



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

COMMITTEE ON BUDGET AND FINANCE

Wednesday, March 27, 2024

1:15 p.m.

AGENDA

Call to Order	Stuart Augustine, Committee Chair
Welcome and Opening Remarks	Stuart Augustine
Roll Call	Karen Bussey

Information Items:

A. Capital Projects Update	Dr. Lillian Wanjagi <i>Vice Chancellor for Business and Finance</i>
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Action Items:

BF-1 Campus Wide Utility Infrastructure – CMR Selection	Wanda Jenkins, General Counsel <i>Vice Chancellor for Legal, Audit, Risk and Compliance</i>
BF-2 Spaulding Building Renovation – Designer Selection	Wanda Jenkins, General Counsel <i>Vice Chancellor for Legal, Audit, Risk and Compliance</i>
BF-3 Approve New CI Projects Exceeding \$100,000 in Value	Dr. Lillian Wanjagi <i>Vice Chancellor for Business and Finance</i>

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

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

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

BUGET AND FINANCE COMMITTEE

Wednesday, December 13, 2023

1:00 PM

The Committee on Budget and Finance of the Fayetteville State University Board of Trustees convened Wednesday, December 13, 2023, in the Rudolph Jones Center Room 242 and via Microsoft Teams. Committee Chair Stuart Augustine presided and called the meeting to order at 1:01 p.m.

ROLL CALL

The following Trustee Committee members were in attendance: Stuart Augustine, Will Warner, Glenn Adams, Donald Moore, and 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 Kimberly Jeffries Leonard made a motion to approve the minutes of the Budget and Finance Committee meeting held on September 27, 2023, as distributed. Trustee Will Warner seconded the motion. The motion carried.

BUDGET AND FINANCE UPDATES

There were no information items to be presented at the meeting. Vice Chancellor Lillian Wanjagi presented the following recommendation for the committee's approval.

ACTION ITEMS

Action Item: BF-1: New Residence Hall Project Authority Increase.

The North Carolina Office of State Budget and Management 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. An additional \$6,000,000 in project authority is now being requested 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 will be debt financed and repaid via future housing receipts.

Any increase in project authority must be approved by the FSU Board of Trustees and the

UNC Board of Governors. Further, self-liquidating debt authority must be approved by the FSU Board of Trustees, the UNC Board of Governors and the North Carolina General Assembly.

Trustee Glenn Adams made a motion to approve the University to seek UNC Board of Governors approval for \$6,000,000 in self-liquidating debt authority and to increase the New Residence Hall project authority by \$6,000,000 to a total of \$50,000,000, with final approval by the UNC Board of Governors. The motion was seconded by Trustee Will Warner. The motion carried.

ADJOURNMENT

The Budget and Finance Committee adjourned at approximately 1:14 p.m.

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



BOARD OF TRUSTEES COMMITTEE ON BUDGET AND FINANCE

Dr. Lillian Wanjagi
Vice Chancellor for Business and Finance
March 27, 2024

CI-Related Action Items

Item BF-1

- Campus Wide Utility Infrastructure project: Construction Manager At Risk (CMR) selection

Item BF-2

- Spaulding Building Renovation project: designer selection.

Item BF-3

- Approval of two New Capital Investment projects exceeding \$100,000 in value:
 - Capel Boiler Replacement project: \$350,000
 - Capel Air Handler Replacement project: \$350,000

Campus Wide Utility Infrastructure: 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:
 - Balfour Beatty - recommendation
 - Barr & Barr

Spaulding Building Renovation: Approve 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:
 - Studio Archibene - recommendation
 - MHA Works
 - 310 Architecture + Interior

Approval of Two CI Projects >\$100,000

- Approval of two new CI projects exceeding \$100,000 in value:
 - 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.

CAPITAL PROJECTS UPDATE



CAPITAL PROJECTS UPDATE

New Residence Hall: \$50M project authority, 340 beds, 4 stories, 78,093 SF. Construction began 11/30/23, completion Fall 2025.

New College of Education: \$69.3M project authority, 4 stories, 70,495 SF. Currently entering the final phase of design. Construction estimated to start Fall 2024. Completion date estimated Summer 2026.

New Parking Deck: \$10M project authority, current design 225 spaces. Seeking additional funding to increase to 285 spaces. Design estimated to be complete Summer 2024 and construction estimated to be complete in Fall 2025.

