

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



**Facilities Committee Meeting
Date: December 10, 2015
Time: 1:30PM
Location: Tallahassee, FL**

Committee Members: Karl White, Chair
Bettye Grable, Kimberly Moore, Nicole Washington, Robert Woody

AGENDA

- I. Call to Order Chairman White
II. Roll Call

ACTION ITEMS

- III. Approval of Minutes – July 21, 2015 Chairman White
IV. Election of Vice Chair Chairman White
V. Approval of Quincy Farm Utility Easement ED Avinash Rahrurkar / AVP Sameer Kapileshwari
VI. Approval of Campus Development Agreement ED Avinash Rahrurkar / AVP Sameer Kapileshwari

INFORMATION ITEM

- VII. Maintenance contract for Orlando campus Director Kendall Jones/AVP Sameer Kapileshwari
VIII. A/E RFQ for CASS building and RFI for P3 status updates ED Avinash Rahrurkar / AVP Sameer Kapileshwari
IX. Construction Project and Crestview Signage Updates ED Avinash Rahrurkar / AVP Sameer Kapileshwari
X. Adjournment Chairman White

Florida Agricultural and Mechanical University
Board of Trustees



Facilities Planning Committee Minutes
Trustee Spurgeon McWilliams, Chair

Tuesday, July 21, 2015

SUMMARY MINUTES

(Transcript of meeting will be posted on FAMU website when available)

Committee Members Present: Chairman Spurgeon McWilliams, Trustee Lucas Boyce, Trustee Kelvin Lawson, Trustee Kimberly Moore, Trustee Cleve Warren, and, Trustee Karl White.

Chairman McWilliams called the meeting to order at 9:45 a.m. Ms. Cynthia Russell called the roll. A quorum was established.

Action Items

Approval of Summary Minutes – May 14, 2015 and June 9, 2015

There were no revisions to the minutes. Trustee McWilliams moved to approve the minutes, and the motion was seconded by Trustee White. The motion carried.

Information Items

Renaming of Crestview Sign

Items requiring Action and questions/comments associated with this agenda item:

<i>Renaming of the Crestview Sign from Florida A&M University Rural Diversity Health Center to Senator Durell Peadar, Jr., FAMU Educational Center</i>	<p>I have been informed that the name change will require a vote of our committee for recommendation to the Board. In my opinion, I feel the name change is friendly and is very appropriate and my recommendation would be that the Committee vote in favor of the name change. I submit that to the Board. Do I hear a motion? (McWilliams) The motion was moved by Trustee White and seconded by Trustee Boyce.</p> <p>Is there any further discussion? (McWilliams) All were in favor of no further discussion. Thank you very much. (McWilliams)</p>
<i>Legislative Updates</i>	<p>Mr. Kapileshwari presented information from the 2015 special legislative session, stating that the Florida Legislature approved items that would enhance the University's capacity for academic excellence. The approved items included \$1.4 million to complete the FAMU College of Pharmacy</p>

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



	and Pharmacy Sciences II building, and \$6.2 million for the planning and design of the new Student Affairs, or CASS, Center for Access and Student Success Building.
	Thank you. (Trustee McWilliams) There were no questions or comments on the Legislative Updates.

Discussion Item

<i>Conceptual Plan to Convert the Women's Pentaplex into a Mixed-Use P-3 Development</i>	Other than the proposal, reinvigorating, modernizing residential space, what other enhancements are consistent with our desire to become a 21 st century living and learning environment? What are those other enhancements? (Trustee Shannon)
	<p>Yes, absolutely. The project will be broken down into multiple phases. The first one will be our Student Services Building, the CASS Building, to centralize all of the services provided to our students, as well as residential. (Kapileshwari)</p> <p>As you have mentioned, there would be some mixed-use spaces, some retail spaces so that the student can really reside on campus and have an opportunity to get whatever they need right here instead of having to live off campus. There would be in-house parking, and the last phase we are trying to include the athletic side as well. (Kapileshwari)</p>
	Currently, in the fall when we have students coming to campus and requesting dormitory space or requesting on-campus housing or campus-related housing, do we currently fall short? And does this plan take into consideration closing that gap and then creating, and finding more students to move on campus? (Trustee Shannon)
	Yes, certainly. It is basically both, closing the gap and more importantly, improving the quality of space that we have on campus. I will see if Mr. Crumity, Housing Director, would like to add any comments. While we are waiting for Mr. Crumity, I would like to comment and highlight that some of the challenges would include policy changes. This will mean that we will require the freshman and sophomore two years or so. (Kapileshwari)
	Is that a trend? Is that something that actually works? Do we have benchmarking? (Trustee Shannon)

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



	It's modified information in US News and World reports showing that graduation rates and retention improve significantly by students living on campus. (Kapileshwari)
	Yes, ma'am. We changed the policy last year. Really we've had this in place for about six years, but with the enforcement last year, so all freshmen that live, whether graduated from high school or in excess of 25 miles of the University had to live on campus for the first year. (Oscar Crumity)
	What about sophomores, requiring sophomores to live on campus, also? (Trustee Shannon)
	Did not require them to live on campus. (Oscar Crumity)
	But is that what part of the policy change would be? (Trustee Shannon)
	Let me restate that. There's a special group: athletes, students that are in the CeDAR Arts Program, and those students in the Bridge Access Program and Scholarships who are required to live on campus for two years. (Oscar Crumity)
	I don't want to beat a dead horse, but if we expect a policy change to be part of the success factor of this plan, I would hope that we research and find out whether or not the impact of that policy change meets our expectations, whether it's even feasible to require sophomores also to live on campus. (Trustee Shannon)
	There was a slide where you showed some numbers and you showed something that translated to me. My question would be is that net cash flow a success? I mean, that's what the results will be, but is that success in terms of the annual net cash flow, when you're bringing in revenues of 15 million? (Trustee Shannon)
	I'm going to request VP Miller to answer these questions. (Kapileshwari)
	The debt to service ratio required by the BOG is 1-20, so you can see on the slide that there is \$5.6 million in debt service. That debt service is sufficient to pay the debt on the 1400 for housing, 50,000 square feet of commercial space, and the stadium, so that cash flow is the bottom line. So yes, the \$16 million of cash flow will be a success because that will pay all of the debt service and operating expense for the project, which is another requirement of BOG—that we be self-sufficient. All of the debt service and operating costs must come from the cash flow project. (VP

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



	<p>Miller) So it turns out to be 7.5 percent return. And so, the issue is, quite frankly, whether that is a sufficient number for a private participant to want to pay. There's another section where you mentioned both historic tax credits and new market tax credits. So I'm wondering are those currently in place for the land that we're talking about or do we have to go out and make an application? (Trustee White)</p>
	<p>We would have to make an application for both historic credits and new market tax credits. Again, this is a conceptual phase so the private developer would have an obligation to pursue that funding, but these are just types of funding that probably is available for historical tax credits because this is an historic district and it is eligible for new market credits. (VP Miller)</p>
	<p>And then the key is that there's no assumptions made about those things in these numbers. (Trustee White)</p>
	<p>There are assumptions made in the operating numbers, but they are in assumptions in the development performance. (VP Miller)</p>
	<p>Yes. And then, sort of finally – first, let me back up and say, I'm a big fan of these sorts of activities and have seen a number of them work out quite well, so we'll research all of them. But it would also be, I think, sort of helpful in the completion of what we're thinking about, so obviously there are some facilities that we currently have with beds that we don't consider marketable. So if you could sort of just come back and also tell us what the plan will be to deal with those buildings as well; that would I think make this a complete presentation. (Trustee White)</p>
	<p>Thank you. (Trustee McWilliams)</p>
	<p>Absolutely. That's a very – (Kapileshwari)</p>
	<p>Just a minute (Trustee McWilliams)</p>
	<p>Just a comment. One, you know, clearly this is a positive, but one thing I just want to make sure we consider, and that's dining facilities for the students, because we've got the situation now with 800 beds and the cafeteria being very, very close. If we put 1400 beds or so up back on the center of campus, now you've created another gap for students and they</p>

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



	<p>will have to go from – we usually refer to it up on The Hill – down to the new cafeteria. Then you also have a situation of all of the students or potential students in the Palmetto Street complex that may or may not be on the meal plan, but if they are, they still have quite a commute to come up The Hill two or three times a day for their meal. So as we’re looking at this, I think it’s a great idea to revitalize that part of campus with housing, but I think we should look at some form of accommodations for those students so they don’t have such a commute for their meals, particularly in the summer. It’s a long, hot commute for those students to make the walk, whether it is from Palmetto Street or the center campus back down to 800 Beds for the main cafeteria. (Trustee White)</p>
	<p>Understood. And we can incorporate that and also the remaining housing facility when we put the scope and items together. (Kapileshwari)</p>
	<p>Okay, thank you. (Trustee McWilliams)</p>
	<p>Mr. Chair? (Trustee Moore)</p>
	<p>Yes, Trustee Moore (Trustee McWilliams)</p>
	<p>I would like to offer comments. It appears, and I probably echo what’s already been said, but there are assumptions built in, and the ones that caught my attention regarding potential impediments are, from my perception, actual action items. They are need-to-change policy regarding who must reside on campus; again, that’s a research piece we need to better understand, because certainly we don’t want to deter students who may be interested in this University and have a two-year requirement that you live on campus.</p> <p>The other is the need to develop a clear path for future student enrollment. That’s a question that rises to the forefront because we need to know whether we’re on an upward trend for an increase in numbers. And then lastly, from a business perspective, with the commercial space, ascertaining whether there is a market for it. I would anticipate since these are actuals and with the timeline, it looks like it is proposed for January or February that information would have been packaged and shared so that we could digest it. (Trustee Moore)</p>

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



	Absolutely, and it would give us enough time to get the department on board and get understanding from them in more details. (Kapileshwari)
	Thank you. (Trustee Moore)
	The only other item that I had a question about was the stadium complex, which you say would require some legislative approval. Do you have some plan in place to try and get that legislative approval? (Trustee McWilliams)
	Yes. We will work on that as well. Right now, the current draft guidelines do not allow athletic facilities; however, we will be talking with the Board of Governors and see what possibilities are. (Kapileshwari)
	I didn't quite get that. (Trustee McWilliams)
	We've talked to the Board of Governors and the current draft guidelines do not allow athletics facilities, but they are draft guidelines. So we will be talking after this Committee meeting and will be, of course, sharing with the Board of Governors our plans and getting their input as well as to how we can make this happen and what are the next best steps. (Kapileshwari)
	But the legislative approval, how do you plan to go about that? (Trustee McWilliams)
	<p>If I can back up for just one minute and I'll get to your specific question. But what we view this is and maybe I missed saying so, but this is essentially a feasibility study done internally with some guidance about what a project could look like and is it feasible enough from the numbers that we've been able to sort of put together to send it out, to have an invitation to potential partners who would own such a project to bid on it.</p> <p>And so, most of the questions you're asking are extremely important and those are questions that would be answered in the process of the responses we get from potentially P-3 partners. And frankly, to a certain extent, I would expect the question about legislative approval to be a joint venture between that partner who theoretically would have some political capabilities and members of the Board and others who have other political ties and capabilities of persuasion. (VP Cassidy)</p> <p>And so, I think from our perspective this is a feasibility study. We think "based on the numbers it's not infeasible." The next step is to send out an invitation and negotiation and see who is interested in it, see what kind of</p>

Florida Agricultural and Mechanical University
Board of Trustees



criteria they would have. I think a real important question would be what are their capabilities as it relates to both getting tax credits or securing those or having influence to move those issues forward, and legislative actions.

So it's really the beginning phases of, "Yes, this looks like it could be possible. Let's see who is interested in it and what their capabilities are and what they believe would be the best way to do it," and I think that also answers to a certain extent the question about dining, because it would surprise me if some of the commercial space that is proposed isn't for things like fast food or Chick-fil-A – although we already have one – so other kinds of eating establishments in that area apart from whether there would be another dining hall itself.

