



Budget, Finance and Facilities Committee Meeting  
October 5, 2022  
Presided by Trustee Kimberly<sub>1</sub> Moore

# ACTION ITEM:

## **August 2, 2022 Minutes**

Trustee Kimberly Moore

ACTION ITEM:

# **Tremco Inc. Roofing Systems Contract**

Dr. Gloria J. Walker

# Tremco Incorporated Roofing Systems Contract

---

## Rationale / Summary:

This supplier will provide roofing systems, exterior building maintenance, products and related services for various projects campus-wide under E & I Cooperative RFP #683478. This agreement is utilized by Florida A & M University as well as by other SUS institutions and state agencies. Each agency or institution may sign an individual agreement in order to receive additional savings and to meet the Board of Governors' requirement for using piggyback agreements.

## Recommendation:

Approval of the E&I agreements for fiscal year 2023 and for the following projects that exceed the President's \$1M signature authority.

Fiscal Year 2022-2023	
Description of Project* or Items	Projected Total Amount of Project
<b>School of Architecture</b>	
Roof Replacement	\$1,000,000
<b>Coleman Library</b>	
Roof Replacement	\$1,315,000

# Information Item

## **Financial Status Report / Quarterly Budget Review**

Dr. Gloria J. Walker

**FLORIDA A&M UNIVERSITY**  
**Financial Status FY21-22 Quarter 4**

**FLORIDA A&M UNIVERSITY**  
**Financial Status FY20-21 Quarter 4**

Fund Name	Approved Budget	Encumbrances and Expenditures		Percent of Budget Expended %	FY20-21 Approved Budget	Encumbrances and Expenditures		Percent of Budget Expended %
		PeopleSoft as of 06/26/2022	Budget Status (Over) Under			PeopleSoft as of 06/26/2021	Budget Status (Over) Under	
<b>Total Educational and General</b>	<b>\$ 191,616,232</b>	<b>\$ 166,060,869</b>	<b>\$ 25,555,363</b>	<b>87%</b>	<b>\$ 191,907,731</b>	<b>\$ 169,599,606</b>	<b>\$ 22,308,125</b>	<b>88%</b>
<b>Total Auxiliary Enterprises</b>	<b>\$ 53,190,295</b>	<b>\$ 36,033,791</b>	<b>\$ 17,156,504</b>	<b>68%</b>	<b>\$ 47,214,171</b>	<b>\$ 44,744,690</b>	<b>\$ 2,469,481</b>	<b>95%</b>
<b>Total Intercollegiate Athletics</b>	<b>\$ 10,500,808</b>	<b>\$ 9,897,185</b>	<b>\$ 603,623</b>	<b>94%</b>	<b>\$ 6,503,487</b>	<b>\$ 5,403,880</b>	<b>\$ 1,099,607</b>	<b>83%</b>
<b>Total Concessions</b>	<b>\$ 167,670</b>	<b>\$ 119,904</b>	<b>\$ 47,766</b>	<b>72%</b>	<b>\$ 71,790</b>	<b>\$ 19,043</b>	<b>\$ 52,747</b>	<b>27%</b>
<b>Total Technology Fee</b>	<b>\$ 1,200,000</b>	<b>\$ 258,879</b>	<b>\$ 941,121</b>	<b>22%</b>	<b>\$ 1,840,117</b>	<b>\$ 1,655,183</b>	<b>\$ 184,934</b>	<b>90%</b>
<b>Total Student Activities</b>	<b>\$ 3,552,422</b>	<b>\$ 3,333,294</b>	<b>\$ 219,128</b>	<b>94%</b>	<b>\$ 3,437,533</b>	<b>\$ 3,398,268</b>	<b>\$ 39,265</b>	<b>99%</b>
<b>Total Financial Aid</b>	<b>\$ 47,274,234</b>	<b>\$ 37,820,409</b>	<b>\$ 9,453,825</b>	<b>80%</b>	<b>\$ 38,124,529</b>	<b>\$ 40,667,510</b>	<b>\$ (2,542,981)</b>	<b>107%</b>
<b>Total Contracts and Grants</b>	<b>\$ 143,492,740</b>	<b>\$ 141,814,079</b>	<b>\$ 1,678,661</b>	<b>99%</b>	<b>\$ 108,373,788</b>	<b>\$ 74,260,711</b>	<b>\$ 34,113,077</b>	<b>69%</b>
<b>Grand Total</b>	<b>\$ 450,994,401</b>	<b>\$ 395,338,410</b>	<b>\$ 55,655,991</b>	<b>88%</b>	<b>\$ 397,473,146</b>	<b>\$ 339,748,891</b>	<b>\$ 57,724,255</b>	<b>85%</b>

**NOTES**

\*Salaries are encumbered for 12 months.

\*Financial Statements are in process.

# Information Item

## **Quarterly Spend Report on Select IT-related Vendors**

Dr. Gloria J. Walker

# Quarterly Spend Report

## Fiscal Year 2022-2023

### Select IT-related Vendors: JULY 1, 2022 - AUGUST 31, 2022

<b>VENDOR/SUPPLIERS</b>	<b>CURRENT SPEND</b>	<b>YEAR TO DATE</b>
DATA SET READY, INC	\$ 146,082.20	\$ 146,082.20
PRESIDIO NETWORKED SOLUTIONS, LLC	\$ 126,383.96	\$ 126,383.96
SIGNAL HOUSE COMMUNICATIONS	\$ 860.00	\$ 860.00
<b>GRAND TOTAL:</b>	<b>\$ 273,326.16</b>	<b>\$ 273,326.16</b>



# Information Item

## **Report on MWBE**

Dr. Gloria J. Walker

# FAMU MBE CERTIFIED MINORITY BUSINESS EXPENDITURE REPORT (5/1/22 – 8/31/22)

<b>CLASSIFICATIONS</b>	<b>Total spend</b>	<b>Percentage of Spend</b>
AFRICAN AMERICAN	\$ 732,638.41	5%
HISPANIC	\$ .00	0
ASIAN-HAWAIIAN	\$ 1,033.12	<1% *
NATIVE AMERICAN	\$ .00	0
AMERICAN WOMEN	\$ 293,617.67	1%
<b>CERTIFIED MBE SUBTOTAL:</b>	\$ 1,027,289.20	6% (CMBE/GTOTAL)
<b>NON-MBE SUBTOTAL:</b>	\$ 15,157,604.30	94% (NON-MBE/GTOTAL)
<b>GRAND TOTAL:</b>	\$ 16,184,893.50	