CAPITAL PROJECTS UPDATE

Bryant & Vance Hall Demolition: \$2.5M project authority. Project estimated to be complete in April 2024 and leave an estimated \$750k surplus to transfer to the new HWC project.

New Health & Wellness Center: \$11.1M project authority, 2 stories, 24,000 SF. Design phase estimated to be complete by Summer 2024 and construction estimated to be complete in Fall 2025.

Chick Building Renovation: \$9.5M project authority. Request for \$2.7M in additional funding included in UNC System's Legislative priorities. Design phase estimated to be complete by Summer 2024 and construction estimated to be complete in Summer 2025.

CAPITAL PROJECTS UPDATE

Rosenthal Building Renovation: \$10M project authority. Request for \$3.0M in additional funding included in UNC System's Legislative priorities. Design phase estimated to be complete by Summer 2024 and construction estimated to be complete in Fall 2025.

Utility Infrastructure Renewal: \$9.95M project authority. Design underway on a multi-phase project estimated to finish in early 2027.

Cook Building Renovation: \$10M project authority. Designer selection made February 2024. Design phase estimated to be complete by Spring 2025 and construction estimated to be complete in Summer 2026.

CAPITAL PROJECTS UPDATE

Butler Building Renovation: \$3.745M project authority. 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: \$1.179M project authority. The project is currently in design and we are attempting to increase the project authority and expand the project scope. Construction is estimated to be complete in Fall 2024.

Bronco Midtown Renovations: \$1M project budget will resurface the parking lot, replace the entrance sign, refresh the building façade and renovate several rental suite interiors. The project will be completed in Summer 2024.

CAPITAL PROJECTS UPDATE

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: project authority \$1.55M. Design in final phase and project will be complete in December 2024.

CAPITAL PROJECTS UPDATE

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

Agenda Item BF-1

Executive Summary

MEETING DATE: March 27, 2024

COMMITTEE: Budget and Finance

SUBJECT Construction Manager at Risk Selection – Campus Wide Utility Infrastructure Project

BACKGROUND: The UNC Board of Governors requires the Board of Trustees to approve the selection of a Construction Manager at Risk (“CM at Risk”) upon the constituent institution choosing that method of construction delivery. The CM at Risk guarantees a maximum price (GMP) for a project’s cost of construction.

Requests for Qualifications

The closing date for receiving responses from CM at Risk firms was February 5, 2024. The Pre-Selection Committee began its review process at that time.

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

Both respondents were selected for interviews:

- Balfour Beatty
- Barr & Barr

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.
- Dr. Monica Leach, Provost, and Vice Chancellor for Academic Affairs.
- Mr. Harold Miller, Director of Facilities Planning & Construction (facilitator, non-voting member).
- Mr. Terrance Robinson, Assistant Vice Chancellor for Legal, Audit, Risk and Compliance (non-voting member).



Board of Trustees

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

- Workload that is fully able to accommodate the addition of this project.
- Record of successfully completed projects of similar scope without major legal or technical problems.
- Previous experience with the Owner, a good working relationship with Owner representatives, have completed projects in a timely manner and have performed an acceptable quality of work.
- Key personnel that have appropriate experience and qualifications.
- Relevant and easily understood graphic or tabular presentations.
- Completion of CM-at-Risk projects in which there was little difference between the GMP and final cost.
- Projects that were completed on or ahead of schedule.
- Recent experience with project costs and schedules.
- Construction administration capabilities.
- Proximity to and familiarity with the area where the project is located.
- Quality of compliance plan for minority business participation as required by N.C.G.S. 143-128.2.

Interviews

Interviews were conducted on March 5, 2024.

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

1. Balfour Beatty
2. Barr & Barr

MOTION:

Move to approve the selected firm to provide CM at Risk services on the Campus Wide Utility Infrastructure Project and authorize University staff to negotiate Preconstruction Services agreements and GMP contracts with the selected firm for the project.

Supporting Documents(s) Included: BF-1 UI CMR Pre-Selection Committee Recommendation

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

Date: 3/14/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 3/14/2024

Campus Wide Utility Infrastructure Project Construction Manager at Risk Selection

Project Scope

Fayetteville State University's Utility Infrastructure Project entails a thorough modernization of the university's underground utility systems, encompassing electrical, distribution, stormwater drainage, and natural gas distribution. The primary objective of the project is to tackle critical issues such as aging infrastructure, deteriorated sections, and corroded piping. The project's primary emphasis is on the replacement of the aging medium voltage electrical system, with additional attention given to stormwater repairs and natural gas piping replacement. The project budget is \$10,000,000.00.

