

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



Facilities Planning Committee
Crestview, Florida
June 4, 2014

Facilities Planning Committee Members:

Trustee Spurgeon McWilliams, Chair
Trustee Kelvin Lawson
Trustee Kimberly Moore
Trustee Karl White
Trustee Cleve Warren

Agenda

I. Call to Order Chairman Spurgeon McWilliams

Action Items

II. Approval of Minutes – March 5, 2014 Chairman Spurgeon McWilliams
III. Approval of Five-Year Capital Improvement Plan and 2015-16 Fixed Capital Outlay Legislative Budget Request Kendall Jones, Interim Associate VP

Information Items

IV. Project Updates Kendall Jones, Interim Associate VP



FLORIDA A&M UNIVERSITY
Board of Trustees
Facilities Planning Committee Meeting
Grand Ballroom, FAMU Campus

Summary Minutes
March 5, 2014

Committee Members Present: Trustee Spurgeon McWilliams (Chair), Trustee Glen Gilzean (by telephone), Trustee Kelvin Lawson, Trustee Kimberly Moore, and Trustee Cleve Warren.

Others Attending: Trustee Anthony Siders II, Interim President Larry Robinson; Trustee Rufus Montgomery, Interim CFO & Vice President, Joseph Bakker; Attorney Linda Barge Miles; Attorney David Self; and Interim Associate Vice President, Kendall Jones.

Chairman McWilliams called the meeting to order at 3:30 p.m., and Ms. Sandy Mitchell, Administrative Assistant, Construction and Facilities Management, was recognized to call the roll. A quorum was established.

Next, Chairman McWilliams announced that there were two action items (Approval of Minutes and Approval of the Donation of Innovation Park Lands, and the Acquisition of the Centennial Building); and two information items (Project updates and the President's Infrastructure Advisory Committee).

Action Items

Approval of Minutes – October 2, 2013

Chairman McWilliams asked for a motion for the approval of the meeting Minutes for October 2, 2013. Trustee Moore made a motion to approve the meeting Minutes and it was second by Trustee Lawson. The Minutes were unanimously approved and the motion carried.

Donation of Innovation Park Lands, and the Acquisition of the Centennial Building

Chairman McWilliams recognized Mr. Kendall Jones, Interim Associate Vice President for Construction and Facilities Management to present the second action item - Innovation Park Lands and the Acquisition of the Centennial Building.

Mr. Jones brought to the Facilities Committee attention that at the Board of Trustees (BOT) meeting of August 7, 2013, the BOT authorized the President to negotiate with the Leon County Research and Development Authority (LCRDA) for the acquisition of the Centennial Building and the other lands located in Innovation Park. The BOT also directed the President to look into securing financing for the acquisition of the Centennial Building.

At the January 9, 2014, meeting, the BOT approved a budget amendment to make \$2.8 million available for the acquisition of the Centennial Building, should the acquisition be eventually approved.

Mr. Jones further stated that the Leon County Research and Development Authority are actively seeking to reduce its role in the Park and would like to:

- (a) Transfer most of its existing buildings and related land leases to the current occupants;
- (b) Transfer unassigned leasehold interests on undeveloped land to occupants;
- (c) Divide remaining undeveloped land; and

The LCRDA has proposed the following to FAMU:

- (a) The opportunity to acquire ownership of the Centennial Building. There is an approximately \$2.8 million loan balance on the building. FAMU would have to assume responsibility for the payoff.
- (b) The opportunity to receive approximately 17 acres of undeveloped land in the Park at no cost to FAMU.

Next, Mr. Jones indicated that the University and the LCRDA have jointly submitted an application to the State's Division of State Lands to have the Park property reassigned to the University. The Department of State Lands informed the University today that all the required information has been submitted and that no complications are anticipated in respect to their approval.

Mr. Jones made a recommendation that should the reassignment occur, it is recommended that the Board of Trustees:

- (1) Agrees to amend its existing lease with the State to include the reassigned Innovation Park Lands; and
- (2) Authorizes the President to acquire the Centennial Building from the Leon County Research and Development Authority.

This concluded Mr. Jones presentation of the Innovation Park Lands and the Acquisition of the Centennial Building.

