

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



**Facilities Committee Meeting**

**Wednesday, March 4, 2015**

**Time: 9:30 AM**

**College of Law**

**Orlando, Florida**

**Committee Members:** Spurgeon McWilliams, Chair  
Lucas Boyce, Kelvin Lawson, Kimberly Moore, Cleve Warren, Karl White

**AGENDA**

- |     |               |                     |
|-----|---------------|---------------------|
| I.  | Call to Order | Chairman McWilliams |
| II. | Roll Call     |                     |

**ACTION ITEMS**

- |      |  |                        |
|------|--|------------------------|
| III. | Approval of Minutes – December 3, 2014           | Chairman McWilliams    |
| IV.  | Approval of Pharmacy Phase II Contract Amendment | Director Kendall Jones |

**INFORMATION ITEMS**

- |     |                 |                        |
|-----|-----------------|------------------------|
| V.  | Project Updates | Director Kendall Jones |
| VI. | Adjournment     |                        |

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



**Facilities Planning Committee Minutes  
Trustee Spurgeon McWilliams, Chair**

**Wednesday, December 3, 2014**

**Committee Members Present:** Trustee Spurgeon McWilliams (Chair); Trustee Lucas Boyce; Trustee Kelvin Lawson; Trustee Cleve Warren; and Trustee Karl White.

**Others Attending:** President Elmira Mangum; Chairman Soloman Badger; Trustee Torey Alston; Trustee Tonnette Graham; Trustee Marjorie Turnbull; Interim Provost Rodner Wright; Vice President William Hudson; Vice President Dale Cassidy; Interim Vice President Richard Givens; Vice President Thomas Haynes; General Counsel Avery McKnight; Attorney Linda Barge-Miles; Attorney David Self; Attorney Shira Thomas; Attorney Iris Elijah; Athletic Director Kellen Winslow; and Interim Vice President Michael James.

Chairman McWilliams called the meeting to order at 9:45 a.m. and Darlene W. Garcia was recognized to call the roll. A quorum was present.

**Action Items**

**Approval of Minutes – September 10, 2014**

Chairman McWilliams asked for approval of the minutes for September 10, 2014. Trustee Lawson moved to approve the minutes and the motion was seconded by Trustee White. The motion carried.

**Adoption of Campus Development Agreement with the City of Tallahassee**

Chairman McWilliams recognized Interim Associate Vice President Kendall Jones to present this action item. Vice President Jones began by stating that Facilities Planning & Construction has been working with the Board of Trustees, University leadership, faculty, staff, students, and other stakeholders to develop the 2010-2020 Campus Master Plan Update for the main campus, Viticulture, Quincy, and Crestview. Research, data collection, input sessions, and presentations have been conducted as part of the master planning process. The findings, outcomes, and comments received as part of the efforts above are reflected within the final document.

To implement the Campus Master Plan the University is required to enter into a Campus Development Agreement with the host local government. On March 13, 2013 the 2010-2020 Florida A&M University Campus Master Plan Update was presented to the City of Tallahassee Commission whereupon the University and city staff initiated preparation of the Campus Development Agreement. Therefore, we request that the

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Facilities Planning and Construction Committee recommend that the Florida A&M University 2010-2020 Campus Development Agreement be advanced to the Board of Trustees for their consideration for adoption in accordance with 1013.30 F.S.

Mr. Jones recommended that the Board approve the Adoption of Campus Development Agreement with the City of Tallahassee.

Chairman McWilliams asked for the approval of the Adoption of Campus Development Agreement with the City of Tallahassee. Trustee Warren moved to approve the Adoption of Campus Development Agreement with the City of Tallahassee and the motion was seconded by Trustee White. The motion carried.

**Questions/comments associated with this item:**

|  |  |
|--|--|
| <b><i>Adoption of Campus Development Agreement</i></b> | Why is it going to December 2015? (White) We are in the process of updating the Master Plan. (Mr. Jones) |
|--|--|

**Information Items**

**Project Updates**

Chairman McWilliams asked Mr. Jones to precede with the project updates. Mr. Kendall Jones provided information updates on four projects.

**FAMU Village (800 Bed Dormitory)**

The project has been completed and the Facilities Project Team is in the process of closing out the project account. The contractor will cover the expenses associated with the delay in completing the sixth floor in the amount of \$142,552.