And so again, this is really, I hate to keep using the word, but feasibility, and what we need to do is get people who have expertise at this to tell us from their perspective under what circumstances would it be feasible and what do they think, with guidance clearly from the Board, as to what they think the project could look like at a detail level, what it would cost, and what the return would be.

The other thing that is in all of this is it's clear that in the Board of Governors' guidelines, one of the clear guidelines that is going to be in there is that all of these projects ultimately have to become property of the state; therefore, the University. And so, there's going to be a timeline of how long the developer will be on the project and if he will get the return on investment and how long until the project and its properties transfer to the ownership of the state. We would essentially give a ground lease in the meantime.

So there are lots of phases to this, but from our perspective, this is how it starts. Is it even possible? And the next step is to put out an invitation for negotiation to see is it something that's interesting to those who could perhaps do it and help finance it.

And so that's really where we are, and these are great questions, and we'll get to them all but I think that's the process. (VP Cassidy)

Thank you very much. Are there any other questions or comments?
(Trustee McWilliams)

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



	<p>I have a question. So on the project financing page it breaks it out to PECO, tax credits, et cetera; is there a goal with respect to the monetary number of each of those?</p> <p>For example, of the 235 million that you think this will cost, how much do you think will be private; how much do you think will be PECO? (Trustee Boyce)</p>
	<p>Right now we had PECO for 36, phase one, but the remaining was the private financing. PECO was only 36. (Kapileshwari)</p>
	<p>So you're saying \$200 million is private financing? (Trustee Boyce)</p>
	<p>The starting tax credit of 19 million, new market tax credit – again, these are – 34, conventional debt of 128 million; developer fee of 19 and PECO of 36, and all of that adds up to 238. I can provide you with a copy of the project summary. (Kapileshwari)</p>
	<p>Trustee Boyce, did that answer your question? You look like you may still have some questions? (Trustee McWilliams)</p>
	<p>I'm all right. (Trustee Boyce)</p>
	<p>Any other questions or comments? This obviously is a work-in-progress but it's a good start, and just keeps us up-to-date, because you see, coming to the Board broadens your scope. A lot of these questions are things you might not have thought about but you will now think about. (Trustee McWilliams)</p>
	<p>So if there are no other questions or comments, this Committee meeting is adjourned. (Trustee McWilliams)</p>

There was no further business. The meeting adjourned at 11:25 a.m.

Spurgeon McWilliams
Committee Chairman

Transcribed by:
Cynthia F. Russell



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

Meeting Date December 2015

Agenda Item: V

Item Origination and Authorization

Policy _____ Award of Bid _____ Budget Amendment _____ Change Order _____
 Resolution X Contract _____ Grant _____ Other _____

Action of Board

Approved _____ Approved w/ Conditions _____ Disapproved _____ Continued _____ Withdrawn _____

Subject: A Resolution consenting to an electric utility easement in favor of Talquin Electric Cooperative ("Talquin Electric"), encroaching on the Gadsden County Campus of Florida A&M University commonly referred to as the "Quincy Farm". The easement will allow Talquin Electric to provide enhanced electric power to the Quincy Farm. A true and correct copy of the sketch and survey of the easement and its legal description are attached hereto as Composite Exhibit "A".

Rationale: Florida A&M University occupies its Gadsden County, Florida campus as a tenant of the Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Internal Improvement Trust Fund"). In order to provide enhanced electric power to the Quincy Farm it is necessary for Talquin Electric to obtain an easement to relocate some existing power lines and power poles and to install additional power lines and power poles in certain areas of the Quincy Farm. The enhanced electric power would be of great benefit to the University. Ultimately the easement must be approved by the Internal Improvement Trust Fund. However, before giving its consent, the Internal Improvement Trust Fund requires that the University as the tenant of the property consent to the easement.

Recommendation: Resolve to express to the Trustees of the Internal Improvement Trust Fund of the State of Florida that the FAMU Board of Trustees consents to electric utility easement in favor of Talquin Electric Cooperative as set forth substantially on Composite Exhibit "A". Said Resolution shall be in form and substance as attached hereto on Exhibit "B".

RESOLUTION NO. ____-15

A RESOLUTION OF THE BOARD OF TRUSTEES OF FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY (UNIVERSITY) CONSENTING TO AN ELECTRIC UTILITY EASEMENT ENCROACHING ONTO THE GADSDEN COUNTY CAMPUS COMMONLY KNOWN AS THE "QUINCY FARM" AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, Talquin Electric Cooperative is in the process of enhancing its electric utility services in Gadsden County, Florida in the area of the Gadsden County campus of Florida Agricultural and Mechanical University common known as the "Quincy Farm"; and

WHEREAS, Florida Agricultural and Mechanical University occupies its Gadsden County, Florida campus as a tenant of the Trustees of the Internal Improvement Trust Fund of the State of Florida (the "TIITF"); and

WHEREAS, part of the enhancement of the electric power to the Quincy Farm will require the relocation of certain existing utility lines and poles and the installation of certain new utility lines and poles on the Quincy Farm; and

WHEREAS, the enhanced electric power facilitated by the easement would be of great benefit to the University; and

WHEREAS, a true and correct copy of the sketch and survey of the utility easement area are attached hereto as Composite Exhibit "A"; and

WHEREAS, the TIITF requires the Board of Trustees of Florida A&M University to consent to the electric utility easement before it grants the easement to Talquin Electric Cooperative.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE BOARD OF TRUSTEES OF FLORIDA AGRICULTURAL AND MECHANICAL UNIVERISTY THAT:

SECTION 1: The Trustees of Florida Agricultural and Mechanical University hereby consent to the electric utility easement in favor of the Talquin Electric Cooperative substantially as set forth on Composite Exhibitit "A".

SECTION 2: This resolution shall become effective immediately upon passage.

PASSED AND ADOPTED THIS ____ DAY OF DECEMBER, 2015.

**FLORIDA AGRICULTURAL AND
MECHANICAL UNIVERSITY
BOARD OF TRUSTEES**

ATTEST:

Cleve Warren, Chair

Corporate Secretary

Approved as to form and legal sufficiency:

Vice President and General Counsel



State of Florida P.E. # 49898
 Joseph W. Miller

QUINCY, FLORIDA
 PROJECT TITLE
 FLORIDA A&M UNIVERSITY
 VET TECH FACILITY

PROJ. NO.: LUR
 DWG. BY: LUR
 DATE: 10/6/2015
 SCALE HORIZ.: NTS
 SCALE VERT.:
 PLOT ENGR.: JWM

REVISIONS	
NO.	DATE

SHEET NUMBER
1
 PROJECT PHASE



DUE TO DISTORTION IN THE AERIAL, THIS DOCUMENT DISPLAYS THE APPROXIMATE LOCATION OF THE UTILITY EASEMENT. THE 20 FT. WIDE EASEMENT FOLLOWS THE PATH OF EXISTING AND PROPOSED PRIMARY ELECTRIC LINES. THIS IS NOT A LEGAL DOCUMENT AND IS PROVIDED FOR GENERAL LOCATION ONLY. SEE LEGAL SKETCH AND DESCRIPTION.

UTILITY EASEMENT AERIAL MAP

SCALE: NTS



S 89°38'42" W 2944.65'(S)

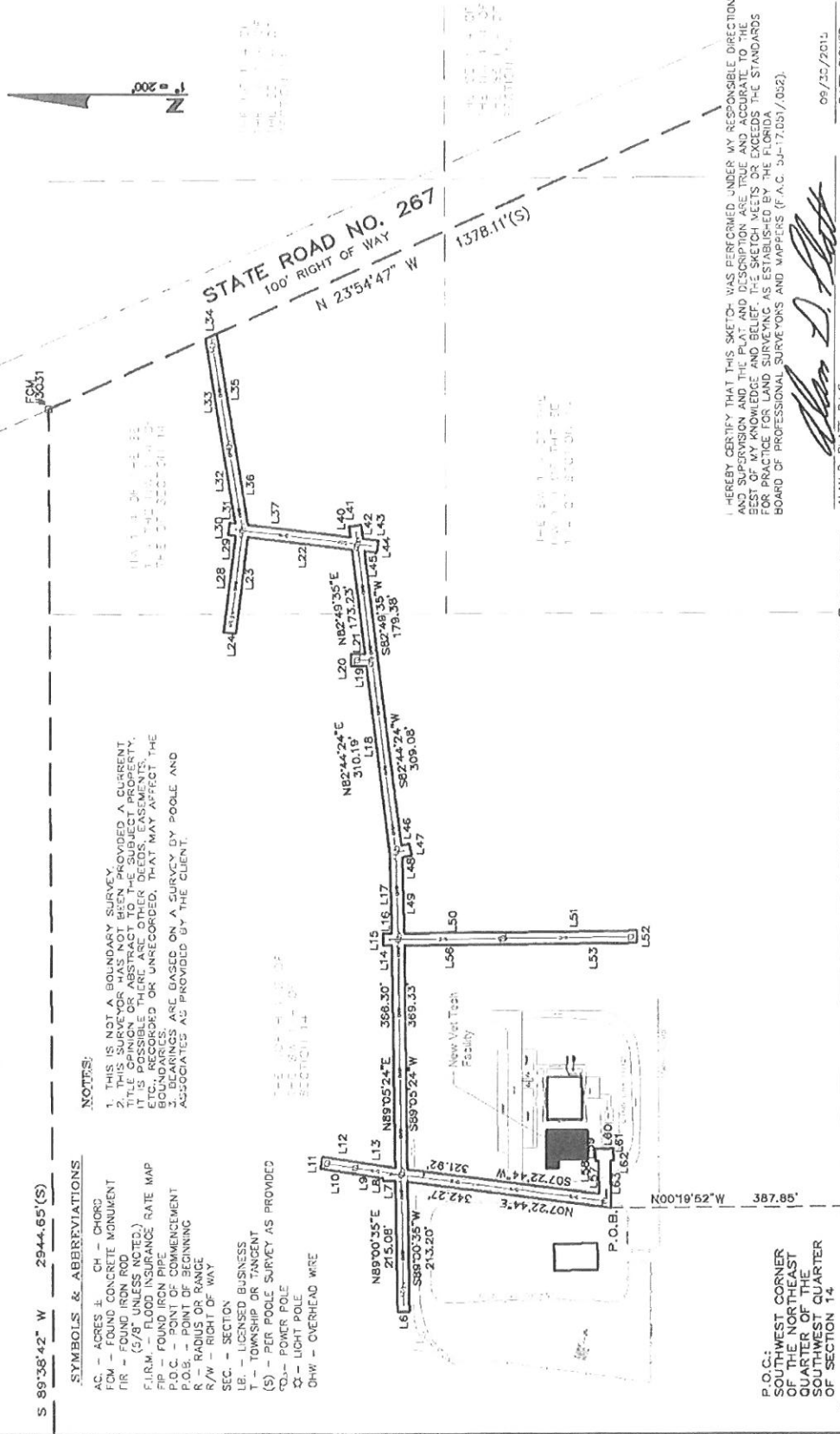
SYMBOLS & ABBREVIATIONS

- AC - ADRES ±
- CH - CHOK
- CM - FOUND CONCRETE MONUMENT
- FIR - FOUND IRON ROD
- (5/8" UNLESS NOTED)
- FLRM - FOUND LUMBER
- FR - FOUND RANGING
- FR - FOUND RANGING RATE MAP
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS OR RANGE
- R/W - RIGHT OF WAY
- SEC. - SECTION
- LB - LICENSED BUSINESS
- T - TOWNSHIP OR TANGENT
- (S) - PER POOL SURVEY AS PROVIDED
- CO - POWER POLE
- ⊙ - LIGHT POLE
- OHW - OVERHEAD WIRE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PROVIDED A CLIENT BY TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE SURVEY.
3. BEARINGS ARE BASED ON A SURVEY BY POOLE AND ASSOCIATES AS PROVIDED BY THE CLIENT.

