FLORIDA A & M UNIVERSITY
BOARD OF TRUSTEES

IN RE: FACILITIES PLANNING COMMITTEE MEETING

TRUSTEE MEMBERS: SPURGEON MCWILLIAMS, CHAIR
LUCAS BOYCE
KELVIN LAWSON
KARL WHITE
KIMBERLY MOORE

DATE: TUESDAY, MAY 19, 2015

TIME: COMMENCED AT: CONCLUDED AT:

LOCATION: FAMU CAMPUS TALLAHASSEE, FLORIDA

TRANSCRIBED BY: NANCY S. METZKE, RPR, FPR COURT REPORTER

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OTHER TRUSTEES PRESENT:

Rufus Montgomery
Robert Woody
PROCEEDINGS

TRUSTEE MCWILLIAMS: Thank you. We're going to go ahead and start the Facilities Planning Committee meeting now, and we'd like to have a roll call by Ms. Darlene Garcia, please.

MS. GARCIA: Chairman McWilliams.

TRUSTEE MCWILLIAMS: Here.

MS. GARCIA: Trustee Boyce.

TRUSTEE BOYCE: Here.

MS. GARCIA: Trustee Lawson.

TRUSTEE LAWSON: Here.

MS. GARCIA: Trustee Moore.

TRUSTEE MOORE: Here.

MS. GARCIA: Trustee Warren.

(NO RESPONSE).

MS. GARCIA: Trustee White.

TRUSTEE WHITE: Here.

MS. GARCIA: Are there any other trustees on the phone?


MS. GARCIA: Thank you. So noted. You have a quorum, Mr. Chair.

TRUSTEE MCWILLIAMS: Thank you very much.

And I'd also like to note the presence of the
Chairman, Trustee Montgomery, and our President, President Mangum, and welcome them to the meeting and all of the staff. We are happy that everybody is here.

We have four action items and one information item. The first action item is the approval of minutes of the Facilities Planning Committee meeting --

Can everybody hear me?

(NO RESPONSE).

TRUSTEE MCWILLIAMS: I guess they can.

-- of March 4th, 2015. Are there any comments or corrections to the minutes?

(NO RESPONSE).

TRUSTEE MCWILLIAMS: Hearing none, then can I get a motion for approval of the minutes of the Facilities Planning Committee meeting of March 4th, 2015?

TRUSTEE WHITE: So moved.

TRUSTEE BOYCE: Second by Lucas.

TRUSTEE MCWILLIAMS: Moved and seconded. All in favor, let it be known by saying aye.

(AFFIRMATIVE INDICATIONS).

TRUSTEE MCWILLIAMS: The motion passes, so the minutes are approved. Thank you.
Trustees, our next action item is primarily a discussion of the A & E section for the Center of Access and Student Success. I've met preliminarily with people from the Facilities Planning Division, and we've talked about some of the concerns and some of the documents that I'd like to see prior to passing this on to the Board because I know there's going to be a lot of discussion surrounding this and, obviously, with a $40 million project we can't say oops. We've got to make sure that everybody is on board and comfortably seated before we move forward.

So I've given the members of the Committee background information to let them know why we feel that this is a hold item at this time, but we are having this meeting and are trying to have it brought forward perhaps at the Board of Trustees' meeting. So what I'm charging the group to do, as represented today by Mr. Jones, Kendall Jones, would be to come back and make a presentation to the Board, not to this Committee but to the Board, hopefully as a committee of one. We are not going to have another meeting of this Committee at the Board meeting. This will be the only item and this will be presented to the Board as one item.
And in that regard, I think that for the -- as an informational item to the members of the Committee, I think the Board has several options. I'm not going to say what the Board will do; but, for example, the Board could approve it if the documents are there. If the actions have been taken that are recommended, the Board may approve it. The Board may refer it back to the Facilities Committee after all of this information is gathered, or the Board could elect to assign this whole item to the Facilities -- to the strategic planning session that is to take place between the Board and the President. And, of course, they may do whatever else the President and Chair decide to do, but they will have adequate time to put their heads together and give us further direction prior to the Board meeting. But for now, we're going to hold on that until they have time to get this information together and make a presentation to us.

Are there any questions about that item?

TRUSTEE LAWSON: Yes, sir, Mr. Chair. This is Kelvin Lawson. How are you doing?

TRUSTEE MCWILLIAMS: Fine. How are you, sir?

TRUSTEE LAWSON: Good, good.

