as part of the overall lease of the campus from the Trustees of the internal Improvement Trust Fund.

Trustee Warren made the motion to authorize the Interim President to sign Amendment Number Seven to Lease Number 2723 between the University and the Trustees of the Internal Improvement Trust Fund to include these lots as part of the Tallahassee campus of the University, subject to the review and approval of the Office of the General Counsel. The motion was seconded by Trustee White. The motion carried.

Approval to Authorize the Interim President to Enter into a Guaranteed Maximum Price Contract for the Construction of the 800 Bed Student Housing Facility

Prior to this presentation, Trustee McWilliams introduced Mr. Kendall Jones, Interim Associate Vice President of Facilities Management.

Next Mr. Sam Houston noted that during the August 15, 2012 meeting of the Board of Trustees, the Interim President was directed to terminate the Design/Build Contract with Premier Construction and Development and bid the remainder of the work for the construction of the 800 bed student housing facility on the site of Polkinghorne Village.

In conjunction with the Board of Governors staff, the University developed the following budget for the project (in millions):

Architect/Engineer Fees with Premier	\$2.20
Pre-construction/Construction by Premier	\$3.60
Construction (new bid budget)	\$40.00
Abatement and Demolition with Premier	\$0.40
Furniture and Equipment	\$2.50
Information Technology	\$1.20
Fees	\$0.40
Overall Project Contingency (includes \$2.0 million for construction)	\$3.30
TOTAL	\$53.60

The sources for the funding are as follows (in millions):

Bonds	\$44.00
Housing Trust Fund	\$3.00
Technology Fee Fund	\$1.20
Auxiliary Trust Fund	\$4.30
University Carry Forward	\$1.10
TOTAL	\$53.60

This project will be funded with the \$44 million bond issue and \$9.6 million from internally-generated funds.

On September 5, 2012, the Department of Construction and Facilities Planning issued Invitation for Bids and Pre-Qualifications Statements for the remainder of the construction work. Eighty-one (81) contractors and subcontractors attended the mandatory pre-bid site visit on October 2, 2012. The bid-opening date is October 23, 2012.

The University has engaged a local Architect/Engineering firm - Clemons Rutherford & Associates to serve as the Owner's Representative and the law firm of Gray Robinson from Orlando to draft a Guaranteed Maximum Price Construction Contract to ensure that the quality, timeliness, and cost of the construction work are in accordance with the University's objectives.

The construction of the project is expected to be completed by June 30, 2014 for occupancy in the Fall 2014 semester.

During a lengthy discussion about this project, several questions were asked. Trustees Lawson, Persuad and Warren had some questions about the \$9.6 million (internal supplemental funding) and the \$884,799. Trustee Persuad stated that he does not feel that we have enough information to make an informed decision.

Ms. Jackye Maxey explained that the \$9.6 million represents funds from the following sources: \$1.2 million from the Technology Fee, \$3 million from the Housing Trust Fund, \$4.3 million from the Auxiliary Trust Fund and \$1.1 million from Carryforward funds. The \$884,799 will be used to pay the Interest and Administrative Fees on the Dormitory Revenue Bonds.

Trustee Langston asked if the specifications for the new bid included "value engineering". Mr. Houston responded that we did not include "value engineering" in the new bid specifications.

Trustee Montgomery asked a series of questions. He also remarked that staff needs to take another look at the numbers because last time we missed the number by \$8 million. Below is a summary of the questions asked.

1. How was the \$53.6 million budget generated? Mr. Houston responded that this budget was established by staff from the University's Facilities and Construction Management Office and staff at the Board of Governors General Office.
2. What is the difference between the \$53.6 million and the original numbers? Mr. Houston stated that we have realized an estimated \$8 million savings.
3. Who handled the project originally? Mr. Houston stated that Vice President Teresa Hardee and Mr. Joe Bakker, Associate Director of Facilities and Construction Management handled the project initially.
4. When did Mr. Sam Houston become involved with this project? Mr. Houston stated that he became involved in June 2012.

5. What is the maximum liability on the construction of this project? What is the difference in the numbers? Attorney Self responded that Premier Construction's cost for the project was \$44 million.

Trustee White indicated that he wanted to make sure that the budget for this project is sufficient and that we have time to complete the project in a satisfactory manner. Attorney Self stated that the staff from the University met weekly with staff from the Board of Governors and the Division of Bond Finance to work on the budget.

Trustee Jennings made the following observations on the proposed construction budget of \$53.6 million:

- \$6.2 million has been spent on the Architect/Engineering Fees (\$2.2 million), Pre-Construction by Premier (\$3.6 million) and Abatement and Demolition (\$400,000).
- The remaining \$47.4 million is an estimate made by staff from the University, Board of Governors and the Division of Bond Finance.
- If the Board approves the construction contract going to the lowest bidder, there is a potential savings of about \$3 million since the proposed budget allocates \$40 million for construction and the lowest bidder's cost is \$37.4 million.

Interim President Robinson pointed out that it is important to keep in mind that this budget for the 800- bed construction project was presented to Moody and they stated that it was sufficient to retain our A-3 rating. Trustee Jennings noted that getting a triple A rating in this market is huge.