# Minority Business Enterprise (MBE) Tracker

## Fiscal Year 2022-2023\*

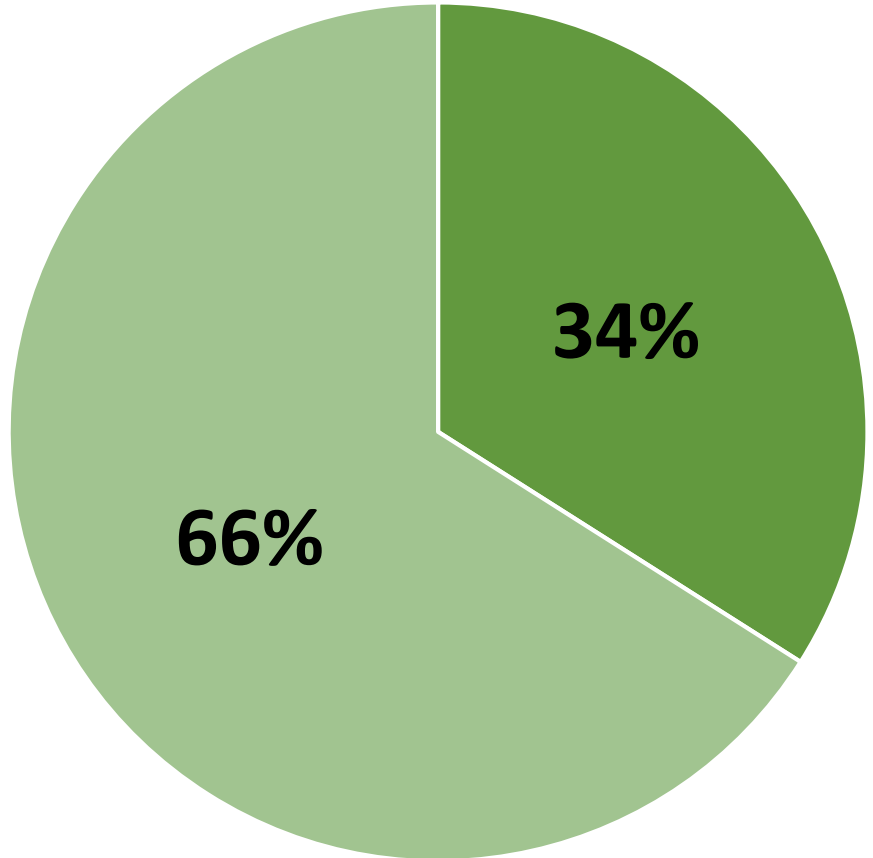
### FAMU Facilities Planning and Construction MBE/WBE Tracker Fiscal Year 2022-2023\*

MBE/WMBE Vendors	Total Minor Project Budget of \$750,000.00	Project Budget	Percentage of Work
DATA SET READY		\$165,592.66	22%
FLORIDA DEVELOPERS, INC. OF TALLAHASSEE		\$38,974.38	5%
PYRAMID CONSTRUCTION & DESIGN, INC		\$1,996.00	1%
SEVEN HILLS COMMERCIAL CLEANING & PAINTING		\$3,000.00	1%
WUH SERVICES LLC		\$28,000.00	4%
Ace Contracting		\$2,499.00	1%
<b>Total Value of Work</b>	<b>\$750,000.00</b>	<b>\$240,062.04</b>	<b>34%</b>
Phase II Bragg Memorial Stadium Project MBE/WBE Allocation	Total Construction Budget \$4,551,385.55	Project Scope of work Budget	Percentage of Work
Jackson Cook WBE		\$317,500.00	7%
Empire Fencing		\$5,927.80	1%
Mega Ace Media		\$7,200.00	1%
Florida Developer		\$47,002.72	1%
Smith Electrical		\$188,407.35	4%
<b>Total MBE/WBE</b>	<b>\$4,551,385.55</b>	<b>\$566,037.87</b>	<b>14%</b>

\*For period July 1 – August 30, 2022

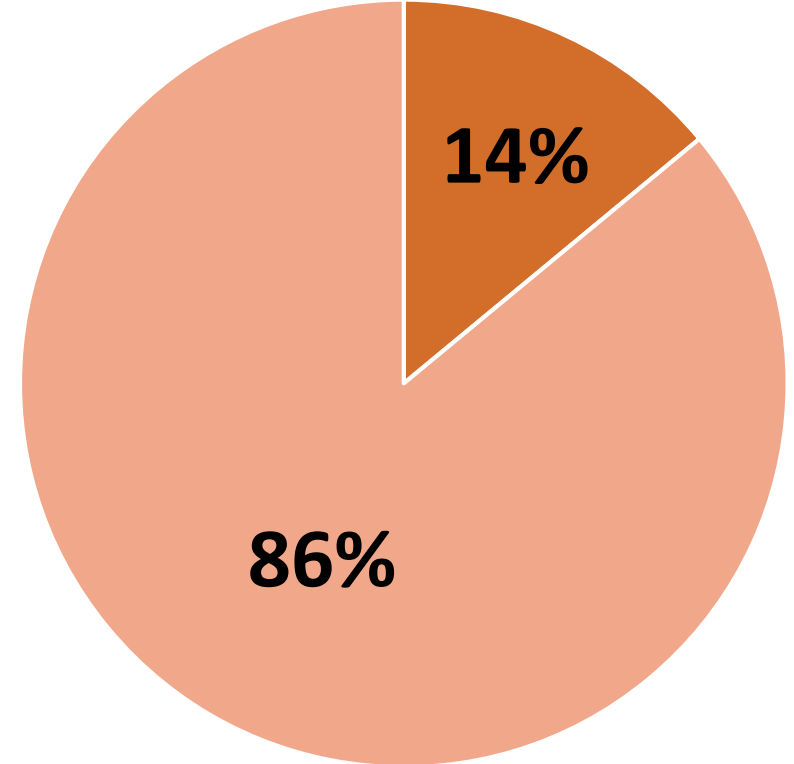
# MWBE PROJECT REPORT

## MINOR PROJECTS



■ MBE/WMBE    ■ Non-MBE/WMBE

## Major Projects (Bragg Memorial Stadium)



■ MBE/WMBE    ■ Non-MBE/WMBE

# Information Item

## Compensation Study Update

Dr. Gloria J. Walker

# Compensation Study Diagram

## ADMINISTRATION



Framework for competitive, fair and equitable compensation for faculty, staff & administrators



