

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



**Facilities Planning Committee Meeting**

**Date: September 14, 2016**

**Time: 9:45 AM**

**Location: Tallahassee, FL, Grand Ballroom**

**Committee Members:** Kimberly Moore, Chair  
Kelvin Lawson, Robert Woody, Bettye Grable, Gary McCoy

- |     |               |                 |
|-----|---------------|-----------------|
| I.  | Call to Order | Chair Moore     |
| II. | Roll Call     | Siteria Gregory |

**Action Items**

- |      |   |                  |
|------|---|------------------|
| III. | Approval of Minutes of Meeting of June 9, 2016  | Chair Moore      |
| IV.  | Approval of University Regulation 4.109 (Establishment of Educational Site at Brooksville) and General Update | VP Green-Powell  |
| V.   | Approval of the Campus Master Plan  | AVP Kapileshwari |

**Information Items**

- |     |   |                       |
|-----|---|-----------------------|
| VI. | Major Projects Update                           |                       |
|     | 1. Overview of Major Projects                   | Chief of Staff Miller |
|     | 2. Update of HBCU Financing                     | VP Poole              |
|     | 3. Center for Access and Student Success (CASS) | AVP Kapileshwari      |
|     | 4. Pharmacy – II Project                        | AVP Kapileshwari      |
|     | 5. Acquisition of Foundation Office Building    | Chief of Staff Miller |
|     | 6. Public-Private-Partnership (P3)              | Chief of Staff Miller |

- VII. Division Realignment Analysis - Facilities and Planning Chair Moore
- VIII. Update on Damages to Building #13 Chief of Staff Miller
- IX. Adjournment

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



**Facilities Planning Committee Minutes  
Trustee Kimberly Moore, Chair**

**Thursday, June 9, 2016**

**MINUTES**

**Committee Members Present:** Chair Kimberly Moore, Trustee Bettye Grable, Trustee Kelvin Lawson, Trustee Gary McCoy, and Trustee Robert Woody.

Chair Moore called the meeting to order at 2:00 p.m. Attorney Linda Barge-Miles called the roll. A quorum was present.

**Action Items**

**Approval of Summary Minutes – May 11, 2016**

There were no revisions to the minutes. Trustee Woody moved to approve the minutes. Trustee McCoy seconded the motion. The motion was approved.

**Approval of Five-Year Capital Improvement Plan (CIP) 2017-2022**

AVP Kapileshwari presented the Five-Year CIP that is required to be submitted every year to the Board of Governors. The CIP provides the State Legislature with a budget for capital improvements to academic support facilities for state universities for the upcoming five-year period.

Trustee Woody moved to approve the CIP, and Trustee Lawson seconded the motion. The motion was approved. The Facilities Planning Committee approved the Five-Year CIP.

Trustee Grable commented on the definition of a classroom and the need for the technological wiring including projectors and other needs of the faculty for outfitting the classrooms. Mr. Kapileshwari confirmed that CIP items 3 and 4 include some of these upgrades to our existing classrooms, including some of the technological upgrades for smart classrooms and distance learning.

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**Transfer of DSO Building**

As a follow up to the discussion item in May, the transfer of DSO Building to University was brought back to the committee in June for approval. The Facilities Planning Committee heard a presentation by Ms. Angela Poole and Mr. Sameer Kapileshwari on the Transfer of DSO Building to the University.

The Facilities Planning Committee authorized staff to move forward to acquire the property with a leaseback of space to the FAMU Foundation, subject to completion of due diligence. Unless the due diligence determined that there are impediments to acquiring the property, then the University should move forward. The Facilities Planning Committee authorized the President, on behalf of the Florida Agricultural and Mechanical University Board of Trustees, to acquire fee simple title to the FAMU Foundation Building and to execute, negotiate, and accept any and all documents in the furtherance thereof, all subject to the review and approval of the Division of Construction and Facilities Management, the Office of Plant Operations and Maintenance, and the Office of the General Counsel.

Trustee Lawson requested clarification regarding Option 2, and he wanted to know if this item was going to come back to the Board. Chair Moore confirmed that the team would move forward unless they encounter any roadblock. Ms. Poole further confirmed this process.

Trustee Carter asked about the space availability for ITS and other entities. Ms. Poole confirmed that there was space available. Trustee Carter also asked about the financial impact of the transfer. Ms. Poole confirmed that in addition to the rent from Foundation, there would be some E&G funds available for that building after it gets transferred to the University.

Trustee Dortch asked about the renovations needed to the space. Ms. Poole gave a quick overview of some of the work necessary. Trustee Mills asked about the operational cost of the building and if there was a net gain after the transfer. Ms. Poole shared that in addition to the rent revenue from the Foundation; there will be some funds coming from the E&G source after transfer of the building to the University.

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Trustee Woody asked if there is any ADA work to be done at the building. Mr. Kapileshwari confirmed that there are some ADA items that will have to be included in the minor renovations project. Trustee Carter provided his feedback on the how this will be a great opportunity for us given the challenges we face.

Trustee Lawson made a motion to approve this item, and it was seconded by Trustee McCoy to move forward with the due diligence necessary to acquire the Foundation building. The motion carried, and the Facilities Planning Committee approved the item.

**DISCUSSION AND INFORMATION ITEMS**

The Facilities Planning Committee heard presentations by Mr. Sameer Kapileshwari, Associate Vice President, Ms. Angela Poole Acting Vice President and CFO concerning the following discussion and informational items:

**Discussion Item of the DOE Capital Financing**

The Facilities Planning Committee was updated with the concept of Living-Learning-Community by Dr. Brenda Spencer (Director of Academic Integration and Student Transitional Services) and how these facilities contribute to the retention and graduation rates at the University. Mr. Kapileshwari shared some of the details for the proposed Palmetto North project and the needs for this facility. Mr. Roger Godwin and Mr. Kenneth Greene of DAG Architects shared a conceptual plan for Palmetto North.

Trustee Smith asked about the access to the site during the construction phase. Mr. Godwin shared the extension of MLK Boulevard and that access from S. Adams would have to be completed before the project construction begins. Trustee Dortch and Mr. Godwin also discussed the commitment of DAG Architects for diversity and inclusion with this and similar projects. Trustee Grable commented on the renderings for the proposed buildings. Mr. Godwin shared that we were only in the conceptual phase, and the details would be finalized at a later stage. President Mangum also shared that staff will come back to the Board during the design phase and share the design to make sure that it is consistent with the overall campus community and the landscape preservation.