Chairman McWilliams asked if there were any questions for Mr. Jones. Trustees Moore stated that she did not have a question, but a statement that she was requesting to be read into the Minutes concerning a conflict of interest regarding this action item. Chairman McWilliams permitted Trustee Moore to proceed. Trustee Moore read the following:

“Disclosure of State officers’ interest, Kimberly A. Moore, hereby discloses that on March 5 and 6, 2014, a measure came or will come before the Agency, which the LCRDA a special gain or loss Leon County Research and Development Authority, which is a parent and/or subsidiary or sibling organization of a principal which has retained me the measure before the Agency and the nature of my conflicting interest in the measure are as follows:

On March 5, 2014, the Florida A&M University, Board of Trustees, Facilities Planning Committee will consider accepting a transfer of all the right title and interest of the Leon County Research and Development Authority and into that certain building known as the Centennial Building, and an additional 17 acres of property located at Innovation Park, Tallahassee, Leon County Florida, if approved by the University’s Facilities Planning Committee, the full Board of Trustees for Florida A&M University will consider the transfer on March 6, 2014.

I am a member of the Florida A&M University, Board of Trustees and its Budget and Finance Committee; I am also the designee of Dr. James Murdock the President of Tallahassee Community College to the Board of Governors of the Leon County Research and Development Authority and in the capacity I have voted to transfer the Authority Interests in the building and 17 acres to the University. I will abstain from voting the matters now of the voting Board of Trustees and its Facilities Planning Committee because these actions may enter into gain or loss to the Authority or may give rise to potential conflict of interest.”

Next, Chairman McWilliams asked Attorney David Self, Office of General Counsel, for his legal opinion because Trustee Moore requests to recuse herself, due to a conflict of interest; and whether a quorum could be established without her vote. Chairman McWilliams further asked if the vote can be deferred to the full Board meeting on March 6, 2014, if no quorum could be established. Attorney Self said that this item can be deferred to the full Board of Trustees meeting on March 6, 2014. Chairman McWilliams moved that this vote be deferred to the full Board meeting, March 6.

Next, Trustee Lawson asked the following questions:

- (1) Will the \$700,000 for maintenance be requested from the Legislators? If isn’t funded, what will the plan be to cover the general maintenance fund? Mr. Joseph Bakker, Interim Vice President and CFO for Administrative and Financial Affairs replied that currently the University’s Sponsored Research lease the building and pay for the maintenance and utilities at the building; and would continue to pay for maintenance, which the amount is more than adequate to cover that cost.

(2) The ideal plan is to request money from the Legislators. Mr. Bakker stated “yes” starting this year.

As a follow-up, Chairman McWilliams repeated the statement of whether the plan is still to ask the Legislators for funds and this is why it’s provisional. Mr. Jones responded it is contingent on having this closed by the end of this month.

Then, Trustee Lawson responded that this is subject for approval tomorrow; and assuming it is approved will there be enough time for the President to complete the arrangements? Mr. Bakker replied “yes.” Chairman McWilliams asked if there were any further questions or concerns.

Then, Chairman McWilliams requested Mr. Jones to precede with the project updates.

Project Updates

Mr. Kendall Jones provided updates on six ongoing construction projects to include:

800-Bed

- The overall project is about 75% complete, within approved budget, but slightly behind schedule due to excessive amounts of rain during the critical stages of the project.
- Fifteen additional days have been officially requested due to weather conditions.
- Testing has revealed several walls throughout the building retaining moisture beyond the 15% tolerance level. As a result, special measures are being taken to accelerate the drying out of the building to assure that the walls and floors are within the acceptable moisture tolerance.
- Effort are being made to minimize the impact of the additional days, by staggering the furniture and equipment move-in to begin prior to substantial completion.
- The installation of the roof has been completed on the west and east buildings.
- The brick installation has been completed on the south, west, and east elevations
- The mechanical and plumbing rough-in has been completed to include HVAC piping and duct work.
- The drywall framing and the installation of the interior suite door frames has been completed on floors 1-4 of both the east and west wings; as drywall framing continues throughout both buildings.

Phase II Pharmacy Building

- The underground utilities and early site work is 90% completed.
- The University has contracted the services of a different architect to provide construction administration services for the balance of this project.
- The foundation and vertical construction work will begin after the completion of the early site work.
- The request for the balance of the funding for this project has been submitted through the Board of Governors.

