

Agenda Item BF-1

Executive Summary

MEETING DATE: February 15, 2024

COMMITTEE: Budget and Finance

SUBJECT Approval of Spaulding Building Renovation Project Advance Planning/Programming Authority

BACKGROUND: The HEERF (Higher Education Emergency Relief Fund) funded FSU Spaulding Building Renovation project authority of \$1,300,000 was approved by the FSU Board of Trustees in June 2023.

Approval of Advanced Planning/Programming authority from the FSU Board of Trustees is required in order to proceed with designer selection.

MOTION: Move to approve Advance Planning/Programming authority for the HEERF-funded Spaulding Building Renovation Project.

Supporting Documents(s) Included: none

Reviewed by: Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance

Date: 2/7/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 2/7/2024

Agenda Item BF-2

Executive Summary

- MEETING DATE:** February 15, 2024
- COMMITTEE:** Budget and Finance
- SUBJECT** New Residence Hall Project: Change Source of Funds for \$6,000,000 Increase in Project Authority
- BACKGROUND:** The North Carolina Office of State Budget and Management (OSBM) approved an additional \$4,000,000 in project authority for the New Residence Hall project in April of 2023, bringing the total project authority to \$44,000,000.
- The FSU BOT approved an additional \$6,000,000 in project authority in December 2023 to support the construction of the 336-bed residence hall and cover additional expenses due to the escalation of construction costs. The additional project authority was approved to be debt financed and repaid via future housing receipts.
- Self-liquidating debt authority must be approved by the FSU Board of Trustees, the UNC Board of Governors and the North Carolina General Assembly.
- The University is now seeking approval from the FSU BOT to change the funding source of the additional \$6,000,000 in authority from self-liquidating to Housing/Auxiliary receipts. This change will allow the project to move forward to the UNC Board of Governors for approval in late February 2024.
- MOTION:** The Board approves the University to change the funding source of the \$6,000,000 in additional funds from debt service to Housing/Auxiliary receipts. This will bring the total project authority to \$50,000,000. If approved, the University will seek further approval by the UNC Board of Governors at their regular February 2024 meeting.

Supporting Documents(s) Included: none



Board of Trustees

Reviewed by: Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance

Date: 2/7/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 2/2/2024

Agenda Item BF-3

Executive Summary

MEETING DATE: February 15, 2024

COMMITTEE: Budget and Finance

SUBJECT Increase in Project Authority- Health and Wellness Center

BACKGROUND: Board of Trustees approval is required for new capital projects or additions in construction project budget authority for previously approved projects. The original project authority for the Health and Wellness Center project was \$5,500,000 from a State of North Carolina capital appropriation. In 2019 the FSU Board of Trustees and the UNC Board of Governors approved an increase in authority to \$7,500,000 based on City of Fayetteville funding. Because those City funds are no longer available, only the original \$5,500,000 State of North Carolina capital appropriation remained.

The Higher Education Emergency Relief Fund (HEERF) regulations were revised in 2022 to allow for more flexibility for the funds to be used on construction projects.

By 2022, the original scope of the \$5,500,000 HWC project had eroded due to construction cost escalation.

In June 2022, the FSU BOT and UNC BOG approved to increase the project authority to \$11,100,000 using \$5,600,000 of available HEERF funds. The U.S. Department of Education has also approved FSU's request to spend \$5,600,000 in HEERF funds for this project.

The University's expanded Health and Wellness Center will provide more health and wellness space, equipment and programming than originally planned. Because of the expanded size and scope of the facility, additional parking will also be provided.

The University now seeks approval from the Board to increase project authority by an additional \$1,000,000 to a total project authority of \$12,100,000. The increase will be



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supported by an anticipated surplus from the Bryant/Vance Hall Demolition project.

MOTION:

Move to approve the additional \$1,000,000 in project authority for the Health and Wellness Center project, bringing the total project funding authority to \$12,100,000.