Trustee Alston asked the following questions related to the contingency budget.

1. What is the purpose of the contingency ? Mr. Houston stated that the contingency budget is used to address any unforeseen conditions that may arise during the construction process. It is usually 3%-8% of the total construction budget.
2. Is the contingency budget sufficient? Mr. Houston indicated that he would be more comfortable with a higher contingency budget because it would allow him to address issues as they arise and bring the items to the Board as an "Informational Item".
3. Will the contingency budget increase if the Board approves the bid proposal from the lowest bidder? He stated that the contingency budget would increase by about \$2.6 million. Trustee Alston stated that he intends to propose an amendment to keep the contingency budget the same if the Board approves the bid proposal from the lowest bidder. He would like to see a budget with no change orders.

Trustee McWilliams stated that he feels more comfortable with a \$40 million construction budget to ensure that there is sufficient budget to take care of the change orders.

Mr. Houston indicated that he had a concern about the number of elevators in the building. He believes that they are not sufficient for 800 students. He wanted to add this item back to the project. There are two buildings with only two elevators.

Interim President Robinson remarked that this is why it is important to have a contingency budget to address issues like adding additional elevators. There are some other things we may need to do add as this project progresses. The contingency budget is not there to allow the contractor to raise their prices.

Trustee McWilliams asked staff to be more specific in the future as to why the contingency budget is needed. This information will really help the Board understand requests for a contingency budget.

Trustee Persuad asked if the issue related to the elevators had been discussed with the Board previously. Mr. Houston stated that based on the code the number of elevators is sufficient. However, we are building two six story buildings with only two elevators. If one elevator is out of service the students will not be happy.

Next Mr. Duane Jackson, Alinea Capital Partners, LLC discussed the analysis of the lowest bidder prepared by Clemons, Rutherford and Associates (the owner's representative). The University received six bids for the construction of the 800- bed project from the following companies:

- J. Kokolakis at \$37,380,000;
- Charles Perry Partners at \$38,607,000;
- Peter Brown Construction at \$42,046,400;
- LLT Building Corporation at \$42,193,000;
- Allstate Construction at \$42,250,000 and
- Harrell Contracting Group at \$42,270,000

Mr. Jackson stated that he met with the project manager and the owner's representative to discuss their concerns about the lowest bid and to find out if there was any exposure that could not be covered by the contingency. Upon review of the references, it appears that J. Kokolakis has a great reputation for building residential facilities mainly in the northeast. Additionally, he met with the company by telephone this morning. They all believe that they are responsive and capable.

Trustee Langston expressed concern about not having reference materials for the other five (5) bidders. If the Interim President was unable to come to an agreement with the lowest bidder, he would not feel comfortable about authorizing the Interim President to negotiate with the next lowest bidder since the Board does not have any reference materials on the other companies. Mr. Jackson stated reference materials would be provided to the Board prior to any other negotiations taking place. Trustee McWilliams stated that he had some concerns also about not having reference materials on the next lowest bidder. Mr. Jackson noted that Charles Perry Partners is a local company with an excellent reputation.

Trustee Montgomery made two comments. First, he wants the Board to be given all of the information that they need to make a decision. The decisions should not be made based on price alone. If the 800- bed project doesn't have sufficient elevators then the Board needs to know this and they need to know how much is needed for the additional elevators. Secondly, he has some issues with the fact that the lowest bidder has only built two (2) residential facilities with 400 or more beds. The reference materials state that not many of these facilities have been built in Florida when, in fact, none of these facilities were built in Florida. He also noted that the reference materials presented by Mr. Jackson appear to be more incorrect. Mr. Jackson stated that this company met the criteria that we had in our bid document. Trustee Persuad stated the he agreed with Trustee Montgomery and that he would like more information before we move forward.

Following a lengthy discussion on the 800-bed construction project, Trustee Lawson requested a simple spreadsheet that walks him through the entire bid process for this project. He wants to see the criteria including the price.

Trustee Jennings remarked that he understands that some of the Trustees need more information but he feels that they need to move on this issue because any delays could jeopardize our bond rating. This would have significant financial implications.

Next Attorney David Self recommended the following:

- (a) The Board of Trustees authorize the President to enter into negotiation and execution of a contract with the lowest responsive and responsible qualified bidder for the construction work defined in the bid drawings for the 800-bed Polkinghorne Village project for an amount not to exceed the bid amount.
- (b) The Board of Trustees further authorize the President to enter into negotiation and execution of contract amendments to the contract executed in (a), for construction work that is not included in the bid drawings and is specifically requested by the University, for a cumulative amount not to exceed \$2 million.
- (c) All contracts and contract amendments be subject to the approval of the Office of the General Counsel.
- (d) Should negotiations with the lowest responsive and responsible qualified bidder be unsuccessful, the Board of Trustees authorizes the President to enter into negotiation and execution of a contract with the second ranked responsive and responsible qualified bidder.
- (e) Spend an amount not to exceed \$53.6 million for the completion of the 800-Bed Project.
- (f) Provide status reports to the Board of Trustees at all meetings to follow until the project has been completed.