FAMU/FSU College of Engineering

- The renovation phase of the project has been completed with the exception of the roof. The bid for the additional scope of work to re-roof the south wing of Building A is currently being advertised. This portion of the project is scheduled to start at the end of the spring semester.
- This adjustment in schedule will minimize disruption to classes at the College of Engineering and was requested by the College of Engineering Administration.
- The balance of the new construction is contingent on the remaining funding that has been requested through the Board of Governors.

Resurface of Track

- The official ribbon cutting ceremony was held last week, which officially opened the facility. This project has been substantially completed and the facility is ready for the 2014 track season.

President's House

- The Alumni Affairs' staff has been relocated and the maintenance repair and renovation work has commenced and is expected to be completed by the later part of March 2014.
- The scope of work includes repairs and/or upgrades to HVAC equipment, lighting, windows, doors, roof, electrical, painting, carpet, appliances, etc. Some structure issues will have to be addressed as part of this scope of work per code requirements.

SGA Grand Ball Room

- The Notice to Proceed was issued to Architect to start the design and specification process for the Grand Ballroom on January 17, 2014, after the CITF funding was approved.
- The project schedule has been revised to reflect having the project under contract by April 15, 2014.
- Construction work is scheduled to start at the end of the Spring semester.
- The project team is reviewing the schematic design drawings with users for their input.
- The project scope consists of above ceiling structure alterations, electrical wiring enhancements, light fixture upgrades, modification of ceiling grid and finishes, etc. The projected substantial completion date is August 2014.

This concluded Mr. Jones' presentation of the project updates. Chairman McWilliams asked for any questions for Mr. Jones. Trustee Montgomery asked a couple of questions regarding the Pharmacy Phase II project as follows:

- (1) What is the total cost of the project? Mr. Jones responded that the total cost is 27.8 million.
- (2) What is the total amount requested from the Legislator and how much are we short? Mr. Jones responded that there is a shortage of \$10 million dollars; and the 100% drawings of the project are \$27.8 million dollars.

- (3) What happens to the property temporarily, if the funds are not obtained; and what will be the contingency plan, if the funds were not obtained to complete the project. Mr. Jones responded that there are options to raise money through public-private partnership. Mr. Jones further stated that we are building out the first floor, and the rest of the building will be shelled. If, we do not receive additional funding, there are other options to seek private funding.

After lengthy discussion, Trustee Montgomery asked Chairman McWilliams if he could redirect the question to Dr. Robinson. Chairman McWilliams agreed. Trustee Montgomery asked Dr. Robinson “what are the plans, if we do not receive funding for the building? Dr. Robinson responded that the first option is to seek additional funding through the private sector and that this project will be kept on the priority list to ensure that we give every effort to receive the \$10 million dollars as well as our relationship with the private sector of what additional resources maybe.

Next, Trustee Montgomery had the following questions regarding the plans of the Grand Ball Room:

- (1) Is there a cost factored-in regarding facility rental upon completion and whether this facility would be used to rent to generate income? Mr. Jones responded that it is currently being rented.
- (2) How much is the rental and is it a substantial amount? Mr. Jones stated that he was unaware of how much is being charged; and rental charges are not facilitated through his office.

Then, Trustee Montgomery stated that the reason he was asking the questions was because the way the building was being set-up and renovated could lead to a greater amount of rental income, and it should be taken into consideration. Mr. Jones responded that Facilities Planning is working with Student Activities who manages the effort of renting out the space.

Trustee Siders directed a response to Trustee Montgomery to inform him that Mr. Jones is correct that the rental costs wasn't something under his prevue; and any concerns and suggestions should be directed to the Office of Student Activities, Mr. Marvin Green, Director, who is primarily responsible for the rental usage and fees.

Next, Chairman McWilliams asked if the President's House was ready for occupancy. Mr. Jones responded that the interior of the house will be ready by March 21; and the outside will be done thereafter. Chairman McWilliams asked Mr. Jones to proceed with the next informational item.

Mr. Jones presented the following regarding the President's Infrastructure Advisory Committee:

President's Infrastructure Advisory Committee

The President's Infrastructure Advisory Committee was established by Interim President Larry Robinson to:

- Ensure all University stakeholders input are taking into consideration as the Master Plan is routinely updated.
- To identify the infrastructure needs and make recommendations related to facilities, programs; as well as student, faculty, and staff concerns to be factored into the overall master planning process.