Benchmark Data  
(HelioCampus)



Compensation  
Philosophy



Funding Strategies

## ACADEMICS



Model for assessing, prioritizing & optimizing academic programs



Academic Program  
prioritization  
(Academic Affairs)



Academic  
performance  
management  
(HelioCampus)

# Compensation Study Update

➤ The contract agreement with Segal has been executed. The study, which will be led by AVP HR, will begin October 2022 with an 18-month timeline.

➤ The Compensation Study has seven (7) phases:

Phase 1: Project Initiation / Discovery and Compensation Philosophy

Phase 2: Job Structure and Documentation Review

Phase 3: Competitive Compensation Market Assessment

Phase 4: Benefits Study

Phase 5: Salary Structure Development

Phase 6: Create Implementation and Communications Strategy

Phase 7: Present Final Results

# Information Item

## **Project Updates – University Construction / Operations**

Dr. Gloria J. Walker



# Phase 2a - Bragg Memorial Stadium

<b>Project Status:</b>		<b>Budget: \$8,000,000</b>	<b>Date: 9/8/2022</b>
Project #:	Project Name:	University Project Manager:	<b>Project Status:</b>  <b>Construction</b>
BRFM 346	Bragg Stadium Renovation	Bodie Young / David Rosenfeld	
Design Status (% Complete):	Designer:	Substantial Completion Date:	
100%	Clemons Rutherford & Associates	August 31, 2022	
Construction Status (% Complete):	Contractor:	Occupancy Date:	
100%	Allstate Construction, Inc.	September 9, 2022	

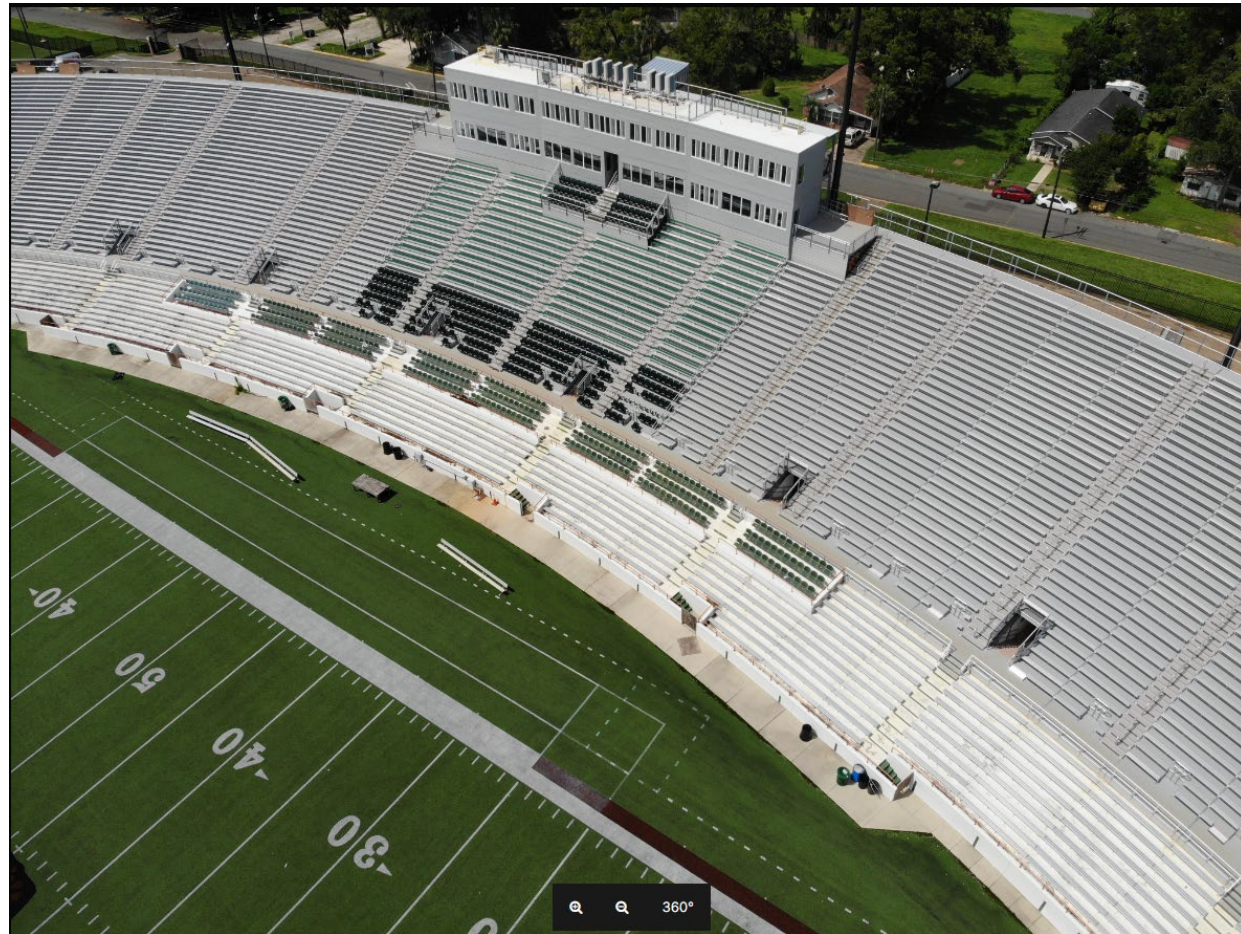
Timely Completion Risk: Severe weather, material delays, COVID

Mitigation Strategy: Identifying critical path materials that could impact the schedule

