



Item IV – Transfer of On-site Natural Gas Distribution System

PRESENTED BY

**Angela M. Poole CPA, Vice President Finance and Administration/CFO
and**

**Sameer Kapileshwari P.E., Associate Vice President for Facilities
Florida Agricultural and Mechanical University**



Transfer of On-site Natural Gas Distribution System

Background:

In 2012 Florida Agricultural and Mechanical University (FAMU) participated in partial steam decentralization project with the City of Tallahassee to provide design, installation, and inspection services for campus wide natural gas distribution systems including, terminating old metering station and installation of new metering station.

This project resulted in all natural gas lines on the University's side of the newly installed main gas meter to exclusively serve University owned facilities.

Objective:

Staff requests an approval of agreement with the City of Tallahassee to transfer the on-site natural gas distribution system to the Florida Agricultural and Mechanical University.





Transfer of On-site Natural Gas Distribution System

History of FAMU Performance Contracting:

- Phase I (2009) – Included lighting retrofits, piping upgrades, and piping insulation
- Phase II (2012) – FAMU contracted with Siemens to implement a Phase II energy performance contract resulting in approximately \$1.2 million in guaranteed annual energy savings.





Transfer of On-site Natural Gas Distribution System

Phase II project scope included:

Work Performed by Siemens –

- Installation of decentralized high efficiency hot water boilers and one steam boiler at 21 buildings

Work Performed by City of Tallahassee –

- Design & engineering,
- Gas main and service construction,
- Terminating old metering station,
- Installation of new metering station,
- Isolation of gas system for university, and
- Annual maintenance services





Transfer of On-site Natural Gas Distribution System

Cost Analysis of Transfer

Centralized Approach

- Based on current usage, cost is \$156,548 at \$.093/hundred cubic feet
- Continuous maintenance agreement at \$3,000/year with the City for summer and winter surveys, visual inspections, testing, operational verification, and repair identification
- Any necessary repairs would be performed at \$20/hour

Distributed Approach

- Based on current usage, would be estimated to cost \$1,010,096 at \$.602/hundred cubic feet





Transfer of On-site Natural Gas Distribution System

Request – Transfer City of Tallahassee (City) on-site natural gas distribution system to Florida Agricultural and Mechanical University (FAMU) in order to continue receiving a more cost effective gas rate, using the centralized metering approach at the large commercial rate of \$0.093/hundred cubic feet.

Transfer Agreement –

- This agreement allows for the ownership transfer of the rights, titles, and interests of the campus gas distribution system including all pipes, valves, fittings, and easements to the University
- FAMU will assume responsibilities for operations, maintenance, repairs to the system





Thank you

Questions?





Item V – Separation of Duties and Internal Assessment

PRESENTED BY

Trustee Kimberly Moore, Chair – Facilities Planning Committee

Florida Agricultural and Mechanical University



Research Steps

1. Ascertained the need for creation of new Facilities division
2. Review of professional services
3. Review of current vacancies
4. Analysis Summary and Recommendations





Analysis Summary

- State University System (SUS) analysis did not indicate any organizational structures with a separate Vice President (VP) for Capital Planning & Facilities
- The prior Chief of Staff's (COS) proposed organizational structure appears to be based on large projects and growth that are not likely to materialize simultaneously
- The proposed in-house design and real estate services could increase the University's liabilities and may require additional coverage for professional insurance





Analysis Summary

- Prudent outsourcing is a best practice.
 - Procure industry expertise as needed for to offer greater flexibility, mitigate risks, and reduce salary and fringe expenses
- Outside professional service contracts:
 - Having one in-house University Architect position will not suffice to eliminate all outsourced professional services
 - Current Real Estate needs may not warrant a full time position





Next Steps

- Provide all project management and planning staff training associated with industry best practices and established processes
- Rather than adding three new executive positions, we recommend four professional positions
- Recommended positions (to be accommodated within the current budget with existing vacancies) include:
 - Senior Project Manager to focus on major projects
 - Senior Planner for campus master planning, capital improvement planning, and space planning initiatives
 - Minor projects manager to increase productivity/cycle time of minor projects
 - Business Operations Director to manage construction accounting, general accounting and operations management





Thank you

Questions?





