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**FLORIDA A & M UNIVERSITY  
BOARD OF TRUSTEES**

IN RE: FACILITIES PLANNING  
COMMITTEE MEETING

\_\_\_\_\_ /

TRUSTEE MEMBERS:                   KIMBERLY MOORE, CHAIR  
  BETTYE GRABLE  
  KELVIN LAWSON  
  GARY MCCOY  
  ROBERT WOODY

DATE:                                   WEDNESDAY, FEBRUARY 10, 2016

TIME:                                   COMMENCED AT: 2:45 P.M.  
  CONCLUDED AT: 3:15 P.M.

LOCATION:                               PRESIDENT'S CONFERENCE ROOM  
  LEE HALL  
  FAMU CAMPUS  
  TALLAHASSEE, FLORIDA

REPORTED BY:                         NANCY S. METZKE, RPR, FPR  
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**OTHER TRUSTEES PRESENT:**

Cleve Warren  
Nicole Washington  
Matthew Carter

\*

## P R O C E E D I N G S

1  
2  
3 CHAIRMAN WARREN: I think the next committee  
4 is the Facilities Planning Committee. Tasha, if we  
5 have the members present on the line, if they don't  
6 mind getting started before 3 o'clock, we can go on  
7 that as well.

8 MS. ROYSTER: Okay. We're getting Ms. Moore  
9 on the line now, Trustee Moore.

10 TRUSTEE MOORE: I wanted to make sure that the  
11 Committee has been noticed accordingly so that then  
12 I can move into roll call.

13 MS. BURY: Yes, everybody is on the line right  
14 now.

15 TRUSTEE MOORE: Okay. Well, great. Great,  
16 great, great. Well we will move into it quickly.

17 Good afternoon all. I'd like to officially  
18 call the Facilities Planning Committee meeting to  
19 order. If I could get a roll call, and I believe  
20 that is going to be conducted by Ms. Russell.

21 MS. ROYSTER: This is Ms. Royster, and I'll do  
22 the roll call.

23 TRUSTEE MOORE: Thank you.

24 MS. ROYSTER: You're welcome.

25 Trustee Grable.

1 TRUSTEE GRABLE: Present.

2 MS. ROYSTER: Trustee Lawson.

3 TRUSTEE LAWSON: Here.

4 MS. ROYSTER: Trustee McCoy.

5 TRUSTEE MCCOY: Here.

6 MS. ROYSTER: Trustee Woody.

7 TRUSTEE WOODY: Here.

8 MS. ROYSTER: You have a quorum.

9 TRUSTEE MOORE: Thank you very much.

10 Board -- well, actually Committee. I'd like  
11 to move into what is the first action item, and  
12 that's the approval of minutes for December 10,  
13 2015, if someone would offer a motion.

14 TRUSTEE WOODY: So move.

15 TRUSTEE GRABLE: I move that we accept the  
16 minutes.

17 TRUSTEE WOODY: Second.

18 TRUSTEE LAWSON: Second.

19 TRUSTEE MOORE: Okay. It's been properly  
20 motioned and seconded that we adopt the minutes for  
21 December 10, 2015.

22 All in favor please acknowledge with aye.

23 (AFFIRMATIVE INDICATIONS).

24 TRUSTEE MOORE: Okay. Opposers?

25 (NO RESPONSE).

1 TRUSTEE MOORE: Okay. Motion carries.

2 We have three information items, and I know  
3 per my individual conversation with President  
4 Mangum, she had mentioned that she would offer some  
5 feedback relative to going into these information  
6 items, by AVP Kapileshwari, so I'd like to confirm  
7 whether President Mangum is in the room or on the  
8 phone.

9 PRESIDENT MANGUM: I am in the room, but I  
10 will supplement as Sameer provides you with the  
11 information. I don't have any opening comments to  
12 make.

13 TRUSTEE MOORE: Okay. Well, great then. The  
14 only note that I will offer to the committee is  
15 that there were some revisions earlier this week,  
16 and they were specific to making sure that maybe we  
17 had a refined timeline that identified the key  
18 stakeholders, whether it be the Committee and/or  
19 the Board of Governors and their role. So with  
20 nothing else, then, AVP Kapileshwari, if you'll  
21 move into the information items, that would be  
22 great.

23 ASSOCIATE VICE PRESIDENT KAPILESHWARI: Yes,  
24 absolutely. Good afternoon, and thank you, Trustee  
25 Moore. And good afternoon, Trustees.

1           Yeah, we have three information items, the DOE  
2 capital preliminary application; update on the  
3 public-private partnership P3; and finally, the  
4 update on the continuing services agreement.