Ms. Poole then shared the occupancy history and the current capacities of our housing facilities. Mr. Calvin Stamps with Bretwood Capital shared details on the Department of Education HBCU Capital Financing Program and the refunding of existing housing bonds.

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Trustee Mills asked if the net present value saving was over 30 years or 22 years. Mr. Stamps shared that it was blended over the period of the outstanding debt. Trustee Mills then asked about the current debt capacity of the University. Mr. Stamps shared that the debt capacity is driven by the debt coverage ratio, and there are no penalties for the non-compliance.

The stakeholder engagement, ongoing collaboration, next steps, and timeline were also shared with the committee. Finally, Mr. Ben Watkins with Florida Division of Bond Finance also shared the ongoing efforts and collaboration between the University and his office.

Trustee Carter and Trustee Lawson also discussed the importance of housing facilities and its relation to the strategic plan of the University. Trustee Grable also commented on the deterioration of some of the other facilities on the campus and the need for the attention to safety elements. Mr. Kapileshwari also shared more details about some of the projects that are in the works for sidewalk and pedestrian safety.

**Information item of the Public Private Partnership (P3)**

Ms. Poole shared the long-term plan for enhancements of the campus facilities and exploring all the available financing options. The next step for the P3 project will include completion of housing demand study and issuance of Invitation to Negotiate (ITN). ITN response requirements and the next steps look ahead schedule for P3 was also shared with the committee.

Trustee Carter asked if there were any HBCU loan funds available for athletic facilities. President Mangum confirmed that these were not available for athletic facilities and that these were available for academic spaces and or dormitories. We were, therefore, packaging these together to expand the use of space and in effect improve the quality of our classroom delivery for instruction.

Mr. Kapileshwari clarified that CASS building would not be part of the P3 program. Although in the same vicinity, this building will be completely financed by PECO dollars. Trustee Carter wanted to see if we could have a comprehensive upgrade of all facilities. President Mangum shared that the Living Learning concept will address both the living spaces and the academic spaces. The meeting was adjourned at 3:15 p.m.



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

**Facilities Planning Committee  
Date: September 14, 2016  
Agenda Item: IV**

Item Origination and Authorization				
Policy ___	Award of Bid ___	Budget Amendment ___	Change Order ___	
Resolution ___	Contract ___	Grant ___	Other_X_Regulation	

Action of Board				
Approved ___	Approved w/ Conditions ___	Disapproved ___	Continued ___	Withdrawn ___

**Subject:** In accordance with Board of Governors Regulation 8.009, this Regulation is created to regulate Florida A&M University's establishment, reclassification, relocation, and closing of educational sites apart from the main campus, including without limitation, special purpose sites, international educational sites and educational sites located in other states, and for the acquisition of real property on which such educational sites will be located.

Under Regulation 8.009, a Special Purpose Site is defined as a unit of the university, apart from the main campus, that provides services of an educational or community outreach nature that are other than instruction leading to a college degree. Instructional programs or courses leading to a college degree are typically not offered (but may be under certain circumstances) at Special Purpose Sites. The President is authorized to establish or close Instructional Sites and Special Purpose Sites consistent with the University's strategic plan, except for closure of instructional or special purpose sites that are funded by the Legislature or established pursuant to law. Florida A&M University is required to notify the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) of changes in accordance with its Substantive Change Policy and, when required, seek approval prior to the initiation of changes.

**Rationale:** FAMU has acquired 3,800 acres of land from the U.S.D.A. The property includes several buildings that require maintenance and repair. The proposed Regulation will render such facilities eligible for E&G operating funds, and will provide educational and/or community outreach services, other than instruction leading to a college degree. After the adoption of the proposed Regulation 4.109, the President will establish a Special Purpose Site at Brooksville Agricultural and Environmental Research Station (BAERS).

**Attachments:** Proposed Regulation 4.109 Educational Sites.

**Recommendation:** (1) Approve the Regulation for adoption in accordance with the Board of Governors Regulation Development Procedure, after the 30 day notice period.



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

**4.109 Educational Sites**

- (1) **General.** Pursuant to Board of Governors Regulation 8.009, this regulation is created to regulate the Florida A&M University's establishment, reclassification, relocation, and closing of educational sites apart from the main campus, including international educational sites and educational sites located in other states, and for the acquisition of real property on which such educational sites will be located.
  
- (2) **Definitions.**
  - (a) The following Board of Governors definitions of educational sites shall be used for classification purposes under this regulation:
    - i. "Main Campus" is defined as the primary site of university educational, research, and administrative activities.
    - ii. "Additional Campus", including one that has received separate regional accreditation, is defined as an instructional and administrative unit of the university, apart from the Main Campus, that primarily offers students upper division undergraduate and graduate programs, as well as a wide range of administrative and student support services appropriate for the number of student FTE served, and reflects a relatively permanent commitment by the university for the foreseeable future, not an occasional, time-limited, or transitory activity, in facilities which are university-owned, university-leased, or jointly used with another public institution.
  
  - (b) **Campus Types.**
    - i. Type I Campus is defined as a university operation that has obtained and continues to maintain an enrollment level of more than 2,000 university student FTE in courses which lead to a college degree. A Type I Campus typically provides a broad range of instruction for numerous full and partial degree programs, research activity, and an extensive complement of student services.
    - ii. Type II Campus is defined as a university operation that has obtained and continues to maintain an enrollment level of 1,000 to 2,000 university student FTE in courses which lead to a college degree. A Type II Campus typically provides a



## Florida Agricultural and Mechanical University Board of Trustees Action Item

moderate range of instruction for full and partial degree programs, limited research activity, and a moderate complement of student services.

- iii. Type III Campus is defined as a university operation that has obtained and continues to maintain an enrollment level of at least 300 but less than 1,000 university student FTE. The Board of Governors may, within its discretion, require an operation with fewer than 300 FTE to be presented to the Board of Governors for approval if the operation otherwise meets the remaining criteria in this sub-paragraph. A Type III Campus typically provides a limited range of instruction for full and partial degree programs, limited research activity, and a limited complement of student services.

(c) “Special Purpose Center” is defined as a unit of the university, apart from the main campus, that provides certain special, clearly defined programs or services, such as research or public service, and reflects a relatively permanent commitment by the university for the foreseeable future, not an occasional, time-limited, or transitory activity, in facilities which are university owned, university-leased, or jointly used with another public institution. Instructional programs or courses leading to a college degree are typically not offered (but may be under certain circumstances) at Special Purpose Centers. Cooperative extension sites are not included in the definition of special purpose center.