Item VI – Center for Access and Student Success (CASS)

PRESENTED BY

**Angela M. Poole CPA, Vice President Finance and Administration/CFO
and**

**Sameer Kapileshwari P.E., Associate Vice President for Facilities
Florida Agricultural and Mechanical University**



Center for Access and Student Success

Background:

The FAMU Center for Access and Student Success (CASS) is designed to be a multipurpose building serving as a one-stop shop for recruitment, admissions, financial aid, registrar, student accounts, Center for Disability Access and Resources, Undergraduate Student Success Center. It will also have computer labs, study space, and student meeting space.

This project will enhance academic progression and contribute towards students' overall health, wellness and safety.

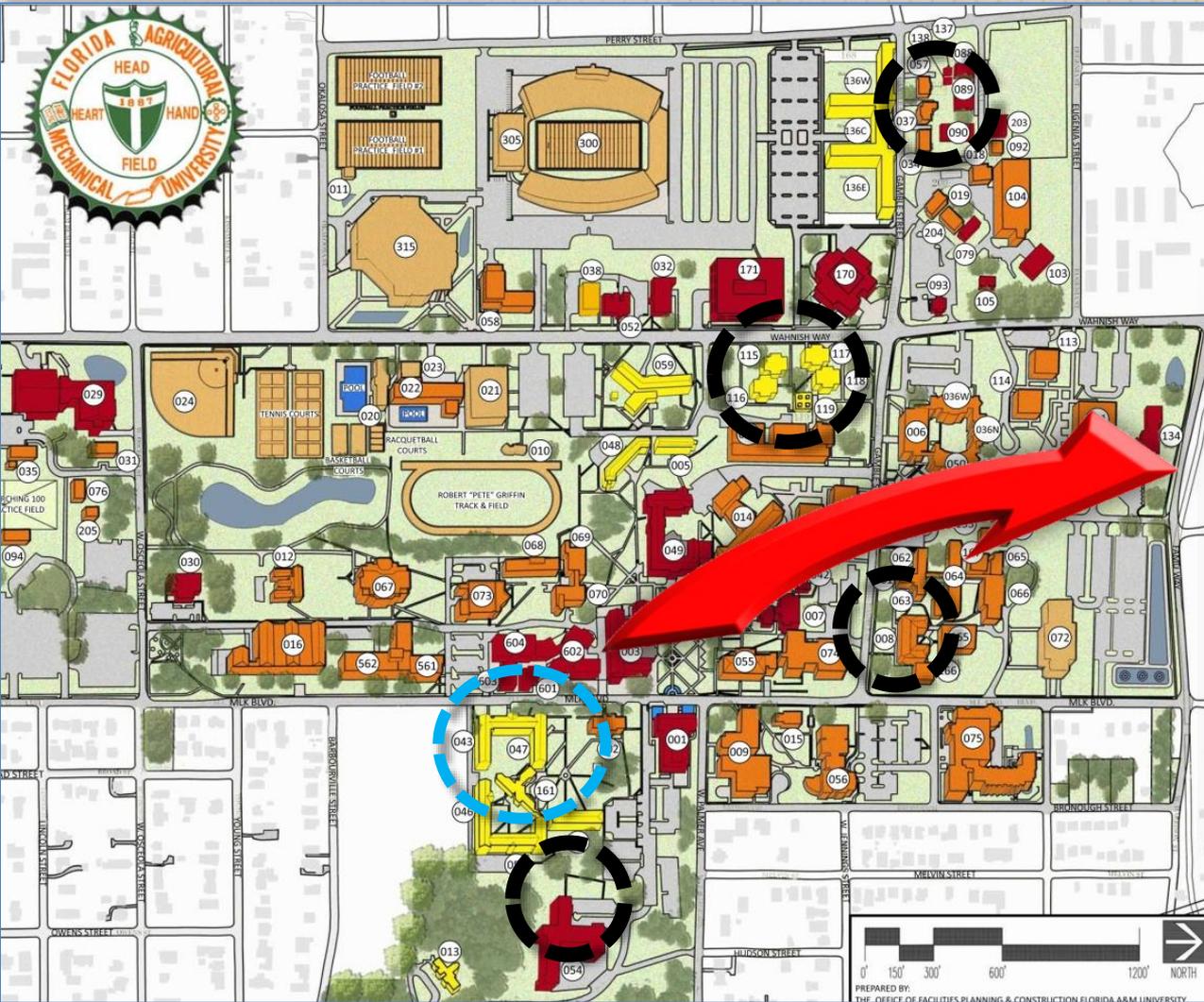
Objective:

- To provide an update on the status of activities





Existing Service Locations



Legend:
Black – existing service locations
Blue – currently proposed location





Elevation of New CASS Building



Front Elevation
Facing East



Rear Courtyard
Facing West





CASS Building Project Information

Total Requested	\$39,355,000
Less:	
PECO allocations received 2014-15	(6,155,000)
<u>PECO allocations received 2015-16</u>	<u>(6,500,000)</u>
Remaining Balance Needed:	\$26,700,000

Current Status:

- \$2M encumbered for Professional Fees (A/E - JRA Architects)
- \$10.6M allocated for Preconstruction, Demolition, Site work (CM – Ajax Corp.)
- Construction Audit Firm selected - (Carr, Riggs, Ingram CRI)





Design Status

University Project Number: BRFM-337

Vendor: JRA

Project Title: FAMU- CASS Building

Project Schedule

- Conceptual Schematic Design April 2016
- Advanced Schematic Design May 2016
- **Design Development October 2016**
- Site work November 2016
- Structural Work January 2017
- Substantial Completion Summer 2018





Return on Investment



Expected Outcomes (after completion of the building):

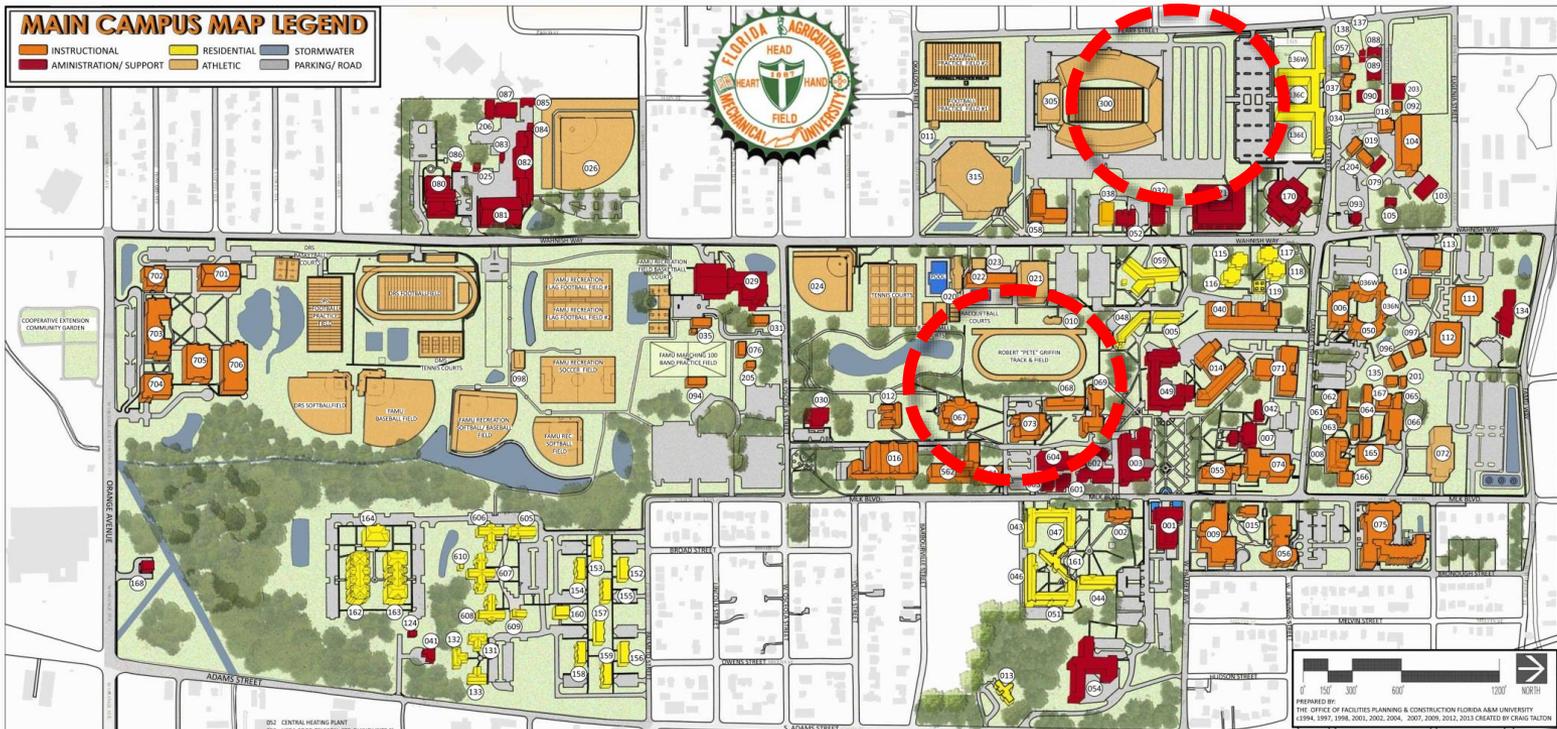
- Improve first year retention rate of students by 5% from 81% to 86%
- Improve retention rate for students with GPA 2.0 and above from 70% to 80%
- Increase in graduation rate by 23% from 39% to 62%
- Expand outreach with increased number of student contacts for academic services by 10% from 82,000 to 90,200
- Increase in counseling services and visits to students by 10% from 4,849 to 5,334
- Greater visibility and access to student affairs administrators
- Enhanced ability to recruit world class students
- Improvement in customer service for students, parents and alumni and shorten wait times and streamline transaction processes