5           So the first information item, Agenda Item IV  
6 in your package, the DOE Capital Financing  
7 Preliminary Application.

8           Recognizing the prominent role of historically  
9 black colleges and universities in American  
10 history, the U.S. Department of Education's Capital  
11 Financing Program addresses a widespread need of  
12 HBCUs for capital improvements and their general  
13 lack of access to traditional funding sources.  
14 This unique program finances important capital at  
15 the lowest cost of borrowing available in today's  
16 challenging credit environment; guarantees  
17 repayment of debt principal through the U.S.  
18 Department of Education with no fee; grants loans  
19 typically ranging from 10 million to 20 million but  
20 may be larger.

21           Rice Financial Product Company has been  
22 selected to serve as the designate bonding  
23 authority for the U.S. Department of Education's  
24 Historically Black College and University, HBCUs,  
25 Capital Financing Program.

1           Now participation in this program is a  
2 multi-step process. The first step is the  
3 submission of a preliminary application that  
4 provides the agency with information about the  
5 applicant's financial condition and a brief  
6 description of the kinds of projects it wants to  
7 finance with proceeds of the HBCU financing. The  
8 Department of Education uses this information to  
9 determine if the project is creditworthy and meets  
10 the program eligibility requirement. If the agency  
11 determines that these requirements are satisfied,  
12 the applicant is permitted to submit a full  
13 application.

14           The preliminary application provides the  
15 University's contact information, enrollment and  
16 financial data, summary of existing borrowing to be  
17 considered for refinancing, and description of the  
18 proposed HBCU loan borrowings to address University  
19 priority projects.

20           Accordingly, the preliminary application was  
21 submitted by our CFO on January 20th, 2016. It  
22 includes a request to borrow 49.2 million for  
23 refinancing of existing debt. The interest rates  
24 on the existing debt range between 4.6 and 5.1% and  
25 includes the following: 2010 Series A for \$12.6

1 million; 2012 Series A for \$27.3 million eligible  
2 bonds; and finally, 2012 Series B for 9.3 million.

3 In addition to requesting to borrow funds to  
4 refinance above-mentioned bonds, the preliminary  
5 application also includes a request to borrow HBCU  
6 funds totaling approximately \$20.3 million to  
7 create a 21st century campus living-learning  
8 community and address the following needs. The  
9 first of which is refurbishing existing student lab  
10 space. FAMU's teaching lab space critically needs  
11 updating to better support our mission of producing  
12 STEM graduates and providing foundational education  
13 for our engineering students. The needs are across  
14 our as science and technology curriculum includes:  
15 Five labs in biology, in anatomy, ecology,  
16 microbiology, and general biology; six labs in  
17 computer information systems and collaborative  
18 learning spaces, namely, mobile computing,  
19 security, software engineering; two labs for  
20 physics in undergraduate and advance graduate  
21 teaching labs; two labs in chemistry, general and  
22 organic chemistry; and one in math lab,  
23 undergraduate teaching lab.

24 Estimated cost for this project would be  
25 \$7.7 million and the approximate project duration



1 of 18 months.

2 The second item is to create a lab to support  
3 advanced scientific research and interdisciplinary  
4 research. FAMU has a need to expand and update its  
5 labs that support faculty innovation and research,  
6 particularly in the basic sciences and leveraging  
7 the connections between agriculture, biological,  
8 chemical, and pharmaceutical sciences.

9 The need for new lab space includes two in  
10 biology, six in CIS, six in chemistry, and one in  
11 math. Again, the estimated cost for this  
12 particular project would be 7.1 million and the  
13 project duration of approximately 18 months.

14 The last project we submitted is for the  
15 multidisciplinary health sciences simulation lab  
16 and community outreach center and health mall. The  
17 use of clinical simulation equipment is now  
18 considered one of the most effective ways to engage  
19 students -- health professions students in the  
20 learning process, keeping students actively  
21 involved in learning by providing the realistic  
22 opportunities for them to apply knowledge learned  
23 from the didactic settings to the clinical setting,  
24 thus making learning real.

25 A multidisciplinary health sciences simulation

1 lab would significantly benefit the development of  
2 the health professions program and the health  
3 professions students at Florida A & M University,  
4 including nursing, cardiopulmonary sciences,  
5 pharmacy, rehabilitation disciplines such as  
6 physical and occupational therapy and the  
7 management disciplines of health administration and  
8 health informatics, by allowing practitioners who  
9 will work together to learn together. A  
10 well-designed multidisciplinary lab will consist of  
11 multiple open-spaced rooms that replicate various  
12 healthcare settings.