Trustee Jennings made the motion to accept the recommendations with one change: Should negotiations with the lowest responsive and responsible qualified bidders be unsuccessful, staff will return to the Board of Trustees for further directions. The motion was seconded by Trustee Warren. Trustee McWilliams called for a voice vote since there were some nays when he called for the question. Trustees voting yes are: McWilliams, Jennings, Warren and White. Trustees voting nay are: Lawson and Langston. The motion carried.

The last action is the approval of the Master Plan. Mr. Sam Houston noted that in December 2010 and April 2012, the Board heard presentations on the development of the 2010-20 Master Plan. The adoption process for the Master Plan requires the University to hold two public hearings. In June 2012 we held our first public hearing on the Master Plan and did not receive any comments from the public. The Committee received an updated presentation on the Master Plan from Wood plus Partners, University's Master Planners – it was their third presentation to the Committee. Trustee Lawson made the motion to adopt the 2010-20 Master Plan and it was seconded by Trustee Jennings.

Informational Items

Major Projects

Mr. Sam Houston presented the following update on the five (5) major construction projects.

Projects	Status
Gore Educational Complex	85% complete; substantial completion in November 2012
Pharmacy- Phase III	Storm water requirements and parking are 100% complete; building site work to be started by the end of August 2012; Substantial completion dependent on availability of funding.
Electrical Upgrades -Phase III	99% complete; substantial completion in December 2012
FAMU/FSU College of Engineering	Design ongoing; renovation work on Building "A" expected to start in December 2012.
Crestview Healthcare Center	Completed in July 2012

Change Orders

In response to a discussion about Change Orders during the last Budget and Finance Committee meeting, Mr. Kendall Jones provided the following information:

Generally change orders result from four (4) circumstances:

1. Errors and omissions by the architect/engineer.
2. Unforeseen regulatory requirements.
3. Unforeseen working conditions.
4. University additions to or deletions from the contracted scope/design.

When these circumstances occur the University uses competitive bidding, whenever practicable, to obtain the cost for change orders. Additionally we follow the BOT Policy requirements for obtaining competitive prices. All change orders must be reviewed and approved by the Architect/Engineering firm prior to submittal for review by the University's staff.

Mr. Jones provided a comparative review of the State University System (SUS) approval limits for Change Orders for Presidents.

**SUS Presidential Approval Limits
for Change Orders**

University	Approval Limit
University of Florida	Unlimited
Florida State University	Unlimited
Florida A& M University	\$250,000
University of South Florida	Unlimited
Florida Atlantic University	Unlimited
University West Florida	Unlimited
University of Central Florida	Unlimited
Florida International University	Unlimited
University of North Florida	\$100,000
Florida Gulf Coast University	Unlimited
New College of Florida	Unlimited

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Spurgeon McWilliams
Committee Chairman



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

Meeting Date February 7, 2013

Agenda Item: III

Item Origination and Authorization				
Policy _____	Award of Bid _____	Budget Amendment _____	Change Order _____	
Resolution <u>X</u>	Contract _____	Grant _____	Other _____	

Action of Board				
Approved _____	Approved w/ Conditions _____	Disapproved _____	Continued _____	Withdrawn _____

Subject: A Resolution consenting to sidewalk easement in favor of the City of Tallahassee, Florida along the north side of Gamble Street between Wahnish Way and Perry Street. The expansion of the easement will encroach on approximately 690 feet of University leased property. A true and correct copy of the easement, its legal description and a survey thereof are attached hereto as Composite Exhibit "A".

Rationale: The City of Tallahassee is in the process of beautifying the section of Gamble Street between Wahnish Way and Perry Street. Part of this beautification includes the installation of a 12 foot wide, 690 foot long sidewalk on the north side of Gamble Street. This sidewalk will be a great benefit to the safety of the students, guests and patrons of Florida A&M University.

Florida A&M University occupies its Tallahassee, Florida campus as a tenant of the Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Trust Fund") under Lease Number 2723. Ultimately the sidewalk easement must be approved by the Trust Fund. Before giving its consent, the Trust Fund requires that the University, as the tenant of the property, consent to the sidewalk easement.

Recommendation: Resolve to express to the Trustees of the Internal Improvement Trust Fund of the State of Florida that the FAMU Board of Trustees consents to the sidewalk easement in favor of the City of Tallahassee, Florida as set forth on Composite Exhibit "A". Said Resolution shall be in form and substance as attached hereto on Exhibit "B".

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF TRUSTEES OF FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY (UNIVERSITY) CONSENTING TO THE APPROXIMATELY 690 FOOT SIDEWALK EASEMENT ALONG THE NORTH SIDE OF GAMBLE STREET BETWEEN WAHNISH WAY AND PERRY STREET

* * * * *

WHEREAS, The City of Tallahassee is in the process of beautifying, Gamble Street between Wahnish Way and Perry Street. Part of the project will require the installation of a sidewalk along the north side of Gamble Street; and

WHEREAS, Florida Agricultural and Mechanical University occupies its Tallahassee, Florida campus (the "Tallahassee Campus") as a tenant of the Trustees of the Internal Improvement Trust Fund of the State of Florida (the "TRUST FUND") under Lease Number 2723.