Mr. Jones described the four ad-hoc committees that were established to identify concerns of stakeholders and to bring back recommendations to the President. Those subcommittees are:

Infrastructure Master Planning Subcommittee, *Chair by Mr. Andrew Chin*, Interim Dean for School of Architecture

Student Services Infrastructure Subcommittee, *Chair by Dr. Angela Coleman*, Associate Vice President, Student Affairs

Athletics Infrastructure Subcommittee, *Chair by Mr. Michael Smith*, Interim Athletic Director

Academic and Research Infrastructure Subcommittee, *Chair by Dr. Charles A. Weatherford*, Vice President for Research

Next, Mr. Jones discussed the issues/concerns identified; and recommendations from the Subcommittees as follow:

Infrastructure Master Planning Subcommittee

Issues/concerns identified:

- All components of the master planning process are not completely understood by students, faculty, and staff;
- Stakeholders lack of involvement and participation; and
- How decisions are made regarding the physical and environmental needs.

Recommendations:

- Educate students, faculty, and staff regarding the components of the Master Planning process;
- Develop strategies for participating in discussions regarding the Master Planning process; and
- To act as a liaison between the Facilities Planning and Construction Department and the University stakeholders as it relates to the master planning process.

Student Services Infrastructure Subcommittee

Issues/concerns identified:

- Student related services are fragmented throughout the campus and can be difficult for students to easily access;
- Students are not familiar with or have limited access to other related student services such as study abroad programs, internships, and service learning opportunities;

- Accuracy and consistency of student services information provided to students; and
- The quality of services provided to students is inconsistent between departments.

Recommendations:

- Propose to construct a Student Services Building, which would house key enrollment functions (e.g., Undergraduate Admissions, Registrar, Financial Aid, Scholarships, and Student Accounts, etc.)

Student Services Building Benefits to Students

- Centralized services rendered to students within one facility
- Ability to cross train staff
- State of the art technology to improve services to students
- Link complementary academic services to improve program synergies
- Close proximity to or access to adequate parking
- Centralized location close to the 800-bed facility
- Close vicinity to FAMU academic buildings
- Close vicinity to the food services facility

Academic and Research Infrastructure Subcommittee

Issues/concerns identified:

- Not enough research space for undergraduate and graduate teaching laboratories, basic research laboratories, and lecture rooms with smart presentation infrastructure; and
- A shortage of core research laboratory space.

Recommendations:

- Propose to construct a Natural Sciences Laboratory and Lecture Building to be constructed in the STEM area north of the Pharmacy Building as defined on the FAMU Master Plan; and to construct a Core Research Laboratory Building in Innovation Park.

Natural Sciences Laboratory and Lecture Building Benefits

- Would house the School of the Environment and the College of Science and Technology undergraduate and graduate teaching laboratories.
- Would provide basic research laboratories with small pieces of specialized research equipment to support a small number of faculty and students.
- Would provide lecture rooms with smart presentation infrastructure. These lecture rooms would vary in size with at least one to accommodate 300 students.

Core Research Laboratory Building Benefits

- It would house the major scientific research equipment such as X-ray machines, scanning electron microscope, lasers of various sizes and kinds, cryogenic facilities, clean room, research computer cluster, suite of various types of Raman spectroscopic equipment, etc.;
- The equipment would be made available to all FAMU users based on a small proposal for its use;

- It would house several start-up business incubator laboratories – these businesses would also have access to the equipment; and
- Would facilitate cross-disciplinary research and grant activities. The equipment would also be available to outside users for a fee.

Athletics Infrastructure Subcommittee

Issues/concerns identified:

- Current conditions of the athletic facilities;
- Future infrastructure needs;
- Offices have limited access to current technology;
- Inadequate space for conference rooms, team meeting rooms, locker rooms, and space for recruitment;
- No consolidated housing for student athletes; and
- No long term vision regarding facilities and infrastructure.