13 The second portion of this would be a  
14 community outreach center that would allow  
15 community members -- neighbors, friends and  
16 colleagues, primarily from the south side of the  
17 city -- to have an identified site for cultural,  
18 social or political events, and to engage in  
19 learning and leisure activities and for faculty to  
20 have opportunities to provide continuing education  
21 classes and experiences to members of the community  
22 while engaging in their own personal and  
23 professional development.

24 FAMU's extensive contacts with health  
25 providers also provides opportunity to develop

1 satellite locations for the provision for health  
2 sciences -- services, also providing additional  
3 clinical and service learning settings for students  
4 from a wide array of disciplines.

5 Approval of FAMU's Board of Trustees and Board  
6 of Governors pursuant to 1010.62 of the Florida  
7 Statutes is required before the University can  
8 incur any debt for refinancing or funding capital  
9 outlay projects.

10 PRESIDENT MANGUM: Now I would like to add  
11 comments now after AVP has given the overview of  
12 the reason why we are seeking additional support  
13 from the Department of Education.

14 TRUSTEE MOORE: Yes, President Mangum, you're  
15 acknowledged.

16 PRESIDENT MANGUM: Okay. Thank you. I  
17 visited -- because we are an HBCU and there are  
18 resources available to us for loan from the  
19 Department of Education, I visited with the  
20 Department of Education around our Title 3 funding  
21 and opportunities for us to pursue enhancement and  
22 enrichment of our campus through programs that are  
23 available to us from the Federal Government. Part  
24 of that discussion led to talking about how we  
25 upgrade our facilities and our campus learning

1 spaces. Because we have -- as part of my goals and  
2 objectives of creating living-learning communities  
3 and establishing functional relationships between  
4 our educational programs, the State of Florida's  
5 goal towards STEM and strategic programs of  
6 emphasis, we have the opportunity to refinance or  
7 re-fund the debt that we have at very high interest  
8 rates at much lower interest rates; and the  
9 resources that we save from the refi we can  
10 actually incur resources that would enable us to  
11 upgrade our facilities to provide our students with  
12 state-of-the-art living and learning spaces on  
13 campus without costing us any more money while at  
14 the same time, because we are creating additional  
15 spaces, create additional revenue through our  
16 housing projects.

17 So it seemed like a win-win to us to be able  
18 to work through refinancing some of our existing  
19 higher interest rate loans and get them at a lower  
20 rate and expand our campus at our cost, and that's  
21 really what it boils down to. The debt that we  
22 would relieve ourselves of we could incur or  
23 transfer to the U.S. Department of Education and  
24 update our facilities and our labs and our students  
25 would have better learning spaces. So that is the

1 objective that we are pursuing right now with the  
2 Department of Education, and that's why it's being  
3 brought to you now for a discussion, because it is  
4 functionally related to everything that we're doing  
5 and our goals and objectives for a 21st century  
6 university and the state's performance metrics in  
7 science, technology, engineering and math.

8 TRUSTEE MOORE: Thank you, President Mangum.

9 Committee members, any comments or questions?

10 TRUSTEE CARTER: I'm not a member, Madam  
11 Chair, but I request some opportunity to ask a  
12 question, please.

13 TRUSTEE MOORE: Absolutely, Trustee Carter.  
14 You're recognized.

15 TRUSTEE CARTER: Thank you.

16 Do we have to pay them back, the Department of  
17 Education?

18 PRESIDENT MANGUM: Sure, we have to pay off  
19 the loan, but we're paying the loan with the money  
20 we're already paying on existing debt because the  
21 interest rates have dropped. It's like refinancing  
22 your house.

23 TRUSTEE CARTER: So it's no -- we're taking  
24 advantage of their interest rates then?

25 PRESIDENT MANGUM: Uh-huh.

1 TRUSTEE CARTER: Okay.

2 PRESIDENT MANGUM: And they guarantee the  
3 loans because they're paying off the loan that we  
4 have and they're taking it on.

5 TRUSTEE CARTER: At a lower interest rate.

6 PRESIDENT MANGUM: At a lower rate.

7 TRUSTEE WOODY: At lower interest, that's  
8 pretty good.

9 PRESIDENT MANGUM: We thought it was exciting.

10 TRUSTEE MOORE: And I understand, Madam  
11 President --

12 TRUSTEE MCCOY: Madam President, how much  
13 lower? Do you know at this particular point, the  
14 possibility of how much lower than the interest  
15 that we're already paying?

16 CHIEF OF STAFF MILLER: It's the Fed rate, the  
17 treasury rate is what it -- it's at about 2% now.

18 TRUSTEE CARTER: Two percent.

19 TRUSTEE MCCOY: I can barely hear you. Say it  
20 again.

21 CHIEF OF STAFF MILLER: Our current debt is  
22 5.07, and refinancing is at the treasury rate.

23 PRESIDENT MANGUM: And if you were -- the  
24 breaking news today during the lunch was Yellen is  
25 raising the rates, the interest rates.