Potential Sites for CASS Building

FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY



BUILDING KEY		CENTRAL HEARING PLANT		FAMU/FSU COLLEGE OF ENGINEERING		UNIVERSITY WINERY		FLORIDA AAM UNIVERSITY CHALLENGER CENTER		FLORIDA AAM UNIVERSITY COLLEGE OF LAW ORLANDO		RURAL DIVERSITY HEALTHCARE CENTER			
001	020 MULTI PURPOSE RECREATION CTR	004	004 FOOTWEAR ADMINISTRATION CENTER	071	071 CORE EDUCATION COMPLEX	084	084 PLANT OPERATIONS HAZARDOUS STORAGE B	096	096 S.B. (MODULAR I)	187	187 WILLIAMS GRAY JR. PLAZA	206	206 USGA STORAGE (SITE B)	606	606 SOUTH PALMETTO BLDG B
002	021 JACOBSON DAVIS HALL	005	005 JONES HALL	072	072 OLD D.S. GYMNASIUM	085	085 PLANT OPERATIONS MAINTENANCE SHOP E	097	097 INTERNATIONAL LANGUAGE	188	188 PALMETTO HOLDING PHASE II	207	207 BAND TOWER II	607	607 SOUTH PALMETTO BLDG C
003	022 UNIVERSITY COMMONS	006	006 SCIENCE RESEARCH FACILITY	073	073 FOSTER TANNER SAND BLDG.	086	086 PLANT OPERATIONS MESH CHILLER	098	098 RECEPTION STORAGE LOCKER BLDG.	189	189 PALMETTO HOLDING PHASE III	208	208 USGA PUMP SHED (SITE B)	608	608 SOUTH PALMETTO BLDG D
004	023 GARY BAIN & WISNEY	007	007 OFFICE OF EQUAL OPPORTUNITY PROGRAM	074	074 DYSON PHARMACY	087	087 PLANT OPERATIONS FOGM STORAGE	099	099 PHYSICAL PLANT STORAGE A	190	190 PALMETTO COMMUNICATIONS	209	209 BRAGG STADIUM	609	609 SOUTH PALMETTO COMMONS BLDG E
005	024 N.B. YOUNG HALL	008	008 HONORS HALL	075	075 COLLEGE OF PHARMACY	088	088 SEWAGE TANK OFFICE	100	100 TROY CAMP	191	191 OLD D.S. TRANSITIONAL	210	210 MULTI-PURPOSE GYMNASIUM	610	610 SOUTH PALMETTO CHECK BLDG F
006	025 SCHOOL OF BUSINESS & INDUSTRY SOUTH	009	009 COOPER HALL	076	076 SMALL ANIMAL LAB	089	089 CEDAR ACCESS CENTER	101	101 ELECTRONIC SUBSTATION NORTH	192	192 D.S. & HEALTH TRANSITIONAL FAC.	211	211 FAMU/FSU COLLEGE OF EDUCATION	611	611 SOUTH PALMETTO BLDG G
007	026 CARBIDE CENTER	010	010 VITOCENTRUM CENTER (SITE 2)	077	077 UNIV. PARKING SERVICES (MODULAR)	090	090 KENNY & BILKA WHITE TRANSITIONAL FACILITY	102	102 BENJAMIN-BANKNER BLDG A	193	193 STUDENT SERVICES CENTER	212	212 PALMETTO COLLEGE OF EDUCATION	612	612 NEW D.S. GYMNASIUM
008	027 LUCY MOTEN	011	011 ODE D.S. TRANSITIONAL	078	078 UNIV. PARKING SERVICES (MODULAR)	091	091 RURAL DIVERSITY HEALTHCARE CTR. CHESTVIEW (SITE 1)	103	103 BENJAMIN-BANKNER BLDG B	194	194 800 BED (EAST WING)	213	213 PARKING GARAGE 1	613	613 SOUTH PALMETTO BLDG H
009	028 HANE-BRYANT NURSING & ALLIED HEALTH	012	012 GENERAL CLASSROOM	079	079 UNIV. PARKING SERVICES (MODULAR)	092	092 TRANSITIONAL MODULAR	104	104 BENJAMIN-BANKNER BLDG C	195	195 O.S. & CARRIER	214	214 FAMU UNDERGRAD PROGRAM	614	614 NEW D.S. GYMNASIUM
010	029 TRACK & FIELD OBSERVATION TOWER	013	013 GENERAL CLASSROOM	080	080 PLANT OPERATIONS BLDG A	093	093 WELLSVILLE CENTER	105	105 WELLSVILLE CENTER	196	196 800 BED (WEST WING)	215	215 OFFICE (SITE B)	615	615 STUDENT UNION OFFICE BLDG
