Item IV – Approval of Five-Year Capital Improvement Plan (CIP) 2017-2022
PRESENTED BY

Associate Vice President for Facilities, Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016
# Educational Plant Survey Summary

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Space Needs by Space Types</th>
<th>Satisfactory Space Inventory</th>
<th>*Net Space Needs %</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Instructional</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom</td>
<td>102,348</td>
<td>115,391</td>
<td>118%</td>
</tr>
<tr>
<td>Teaching laboratory</td>
<td>127,935</td>
<td>205,904</td>
<td>167%</td>
</tr>
<tr>
<td>Research Laboratory</td>
<td>219,195</td>
<td>36,099</td>
<td>24%</td>
</tr>
<tr>
<td><strong>Academic Support</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Study</td>
<td>161,795</td>
<td>115,363</td>
<td>80%</td>
</tr>
<tr>
<td>Instructional Media</td>
<td>17,058</td>
<td>3,625</td>
<td>30%</td>
</tr>
<tr>
<td>Auditorium/Exhibition</td>
<td>25,587</td>
<td>12,020</td>
<td>47%</td>
</tr>
<tr>
<td>Teaching Gymnasium</td>
<td>94,542</td>
<td>931</td>
<td>73%</td>
</tr>
<tr>
<td><strong>Institutional Support</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Academic Support</td>
<td>0</td>
<td>0</td>
<td>92%</td>
</tr>
<tr>
<td>Office/Computer</td>
<td>312,136</td>
<td>238,943</td>
<td>116%</td>
</tr>
<tr>
<td>Campus Support Services</td>
<td>51,382</td>
<td>43,577</td>
<td></td>
</tr>
</tbody>
</table>

$180 million of deferred maintenance campus-wide based on recent Facilities Condition Audit

*Percentage of = Current inventory and funded projects – Demolition Space needs

Preliminary and Tentative
Space Categories

Instructional

**Classroom:** A room used for classes and not tied to a specific subject or discipline, by equipment in the room or by configuration of the room.

**Teaching Laboratory:** A room used primarily for scheduled classes that requires special purpose equipment or a specific room configuration for student participation, experimentation, observation, or practice in an academic discipline.

**Research Laboratory:** A room used primarily for laboratory experimentation, research or training in research methods, professional research and observation, or structured creative activity within a specific program.
Space Categories

Academic Support

Study: Includes study rooms, stack areas, processing rooms, and study service areas.

Instructional Media: These are used for the production or distribution of multimedia materials or signals.

Auditorium/Exhibition: Rooms designed and equipped for the assembly of many persons for events such as drama, music devotion, life stock judging or commencement activities.

Teaching Gymnasium: A room or area used by students, staff, or the public for athletic or physical education activities.

Preliminary and Tentative
Space Categories

Institutional Support

**Student Academic Support:** These are defined as rooms in an academic building, where students hold meetings or discussions of academic nature.

**Office/Computer:** An office is defined as a room housing faculty, staff, or students working at one or more desks, tables, or work stations.

**Campus Support Services:** These facilities are defined as those areas used for institution-wide services.
## Capital Improvement Plan 2017-2022

<table>
<thead>
<tr>
<th>Priority No</th>
<th>PECO-Eligible Project Requests</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>STUDENT AFFAIRS BUILDING/CASS (C,E)</td>
<td>$36,292,845</td>
</tr>
<tr>
<td>2</td>
<td>UTILITIES/INFRASTRUCTURE</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>CAPITAL RENEWAL/ROOFS (P,C,E)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>REMODEL DYSON FOR TEACHING LABS (CLASSROOMS)</td>
<td>$21,895,800</td>
</tr>
<tr>
<td>4</td>
<td>UPGRADES SMART CLASSROOMS/DISTANCE LEARNING</td>
<td>$3,510,000</td>
</tr>
<tr>
<td>5</td>
<td>SCIENCE TEACHING FACILITY (STEM) (P,C,E)</td>
<td>$49,713,116</td>
</tr>
<tr>
<td>6</td>
<td>COMPUTER INFORMATION SYSTEMS BUILDING (P,C,E)</td>
<td>$53,090,075</td>
</tr>
<tr>
<td>7</td>
<td>SOCIAL SCIENCES BUILDING (P,C,E)</td>
<td>$31,741,369</td>
</tr>
<tr>
<td>8</td>
<td>HOWARD HALL REMODEL (P,C,E)</td>
<td>$8,074,372</td>
</tr>
<tr>
<td>9</td>
<td>ENGINEERING TECHNOLOGY BUILDING (P,C,E)</td>
<td>$23,348,549</td>
</tr>
<tr>
<td>10</td>
<td>PERRY-PAIGE RENOVATION/ADDITION (P,C,E)</td>
<td>$29,005,637</td>
</tr>
<tr>
<td>11</td>
<td>GENERAL CLASSROOM PHASE II (P,C,E)</td>
<td>$38,884,595</td>
</tr>
<tr>
<td>12</td>
<td>FAMU-FSU COLLEGE OF ENGINEERING PHASE III (C,E) ***</td>
<td>$31,199,136</td>
</tr>
<tr>
<td>13</td>
<td>LAND ACQUISITIONS</td>
<td>$15,500,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$342,255,493</strong></td>
</tr>
</tbody>
</table>