So as I look at the document here, it says
that, if I'm reading it correctly, construction management and advertisement has already been issued. So I assume from that there are already companies weighing in and, you know, giving bids or proposing bids or what have you. So will we put that entire process on hold until after our next meeting for the -- not only the Committee, but then for our recommendation to be presented to the larger Board? What's the next step regarding the advertisement?

TRUSTEE MCWILLIAMS: For one thing, we don't have funding, so the advertising was put out prior to the availability of funding, and I've discussed all of that in detail. That's not usually the way things are done, but I think that there are multiple corrective measures that need to take place; so, obviously, the Board of Trustees was not advised that this was going to be done at the March 4th meeting.

That was a question that I raised about the girls dorms, and I was told that -- the President said they were having a retreat and they would get back to me in two weeks to let us know which direction we were going in and they would give us proposals; but between that time and now, this RFP
was put out. We were not notified, and this is among many issues surrounding that that I wouldn't want to get into today. I think we might as well wait until the presentation is made to the Board so we don't have to do it twice.

But I would assume that everything has to be on hold until we get further -- certainly until we get some money anyway. But, Mr. Jones, if you have any further comments on that.

MR. JONES: Yeah, the submittals were due last Friday, so what we can do is just hold the submittals that have been submitted to staff until after the presentation is done at the Board meeting.

TRUSTEE LAWSON: Yeah, and the reason I bring that up is I just hate to see companies go out and do a lot of leg work if, you know, we're not prepared to move because I'm sure for them to prepare their submittals there's a decent amount of leg work that they need to do.

Hey, and Mr. Chair, while I have the floor, I do have another question just around the entire kind of look and feel of the old female dormitories, and maybe this is one that we can put as an agenda item for our next full-blown meeting.
But I just wanted to be sure that we were all aligned on what the purpose or what should those buildings be turned into because, at least for me personally, I'm still in the camp of trying to increase enrollment over time. And with that, you know, desire to increase enrollment, would we -- and, you know, a slightly larger question, would we have space to accommodate a student body of, you know, approaching a 13,000 number again?

So, you know, a little bit of a, you know, fairly stretched, long question; but, you know, I just want to see where we are in a final decision on repurposing those former dormitories into other types of facilities.

TRUSTEE MCWILLIAMS: Thank you, Mr. Vice Chair.

No, that's one of the issues also on the Master Plan. As you know, that was not the site of the Student Services Center; and in order to change and make that the site, there has to be elaborate discussion between the Board and the administration in terms of why. There should be some input from people who have a stake in this or people who lived in those dormitories or who have some personal attachment or whatever, the alumni
certainly need to weigh in. And all of that information was given in the communiqué that I sent out.

But I think that the administration understands my concerns and, hopefully, will come back with plans that are a little more inclusive of the Board of Trustees, and I certainly think that -- personally, that this whole thing should be dealt with in the strategic sessions that we have upcoming prior to anybody going out -- all these things were done -- like I say, I think everybody should be comfortably seated on the train before the train takes off and would like --

TRUSTEE LAWSON: Yeah, I --

TRUSTEE MCWILLIAMS: -- and they're not there yet.

TRUSTEE LAWSON: I would agree. I mean I am definitely for a Student Services Center, but I'd also like to, to your point, you know, look at it in the context of, you know, increased enrollment, which I'm hopeful is going to be, you know, one of our -- and I know I'm jumping the gun on that -- but one of our strategies moving forward.

And if we were to do that, where and how would we house the increased number of students; and then
how does that fit into the need to have the Student Services Center.

So I just want to make sure that everyone knows I'm all for the Student Services Center, but I just want to make sure we, you know, fit it into the larger context of the Master Plan that I'm hopeful, again, will include increased enrollment over the next two to five years.

TRUSTEE MCWILLIAMS: Well, I don't think there's any question that everybody is in favor of a Student Services Center. The questions were: Where would this center be? We'd already, you know, in the Master Plan sited it; and, of course, this is a change in that site. That also involves dormitories, and people have concerns about that.

So I think all of these things probably can't really be fleshed out in this Committee. I think it needs to be dealt with by the Board and administration, and that's one of the reasons why I said that we need to give them more time to make a presentation to the Board. If the Board is not satisfied at that point, then it can be given back to the Committee at the direction of the Chair of the Board; or it can go into discussion in the
strategic planning sessions.

Yes, sir, Mr. Chair, did you --

CHAIRMAN MONTGOMERY: Mr. Chair, at the conclusion of the remarks of the Committee on this item, I'd like to be recognized to speak.

TRUSTEE MCWILLIAMS: Sure.

Were there any other questions about this particular item before we move on?

(NO RESPONSE).