(d) “Instructional Site” is defined as a temporary instructional unit of the university, apart from the main campus, that provides a limited range of instructional programs or courses leading to a college degree, in facilities not owned by the institution.

(e) “Special Purpose Site” is defined as a unit of the university, apart from the main campus, that provides services of an educational or community outreach nature which are other than instruction leading to a college degree. Instructional programs or courses leading to a college degree are typically not offered (but may be under certain circumstances) at special purpose sites.

(3) **Procedures.** The approval process for establishing, reclassifying, relocating, and closing educational sites apart from the Main Campus is as follows:



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### (a) Instructional Sites and Special Purpose Sites.

i.

The President is authorized to establish or close Instructional Sites and Special Purpose Sites consistent with the University's strategic plan, except for closure of instructional or special purpose sites that are funded by the Legislature or established pursuant to law.

ii.

If an instructional or special purpose site scheduled for closing has been funded by the Legislature or established pursuant to law, the BOT must approve the closure. Documentation justifying the closure shall be submitted to the BOT, along with confirmation that the University has communicated with legislative leadership regarding the closure. Upon approval, the University shall provide the BOT approval and related backup information to BOG.

iii.

Florida A&M University is required to notify the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) of changes in accordance with its Substantive Change Policy and, when required, seek approval prior to the initiation of changes. *[This requirement might not apply to FAMU]*

### (b) Additional Campuses and Special Purpose Centers

i.

As an initial part of the process that may lead to the acquisition, establishment, reclassification, relocation, or closing of additional campuses or special purpose centers, the President shall consult with the Chancellor of the State University System to inform system-wide strategic planning.

ii.

Establishing, reclassifying, relocating, or closing an additional campus or special purpose center, including acquiring real property for such educational sites, shall be approved by the Board of Trustees and, subsequently, by the Board of Governors. Except as may be expressly authorized by law, no capital outlay funds shall be requested of the Legislature or expended, except for planning, prior to such approvals being obtained. Additionally, approval from the Board of Governors must



## Florida Agricultural and Mechanical University Board of Trustees Action Item

be obtained prior to making a formal request for separate accreditation of a campus.

iii.

Proposals for the establishment, relocation, and reclassification of additional campuses and special purpose centers shall be submitted by the President to the university's Board of Trustees and, subsequently, to the Board of Governors, and shall include the following elements:

1. Accountability,
2. Needs Assessment,
3. Academic Programs,
4. Administration,
5. Budget and Facilities,
6. Student Services, and
7. Monitoring of Implementation.

iv.

In addition to addressing the elements specified in subsection (3)(b), a proposal for the establishment of campuses and special purpose centers outside of the United States shall include the following elements:

1. The relationship of the international program to the university's mission and strategic plan;
2. Any known legal requirements of the host country that must be met to establish and operate a campus or special purpose center in that country and the legal jurisdiction that will be applicable to the University's operations, and a plan and timeline for meeting those requirements;
3. A risk assessment of the University's responsibility for the safety of students, faculty, and staff, including a plan to mitigate these risks;
4. How the University will exercise control over the academic program, faculty, and staff, if the program is not operated exclusively by the University; and
5. Details on any exit agreements with foreign partners or governments.



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- v. Proposals for closing additional campuses and special purpose centers shall be submitted by the President to the Board of Trustees and, subsequently, to the Board of Governors, using the format(s) specified by the Office of the Board of Governors. The proposal shall include a request for the Board of Governors to initiate a dialogue with the University and legislative leadership regarding the appropriateness of seeking statutory changes, if the educational site has been established pursuant to law.
- vi. The President or designee is responsible for monitoring enrollment at the University's campuses. If enrollments fall below the minimum designated for the site as defined herein for three consecutive years, the University shall develop and implement a plan for increasing enrollment, reclassifying the site, or closing the site. An exception shall be made for a Type III Campus that was approved by the Board of Governors for establishment at an enrollment level below the minimum designated in Section (2)(b)(3). In that case, if enrollments fall below the Board of Governors-approved minimum for that site for three consecutive years, the University shall develop and implement a plan for increasing enrollment, reclassifying the site, or closing the site.

*Specific Authority: Article IX, Sec. 7(c), Florida Constitution; Board of Governors Regulations 1.001 and 8.009. History: New10- -16.*



# Florida Agricultural and Mechanical University Board of Trustees Action Item

Meeting Date September 14, 2016

Agenda Item: V

Item Origination and Authorization				
Policy _____	Award of Bid _____	Budget Amendment _____	Change Order _____	
Resolution <u>X</u> _____	Contract _____	Grant _____	Other _____	

Action of Board				
Approved _____	Approved w/ Conditions _____	Disapproved _____	Continued _____	Withdrawn _____

**Subject:** Campus Master Plan Update Approval to Initiate Agency Review, Public Hearings, and Campus Development Agreement (CDA).

**Rationale:** The development of the FAMU Master Plan Update is a requirement under Subsection 1013.30 (9) F.S. The Final Master Plan and Supporting Inventory, and Analysis documents are used to determine necessary facility requirements, building placement and proposed campus expansion to support the proposed student enrollment.

Currently, the existing master plan is going through the five-year intermediate update.

We have completed over 20 visioning sessions with stakeholders and stakeholder groups including academic, research, auxiliary, sustainability, student affairs, student government, and alumni.

The following is the tentative look ahead schedule with the goal of completing the final master plan by end of the year:

September 2016

- Final Master Plan Presentation to Board of Trustees (action item - approval to initiate agency review, public hearings, and CDA)
- Informal Public Information Session Open House (per Florida Statutes)
- First Public Hearing (per Florida Statutes; advertisement in local newspaper)
- Submit Draft Master Plan to Host Community + State Agencies (per Florida Statutes; 90 days for review, advertisement in local newspaper)

December 2016\*

- Second Public Hearing / BOT Meeting to Adopt Campus Master Plan (per Florida Statutes)

*\* Contingent upon Host Community + State Agency review concluding earlier than the 90 day review period authorized per Florida Statute*

**Recommendation:** Approve campus master plan to initiate agency review, public hearings, and Campus Development Agreement for the Florida Agricultural and Mechanical University.



**Item IV- Regulation 4.109 and  
Establishment of Educational Site at Brooksville**

PRESENTED BY

Vice President Patricia Green-Powell, Ph.D.