**Questions/comments associated with this item:**

|                            |   |
|----------------------------|---|
| <b><i>FAMU Village</i></b> | Have all the concerns we had previously been resolved? <b>(Chair)</b> We still have some warranty issues with elevators, but they are being worked out and we had some concerns with leaks (common with new construction) that have been taken care of. (Mr. Jones) |
|                            | I did a walk through and everything looks good. Was there any compensation for the delay of the 6 <sup>th</sup> floor? (Lawson) Yes. (Mr. Jones)  |
|                            | Did the accommodations make us whole? (White) Yes. (Mr. Jones)  |
|                            | \$142K was paid to us per the contract? (Warren) The project itself was \$122,788 and then approximately \$19K for furniture. The contractor compensated us for the \$19K. (Mr. Jones)  |

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## **Pharmacy Building - Phase II**

The foundation and vertical steel work has started. The Facilities Project Team is working with the architect, construction manager and Dean of Pharmacy in an effort to value engineer out certain elements of the building to get the project's Guaranteed Maximum Price (GMP) within budget. The GMP reflecting the additional \$10 million will be submitted to the Board of Trustees for approval.

## **FAMU-FSU College of Engineering - Phase III**

The contract with the original architect of record is being executed, and the Project Team is working with FSU's staff to finalize the new scope of work for renovating the existing facilities.

## **SGA Grand Ballroom & Student Union**

The Grand Ballroom renovation project started in October and will be substantially completed at the end of January 2015.

The Student Union renovation portion of the project is in the design stage. The drawings are about 90 percent completed. The project will be completed over several phases to accommodate the SGA staff during the renovation activity.

This finalized the presentation and discussion of projects.

## **Master Plan Update**

The next information item was the Master Plan update and the Chair recognized Mr. Jones to discuss this item. Mr. Jones began by stating that the existing Master Plan covers the period of 2010-2020. The Facilities Planning and Instruction staff will start the process of updating the existing Master Plan to ensure that the Master Plan is consistent with the President's initiatives and current strategic plan for the University. This update process will focus on land acquisition, pedestrian walkways throughout the campus, landscape and beautification, security, and future building elements in accordance with 1013.30 (9) F.S.

Special efforts will be taken to ensure that collaboration occurs with all University constituents to include faculty, students, staff, administration, and community members as this document is updated.

In addition, the recommendations resulting from the Educational Plant Survey that is currently being conducted will be included in the updated Master Plan document and factored into the next Capital Improvement Plan (CIP) and Legislative Budget Request (LBR). The Board of Trustees will be updated as the Master Plan elements are updated.

## **Questions/comments associated with this item:**

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|                    |   |
|--------------------|---|
| <b>Master Plan</b> | When can we get the Athletics projects on the Master Plan? Can we rush this? <b>(Chairman Badger)</b> We are in the process of conducting an Educational Plant Survey which is in the validation stage currently. We should have it back in February. That gives President Mangum time to lay out her priorities. (Mr. Jones) |
|                    | Where are we with the upgrade to the Field House and does it make sense? (Lawson) We are looking at 18 – 24 months. Yes, it makes sense to invest the Field House. (Mr. Jones)  |
|                    | Need deadline to look at plans. Need to take a hard look at the budget. I did not know where the dollars were coming from. (Lawson) 3 weeks prior to break. <b>(Chair)</b> Dollars will come from Auxiliaries. (Mr. Jones)  |
|                    | Are there any limitations on the State dollars? Where will the dollars come from? (Turnbull) Dollars will come from Auxiliaries. (Mr. Jones)  |
|                    | Priority for the program would be the Weight Room Extension (5000-6000 sq. ft. with 20 racks. Looking into cost currently, but we estimate approximately \$1.5m (AD Winslow)  |
|                    | Need dollar figure for Stadium Field House over next 3 weeks. <b>(Chair)</b>  |
|                    | Would it be possible for staff to provide pictures of current and vision? (Boyce)   |

**Recreation Center Chiller Replacement Project**

The last information item was the Recreation Center Chiller Replacement Project and the Chair recognized Mr. Jones to discuss this item. Mr. Jones began by stating that due to the premature failure of the Recreational Center’s HVAC chiller, the Student Government Association in conjunction with the President has agreed to utilize \$150,000 of the CITF funding that was appropriated by the Legislature for the Student Union Renovation Project to fund the cost of this capital renewal effort. As a result, the Student Union Project will be reduced by \$150,000.