SECTION 14



STATE ROAD NO. 267
 100' RIGHT OF WAY
 N 23°54'47" W 1378.11'(S)

FORM #3031



A ASSOCIATES, INC. • LAND SURVEYORS
 2412 CASSEYVILLE PLACE, TALLAHASSEE, FL 32303
 PHONE: (904) 885-1035 FAX: (904) 885-1168
 LICENSED BUSINESS NO. 6593

SKETCH OF LEGAL DESCRIPTION:
 UTILITY EASEMENT IN
 SECTION 14, T-3-N, R-4-W,
 GADSDEN COUNTY, FLORIDA

CERTIFIED TO:
 F.A.W.U.

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION THEREON COMPLY WITH THE HIGHEST BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 34-17.031/.032).

Alan D. Platt

ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED NO. 4564
 DATE SIGNED 09/30/2015
 DATE SKETCHED 09/30/2015

N 89°40'08" E 331.60'
 N 89°40'08" E 1308.80'(S)
 N 89°40'08" E 387.85'
 M.29.61.00N

P.O.C.:
 SOUTHWEST CORNER
 OF THE NORTHEAST
 QUARTER OF THE
 SOUTHWEST QUARTER
 OF SECTION 14

DRAWING:
 1107-EASE
 PROJECT:
 1107



Florida Agricultural and Mechanical University
Board of Trustees Action Item

Meeting Date December __, 2015

Agenda Item: VI

Item Origination and Authorization

Policy _____ Award of Bid _____ Budget Amendment _____ Change Order _____
Resolution X _____ Contract _____ Grant _____ Other _____

Action of Board

Approved _____ Approved w/ Conditions _____ Disapproved _____ Continued _____ Withdrawn _____

Subject: Florida A&M University and the City of Tallahassee are parties to a Campus Development Agreement, dated March 16, 2015, which for the term of the agreement determines the impacts of proposed campus developments on public facilities, services, and public transportation. The termination date of the Campus Development Agreement is December 31, 2015, unless the parties extend it by mutual consent. Florida A&M University has requested that the City agree to extend the Campus Development Agreement by two years to December 31, 2017 to allow University time to submit a revised Master Plan and Agreement to the City for consideration. In the extension agreement Florida A&M University is also notifying the City that it will be working on a water sewage analysis of Campus, in the process of developing the public private partnership for housing, mixed use, athletics, parking and the change of the site for the Center for Access and Student Success (Student Services Center) facility from near Bragg Memorial Stadium as shown in the 2010 Campus Master Plan to the site of Diamond and McGuinn Halls.

Rationale: Florida A&M University would prefer the Campus Development Agreement and Master Plan to be aligned with its Strategic Plan. Currently a committee is working on developing the Strategic Plan for Florida A&M University. While the plan is being developed, Facilities will engage with the senior leadership team to seek input to align the Master Plan and the Campus Development Agreement with the Strategic Plan. In the extension agreement Florida A&M University is also notifying the City that it will be working on a Water Sewage analysis of the Campus, the change of site for the Student Services Center and that we are in process of developing public private partnership for housing, mixed use, athletics, and parking.

Recommendation: Authorize the president to enter into an agreement with the City of Tallahassee to extend the term of the current Campus Development Agreement to December 31, 2017 substantially in the form set forth on Exhibit "A" subject to the review and approval of the Office of the General Counsel.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

**THIRD AMENDMENT TO
CAMPUS DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF TALLAHASSEE AND FLORIDA A & M UNIVERSITY**

THIS THIRD AMENDMENT TO CAMPUS DEVELOPMENT AGREEMENT (hereinafter referred to as “Agreement”) is made and entered into this ____ day of _____, 2016, by and between the **CITY OF TALLAHASSEE** (hereinafter referred to as “City”), a municipal corporation of the State of Florida, and **FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES** (hereinafter referred to as “University”).

WHEREAS, UNIVERSITY and the City have an existing Campus Development Agreement, dated March 16, 2015, which determines the impacts of proposed campus development for the term of the agreement on public facilities and services, and public transportation; and

WHEREAS, the termination date of the Campus Development Agreement is December 31, 2015, unless the parties extend it by mutual consent; and

WHEREAS, UNIVERSITY has requested that the City agree to extend the Campus Development Agreement by two years to December 31, 2017 to allow UNIVERSITY time to submit a revised Master Plan and Agreement to the City for consideration; and

WHEREAS, UNIVERSITY has also requested that the requirements in Sections 11.2 and 11.3 of the Campus Development Agreement to commence a Potable Water System Analysis and a Sanitary Sewer Collection and Disposal System Analysis (hereinafter referred to as “Water and Sewer Analyses”) be extended for one year to December 31, 2016; and

WHEREAS, as UNIVERSITY has engaged a consultant to perform the Water and Sewer Analyses and is proceeding in good faith in a timely manner to complete the Water and Sewer Analyses; and

WHEREAS, it is to the mutual benefit of the City and UNIVERSITY to extend the current Campus Development Agreement and the requirement to commence the Water and Sewer Analyses as requested; and

WHEREAS, this amendment is being done pursuant to Sec.163.3225, Florida Statutes, after two required public hearings.

NOW, THEREFORE, in consideration of the covenants contained herein and the performance thereof, the parties do hereby agree as follows:

1. The foregoing recitations are true and correct and are incorporated herein by reference.
2. Section 5.0, Term of Agreement, of the Campus Development Agreement is amended as follows:

1 This Agreement shall become effective upon execution by both parties and shall remain in
2 effect through December 31, 2017, unless extended by the mutual consent of the University
3 and the City, in accordance with Section 15.0 of this Agreement.
4

- 5 3. Section 11.2 of the Campus Development Agreement is amended as follows:
6

7 The University and City agree that there is sufficient potable water facility capacity to
8 accommodate the impacts of development proposed in the adopted Campus Master Plan and
9 to meet the future needs of the University for the duration of this Agreement. The University
10 and City further agree that no off-campus potable water improvements need be provided.
11 However, the University and the City agree that once recycled water is available to the
12 University for irrigation purposes, the University shall make every effort to cooperate in the
13 utilization of this resource in order to preserve the potable water resources. The University
14 also commits to providing, where necessary, such easements as may be required for the
15 distribution mains associated with recycled water as long as there is no interference in other
16 University functions by so doing. The University agrees to complete the Potable Water
17 System Analysis described in Element 9, General Infrastructure Element, of the Master Plan,
18 prior to December 31, 2016.
19

- 20 4. Section 11.3 of the Campus Development Agreement is amended as follows:
21

22 The University and City agree that there is sufficient sanitary sewer facility capacity to
23 accommodate the impacts of development proposed in the adopted Campus Master Plan and
24 to meet the future needs of the University for the duration of this Agreement. The University
25 and City further agree that no off-campus sanitary sewer improvements need be provided.
26 The University agrees to complete the Sanitary Sewer Collection and Disposal System
27 Analysis described in Element 9, General Infrastructure Element, of the Master Plan, prior to
28 December 31, 2016.
29

- 30 5. The City acknowledges that Florida A&M University is in process of developing public
31 private partnership for housing, mixed use, athletics, and parking. If there are significant
32 changes from the existing Master Plan, those changes will be coordinated with the City.
33

- 34 6. The University and City acknowledge that the University is currently planning the relocation
35 of site for the Center for Access and Student Success (CASS) facility from the location
36 shown in the Campus Master Plan to the site of Diamond and McGuinn Halls, which shall be
37 demolished to accommodate the CASS project. As a part of the design process for the CASS
38 project, the University shall coordinate with the City and shall submit sufficient information
39 for the City to conduct the analysis required by Section 1013.13(9)(c), Florida Statutes, that
40 is, to determine whether the relocation of site for the CASS project will increase the impact of
41 the proposed development by more than 10 percent on a road or other public facilities or
42 services provided or maintained by the City.
43

- 44
45
46 7. In all other respects, the Campus Development Agreement shall remain unchanged and in full
47 force and effect.
48

49 **IN WITNESS THEREOF**, the parties have set their hands and seals on the day and year
50 indicated.

1
2 **APPROVED** by the City Commission of the City of Tallahassee on _____,
3 201__.

4
5 **APPROVED** by Florida A&M University on _____, 201__.

6
7
8 Signed, seal and delivered in the presence of: FLORIDA A&M UNIVERITY BOARD OF
9 TRUSTEES

10
11 _____
12 Witness: Elmira Mangum, President

13
14
15 _____ Date: _____
16 Witness

17
18 STATE OF FLORIDA
19 COUNTY OF LEON

20
21 I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in
22 the County aforesaid to take acknowledgements, personally appeared Elmira Mangum, President, Florida
23 A&M Mechanical University, who produced _____ as identification or who is
24 personally known to me to be the person described herein and who executed the foregoing, and
25 acknowledged the execution thereof to be his free act and deed, for the purposes therein mentioned.

26
27 WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____
28 _____, 201__.

29
30 _____
31 NOTARY PUBLIC
32 (Seal)

CITY OF TALLAHASSEE

33
34
35 _____
36 Andrew D. Gillum, Mayor

37
38 ATTEST:

APPROVED AS TO FORM:

39
40 _____
41 James O. Cooke IV, City Treasurer-Clerk

42
43 _____
44 Lewis E. Shelley, City Attorney

45
46 STATE OF FLORIDA
47 COUNTY OF LEON

48
49 I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in
50 the County aforesaid to take acknowledgements, personally appeared Andrew D. Gillum, Mayor, who
produced _____ as identification, or who is personally known to me to be the
person described herein and who executed the foregoing, and acknowledged the execution thereof to be
his free act and deed, for the purposes therein mentioned.

1
2 WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____
3 _____, 201__.

4
5 _____
6 NOTARY PUBLIC
7 (Seal)

DRAFT



Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM

Facilities Committee
December 10, 2015
Agenda Item: VII

Subject: Maintenance Contract for Orlando Campus

Summary:

The management and maintenance services at the College of Law facility in Orlando, Florida have been contracted out since 2006. The current contract for these services expired on September 30, 2015.

On July 30, 2015, a Request for Proposal (RFP) was publically advertised soliciting vendors to submit proposals for providing facility management and maintenance services at the College of Law facility. All proposals were evaluated based on weighted criteria set forth in the RFP by members of an evaluation committee. As a result, the University will be recommending for the Board of Trustees to approve entering into an agreement with the successful bidder – Owens, Renz & Lee Company, Inc. to provide facility management and maintenance services for the College of Law facility.

The contract will be for a three (3) year period beginning approximately February 1, 2016, with the option to renew for an additional 2-year term pending mutual consent with Owens, Renz & Lee. The total amount to be paid under the contract will not exceed \$1,556,361.27.

The annual payments are:

- First Year: \$503,530.13
- Second Year: \$518,636.03
- Third Year: \$534,195.11

The maintenance services to be provided under this contract are:

- Building Facilities Management
- Mechanical (HVAC) and Building Automation Systems
- Plumbing Systems
- Electrical Systems
- Elevator/Vertical Systems
- Automatic Door Access Control Systems
- General Exterior Repairs (i.e., Parking Lot, Trash Receptacles, etc.)
- Minor Renovations/Construction – on reimbursable basis
- Building Cleaning / Janitorial
- Trash Removal / Recycling
- Pest Control
- Grounds/Landscape



Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM

Facilities Committee
December 10, 2015
Agenda Item: VIII, IX

Subject: RFQ Status updates, Construction Project updates, and Crestview signage

Summary:

The following is an update on the RFQ for CASS building, RFQ for P3 development, Construction project status updates, and Crestview Signage

PROJECT (S)	STATUS
CASS RFQ for A/E Selection	<p>During the 2015 special legislative session, the FL legislature approved \$6.1 million for the planning and design of the new student affairs or Center for Access and Student Success (CASS) building.</p> <p>The request for qualifications RFQ for the Architect and Engineer selection for this project was posted on September 02, 2015. Responses were received on Oct 2, 2015. Seven companies responded 3 were shortlisted. The three shortlisted firms completed their presentations on Oct 27, 2015. JRA was the highest rated firm after the selection committee completed their evaluations.</p>
RFQ for Public-Private-Partnership P3 development	<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. FAMU envisions this phased development project will be anchored by approximately 1,400 new housing beds and may include the following:</p> <p>Phase 1: Demolition of Diamond Hall and McGuinn Hall to make way for the development of a modern approximately 73,935 gross square footage ("GSF") Center for Access and Student Services (CASS) complex.</p> <p>Phase 2: Demolition of Cropper Hall, Wheatley Hall, and Jackson-Davis Building to make way for the development of up to 1,400-beds of on-campus student housing, dining</p>



Florida Agricultural and Mechanical University

Board of Trustees

INFORMATION ITEM

facilities, student health facilities, parking garage, and administrative and retail space.