1 TRUSTEE CARTER: That won't impact us because  
2 we're already there, right?

3 PRESIDENT MANGUM: It will not, but it's going  
4 to impact future access to money.

5 TRUSTEE CARTER: Okay.

6 TRUSTEE MOORE: Okay. Trustees, other  
7 questions or comments related to this?

8 TRUSTEE LAWSON: Trustee Moore, this is  
9 Lawson. How are you doing?

10 TRUSTEE MOORE: I'm very well, Trustee Lawson.  
11 You're acknowledged. Thank you.

12 TRUSTEE LAWSON: Good. Thank you.

13 An interesting opportunity, just a question,  
14 and maybe this is for Dale Cassidy as well. So we  
15 would refinance and then potentially take on  
16 incremental debt based on the favorable interest  
17 rates, but taking on an incremental debt, wouldn't  
18 that impact our bond rating? And if so, how does  
19 that impact other dollars that we may acquire  
20 through other sources that are typically bond  
21 backed?

22 CHIEF OF STAFF MILLER: I guess the question  
23 would be, we would make sure that we kept our debt  
24 service ratio at 1.20, and then we're not allowed  
25 to have any negative impact on our bond rating. So

1 everything we would do would be done within the  
2 confines of making sure that the increased  
3 additional revenues that we would have, when we use  
4 those to pay off the new debt, we'd make sure that  
5 we did not go above 1.20 and that we did not affect  
6 our bond rating.

7 Don't forget also that DOE is also buying the  
8 debt from us for our replacement and they're also  
9 guaranteeing the debt. So they're running an  
10 analysis now, and we should have shortly from them  
11 how much money -- how much debt we can -- new debt  
12 we can afford based upon refi. They're running  
13 those numbers for us, so we'll have those numbers  
14 shortly.

15 And then they also allowed -- I'm sorry, they  
16 also allow us to use other sources repayment as  
17 well beyond the savings.

18 TRUSTEE LAWSON: One follow-up question,  
19 Trustee Moore, and I think that's Mr. Miller  
20 speaking.

21 CHIEF OF STAFF MILLER: Yes, I'm sorry.

22 TRUSTEE LAWSON: But, Mr. Miller, even though  
23 they guarantee the debt, it would still show as an  
24 outstanding for us that --

25 CHIEF OF STAFF MILLER: That's correct.



1 TRUSTEE LAWSON: I guess I'm not sure how --  
2 why it wouldn't impact our bond rating, but maybe I  
3 could just take it up offline with you and Dale.

4 CHIEF OF STAFF MILLER: We can do that.

5 TRUSTEE LAWSON: Okay.

6 TRUSTEE MOORE: Okay. Chief of Staff Miller,  
7 are there comments that you'd want to share on it  
8 that would benefit the full group, or are you  
9 indicating that it would be better served with the  
10 one off with Trustee Lawson?

11 CHIEF OF STAFF MILLER: I think it would be  
12 better served with the one off because we can get  
13 into all of the nuances of the current debt, the  
14 refinancing, the improvement of the facilities,  
15 which would allow increases, and the fact that all  
16 of this will be tied to housing and functional  
17 relationship between housing. So we take the  
18 housing savings and use those to generate new  
19 housing, and these other activities will be tied  
20 into the housing activities. So we can go into all  
21 of that offline with VP Cassidy as well as General  
22 Counsel's office as well.

23 TRUSTEE MOORE: Okay. And I would just remind  
24 the Committee members that prior to any of these  
25 items moving for -- as far as an action item coming

1 to the full Board, we would of course get to  
2 revisit as well as see the numbers that Chief of  
3 Staff Miller is conveying.

4 I think the only other point that I would add  
5 to this, and I think, President Mangum, this may  
6 have come up by way of our conversation, that  
7 within the SUS, this would be the first time,  
8 depending upon whether the University opts to  
9 pursue it, that we would have moved in this  
10 direction; is that correct, so that we would be  
11 trailblazers?

12 PRESIDENT MANGUM: We're the only System HBCU,  
13 and the funding is restricted to historically black  
14 colleges and universities.

15 TRUSTEE MOORE: Great. Thank you.

16 Are there other comments or questions before  
17 we transition to the next information item?

18 (NO RESPONSE).

