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
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.
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.
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.
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.
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).


Recommendation: (1) Approve the Regulation for adoption in accordance with the Board of Governors Regulation Development Procedure, after the 30 day notice period.
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
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:
Florida Agricultural and Mechanical University
Board of Trustees
Action Item

(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
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.
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: New 10-16.
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
"Honoring Our Deep Roots As A Land-Grant Institution"
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.
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.
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)

<table>
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<tr>
<th>Activities</th>
<th>Timeline</th>
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<tr>
<td>Employ Research Faculty</td>
<td>2017-18</td>
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<td>Launch Extension Programs</td>
<td>2017-18 – 2019-20</td>
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<td>- 4-H Youth Development (K-12)</td>
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<td>- Family and Consumer Science</td>
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<td>- Community Resource Development</td>
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<tr>
<td>Promote and Facilitate Faculty and Graduate Student Research</td>
<td>2017-18 – 2018-19</td>
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<tr>
<td>Continue to Secure Appropriate Budget</td>
<td>2017-18 – 2020-21</td>
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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
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.
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).
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)
- 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
Master Plan Update

Adopted Campus Master Plan 2010 - 2020
Master Plan Update

Campus Master Plan Update 2015-2025 – Future Land Use

FIGURE NUMBER 4A

FUTURE LAND USE MAP

LEGEND:
- ACADEMIC
- AGRICULTURAL
- CONSERVATION
- HOUSING
- SURFACE PARKING
- GARAGE PARKING
- RECREATION/ATHLETICS/OPEN SPACE
- SUPPORT FACILITIES

KEY MAP

2015-2025 MASTER PLAN
FINAL MASTER PLAN
FLORIDA A&M UNIVERSITY
TALLAHASSEE, FLORIDA
DATE: AUGUST 2016

15
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
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)

Cost: $36,292,879

- 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 October 2016
- Site work November 2016
- Structural Work January 2017
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
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**

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<tr>
<th>Event</th>
<th>Date</th>
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<tr>
<td>Release of ITN</td>
<td>July 18, 2016</td>
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<td>Stage I Site Visit</td>
<td>July 29, 2016</td>
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<td>Deadline to Receive Respondent Questions/Inquiry</td>
<td>August 5, 2016</td>
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<td>Addendum Posted with Answers</td>
<td>August 12, 2016</td>
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<td>Stage I ITN Responses Due</td>
<td>October 17, 2016</td>
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<td>Short Listing and Posting of Qualified Respondents</td>
<td>October 31, 2016</td>
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**STAGE II SCHEDULE**

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<tr>
<th>Event</th>
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<tr>
<td>Stage II Documents to be Issued</td>
<td>November 7, 2016</td>
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<td>Qualified Respondents Meeting on Site</td>
<td>November 15, 2016</td>
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<td>Stage II Responses Due</td>
<td>December 6, 2016</td>
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<td>Presentations and Discussions</td>
<td>December 13, 2016</td>
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<td>Negotiations with Qualified Proposers</td>
<td>January 5, 2017</td>
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<td>Best and Final Offer (BAFO) Responses Due</td>
<td>January 16, 2017</td>
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<td>BAFO Evaluations and Ranking</td>
<td>January 23, 2017</td>
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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
Overview of Evaluation Criteria

**STAGE I Evaluation Criteria**
- Design Narrative and Project Planning 10
- Respondent Experience and Qualifications 35
- Team 25
- Financial Terms 30
- Stage I Response Point Total 100

**STAGE II Evaluation Criteria**
- Design and Construction 30
- Respondent Experience and Qualifications 10
- Team 25
- Financial Terms 35
- 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?