Phase 3: Acquisition of land along the "main street" corridor and the construction of nearly 50,000 GSF of mixed use space

Phase 4: Construction of Athletic Facility, including up to a 35,000 seat football stadium, a Student Health Services Center, up to 300 additional parking spaces, a hotel, and a retail complex

RFQ process

Issued RFQ to prospective developers October 8, 2015

Questions from Respondents due October 16, 2015

Responses from FAMU due October 30, 2015

Pre-proposal walk through and forum – November 16, 2015

Proposals due date December 1, 2015

Developers short-listed January 2016

P3 Timeline

Request For Qualifications Process	October - December 2015
Invitation To Negotiate Process	December 2015 – February 2016
Selection of Preferred Developer	February 2016
Closing (ground lease negotiations, developer's due diligence)	February - April 2016
FAMU Board Approval	April 2016
Development Design	April – December 2016

CASS Building opening – Fall 2018

Housing development - Fall 2019

Athletic and mixed use development – Fall 2020



Florida Agricultural and Mechanical University
Board of Trustees
INFORMATION ITEM

<p>Crestview sign</p>	<p>The former state Senator Peaden was the driving force behind the FAMU's Rural Diversity Healthcare center in Crestview, FL.</p> <p>Senator Peaden was a big supporter of FAMU and was instrumental in launching an interdisciplinary satellite campus in downtown Crestview, FL. His vision was to provide additional opportunities for advanced training in health professions for students in rural northwest Florida. The FAMU College of Pharmacy and Pharmaceutical Sciences Crestview program leading to the Doctor of Pharmacy degree is a realization of his vision.</p> <p>As a permanent reminder of his legacy and his generosity, the Crestview Center was named on October 26th, 2015 in his honor.</p>
<p>Construction project updates</p>	<p>Please see attached power point presentation for the updates on the active construction projects.</p>

**A/E RFQ for CASS Building and
RFI for P3 Status Updates**



Florida Agricultural and Mechanical University
Tallahassee, Florida

Request For Qualifications: Public Private Partnership Opportunity
No. 0008-2016

A plan for the *future* of Florida Agricultural and Mechanical University



TRADE SECRET/COMPANY PRIVATE – DO NOT DISCLOSE – This Request for Qualifications includes data that shall not be disclosed outside the Organization and shall not be duplicated, used or disclosed – in whole or in part – for any purpose other than to evaluate the opportunities contained herein. This restriction does not limit the Organization's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction is contained within the report and each page is marked accordingly.

Contents

1	Introduction.....	1
1.1	Public Private Partnership Guidelines for the State University System of Florida	1
1.2	General Introduction	1
1.3	University Background.....	2
1.4	Overview of the Master Plan.....	2
1.5	Goals and Objectives.....	4
1.6	Confidentiality	4
2	Phase 1 – Center for Access and Student Services (CASS).....	5
2.1	CASS Vision	5
2.2	Proposed CASS Development	5
2.3	CASS Development Timeline	7
3	Phase 2 - Student Housing	8
3.1	Student Housing Vision	8
3.2	Student Housing – Existing Conditions.....	8
3.3	Proposed Student Housing Development.....	12
3.4	Student Housing Development Project Timeline	13
4	Phase 3 – Mixed Use Development.....	14
4.1	Mixed Use Development Vision	14
4.2	Proposed Mixed Use Development	14
4.3	Mixed Use Development Timeline	15
5	Phase 4 – Athletic Facility.....	16
5.1	Athletic Facility Vision	16
5.2	Existing Facilities	16
5.3	Proposed Athletic Facility Development	17
5.4	Athletic Facility Development Timeline	17
6	Voluntary Option(s).....	18
6.1	Student Housing Management	18
6.2	Parking Management.....	18
7	RFQ Process	20
7.1	Notice of Advertisement.....	20
7.2	Schedule for RFQ.....	20
7.3	Contact Information	20
7.4	Questions from Respondents	20
7.5	SOQ Submission	21
7.6	Evaluation Criteria	21
7.7	Deficient or Unresponsive Submissions	21
8	RFQ Requirements	22
8.1	Introduction.....	22
8.2	Section A: Cover Letter / Executive Summary.....	22

8.3	Section B: Acknowledgements	22
8.4	Section C: Team Qualifications	23
8.5	Section D: Project Understanding and Approach	24
8.6	SOQ Submission	25
8.7	Legal Notice.....	27

1 Introduction

1.1 Public Private Partnership Guidelines for the State University System of Florida

1. Overview

A Public Private Partnership is an agreement(s) between a university board of trustees and a private party whereby the private party will, at least, be responsible for the construction and capital financing of a university facility. Section 1013.171(1) of the Florida Statutes authorizes each university board of trustees within the State University System of Florida to negotiate and enter into agreements to lease real property under its jurisdiction to non-profit and for-profit corporations registered by the Secretary of State to do business in this state, for the purposes of erecting thereon facilities and accommodations necessary and desirable to serve the needs and purposes of the university, as determined by the system-wide strategic plan adopted by the Board of Governors.

For additional background information on the Public Private Partnership Guidelines for the State University System of Florida, please read the document posted at the following link:

http://www.flbog.edu/documents_regulations/guidelines/Public-Private%20Partnership%20Guidelines.pdf

2. Procurement Process

In order to ensure an open, competitive and transparent procurement process, "Section IV. – Procurement Procedures" of the aforementioned document outlines the process for the formal Invitation to Negotiate ("ITN") process.

This document is a Request for Qualifications ("RFQ"), which precedes the ITN process. The purpose of this RFQ is to assist Florida Agricultural and Mechanical University ("FAMU" or "University") in refining its ITN approach.

This RFQ provides information on the entire Campus Master Plan and outlines each of the four public private partnership opportunities. Following this RFQ process, FAMU intends to commence a formal ITN process for each of the four phases of the Campus Master Plan.

1.2 General Introduction

The University wishes to engage an experienced firm to provide Construction Management Services for Phase 1 of FAMU's Campus Master Plan. FAMU is seeking a full service development team ("Developer") to enter into a public private partnership with the University to design, finance, and construct Phases 2-4 of the Campus Master Plan.

Additionally, FAMU requests, as voluntary options, the Developer(s) explore the operation and maintenance of the existing campus housing and/or the existing parking.

This document is a RFQ. The submission of a Statement of Qualifications ("SOQ") is a prerequisite for participation in the formal ITN process. FAMU reserves the right to request additional information from some or all Respondents. This RFQ or FAMU's acceptance of an SOQ does not create a binding obligation on the part of FAMU with any Respondent.

1.3 University Background

FAMU is a public, historically black university in Tallahassee, Florida. The University was founded on October 3, 1887. It is one of the largest single-campus Historically Black Colleges or Universities (“HBCUs”) in the nation. FAMU blends a strong research focus with a commitment to economic empowerment and community service. Today, FAMU continues its mission to be a best-in-class, land-grant institution with a global reach that focuses on science, technology, research, engineering, agriculture, and mathematics.

FAMU contributes to a strong workforce by providing a high-quality, affordable education to students from diverse backgrounds. The University enrolls nearly 10,000 students from the United States and more than 70 countries such as India, Egypt, Trinidad, Netherlands, China, Bahamas, Jamaica, and Brazil

What distinguishes FAMU from other universities is its legacy of providing access to a high-quality, affordable education to many students who otherwise may never have the opportunity to fulfil their dreams of earning a college degree. The CollegeNet and PayScale Social Mobility Index (“SMI”) have recognized FAMU for its commitment to providing pathways for social and economic mobility. SMI ranks FAMU third among all colleges and universities in the nation for fostering social and economic opportunity. FAMU is also one of the top institutions for providing a high-quality education at an affordable price in Florida, according to The College Database (2013). U.S. News & World Report lists FAMU as the nation’s second top public HBCU for 2015.

Students seeking a challenging academic foundation will find a variety of programs to meet their career objectives at FAMU. The University offers 58 bachelor's degree programs, 29 master's degree programs, 1 professional degree program, and 12 doctoral programs in a wide range of academic areas. The most popular undergraduate programs are business administration, biology, criminal justice, and allied health. Other majors are available in every field, from animal science to engineering and nursing. Additionally, the school offers several distinctive degree programs. These include such majors as jazz studies, cardiopulmonary sciences, journalism and health informatics and management.

1.4 Overview of the Master Plan

FAMU's main campus is just south of the State Capitol and the campus of Florida State University. The campus consists of 132 buildings spread across 422 acres. Part of the campus is listed on the U.S. National Register of Historic Places as the Florida Agricultural and Mechanical College Historic District. FAMU was founded in 1887, making it one of the three oldest public institutions of higher education in the State of Florida. As a result, many of the structures which support the core purpose of the University are functionally obsolescent.

With these factors in mind, one of the University's long-term strategic initiatives is to develop communities that promote a 21st century living and learning environment. Creating such communities requires modern facilities that provide not only the academic programs needed to spur retention and graduation, but also amenities that Millennials and their parents demand as part of their educational experience.

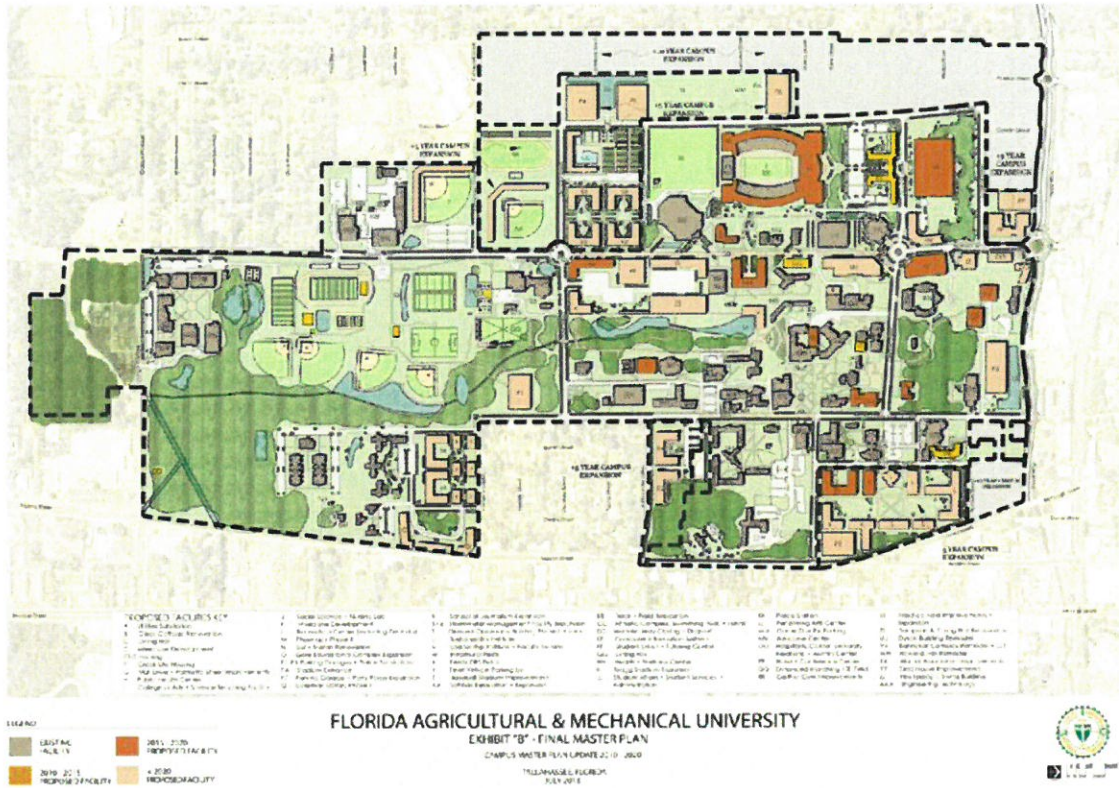
To accomplish this FAMU will need to efficiently balance the selective demolition, renovation, historic preservation and repair of existing spaces with the addition of new facilities necessary to accommodate the growing and innovating needs of the University.

