

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



**Facilities Committee Meeting
Wednesday, December 3, 2014
9:45 a.m.
Band Rehearsal Hall**

Committee Members: Spurgeon McWilliams, Chair
Lucas Boyce, Kelvin Lawson, Kimberly Moore, Cleve Warren, Karl White

AGENDA

- | | | |
|-----|---------------|---------------------|
| I. | Call to Order | Chairman McWilliams |
| II. | Roll Call | |

ACTION ITEMS

- | | | |
|------|--|------------------------------------|
| III. | Approval of Minutes – September 10, 2014 | Chairman McWilliams |
| IV. | Adoption of Campus Development Agreement with
The City of Tallahassee | Interim Associate VP Kendall Jones |

INFORMATION ITEMS

- | | | |
|-------|---|------------------------------------|
| V. | Project Updates | Interim Associate VP Kendall Jones |
| VI. | Master Plan Update | |
| VII. | Recreational Center Chiller Replacement Project | |
| VIII. | Adjournment | |

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



**Facilities Planning Committee Minutes
Trustee Spurgeon McWilliams, Chair**

Wednesday, September 10, 2014

Committee Members Present: Trustee Spurgeon McWilliams (Chair); Trustee Kelvin Lawson; and Trustee Karl White.

Others Attending: President Elmira Mangum; Chairman Soloman Badger; Trustee Torey Alston; Trustee Tonnelle Graham; Trustee Rufus Montgomery; Trustee Narayan Persaud; Trustee Belinda Reed-Shannon (via phone); Trustee Marjorie Turnbull; Interim Provost Rodner Wright; Vice President William Hudson; Vice President Ken Redda; Interim Vice President Joseph Bakker; Interim Vice President Richard Givens; Vice President Thomas Haynes; General Counsel Avery McKnight; Attorney Linda Barge-Miles; Attorney David Self; Attorney Shira Thomas; Attorney Iris Elijah; and Director Michael James.

Chairman McWilliams called the meeting to order at 11:35 a.m. and Darlene W. Garcia was recognized to call the roll. A quorum was not present.

Action Items

Approval of Minutes – June 4, 2014

As a quorum was not present, Chairman McWilliams deferred approval of the June 4, 2014 minutes to the Full Board meeting on Thursday, September 11, 2014.

Information Items

Project Updates

Next, Chairman McWilliams asked Mr. Jones to precede with the project updates. Mr. Kendall Jones provided information updates on four projects.

1. The first project update was the FAMU Village (800-Bed Dorm). On August 20th, floors 1-5 were completed; floor 6 was completed on August 29th. All floors were substantially completed as of September 1st, and students have moved into the facility. Currently, the contractor has 30 days to address all items on the punch list. Final completion of the building is scheduled for October 1st. We are working with the contractor to iron out some final issues within the next 30 days.

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



Trustee Alston - What was the original completion date, and what is the University's recourse for the delay?

VP Jones answered that the official completion date was May 21st. The contractor officially requested rain delay days due to heavy rain in 2013. The completion date was moved to June 20th and then September 1st. There are some change orders pending. We have been meeting with the contractor on the rain delay days that will affect the contract terms.

Mr. Jones stated that there is a ribbon cutting ceremony tomorrow where you will be able to get a look inside the facility.

Trustee Montgomery – When did we move from providing a garage to having parking spaces for the students?

Mr. Bakker responded that the garage was never approved for the contract we accepted. It was discussed in the preliminary days, but was not approved for this particular facility. This plan always envisioned 300 parking spaces. In the Master Plan there are various locations designated for parking garages, but one was never specifically attached to this project.

Trustee Montgomery – I saw a specific plan that was presented to the Board for an 800-Bed/600 parking space garage facility. As we move forward to provide best in class facilities, there needs to be a conversation about what best in class facilities are and how to get to that point. What kind of savings did not building a garage result in?

Mr. Bakker stated that Parking Services would realize that savings. A parking garage would cost approximately \$7 million.

Trustee Alston – Are we still under budget?

Interim Associate VP Jones – Yes, we are still within the budget.

Chairman McWilliams – Have there been any major complaints from tenants as yet?

Interim Associate VP Jones – We have had some issues with hot water, and we are working through that. The building is being balanced. There were some issues with automatic light sensors, but we have taken care of that also.

2. The second project update was the Pharmacy Building Phase II. The underground utilities and early site work have been completed. The foundation work has commenced under the leadership of the new architect. There are four (4) cameras that have been mounted that show real time data on the construction site and we have the ability to view the ongoing progress of construction. The construction manager is currently working with the architect to enhance the scope of the project for the additional \$10 million. As soon as we have a new Guaranteed Maximum Price (GMP) we will be

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



coming back to the Board for approval on the project. The project completion is scheduled for January 2016.

3. The third project was the FAMU/FSU College of Engineering Phase III. The scope of work related to re-roofing the south wing of Building A has been completed. As a result of the legislative directive for a study to be conducted regarding the Joint College of Engineering, it was agreed by both FAMU and FSU in conjunction with the Board of Governor's to utilize the appropriation to continue the renovating effort for the existing facilities. The original architect of record is currently working on developing a new scope of work for the additional \$10 million. As soon as we have a new GMP we will be coming back to the Board for additional approval on the project.
4. The fourth project is the SGA Grand Ballroom and Student Union Renovation. The design team has submitted the 100% drawings. The exterior scope of work has been completed, and the interior phase of the project will start in October 2014. The projected substantial completion date is end of January 2015. The Student Union renovation scope is currently being designed.