19 TRUSTEE MOORE: Okay. If not, then AVP  
20 Kapileshwari, if you'll move us into the next item.

21 ASSOCIATE VICE PRESIDENT KAPILESHWARI: Yes,  
22 absolutely. Thank you, Trustee Moore.

23 The next agenda item we have, Agenda Item V,  
24 the public private partnership update.

25 We have heard in previous Board meetings that

1 FAMU envisions a transformational development to  
2 serve as a catalyst project along Monroe and Adams  
3 corridor and the main street of campus to resolve  
4 critical housing issues, aesthetic concerns, and  
5 simultaneously creating a viable marketplace that  
6 could promote the long-term sustainability of the  
7 University.

8 FAMU seeks to effectively and efficiently  
9 balance the selective reconstruction, renovation,  
10 historic preservation and repairs of the existing  
11 space with the addition of new facilities necessary  
12 to accommodate the growing and the new needs of our  
13 students. This means we will be committed to  
14 preserving the look, the feel, and the historic  
15 nature of the area and the exterior facade because  
16 we are a historic district, yet we will enhance and  
17 update the facilities to accommodate the 21st  
18 century living-learning environment that will allow  
19 our students to flourish. FAMU has one of the most  
20 beautiful campuses in the nation, and we want to  
21 ensure that we do not disrupt that beauty but  
22 enhance it from inside out.

23 FAMU envisions the phased development project  
24 to include the following: Phase 1 would include  
25 development of a modern Center for Access and

1 Student Success, CASS, complex; Phase 2,  
2 development of up to 1,400 beds of on-campus  
3 housing, dining facilities, student health  
4 facilities, parking garage, and administrative and  
5 retail space; Phase 3, acquisition of land along  
6 the main street corridor and construction of nearly  
7 50,000 gross square footage of mixed-use space; and  
8 finally, Phase 4, construction of athletic  
9 facility, including up to 35,000 seat football  
10 stadium, a student health center, and up to 300  
11 additional parking spaces and a retail complex.

12 FAMU wanted to gauge the market interest, and  
13 so a request for qualifications, RFQ, was posted.  
14 We received qualifications from 13 firms expressing  
15 their interest for one or all of the phases of the  
16 project. 12 of these 13 were short-listed and  
17 notified on January 21st, 2016.

18 The matrix in the Board materials shows the  
19 names of the firms that submitted qualifications  
20 and the phases that they expressed their interest  
21 in.

22 The current status is that we are currently  
23 completing the market study and business plan for  
24 various phases of this project. In March of 2016,  
25 that is next month, we plan to issue the 12

1 short-listed firms an official invitation to  
2 negotiate, ITN.

3 Having completed the RFQ process, the P3 next  
4 steps and tentative timeline includes: Completion  
5 of market study and business plan in January and  
6 February of 2016; invitation to negotiate process  
7 in March and April of 2016; selection of preferred  
8 developer by June 2016; closing, which includes  
9 ground lease negotiations, developer's due  
10 diligence between June and August of 2016; this  
11 Committee, FAMU Facilities Committee, approval in  
12 August of 2016; FAMU full Board approval in  
13 September of 2016; the Board of Governors' approval  
14 in November of 2016; and then design development  
15 starting in November 2016 and going through May of  
16 2017; and CASS building opening in fall of 2018;  
17 housing, 2019; and athletics and mixed use  
18 tentatively in fall of 2020.

19 TRUSTEE CARTER: Excuse me.

20 TRUSTEE MOORE: I'd like to open the floor for  
21 comments or questions related to this information  
22 item. President Mangum, you may also wish to  
23 chime. Are there comments that you'd like to offer  
24 in advance of the Board members?

25 PRESIDENT MANGUM: No, I'll wait. Thank you.

1 TRUSTEE MOORE: Okay. Great.

2 TRUSTEE CARTER: Madam Chair, this is Trustee  
3 Carter.

4 TRUSTEE MOORE: Trustee Carter, yes, please  
5 proceed.

6 TRUSTEE CARTER: Two questions: First of all,  
7 I didn't hear any discussions on signage for the  
8 University. I know I -- did I miss that?

9 ASSOCIATE VICE PRESIDENT KAPILESHWARI:  
10 Signage on --

11 TRUSTEE CARTER: Signage, improving our  
12 signage, yeah, our footprint so people know we're  
13 Florida A & M University when they drive by on  
14 Adams Street, as they drive on Monroe, you know, on  
15 Orange Avenue.

16 ASSOCIATE VICE PRESIDENT KAPILESHWARI:  
17 Absolutely, and if I may --

18 TRUSTEE CARTER: Signage, signage, signage.

19 ASSOCIATE VICE PRESIDENT KAPILESHWARI:  
20 Absolutely, very important and very necessary as  
21 well. So when we took the tour of the campus two  
22 weeks ago and we highlighted that, right now we  
23 have a very good boundary set up with the opening  
24 of FAMU Way on the north side, and then there are  
25 two roundabouts with a big sign, good landscaping.