PROJECT BUDGET VS. PROJECT CONTRACT VALUE		
Budget	\$ 8,000,000.00	100%
Contract Value	\$ 7,723,877.70	96.5%
Difference Remaining	\$ 276,122.30	3.5%

PROJECT COSTS TO DATE			
Description of Costs	Contract Value	Expenditures	Encumbrances
Construction Contractor	\$ 4,329,435.15	\$ 2,255,347.92	\$ 2,074,087.23
Design	\$ 382,075.15	\$ 319,787.13	\$ 62,288.02
Information Technology (IT)	\$ 278,768.80	\$ 1,125.00	\$ 277,643.80
Owner Direct Purchase of Construction Materials	\$ 2,733,598.60	\$ 2,723,576.26	\$ 10,022.34
<b>Total</b>	<b>\$ 7,723,877.70</b>	<b>\$ 5,299,836.31</b>	<b>\$ 2,424,041.39</b>
% of Budget	96.5%	66.2%	30.3%

# FAMU Bragg Stadium Phase 2a – Construction Activities



Photos August 29<sup>th</sup> 2022

# Information Item

## Deferred Maintenance Plan

Dr. Gloria J. Walker

# Section 197 of HB 5001

## Deferred Building Maintenance Allocation

### State University System

	University	Allocated Amount
1	Florida A&M University	\$26,910,864
2	Florida A&M University & Florida State University College of Engineering	\$855,000
3	Florida Atlantic University	\$17,847,700
4	Florida Gulf Coast University	\$5,050,421
5	Florida International University	\$30,798,655
6	Florida Polytechnic University	\$3,197,900
7	Florida State University	\$66,187,052
8	Florida State University, Panama City	\$5,000,000
9	New College of Florida	\$1,842,737
10	University of Central Florida	\$32,073,514
11	University of Florida	\$148,193,060
12	University of North Florida	\$17,610,555
13	University of South Florida	\$66,215,400
14	University of South Florida, St. Petersburg	\$6,571,638
15	University of West Florida	\$15,370,831
	<b>Total</b>	<b>\$443,725,327</b>

**State University System Deferred Building Maintenance Program**

Priority #	Project Title	Requested Funding Amount	Description of Project
<b>Florida A&amp;M University (FAMU)</b>			
1	SBI South Air Handler /Controls Upgrade	\$ 560,000	Upgrade and retrofit HVAC mechanical air handler units and BAS controls throughout the facility.
2	SBI South Exterior Window Replacement	\$ 1,400,000	Upgrade and Replace current exterior windows and window frames throughout building.
3	SBI South Restroom / Door Upgrades	\$ 462,000	Upgrade restrooms, interior doors, and stairwell doors throughout the facility. Retrofit restrooms petitions and fixtures to make these spaces compliant with current building code and ADA guidelines and accessible.
4	Perry/Paige Air Handler Upgrades	\$ 1,162,000	Upgrade and retrofit HVAC mechanical air handler units and BAS controls throughout the facility.
5	Foster-Tanner Music Fire Alarm Upgrade	\$ 210,000	Upgrade existing fire alarm system with new panel and addressable devices throughout the facility.
6	Foster-Tanner Music Electrical Switchboard and Panel Upgrades	\$ 231,000	Upgrade existing secondary electrical switchboard and panels throughout facility.
7	Foster-Tanner Music Electrical Switch Gear Upgrade	\$ 455,000	Upgrade existing medium electrical switch gear serving the electrical distribution system for the facility.
8	Foster - Tanner Music Mechanical System Upgrade	\$ 1,400,000	Upgrade and refurbish HVAC mechanical air handler units, reheat coils, exhaust fans, and BAS controls throughout the facility.
9	Southern Electrical Sub-station Upgrade	\$ 1,400,000	Upgrade electrical feeder and related equipment at South Electrical Sub-station.
10	Coleman Library Exterior (Roof Replacement)	\$ 1,400,000	Replace existing roof singles, access doors, lighting arrest system, and roof gutter systems.
11	Coleman Library - Mechanical System Upgrade	\$ 3,640,000	Upgrade and refurbish HVAC mechanical air handler units, reheat coils, cooling coils, exhaust fans, and BAS controls throughout the facility.
12	Foote-Hilyer Administration Center Mechanical Upgrade	\$ 3,500,000	Upgrade and refurbish HVAC mechanical air handler units, reheat coils, exhaust fans, and BAS controls throughout the facility.
13	Foote-Hilyer Administration Center Fire Sprinkler Upgrade and Extension	\$ 1,379,000	Upgrade and extend the existing fire sprinkler System throughout facility.
14	Foote-Hilyer Administration Center Roof and Gutter Replacement	\$ 973,000	Replace existing roof slate, flat roof membrane, and gutter system.
15	Foote-Hilyer Administration Center Exterior Water Proofing	\$ 322,000	Restore the masonry finishes, repoint mortar joints, and waterproofing exterior wall in specific areas.
16	Jackson Davis Hall - Mechanical Upgrade	\$ 448,000	Upgrade and replace current mechanical equipment and fan coil units throughout facility
17	Jackson Davis Hall - Fire Alarm System Upgrade	\$ 112,000	Upgrade fire alarm system and components throughout the facility.
18	Ware Rhaney - Mechanical Upgrade	\$ 980,000	Upgrade and refurbish HVAC mechanical air handler units, reheat coils, exhaust fans, and BAS controls throughout the facility.
19	University Commons - Building Automation System (BAS) Upgrade	\$ 189,000	Upgrade existing HVAC Building Automation System (BAS) throughout facility.
20	Gaither Gymnasium - Air Handler Duct and Insulation Upgrade	\$ 182,000	Upgrade and insulate existing air handler ducts and insulation.
21	Lewis-Beck - HVAC Building Automation System ((BAS) Upgrade	\$ 315,000	Upgrade existing HVAC Building Automation System (BAS) throughout facility.
22	B.L. Perry - Roof Replacement	\$ 525,000	Replace existing roof.
23	Gaither Office and Classroom - HVAC Building Automation System ((BAS) Upgrade	\$ 1,330,000	Upgrade existing HVAC Building Automation System (BAS) throughout facility.
24	Old POM Transition - Roof Replacement	\$ 196,000	Replace existing roof.