Trustee Alston – What does the project entail and what is the completion date?

Interim Associate VP Jones - We are looking at enhancing the lighting, dropping the ceiling, some flooring work, and HVAC modifications. The anticipated completion date is January 2015.

Chairman McWilliams – With the 800-Bed facility complete, what is the status on the vacant dormitories?

Interim Associate VP Jones - We have contracted the services of a consultant, and we will receive the report in November. The study should be complete in January 2015.

Trustee McWilliams asked if there were any further questions or comments for Mr. Jones. There were no further questions and the Committee adjourned at 11:51 a.m.

Respectfully submitted,

Spurgeon McWilliams
Committee Chairman

Transcribed by:
Darlene W. Garcia



**Florida Agricultural and Mechanical University
Board of Trustees
ACTION ITEM**

Facilities Planning Committee

Wednesday, December 3, 2014

Agenda Item: IV

Item Origination and Authorization

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

Action of Board

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

Subject: Approval of Campus Development Agreement with City of Tallahassee

Rationale:

Facilities Planning & Construction has been working with the Board of Trustees, University leadership, faculty, staff, students, and other stakeholders to develop the 2010-2020 Campus Master Plan Update for the main campus, Viticulture, Quincy, and Crestview. Research, data collection, input sessions, and presentations have been conducted as part of the master planning process. The findings, outcomes, and comments received as part of the efforts above are reflected within the final document.

To implement the Campus Master Plan the University is required to enter into a Campus Development Agreement with the host local government. On March 13, 2013 the 2010-2020 Florida A&M University Campus Master Plan Update was presented to the City of Tallahassee Commission whereupon the University and city staff initiated preparation of the Campus Development Agreement. Therefore, we request that the Facilities Planning and Construction Committee recommend that the Florida A&M University 2010-2020 Campus Development Agreement be advanced to the Board of Trustees for their consideration for adoption in accordance with 1013.30 F.S.

Attachments: Campus Development Agreement with the City of Tallahassee

Recommendation:

Recommends the adoption of the Campus Development Agreement by the Board of Trustees. Facilities Planning and Construction in accordance with 1013.30 F.S., seek final approval of the Campus Development Agreement with City of Tallahassee.

Prepared by: Interim Associate Vice President Kendall Jones



**Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM**

Facilities Planning Committee

December 3, 2014

Agenda Item: V

Subject: Project Updates

Summary: The following provides an update on four (4) construction projects:

Project(s)	Status
FAMU Village (800-Bed Dorm)	The project has been completed, and the Facilities Project Team is in the process of closing out the project account. The contractor will cover the expenses associated with the delay in completing the sixth floor in the amount of \$142,552.
Pharmacy Building Phase II	The foundation and vertical steel work has started. The Facilities Project Team is working with the architect, construction manager and Dean of Pharmacy in an effort to value engineer out certain elements of the building to get the project's Guaranteed Maximum Price (GMP) within budget. The GMP reflecting the additional \$10 million will be submitted to the Board of Trustees for approval.
FAMU/FSU College of Engineering Phase III	The contract with the original architect of record is being executed, and the Project Team is working with FSU's staff to finalize the new scope of work for renovating the existing facilities.
SGA Grand Ballroom / Student Union	<p>The Grand Ballroom renovation project started in October and will be substantially completed at the end of January 2015.</p> <p>The Student Union renovation portion of the project is in the design stage. The drawings are about 90 percent completed. The project will be completed over several phases to accommodate the SGA staff during the renovation activity.</p>



**Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM**

Facilities Planning Committee

Date: December 3, 2014

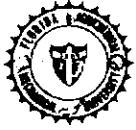
Agenda Item: VI

Subject: Master Plan Update

Summary: The existing Master Plan covers the period of 2010-2020. The Facilities Planning and instruction staff will start the process of updating the existing Master Plan to ensure that the Master Plan is consistent with the President's initiatives and current strategic plan for the University. This update process will focus on land acquisition, pedestrian walkways throughout the campus, landscape and beautification, security, and future building elements in accordance with 1013.30 (9) F.S.

Special efforts will be taken to ensure that collaboration occurs with all University constituents to include faculty, students, staff, administration, and community members as this document is updated.

In addition, the recommendations resulting from the Educational Plant Survey that is currently being conducted will be included in the updated Master Plan document and factored into the next Capital Improvement Plan (CIP) and Legislative Budget Request (LBR). The Board of Trustees will be updated as the Master Plan elements are updated.



**Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM**

Facilities Planning Committee

December 3, 2014

Agenda Item: VII

Subject: Recreational Center's Chiller Replacement

Summary: Due to the premature failure of the Recreational Center's HVAC chiller, the Student Government Association, in conjunction with the President, has agreed to utilize \$150,000 of the CITF funding that was appropriated by the Legislature for the Student Union Renovation Project to fund the cost of this capital renewal effort. As a result, the Student Union Project will be reduced by \$150,000.