



## **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**

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**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.

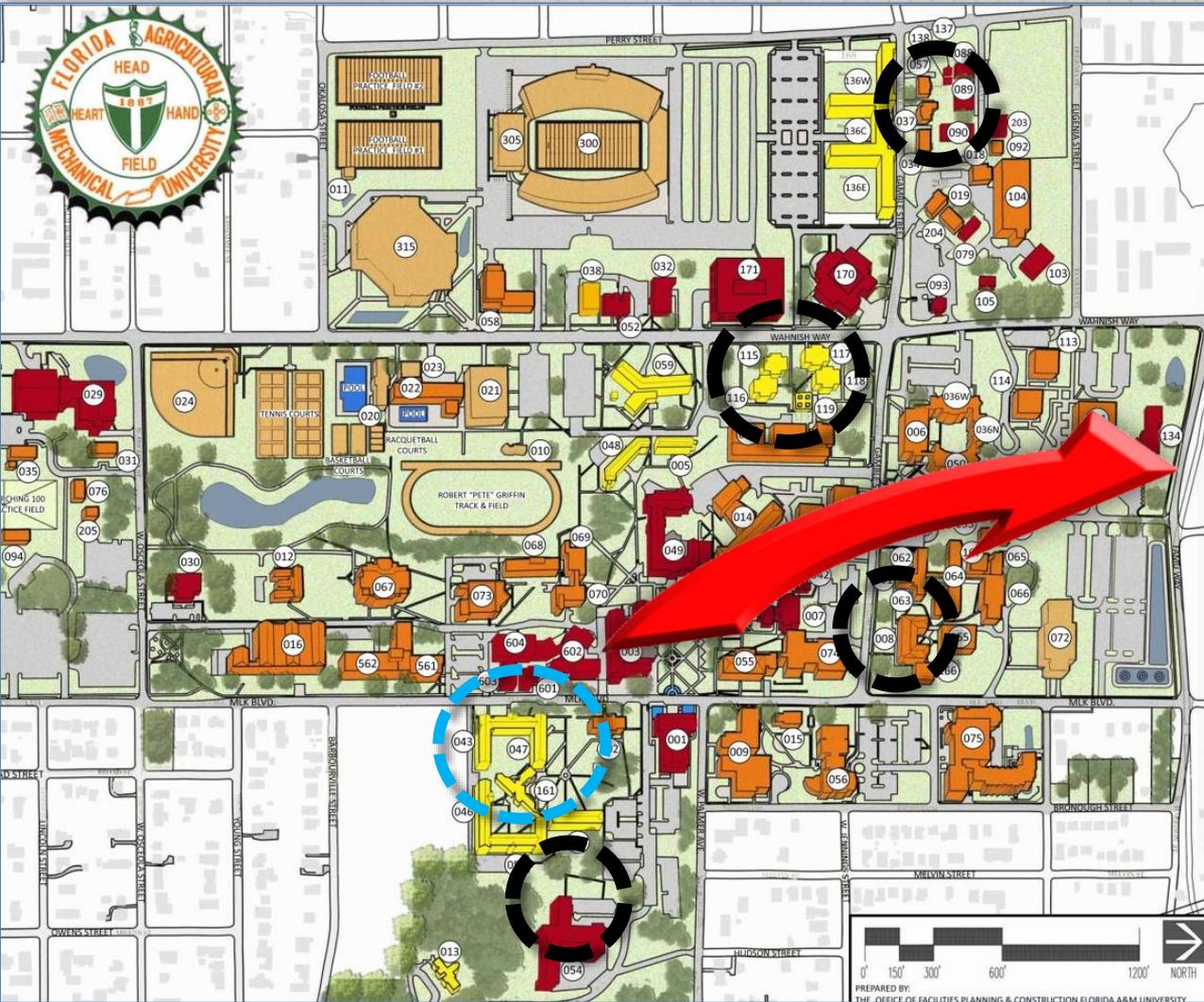
## Objective:

- To provide an update on the status of activities

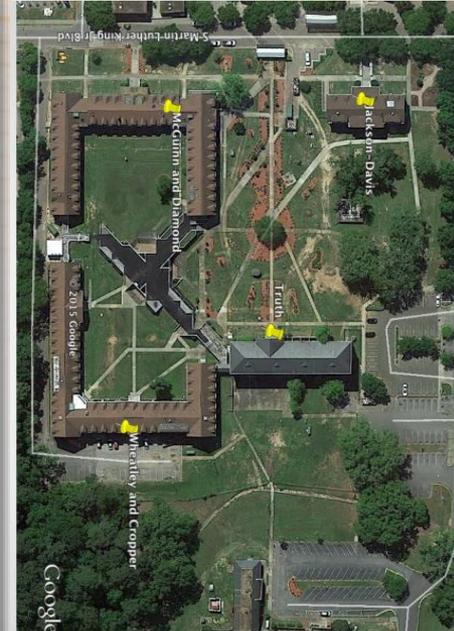




# Existing Service Locations



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

<b>Total Requested</b>	\$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):

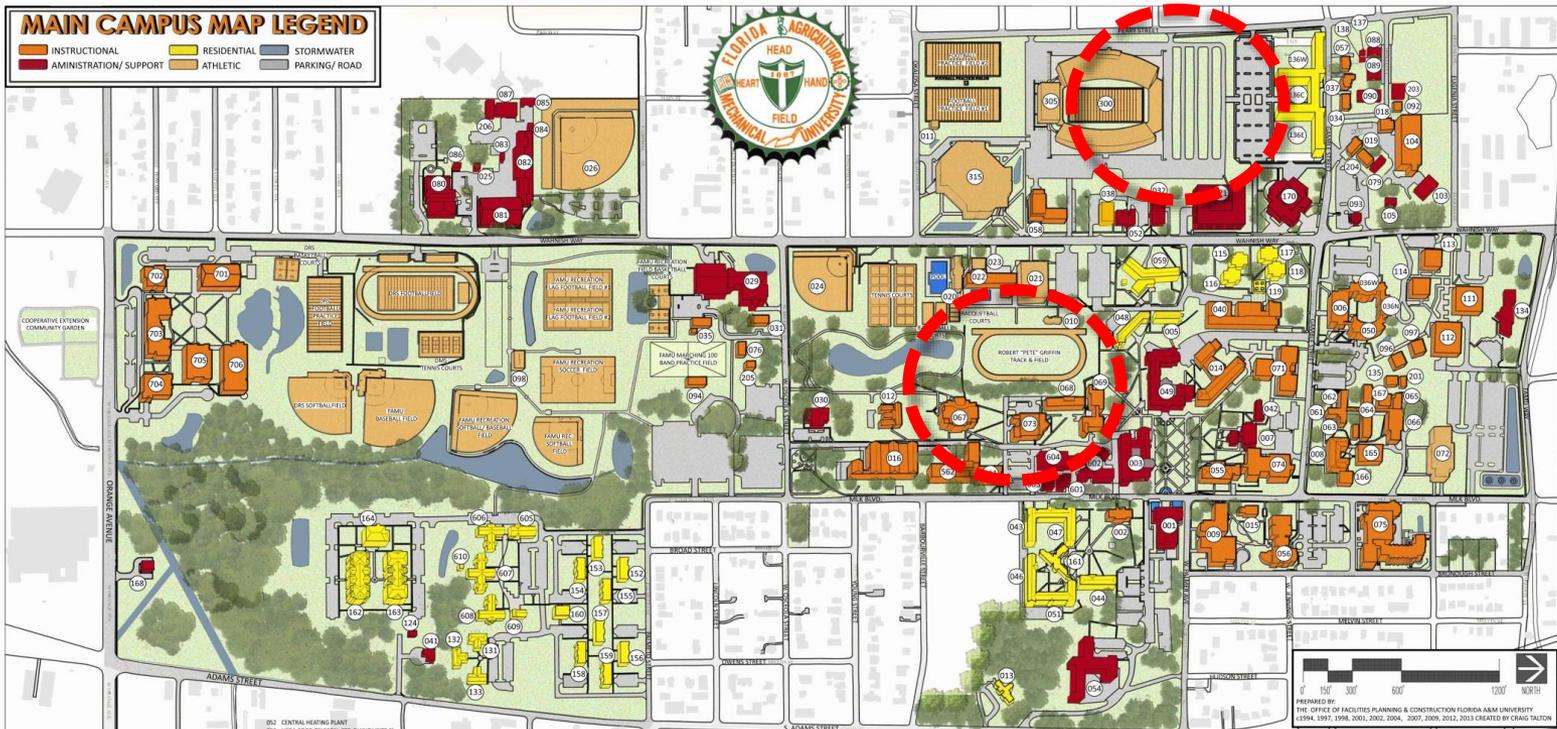
- Improve first year retention rate of students by 5% from 81% to 86%
- Improve retention rate for students with GPA 2.0 and above from 70% to 80%
- Increase in graduation rate by 23% from 39% to 62%
- Expand outreach with increased number of student contacts for academic services by 10% from 82,000 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 OJD 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 SHOP (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 POLYM STORAGE	100	100 ORBIS COTTAGE	184	184 PALMETTO COMMUNICATIONS	209	209 BRAGG SPACIUM	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	101	101 TROY CAMP	185	185 O.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	102	102 ELECTRONIC SUBSTATION NORTH	186	186 O.D.S. TRANSITIONAL	211	211 FAMILY/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 & BILLY WHITE TRANSITIONAL FACILITY	103	103 O.D.S. HEALTH TRANSITIONAL FAC.	187	187 STUDENT SERVICES CENTER	212	212 PALMETTO COLLEGE OF EDUCATION	612	612 NEW D.S. GYMNASIUM
008	027 LUCY MOTEN	011	011 OJD D.S. TRANSITIONAL	078	078 UNIV. PARKING SERVICES (MODULAR)	091	091 RURAL DIVERSITY HEALTHCARE CTR. CHESTVIEW (SITE 1)	104	104 BENJAMIN-BANKNER BLDG A	188	188 ELECTRICAL SUBSTATION SOUTH	213	213 PARKING GARAGE I	613	613 SOUTH PALMETTO BLDG H
009	028 WANE-BRYANT NURSING & ALLIED HEALTH	012	012 GENERAL CLASSROOM	079	079 UNIV. PARKING SERVICES (MODULAR)	092	092 TRANSITIONAL MODULAR	105	105 BENJAMIN-BANKNER BLDG B	189	189 STUDENT SERVICES CENTER	214	214 PARKING GARAGE II	614	614 NEW D.S. GYMNASIUM
010	029 TRACK & FIELD OBSERVATION TOWER	013	013 POSTER-TANNER MUSIC CENTER	080	080 PLANT OPERATIONS BLDG A	093	093 WELLSVILLE CENTER	106	106 BENJAMIN-BANKNER BLDG C	190	190 FAMU UNDERGARAGE PROGRAM	215	215 OFFICE (SITE B)	615	615 NEW D.S. GYMNASIUM
011	030 ATHLETIC STORAGE BUILDING	014	014 POSTER-TANNER CERAMIC CENTER	081	081 PLANT OPERATIONS BLDG B	094	094 POSTER-TANNER OBSERVATION TOWER	107	107 BENJAMIN-BANKNER BLDG D	191	191 FAMU UNDERGARAGE PROGRAM	216	216 OFFICE (SITE C)	616	616 NEW D.S. GYMNASIUM
012	031 GEORGE CONROY GREENHOUSE	015	015 WHISKEY HALL	082	082 PLANT OPERATIONS BLDG C	095	095 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	108	108 TRANSITIONAL MODULAR	192	192 A&L ELECTRONIC CLASSROOM	217	217 SCHOOL OF ARCHITECTURE	617	617 SOUTH PALMETTO BLDG I
013	032 PRESIDENT'S HOME	016	016 FUCHER HALL	083	083 PLANT OPERATIONS HAZARDOUS STORAGE A	096	096 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	109	109 PALMETTO STREET APARTMENTS	193	193 SCHOOL OF ARCHITECTURE	218	218 SCHOOL OF ARCHITECTURE	618	618 SOUTH PALMETTO BLDG J
014	033 PRESIDENT'S HOME	017	017 FUCHER HALL	084	084 PLANT OPERATIONS HAZARDOUS STORAGE A	097	097 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	110	110 PALMETTO STREET APARTMENTS	194	194 SCHOOL OF ARCHITECTURE	219	219 SCHOOL OF ARCHITECTURE	619	619 SOUTH PALMETTO BLDG K
015	034 FUCHER HALL	018	018 FUCHER HALL	085	085 PLANT OPERATIONS HAZARDOUS STORAGE A	098	098 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	111	111 PALMETTO STREET APARTMENTS	195	195 SCHOOL OF ARCHITECTURE	220	220 SCHOOL OF ARCHITECTURE	620	620 SOUTH PALMETTO BLDG L
016	035 HONOR HOUSE	019	019 FUCHER HALL	086	086 PLANT OPERATIONS HAZARDOUS STORAGE A	099	099 CHALLENGER CENTER (DOWNTOWN) (SITE 0)	112	112 PALMETTO STREET APARTMENTS	196	196 SCHOOL OF ARCHITECTURE	221	221 SCHOOL OF ARCHITECTURE	621	621 SOUTH PALMETTO BLDG M
017	036 SCHOOL OF ARCHITECTURE	020	020 FUCHER HALL	087	087 PLANT OPERATIONS HAZARDOUS STORAGE A	100	100 PALMETTO STREET APARTMENTS	113	113 PALMETTO STREET APARTMENTS	197	197 SCHOOL OF ARCHITECTURE	222	222 SCHOOL OF ARCHITECTURE	622	622 SOUTH PALMETTO BLDG N
018	037 MAIN GARAGE	021	021 FUCHER HALL	088	088 PLANT OPERATIONS HAZARDOUS STORAGE A	101	101 PALMETTO STREET APARTMENTS	114	114 PALMETTO STREET APARTMENTS	198	198 SCHOOL OF ARCHITECTURE	223	223 SCHOOL OF ARCHITECTURE	623	623 SOUTH PALMETTO BLDG O
019	038 ENVIRONMENTAL SCIENCES INSTITUTE	022	022 FUCHER HALL	089	089 PLANT OPERATIONS HAZARDOUS STORAGE A	102	102 PALMETTO STREET APARTMENTS	115	115 PALMETTO STREET APARTMENTS	199	199 SCHOOL OF ARCHITECTURE	224	224 SCHOOL OF ARCHITECTURE	624	624 SOUTH PALMETTO BLDG P
020	039 SWIMMING POOL LOCKER HOUSE	023	023 FUCHER HALL	090	090 PLANT OPERATIONS HAZARDOUS STORAGE A	103	103 PALMETTO STREET APARTMENTS	116	116 PALMETTO STREET APARTMENTS	200	200 SCHOOL OF ARCHITECTURE	225	225 SCHOOL OF ARCHITECTURE	625	625 SOUTH PALMETTO BLDG Q
021	040 GATHERING GRASSHOPPER COMPLEX	024	024 FUCHER HALL	091	091 PLANT OPERATIONS HAZARDOUS STORAGE A	104	104 PALMETTO STREET APARTMENTS	117	117 PALMETTO STREET APARTMENTS	201	201 SCHOOL OF ARCHITECTURE	226	226 SCHOOL OF ARCHITECTURE	626	626 SOUTH PALMETTO BLDG R
022	041 GATHERING OFFICE & CLASROOM	025	025 FUCHER HALL	092	092 PLANT OPERATIONS HAZARDOUS STORAGE A	105	105 PALMETTO STREET APARTMENTS	118	118 PALMETTO STREET APARTMENTS	202	202 SCHOOL OF ARCHITECTURE	227	227 SCHOOL OF ARCHITECTURE	627	627 SOUTH PALMETTO BLDG S
023	042 L.B. BARTLEY ATHLETIC COMPLEX	026	026 FUCHER HALL	093	093 PLANT OPERATIONS HAZARDOUS STORAGE A	106	106 PALMETTO STREET APARTMENTS	119	119 PALMETTO STREET APARTMENTS	203	203 SCHOOL OF ARCHITECTURE	228	228 SCHOOL OF ARCHITECTURE	628	628 SOUTH PALMETTO BLDG T
024	043 UNIVERSITY SOFTBALL FIELD	027	027 FUCHER HALL	094	094 PLANT OPERATIONS HAZARDOUS STORAGE A	107	107 PALMETTO STREET APARTMENTS	120	120 PALMETTO STREET APARTMENTS	204	204 SCHOOL OF ARCHITECTURE	229	229 SCHOOL OF ARCHITECTURE	629	629 SOUTH PALMETTO BLDG U
025	044 HAZARDOUS STORAGE C	028	028 FUCHER HALL	095	095 PLANT OPERATIONS HAZARDOUS STORAGE A	108	108 PALMETTO STREET APARTMENTS	121	121 PALMETTO STREET APARTMENTS	205	205 SCHOOL OF ARCHITECTURE	230	230 SCHOOL OF ARCHITECTURE	630	630 SOUTH PALMETTO BLDG V
026	045 UNIVERSITY BASEBALL FIELD	029	029 FUCHER HALL	096	096 PLANT OPERATIONS HAZARDOUS STORAGE A	109	109 PALMETTO STREET APARTMENTS	122	122 PALMETTO STREET APARTMENTS	206	206 SCHOOL OF ARCHITECTURE	231	231 SCHOOL OF ARCHITECTURE	631	631 SOUTH PALMETTO BLDG W
027	046 HANFORD COLLEGE OF ENGINEERING (SITE 2)	030	030 FUCHER HALL	097	097 PLANT OPERATIONS HAZARDOUS STORAGE A	110	110 PALMETTO STREET APARTMENTS	123	123 PALMETTO STREET APARTMENTS	207	207 SCHOOL OF ARCHITECTURE	232	232 SCHOOL OF ARCHITECTURE	632	632 SOUTH PALMETTO BLDG X
028	047 PUMP HOUSE & STORAGE	031	031 FUCHER HALL	098	098 PLANT OPERATIONS HAZARDOUS STORAGE A	111	111 PALMETTO STREET APARTMENTS	124	124 PALMETTO STREET APARTMENTS	208	208 SCHOOL OF ARCHITECTURE	233	233 SCHOOL OF ARCHITECTURE	633	633 SOUTH PALMETTO BLDG Y





# 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**

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**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**

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**Questions?**