***This request is made in conjunction with similar requests from Florida State University***
## Capital Improvement Plan 2017-2022
### Top Five Priorities

<table>
<thead>
<tr>
<th>Priority No</th>
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</tr>
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<td>SCIENCE TEACHING FACILITY (STEM) (P,C,E)</td>
<td>$49,713,116</td>
</tr>
</tbody>
</table>
Questions?
Item V - Transfer of DSO Building to University
(625 E. Tennessee St.)

PRESENTED BY
Acting Vice President/CFO Angela M. Poole, CPA
and
Associate Vice President for Facilities Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016
Building Information

- Located at 625 East Tennessee Street, the building was purchased by the FAMU Foundation in 2012 for $700,000.

- FAMU Foundation operations are housed at this location with approximately 11 employees (6,776 sq.ft).

- University Advancement and Alumni Affairs occupied the building in February 2015 (4,105 sq.ft).

- Interior gross area totals 30,583 sq.ft
- 97 parking spaces, plus two designated disabled parking spaces
- Executive Board Room, two kitchenettes and catering prep spaces
- Building is often used for University meetings and workshops, and corporate and community engagement functions.
Option 1: University leases space from Foundation

<table>
<thead>
<tr>
<th>Department</th>
<th>Square footage</th>
<th>Annual Rental Rate</th>
<th>Total Annual Rental EXPENSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ITS</td>
<td>15,313</td>
<td>$15/sq. ft.</td>
<td>$229,695</td>
</tr>
<tr>
<td>University Advancement</td>
<td>4,105</td>
<td>$15/sq. ft.</td>
<td>$61,575</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19,418</strong></td>
<td></td>
<td><strong>$291,270</strong></td>
</tr>
</tbody>
</table>

- University leases space from Foundation
- Foundation is responsible for maintenance
Options for Consideration

Option 2: University acquires the property with leaseback to the FAMU Foundation

- University owns the building and rents to the Foundation.
- The University will receive free and clear title to the property.
- University assumes all responsibilities for utilities, operations, and maintenance.
- If approved by the Legislature, POM funding through the BOT/BOG process could be estimated at $6/sq. ft. - $116,508

<table>
<thead>
<tr>
<th>Department</th>
<th>Square footage</th>
<th>Annual Rental Rate</th>
<th>Total Annual Rental INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>6,776</td>
<td>$15/sq. ft.</td>
<td>$101,640</td>
</tr>
<tr>
<td>Total</td>
<td>6,776</td>
<td></td>
<td>$101,640</td>
</tr>
</tbody>
</table>
Recommended Options and Next Steps

Staff recommends Board approval for Option 2, that will include conducting necessary due diligence. If it is determined through the search and other means that we should not move forward, then the process would cease.
Thank you

Questions?
Item VI – Department of Education (DOE) Capital Financing and Conceptual Development for Palmetto North

PRESENTED BY
Acting Vice President/CFO Angela M. Poole, CPA
and
Associate Vice President for Facilities Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016
What is a Living-Learning Community (LLC)?