WHEREAS, the TIITF requires the Board of Trustees of Florida A&M University to consent to the expanded right-of-way easement before it grants the easement to the City of Tallahassee.

WHEREAS, the Tallahassee Campus borders Gamble Street; and

WHEREAS, a true and correct copy of the sidewalk easement and a survey thereof are attached hereto as Composite Exhibit "A"; and

WHEREAS, the installation of the sidewalk will benefit the students, faculty, staff and patrons of Florida A&M University.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE BOARD OF TRUSTEES OF FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY THAT:

SECTION 1: The Trustees of the University hereby consent to the expansion of the sidewalk easement in favor of the City of Tallahassee, Florida as set forth on Composite Exhibit "A", provided however that, if the

construction of the sidewalk has not commenced on or before December 31, 2013, then this consent shall expire without prejudice.

SECTION 2: This resolution shall become effective immediately upon passage.

PASSED AND ADOPTED THIS ___th DAY OF FEBRUARY, 2013.

**FLORIDA AGRICULTURAL AND
MECHANICAL UNIVERSITY BOARD
OF TRUSTEES**

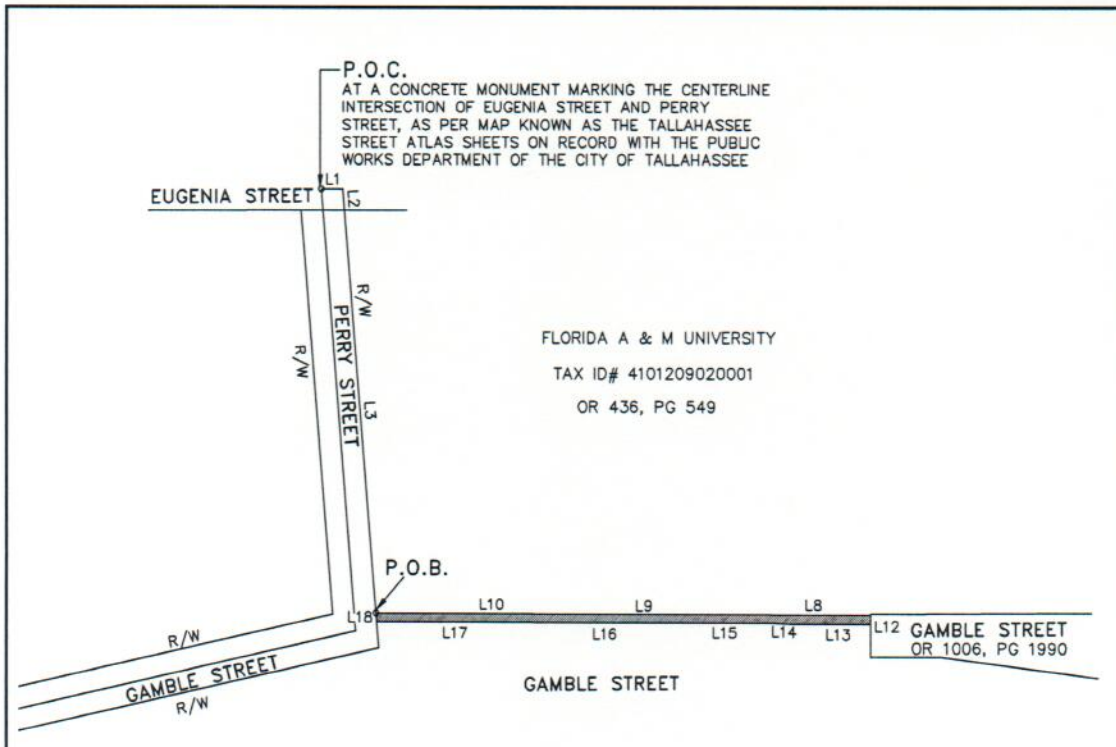
ATTEST:

Solomon L. Badger, III, Ed. D., Chair

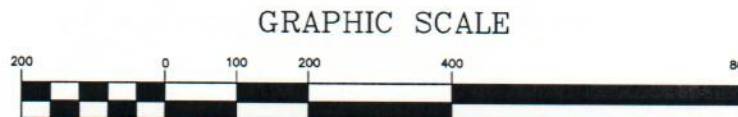
Larry Robinson
Corporate Secretary

Approved as to form and legal sufficiency:

Avery D. McKnight, Vice President and
General Counsel
February ___, 2013



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	30.09	S 89°58'47" E	L13	113.66	N 89°44'22" W
L2	30.01	S 04°29'06" E	L14	18.00	N 87°35'16" W
L3	559.64	S 04°29'06" E	L15	142.27	N 89°44'22" W
L8	273.87	S 89°44'22" E	L16	195.18	S 89°58'32" W
L9	195.18	N 89°58'32" E	L17	218.72	N 89°52'57" W
L10	219.66	S 89°52'57" E	L18	12.04	N 04°29'06" W
L12	12.68	S 00°13'33" E			



NOTES:

1. Bearings are based on State Plane Coordinates NAD 83, Florida North Zone. Benchmark stamped 55-01-D02HV (N=522083.65 E=2030937.85), Benchmark stamped 55-01-D03HV (N=522169.23 E=2031872.67).