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. FAMU envisions this phased development project will be anchored by approximately 1,400 new housing beds and may include the following:

- Phase 1: Demolition of Diamond Hall and McGuinn Hall to make way for the development of a modern approximately 73,935 gross square footage (“GSF”) Center for Access and Student Services (CASS) complex.

- Phase 2: Demolition of Cropper Hall, Wheatley Hall, and Jackson-Davis Building to make way for the development of up to 1,400-beds of on-campus student housing, dining facilities, student health facilities, parking garage, and administrative and retail space.
- Phase 3: Acquisition of land along the “main street” corridor and the construction of nearly 50,000 GSF of mixed use space
- Phase 4: Construction of Athletic Facility, including up to a 35,000 seat football stadium, a Student Health Services Center, up to 300 additional parking spaces, a hotel, and a retail complex

The following diagram provides the FAMU 2010-2020 Master Plan; however, it does not reflect the most recent revisions to the master plan, including the plans for Phase 1 - CASS and Phase 2 – Student Housing:



The subsequent sections provide in-depth information for each of the four phases.

1.5 Goals and Objectives

Through this RFQ, the University seeks to identify qualified Developer(s) to provide expanded and enhanced facilities, including a student center, housing options, mixed-use space, and an athletic complex, for its student body. This 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. The University will pursue its development objectives through a public private procurement in order to achieve the following objectives with respect to the Project:

- 1) **Qualified Developer:** The University wishes to engage an experienced firm to provide Construction Management Services for Phase 1 of FAMU's Campus Master Plan. The University wishes to engage an experienced Developer(s) to design, develop, finance, and construct Phases 2-4 of FAMU's Campus Master Plan.
- 2) **Quality:** Developing high-quality buildings is an important consideration for FAMU given that the durability and energy efficiency of the premises will have an impact on the on-going cost of operations and maintenance.
- 3) **Single Point of Responsibility:** The Project Documents for design and construction will require a single point of responsibility between the University and the Developer. Not only will this structure provide risk insulation for the University, but it will ensure ease of contract administration.
- 4) **Cost:** FAMU expects that this process will deliver completed project life-cycle costs that will be lower than would be possible under a typical design-bid-build process.
- 5) **Schedule:** FAMU seeks to receive each of the four phases of the project in an overall schedule equal to or less than would normally be required for a design-bid-build. These phases may be developed simultaneously or sequentially.
- 6) **Innovation:** The University expects for the Developer(s) to introduce the private sector cutting-edge innovation in the design and construction elements of the Project, including efficient energy utilization.

1.6 Confidentiality

Respondents should assume that proposals may be publicly reviewed and not maintained as confidential. If the Respondent believes that any information in the proposal should be kept confidential for any reason, Respondent should specifically indicate. FAMU will make efforts to maintain requested confidentiality as appropriate, but assumes no liability for disclosure of information identified by the Respondent as confidential.

Respondents are encouraged to maintain confidentiality regarding their responses to ensure a fair competitive process.

2 Phase 1 – Center for Access and Student Services (CASS)

2.1 CASS Vision

The mission of the Division of Student Affairs is to support the development of each student's intellectual, physical, spiritual, leadership and emotional well-being. In order to support this growth of the student body, the Division of Student Affairs requires a new facility. Currently, students must seek out various services in different buildings spread across campus, specifically in the Foote Hilyer Administration Building, Lucy Moten Building and mobile units throughout campus. The University believes a new facility which consolidates all of the services with the capability to host all enrollment management and academic enhancement activities for FAMU students is paramount in continuing to place FAMU as a highly competitive institution.

The CASS will be designed as a three to four story facility multipurpose building intended to house the following student services:

- Recruitment
- Admissions
- Financial Aid
- Registrar
- Student Accounts
- Center for Disability Access and Resources
- Undergraduate Student Success Center
- Ancillary space, including computer labs, study space, student meeting space, and police sub-station

2.2 Proposed CASS Development

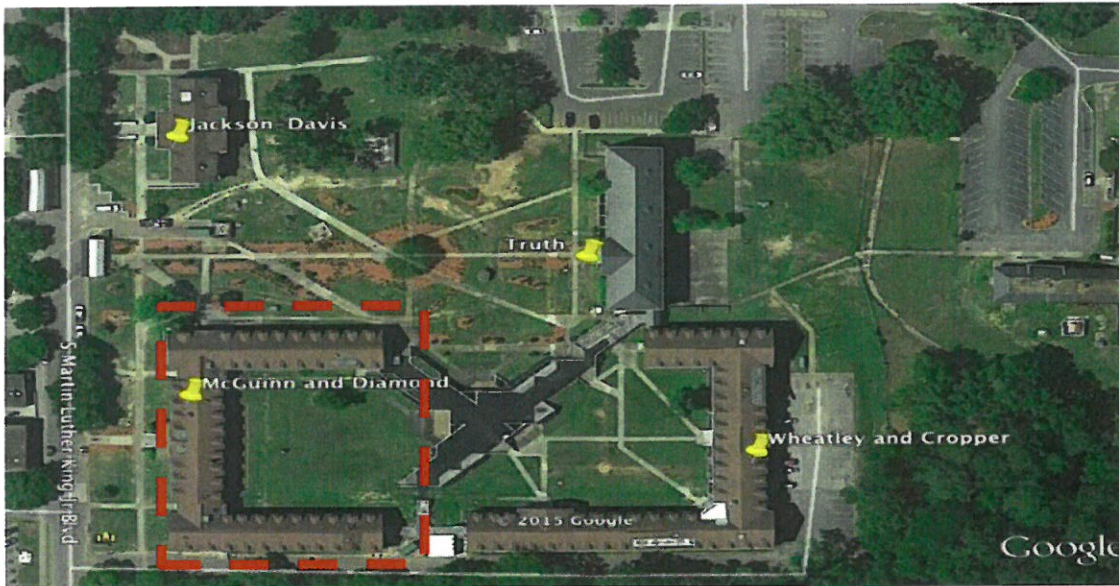
1. Overview

The CASS project is expected to include the demolition of two vacant dormitories (Diamond Hall and McGuinn Hall) and the redevelopment of an approximately 73,935 GSF building by May 2018.

FAMU is seeking a private sector partner to provide construction management services during the development period for the CASS project. The CASS project does not require private financing. However, if a Developer would like to consider the inclusion of a retail component, the Developer must privately finance the addition of the retail component.

2. Site Location

The 1.56 acre site is located along on Martin Luther King Jr. Boulevard. The following map provides the location of the CASS development site:

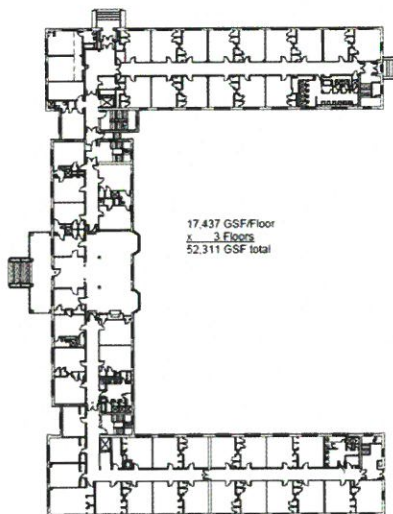


3. Existing Conditions

Diamond Hall and McGuinn Hall are the two dormitories earmarked for demolition. They are located adjacent to one another and share a lobby, forming a 52,311 GSF, 3-story building:

- Diamond Hall was constructed in 1947, and has fifty-four (54) rooms with a total of one-hundred and ten (110) bed spaces.
- McGuinn Hall was constructed in 1938. McGuinn Hall is a three and one half story facility with one-hundred and ten (110) rooms which accommodates a total of two hundred and sixteen (216) bed spaces.
- Both are equipped with a laundry facility, electronic access, wireless internet capability, and a general study area downstairs. Both also offer community bathrooms, equipped with several shower stalls, toilets and sinks.

The following floor plan provides a typical layout for the two halls:



4. Proposed Program Plans

The information contained in this section of the document summarizes the specific spatial and site requirements for the construction of the proposed CASS:

Department	SF
Division of Finance & Administration	8,555
Division of Academic Affairs	16,690
Division of Student Affairs	4,410
Department of Enrollment Management	9,375
Department of Student Development	9,220
Department of Student Life	1,040
Total Net Area Required	49,290
Net to Gross Ratio	1.5
Total Gross Area Required	73,935

2.3 CASS Development Timeline

FAMU proposes the following project timeline for the development of the CASS component:

Stage	Date(s)
Request For Qualifications Process	October - December 2015
Invitation To Negotiate Process	December 2015 – February 2016
Selection of Preferred Developer	February 2016
Closing (ground lease negotiations, developer's due diligence)	February - April 2016
FAMU Board Approval	April 2016
Development Design	April – December 2016
Demolition, Construction & Fit-Out/Furnishing	January 2017 – May 2018
Grand Opening	May 2018

3 Phase 2 - Student Housing

3.1 Student Housing Vision

FAMU seeks to provide students with an opportunity to experience community living and social relationships that will enhance their productivity in the world beyond the campus. Through on-campus living, the University strives to provide an atmosphere where students may learn and effectively pursue their academic and personal goals.

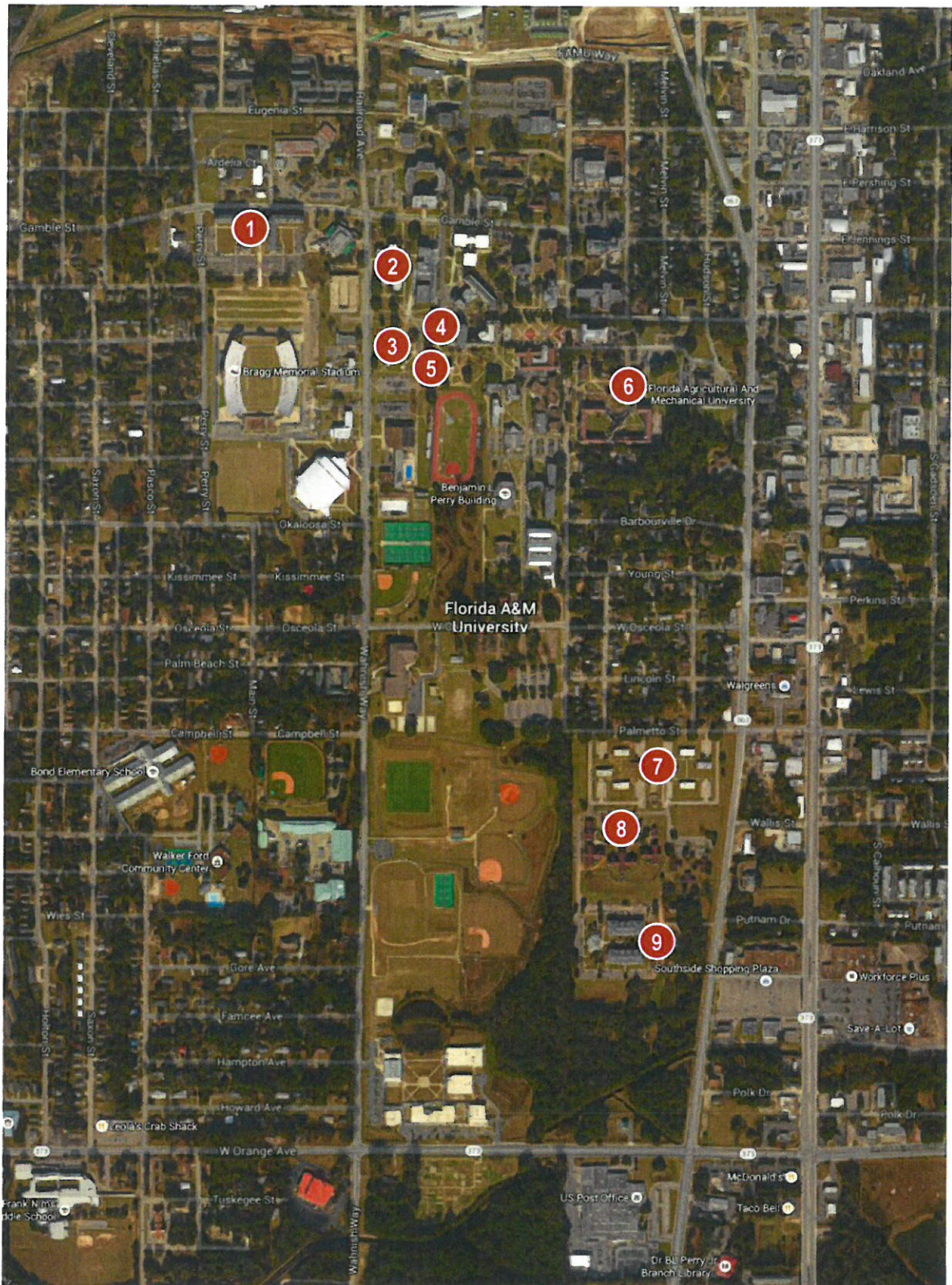
Pursuant to this RFQ and the subsequent ITN, the FAMU is seeking an alternative method of financing new facilities, specifically housing, thereby de-leveraging its balance sheet while providing a high quality and affordable campus experience. FAMU has several principal objectives in pursuing this transaction:

- Ensuring affordable, safe, quality housing options for students choosing to live on campus;
- Providing a market-based alternative for the construction and operation of additional on-campus housing for FAMU students without incurring additional FAMU capital lease obligations;
- Leveraging private sector innovation and efficiencies in the design, construction, operation, and maintenance of on-campus student housing; and
- Developing a long-term relationship between the institutions and the Developer to attract students to live on-campus and to enhance the college experience for these students.
- In an effort to support the on-campus residential experience for students, FAMU seeks to provide healthy dining options.

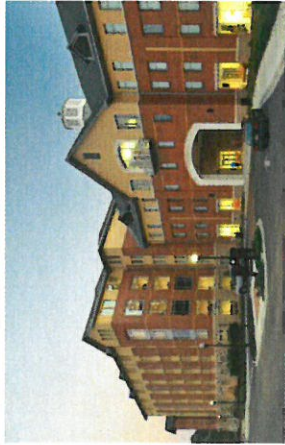
3.2 Student Housing – Existing Conditions

The University currently has 2,855 beds, of which they consider 1,398 beds to be “marketable”, meaning they are comparable in size, quality, location and having amenities needed to compete with other housing in primary and secondary market areas. Indeed, a total of eight residence halls were built more than fifty years ago representing 80% of bed capacity in the core area of campus and more than 50% of total bed capacity. In 2014, FAMU completed the 800-bed FAMU Village. Since the completion of FAMU Village the University has closed four dormitories, McGuinn Hall, Diamond Hall, Cropper Hall, and Wheatley Hall.

The following map provides the location of each of the nine existing dormitories, the enumeration of which corresponds to the tables on the following pages:









The following tables provide information for each FAMU dormitory:

Map #	Name of Dormitory	Image	Year Built	Beds	Unit Types		Amenities
					Beds / Bathrooms	Fall Semester 2015	
1	FAMU Village		2014	800	Double / 1 ensuite bathroom	\$3,596 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Computer Labs ▪ Community/Study rooms ▪ Two smart multipurpose rooms ▪ Game Day Lounge room ▪ Wired and WiFi in all rooms ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
2	Paddyfote Complex		1967	484	Double	\$2,839 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
3	Gibbs Hall		1955	305	Double	\$2,631 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks

CONTINUED

CONTINUED

4	Young Hall		1929	81	Double Single	\$3,275 per student \$3,685 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
5	Sampson Hall		1938	157	Double Single	\$3,275 per student \$3,685 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
6	Truth Hall		1958	111	Double	\$2,631 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible
7	Palmetto North		1975	197	Double	\$2,614 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff and CCTV ▪ Fully Furnished ▪ Laundry rooms ▪ Utilities included in rent (electricity, cable, A/C & heating, internet)
8	Palmetto South		1993	360	Double Single	\$2,719 per student \$3,065 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms and Kitchen ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
9	Palmetto Phase III		1996	360	Double Single	\$2,790 per student \$3,135 per student	<ul style="list-style-type: none"> ▪ Security: 24/7 front desk staff, CCTV, and electronic key access ▪ Fully Furnished ▪ Laundry rooms and Kitchen ▪ Utilities included in rent (electricity, cable, A/C & heating, internet) ▪ Elevators and ADA accessible ▪ Bike racks
				Total		2,855	

3.3 Proposed Student Housing Development

1. Overview

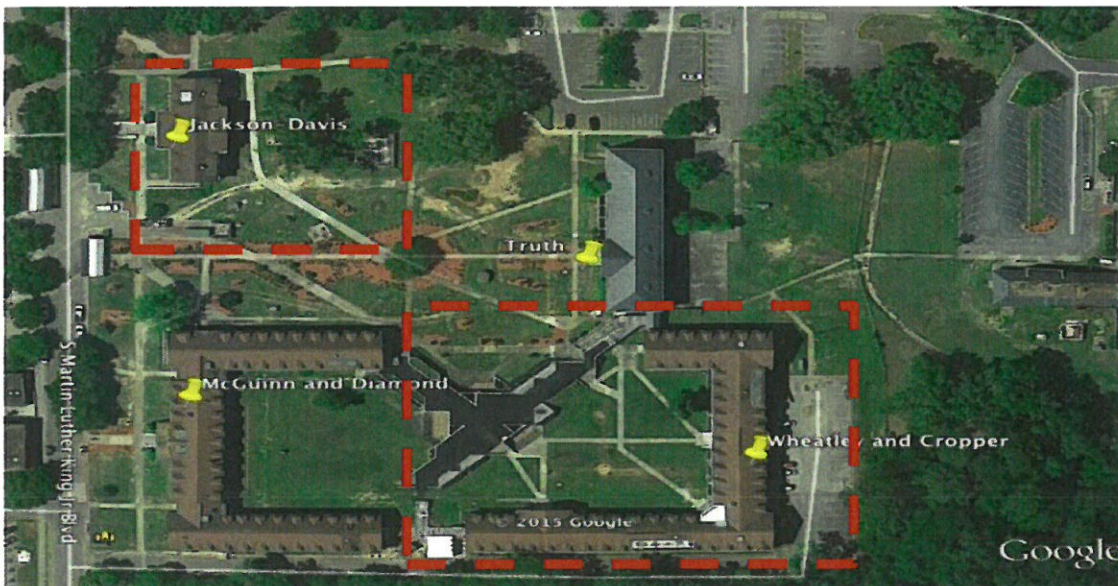
FAMU proposes the demolition of two vacant dormitories (Cropper Hall and Wheatley Hall) and the Jackson-Davis Building by July 2019. However, it is FAMU's intent to preserve, conserve and protect any historic elements of the existing buildings, objects, landscapes or other artifacts of historical significance on the subject site. The University requires up to 1,400 beds of apartment-style housing to meet on-campus student housing demand.

Of the up to 1,400 beds, FAMU seeks to reserve about 150 for specialized living learning communities and/or the Honors College program. This Honors College program will be for students from Science, Technology, Honors, Business, and Allied health professionals. The purpose of this program is to create a living learning environment for these students. This program is anticipated to have dedicated floors and or entrances. Some of the space features for this program are anticipated to include common areas, private dining, and a media/multipurpose room for hosting events. This program should also include residences for some of the faculty advisers.

In addition to student housing FAMU would like to have additional programmed space for student health, parking garage, and administrative and retail related spaces.

2. Site Location

Cropper Hall, Wheatley Hall, and Jackson-Davis Building are not only located on the main street of the campus, but they are in a historic district as well. Additionally they are located at the Eastern entrance to the campus near the Monroe-Adams Corridor of the City of Tallahassee. Revitalization of this corridor is part of the long-rang community and economic revitalization strategy of the City of Tallahassee and Leon County. The following map provides the location of the subject sites, which sit on approximately 5.87 acres of land:



3. Program Plan

The following table summarizes the specific spatial and site requirements for the development of 1,400 beds of apartment-style student housing:

	Total	
	GFA	%
Residential Units ⁽¹⁾	910,000	75.7%
Residential Hallways and Utility	97,000	8.1%
Program Space	72,000	6.0%
Management Space	1,061	0.1%
Total Residential	1,080,061	89.9%
Commercial Space:	122,000	10.1%
Grand Total	1,202,061	100%

(1) These figures assume 1,400 single-occupancy 1-bedroom units at 650 SF per unit.

3.4 Student Housing Development Project Timeline

FAMU proposes the following project timeline for the development of the student housing component:

Stage	Date(s)
Request For Qualifications Process	October - December 2015
Invitation To Negotiate Process	December 2015 – February 2016
Selection of Preferred Developer	February 2016
Closing (ground lease negotiations, developer's due diligence)	February - April 2016
FAMU Board Approval	April 2016
Development Design	April – December 2016
Demolition, Construction & Fit-Out/Furnishing	January 2017 – July 2019
Grand Opening	July 2019

The Developer will be required to deliver Phase 2 by July 2019, meaning the buildings are 100% complete and furnished for FAMU occupancy in the Fall Semester.

4 Phase 3 – Mixed Use Development

4.1 Mixed Use Development Vision

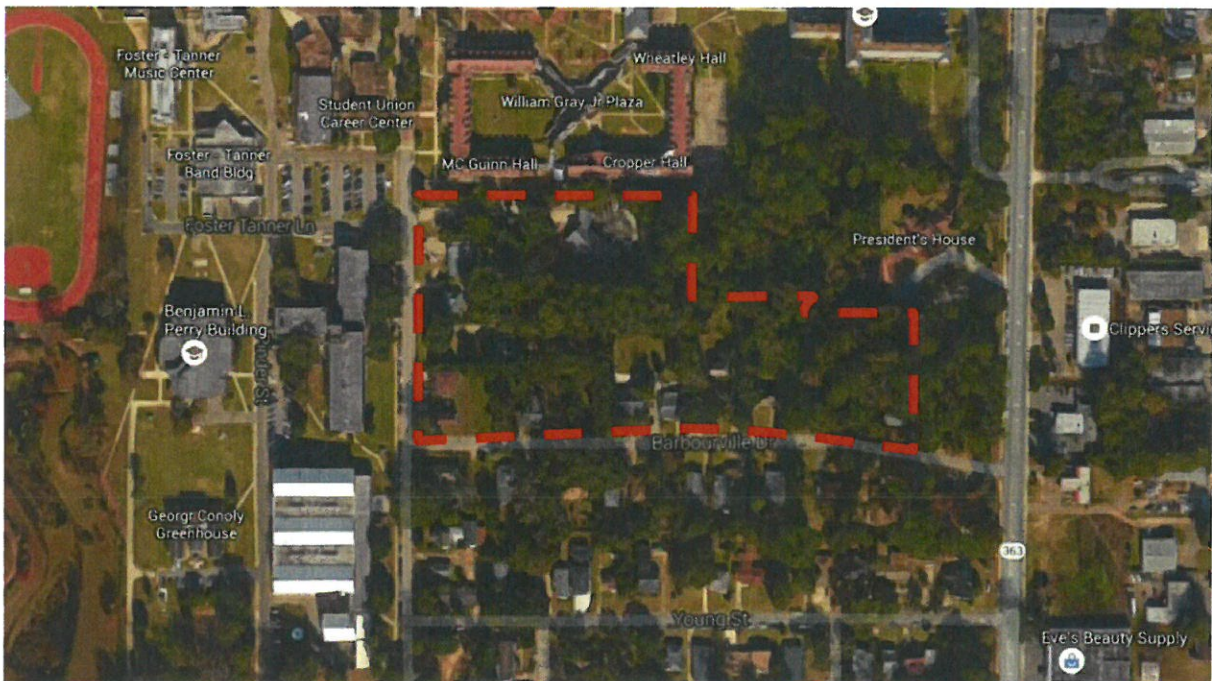
FAMU is seeking qualifications from potential development partners with the qualifications and experience to deliver a shared vision in acquiring and redeveloping land along the “main street” corridor of FAMU’s campus into an approximately 50,000 GSF of mixed use space that will create a vibrant place for both students and local City of Tallahassee residents to share.