TRUSTEE MCWILLIAMS: Not necessarily from the Committee, but from anybody on the Board that might be listening.

(NO RESPONSE).

TRUSTEE MCWILLIAMS: All right. Then, Trustee Montgomery, you're recognized.

CHAIRMAN MONTGOMERY: Mr. Chair, thank you.

A couple of things, I wanted to be clear, at least not as a Committee member but in my capacity as Chair of the Board, that -- we had an opportunity to be fully briefed on this in March and I don't recall that happening. There are a number of questions that are out there about the funding. I mean it's A plus B equals C. If we don't have the funding, why are we doing the proceeding?
I understand the desire to put it before the entire Board, but I do believe -- I mean and as Chair -- I mean it's $40 million. I'm not -- I just haven't been briefed on this. I'd imagine that something of this magnitude would at least be brought to the attention of the Chair and the Chair be made aware with regard to moving forward.

But I do want to stress that that -- the action not be involved such that it would seem to impede, impair, or direct the operations of the institution; but that now that we have come into information and this Committee has come into information, that it's performing its oversight role. And there's a difference, and there's a clear difference between directing the operations versus the oversight role of the Committee and the Board.

So the Facilities Committee, as I see it in its function, is operating in its oversight role to bring up these questions; but I do believe it would be -- the proper thing to do with regard to protocol, to express the sense of the Committee with regard to proceeding, as not necessarily a directive to the administration in terms of how to do it and how to conduct their operations, but to
clearly understand what the sense of the Committee is.

So if there was a motion and the Committee passed the sense of the Committee with regard to how to proceed, then the administration would have an understanding from the Committee, while it was waiting for the Board to take action. And we'll add this an agenda item for the, you know, for the June meeting, so those are my comments.

TRUSTEE MCWILLIAMS: Okay. So are you asking the Committee to give more direction to the administration because as to how we feel -- I didn't quite --

CHAIRMAN MONTGOMERY: I'm just suggesting that if there is no official action or there's no motion made and approved with expressing the sense of the Committee, the administration could then move forward as if it sort of understood what you said but it wasn't quite clear, the action could proceed. But if the sense of the Committee was expressed, then the administration is in a position where it has to decide if it's going to adhere to what it understands to be the sense of the Committee or if it simply chooses to ignore the will of this Committee and wait until it gets to
the Board.

So I think, again, if a motion was made expressing the sense of the Committee with the verbiage stating how this Committee feels about this issue and what should happen, along the lines of what you said, then that can be adequately communicated. And I think that direction would be proper in the interim period between now and the next Board meeting.

TRUSTEE MCWILLIAMS: Thank you.

PRESIDENT MANGUM: Mr. Chair.

TRUSTEE MCWILLIAMS: Yes. Yes, Madam President.

PRESIDENT MANGUM: I think that we should probably, if it would be helpful to clarify a little about how we are to the site that we are currently proposing and also to give you some feedback on the response of the Board of Governors to the proposal when it was submitted for funding several months ago. I think the presentation was made by Mr. Kendall Jones and also Vice President Hudson who is on the phone and prepared to give you the scenario that led to the site change because that discussion did take place at the Board of Governors' meeting and in subsequent meetings that
we had getting to this particular point in time.

Bill, are you there?
Would you permit him to speak?
TRUSTEE MCWILLIAMS: Sure.
PRESIDENT MANGUM: Bill, can you hear? Is he able to -- he said he was --
VICE PRESIDENT HUDSON: Hello.
PRESIDENT MANGUM: Vice President Hudson?
VICE PRESIDENT HUDSON: Yes, I'm here.
Mr. Chair, am I recognized?
PRESIDENT MANGUM: Yes.
TRUSTEE MCWILLIAMS: Yes, go ahead.
VICE PRESIDENT HUDSON: Okay. Back in October -- actually October 9th, 2013, the Board of Governors' facilities committee asked for a workshop on the legislative budget request and capital outlay projects for all universities.

At that time, Interim President Robinson and myself and Kendall Jones presented the information that was in the Work Plan for the Student Affairs Building as it was in the top three of the budget requests. And during that time, the Committee basically indicated that there was a problem because we had the building connected to the football stadium and that they would not approve
anything that was connected to the football stadium. And so we had to redesign the building and move it away from the football stadium.

So we took the next year and presented to the Board of Governors once again a proposal for the building. They've asked for several information from us concerning who was in the building, the specs. And we've worked closely with the Board of Governors' staff to make sure that we provided the information and also the return on investment.