2. No improvements located except as shown.

3. Information for this survey is based on deed instruments as recorded in Public Records of Leon County, Florida. And Survey data by the City of Tallahassee.

8,342 SQUARE FEET
0.19 ACRES±(S)

PROPERTY OWNER:
THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA

Abbreviations and Symbols

SHEET 1 OF 3

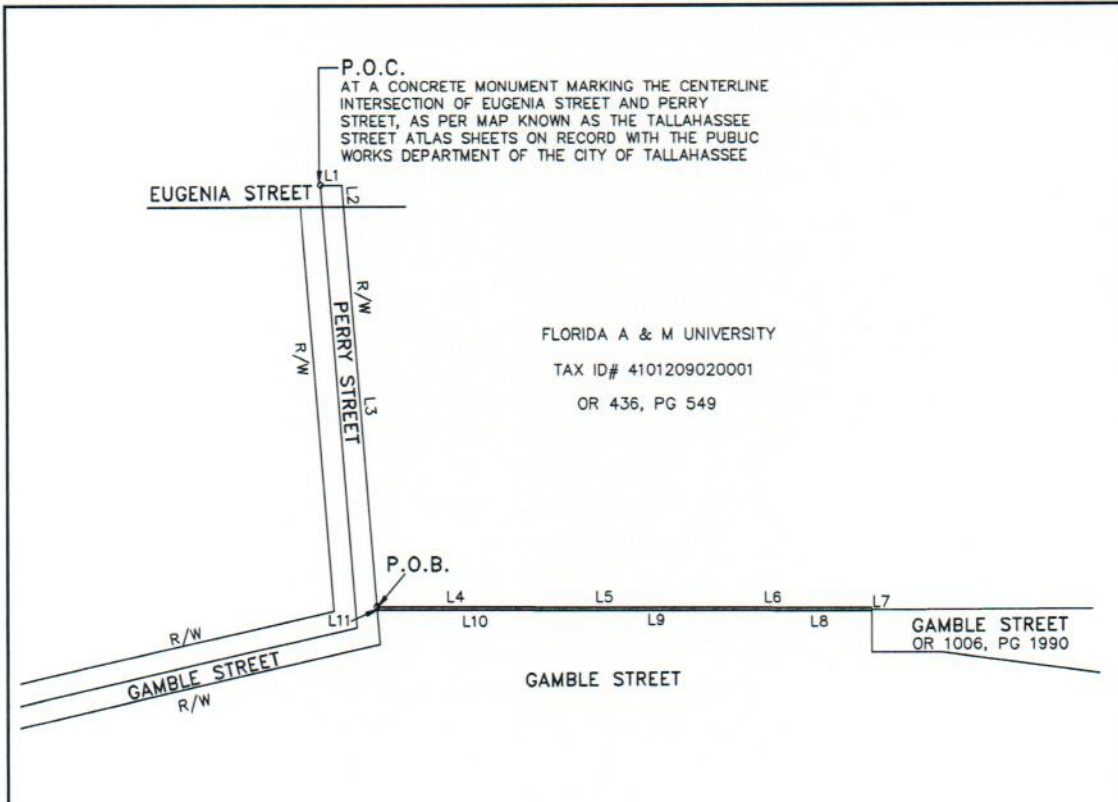
REF. = REFERENCE	P.O.C. = Point of Commencement	Prop. = Proposed	R/C = Rebar & Cap	No. = Number	Project No.1200158
ACQ. = Acquisition	P.O.B. = Point of Beginning	N/D = Nail and Disk	LP. = Iron pipe	STA. = Station	Fund No. 315
PG. = PAGE	SP = Survey Point	T.C.E. = Temporary Construction Easement	FCM = Found concrete monument	CONST. = Construction	GAMBLE STREET
TWP = Township	C.O.T. = City of Tallahassee		TCM = Terra-cotta Monument	E.O.P. = Edge of Pavement	CAD TECH: GRM
RGE = Range	CL = Centerline	P.T. = Point of Tangency	CM = Concrete Monument	☉ = Centerline	DATE: 12-12-2012
D.B. = Deed Book	(D) = Deed Information	P.C. = Point of Curvature	☐ = Aerial Target control	☒ = Property Line	
O.R. = Official Record	(F) = Field Information	T = Tangent length	☐ = Found concrete monument	☒ = Baseline	
P.B. = Plot Book	(P) = Plot Information	Δ = Central Angle(Delta)	☐ = Found iron pipe/Rebar cap	PRC. = Point of Reverse Curve	
Prop = Proposed	(C) = Computed Information	R = Radius	☐ = Set (5/8" Rebar/Plastic cap OR Nail/Disk marked C.O.T. SP		
R/W = Right-of-Way		L = Arc length	☐ = Found		
		CH = Chord			