<b>State University System Deferred Building Maintenance Program</b>			
<b>Priority #</b>	<b>Project Title</b>	<b>Requested Funding Amount</b>	<b>Description of Project</b>
25	SBI North and West - HVAC Building Automation System ((BAS) Upgrade	\$ 280,000	Upgrade existing HVAC Building Automation System (BAS) throughout facility.
26	Ware Rhaney - Electrical Upgrade	\$ 1,302,000	Upgrade the building's main electrical switchboard.
27	School of Architecture - Electrical Transformer Upgrade Electrical	\$ 1,960,000	Upgrade the building's main electrical transformer.
28	Gaither Gymnasium Exterior Stairs Upgrade	\$ 597,864	Upgrade/replace exterior metal stairs.
<b>Florida A&amp;M University (FAMU) - Subtotal</b>		<b>\$ 26,910,864</b>	
<b>Florida A&amp;M University (FAMU) &amp; Florida State University (FSU) College of Engineering</b>			
1	College of Engineering Renovation	\$ 855,000	Deferred Maintenance and Code Corrections
<b>FAMU &amp; FSU College of Engineering - Subtotal</b>		<b>\$ 855,000</b>	

# Information Item

## Master Plan Update

Dr. Gloria J. Walker

# FAMU Campus Master Plan Update 2020-2030

- **Stakeholder Engagement (Extended Input Period for Additional BOT Responses *May 2022*):**
  - Finalized assessment of the stakeholder input summary document
  - Developed a draft facilities program for the master plan
  - Presented input findings to SLT for input
  - Preparing to issue survey to SLT to validate the program
  
- **Completed design workshop with the SLT in August 2022 to validate the master plan facilities program and continue development of the physical master plan**
  
- **Development of Draft Master Plan (*September-October 2022*) based on SLT workshop input**
  - Schedule workshop with student, faculty, and staff (*October – November 2022*)
  - Report back to BOT after completion of plan (*December 2022*)



# FAMU Campus Master Plan Timeline Update 2020-2030

- **Transmit to state / local agencies for review and comment (*January/February 2023*)**
  - Statute provides 90 days for review
  - Hold one informational meeting, noticed to the public (*February 2023*)
- **Following state / agency review:**
  - Two public hearings, notice to the public (*February/March 2023 and TBD*)
- **Following meeting and hearings initiate negotiation of the Campus Development Agreement with the City of Tallahassee, FL (*TBD*)**



# Information Item

## Brooksville Project Update

Dr. Fred Gainous

# Brooksville Project Updates

Item #	PROJECT NAME	PURPOSE	FUND AMOUNT	FUND SOURCE
1	Brooksville Infrastructure Enhancements	To enhance the infrastructure at Brooksville to include tractors, small ruminant barns support for the construction of goat research center, drill new wells and install water lines, and purchase of haying equipment.	\$1.6 M	FL Legislature – FL Dept. of Agriculture & Consumer Services
2	Solar Farm	To establish a solar farm with storage capacity.	Estimated cost is between \$30 and \$50 M. The lease amount is \$850 per acre, with 2.5 percent annual escalation clause over 25 years, with two five-year renewal clauses.	FAMU-DUKE Energy Solar Farm

# Brooksville Project Updates continued

Item #	PROJECT NAME	PURPOSE	FUND AMOUNT	FUND SOURCE
3	Goat Center Development (1890 Facilities Grant Program)	To build a goat center for research and herd improvement.	\$1.8 Million, PLUS \$350,000	FL Dept. of Agriculture and Consumer Services
4	<p><i>* To Support landowners &amp; research through conservation to increase USDA opportunities &amp; programs</i></p> <p><i>** Equipment Conservation in FL, GA &amp; AL</i></p>	To provide an enhanced working environment and relationship between limited resource and Black farmers, in hopes of eliminating unnecessary issues and allowing the farmers to participate in USDA funding programs without cultural barriers.	\$1,854,200 -Total fund amount received as of 9/6/22 (*\$1,150,000 / **\$704,200)	US Dept. of Agriculture (USDA)/National Resources Conservation Service (NRCS)

# Brooksville Project Updates continued

Item #	PROJECT NAME	PURPOSE	FUND AMOUNT	FUND SOURCE
5	Brooksville Training Program	To incorporate Science, Technology, Engineering and Mathematics (STEM) with course modules for Agricultural and Environmental Sciences for strong undergraduate and graduate quality education, while undertaking cutting edge research to accomplish its mission as a Research Station.	\$206,243 (Five Year Grant)	FAMU Title III Programs

# Information Item

## **Proposed Student Housing Construction Plan** *including Market Study Recommendations*

Dr. Gloria J. Walker  
Dr. William Hudson, Jr.  
Atty. David Self

# Historical Background on New Student Housing

The University published Invitation to Negotiate (ITN”) 0001-2017 dated August 29, 2016 to solicit responses from pre-qualified entities obtained from the Request for Qualifications (“RFQ”) 008-2016. Construct Two Construction Managers Inc. (the developer) was awarded the project after the submission of its best and final offer in response to the ITN, which included a preliminary development plan contained in its Mixed-Use Main Street Program, other development components, and the demolition of aging housing facilities located around campus. Additionally, their proposal for the project included the replacement of 2100 beds in the University's student housing portfolio broken into multiple phases identified as Phase 1A – 700 Bed, Phase 1B – 700 Bed, and Phase 1C – 700 Bed consisting of housing suites: singles, doubles and apartment style.

The University decided to develop and construct the project in phases, starting with the design and construction of Phase 1A, which encompassed 700 beds and a dining facility of approximately 10,000 square feet of usable space. The University working with the developer incorporated several components of the Mixed-Use Main Street Program Project into the University’s Master Plan. Additionally, the University updated its Master Plan to include other technical information to further its study of the University’s housing stock.