Recommendations:

- Prioritize the Athletic Department needs by utilizing the recently completed external operational evaluation, which includes equipment and facility needs;
- Utilize an internal process to develop a more detailed facility needs assessment;
- Utilize the current Master Plan, the external operational evaluation, and the internal needs assessment to develop a specific Athletic Facilities Vision and incorporate the vision into the University’s Master Plan.
- Centralize housing accommodations for student athletes; and
- Work collaboratively with other departments on behalf of the student athletes.

This concluded Mr. Jones presentation on the Presidential Infrastructure Committee. Chairman McWilliams asked if there were any questions. Trustee Lawson had the following questions related to the Athletic Infrastructure Committee:

1. What is the best way in today’s environment to fund a stadium given the condition of Bragg; and will the infrastructure plans include the stadium in the University’s site? Trustee Lawson further made the suggestion that within the Facilities Committee or through the President’s Infrastructure Advisory Committee or through some other process that the stadium should be included in the sites.

Interim President Dr. Robinson responded that there is a plan for at least renovation which is included and on the radar screen for next year under the direction of Mr. Michael Smith, Athletics. Then, Chairman McWilliams stated that a comprehensive plan has been completed to provide costs. Chairman McWilliams requested that Mr. Michael Smith’s team come-up with a budget list and utilized the comprehensive road map provided by the outside source. Chairman McWilliams also encouraged the Board to review the plan and try to stay as close to the timeline. Chairman McWilliams further commended the ribbon cutting ceremony held at the Robert “Pete” Griffin track. Also, Chairman McWilliams congratulated the new head baseball coach, Coach Jamey

Shoupe and staff. Chairman McWilliams asked if there were any further questions or comments. The meeting was adjourned at 5:20 p.m.

Respectfully submitted,

Spurgeon McWilliams
Committee Chairman

Transcribed by: _____
Sandy Mitchell



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

Meeting Date June 4, 2014

Agenda Item III

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

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

Subject: Approval of Five-Year Capital Improvement Plan and 2015-16 Fixed Capital Outlay Legislative Budget Request

Rationale: Every year the Board of Governors (BOG) provides the legislature with a recommended budget for additional academic and academic support facilities that are needed for the state Universities in the upcoming five-year period. In support of this effort the DOE requires each University to submit a Fixed Capital Outlay (FCO) legislative budget request and an updated five-year Capital Improvement Plan (CIP). Last year the BOG request was modified to include non-academic facilities.

An Educational Plant Survey, which evaluated existing academic facilities and recommended future capital projects for the University, was completed in March 2010. The University has prepared its FCO legislative budget request for academic facilities and the corresponding CIP section (attached) consistent with the findings of the 2010 Educational Plant Survey and the University’s Master Plan. The non-academic facilities in the CIP are consistent with the Master Plan.

Recommendation: That the Board of Trustees approves the Five-year Capital Improvement Plan and 2015–2016 Legislative Budget Request and authorizes the President to forward them to the BOG.

Attachment: Five-year Capital Improvement Plan and Legislative Budget Request

STATE UNIVERSITY SYSTEM
Five-Year Capital Improvement Plan (CIP-2) and Legislative Budget Request
 Fiscal Years 2015-16 through 2019-20