- LLC - Residential housing programs that incorporate academically based themes and build community through student learning
- Students with similar interests, goals, and academic programs are placed on designated floors within the residence halls
- Participants in the program partake in special academic and/or extra-curricular programming designed especially for them
Living Learning Communities at FAMU

• Five major-specific LLCs: Allied Health Sciences; Business; Journalism, Science, Technology, Engineering, and Math (STEM); Honors (all majors)
• Currently, FAMU Village is the only LLC
• Implemented in Fall 2015 (203 students)
• For incoming freshmen only based on space availability
How do LLCs contribute to retention and student success?

- Smooth academic transition to college
- Feeling a sense of belonging to the institution
- Smooth social transition to college
- Higher college grades
- Increased first year retention rates
- Increased levels of student engagement
- Increased interactions with faculty
- Increased persistence and graduation rates

Data Source: The National Study of Living-Learning Programs
Closures of Deteriorating Facilities

Palmetto North

Preliminary and Tentative
Closures of Deteriorating Facilities

Palmetto North
FAMU Living-Learning Community Concepts

- 440 beds within 2 and 4 bedroom suites
- Create a park between existing neighborhood and new development as part of the community enrichment and as a buffer from the new development.
- Other amenities - Bike share development, rooftop terraces, basketball and volleyball courts.
FAMU Living-Learning Community (LLC) Concepts
FAMU Living-Learning Community Concepts

Lounge spaces, retail, studios, and classroom spaces are on the ground floors and residence are on the upper floors.
# Existing Housing System Occupancy Analysis

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Enrollment</th>
<th>Housing Applications Received (1)</th>
<th>Total Capacity (2)</th>
<th>Actual Occupancy</th>
<th>Occupancy as % of Capacity</th>
<th>% of Students in University Housing</th>
<th># of Students on Waiting List (4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-12</td>
<td>13,207</td>
<td>3,094</td>
<td>2,611</td>
<td>2,548</td>
<td>97.59%</td>
<td>19.29%</td>
<td>259</td>
</tr>
<tr>
<td>2012-13</td>
<td>12,057</td>
<td>2,615</td>
<td>2,697</td>
<td>2,309</td>
<td>85.61%</td>
<td>19.15%</td>
<td>0</td>
</tr>
<tr>
<td>2013-14</td>
<td>10,743</td>
<td>3,223</td>
<td>2,489</td>
<td>2,158</td>
<td>86.70%</td>
<td>20.09%</td>
<td>0</td>
</tr>
<tr>
<td>2014-15</td>
<td>10,248</td>
<td>4,147</td>
<td>2,387</td>
<td>2,238</td>
<td>93.76%</td>
<td>21.84%</td>
<td>0</td>
</tr>
<tr>
<td>2015-16</td>
<td>9,928</td>
<td>2,568</td>
<td>2,382</td>
<td>2,342</td>
<td>98.32%</td>
<td>23.59%</td>
<td>0</td>
</tr>
</tbody>
</table>

(1) Housing applications received reflects total housing applications received as of the start of the fall semester.

(2) Total capacity column represents the number of bed spaces included in the housing facilities available for rental and differs from designed capacity.

(3) Cropper, McGuinn, Wheatley, Diamond Halls; and Palmetto North Apts are off-line for the 2015-16 fiscal year.

(4) The University no longer maintains a waiting list within the Residential Management System (RMS).
## Housing System Capacity

<table>
<thead>
<tr>
<th>Facility</th>
<th>Previous Capacity</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropper Hall</td>
<td>137</td>
<td>Off-line</td>
<td>Off-line</td>
</tr>
<tr>
<td>Diamond Hall</td>
<td>105</td>
<td>Off-line</td>
<td>Off-line</td>
</tr>
<tr>
<td>Gibbs Hall</td>
<td>302</td>
<td>302</td>
<td>302</td>
</tr>
<tr>
<td>McGuinn Hall</td>
<td>209</td>
<td>Off-line</td>
<td>Off-line</td>
</tr>
<tr>
<td>Paddyfoote Complex</td>
<td>454</td>
<td>228</td>
<td>Off-line</td>
</tr>
<tr>
<td>Palmetto - Phase III</td>
<td>356</td>
<td>356</td>
<td>356</td>
</tr>
<tr>
<td>Palmetto North</td>
<td>221</td>
<td>Off-line</td>
<td>440</td>
</tr>
<tr>
<td>Palmetto South</td>
<td>356</td>
<td>356</td>
<td>356</td>
</tr>
<tr>
<td>Sampson Hall</td>
<td>157</td>
<td>157</td>
<td>157</td>
</tr>
<tr>
<td>Truth Hall</td>
<td>103</td>
<td>103</td>
<td>Offline</td>
</tr>
<tr>
<td>Wheatley Hall</td>
<td>Off-line</td>
<td>Off-line</td>
<td>Off-line</td>
</tr>
<tr>
<td>Young Hall</td>
<td>79</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td>New Facility</td>
<td>Off-line</td>
<td>776</td>
<td>776</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2479</strong></td>
<td><strong>2357</strong></td>
<td><strong>2466</strong></td>
</tr>
</tbody>
</table>