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION



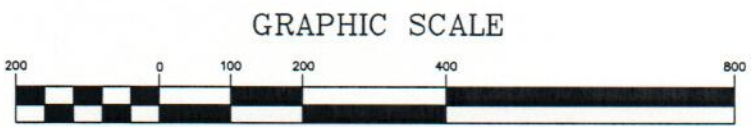
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA, 32301

Q:\CAPITAL\SURVEY\SURVEY 2012\GAMBLE SIDEWALK-ESMT 201-SIDEWALK.DWG



FLORIDA A & M UNIVERSITY
 TAX ID# 4101209020001
 OR 436, PG 549

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.09	S 89°58'47" E
L2	30.01	S 04°29'06" E
L3	554.63	S 04°29'06" E
L4	220.06	S 89°52'57" E
L5	195.19	N 89°58'32" E
L6	273.84	S 89°44'22" E
L7	5.00	S 00°13'33" E
L8	273.87	N 89°44'22" W
L9	195.18	S 89°58'32" W
L10	219.66	N 89°52'57" W
L11	5.02	N 04°29'06" W



NOTES:

- Bearings are based on State Plane Coordinates NAD 83, Florida North Zone. Benchmark stamped 55-01-D02HV (N=522083.65 E=2030937.85), Benchmark stamped 55-01-D03HV (N=522169.23 E=2031872.67).
- No improvements located except as shown.
- Information for this survey is based on deed instruments as recorded in Public Records of Leon County, Florida. And Survey data by the City of Tallahassee.

3,444 SQUARE FEET
 0.08 ACRES±(S)

PROPERTY OWNER:
 THE INTERNAL IMPROVEMENT
 TRUST FUND OF THE STATE
 OF FLORIDA

Abbreviations and Symbols

SHEET 1 OF 3

REF. = REFERENCE	P.O.C. = Point of Commencement	Prop. = Proposed	R/C = Rebar & Cap	No. = Number
ACQ. = Acquisition	P.O.B. = Point of Beginning	N/D = Nail and Disk	I.P. = Iron pipe	STA. = Station
PG. = PAGE	SP = Survey Point	T.C.E. = Temporary Construction Easement	FCM = Found concrete monument	CONST. = Construction
TWP = Township	C.O.T. = City of Tallahassee	P.T. = Point of Tangency	TCM = Terra-cotta Monument	E.O.P. = Edge of Pavement
RGE = Range	CL = Centerline	P.C. = Point of Curvature	CM = Concrete Monument	ε = Centerline
D.B. = Deed Book	(D) = Deed Information	T = Tangent length	Δ = Aerial Target control	E = Property Line
O.R. = Official Record	(F) = Field Information	Δ = Central Angle(Delta)	□ = Found concrete monument	B = Baseline
P.B. = Plot Book	(P) = Plot Information	R = Radius	○ = Found Iron pipe/Rebar cap	PRC. = Point of Reverse Curve
Prop = Proposed	(C) = Computed Information	L = Arc length	○ = Set (5/8" Rebar/Plastic cap OR Nail/Disk marked C.O.T. SP	
R/W = Right-of-Way		Ch = Chord	FND. = Found	

Project No.1200158
 Fund No. 315
 GAMBLE STREET
 CAD TECH: GRM
 DATE: 12-12-2012

PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION



300 SOUTH ADAMS STREET
 TALLAHASSEE, FLORIDA, 32301

Q:\CAPITAL\SURVEY\SURVEY 2012\GAMBLE SIDEWALK-ESMT 2012-TCE.DWG



Gamble Street Sidewalk Project
December 13, 2012
Proposed Sidewalk Easement

That part of property described in Official Record Book 436, Page 549 of the Public Records of Leon County, Florida, more particularly described as follows:

COMMENCE at a concrete monument marking the centerline intersection of Eugenia Street and Perry Street, as shown on the map or drawing known as the Tallahassee Street Atlas Sheets on record with the Public Works department of the City Of Tallahassee; thence, along the centerline of Eugenia Street, South 89 degrees 58 minutes 47 seconds East 30.09 feet to an intersection with the Northerly prolongation of the Easterly right-of-way boundary of Perry Street; thence South 04 degrees 29 minutes 06 seconds East 30.01 feet to an intersection with the Southerly right-of-way boundary of Eugenia Street and the aforesaid Easterly right of way boundary of Perry Street; thence, along said Easterly right-of-way boundary, South 04 degrees 29 minutes 06 seconds East 559.64 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence, leaving said easterly right-of-way boundary, South 89 degrees 52 minutes 57 seconds East 219.66 feet; thence North 89 degrees 58 minutes 32 seconds East 195.18 feet; thence South 89 degrees 44 minutes 22 seconds East 273.87 feet to an intersection with the westerly boundary of the Easement for Road Right-of-Way described in Official Record Book 1006, Page 1990; thence, along said westerly boundary, South 00 degrees 13 minutes 33 seconds East 12.68 feet; thence, leaving said westerly boundary, North 89 degrees 44 minutes 22 seconds West 113.66 feet; thence North 87 degrees 35 minutes 16 seconds West 18.00 feet; thence North 89 degrees 44 minutes 22 seconds West 142.27 feet; thence South 89 degrees 58 minutes 32 seconds West 195.18 feet; North 89 degrees 52 minutes 57 seconds West 218.72 feet to an intersection with the aforementioned easterly right-of-way of Perry Street; thence, along said easterly right-of-way boundary, North 04 degrees 29 minutes 06 seconds West 12.04 feet to the **POINT OF BEGINNING**; containing 8,342 square feet or 0.19 acre, more or less.

