



**Board of Trustees  
Committee Meeting  
Rudolph Jones Student Center  
Room 242**

**Committee on Budget and Finance  
Wednesday, June 12, 2024  
1:00 p.m.**

**AGENDA**

Call to Order	Stuart Augustine, Committee Chair
Welcome and Opening Remarks	Stuart Augustine
Roll Call	Karen Bussey
Approval of Minutes:	March 27, 2024
<b>Information Items:</b>	
Business & Finance Update	Dr. Lillian Wanjagi <i>Vice Chancellor for Business and Finance</i>
<b>Action Items:</b>	
BF-1 New Res Hall/ College of Education	Dr. Lillian Wanjagi
BF-2 Lyon Science Roof Replacement	<i>Vice Chancellor for Business and Finance</i>

**Committee Members:** Stuart Augustine, William Warner, Glenn Adams, Donald Moore, Kimberly Jefferies Leonard

Staff Liaison: Dr. Lillian Wanjagi  
Board Professional: Anita Shamberger

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For further information, please contact:  
Dr. Lillian Wanjagi, Vice Chancellor for Business and Finance  
910-672-1151

**BUGET AND FINANCE COMMITTEE**

**Wednesday, March 27, 2024**

**1:15 PM**

The Committee on Budget and Finance of the Fayetteville State University Board of Trustees convened Wednesday, March 27, 2024, in the Rudolph Jones Center Room 242 and via Microsoft Teams. Committee Chair Stuart Augustine presided and called the meeting to order at 1:15 p.m.

**ROLL CALL**

The following Trustee Committee members were in attendance: Mr. Stuart Augustine, Mr. Will Warner, Mr. Glenn Adams, Dr. Donald Moore, and Dr. Kimberly Jefferies Leonard.

Staff persons in attendance were Chancellor Darrell Allison, Provost Monica Leach, Vice Chancellor Wanda Jenkins, Vice, Associate Vice Chancellor Gretchen Cobb, Associate Vice Chancellor Michelle Donegain, Associate Vice Chancellor Jon Parsons, Associate Vice Chancellor Kenny Spayd and Associate Vice Chancellor Sandra Williams.

**APPROVAL OF MINUTES**

Trustee Glenn Adams made a motion to approve the minutes of the Budget and Finance Committee meeting held on December 13, 2023, as distributed. Trustee Donald Moore seconded the motion. The motion carried.

**BUDGET AND FINANCE UPDATES**

The Committee on Budget and Finance had three action items and a capital projects update discussed.

**ACTION ITEMS**

**Action Item: BF-1: Campus Wide Utility Infrastructure project: Construction Manager At Risk (CMR) selection**

FSU received a total of two proposals in response to a CMR solicitation for the Campus Wide Utility Infrastructure project. Both respondents were shortlisted for interviews that took place on March 5, 2024. The Pre-Selection Committee's ranking order of the two firms interviewed is: (1) Balfour Beatty (recommendation) and (2) Barr & Barr.

Trustee Glenn Adams motioned for approval of the selected firm Balfour Beatty to provide CM at Risk services on the Camp Wide Utility Infrastructure Project and authorize University

staff to negotiate preconstruction services agreements and GMP contracts. Trustee Donald Moore seconded the motion. The motion carried.

**Action Item: BF-2: Spaulding Building Renovation project: designer selection**

FSU received a total of seven proposals in response to a designer solicitation for the Spaulding Building Renovation project. Four of the seven respondents were shortlisted for interviews that took place on March 21, 2024. The Pre-Selection Committee's ranking order of the firms interviewed is: (1) Studio Archibene (recommendation); (2) MHA Works; and (3) 310 Architecture + Interior.

Trustee Donald Moore motioned to approve Studio Archibene to provide advanced planning/ programming and design services on the Spaulding Building Renovation Project and authorize University staff to negotiate contracts and fees with the selected firm for the project. Trustee Glenn Adams seconded the motion. The motion carried.

**Action Item: BF-3: Approval of two New Capital Investment projects exceeding \$100,000 in value.**

Two new CI projects exceeding \$100,000 in value were presented to the Committee for approval.

- Capel HPE Building Boiler Replacement: \$350,000. Funding source is FY20-21 R&R Carryforward.
- Capel HPE Building Air Handler Replacement: \$350,000. Funding source is FY20-21 R&R Carryforward.

Trustee Glenn Adams asked to clarify if the same design companies would be used for both projects. Associate Vice President Jon Parsons informed the Board that the design firm is the same for both projects. The project is in a bid phase therefore the general contractor has not been selected.

Trustee Will Warner motioned to approve the two new CI projects. Trustee Donald Moore seconded the motion. The motion carried.