Preliminary and Tentative
Program Description
- The goal of the program is to provide low-cost capital to finance improvements to the infrastructure of the nation's historically black colleges and universities (HBCUs).
- The program's authorizing statute caps the total amount of loans and accrued interest available through the program at $1.1 billion.

Types of Projects
The loan proceeds of the HBCU Capital Financing Program can be used for repair, renovation or, in exceptional circumstances, the construction or acquisition of:
- Any classroom and related facilities
- Administration, education and student facilities
- Instructional technologies, and research instrumentation
- Maintenance, storage, or utility facilities
- Outpatient health care facilities
- Essential and project related infrastructure
- Facilities related to maintaining of accreditation
Department of Education Project Partners and Stakeholders

• U.S. Department of Education (DOE- HBCU Capital Financing Program)
• Rice Financial Products Company (DOE Designated bond authority)
• Florida Division of Bond Finance (Bond oversight for FL State agencies)
• Florida Board of Governors (Oversight and governance for all State University System of Florida)
• Bretwood Capital Partners LLC (Financial Analyst for FAMU)
• DAG Architects (Owner’s Architect for concept development)
• Internal team members – Board of Trustees, President, Senior Leadership Team, Student Affairs, University Housing
Department of Education Project Partners and Stakeholders

Six month process
• Campus tour and scope meeting with US DOE and Rice Capital
• Campus meeting with Chancellor Criser and Vice Chancellors to discuss program details
• Introductory meetings with Ben Watkins, Director of Bond Finance
• Issued ITN for Financial Advisor (FA) with selection March 2016
• Weekly communication with FA, DBF, and BOG to provide updates on financial projections
• Face to face meetings with internal and external team to discuss feasibility, conceptual plans, etc.
• Obtained comparable construction coast date from BOG
• Drafted letter to BOG Chairman Kuntz and updates U.S. Department of Education (DOE-HBCU Capital Financing Program)
Next Steps/Timeline

- Submit resolution for Department of Education
- Approval from Board of Trustees
- Approval from Division of Bond Financing
- Approval from Board of Governors September 2016 Meeting
- Submit final application to Department of Education prior to September 30, 2016

Preliminary and Tentative
Thank you

Questions?
Item VII – Public-Private-Partnership (P3)

PRESENTED BY

Acting Vice President/CFO Angela M. Poole, CPA
and
Associate Vice President for Facilities Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016
The long-term plan for the enhancement of FAMU’s facilities is an integral component of the University’s strategic objective to attract and retain the best students and faculty.

We will incorporate a phased approach to improving the campus infrastructure with a combination of financing options.

Through this ITN, the University seeks to identify qualified Private Party or Private Parties to design, develop, construct, and finance the project including the living-learning community and mix use facility.
Public-Private-Partnership (P3) - ITN

Each response at a minimum will include:

– Cover Letter
– Table of Contents
– Private Entity/Private Entities Background and Team Information
– Technical Capability
– Financial Capability
– Relevant Experience
– Design and Construction
– Approach

Preliminary and Tentative
Public-Private-Partnership (P3) Timeline

Target Project Completion:
CASS Building opening: Fall 2018
Housing and mixed-use development: Fall 2020

- **Business plan**: January – April 2016
- **Market demand study**: April – June 2016
- **Invitation To Negotiate (ITN) Process**: July – Aug 2016
- **Selection of Preferred Developer**: September 2016
- **Facilities Planning Committee Approval**: TBD
- **FAMU Board Approval**: TBD
- **BOG approval**: TBD

Preliminary and Tentative
Thank you

Questions?