The overall goal is the revitalization of the “main street” corridor in conjunction with the revitalization of Adams Street. FAMU seeks to enter into a public/private partnership with a selected developer that will result in a project that maximizes private sector development and maximizes approximately 50,000 GSF new programmable space at the doorstep FAMU’s campus. The vision of FAMU and the City of Tallahassee Plan calls for creating a true college town center that features an attractive pedestrian oriented environment with diverse commercial, residential and public uses; adequate parking; and easy access by all means of transportation.

4.2 Proposed Mixed Use Development

1. Site Information

The proposed location for the Town Center consists of approximately 8.0 acres and is comprised of multiple single-family residences. The properties are bounded by Martin Luther King Jr. Boulevard to the west, Barbourville Drive to the south, and the FAMU campus to the east and north. The following map provides the location of the plots to be acquired by the Developer and amalgamated for the Phase 3 – Mixed Use Development opportunity:



2. Development Scenario / Plan

FAMU encourages innovative suggestions as to how best to develop this site into an approximately 50,000 GSF mixed use space or other sites that may be proposed in conjunction with this project, as well as how to achieve the joint development aspects in terms of financing or arrangements between the public/private entities. Proposed uses, site plan and relations between the developer and FAMU are subject to negotiations prior to developer selection following the RFP process.

4.3 Mixed Use Development Timeline

FAMU proposes the following project timeline for the development of the mixed use project:

Stage	Date(s)
Request For Qualifications Process	October - December 2015
Invitation To Negotiate Process	April – June 2016
Selection of Preferred Developer	June 2016
FAMU Board Approval	June 2016
Closing (acquisition negotiations, developer's due diligence, financing)	July 2016 – December 2016
Development Design	January 2017– January 2018
Construction, Leasing	January 2018 – July 2020
Grand Opening	July 2020

5 Phase 4 – Athletic Facility

5.1 Athletic Facility Vision

FAMU is a member of the Mid-Eastern Athletic Conference and participates in NCAA Division I Football Championship Subdivision (FCS). FAMU offers:

- Men's Sports: football, basketball, baseball, golf, tennis, cross country, and track & field
- Women's Sports: basketball, bowling, softball, tennis, cross country, track & field and volleyball

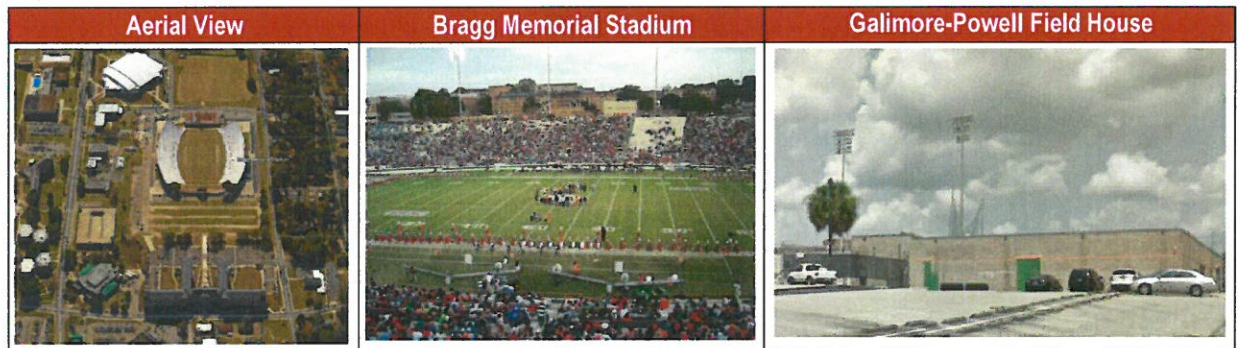
FAMU Athletics is most widely known for its football program. The Rattlers have won 29 Conference Championships and 13 different college football national titles. They have won the black college football national championship 11 times. On November 15, 2008, Rattler football received national attention when ESPN's College GameDay was broadcast live from the campus. FAMU became the first HBCU to host the popular show.

FAMU envisions a phased redevelopment of the Bragg Memorial Stadium and the Galimore-Powell Field House to accommodate up to a 35,000 seat football stadium, new athletic facilities, a Student Health Services Center, up to 300 structured parking spaces, a hotel and a retail complex adjacent to the stadium including shops and restaurants.

5.2 Existing Facilities

The Rattler football team plays their home games in Bragg Memorial Stadium, which was built in 1957 and renovated in from 1980-1983. The stadium currently seats 25,500 fans. The Galimore-Powell Field House stands at the southern edge of the field. It was built in 1983, includes the Rattler's locker room, coaches' offices, meeting rooms, referees' locker room, weight room, equipment and laundry room, and visiting team locker room.

The following images display the existing facilities:



5.3 Proposed Athletic Facility Development

The new athletic facility is expected to include up to a 35,000 seat football stadium with luxury suites and a press box, a new multipurpose athletic facility, including Rattler's locker room, coaches' offices, meeting rooms, referees' locker room, weight room, equipment and laundry room, and visiting team locker room, a Student Health Services Center and up to 300 structured parking spaces.

In addition to the athletic facilities, FAMU would like for the Developer(s) to explore development options for a hotel and retail complex adjacent to the stadium.

5.4 Athletic Facility Development Timeline

FAMU proposes the following project timeline for the development of the athletic facility component:

Stage	Date(s)
Request For Qualifications Process	October - December 2015
Invitation To Negotiate Process	April – June 2016
Selection of Preferred Developer	June 2016
Closing (ground lease negotiations, developer's due diligence)	June 2016
FAMU Board Approval	July 2016 – December 2016
Development Design	January 2017– January 2018
Construction	May 2017 – April 2020
Grand Opening	May 2020

6 Voluntary Option(s)

For each of the aforementioned phases, FAMU is interested in reviewing various ownership and operational strategies for the proposed new facilities. The University is also interested in exploring a scenario whereby the selected Developer(s) assume management of existing facilities, specifically the existing student housing and the parking operations.

Detailed financial information for both asset types will be provided within the ITN process. However, through this RFQ process, FAMU seeks to identify those Developer(s) that may be interested in these Voluntary Option(s) and to review the qualifications for managing such facilities.

6.1 Student Housing Management

The University requests that the Developer explore the operation and maintenance of the existing campus housing. FAMU currently has 2,855 beds, as detailed in Section 3.2: Student Housing – Existing Conditions.

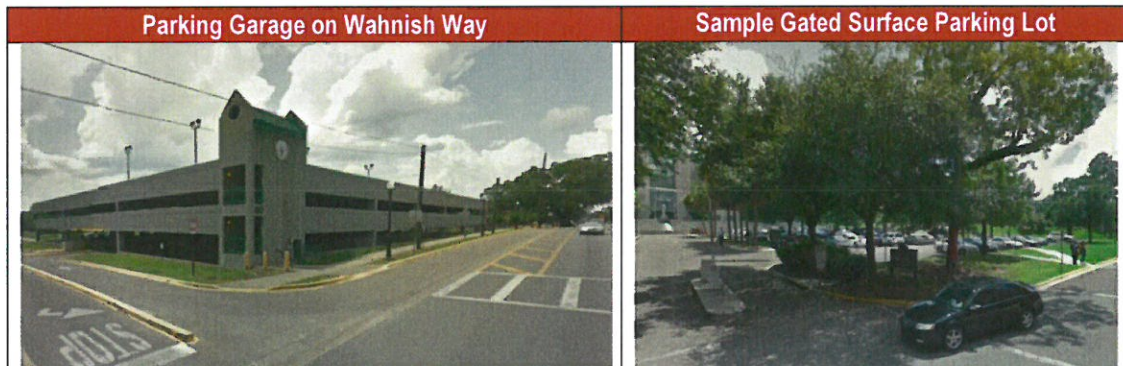
The University envisions that all policies regarding student conduct and on-campus residence life will continue to apply to all of the existing housing facilities. The University intends to maintain programmatic control of all student development related activities at the existing housing facilities, including the assignment of beds or units to individual students, and professional and student staffing.

The University also expects that students will continue to be responsible for the cleaning of their individual units during the term of their occupancy. The Developer or its property management company will be responsible for the common area maintenance. A damage fee may be charged by the Developer to the students consistent with the required maintenance and replacement costs.

6.2 Parking Management

The University requests that the Developer explore the operation and maintenance of the existing parking. FAMU currently has approximately 5,112 parking spaces, distributed across one (1) parking garage on Wahnish Way and various surface lots. All motor-operated vehicles must be registered with the University Parking Services Department in order to legally park on the campus. Vehicles must display a visitor, vendor, employee, or student permit.

The following images display a selection of the existing parking facilities:



7 RFQ Process

7.1 Notice of Advertisement

This RFQ, all addenda to this RFQ, the Respondent's questions and FAMU's subsequent answers, and all other relevant project documents to this RFQ will be posted on:

- FAMU: <http://www.famu.edu/index.cfm?Purchasing&Solicitations>
- State of Florida: http://www.myflorida.com/apps/vbs/vbs_www.search_r2.criteria_form

It is the responsibility of the Respondent to check these sources for any new documents and changes.

7.2 Schedule for RFQ

The following outlines the intended schedule for the RFQ process. FAMU reserves the right to make changes to this schedule at any time at its sole discretion.

Task	Date(s)
Issue RFQ to prospective developers	October 8, 2015
Questions from Respondents due	October 16, 2015
Responses from FAMU due	October 30, 2015
Proposals due	November 13, 2015
Developers short-listed	December 2015

7.3 Contact Information

All inquiries must be in writing - verbal communication is not binding. All inquiries regarding this RFQ should be directed via email or post to both FAMU and JLL, as follows:

FAMU	JLL
Stephany Fall Director of Procurement Services Office of Procurement Services 2380 Wahnish Way, Suite 214 Tallahassee, FL 32307 stephany.fall@famu.edu	Patrick Davis Vice President Project & Development Services 3344 Peachtree Road NE Atlanta, Georgia 30326 patrick.davis@am.jll.com

All communications must be through the original recipient of the RFQ or their appropriate designee.

7.4 Questions from Respondents

Questions from Respondents should be submitted in writing to the contact(s) identified in "Section 7.3 - Contact Information" no later than Friday, October 16, 2015 at 2:00 pm EST. All questions must be in writing - verbal communication is not binding. Questions will be answered in writing. All questions and responses will be shared with interested parties and will be posted on FAMU's procurement website no later than Friday, October 30, 2015 at 2:00 pm EST.

7.5 SOQ Submission

FAMU recognizes the complexities of these development opportunities, and the potential overlap of components. Accordingly, FAMU is open to Respondent's creativity in solving the objectives. SOQs that will be deemed "responsive" and duly considered may be:

- SOQs for all four phases
- SOQs for two or three phases
- SOQs for just one phase
- In addition to the SOQs for all or some of the phases, the Developer may explore the options of operating and maintaining the existing student housing and/or the existing parking.

7.6 Evaluation Criteria

FAMU will evaluate qualifications and select teams for the next solicitation stage, the ITN, based on many criteria. The following items will be considered:

- Ability to meet FAMU's objectives
- Experience in designing, financing, developing, operating and maintaining a wide range of university facilities
- Experience in the State of Florida
- Integrity and commitment to ethical guidelines
- Willingness to work in a collaborative format with FAMU
- Evidence of the financial capacity to undertake a project of this scale
- Ability to obtain funding for a project of this scale

FAMU reserves the right to qualify one or more Respondents for one or more of the phases.