# Market Study Residential Housing Overview

**OVERVIEW – In Fall 2021, after the construction of Phase I – FAMU Tower – 700 beds, the University hired Novogradac & Company LLP to conduct a student housing market study and needs analysis to determine the need for additional new beds or renovations and/or decommissioning of existing older housing facilities. (Study was delivered to Student Housing Administration in January 2022; presented to Board of Trustees in February 2022)**

- The market study considered:
  - existing strategic, educational and master plans;
  - any housing study(s) in the past two years (FY20 & FY21);
  - contemplated unit mix, floor plans, and rents for the potential new housing;
  - potential site(s) and infrastructure of the campus;
  - enrollment and growth trends and projections and student on-campus housing demand;
  - student demographics;
  - recent and planned capital improvements;
  - review of the 2017/2018 ISES report;
  - particularly focused on the potential new housing cost and the cost of any planned renovations and/decommissioning of current on-campus housing.

# Market Study Residential Housing Overview

## **OVERVIEW – Continued**

The student housing market study and needs analysis also included:

- A sensitivity analysis that tested up to five different scenarios whose variables included:
  - (1) phasing of new buildings and decommissioning of older buildings;
  - (2) analysis of bed counts within existing assets;
  - (3) type of financing for new housing vs costs of deferred maintenance/renovations;
  - (4) re-dedication of existing deferred maintenance funding per year to other uses, and
  - (5) potential for more robust summer housing revenues from increased conferencing activities or on-site residential camps and other use.

# Market Study : Conclusion and Recommendations

## SERVICES TO BE PERFORMED BEFORE DEMOLITION OF EXISTING HOUSING

- Cost analysis and study to determine the benefit of a total rehabilitation compared to removal and replacement with modern and newly constructed housing similar to the Towers or apartment style;
- Cost analysis and assessment of removal/demolition of Gibbs Hall
- Other units to be considered for cost analysis and assessment are Palmetto Street South, Phase III Apartments, Young, and Sampson.

## MARKET STUDY RECOMMENDATIONS FOR NEW STUDENT HOUSING BEDS

- Recommends **1,000** new beds to be added to on-campus residential housing portfolio by FY2025 based on a calculated 35.6% new housing capture rate of 9,980 students less fall 2025 graduate/PhD and unclassified student enrollment (1,920) less part-time undergraduate enrollment (1,290) less existing on-campus housing beds (2,446) and a 35% of student population (1,514) preferring to live off-campus; or (full-time student potential support base of 2,811).
- Recommends a phased-in approach for future housing development/renovation based on enrollment trends through 2025
  - By fall 2024: 600 beds
  - By fall 2025: 400 beds

# Market Study: Conclusion and Recommendations

## Projected Annual Fall Semester Enrollment

Classification	2022	2023	2024	2025
Undergraduate	7,640	7,755	7,885	8,060
Graduate/PhD	1,830	1,860	1,890	1,920
<b>Total</b>	<b>9,470</b>	<b>9,615</b>	<b>9,775</b>	<b>9,980</b>
<b>Percent Change</b>	<b>3%</b>	<b>1.5%</b>	<b>1.7%</b>	<b>2.1%</b>

\*Actual Fall 2022 Enrollment – 9,029; Fall 2021 Enrollment – 8,968 (.7% increase) as of 9/6/2022

# Market Study: Conclusion and Recommendations

## FAMU Housing System Remaining Inventory of Beds

		Year Built/ <u>Major</u> <u>Renovation</u>		Design  <u>Capacity</u>	Current  <u>Capacity</u>
Building Description	Age Based on Yr. Built		<u>Room Type</u>		
Sampson	83/10	1938/2011	double	159	157
Young	92/10	1929/2011	single	80	79
Villages	7	2014	suite single	796	796
FAMU Towers	1	2020	suite double	<b>700</b>	<b>700</b>
Palmetto South Apartments	28	1993	3 bedroom double/4 bedroom single	356	356
Palmetto Phase III Apartments	24	1997	3 bedroom double/ 4 bedroom single	356	356
Total Beds				<b>2,447</b>	<b>2,444</b>

*This chart does not include the acquisition of the Brooklyn Mixed Use Housing Complex, which consists of 116 beds. This acquisition is scheduled to close on October 12, 2022.*

# Market Study: Conclusion and Recommendations

## MARKET STUDY RECOMMENDATIONS FOR STUDENT HOUSING REPLACEMENT BEDS

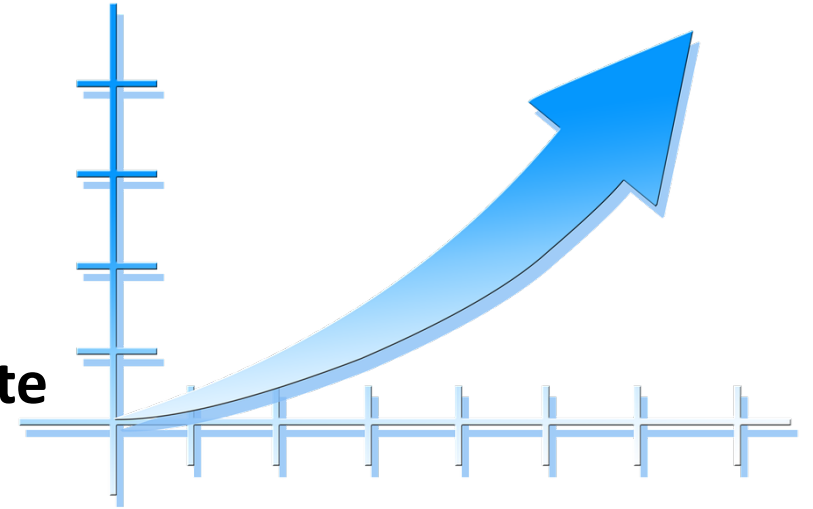
- Recommends demolition and replacement\* of older existing student housing facilities:
  - Gibbs Hall (293 beds)
  - Palmetto South (360 beds)
  - Phase III Apartments (360 beds)
  - Total beds to be replaced (1,013)
- Recommends future student housing types/designs for new beds:
  - Demand for modern student housing for FAMU students
    - Mix of units types
      - Shared bathroom like FAMU Towers
      - Private (not shared bathrooms) for each bedroom
      - Semi-private bathrooms shared with one or two individuals
      - Private bedrooms to share a bathroom for upper-class students

*\*Would need to replace these beds as those facilities are demolished.*

# Changes\* - Demand for On-Campus Student Housing

## Local Housing Market\*

- **Spring 2022:** State of the US economy changed
- **Increased local off-campus student housing rent rate**
- **Increased competition for limited off-campus housing opportunities**
- **Increased student demand for on-campus housing; Shortage of available on-campus housing**



\*since delivery of the Comprehensive Student Housing Study

# Changes\*-Demand for On-Campus Student Housing

***Since change in the market and delivery of student housing study:  
Change in demand/need for additional on-campus housing:***

- Increased demand for on-campus student housing resulting from:
  - 900 upper-class student assigned to on-campus housing beds in fall 2022 resulting from increased rent rate (11.9%) for housing external to on-campus housing;
  - 707 (32%) increase in the University's FTIC population for fall 2022 (*FTIC students are required to live on campus*);
  - 765 (597 FTIC and First Time Transfer Students) students on wait list for on-campus housing on August 1, 2022;
  - 400-500 students were impacted due to the unavailability on-campus housing beds.

