



Item IV – Approval of Five-Year Capital Improvement Plan (CIP) 2017-2022

PRESENTED BY

Associate Vice President for Facilities, Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016



Educational Plant Survey Summary

Space Category	Space Needs by Space Types	Satisfactory Space Inventory	*Net Space Needs %
<u>Instructional</u>			
Classroom	102,348	115,391	118%
Teaching laboratory	127,935	205,904	167%
Research Laboratory	219,195	36,099	24%
<u>Academic Support</u>			
Study	161,795	115,363	80%
Instructional Media	17,058	3,625	30%
Auditorium/Exhibition	25,587	12,020	47%
Teaching Gymnasium	94,542	931	73%
<u>Institutional Support</u>			
Student Academic Support	0	0	
Office/Computer	312,136	238,943	92%
Campus Support Services	51,382	43,577	116%

\$180 million of deferred maintenance campus-wide based on recent Facilities Condition Audit

* Percentage of = $\frac{\text{Current inventory and funded projects} - \text{Demolition}}{\text{Space needs}}$

Space needs

Preliminary and Tentative





Space Categories

Instructional

Classroom: A room used for classes and not tied to a specific subject or discipline, by equipment in the room or by configuration of the room.

Teaching Laboratory: A room used primarily for scheduled classes that requires special purpose equipment or a specific room configuration for student participation, experimentation, observation, or practice in an academic discipline.

Research Laboratory: A room used primarily for laboratory experimentation, research or training in research methods, professional research and observation, or structured creative activity within a specific program.





Space Categories

Academic Support

Study: Includes study rooms, stack areas, processing rooms, and study service areas.

Instructional Media: These are used for the production or distribution of multimedia materials or signals.

Auditorium/Exhibition: Rooms designed and equipped for the assembly of many persons for events such as drama, music devotion, life stock judging or commencement activities.

Teaching Gymnasium: A room or area used by students, staff, or the public for athletic or physical education activities.





Space Categories

Institutional Support

Student Academic Support: These are defined as rooms in an academic building, where students hold meetings or discussions of academic nature.

Office/Computer: An office is defined as a room housing faculty, staff, or students working at one or more desks, tables, or work stations.

Campus Support Services: These facilities are defined as those areas used for institution-wide services.





Capital Improvement Plan 2017-2022

Priority No	PECO-Eligible Project Requests	Total Project Cost
1	STUDENT AFFAIRS BUILDING/CASS (C,E)	\$36,292,845
2	UTILITIES/INFRASTRUCTURE CAPITAL RENEWAL/ROOFS (P,C,E)	N/A
3	REMODEL DYSON FOR TEACHING LABS (CLASSROOMS)	\$21,895,800
4	UPGRADES SMART CLASSROOMS/DISTANCE LEARNING	\$3,510,000
5	SCIENCE TEACHING FACILITY (STEM) (P,C,E)	\$49,713,116
6	COMPUTER INFORMATION SYSTEMS BUILDING (P,C,E)	\$53,090,075
7	SOCIAL SCIENCES BUILDING (P,C,E)	\$31,741,369
8	HOWARD HALL REMODEL (P,C,E)	\$8,074,372
9	ENGINEERING TECHNOLOGY BUILDING (P,C,E)	\$23,348,549
10	PERRY-PAIGE RENOVATION/ADDITION (P,C,E)	\$29,005,637
11	GENERAL CLASSROOM PHASE II (P,C,E)	\$38,884,595
12	FAMU-FSU COLLEGE OF ENGINEERING PHASE III (C,E) ***	\$31,199,136
13	LAND ACQUISITIONS	\$15,500,000
TOTAL		\$342,255,493



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



Capital Improvement Plan 2017-2022

Top Five Priorities

Priority No	PECO-Eligible Project Requests	Total Project Cost
1	STUDENT AFFAIRS BUILDING/CASS (C,E)	\$36,292,845
2	UTILITIES/INFRASTRUCTURE CAPITAL RENEWAL/ROOFS (P,C,E)	N/A
3	REMODEL DYSON FOR TEACHING LABS (CLASSROOMS)	\$21,895,800
4	UPGRADES SMART CLASSROOMS/DISTANCE LEARNING	\$3,510,000
5	SCIENCE TEACHING FACILITY (STEM) (P,C,E)	\$49,713,116





Thank You

Questions?