NOTES:

Parent Tract as recorded in Official Record Book 436, Page 549 of the Public Records of Leon County, Florida.

Information for this description is based on documents of Public Record, and a field survey of Perry Street and Gamble Street.

This Legal description and Sketch are not valid without the Signature and the Original Raised Seal of the signing Florida Licensed Surveyor and Mapper.

Bearings are based on State Plane Coordinates NAD 83, Florida North Zone, U.S. feet.

CERTIFICATIONS:

I hereby certify that the legal description and sketch shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 5J-17).

The undersigned surveyor has been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

F. ERWIN ARNOLD, PLS
Professional Surveyor and Mapper
Florida License Number LS 4279
City of Tallahassee
Engineering Division
Tallahassee, Florida 32301

Meeting Date February 7, 2013

Agenda Item IV

Item Origination and Authorization

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

Action of Board

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

**Subject: 800-Bed
Information Only**

Project Description: J. Kokolakis Contracting, Inc., has started the grading, scraping, demolition, masonry remedial and site storm water expanding. The project is on schedule and within budget.

Construction Budget: \$44,000,000

Project Activity	Date
Bid Opening	October 23, 2012
Notice of Award 800-Bed Dormitory Project at FAMU Project BR-FM326	November 1, 2012
General Contractor Submitted Signed Contract	November 14, 2012
State Fire Marshal Approved Set of Drawings	November 19, 2012
General Contractor Certificate of Liability Insurance and Payment; and Performance Bond	November 20, 2012
General Contractor's Submittal Status Log	November 20, 2012
General Contractor's Construction Schedule Submitted	November 21, 2012
General Contractor's Soil Testing	November 21, 2012
Pre-Construction Meeting	November 27, 2012
General Contractor's Start/Notice-to-Proceed	November 27, 2012
Utilities Infrastructure cost analysis	January 15, 2013
Owner Direct Purchase (ODP) Listing	January 17, 2013
Information Technology (IT) 100% Documents	January 30, 2013
Elevator System Modification (add 2 elevators to complex)	February 17, 2013

**Subject: FAMU PHARMACY PHASE II – BRFM#308
Information Only**

Project Description: PHASE II of the Pharmacy Building consists of constructing 77,399 GSF of classroom, research offices, and student support spaces. The total required funding to complete this project is \$37,600,000; the University has been appropriated \$26,071,000 since 2003-04. We have completed the off-site storm water management facility project and off-site



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utilities. We have contracted with our Construction Manager (CM) for funds available. Our current Capital Improvement Plan and Legislative Budget request included the remaining funding to complete this project.

Budget: \$23,836,763

Project Activity	Date
NWFWM POND Substantial Completion	January 13, 2012
PHASE II Early Site Work GMP	May 24, 2012
PHASE II Site Work Notice to Proceed	August 9, 2012
A/E Design Development	December 20, 2012
Construction Manager Schedule	January 17, 2013
A/E'S 75% Construction Documents	January 18, 2013
100 % Construction Documents	February 1, 2013
100 % CD's to SFM	February 28, 2013

**Subject: FAMU/FSU College of Engineering Phase II - #BR FM 320
Information Only**

Project Description: Renovations of Building A and Chiller Plant are 90% complete, final completion February 2013. This is a joint-use request with FSU for additional 116,408 GSF of laboratory, classroom, and office space. Phase III is a continuing effort to increase and enhance engineering education in Tallahassee and Northwest Florida. Funds required to complete Phase III are \$16,000,000 from each university.

Renovation Budget: \$3,487,751

Project Activity	Date
Master Plan - FAMU Board of Trustees Approval	November 1, 2012
Building A: Re-roof Started	November 2, 2012
City Bus Lane closed	November 5, 2012
Boiler installed	November 15, 2012
Project Status Meeting	November 28, 2012
Chilled Water Loop at Bus Route Excavated	December 12, 2012
Project Status Meeting	December 19, 2012
Return Duct Demo Started (Molded)	December 20, 2012
Metal Panels Completed	December 21, 2012
Light Weight Concrete Poured	December 26, 2012
Generator Installed	December 26, 2012
Generator Load Bank Test	December 26, 2012
Chilled Water Loop Tie-in	December 30, 2012
Generator Start-up	December 27, 2012
Computer Lab Completed	January 4, 2013



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Computers Reinstalled	January 5, 2013
Atrium Ceiling Painted	January 5, 2013
Labs/Classrooms Completed	January 7, 2013
Air Handler Unit Installed	January 7, 2013
Air Handler Unit Start-Up/Chilled Water Flow	January 7, 2013

**Subject: FAMU STUDENT SERVICES HVAC UPGRADES
Information Only**

Project Description: During the remodeling of the dining area, additional options and equipment was installed, which resulted in an increase in heat loads. This project consists of needed upgrades to the second floor of the University dining facility's HVAC system.