Florida Agricultural and Mechanical University

September 14, 2016



FLORIDA A&M UNIVERSITY  
**BROOKSVILLE**  
AGRICULTURAL AND ENVIRONMENTAL RESEARCH STATION



***"Honoring Our Deep Roots As A Land-Grant Institution"***





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Introduction

In September 2015, **FAMU acquired 3,800 acres of land in Brooksville, Florida** from the USDA-Agricultural Research Service. The acquisition represents the largest transfer of public land to a historically black land-grant college or university.

The long-term goal is to create a Research Station at Brooksville to promote agricultural and natural resource research. Toward this objective, approval of University Regulation **4.109** that would authorize the President to establish an Educational Site at Brooksville is being requested. This regulation is being established pursuant to Section 8.009 of the BOG Regulations.





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Commitment

The deed restriction requires FAMU to use facility for agricultural and natural resource research for the next 25 years to support and enhance the University's mission, while creating a learning community with a global diffusion of innovation. The development of the Research Station will play a key role in the execution of the University's proposed **"FAMU Forever Forward" Strategic Plan with emphasis on destinations 1,2, and 4:**

- Exceptional student experience
- High-impact research
- Alumni, community and business engagement

Our work will also contribute to enhancing the State University System's Metric 10A, which is focused on research expenditures funded from federal, private industry and other sources.





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Advisory Planning Committee

Engaging the local community and other stakeholders is a key part of the University's effort to develop this facility. An Advisory Planning Committee made up of a diverse group of stakeholders has been established.

- **Monica Rainge, Esq.**, State Coordinator, Federation of Southern Cooperatives – Land Assistance Fund (Committee Chair)
- **Robert Taylor, Ph.D.**, Dean and Director of Land-Grant Programs, FAMU (CAFS)
- **Ray Mobley, Ph.D.**, Retired FAMU (CAFS) Associate Professor
- **Ulysses Glee, Ph.D.**, Managing Member of the Fenton Group
- **Timothy Beard, Ph.D.**, President of Pasco-Hernando State College
- **Leonard Sossamon**, Hernando County Administrator
- **T. Jennene Norman-Vacha**, Brooksville City Manager
- **V. Eugene Rooks**, Former Coordinator of Research at the University of Florida Institute of Food and Agricultural Science





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Key Updates

- Secured an account with the FAMU Foundation, Inc. to receive contributions
- Developed a student engagement model
- Developed a faculty engagement model
- Developing a BAERS strategic plan that aligns with the “FAMU Forever Forward” Strategic Plan, to be completed by 12/2016
- Hosting a Brooksville Community Forum (10/10/2016)
- Hosting a Brainstorming Session with 1890 Presidents (11/1/2016)





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Short-Term Projected Activities 2016-2017

### Activities

- Develop a Master Land Utilization Plan
- Complete Employment of Management Team
- Install Communications, Utilities and Technology Network
- Launch Beginning Farmers and Ranchers Program
- Identify and apply for External Funds





# Brooksville Agricultural and Environmental Research Station (BAERS)

## Short-Term Projected Activities and Timeline (Continued)

### Activities

### Timeline

Employ Research Faculty

2017-18

Launch Extension Programs

2017-18 – 2019-20

- 4-H Youth Development (K-12)
- Family and Consumer Science
- Community Resource Development

Promote and Facilitate Faculty and Graduate Student Research

2017-18 – 2018-19

Continue to Secure Appropriate Budget

2017-18 – 2020-21





# Brooksville Agricultural and Environmental Research Station (BAERS)



*Thank you for your support and interest!*





## **Item V – Campus Master Plan Update**

PRESENTED BY

**Associate Vice President Sameer Kapileshwari**

Florida Agricultural and Mechanical University

**September 14, 2016**



# Master Plan Update

The development of the FAMU Master Plan Update is a requirement pursuant to Subsection 1013.30 (9) F.S. The Final Master Plan and Supporting Inventory and Analysis documents are used to determine necessary facility requirements, building placement and proposed campus expansion to support the proposed student enrollment.

The 2010-2020 FAMU Master Plan has been completed. As part of that update, all 18 master plan elements were included, and data were collected where available. Currently, the master plan is going through the five-year intermediate update.

*We request approval to initiate the first of two public hearings and required notice announcing the 90-day review period by the Host Community (city of Tallahassee) and other State agencies as required by F.S. and Board of Trustees Policy Number 2005-07*





# Master Plan Update

**To date, we have completed the following phases:**

Phase I – Evaluation

Phase II – Inventory and Analysis

- President’s Vision and Senior Leadership input
- Campus development agreement (two year extension)
- Underground utility analysis

Phase III – Conceptual Design

Phase IV – Preliminary Master Plan (in conjunction with Steering Committee)

Phase V – Draft Final Master Plan

We have completed over 20 visioning sessions with stakeholders and stakeholder groups including academic, research, auxiliary, sustainability, student affairs, and also student government and alumni. Simultaneously, we are developing the programming worksheet and validating it against our proposed Capital Improvement Plan (CIP).





# Master Plan Update

The following is the tentative schedule with the goal of completing the final master plan by end of the year:

September 2016

- **Final Master Plan Presentation to Board of Trustees (action item - approval to initiate agency review, public hearings, and CDA) – Informal Public Information Session Open House (per Florida Statutes)**
- First Public Hearing (per Florida Statutes; advertisement in local newspaper)
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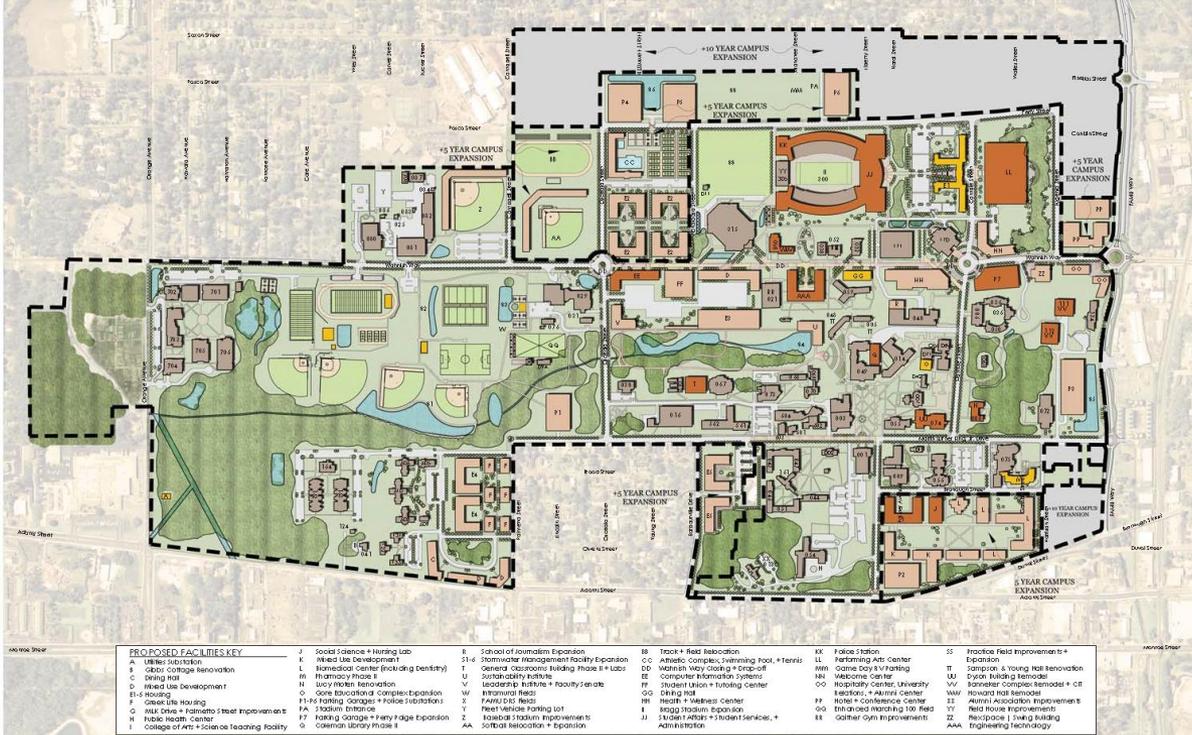




# Master Plan Update

## Adopted Campus Master Plan 2010 - 2020

001	LEH HALL	012	GEORGE CONROY GREENHOUSE	031	DARYL BRAND WINERY	047	DIAMOND HALL	069	GRBS HALL	076	COLLEGE OF PHARMACY	111	BENJAMIN BANISTER-A	171	PARKING GARAGE I	605-608	SOUTH PALMETTO BLDG. ADD.
002	JACKSON DAVIS HALL	013	REEDER'S HOUSE	032	HAS THOMAS INDUSTRIAL ARTS	048	SAMPSON HALL	068	GRBS WEST	078	SMALL ANIMAL LAB	112	BENJAMIN BANISTER-B	172	PAVILION STADIUM	609	SOUTH PALMETTO COMMERCIAL BLDG
003	SHREVE'S CORRIDORS	014	RUCKER HALL	033	HOOPER HOUSE	049	2.3 WEST & NORTH	067	GENERAL CLASSTROOM	079	GENERAL CLASSTROOM	113	GRBS COTTAGE	173	FRAGS STADIUM	610	SOUTH PALMETTO MECHANICAL BLDG
004	HE YOUNG HALL	015	HOOPER HOUSE	034	SCHOOL OF ARCHITECTURE	050	GENERAL COUNSEL WATER BLDG.	066	FOSTER-TANNER HEDIC CRT	080	P.O.W. BLDG-A	114	GRBS COTTAGE	174	CALHOUN-SHREVE ATHLETIC FIELDHOUSE	611	NORTH D.E.S. CIVIL ENGINEER
005	2.3 S. SOUTH	016	SCHOOL OF ARCHITECTURE	040	SCHOOL OF JOURNALISM	051	WHEATLEY HALL	069	FOSTER-TANNER CESARIO CRT	080	P.O.W. BLDG-C	115	CHILD CARE CENTER	175	LAWSON TEACHING CIVIL ENGINEER	612	NORTH D.E.S. BLENHEAR SCHOOL
006	CARNEGE CENTER	017	CAMBER CIVIL	041	BOOK ARCHIVE CENTER	052	CENTRAL POWER PLANT	071	FOSTER-TANNER EAST CRT	081	P.O.W. HAZARDOUS STORAGE-A	116	WILLIAM CURRY JR. PLAZA	176	540-562 ST. FRANCIS BLDG.	613	NORTH D.E.S. NEEDLES SCHOOL
007	LUCKY HORSE	018	HAZARDOUS STORAGE	042	CO-OPERATIVE CENTER	053	FOUR WATER ADMIN CENTER	072	CO-OP EDUCATION COMPLEX	084	P.O.W. HAZARDOUS STORAGE-B	117	PALMETTO HOLDING PHASE III	177	401 STUDENT UNION OFFICE BLDG.	614	NORTH D.E.S. CARETOWER
008	WALKER HANEY	019	BOOK ARCHIVE CENTER	043	REC. GYMNASIUM	054	REC. GYMNASIUM	073	PLS & CIVIL	086	P.O.W. WELLS	118	PALMETTO HOLDING PHASE II	178	402 STUDENT UNION OFFICE BLDG.	615	NORTH D.E.S. NEEDLES SCHOOL
011	ATHLETIC STORAGE	020	RECREATION CENTER	044	TRUBER HALL	055	SCIENCE RESEARCH FACILITY	074	FOSTER-TANNER BAND BLDG.	087	P.O.W. STORAGE	119	PALMETTO COMPOSITE LAUNDRY	179	403 STUDENT UNION OFFICE BLDG.	616	NORTH D.E.S. HIGH SCHOOL
		021	IDEA TELE-CONFERENCE CTL.	045	CR OFFICE HALL	056	HOMANUS HALL	075	DITCH PHARMACY	088	FOSTER-TANNER OFFICE TRAIL	120	STUDENT SERVICES CENTER	180	404 STUDENT UNION GRAND GALLERY		