**Questions/comments associated with this item:**

|                            |  |
|----------------------------|--|
| <b>Chiller Replacement</b> | Do we have any recourse? (White) We are outside of the warrant period. (Mr. Jones) |
|----------------------------|--|

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Trustee McWilliams asked if there was any further business. There was no further business. The Committee adjourned at 10:28 a.m.

Respectfully submitted,

Spurgeon McWilliams  
Committee Chairman

Transcribed by:  
Darlene W. Garcia



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

**Facilities Committee**  
**Date: March 4, 2015**  
**Agenda Item: IV**

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

| Action of Board |                             |                  |                |
|-----------------|-----------------------------|------------------|----------------|
| Approved ____   | Approved w/ Conditions ____ | Disapproved ____ | Continued ____ |
|                 |                             | Withdrawn ____   |                |

**Subject: Request for Approval of Contract Amendment #4 for Pharmacy Phase II Project**

**Rationale:** Initial funding of \$1,071,000 in 2003-2004, was to initiate the design of the Pharmacy Phase II five story building Project. Funding in the amount of \$2,000,000 was appropriated in 2008-2009, \$23,000,000 was appropriated in 2010-2011, to complete the design and initiate construction for off-site work, early site work, and vertical construction. The University received additional funding in the amount of \$10,000,000 from the legislature in 2014-2015 for vertical construction. The Construction Manager for the project is Skanska USA.

This Contract Amendment #4 is to add \$9,027,702 to the Construction Manager's existing contract of \$23,001,842.

The following Contract Amendments and Change Orders have been previously approved:

- Original Contract - \$189,093 for preconstruction work;
- Amendment #1 - \$1,493,485 for offsite work;
- Amendment #2 - \$1,134,872 for early site work;
- Amendment #3 - \$20,000,000 for vertical construction work;
- Change Order # 1 - Revised the scope of work to the off-site parking, retention pond, and Substantial Completion Date, at no cost;
- Change Order #2 – Revised the Substantial Completion Date for the off-site parking and retention pond, at no cost;
- Change Order #3 - Increased the GMP by \$184,392 for retaining wall modifications, storm water system modifications, fire line modifications, installation of a counterpoise electrical duct bank, removal of unsuitable soils, and increased general conditions;



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ACTION ITEM**

- Change Order #4 - Was a deduction of \$500,000 from the Construction Manager's Contract so the University, rather than the Contractor, could make purchases of construction materials and thus realize savings in unpaid sales taxes;
- Change Order #5 – Realigned ongoing construction activities at no additional costs to accommodate, long lead items, general conditions, and associated revisions required by structural engineer of record;
- Change Order #6 – Added a secondary 15KVA electrical power feed to the northeast portion of the campus in case the primary power feed should fail for a total cost of \$106,550.

The University's Construction and Facilities Management staff and the architect/engineering firm for the project have reviewed Contract Amendment #4 and concur with its justification and cost. This Contract Amendment #4, if approved, will result in a revised contract amount of \$32,029,544 for the Construction Manager.

**Attachments:** Guaranteed Maximum Price (GMP) Project Scope Summary

**Recommendation:** That the BOT approves Contract Amendment #4, for the Pharmacy Phase II project, which increases the existing agreement of \$23,001,842 by \$9,027,702 to the new amount not to exceed \$32,029,544.



## Facilities Committee

Date: March 4, 2015

Agenda Item: V

**Subject:** Project Updates

**Summary:** The following provides an update on three (3) construction projects:

| Project(s)                                | Status   |
|---|--|
| Pharmacy Building Phase II                | The foundation and vertical steel work is progressing. The University's project team collaborated with the architect, construction manager (CM) and Pharmacy administration team as the project scope was finalized. Based on the remaining funding, two of the five floors will be shelled until additional funding is identified. The project estimate previously provided by our original consultant has proven to be inconsistent with the CM's estimated project cost.  |
| FAMU/FSU College of Engineering Phase III | The contract with the original architect of record has been executed and the project team is working with the consultants to define the additional project scope of work. The project team is working to develop the contract amendment for the original construction manager for the additional allocation. The CM's contract amendment will be brought to the Board of Trustees for approval.  |
| SGA Grand Ballroom / Student Union        | <p>The Grand Ballroom renovation project started in October and was scheduled to be substantially completed at the end of January 2015, however, due to project scope changes, substantial completion has been extended to March 2015.</p> <p>The Student Union renovation portion of the project is in the design stage. The construction documents are expected to be completed at the end of March 2015. The project will be completed over several phases to accommodate the SGA staff during the renovation activity.</p> |
|   |  |