1           We want to create some signage on the other  
2 sides of the campus as well. Basically, the next  
3 area which we are targeting, we have a sign which  
4 is at Perry and Gamble, and we are going to enhance  
5 that with better lighting, better landscaping, and  
6 similarly on the east side of campus at Palmer and  
7 Adams and on the south side of campus along Orange  
8 and Wahnish Way. Those are the areas which we are  
9 targeting and developing the scope and putting the  
10 prices together so we can tackle them as a minor  
11 project basically.

12           But absolutely, when we are going, we don't  
13 want anybody to miss it, we want to at least have  
14 the perimeter signage and landscaping so that  
15 anybody passing or entering the campus knows that  
16 you are on FAMU campus now.

17           TRUSTEE CARTER: Thank you. I think that's  
18 fairly important. That should rise to the level of  
19 the perspective that you've given.

20           ASSOCIATE VICE PRESIDENT KAPILESHWARI: Yes.

21           TRUSTEE CARTER: The other question, Madam  
22 Chair, if I may.

23           TRUSTEE MOORE: Absolutely, Trustee Carter.

24           TRUSTEE CARTER: Has to do with the P3. What  
25 is our -- I mean as part of the public private

1 partnership, each university has to have some skin  
2 in the game. Did I miss that part of it in terms  
3 of --

4 TRUSTEE MOORE: AVP Kapileshwari.

5 ASSOCIATE VICE PRESIDENT KAPILESHWARI: Yes.  
6 So of course, yeah, you're absolutely correct.  
7 It's -- as we call it, it's a public private  
8 partnership, and the public side, we will have to  
9 be part of, and that would include our lands where  
10 the developer will be coming, and a redevelopment.  
11 Then we are also have -- although it's not -- we  
12 are not going to mix the funding, we have a  
13 PECO-funded CASS project, but since it's all in the  
14 same area, we have the construction management of  
15 that part of the project. We have our architect  
16 selected, but we will try to leverage that also to  
17 make that project successful. And, again, those  
18 are the discussion items when we get into the  
19 invitation to negotiate and get the developer on  
20 board.

21 TRUSTEE CARTER: So fundamentally our -- in  
22 terms of our skin in the game, our investment, our  
23 partnership of that is actually going to be the  
24 land?

25 ASSOCIATE VICE PRESIDENT KAPILESHWARI: The



1 land.

2 TRUSTEE CARTER: Okay. Thank you, Madam  
3 Chair.

4 TRUSTEE MOORE: Thank you.  
5 Other comments or questions?

6 (NO RESPONSE).

7 TRUSTEE MOORE: Okay. What I'd like to just  
8 offer relative to this comment is that we recognize  
9 the success of one our sister institutions, I  
10 believe it was USF that made it successfully  
11 through this project. So one of the hallmarks or  
12 high points, if you will, that I recall from  
13 those -- the BOG meetings, which is where it would  
14 land ultimately, is through the coordination and  
15 the engagement of the Committee and/or Board in  
16 making sure that they were very much aligned with  
17 the messaging and the intent of this project. So  
18 AVP Kapileshwari has assured me that that would be  
19 our continued focus with this Committee as well as  
20 my understanding that President Mangum would be  
21 committed to that as well.

22 So thank you for that, and we will transition  
23 to our third item.

24 CHAIRMAN WARREN: Madam Chair, this is Trustee  
25 Warren before we move on.

1 TRUSTEE MOORE: Yes.

2 CHAIRMAN WARREN: The timeline -- and this may  
3 all just be placement in it, but it suggests that  
4 we might obligate ourselves to ground leases before  
5 the Facilities Committee has approved the plan.

6 So I'm wondering, are we talking about ground  
7 leases to the developer or the acquisition of new  
8 land where we would engage in a ground lease, hence  
9 obligating the University before the Facilities  
10 Committee has approved the concept?

11 CHIEF OF STAFF MILLER: There would be no  
12 ground leases or transfer of land until the P3 was  
13 approved, and then the ground lease transfer would  
14 be to the developer. As part of the P3 long term,  
15 we might acquire additional land which may also be  
16 ground leased to the developer. And the P3 also  
17 requires any transfer of land, that at the end of  
18 that certain time period, that that land reverts  
19 back to the University.

20 CHAIRMAN WARREN: Right, I understand,  
21 Mr. Miller. My point here is that this is your  
22 informed -- information document to us and others,  
23 so the order in which the Facilities Committee's  
24 approval process is placed in the timeline is  
25 important to the outside reader and to the internal

1 reader.