<b>PROPOSED FACILITIES KEY</b>	J Social Science + Hearing Lab	B School of Journalism Expansion	88 Track + Field Relocation	KK Police Station
U Urban Use Substation	K Mixed Use Development	B14 Stormwater Management Facility Expansion	CC Athletic Complex, Swimming Pool, + Tennis	LL Performing Arts Center
A City College Renovation	L Remedial Center (Rocking Chair Density)	U General Classroom Building Phase II Upper	DD Maritime Navy College + Camp-off	MM Game Day + Parking
C Dining Hall	M Pharmacy Phase II	U1 Sustainability Institute	EE Computer Information Systems	NN Welcome Center
D Head Life Development	N1 Library Modern Renovation	V Leadership Institute + Faculty Set-aside	FF Student Union + Training Center	OO Hospitality Center, University
E1-H Housing	O Core Educational Complex Expansion	W Intramural Fields	GG Dining Hall	PP Hospitality - Alumni Center
F Great Life Building	P1-H Parking Garage + Police Detachment	X Forensic Labs	HH Health + Wellness Center	QQ Howard Hall Renovation
G Multi-Care + Palmetto 2 Year Improvement	QA Facilities Entrance	Y Fleet Vehicle Parking Lot	II Bioprocess Innovation Center	RR Field House Improvement
H Public Health Center	P2 Parking Garage + Entry Stage Expansion	Z Food and Nutrition Improvement + Softball Relocation + Expansion	JJ Stadium + Student Services, + Administration	SS Practice Field Improvements + Expansion
I College of Arts + Science Learning Facility	Q Coleman Library Phase II		KK	TT Computer & Young Hall Renovation
				UU Byron Building Renovation
				VV Bachelor Composite Renovation + CE
				WW Howard Hall Renovation
				XX Field House Improvement
				YY Field House Improvement
				ZZ Practice + Living Building Engineering Technology

<b>LEGEND</b>	EXISTING FACILITY	2015-2020 PROPOSED FACILITY
	2010-2015 PROPOSED FACILITY	2020+ PROPOSED FACILITY

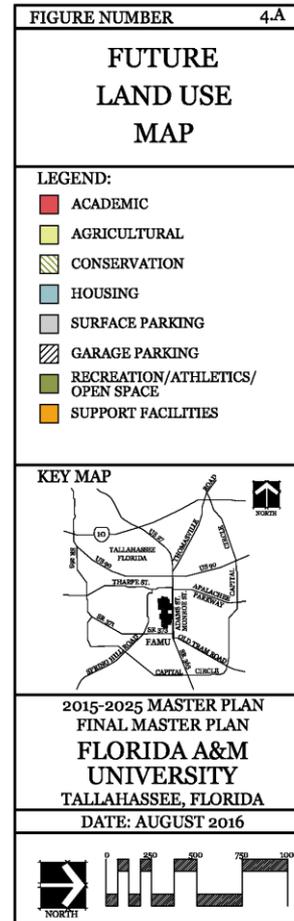
**FLORIDA AGRICULTURAL & MECHANICAL UNIVERSITY**  
 EXHIBIT "B" - FINAL MASTER PLAN  
 CAMPUS MASTER PLAN UPDATE 2010 - 2020  
 TALLAHASSEE, FLORIDA  
 JULY 2013