Propose acceptance of the study recommendation with a modification that would accelerate the FY 2024 plan and instead of phasing in 600 beds that a 1,000 (an increase of 400) be considered, and move forward in the construction planning for the new 1,000 beds.

Additionally, requests that the Board of Trustees consider additional beds be added as the demand for on-campus housing and enrollment growth trend continue as anticipated.



# **PROPOSED STUDENT HOUSING CONSTRUCTION PLAN AS OF 9-12-22**

# Proposed Student Housing Construction Plan as of 9-12-22

## Study Recommendation: New student housing construction of 1,000 beds by 2024

#	FAMU's Housing Inventory by 2024
2,450	Current # of Student Housing Beds
1,000	Potential Additional New Student Housing Beds (2023-2024)
<b>3,450</b>	<b>Total Potential Student Housing Beds (2024)</b>

# Proposed Student Housing Construction Plan as of 9-12-22

**Study Recommendation: Student housing design for new 1,000 beds by 2024**

# Beds	Unit Type	Location
700	Semi-private bedroom suites w/ bathroom shared by 2 students	<i>Sites considered for new housing construction are locations of uninhabitable, decommissioned housing units to include Palmetto North and Gibbs Hall.</i>
10	Private bedrooms w/ private bathroom	
200	2-bedroom Apartment style units	
90	3-bedroom Apartment style units	
	4-bedroom Apartment style units	
<b>1,000</b>	<b>Total Additional Student Housing Beds Recommended by the Study</b>	



# Proposed Student Housing Construction Plan as of 9-12-22

## Alignment of additional housing with Boldly Striking - Strategic Plan Priorities

- **Strategic Priority 1: Academic Success**

- Living Learning Communities
- Honors Program
- Athletics
- Higher Retention Rates
- Higher Graduation Rates

- **Strategic Priority 3: Leverage the Brand**

- Access to modern student housing for FAMU students
- Increase the number of students residing on campus due to demand
- Focus and develop strategic campaigns that capture prospective students early in their decision making process

# Proposed Student Housing Construction Plan as of 9-12-22

## Initial Construction and Financing Planning Committee (Current)

- **Finance and Administration**
  - Vice President/CFO
  - Facilities Planning and Construction Personnel
  - Controller's Office Personnel
  - Procurement Office Personnel
- **Student Affairs**
  - Vice President
  - Student Affairs Personnel
  - Student Housing Personnel
- **General Counsel's Office**
  - Associate General Counsel
- **Information Technology Services**
  - Vice President/CIO
  - Information Technology Personnel
- **Title III Programs**
  - Executive Director
  - Title III Division Personnel

# Proposed Student Housing Construction Plan as of 9-12-22

## Financing Consideration: USDOE's HBCU Capital Financing Program

- **Compliance *with***
  - the State University System of Florida's Board of Governors (BOG) Debt Management Guidelines
  - State Statutes
  - State Board of Administration (SBA)
  - State Division of Bond Finance (DBF)
- **External Consultation and Guidance *from***
  - BOG's Finance and Facilities Department
  - State Division of Bond Finance (DBF)
  - State Board of Administration (SBA)
  - HBCU Capital Financing Program's staff
  - External Legal, Bond, Underwriter, Counsel

# Proposed Student Housing Construction Plan as of 9-12-22

## Actions Completed (thru September 2022)

- Consultation and guidance with external and internal partners began
- Housing Study completed and recommendations proposed
- Current committee held kickoff planning meeting on August 25, 2022
- Proposed Student Housing Construction Plan Summary developed to be presented to SLT and BOT

## Proposed Plan of Action (October – December 2022)

- Issue RFQ for professional programming and architectural and engineering design services (*Oct*)
- Evaluate and rank RFQ responses for programming and architectural and engineering design services (*Oct - Nov*)
- Issue RFP for Construction Manager at Risk for general contractor(s) (*Nov - Dec*)
- Recommend BOT approval at the December 2022 meeting to:
  - Negotiate contracts for selected ranked vendors for professional programming and engineering design services
  - Demolish Gibbs Hall for preparation of future construction
  - Plan for demolition of Palmetto North (*per BOG instructions for deferred maintenance*)<sup>47</sup>



# Proposed Student Housing Construction Plan as of 9-12-22

## Proposed Plan of Action (January – March 2023)

- Programming, and architectural and engineering profession services begin (*Jan*)
- Begin completing BOG Debt Management Checklist (*Jan*)
- Begin completing USDOE's HBCU Capital Financing Program application (*Jan*)
- Evaluate and rank RFP responses for CMAR construction services (*Feb-March*)
- Finalize documents to make recommendations to BOT at the April meeting