Definition - Construction Manager at Risk

Construction Management at Risk is a contracting method authorized by the State of North Carolina. The Construction Manager at Risk (CMR) is selected on a qualification-based solicitation typically at the beginning of the design process and, working with the Owner and Designer, provides constructability input and cost estimating advice during design. When the construction documents are reviewed and approved by regulatory agencies, the CMR provides a GMP (guaranteed maximum price) acting as a construction manager to deliver the project.

The CM at Risk must publicly advertise for and pre-qualify all "first tier subcontractors," must comply with the state MBE program requirements and open all bids in a public venue. All bids become public records.

Campus Wide Utility Infrastructure Project Construction Manager at Risk Selection

- **Balfour Beatty | Burgess Contractors, Raleigh, NC**
 - Team: Balfour Beatty and Burgess Contractors (HUB) - The two companies have worked together for over 10 years.
 - The team has collaborated with RMF Engineering on three infrastructure projects on other UNC System campuses and has completed over 13 other successful ventures with them as well. RMF is the designer on this project.
- **RELEVANT EXPERIENCE IN NC (LAST 10 YEARS)**
 - ELIZABETH CITY STATE UNIVERSITY INFRASTRUCTURE UPGRADES | Elizabeth City, NC
 - Overall Budget: \$32.9M Phase I: \$6,438,663 Final: Project currently in progress
 - UNC GREENSBORO CHILLED WATER INFRASTRUCTURE IMPROVEMENTS | Greensboro, NC
 - Improvements project will complete the main campus chilled water loop, allowing for better hydraulics and redundant pathways for delivering chilled water to campus
 - GMP: \$11,436,647 - Project currently in progress
 - NC STATE UNIVERSITY ELECTRICAL GRID PHASE I & II
 - Phase I project scope involves a modern, self-healing 15kV Power Distribution system to serve the main campus.
 - Phase I: \$6,257,140 vs. \$6,280,878 (Completed) Owner-initiated change orders. Current GMP Phase 1-4: \$46,199,690 (Overall Budget)
- **OTHER**
 - All Balfour Beatty and Burgess Contractors team members are located in Raleigh, NC.
 - Burgess Contractors is a certified HUB vendor. Submitted a HUB participation plan. Over the past 10 years, has awarded \$1.08 billion in contracts to minority firms.
 - State Construction Office Experience
 - Has successfully completed over 100 projects for the State Construction Office
 - University Projects
 - Has completed projects at UNC Charlotte, NC A&T, UNC Wilmington, NC Central.

Campus Wide Utility Infrastructure Project Construction Manager at Risk Selection

- **Barr & Barr, Incorporated**

- Team – In-House
- Recently expanded into the Mid-Atlantic Region, opening an office in Raleigh, NC.

- **RELEVANT EXPERIENCE (LAST 10 YEARS)**

- No relevant experience in NC
- MAIMONIDES MEDICAL CENTER MAJOR MODERNIZATION | Brooklyn, NY
 - Project is a multi-phased program, comprising of nine individual renovation projects that are located in five different buildings.
 - Budget: \$97M | Size: 111,500 SF | Project in progress
- TAMPA GENERAL HOSPITAL ANNEX ELECTRICAL UPGRADES | Tampa, FL
 - Multi-project involves removing two existing generators, establishing new 15kV circuits, installing new 15kV switchgear, feeders from Bayshore Pavilion, 15kV HVL lineups, oil-fill substations, automatic transfer switches, downstream distribution, significant demolition and reconfiguring of electrical distribution, new fan coil units, and minor rework and architectural modifications in the 4th-floor Annex.
 - Budget: \$2.7M | Size: 775 SF | Project is completed
- UMASS AMHERST STUDENT UNION | AMHERST, MA
 - The Scope of this project involves renovating and expanding the original 70-year-old structure to accommodate the growing student population
 - Budget: Estimate: \$49.9 million | Size: 103,586-SF | Final: \$55.6 million (Due to owner requested changes.)