When we presented that proposal, I think it was in January or in December at the last Board of Governors' meeting, it was accepted as the building. We moved it away from the stadium and also had it -- the location was near the 800-bed facility but away from the stadium.

So once we presented that information, they were okay with that information, but then there was a move to move the building away from that vicinity and to where the McGuinn Hall and the dorms are now. In discussion with President Mangum, they felt that it was a better use to move it to the center of campus instead of the edge of campus.
TRUSTEE MCWILLIAMS: Who is "they" now? You said "they felt like." Are you talking about the Board of Governors, President Mangum or somebody else? Who is "they" who felt this way?

VICE PRESIDENT HUDSON: Well, in discussion with President Mangum, the move was to move it towards the center of campus, and then she presented that information to the Board of Governors at the meeting that they had on campus and they did a tour with that. I don't know what discussions came out of that, but I know that that was the tour that they took to discuss moving the building away from where we had initially designed for it to be, near the 800-bed.

TRUSTEE MCWILLIAMS: Thank you.

My only problem with all of this, and I didn't want to get bogged down in this. I keep hearing Board of Governors, we did this, but I don't ever hear the Board of Trustees. And the Board of Trustees was appointed by the Board of Governors and by the Governor of the State of Florida to exert oversight over the University.

And so you have all of these meetings. I come to the meeting, Board meetings, I ask: What are we going to do about this, that or the other?
I get roundabout answers, and then I find that an RFP has been issued.

And I looked at the -- they sent me a copy of events dating back to December of last year and there was meetings with the Board of Governors but nothing with the Board of Trustees. And I don't -- and I think that's not appropriate.

And I think the best thing to do is what I just said. I think we need to get together. You need to make some presentation to the Board of Trustees, not Governors, Board of Trustees about what it is you want to do, why you want to do it, and let's have some collaboration.

You can't exert oversight over something if you don't know what's going on. And if you put an RFP out there on behalf of the Board of Trustees and don't even have the courtesy to tell the Board of Trustees that you're putting it out there, I have a problem with that. And so -- and I don't think it's right.

So let's get back to square one and let's get together. This is a collaboration between the administration of this University and the Board of Trustees of the University that's been appointed. And so that's all I want to say about that.
I'd like to move on to the next item. I would expect a presentation to the Board of Trustees at the June meeting unless there is some objection by the Chairman of the Board of Trustees, and we can go from there. They can do whatever you want to. He can refer it back to us, he can put it into the agenda of the strategic planning initiative, or they can approve it. If you've got everything that the Board wants, fine. But for this Committee, I don't think you have it, so -- and I don't want to say anything else about it. I think we've spent enough time on that. Since we've tabled it, let's move to the next item, please.

Okay. The next item on the agenda is the approval of the five-year Capital Improvement Plan and the 2015/20 Educational Plant Survey. And I'm going to ask Ms. Karen Brown to present this action item.

MS. BROWN: Thank you, Mr. Chairman.

Every five years, the Florida Board of Governors provides the Legislature with a recommended budget for additional academic and academic support facilities that are needed for the SUS. In support of this effort, the BOG requires each university to submit a fixed capital outlay
legislative budget request and an updated five-year Capital Improvement Plan.

This year, BOG requests have been modified to include nonacademic facilities, such as CITF project requests, which is the Capital Improvement Trust Funds. An example is like the student union, so we've included that this year.

With the Educational Plant Survey, which evaluates existing academic facilities, recommends future capital projects for the University, this was completed in March of 2015, this year. The University has prepared the fixed capital outlay draft budget request for academic facilities and the corresponding Capital Improvement Plan consistent with the findings of the Educational Plant Survey and the University's current approved Master Plan.

The nonacademic facilities in the CIP are also consistent with the Master Plan, and this is to -- the recommendation is that the Board of Trustees approve the five-year Capital Improvement Plan and the 2016/17 legislative budget request and the 2015/20 Educational Plant Survey and authorizes the President to forward them to BOG.

TRUSTEE MCWILLIAMS: Thank you.
Are there any questions of Ms. Brown?

(NO RESPONSE).

TRUSTEE MCWILLIAMS: Hearing none, if there are no questions or if there is no discussion, can I get a motion to approve the five-year Capital Improvement Plan, 2016/17 legislative budget request, and the 2015/20 Educational Plant Survey and authorize the President to move forward -- to forward them, rather, to the Board of Governors?

TRUSTEE BOYCE: So moved by Lucas.


TRUSTEE MCWILLIAMS: Moved by Lucas, seconded by White. Any further discussion?

(NO RESPONSE).