# Information Item

## **Stimulus Funding Expenditure Report to Date**

*Dr. Erick Akins*



# Information Item

## **Budget, Finance and Facilities Committee Action Plan 2022-2023**

Trustee Kimberly Moore



Meeting Date	Information Items	Action Items	Due Date
September 22, 2022 Special Meeting	N/A	<ul style="list-style-type: none"> <li>a. University Carryforward Spending Plan</li> <li>b. Fixed Capital Outlay Budget</li> </ul>	<ul style="list-style-type: none"> <li>a. 9-30-22 to BOG</li> <li>b. 10-1-2022 to BOG</li> </ul>
October 5-6, 2022	<ul style="list-style-type: none"> <li>1. Financial Status Report/Quarterly Budget Review</li> <li>2. Quarterly Spend Report on Selected IT-related Vendors</li> <li>3. Report on MWBE</li> <li>4. Compensation Study Update</li> <li>5. Project Updates – University Construction/Operations</li> <li>6. Master Plan Project Update</li> <li>7. Deferred Maintenance Plan</li> <li>8. Brooksville Project Update</li> <li>9. Student Housing Construction Plan</li> <li>10. Stimulus Funding Expenditure Report to Date</li> <li>11. Budget, Finance and Facilities Committee Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>a. Tremco Inc. Roofing Systems Contract</li> </ul>	<ul style="list-style-type: none"> <li>a. 10-1-2022 to BOT</li> <li>1. Quarterly to BOT</li> <li>2. Quarterly to BOT</li> <li>3. Quarterly to BOT</li> <li>4. Quarterly to BOT</li> <li>5. Each BOT Meeting</li> <li>6. Each BOT Meeting</li> <li>7. As needed</li> <li>8. As needed</li> <li>9. N/A</li> <li>10. Each BOT Meeting</li> <li>11. Annually</li> </ul>
December 7-8, 2022	<ul style="list-style-type: none"> <li>1. Compensation Study Update, if needed</li> <li>2. Project Updates – University Construction/Operations (including Student Housing Construction Progress)</li> <li>3. Master Plan Update</li> <li>4. Stimulus Funding Expenditure Report to Date</li> </ul>	<ul style="list-style-type: none"> <li>a. Carryforward for Activities and Service Fees (pending Financial Statements- October 31, 2022)</li> <li>b. Student Housing Construction Proposal to Proceed with A/E and General Contractor</li> <li>c. Campus-wide Utility Infrastructure Project Advertisement for Architect/Engineer RFQ</li> <li>d. Deferred Maintenance Project Advertisement for Architect/Engineer RFQ</li> </ul>	<ul style="list-style-type: none"> <li>a. Annually</li> <li>b. TBD</li> <li>c. TBD</li> <li>d. TBD</li> </ul>
February 15-16, 2023	<ul style="list-style-type: none"> <li>1. Financial Status Report/Quarterly Budget Review</li> <li>2. Quarterly Spend Report on Selected IT-related Vendors</li> <li>3. Report on MWBE</li> <li>4. Compensation Study Update, if needed</li> <li>5. Project Updates – University Construction/Operations (incl. Student Housing Construction)</li> <li>6. Master Plan Update, if needed</li> <li>7. Stimulus Funding Expenditure Report to Date</li> </ul>	<ul style="list-style-type: none"> <li>a. Accounts Receivables Write-offs</li> </ul>	<ul style="list-style-type: none"> <li>a. Annually (before June 30)</li> </ul>

Meeting Date	Information Items	Action Items	Due Date
April 19, 2023 (Zoom)	<ol style="list-style-type: none"> <li>1. Report on MWBE</li> <li>2. Project Updates – University Construction/Operations (incl. Student Housing Construction)</li> <li>3. Master Plan Update</li> <li>4. Stimulus Funding Expenditure Report to Date</li> </ol>	<ol style="list-style-type: none"> <li>a. TBD</li> </ol>	<ol style="list-style-type: none"> <li>a. TBD</li> </ol>
May 11, 2023 (Zoom)	<ol style="list-style-type: none"> <li>1. Financial Status Report/Quarterly Budget Review</li> <li>2. Quarterly Spend Report on Selected It-related Vendors</li> <li>3. Compensation Study Update, if needed</li> <li>4. Project Updates – University Construction/Operations (incl. Student Housing Construction)</li> <li>5. Master Plan Update, if needed</li> <li>6. Stimulus Funding Expenditure Report to Date</li> </ol>	<ol style="list-style-type: none"> <li>a. TBD</li> </ol>	<ol style="list-style-type: none"> <li>b. TBD</li> </ol>
June 7-8, 2023	<ol style="list-style-type: none"> <li>1. Compensation Study Update, if needed</li> <li>2. Project Updates – University Construction/Operations (incl. Student Housing Construction)</li> <li>3. Master Plan Update, if needed</li> <li>4. Stimulus Funding Expenditure Report to Date</li> </ol>	<ol style="list-style-type: none"> <li>a. Amendment to Regulation 3.017, Schedule of Tuition &amp; Fees</li> <li>b. 2023-2024 Preliminary Operating Budget</li> <li>c. Five-year Capital Improvement Plan (CIP) and 2023-2024 Fixed Capital Outlay Legislative Budget Request</li> <li>d. 2023-2024 Architectural / Mechanical / Electrical / Plumbing / Construction Management Service Continuing Service Contract</li> </ol>	<ol style="list-style-type: none"> <li>a. Annually after BOG instruction &amp; 30-day notice</li> <li>b. TBD</li> <li>c. TBD</li> <li>d. TBD</li> </ol>
August 2-3, 2023/September 2023 (Retreat)	<ol style="list-style-type: none"> <li>1. Financial Status Report/Quarterly Budget Review (for fiscal year ending 6/30/2023)</li> <li>2. Quarterly Spend Report on Selected It-related Vendors</li> </ol>	<ol style="list-style-type: none"> <li>a. 2023-2024 Final Operating Budget</li> <li>b. Carryforward Spending Plan</li> <li>c. FY2023-2024 Fixed Capital Outlay Budget</li> </ol>	<ol style="list-style-type: none"> <li>a. TBD by BOG</li> <li>b. TBD by BOG</li> <li>c. TBD</li> </ol>



# FLORIDA A&M UNIVERSITY

Founded in 1887 as the State Normal College for Colored Students, Florida Agricultural and Mechanical University (FAMU) is the only historically state supported educational facility for African Americans in Florida. It has always been co-educational. In 1890, the second Morrill Act was passed. This enabled the school to become the Black Land Grant College for the State of Florida. In 1891, the college was moved from its original location west of town to its present location which was once the site of "Highwood," Territorial Governor W.P. Duval's slave plantation. The site is one of the highest hills in Tallahassee. The school was known as Florida A&M College from 1909 until 1953 when it attained university status.