011	030 ATHLETIC STORAGE BUILDING	014	014 FOSTER TANNER MUSIC CENTER	081	081 PLANT OPERATIONS BLDG B	094	094 FOSTER TANNER OBSERVATION TOWER	106	106 TRANSITIONAL MODULAR	197	197 TRANSITIONAL MODULAR	216	216 HOME TRAINING CENTER (SITE B)	616	616 STUDENT UNION OFFICE BLDG
012	031 GEORGE CONROY GREENHOUSE	015	015 WHEATLEY HALL	082	082 PLANT OPERATIONS BLDG C	095	095 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	107	107 TRANSITIONAL MODULAR	198	198 PALMETTO STREET APARTMENTS	217	217 OFFICE (SITE B)	617	617 NEW D.S. GYMNASIUM
013	032 PRESIDENT'S HOME	016	016 USGA COOP TELECOM CTR. (CLYNNY (SITE 1))	083	083 PLANT OPERATIONS HAZARDOUS STORAGE A	096	096 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	108	108 PALMETTO STREET APARTMENTS	199	199 SCHOOL OF ARCHITECTURE	218	218 GENERAL STORAGE (SITE B)	618	618 NEW D.S. GYMNASIUM
014	033 PRESIDENT'S HOME	017	017 USGA COOP TELECOM CTR. (CLYNNY (SITE 2))	097	097 PLANT OPERATIONS HAZARDOUS STORAGE B	098	098 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	200	200 PALMETTO STREET APARTMENTS	200	200 SCHOOL OF ARCHITECTURE	219	219 GENERAL STORAGE (SITE B)	619	619 NEW D.S. GYMNASIUM
015	034 FUGER HALL	018	018 USGA COOP TELECOM CTR. (CLYNNY (SITE 3))	098	098 PLANT OPERATIONS HAZARDOUS STORAGE B	099	099 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	201	201 PALMETTO STREET APARTMENTS	201	201 SCHOOL OF ARCHITECTURE	220	220 GENERAL STORAGE (SITE B)	620	620 NEW D.S. GYMNASIUM
016	035 HONOR HOUSE	019	019 USGA COOP TELECOM CTR. (CLYNNY (SITE 4))	099	099 PLANT OPERATIONS HAZARDOUS STORAGE B	100	100 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	202	202 PALMETTO STREET APARTMENTS	202	202 SCHOOL OF ARCHITECTURE	221	221 GENERAL STORAGE (SITE B)	621	621 NEW D.S. GYMNASIUM
017	036 SCHOOL OF ARCHITECTURE	020	020 USGA COOP TELECOM CTR. (CLYNNY (SITE 5))	100	100 PLANT OPERATIONS HAZARDOUS STORAGE B	101	101 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	203	203 PALMETTO STREET APARTMENTS	203	203 SCHOOL OF ARCHITECTURE	222	222 GENERAL STORAGE (SITE B)	622	622 NEW D.S. GYMNASIUM
018	037 MAIN GARAGE	021	021 USGA COOP TELECOM CTR. (CLYNNY (SITE 6))	101	101 PLANT OPERATIONS HAZARDOUS STORAGE B	102	102 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	204	204 PALMETTO STREET APARTMENTS	204	204 SCHOOL OF ARCHITECTURE	223	223 GENERAL STORAGE (SITE B)	623	623 NEW D.S. GYMNASIUM
019	038 ENVIRONMENTAL SCIENCES INSTITUTE	022	022 USGA COOP TELECOM CTR. (CLYNNY (SITE 7))	102	102 PLANT OPERATIONS HAZARDOUS STORAGE B	103	103 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	205	205 PALMETTO STREET APARTMENTS	205	205 SCHOOL OF ARCHITECTURE	224	224 GENERAL STORAGE (SITE B)	624	624 NEW D.S. GYMNASIUM