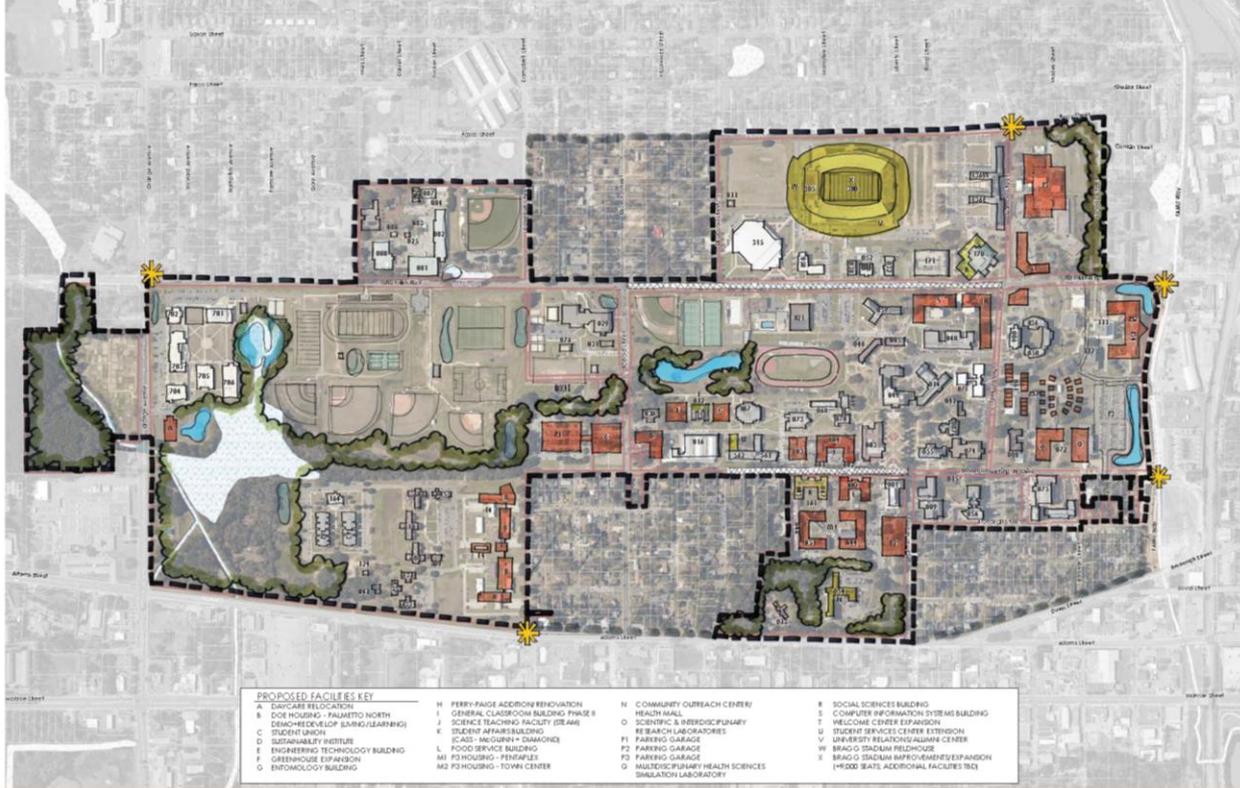


# Master Plan Update

## Campus Master Plan Update 2015-2025 – Future Land Use



EXISTING FACILITIES KEY	012 GEORGE CONROY GREENHOUSE	031 DARYBARN AND WHEAT	047 DIAMOND HALL	059 GIBBS HALL	075 COLLEGE OF PHARMACY	111 BENJAMIN BANNER-A	148 UTILITIES SUBSTATION	403 STUDENT UNION CAREER CENTER
021 LEE HALL	013 PRESIDENT'S HOUSE	032 M.S. THOMAS INDUSTRIAL ARTS	048 SAMPTON HALL	061 OLD DMV	076 SMALL ANIMAL LAB	112 BENJAMIN BANNER-B	170 STUDENT SERVICES CENTER	603 STUDENT UNION GRAND BALLROOM
022 JACKSON DAURTHALL	014 TICKET HALL	033 WEST & NORTH	049 COLEMAN LIBRARY	067 GENERAL CLASSROOM	080 F.O.M. BLDG. A	114 CHESS/COTTAGE	171 PARKING GARAGE 1	604 SOUTH PALMETTO COMMONS BLDG-I
023 UNIVERSITY COMMONS	015 MONROE HOUSE	034 CENTRAL CHILD WATER PUNT	050 S.B.I. EAST	068 FOSTER-TANNER HAZUS CTR	081 F.O.M. BLDG. B	131-133 SCHOLARSHIP HOUSES	306 POLICE STORAGE	605-609 SOUTH PALMETTO BLDG A-D
024 N.W. YOUNG HALL	016 SCHOOL OF ARCHITECTURE	035 SCHOOL OF JOURNALISM	051 WREARLEY HALL	069 FOSTER-TANNER CERAMIC CTR	082 F.O.M. BLDG. C	134 CHESS/CAR CENTER	300 PARKING STADIUM	610 SOUTH PALMETTO COMMONS BLDG-F
025 S.B. SOUTH	021 GARDNER OLM	041 UNIV. ACTIVITIES CENTER	052 CENTRAL HEAT PLANT	070 FOSTER-TANNER ART CTR	083 F.O. HAZARDOUS STORAGE-A	136E-W FARM VILLAGE	305 GAUKMORE POWELL ATHLETIC FIELDHOUSE	701 SOUTH PALMETTO MECHANICAL BLDG-F
026 CARNEGIE CENTER	023 HAZARDOUS STORAGE	042 COURSEWORK CENTER	053 FOSTER-HEATER ADMIN CENTER	071 CORE EDUCATION COMPLEX	084 F.O. HAZARDOUS STORAGE-B	141 PALMETTO GYM # 2 PLAZA	315 LAWSON TEACHING COMPLEX	702 NEW D.R.S. ELEMENTARY SCHOOL
028 LUCY MOTHEN	024 UNIV. BARBERSHOP/BOUQUET	043 RECREATION CENTER	054 MC GURNEY HALL	072 D.R.S. GYM	085 F.O. MECH. CHILLER	142 PALMETTO HOUSING PHASE II	341-342 FERRY-PAIGE BUILDING	702 NEW D.R.S. ADMINISTRATION BUILDING
029 WARE-HANEY	025 RECREATION CENTER	044 USDA TELECONFERENCE CTR	055 BRYNHILL	073 FOSTER-TANNER BAND BLDG.	087 F.O. DM. STORAGE	143 PALMETTO HOUSING PHASE III	401 STUDENT UNION OFFICE BLDG	702 NEW D.R.S. ELEMENTARY SCHOOL
031 ATHLETIC STORAGE	030	044 CROPPER HALL	056 HOWARD HALL	074 DYSON PHARMACY	084 FOSTER-TANNER OBSERV. TWR	144 PALMETTO COMMONS LAUNDRY	402 STUDENT UNION MULTISERV BLDG	704 NEW D.R.S. CAPTATORIUM



PROPOSED FACILITIES KEY			
A	ENTRANCE RELOCATION	H	FERRY-PAIGE ADMIN RENOVATION
B	DOE HOUSING - PALMETTO NORTH (DEMO-REDEVELOP (BEMO) LEARNING)	I	GENERAL CLASSROOM BUILDING PHASE B
C	STUDENT UNION	J	SCIENCE TEACHING FACILITY (STEM)
D	SUSTAINABILITY INSTITUTE	K	STUDENT AFFAIRS BUILDING
E	ENGINEERING TECHNOLOGY BUILDING	L	FOOD SERVICE BUILDING
F	GREENHOUSE EXPANSION	M	PS HOUSING - PENNAPLE
G	ENTOMOLOGY BUILDING	N	PS HOUSING - TOWN CENTER
		O	COMMUNITY OUTREACH CENTER/ HEALTH HALL
		P1	RESEARCH LABORATORIES
		P2	RESEARCH LABORATORIES
		P3	RESEARCH LABORATORIES
		Q	SCIENTIFIC & BIOTECHNOLOGY
		R	SOCIAL SCIENCES BUILDING
		S	COMPUTER INFORMATION SYSTEMS BUILDING
		T	WELCOME CENTER EXPANSION
		U	STUDENT SERVICES CENTER EXTENSION
		V	UNIVERSITY RELATIONSHIP ALUMNI CENTER
		W	BRAGG STADIUM FIELDHOUSE
		X	BRAGG STADIUM IMPROVEMENTS EXPANSION
		Y	PHOOD (BATE) ADDITIONAL FACILITIES (TD)

	C OBSERVATION		EXISTING UNIVERSITY BOUNDARIES
	STORMWATER MANAGEMENT FACILITY		EXISTING FACILITY
	ADDITIONS/RENOVATIONS		GATEWAYS
	PROPOSED FACILITIES		

## FLORIDA AGRICULTURAL & MECHANICAL UNIVERSITY

### CONCEPTUAL MASTER PLAN

CAMPUS MASTER PLAN UPDATE 2015 - 2025  
TALLAHASSEE, FLORIDA  
AUGUST 2016





**Thank you**

**Questions?**





## **Item VI- Major Project Update**

PRESENTED BY

Chief of Staff Jimmy Miller  
Associate Vice President Sameer Kapileshwari  
Florida Agricultural and Mechanical University

**September 14, 2016**



# Center for Access and Student Success (CASS)



- The proposed project will consist of the construction of a 72,000 gross-square-foot facility that will house the new Center for Access and Student Success or “CASS.”
- This multipurpose building will house, among other things, Recruitment, Admissions, Financial Aid, Registrar, Student Accounts, Center for Disability Access and Resources, Undergraduate Student Success Center, computer labs, study space, and student meeting space.





# Center for Access and Student Success (CASS)

<b>Cost:</b>	<b>\$36,292,879</b>
2014-15 -PECO	\$6,155,000
2015-16 -PECO	\$6,500,000
Balance Needed:	\$23,537,879 (Included in the Capital Improvement Program CIP request 2017-18)

## Current Status:

- \$2M allocated for Professional Fees (A/E - JRA Architects)
- \$10.6M allocated for Preconstruction, Demolition, Site work (CM – Ajax Corp.)