University **Florida A & M University**

PECO-ELIGIBLE PROJECT REQUESTS

Priority No	Project Title	2015-16	2016-17	2017-18	2018-19	2019-20	Project Cost
		Year 1	Year 2	Year 3	Year 4	Year 5	
1	UTILITIES/INFRASTRUCTURE CAPITAL RENEWAL/ROOFS (P C E)	\$10,800,000	\$8,000,000	\$8,000,000	\$8,000,000		\$34,800,000
2	PHARMACY BUILDING PHASE II (E)	\$1,600,000					\$1,600,000
3	STUDENT AFFAIRS BUILDING (P,C,E)	\$6,155,000	\$27,969,160	\$3,100,000			\$37,224,160
4	FAMU/FSU COLLEGE ENGINEERING PHASE III (C,E)***	\$3,014,335	\$2,000,000				\$5,014,335
5	DYSON BUILDING REMODELING (PC,E)	\$1,751,500	\$14,509,500	\$2,500,000			\$18,761,000
6	ENGINEERING TECHNOLOGY BUILDING (P,C,E)	\$2,372,000	\$27,509,998	\$2,620,509			\$32,502,507
7	LAND ACQUISITION	\$6,500,000	\$4,500,000	\$4,500,000			\$15,500,000
8	PERRY-PAIGE ADDITION (P,C,E)	\$781,637	\$5,600,000	\$620,000			\$7,001,637
9	BANNEKER COMPLEX REMODELING (P,C,E)	\$2,416,000	\$21,500,000	\$2,400,000			\$26,316,000
10	SOCIAL SCIENCE BUILDING (P,C,E)		\$2,026,000	\$18,774,572	\$1,290,373		\$22,090,945
11	COLEMAN LIBRARY PHASE III (P,C,E)		\$1,405,000	\$12,035,793	\$1,056,679		\$14,497,472
12	SCIENCE TEACHING FACILITY (P, C, E)			\$2,813,824	\$29,867,659	\$2,644,588	\$35,326,071
13	GENERAL CLASSROOM PHASE II (P,C,E)			\$2,140,141	\$24,371,970	\$1,383,809	\$27,895,920
14	COMPUTER INFORMATION SYSTEM (P,C,E)			\$2,535,705	\$29,302,738	\$2,640,514	\$34,478,957
15	HOWARD HALL RE-MODELING (P,C,E)			\$605,146	\$6,062,014	\$518,640	\$7,185,800
16	LUCY MOTEN RENOVATION (P,C,E)			\$736,349	\$4,951,318	\$1,000,000	\$6,687,667
TOTAL		\$35,390,472	\$115,019,658	\$65,522,180	\$129,274,721	\$9,571,360	\$354,778,391

***This request is made in conjunction with similar request from Florida State University

CITF PROJECT REQUESTS

Priority No	Project Title	Year 1	Year 2	Year 3	Year 4	Year 5	Project Cost
1	STUDENT UNION	\$2,200,000	\$23,800,000	\$3,100,000			\$29,100,000
TOTAL		2,200,000	23,800,000	3,100,000	0	0	

REQUESTS FROM OTHER STATE SOURCES

Priority No	Project	Year 1	Year 2	Year 3	Year 4	Year 5	Project Cost
TOTAL		0	0	0	0	0	

REQUESTS FROM NON-STATE SOURCES, INCLUDING DEBT

Priority No	Project	Year 1	Year 2	Year 3	Year 4	Year 5	Project Cost
1	HOUSING - NEW AND RENOVATIONS	\$16,500,000	\$16,000,000	\$26,000,000	\$0	\$9,000,000	\$67,500,000
2	STUDENT SVCES CENTER EXTENSION	\$7,000,000	\$10,000,000	\$0	\$0		\$17,000,000
3	FOOD SERVICE BLDG. (Dining Facility)	\$960,000	\$12,000,000	\$2,040,000			\$15,000,000
4	STADIUM AND ATHLETIC FIELDS	\$3,000,000	\$50,000,000	\$5,000,000	\$0		\$58,000,000
5	PARKING GARAGE	\$2,000,000	\$6,000,000	\$6,000,000			\$14,000,000
TOTAL		\$33,460,000	\$94,000,000	\$39,040,000	\$0	\$9,000,000	\$171,500,000



Florida Agricultural and Mechanical University
Board of Trustees Information Item

Meeting Date: June 4, 2014

Agenda Item IV

Subject: Project Updates

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

Project(s)	Status
800-Bed Dorm	The overall project is about 95% completed, within approved budget, but slightly behind schedule due to excessive amounts of rain during the critical stages of the project. Additional days have been officially requested due to the moisture conditions. As a result, special measures are being taken to address the moisture issues. The Facility will be ready for fall move-in.
Pharmacy Building Phase II	The underground utilities and early site work is 98% completed. The University has contracted the balance of the construction administration services for this project with a new architect. The foundation work will commence once the Building Code Administration Office issues a building permit for the foundation followed by the vertical construction.
FAMU/FSU College of Engineering Phase III	The scope of work related to re-roofing the south wing of Building A is currently being completed. This portion of the project will be substantially completed August 2014.
SGA Grand Ballroom	The design team has submitted the 75% drawings. A few concerns regarding the HVAC system has to be addressed regarding the 75% drawings. The exterior scope of work has been completed and the interior phase of the project is gearing up. The projected substantial completion is projected to be late September 2014.