020	039 SWIMMING POOL LOCKER HOUSE	023	023 USGA COOP TELECOM CTR. (CLYNNY (SITE 8))	103	103 PLANT OPERATIONS HAZARDOUS STORAGE B	104	104 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	206	206 PALMETTO STREET APARTMENTS	206	206 SCHOOL OF ARCHITECTURE	225	225 GENERAL STORAGE (SITE B)	625	625 NEW D.S. GYMNASIUM
021	040 GATHERING GRASSHOPPER	024	024 USGA COOP TELECOM CTR. (CLYNNY (SITE 9))	104	104 PLANT OPERATIONS HAZARDOUS STORAGE B	105	105 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	207	207 PALMETTO STREET APARTMENTS	207	207 SCHOOL OF ARCHITECTURE	226	226 GENERAL STORAGE (SITE B)	626	626 NEW D.S. GYMNASIUM
022	041 GATHERING OFFICE & CLABORDOM	025	025 USGA COOP TELECOM CTR. (CLYNNY (SITE 10))	105	105 PLANT OPERATIONS HAZARDOUS STORAGE B	106	106 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	208	208 PALMETTO STREET APARTMENTS	208	208 SCHOOL OF ARCHITECTURE	227	227 GENERAL STORAGE (SITE B)	627	627 NEW D.S. GYMNASIUM
023	042 L.B. WHEELER ATHLETIC COMPLEX	026	026 USGA COOP TELECOM CTR. (CLYNNY (SITE 11))	106	106 PLANT OPERATIONS HAZARDOUS STORAGE B	107	107 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	209	209 PALMETTO STREET APARTMENTS	209	209 SCHOOL OF ARCHITECTURE	228	228 GENERAL STORAGE (SITE B)	628	628 NEW D.S. GYMNASIUM
024	043 UNIVERSITY SOFTBALL FIELD	027	027 USGA COOP TELECOM CTR. (CLYNNY (SITE 12))	107	107 PLANT OPERATIONS HAZARDOUS STORAGE B	108	108 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	210	210 PALMETTO STREET APARTMENTS	210	210 SCHOOL OF ARCHITECTURE	229	229 GENERAL STORAGE (SITE B)	629	629 NEW D.S. GYMNASIUM
025	044 HAZARDOUS STORAGE C	028	028 USGA COOP TELECOM CTR. (CLYNNY (SITE 13))	108	108 PLANT OPERATIONS HAZARDOUS STORAGE B	109	109 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	211	211 PALMETTO STREET APARTMENTS	211	211 SCHOOL OF ARCHITECTURE	230	230 GENERAL STORAGE (SITE B)	630	630 NEW D.S. GYMNASIUM
026	045 UNIVERSITY BASEBALL FIELD	029	029 USGA COOP TELECOM CTR. (CLYNNY (SITE 14))	109	109 PLANT OPERATIONS HAZARDOUS STORAGE B	110	110 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	212	212 PALMETTO STREET APARTMENTS	212	212 SCHOOL OF ARCHITECTURE	231	231 GENERAL STORAGE (SITE B)	631	631 NEW D.S. GYMNASIUM
027	046 HANFORD COLLEGE OF ENGINEERING (SITE 2)	030	030 USGA COOP TELECOM CTR. (CLYNNY (SITE 15))	110	110 PLANT OPERATIONS HAZARDOUS STORAGE B	111	111 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	213	213 PALMETTO STREET APARTMENTS	213	213 SCHOOL OF ARCHITECTURE	232	232 GENERAL STORAGE (SITE B)	632	632 NEW D.S. GYMNASIUM
028	047 PUMP HOUSE & STORAGE	031	031 USGA COOP TELECOM CTR. (CLYNNY (SITE 16))	111	111 PLANT OPERATIONS HAZARDOUS STORAGE B	112	112 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	214	214 PALMETTO STREET APARTMENTS	214	214 SCHOOL OF ARCHITECTURE	233	233 GENERAL STORAGE (SITE B)	633	633 NEW D.S. GYMNASIUM





Advantages of Current Site

Advantages:

- Project has been approved and partially supported with PECO funds
- Student Center is located in the center of the Campus, which provides better accessibility for students
- New building can be blended with the proposed P3 project to upgrade the entire site
- Close proximity to Lee Hall and Foote-Hilyer (all administrative services)
- Schematic Design is complete and Design Development is nearing completion





Disadvantages of Current Site

Disadvantages:

- Would need to identify additional parking spaces near the center of campus
- Historic preservation requirements limit available programmatic space for Health Center, Career center, etc.
- Due to the topography of the site, current cost estimate range of \$900,000 to \$2,000,000 for infrastructure, storm water, steep variant of slope, etc.





Advantages of Proposed Site(s)

Advantages:

- A cleared site would save on demolition costs
- A flatter site could save the estimated topography costs associated with current site
- More flexibility to accommodate all necessary programs
- Larger site can provide space for parking and storm water management
- Location closer to water and sewer lines, which are up to current codes would save on upgrades in infrastructure





Disadvantages of Proposed Site(s)

Disadvantages:

- Would incur additional design costs
- May require additional site work, additional utility analyses and upgrades impacting schedule and cost
- New testing and survey could have cost and schedule impacts
- Starting over will delay project by several months





Cost Impact due to Change in Site

Funds expended to date include:

- Professional Fees (A/E - JRA Architects) \$476,507
- Asbestos & Lead-based Paint Survey and IT fiber relocation \$ 42,392
- Total funds expended to date: \$518,899

- Estimated cost of potential site is likely to be comparable to existing project costs less funds expended to date due to topography related cost savings
- Management will conduct feasibility analysis on cost, site, and programing for a new location along with consideration for leveraging space for Student Union using existing allowable funds





Schedule Impact due to Change in Site

- Current Architect/Engineer and Construction Manager selections were based on McGuinn/Diamond site
- Change of site may require us to advertise for these services again. These selections of Architect/Engineer and Construction Manager could take up to 4 months
- Redesign of the schematic and site package could add another 4 to 6 months
- Substantial Completion could be delayed by up to one year (from Summer 2018 to Summer 2019)





Other Impacts of Site Change

- The update to the master plan would need to be updated to reflect the new site for CASS building. This could delay the master plan update by at least 90 days
- The change in location of CASS building will impact the sites for both Phases of P3





Recommendation

- Management recommends any further activity on the CASS building be suspended until the feasibility study and full review is complete
- Management recommends the Public-Private Partnership (P3) process be suspended until further notice. Currently in Stage I of the ITN with only 2 responses





Thank you

Questions?





Item VII – Status of Palmetto North Renovations and Close-out of DOE/HBCU Capital Financing Program

PRESENTED BY

Angela M. Poole CPA, Vice President Finance and Administration/CFO

and

Sameer Kapileshwari P.E., Associate Vice President for Facilities

Florida Agricultural and Mechanical University

Palmetto North and Pentaplex Renovations – Status Update



- FAMU is facing an urgent need to replace its aging housing facilities and infrastructure in the Pentaplex Complex and Palmetto North
- Management continues to explore various financing options to address its housing challenges including:
 - Traditional Bonds
 - Private financing/ Public Private Partnerships (“P3”)





Stakeholder Engagement

Continuing dialogue and stakeholder engagement with:

- 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 –Senior leadership team, Finance and Administration, Student Affairs, University Housing, Facilities Planning Construction and Safety



DOE/HBCU Capital Financing Program – Close-out Update



FAMU is not able to participate in the DOE/HBCU Capital Financing Program *at this time* due to federal program requirements that are restricted by Florida statutes and guidelines





Thank you

Questions?