**Item V - Transfer of DSO Building to University
(625 E. Tennessee St.)**

PRESENTED BY

Acting Vice President/CFO Angela M. Poole, CPA

and

Associate Vice President for Facilities Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016



Building Information

- Located at 625 East Tennessee Street, the building was purchased by the FAMU Foundation in 2012 for \$700,000.
- FAMU Foundation operations are housed at this location with approximately 11 employees (6,776 sq.ft).
- University Advancement and Alumni Affairs occupied the building in February 2015 (4,105 sq.ft).



- Interior gross area totals 30,583 sq.ft
- 97 parking spaces, plus two designated disabled parking spaces
- Executive Board Room, two kitchenettes and catering prep spaces
- Building is often used for University meetings and workshops, and corporate and community engagement functions.





Options for Consideration

Option 1: University leases space from Foundation

Department	Square footage	Annual Rental Rate	Total Annual Rental EXPENSE
ITS	15,313	\$ 15/sq. ft.	\$229,695
University Advancement	4,105	\$ 15/sq. ft.	\$61,575
Total	19,418		\$291,270

- University leases space from Foundation
- Foundation is responsible for maintenance





Options for Consideration

Option 2: University acquires the property with leaseback to the FAMU Foundation

Department	Square footage	Annual Rental Rate	Total Annual Rental INCOME
Foundation	6,776	\$ 15/sq. ft.	\$101,640
Total	6,776		\$101,640

- University owns the building and rents to the Foundation.
- The University will receive free and clear title to the property.
- University assumes all responsibilities for utilities, operations, and maintenance.
- If approved by the Legislature, POM funding through the BOT/BOG process could be estimated at \$6/sq. ft. - \$116,508





Recommended Options and Next Steps



Staff recommends Board approval for **Option 2**, that will include conducting necessary due diligence. If it is determined through the search and other means that we should not move forward, then the process would cease.





Thank you

Questions?





**Item VI – Department of Education (DOE) Capital Financing and
Conceptual Development for Palmetto North**

PRESENTED BY

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and

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Florida Agricultural and Mechanical University

June 9, 2016



What is a Living-Learning Community (LLC)?



- LLC - Residential housing programs that incorporate academically based themes and build community through student learning
- Students with similar interests, goals, and academic programs are placed on designated floors within the residence halls
- Participants in the program partake in special academic and/or extra-curricular programming designed especially for them





Living Learning Communities at FAMU



- Five major-specific LLCs: Allied Health Sciences; Business; Journalism, Science, Technology, Engineering, and Math (STEM); Honors (all majors)
- Currently, FAMU Village is the only LLC
- Implemented in Fall 2015 (203 students)
- For incoming freshmen only based on space availability





How do LLCs contribute to retention and student success?



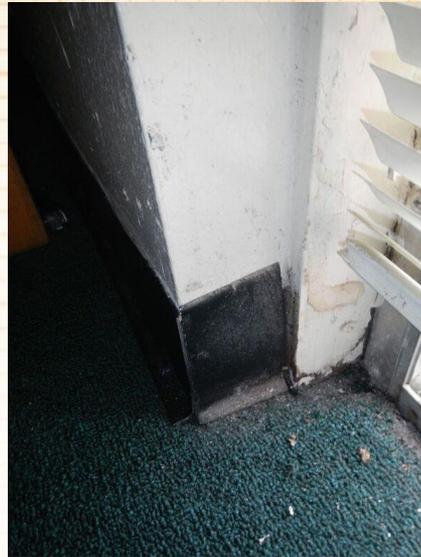
- Smooth academic transition to college
- Feeling a sense of belonging to the institution
- Smooth social transition to college
- Higher college grades
- Increased first year retention rates
- Increased levels of student engagement
- Increased interactions with faculty
- Increased persistence and graduation rates

Data Source: The National Study of Living-Learning Programs





Closures of Deteriorating Facilities



Palmetto North

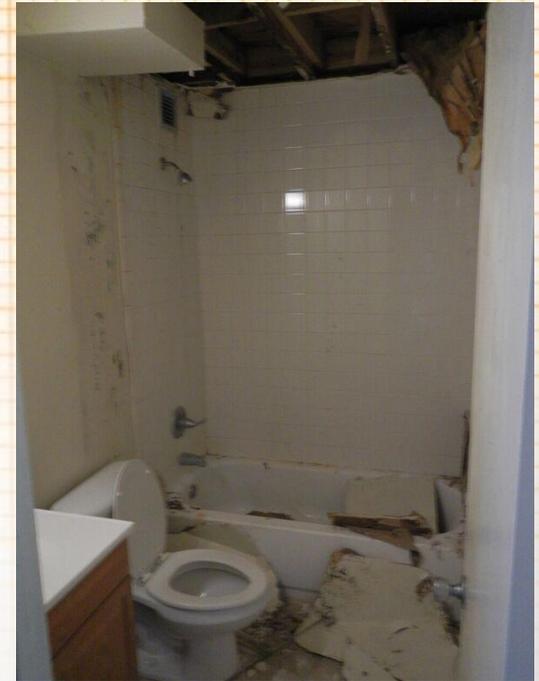


Preliminary and Tentative





Closures of Deteriorating Facilities



Palmetto North





FAMU Living-Learning Community Concepts

- 440 beds within 2 and 4 bedroom suites
- Create a park between existing neighborhood and new development as part of the community enrichment and as a buffer from the new development.
- Other amenities - Bike share development, roof top terraces, basketball and volleyball courts.



Preliminary and Tentative



FAMU Living-Learning Community (LLC) Concepts



Precedent





FAMU Living-Learning Community Concepts



Lounge spaces, retail, studios, and classroom spaces are on the ground floors and residence are on the upper floors.





Existing Housing System Occupancy Analysis

Housing System Occupancy Analysis

Year	Total Enrollment	Housing Applications Received (1)	Total Capacity (2) (3)	Actual Occupancy	Occupancy as % of Capacity	% of Students in University Housing	# of Students on Waiting List (4)
2011-12	13,207	3,094	2,611	2,548	97.59%	19.29%	259
2012-13	12,057	2,615	2,697	2,309	85.61%	19.15%	0
2013-14	10,743	3,223	2,489	2,158	86.70%	20.09%	0
2014-15	10,248	4,147	2,387	2,238	93.76%	21.84%	0
2015-16	9,928	2,568	2,382	2,342	98.32%	23.59%	0

(1) Housing applications received reflects total housing applications received as of the start of the fall semester.

(2) Total capacity column represents the number of bed spaces included in the housing facilities available for rental and differs from designed capacity

(3) Cropper, McGuinn, Wheatley, Diamond Halls; and Palmetto North Apts are off-line for the 2015-16 fiscal year

(4) The University no longer maintains a waiting list within the Residential Management System (RMS)

Preliminary and Tentative



Housing System Capacity

Facility	Previous Capacity	Current	Proposed
Cropper Hall	137	Off-line	Off-line
Diamond Hall	105	Off-line	Off-line
Gibbs Hall	302	302	302
McGuinn Hall	209	Off-line	Off-line
Paddyfoote Complex	454	228	Off-line
Palmetto - Phase III	356	356	356
Palmetto North	221	Off-line	440
Palmetto South	356	356	356
Sampson Hall	157	157	157
Truth Hall	103	103	Offline
Wheatley Hall	Off-line	Off-line	Off-line
Young Hall	79	79	79
New Facility	Off-line	776	776
Total	2479	2357	2466





Department of Education - HBCU Capital Finance Program Overview

Program Description

- The goal of the program is to provide low-cost capital to finance improvements to the infrastructure of the nation's historically black colleges and universities (HBCUs).
- The program's authorizing statute caps the total amount of loans and accrued interest available through the program at \$1.1 billion.

Types of Projects

The loan proceeds of the HBCU Capital Financing Program can be used for repair, renovation or, in exceptional circumstances, the construction or acquisition of:

- Any classroom and related facilities
- Administration, education and student facilities
- Instructional technologies, and research instrumentation
- Maintenance, storage, or utility facilities
- Outpatient health care facilities
- Essential and project related infrastructure
- Facilities related to maintaining of accreditation



U.S. Department of Education

Student Loans

Grants

PROGRAMS

Historically Black College and University Capital Financing Program





Department of Education Project Partners and Stakeholders

- U.S. Department of Education (DOE- HBCU Capital Financing Program)
- Rice Financial Products Company (DOE Designated bond authority)
- Florida Division of Bond Finance (Bond oversight for FL State agencies)
- Florida Board of Governors (Oversight and governance for all State University System of Florida)
- Bretwood Capital Partners LLC (Financial Analyst for FAMU)
- DAG Architects (Owner's Architect for concept development)
- Internal team members – Board of Trustees, President, Senior Leadership Team, Student Affairs, University Housing





Department of Education Project Partners and Stakeholders

Six month process

- Campus tour and scope meeting with US DOE and Rice Capital
- Campus meeting with Chancellor Criser and Vice Chancellors to discuss program details
- Introductory meetings with Ben Watkins, Director of Bond Finance
- Issued ITN for Financial Advisor (FA) with selection March 2016
- Weekly communication with FA, DBF, and BOG to provide updates on financial projections
- Face to face meetings with internal and external team to discuss feasibility, conceptual plans, etc.
- Obtained comparable construction cost data from BOG
- Drafted letter to BOG Chairman Kuntz and updates U.S. Department of Education (DOE-HBCU Capital Financing Program)





Next Steps/Timeline

- Submit resolution for Department of Education
- Approval from Board of Trustees
- Approval from Division of Bond Financing
- Approval from Board of Governors September 2016 Meeting
- Submit final application to Department of Education prior to September 30, 2016





Thank you

Questions?





Item VII – Public-Private-Partnership (P3)

PRESENTED BY

Acting Vice President/CFO Angela M. Poole, CPA

and

Associate Vice President for Facilities Sameer Kapileshwari

Florida Agricultural and Mechanical University

June 9, 2016



Public-Private-Partnership (P3) - ITN



- The long-term plan for the enhancement of FAMU's facilities is an integral component of the University's strategic objective to attract and retain the best students and faculty.
- We will incorporate a phased approach to improving the campus infrastructure with a combination of financing options.
- Through this ITN, the University seeks to identify qualified Private Party or Private Parties to design, develop, construct, and finance the project including the living-learning community and mix use facility.





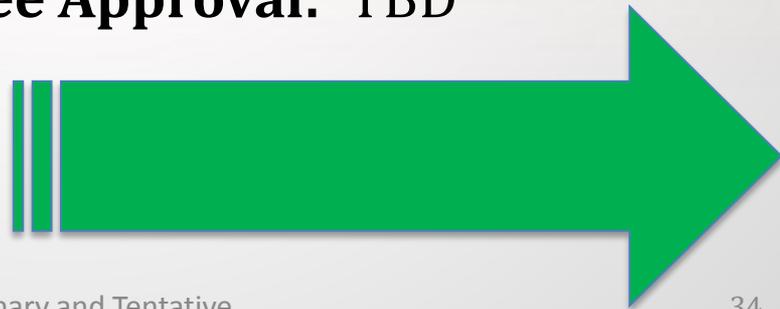
Public-Private-Partnership (P3) Timeline

Target Project Completion:

CASS Building opening: Fall 2018

Housing and mixed-use development: Fall 2020

- **Business plan:** January – April 2016
- **Market demand study:** – April – June 2016
- **Invitation To Negotiate (ITN) Process:** July – Aug 2016
- **Selection of Preferred Developer:** September 2016
- **Facilities Planning Committee Approval:** TBD
- **FAMU Board Approval:** TBD
- **BOG approval:** TBD



Preliminary and Tentative





Thank you

Questions?