## Schedule:

- |                   |                      |
|-------------------|----------------------|
| • Demolition      | <b>October 2016</b>  |
| • Site work       | <b>November 2016</b> |
| • Structural Work | <b>January 2017</b>  |





# Pharmacy Phase II

## Project Status:

- Substantial Completion Date – **July 22, 2016**
- Substantial Completion punch list items are being addressed
- Owner Purchased Equipment is being ordered





# Acquisition of Foundation Building



- In June 2016, the Board approved for staff to move forward with due diligence for building transfer option. If determined through the search and other means that we should not move forward, then the process would cease.
- Upon due diligence and after review of the Building Condition Assessment report provided by ISES Corporation, staff has concluded that it is not cost effective to move forward with the acquisition at this time.





# Public-Private-Partnership (P3)

## P3 Goals and Objectives

- Attract and retain the best students and faculty
- Improve the campus infrastructure with a combination of financing options
- Identify qualified Private Party or Private Parties to design, develop, construct, and finance the project





# Public-Private-Partnership (P3)

## Project Scope

**Phase 1: Student Housing:** Redevelopment of Cropper Hall, Wheatley Hall, and Jackson-Davis, Truth Hall Building – Completion before July 15, 2018

**Phase 2: Development of a Mixed-Use Town Center:** North side of campus near Old Developmental Research School (DRS) Completion before July 15, 2019

**Phase 3: Athletic Facility:** Bragg Memorial Stadium – Completion before July 2020



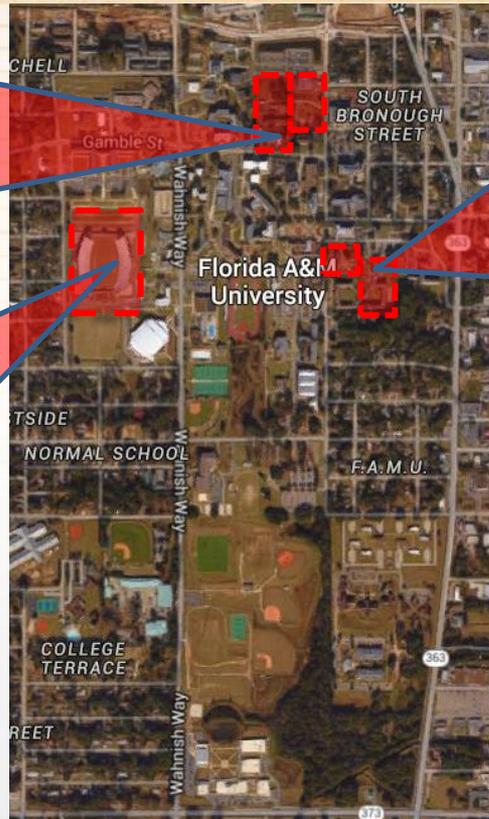


# Public-Private-Partnership (P3)

Old Development Research School (DRS)



Bragg Memorial Stadium



Pentaplex Complex (Wheatley and Cropper Hall, and Truth Hall)





# Public-Private-Partnership (P3)

## Systematic Approach to Selection of Private Partner

- Request for Qualifications to qualify partner
- Two stage ITN process
  - Evaluation Committee to evaluate responses from Qualified Respondents to develop a short list of three or four Qualified Respondents
  - Negotiation Committee to negotiate terms and conditions of P3 agreement with one or more Qualified Respondents
  - Each project phase will be evaluated and negotiated separately
  - Best and Final Offer (BAFO) from shortlisted Qualified Respondents
  - Select BAFO and submit BAFO to the Board of Trustees for approval
  - Submit BAFO to the Board of Governors for approval





# Public-Private-Partnership (P3)

1. Conducted strategic, transparent, and inclusive process
  - Over one year of due diligence – 5 BOT Meetings (July 2015 – September 2016)
  - Early engagement with Board of Governors staff
  - Engagement with internal stakeholders (Leadership, Finance, and Administration, Housing, Auxiliaries, Athletics, Academic Affairs)
  
2. Systematic approach to selection of Partner
  - 2-stage procurement process
    - Qualifications stage
    - ITN stage
  
3. Secured industry leading consultants
  - Jones Lang LaSalle





# Public-Private-Partnership (P3)

## Overview of Procurement Process

### STAGE I SCHEDULE

Release of ITN	July 18, 2016
Stage I Site Visit	July 29, 2016
Deadline to Receive Respondent Questions/Inquiry	August 5, 2016
Addendum Posted with Answers	August 12, 2016
Stage I ITN Responses Due	October 17, 2016
Short Listing and Posting of Qualified Respondents	October 31, 2016

### STAGE II SCHEDULE

Stage II Documents to be Issued	November 7, 2016
Qualified Respondents Meeting on Site	November 15, 2016
Stage II Responses Due	December 6, 2016
Presentations and Discussions	December 13, 2016
Negotiations with Qualified Proposers	January 5, 2017
Best and Final Offer (BAFO) Responses Due	January 16, 2017
BAFO Evaluations and Ranking	January 23, 2017





# Public-Private-Partnership (P3)

## Overview of Evaluation Process

### Evaluation Committee

Genyne Boston, Ph.D., Academic Affairs

Thomas Alexander, Student Affairs

Craig Talton, Facilities Planning and Construction

Kendall Jones, Plant Operations and Maintenance

Rebecca Brown, Auxiliary Services

Timothy Moore, Ph.D., Research

(Jones Lang LaSalle will continue to be retained for consultation and advice)

### Negotiation Committee

Jimmy Miller, Chief of Staff

Angela M. Poole, CPA, Vice President/CFO

Timothy Moore, Ph.D., Vice President





# Public-Private-Partnership (P3)

## Overview of Evaluation Criteria

### STAGE I Evaluation Criteria

Design Narrative and Project Planning	10
Respondent Experience and Qualifications	35
Team	25
Financial Terms	<u>30</u>
Stage I Response Point Total	100

### STAGE II Evaluation Criteria

Design and Construction	30
Respondent Experience and Qualifications	10
Team	25
Financial Terms	<u>35</u>
Stage II Best and Final Offer Point Total	100





# Public-Private-Partnership (P3)

- **Not in Project Scope:** The Center for Access and Student Success building, located at McGuinn and Diamond Halls, is being funded with PECO funds
- Athletic Facility – we will amend the existing ITN for the P3 to include the **athletic facility** as phase 3. This facility was a part of the initial Scope of Work for this P3 project. As a result of considerable interest shown by the qualified private partners and the community at large, the P3 evaluation committee has determined that it would be prudent and fair to include the athletic facility as a part of this ITN. We believe including the athletic facility in the ITN will make it more attractive to the qualified private partners.





**Thank you**

**Questions?**