Budget: \$396,400

Project Activity	Date
Notice to Proceed	November 20, 2012
Pre-construction Meeting	November 29, 2012
Construction Permit	December 3, 2012
AHU Ordered	December 3, 2012
Contractor Schedule Submitted	December 14, 2012
Water Softener Removed	January 7, 2013

**Subject: FAMU HUMAN RESOURCES RENOVATIONS – BRFM #324
Information Only**

Project Description: This project consists of remodeling a portion of the second floor of FHAC Building to accommodate the expansion for the Human Resources Department. 100% construction documents are completed along with a negotiated GMP for construction.

Budget: \$919,855.00

Project Activity	Date
Notice to Proceed – A/E	July 25, 2012
Coordination Meeting	August 6, 2012
Schematic Design Review	September 6, 2012
Construction Manager Assigned	October 17, 2012
Design Development Review	October 18, 2012
Structural Analysis of Slabs	November 21, 2012
Structural Analysis Report	December 3, 2012
100% Construction Documents	December 21, 2012
100% CD's to SFM	December 26, 2012
Construction Manager Schedule	January 7, 2013
Coordination Meeting	January 7, 2013



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**Subject: FAMU FACULTY CLUB HOUSE RENOVATIONS
Information Only**

Project Description: This project consists of renovating existing facility to include demolition of the existing meeting room and kitchen areas. Also, the project will include interior renovation, new air handler unit for HVAC System, and ADA door and hardware replacement, and removal of existing carport.

Budget: \$300,000

Project Activity	Date
Site Meeting –A/E	November 29, 2012
A/E Design Proposal	December 11, 2012
Requisition Submitted for Purchase Order (PO)	December 18, 2012
Capital Outlay Improvement Plan (COIP) Approved	December 20, 2012

**Subject: FAMU WAHNSH WAY PARKING GARAGE REPAIRS
Information Only**

Project Description: The University contracted with Walker Restoration Consultants in July 2012 to perform a structure assessment of the parking garage structure. The parking facility is a three level precast concrete structure (2 supported levels) containing three bays and accommodating approximately 430 cars. The consultant found that the facility is in overall good condition with no immediate structural concerns. However, there are two areas on the top level that require immediate repairs of deteriorating slab. The current condition is hazardous to pedestrians and vehicles. Minor structural deterioration and waterproofing issues were noted throughout the structure that will require future repairs in order to extend the useful life of the parking structure. The garage has been closed until the repairs are completed.

Budget: \$280,000.00 Auxiliary Funds

Project Activity	Date
Guaranteed Maximum Price (GMP) Submitted	November 28, 2012
Notice To Proceed	December 5, 2012
Pre-Bid Meeting	December 12, 2012
Bid Opening	December 14, 2012
Notice of Award	December 19, 2012
Pre-Construction Meeting	January 3, 2013
Construction to Start	January 28, 2013



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**Subject: Campus Development Agreement #BR FM 352
Information Only**

Project Description: After the Public Hearing at the November 1, 2012, BOT meeting, the approved five year Comprehensive Master Plan authorized staff to begin the negotiation of Campus Development Agreement with City of Tallahassee. Staff has met with the City of Tallahassee Assistant City Manager and staff regarding the approved plan. No issues or concerns were raised.

Budget: \$350,000

Project Activity	Date
Master Plan - FAMU BOT Approval	November 1, 2012
FAMU Overview with the City of Tallahassee's Assistant City Manager and Staff	November 28, 2012
Existing Development Agreement and Baseline Condition Review	December 11, 2012
Development Agreement Process Underway: City of Tallahassee's Initial Comments	January 23, 2013
FAMU Develop Agreement Draft to be presented at the City of Tallahassee Commission's Workshop	February 20, 2013
City of Tallahassee's First Public Meeting regarding FAMU Development Agreement	March 27, 2013
Campus Development Agreement Draft to be presented to FAMU Board of Trustees 2013	April 11, 2013
Final Approval	May or June 2013

**Subject: Resurface and Upgrade of the Robert "Pete" Griffin Track
Information Only**

Project Description: FAMU Athletics plans to resurface and upgrade of the Robert "Pete" Griffin Track in the spring/summer of 2013. The collaborative plan brings together institutional support measures to enhance athletics.

The goals and objectives of the project are to plan, design, and construct a facility that results in the following:

- Resurface existing track with a full-pour, polyurethane track at 10 millimeters thickness
- Re-sold Robert "Pete" Griffin Track infields
- Restriping lines, numbers and other markings according to IAAF and DIN standards.
- Improve drainage throughout the Track stadium
- A facility that can serve as a marketing tool in the recruitment and retention of future students, faculty, and staff as well as rebuilding of FAMU track program

Supporting Documents Included: None

Prepared By:

Approved By: