



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

Meeting Date June 9, 2016

Agenda Item: V

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

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Approved _____	Approved w/ Conditions _____	Disapproved _____	Continued _____	Withdrawn _____

Subject: Resolution authorizing the President to take the steps necessary to acquire from the Florida Agricultural and Mechanical University Foundation, Inc. that certain parcel of real property commonly referred to as the “Florida Agricultural and Mechanical University Foundation Building” and described particularly as that certain parcel of real property whose postal address is 625 E. Tennessee Street, Tallahassee, Florida 32308 and legally described as:

FRANKLIN PARK, 31 1N 1E
 LOTS 4,5,6,7,8,11 & 12 BLOCK A AND
 20 FT ALLEY S OF LTS 6, 7, & 8 AND 10 FT OF ALLEY N OF LOT 11
 OR 925/2382 929/2128 1065/863 1120/1171-1175 1157/914
 OR 2064/1647 2366/192(UT) 2372/2132

(The “FAMU Foundation Building”).

Background: The Florida Agricultural and Mechanical University Foundation, Inc. acquired the FAMU Foundation Building in 2012. The building consists of 25,677 net square feet of which the FAMU Foundation occupies approximately 6,776 square feet and the Florida Agricultural and Mechanical University Office of University Advancement occupies approximately 4,105 square feet. The University administration intends to relocate the Information Technology Services (approximately 42 employees) from the University Commons on the main campus to the remaining estimated 15,313 square feet in the FAMU Foundation Building. The FAMU Foundation Building is clear of debts. It contains two stories and a basement and 97 on-site parking spaces including 2 designated disabled parking spaces.

The FAMU Foundation would pay a reasonable rental fee to the University for occupying the space.

After Board of Trustees (BOT) approval, this building would be added to the Capital Improvement Plant (CIP) Back of Bill (BOB-2) form. CIP will be presented for BOT approval in June before submission to the Board of Governors of the State University System of Florida (BOG). The staff of the BOG will then consider all BOB-2 request for inclusion in the legislative budget request.

Recommendation: Approval for staff to move forward with Option 2 that will include due diligence. Unless determined through the search and other means that we should not move forward, authorize the President, on behalf of the Florida Agricultural and Mechanical University Board of Trustees to acquire fee simple title to the FAMU Foundation Building and to execute, negotiate and accept any and all documents in the furtherance thereof all subject to the review and approval of the Division of Construction and Facilities Management, the Office of Plant Operations and Maintenance and Office of the General Counsel.



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

Facilities Committee

June 9, 2016

Agenda Item: VI

Subject: Update on the Department of Education (DOE) Capital Financing

Summary: The following is an update on the DOE Capital Financing Program

PROJECT	STATUS
DOE Capital Financing	<p>Recognizing the prominent role of Historically Black Colleges and Universities in American history, the U.S. Department of Education's (DOE) Capital Financing Program addresses a widespread need of HBCUs for capital improvements and their general lack of access to traditional funding sources.</p> <p>Since submission of the preliminary application on January 20, 2016, there have been several follow up meetings and tours with DOE, Rice Capital, BOG, and the State Bond Finance teams.</p> <p>In addition to the bond refinancing, we are also working with one of our continuing services Architects (DAG Architects) in developing a conceptual layout of 21st century living learning environment we would like to create.</p>



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

Facilities Committee

June 9, 2016

Agenda Item: VII

Subject: Update on the Public-Private- Partnership (P3) development

Summary:

The following is an update on the Public-Private- Partnership (P3) development

PROJECT	STATUS
<p>Public-Private- Partnership P3 development</p>	<p>FAMU envisions a transformational development to serve as a catalyst project along the Monroe-Adams Corridor and the “main street” of campus to resolve critical housing issues, aesthetic concerns, and simultaneously create a viable marketplace that could promote the long term sustainability of the University.</p> <p>RFQ process was completed in December 2015 and 11 firms were shortlisted in January 2016. The next step of the selection includes issuance of invitation to negotiate (ITN). Following are the steps and associated timeline.</p> <p>P3 steps and timeline: Business plan: January – April 2016 Market demand study – April – June 2016 <u>Invitation To Negotiate (ITN) Process: July – August 2016</u> Selection of Preferred Developer: September 2016 Facilities Planning Committee Approval: TBD FAMU Board Approval: TBD BOG approval: TBD Closing (ground lease negotiations, developer’s due diligence): TBD</p> <p>The goal is to have: CASS Building opening: Fall 2018 Housing development: Fall 2019 Mixed use development: Fall 2020</p> <p>Note: ITN has been drafted and is being reviewed internally. The ITN draft will be provided for review prior to being posted in July 2016.</p>