**CAPITAL PROJECTS UPDATE**

Vice Chancellor Lillian Wanjagi provided capital projects update to the Committee.

**New Residence Hall:** 340 beds, 4 stories, 78,093 SF. Construction began 11/30/23, completion Fall 2025. Pending legislative approval on self-liquidating debt to cover the funded \$44M and the current budget.

**New College of Education:** 4 stories, 70,495 SF. Currently entering the final phase of design. Construction is estimated to start Fall 2024. Completion date estimated Summer 2026.

**New Parking Deck:** Current design is 225 spaces. Seeking additional funding to increase it to 285 spaces. The design is estimated to be complete in Summer 2024 and construction is estimated to be complete in Fall 2025.

Trustee Glenn Adams inquired about the size and number of the parking spaces in the New Parking Deck project. AVC Jon Parsons stated he could not provide the dimensions but stated it will be like other spaces on campus roughly 9x6. The current design is (2) levels at 225 and the department is scoping (3) levels at 285 spaces. It is not known exactly how much it would cost for the additional sixty spaces (285 spaces total), however, additional funding is being sought.

Trustee Joyce Adams asked about ADA compliance and handicap spaces in the parking garage. AVC Parsons explained it will be fully ADA compliant.

**Bryant & Vance Hall Demolition:** Project estimated to be complete in April 2024 and leave an estimated \$750k surplus to transfer to the new HWC project.

Trustee Stuart Augustine inquired about the surplus of Bryant & Vance Hall money and if it could be used for the Capel HPE project or other projects that fall under R&R. Vice Chancellor Wanjagi expressed a need for internal discussion regarding priorities of the much-needed renovations.

**New Health & Wellness Center:** 2 stories, 24,000 SF. Design phase is estimated to be complete by Summer 2024 and construction estimated to be complete in Fall 2025. We are working through cost escalations.

**Chick Building Renovation:** Request for \$2.7M in additional funding included in UNC System's Legislative priorities. The design phase is estimated to be complete by Summer 2024 and construction is estimated to be complete in Summer 2025.

Chancellor Allison and Associate Vice Chancellor Jon Parsons provided context on the project and the opportunity to move Information Technology to the Chick building. Trustee Donald Moore asked if this would include new equipment. VC Wanjagi answered this is for the facility itself and not equipment. Dr. Molina shared that FSU has spent shy of \$14M upgrading the technology infrastructure and that the data centers are and will remain in Butler.

**Rosenthal Building Renovation:** Request for \$3.0M in additional funding included in UNC System's Legislative priorities. The design phase is estimated to be complete by Summer 2024 and construction is estimated to be complete in Fall 2025.

**Utility Infrastructure Renewal:** Design is underway on a multi-phase project estimated to be finished in early 2027.

**Cook Building Renovation:** Designer selection was made in February 2024. The design phase is estimated to be complete by Spring 2025 and construction is estimated to be complete in Summer 2026.

**Butler Building Renovation:** The building envelope subproject is out to bid, and construction is estimated to be complete in Spring 2025. The HVAC/fire alarm subproject is still in design and construction is estimated to be complete in Summer 2025.

**East Quad Renovation:** The project is currently in design, and we are attempting to increase the project authority using Title III funds and expand the project scope. Construction is estimated to be complete in Fall 2024.

**Bronco Midtown Renovations:** The project includes resurfacing the parking lot, replacing the entrance sign, refreshing the building façade, and renovating several rental suite interiors. The project will be completed in Summer 2024.

**New Starbucks:** The project is under construction in the East Quad and scheduled to be completed and opened in Summer 2024.

**New Chick fil A:** The project is under construction at Bronco Midtown and is scheduled to be completed and opened in Summer 2024.

**University Advancement Renovation:** The design is in the final phase and will be completed in December 2024.

**Paige Alumni House Renovation:** Construction is underway and will be complete in June 2024.

**Other Minor R&R Projects:**

- Roof replacements: Butler, Collins & Telecommunications Buildings
- Telecommunications Building MEP renovation
- Harris CBE Building precast repair
- Williams Hall renovation
- Central Warehouse fire alarm repair
- Capel Arena exhaust fans replacement

ADJOURNMENT

The Budget and Finance Committee adjourned at approximately 1:56 p.m.

Respectfully Submitted,

Stuart Augustine, *Chair*  
Anita Cheatham, *Recorder*



# **BOARD OF TRUSTEES COMMITTEE ON BUDGET AND FINANCE**

**Dr. Lillian Wanjagi**  
**Vice Chancellor for Business and Finance**  
**June 12, 2024**

# CI-Related Action Items

## Item BF-1

- New Residence Hall and College of Education: Owner's Representative Selection

## Item BF-2

- Lyons Science Roof Replacement: Designer Selection