2 And so what I'm suggesting is the timeline  
3 seems to say to me that the Committee takes action  
4 after we've been obligated.

5 ASSOCIATE VICE PRESIDENT KAPILESHWARI: Yes,  
6 okay, I --

7 TRUSTEE MOORE: Chair Warren, what I would  
8 offer to that, and AVP Kapileshwari, we can  
9 certainly do this. What I just heard from Chief of  
10 Staff Miller is that the University could secure  
11 other land not related to this P3 project but could  
12 at some point be tied in. What we may want to do  
13 is show the removal of this line altogether where  
14 it says closing ground lease negotiations, that it  
15 would be removed, and that the next order would be  
16 the FAMU Facilities Committee approval.

17 CHAIRMAN WARREN: Yes, I can live with that.

18 ASSOCIATE VICE PRESIDENT KAPILESHWARI: We  
19 will modify the timeline accordingly, and very good  
20 point. Yes, we will move the closing until after  
21 the FAMU Facilities approval.

22 TRUSTEE MOORE: Are there other comments or  
23 thoughts relative to this item?

24 (NO RESPONSE).

25 TRUSTEE MOORE: Okay. We'll push forward with

1 Item Number VI, please.

2 ASSOCIATE VICE PRESIDENT KAPILESHWARI: Thank  
3 you, Trustee Moore.

4 The final informational item, Agenda Item VI,  
5 is the procurement of a continuing services  
6 agreement.

7 The goal was to select three companies from  
8 each category, for architects, civil engineering  
9 and construction management.

10 Per the 287.0552(2)(g) Florida Statutes, a  
11 continuing contract is a contract for professional  
12 services entered in accordance with all of the  
13 procedures of this act between an agency and a firm  
14 whereby the firm provides professional services to  
15 the agency for projects in which the estimated  
16 construction cost of each individual project under  
17 the contract does not exceed \$2 million for study  
18 activity if the fee for the professional services  
19 for each individual study under the contract does  
20 not exceed 200,000, or for work of a specified  
21 nature as outlined in the contract required by the  
22 agency with the contract being for the fixed term  
23 or with no time limitation except that the contract  
24 must provide a termination clause. Firms providing  
25 professional services under continuing contracts

1 shall not be required to bid against one another.

2 The term of this agreement is for an initial  
3 period of one year. Owner shall have the option to  
4 renew this agreement upon written notice for one  
5 additional year at a time and up to a total of two  
6 additional years.

7 The following process was followed for the  
8 procurement: The request for qualifications was  
9 posted September 14, 2015 and closed on  
10 October 14th of 2015. We established a selection  
11 committee consisting of five members to evaluate  
12 the responses and make recommendations based on the  
13 pre-established criteria of: Past performance;  
14 experience and ability; design ability; minority  
15 business enterprise, MBE, credit; work in progress;  
16 SUS work; and distance from the project.

17 The results: Three firms were selected within  
18 each category: Architectural, out of nine  
19 architectural firms who submitted, five were  
20 shortlisted for final presentation and evaluation;  
21 civil engineering, out of four civil engineering  
22 firms who submitted, all four were shortlisted for  
23 the final presentation and evaluation; and  
24 construction management, out of ten construction  
25 management firms who submitted, five were

1 shortlisted for final presentation and evaluation.

2 After reviews by the selection committee, the  
3 top three firms in each category were awarded the  
4 continuing services agreements based on the their  
5 overall score and ranking.

6 For architectural continuing services, we have  
7 CRA, Clemons, Rutherford & Associates; Gilchrist  
8 Ross Crowe Architects, GRC; and DAG Architects.

9 For civil engineering, we have selected,  
10 George & Associates; Preble-Rish; and Genesis  
11 Group.

12 And construction management continuing  
13 services, we have Albritton Williams; RAM  
14 Construction; and Allstate Construction.

15 The contracts were executed on December 21st,  
16 2015. And these are all for the minor renovation  
17 projects, remodels, which we continue doing on  
18 campus and requests that we get, so this is where  
19 we will be using this particular contract, not for  
20 major construction or major repairs.

21 Trustee Moore, this completes my informational  
22 item updates, but before closing, per our  
23 discussion, I would like to invite all of you to  
24 join Trustee Moore and me for the campus facilities  
25 tour perhaps next month sometime.

1           Thank you, Trustee Moore. This completes my  
2 informational item updates.

3           TRUSTEE MOORE: Thank you, AVP Kapileshwari.  
4           Committee members, non-Committee members, any  
5 questions regarding the last and final information  
6 item for this Committee?