7.7 Deficient or Unresponsive Submissions

Any proposal that is determined to be deficient and/or unresponsive to requests in this RFQ may be disqualified from further consideration, at FAMU's sole discretion.

8 RFQ Requirements

8.1 Introduction

By submitting a response to this RFQ, the Respondent assumes responsibility as the entity with ultimate responsibility for designing, and financing – and potentially operating and maintaining – up to all four phases of the FAMU Master Plan in accordance with the terms of this RFQ.

The RFQ submissions shall include the information set forth below, and strictly conform to the content and format requirements. Failure of the Respondent to provide all of the requested information and to provide it in the requested format may result in FAMU, at its discretion, determining that the submission is non-responsive to the requirements of the RFQ.

In general, each SOQ shall contain all information which may be of importance to FAMU in qualifying a company or companies to submit a formal ITN for this public private partnership. The information submitted shall include all information specifically requested by this RFQ, and any information not requested by this RFQ, but which may have a bearing on the FAMU's evaluation of the Respondent.

All submissions shall contain the following information and shall be referenced and tabbed as set forth below:

8.2 Section A: Cover Letter / Executive Summary

The Cover Letter / Executive Summary (5 pages maximum) should clearly summarize the SOQ in a concise manner.

- An executive summary of the SOQ
- Clearly state which phase(s) and, if relevant, voluntary option(s) for which your team would like to be considered
- A contact person for all communications to and from JLL with respect to this RFQ

The cover letter must be signed by a representative of the Respondent who is empowered to sign such material and to commit the Respondent to the obligations contained in the SOQ.

8.3 Section B: Acknowledgements

The Acknowledgements (1 page maximum) should include:

- An acknowledgement that the Respondent has completely reviewed understands and agrees to be bound by the requirements of this RFQ.
- A commitment, if selected, to carry out the provisions of the SOQ
- Statement that:
 - all information and statements contained in the SOQ are current, correct and complete;
 - all representations made regarding the Respondent's willingness to meet the Projects' requirements, and the Respondent's concurrence with the proposed business arrangement, are true;
 - the SOQ is provided fairly, without collusion or fraud; and

The Acknowledgments page must be signed and dated by a representative of the Respondent who is empowered to sign such material and to commit the Respondent to the obligations contained in the SOQ.

8.4 Section C: Team Qualifications

The Team Qualifications (25 pages maximum) should clearly indicate:

1. Team Organizational Structure

This section should introduce the key firms comprising the team and the responsibilities of each firm (developer, financial organization, design and construction). This section should also provide an organizational chart for the proposed structure of the team, including the names and Project Roles for the key professionals, for this Project.

- As part of the appendices to the SOQ submission packet, please label "Appendix A – Resumes" and include resumes for up to a maximum of ten (10) key personnel. Each resume must not exceed one (1) page. These resumes will not be counted towards the overall page count.

Please note that while FAMU does not have any specific goals for the inclusion of Minority- or Women-Owned Business Enterprises ("MWBE"), FAMU welcomes teams with a thoughtful approach to the inclusion of MWBE firms.

2. Team Overview

This section should succinctly describe the history, background, and capabilities of each firm on the team. If relevant, please provide a description of successful previous teaming on similar projects.

3. Recent & Relevant Experience

The Respondents should select the top five (5) relevant and comparable projects for universities. Each case study must not exceed two (2) pages and provide details including but not limited to the following:

- Name of University
- Name and address of the selected project
- List of key firms on the project team
- Description of the university project, including site plan, program plan, total development costs, financing plan, project timeline, renderings, construction images, and summary of operations/maintenance plan - as available
- Experience designing and constructing energy efficiency facilities, particularly those that are LEED Silver or equivalent

Depending upon the nature and proximity of the project, FAMU representatives may decide to visit the subject projects.

4. References

Respondents shall provide a reference from each of the five (5) universities noted in Section 8.4.3. These should be professionals familiar with your firm's development projects. In addition to a statement authorizing FAMU or its representatives to contact these references, Respondents shall provide:

- Name of Reference
- Title
- Name of University
- Email address and/or telephone number

5. Financial Qualifications and Capacity

It is important to FAMU that the Developer demonstrates the ability to secure funding for the Public Private Partnership opportunity. Developers must submit information regarding their financial qualifications and capacity to successfully and timely complete the Project. The SOQ should include, at a minimum:

- A statement detailing the proposed method of financing
- Financial audits from the Developer for the last two (2) years.
- Three (3) financial or banking references, with a statement authorizing FAMU or its representatives to contact these references. These references should be professionals familiar with your firm's revolving credit facilities and/or with project-level financing packages.
 - Name of Reference
 - Title
 - Name of Company
 - Email address and/or telephone number
 - Brief description of the services the financial company or bank has provided the Developer
- A letter from a surety company confirming that the Developer's General Contractor has ample capacity to deliver project bonding and the intent of the surety company to issue a Performance and Payment Bond
- Any other relevant financial information to demonstrate that the Project Team is able secure funding for project

6. Litigation

In this section, the Respondent should list and describe any litigation or arbitration filed by your firm against any project owner as a result of a contract dispute, any claim filed against your firm, or termination from a project occurring within the last ten (10) years.

8.5 Section D: Project Understanding and Approach

In this section (10 pages maximum), Respondents shall clearly describe the proposed development for FAMU's Master Plan.

1. Project Understanding

In this section, the Respondent should describe the phase(s) and voluntary option(s), if relevant, for which your team would like to be evaluated and your team's understanding of those relevant Projects. It will also be important for the Respondent to identify and describe any foreseeable potential problems during design and construction and methods to mitigate those problems with specifically proposed solutions.

2. Project Management

- Describe your approach to managing FAMU decisions in the design phase
- Describe your cost estimating procedures in the design phase
- Describe your controls and methods for managing change orders

- Describe your construction management philosophy, controls, techniques, etc
- Explain your understanding, knowledge and experience in local construction markets
- Describe your history of successful and timely project completions and your proposed schedule and management plan for this Project
- Describe your quality control plan and dispute resolution management approach

3. Safety Management

Safety is paramount to FAMU. Please document your safety history for the previous five years, including and OSHA citations. In this section, we also request that the Respondent describe the key elements of a typical general safety plans for projects.

8.6 SOQ Submission

1. Due Date

The SOQ is due on or before 2:00 pm EST on Friday, November 13, 2015. Late responses may not be considered.

2. Page Limits

The body, not including appendices, of the SOQ shall not exceed 41 pages, and is subject to the following page limits per the following table:

Section	Section Title	Page Limit
A	Cover Letter / Executive Summary	5 pages
B	Acknowledgements	1 page
C	Team Qualifications	25 pages
D	Project Understanding and Approach	10 pages
Total		41 pages
Appendix A	Resumes	10 pages
Appendix B	(At Respondent's Discretion)	TBD

Teams are therefore encouraged to write in a concise manner and select team qualifications that are relevant. Firms may provide information in links to websites if they believe the page limitation cannot adequately show their expertise, however, FAMU does not guarantee that the websites will be reviewed as part of the SOQ.

3. Rating Criteria

The SOQs will be evaluated by FAMU and selected consultants. The following table provides the evaluation criteria or scoring/point system for the SOQs.

Section	Section Title	Evaluation Criteria (Scoring/Point System)
A	Cover Letter / Executive Summary	5 points
B	Acknowledgements	10 points
C	Team Qualifications	45 points
D	Project Understanding and Approach	40 points
Total		100 points
Appendix A	Resumes	-
Appendix B	(At Respondent's Discretion)	-

4. Quantity

Four (4) hard copies shall be submitted along with a CD or USB flash drive with an electronic copy. The electronic copy should be in editable PDF format.

5. Submission Address

The four (4) hard copies and the electronic copy (on a CD or USB) of the SOQ shall be submitted to:

Florida A&M University
Office of Procurement Services
2380 Wahnish Way, Suite 214
Tallahassee, FL 32307

Attn: Stephany Fall, Director of Procurement Services

8.7 Legal Notice

This RFQ has been issued in accordance with all applicable Federal, State and Local laws.

FAMU reserves the right to request additional information from some or all Respondents. This RFQ or FAMU's acceptance of an SOQ does not create a binding obligation on the part of FAMU with any Respondent.

Please note that failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes.

FAMU assumes no responsibility for the completeness or the accuracy of any information presented in this RFQ, or otherwise distributed or made available during this RFQ process, except as expressly stated to the contrary. Without limiting the generality of the foregoing, FAMU will not be bound by or be responsible for any explanation or interpretation of the proposed documents other than those prepared in writing. In no event may a Proposer to this RFQ rely on any oral statement made by FAMU or the agents, employees, advisors or consultants of these three entities.

Should a Proposer find discrepancies in, or omissions from, this RFQ and related documents, the Proposer should immediately notify the FAMU and JLL contact(s) listed in Section 7.3, in writing, and a written addendum or bulletin of instructions, if necessary, will be emailed to each Proposer. Every Proposer requesting an interpretation of this RFQ will be responsible for delivering such requests to FAMU and JLL in writing at the address and within the time limit set forth in Section 7.3.

All costs and expenses incurred by the Respondent in connection with this RFQ process shall be borne by the Respondent. There shall be no claims whatsoever against the University, its staff, or its consultants or agents for reimbursement of the costs or expenses incurred during the preparation of the SOQ or other information required by this RFQ or in connection with the RFQ selection process.



COPYRIGHT © JONES LANG LASALLE IP, INC. 2015.

This publication is the sole property of Jones Lang LaSalle IP, Inc. and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle IP, Inc.

The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them.

Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication.



Florida A&M University
Public Private Partnership Opportunity
Tracking Sheet
10/5/2015

No.	COMPANY	RFQ Status	SOQ Status	ITN Status
1	Ajax Building Corporation	JLL to send 10/5		
2	Alinea Capital Partners, LLC	JLL to send 10/5		
3	American Campus Communities	JLL to send 10/5		
4	Ambling University Development Group / RISE	JLL to send 10/5		
5	Asset Campus Housing	JLL to send 10/5		
6	Balfour Beatty Campus Solutions, LLC	JLL to send 10/5		
7	The Benoit Group	JLL to send 10/5		
8	The Buncher Company	JLL to send 10/5		
9	CA Ventures (formerly Campus Acquisitions)	JLL to send 10/5		
10	Campus Crest Communities	JLL to send 10/5		
11	Citiorg	JLL to send 10/5		
12	CitiWorks, LLC.	JLL to send 10/5		
13	Clayco	JLL to send 10/5		
14	Continental Real Estate Companies	JLL to send 10/5		
15	Corvias Campus Living, LLC	JLL to send 10/5		
16	EDR	JLL to send 10/5		
17	Forest City Ratner	JLL to send 10/5		
18	Gateway Investment Partners	JLL to send 10/5		
19	Geis Companies	JLL to send 10/5		
20	Hines Interests	JLL to send 10/5		
21	HJ Russell & Company	JLL to send 10/5		
22	HOK	JLL to send 10/5		
23	Hunt Companies, Inc	JLL to send 10/5		
24	The Integral Group	JLL to send 10/5		
25	Landmark Properties	JLL to send 10/5		
26	LJM Holdings, LLC	JLL to send 10/5		
27	Majestic Realty Co.	JLL to send 10/5		
28	National Real Estate Advisors	JLL to send 10/5		
29	Niles Bolton Associates	JLL to send 10/5		
30	Oliver McMillian	JLL to send 10/5		
31	Peak Campus Development	JLL to send 10/5		
32	RBC Capital Markets	JLL to send 10/5		
33	Related	JLL to send 10/5		
34	Servitas	JLL to send 10/5		
35	Shorenstein Realty	JLL to send 10/5		
36	Trammell Crow Company	JLL to send 10/5		
37	VenuWorks	JLL to send 10/5		