TRUSTEE MCWILLIAMS: Those who are in favor, let it be known by saying aye.

(AFFIRMATIVE INDICATIONS).

TRUSTEE MCWILLIAMS: Approved -- I think that's everybody, so that's good. I probably need some water.

Okay. Trustees, our final action item is the ratification of the FAMU/FSU College of Engineering Phase 3, Construction Manager Amendment Number 3. And I'm going to ask Mr. Kendall Jones to present
this action item.

MR. JONES: Thank you, Mr. Chairman.

Initial funding for the FAMU/FSU College of Engineering Phase 2, 2012, in the amount of $3,565,572. The FAMU/FSU College of Engineering received additional funding in the amount of $10 million from the Legislature in 2014/2015 for renovations. The construction manager is Culpepper Construction and One Day Came, Incorporated, a joint venture.

Work associated with Phase 2 has been completed. The following contract amendments for Phase 2 have been approved to date: Original contract, $77,821 for pre-construction services; Amendment Number 1, $448,003 for boiler and generator replacement; Amendment Number 2, $3,039,748 for HVAC renovation, building envelope and reroofing.

Amendment Number 3 provides for additional renovations not to exceed $8.2 million to perform accessibility and energy plant improvements at Building A and B, envelope renovations, fire alarm upgrades, first and third floor north renovations, south wing HVAC replacement at Building A. As authorized by the Board of Trustees' policy
2005-78, Doctor Mangum executed Amendment Number 3, and the University issued its notice to proceed to the construction manager on May 1st, 2015.

Recommendation, that the Board of Trustees, pursuant to its, Policy 2005-78, ratify contract Amendment Number 3 for the FAMU/FSU College of Engineering Phase 3 project in an amount not to exceed $8.2 million.

TRUSTEE MCWILLIAMS: Thank you.
Are there any questions of Mr. Jones?
(NO RESPONSE).

TRUSTEE MCWILLIAMS: If there are no further questions or discussion, can I get a motion to ratify Contract Amendment Number 3 for the FAMU/FSU College of Engineering Phase 3 project to the amount not to exceed eight point -- $8,200,000?

TRUSTEE WHITE: So moved. It's White.

TRUSTEE MOORE: Second, Moore.

TRUSTEE MCWILLIAMS: Moved by Trustee White, seconded by Trustee Moore. All in favor let it be known by saying aye.

(AFFIRMATIVE INDICATIONS).

TRUSTEE MCWILLIAMS: Opposes?
(NO RESPONSE).

TRUSTEE MCWILLIAMS: Unanimous. Thank you.
It's approved.

Now we'll move on to the project updates. Mr. Jones, could you please proceed with those?

MR. JONES: Mr. Chairman and Trustees, there are three items that I would like to report the status: First, Pharmacy Building Phase 2. The foundation of vertical steel work is progressing and the pouring of concrete deck is underway. Masonry construction started the first of May. Amendment Number 4 has been approved and signed off on.

Currently, the project is running on schedule, and submittal -- or substantial, I'm sorry, completion is scheduled for June of 2016 and occupancy in September of 2016.

The FAMU/FSU College of Engineering Phase 3, the contract with the original architect of record has been executed. The project team has defined the additional project's scope of work. The CM's Contract Amendment Number 3 is executed. GMP will be established tentatively in December of 2015 and will be brought to the BOT for review and approval.

TRUSTEE MCWILLIAMS: It reads Phase 2, but it is Phase 3, right?
MR. JONES: It is Phase 3.

TRUSTEE MCWILLIAMS: I'm sorry. Go ahead.

MR. JONES: The SGA Grand Ballroom and Student Union, the Grand Ballroom renovation project achieved a substantial completion on April 6th, 2015. The Student Union renovation project is in the final design stage pending ADA upgrades. This project is estimated to take 180 days of construction time.

Mr. Chair, that completes my updates.

TRUSTEE MCWILLIAMS: Thank you.

Trustees, do we have any questions or comments for Mr. Jones?

TRUSTEE MOORE: No.

TRUSTEE MCWILLIAMS: Okay. If there is no further business for the Committee, then this meeting is adjourned. I thank you all for your attention and your attendance and we'll see you at the Board meeting. Thank you.

(WHEREUPON, THE FACILITIES PLANNING COMMITTEE MEETING WAS ADJOURNED).

* * * * *
CERTIFICATE

STATE OF FLORIDA  )
COUNTY OF LEON     )

I, NANCY S. METZKE, RPR, FPR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 17th day of July, 2015.

_________________________
NANCY S. METZKE, RPR, FPR
Court Reporter