Supporting Documents(s) Included: none

Reviewed by: Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance

Date: 2/7/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 2/7/2024

Agenda Item BF-4

Executive Summary

MEETING DATE: February 15, 2024

COMMITTEE: Budget and Finance

SUBJECT Cook Renovation Project - Designer Selection

BACKGROUND: Procurement of architectural and engineering design and surveying services are governed by North Carolina General Statutes and State Building Commission Designer and Consultant Selection Policy. The selected firm will provide advanced planning/programming and design services to complete the Cook Hall Renovation project on the Fayetteville State University campus.

Request for Qualifications

The University received a total of nine submissions in response to the Request for Qualifications.

- Szostak Design
- Becker Morgan Group
- Lambert Architecture + Interiors
- KEi Architects
- HH Architecture
- WHN Architects
- 310 Architecture + Interiors
- LS3P
- EwingCole

Three firms were selected for interviews:

- EwingCole
- LS3P
- 310 Architecture + Interiors

A Pre-Selection Committee evaluated the proposals and was present for the interviews. The Pre-Selection Committee members are:

- Dr. Lillian Wanjagi, Vice Chancellor for Business & Finance.
- Ms. Wanda Jenkins, Vice Chancellor for Legal, Audit, Risk & Compliance.

Board of Trustees

- Mr. Harold Miller, Director of Facilities Planning & Construction
- Mr. Terrance Robinson, Assistant Vice Chancellor for Legal, Audit, Risk and Compliance

The Pre-Selection Committee evaluated the proposals based on the following criteria:

1. Experience and expertise with similar projects.
2. Past performance on similar projects.
3. Experience in designing projects to be part of an existing campus context.
4. Adequate staff and proposed consultant team – qualifications and examples of previous collaborations.
5. Historically Underutilized Business representation in proposed consultant team.
6. Current workload and State projects awarded.
7. Proposed design approach or methodology.
8. Recent experience with project cost estimates and schedule adherence.
9. Construction administration capabilities.
10. Proximity to and familiarity with the area where the project is located.
11. Record of successfully completed projects without major legal or technical problems.

Interviews

Interviews were conducted on February 7, 2024.

The Pre-Selection Committee's ranking order of the three firms interviewed is:

1. LS3P
2. 310 Architecture + Interiors
3. None

MOTION:

The Board approves the selected firm (LS3P) to provide advanced planning/programming and design services on the Cook Hall Renovation project and authorizes University staff to negotiate contracts and fees with the selected firm.

Supporting Documents(s) Included: none



Board of Trustees

Reviewed by: Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance

Date: 2/7/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 2/7/2024

Agenda Item BF-5

Executive Summary

MEETING DATE: February 15, 2024

COMMITTEE: Budget and Finance

SUBJECT Approval of Capital Investment Projects >\$100,000

BACKGROUND: Capital projects for which the estimated cost exceeds \$100,000 must be approved by the FSU Board of Trustees. The current list of new projects that meets that criteria include:

- Butler MEP Supplement (\$249,252)
The Butler Building mechanical, electrical and plumbing (MEP) project budget will be supplemented with Title III funds. The supplemental funds will be used to purchase additional equipment and expand the scope the project.
- Science & Technology Fume Hood Repair (\$275,000)
The Science & Technology Building laboratory fume hood control systems will be repaired, calibrated and certified to allow precise control of air flow to maintain minimum exhaust hood airflow and face velocities for safety, and to limit excess air flow and unnecessary utility expenses.
- Lyons Science Observatory Repair (\$100,000)
The Lyons Science Building Observatory structure and dome will be repaired and the existing original telescope mount will be removed to allow for the installation of a new telescope. The purchase and installation of a new telescope is not part of this project.
- Collins Chiller Replacement (\$175,000)
The failing Collins Building air-cooled chiller will be replaced with a new air-cooled chiller of the same size and type.

MOTION: The Board approves the current list of renovation projects greater than \$100,000 and authorizes University staff to request authority from UNC System Office and implement design/construction services as appropriate.



Board of Trustees

Supporting Documents(s) Included: none

Reviewed by: Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance

Date: 2/9/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 2/9/2024