7           (NO RESPONSE).

8           TRUSTEE MOORE: Okay. I would thank you all  
9 for, one, entertaining and having this information  
10 available. AVP Kapileshwari, I think it would be  
11 incumbent, if you haven't already done it, I know  
12 the new members have participated in an  
13 orientation, but that we actually get an  
14 opportunity or take the opportunity to visit the  
15 campus and look at all of the facilities that we  
16 have. I think it will add to our conversation and  
17 discussion. So thank you, AVP, for making sure  
18 that I will have that under my belt as well.

19           With that said, I would entertain a motion to  
20 adjourn.

21           A TRUSTEE: So moved.

22           TRUSTEE MOORE: Okay. Second?

23           TRUSTEE LAWSON: Second.

24           TRUSTEE MOORE: Okay. We'll operate with the  
25 full understanding that it is adjourned. Have a

1 great day. Bye-bye.

2 CHAIRMAN WARREN: Thank you.

3 While I have you all on the phone, can I ask,  
4 Ms. Royster, are you there?

5 MS. ROYSTER: I am.

6 CHAIRMAN WARREN: Are there any items that  
7 while we have members on the phone that we need to  
8 be reminded of at all?

9 MS. ROYSTER: Not at this time.

10 CHAIRMAN WARREN: Okay. Well, that being  
11 said --

12 TRUSTEE CARTER: Mr. Chairman, Mr. Chairman.

13 CHAIRMAN WARREN: Yes, go ahead, sorry.

14 TRUSTEE CARTER: This is Trustee Carter.

15 Before we adjourn, I just wanted to take a moment  
16 to express my profound appreciation to our staff  
17 and their hard work. I know that a lot of us are  
18 new, and I appreciate them calling, emailing, and  
19 getting us the information by briefings and things  
20 of that nature. And so I wanted to say that while  
21 we're all together and let the staff know how much  
22 I appreciate it, and I'm sure my colleagues got the  
23 same treatment as I did. We've got a very  
24 professional staff, and they did a great job  
25 preparing us for the meeting.



1 Thank you.

2 CHAIRMAN WARREN: You just got that because  
3 you're a homeboy.

4 Thank you for saying that because I too have  
5 felt very well cared for, if you will, by the staff  
6 in terms of logistics that they -- hoops they tend  
7 to jump through to ensure that we are provided.  
8 Surely there's some slippage here and there, but  
9 for the most part, they are to be applauded for  
10 their attention to detail.

11 I had a couple of things that I'd just point  
12 out to you, one is the Thompson Talks on the 15th.  
13 For those of you who are in the area or who can be  
14 there, it's a rather significant event for the  
15 University by a significant donor who has a  
16 significant national role as chair of a major  
17 corporation. Tasha, help me, the date of our next  
18 Board of Trustees meeting is March 10th?

19 MS. ROYSTER: The 10th, March the 10th.

20 CHAIRMAN WARREN: I trust we'll see you all  
21 there. I think Trustee Lawrence has expressed to  
22 me he'll be traveling to India and not taking us  
23 with him. He will not be at that meeting, and we  
24 understand his travel needs there.

25 The next date of the Board of Governors

1 meeting, Tasha, is what date?

2 MS. ROYSTER: I don't have that information in  
3 front of me. It could be the 16th or 17th.

4 TRUSTEE WOODY: I think it's the 16th.

5 CHAIRMAN WARREN: Okay. And in keeping with  
6 that, there's a requirement for new Board members  
7 to undergo the Board of Governors' orientation. If  
8 you haven't done that already, I would just look to  
9 what their -- they usually have a first date and an  
10 alternate date, and that alternate date is usually  
11 around their summit in November. So just pay close  
12 attention to when that orientation is offered, and  
13 I encourage you to get it done as quickly as  
14 possible.

15 We talked earlier -- or late in the year or  
16 earlier this year about the upcoming, what is it,  
17 the AGB, Trustee Moore, the Association of  
18 Governing Boards?

19 TRUSTEE MOORE: Yes.

20 CHAIRMAN WARREN: Has an annual meeting in  
21 April, if I'm not mistaken. Tasha will look that  
22 up and send you information about it if you don't  
23 already have that stuff coming to you in your  
24 emails. But they do a great job with professional  
25 development, and I would just encourage you, if

1           you're interested in experiencing some of that,  
2           that you should take advantage of it. It would  
3           certainly help us as we grow individually in our  
4           role as trustees for Florida A & M University.

5                   And with that, I will let you go.

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

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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 21st day of February, 2016.

\_\_\_\_\_  
NANCY S. METZKE, RPR, FPR  
Court Reporter

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