- **OTHER**

- Recently expanded into the Mid-Atlantic Region, opening an office in Raleigh, NC and appointing Jonathan Best as Director of Preconstruction/Diversity and Inclusion Director.
- Submitted a HUB participation plan. Provided information on HUB participation goals/actuals to show goals have been exceeded.
- State Construction Office Experience – No experience with State Construction Office
- University Projects
 - No projects with UNC System institutions
 - Has completed projects with Princeton University, MIT, Cornell, Yale, Tufts, Harvard, UMass, and Syracuse among others.

Agenda Item BF-2

Executive Summary

MEETING DATE: March 27, 2024

COMMITTEE: Budget and Finance

SUBJECT Spaulding Building 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 Spaulding Building Renovation project on the Fayetteville State University campus.

Request for Qualifications

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

- Szostak Design
- WHN Architects
- 310 Architecture + Interiors
- HOBGOOD Architects
- Ramseur & Associates
- MHAworks
- Studio Archibene

Four firms were selected for interviews:

- 310 Architecture + Interiors
- Szostak Design
- MHAworks
- Studio Archibene

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

- Dr. Lillian Wanjagi, VC for Business & Finance
- Dr. Juanette Council, VC for Student Affairs
- Terrance Robinson, AVC for Legal, Audit, Risk and Compliance

Board of Trustees

- Greg Moyd, Asst. VC for Student Affairs
- Dionne Hall - Director of Counseling & Personal Development Center
- Dr. Pam Baldwin, Associate Dean of Academic Partnerships Academic Affairs (non-voting member)
- Harold Miller, Director of Planning & Construction (non-voting member)

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 March 21, 2024.

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

1. Studio Archibene
2. MHA Works
3. 310 Architecture + Interiors

MOTION:

Move to approve the selected firm 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.



Board of Trustees

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

Date: 3/21/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 3/21/2024

Spaulding Building Renovation Project Designers Selection

Project Scope

Fayetteville State University's Spaulding Building Renovation Project will renovate the 7,360 SF Spaulding Building, which currently houses the FSU Student Health Center and the Center for Personal Development. When the new FSU Health and Wellness Center project is complete in 2025, the Student Health Center will be relocated there. The University will renovate the entire Spaulding Building to deliver mental health and counseling programs and services to FSU students. The project budget is 1.3M.

The aging Spaulding Building is not designed to operate efficiently and safely in pandemic environments. The building renovation will address the deficiencies and provide improved ventilation and social distancing capacity.

Spaulding Building Renovation Project Designers Selection

STUDIO ARCHIBENE, Durham, NC

- **TEAM**
 - *Human Experience* – Behavioral Health Consultant | Charlotte, NC
 - *Salas O’Brien* – MEP / FP | Raleigh, NC
 - *Lynch Mykins* – Structural Eng. | Raleigh, NC (HUB, WMBE)
 - *Palacio Collaboration, Inc* – Cost Consultant | Greenville, NC (HUB)
- **RELEVANT EXPERIENCE IN NC (LAST 10 YEARS)**
 - DUKE REGIONAL BEHAVIORAL HEALTH EXPANSION AND EMERGENCY DEPARTMENT, Durham, NC (2021)
 - Overall Budget: Confidential, 150,000 square feet
 - CABARRUS COUNTY REGIONAL MENTAL HEALTH TREATMENT CENTER, Concord, NC (2026)
 - Overall Budget: \$32M, 60,000 square feet
 - MECKLENBURG COUNTY FACILITY BASED CRISIS CENTER, Charlotte, NC (2026)
21,000 sf | \$10M (2026)
 - Overall Budget: \$10M, 21,000 square feet
- **OTHER**
 - Team has collaborated on several project together.
 - Strong student health facility experience
 - Has State Construction Office Experience

Spaulding Building Renovation Project Designers Selection

MHAworks, PA, Durham, NC

- **TEAM**
 - Spring Stoops McCullen Eng., PA | Durham, NC | MEP & Fire Protection Eng. Aiken
Cost Consulting | Greenville, SC | Cost Estimating
 - Affinity Environmental Consulting, LLC | Asheville, NC | Hazardous Material Abatement
- **RELEVANT EXPERIENCE IN NC**
 - UNC HOSPITALS YOUTH BEHAVIORAL HEALTH, Chapel Hill, NC
 - Overall Budget: \$6,476,374, 150,000 square feet
 - EAST CAROLINA HEART INSTITUTE CARDIOLOGY INTEGRATION, Greenville, NC
 - Conversion of Office to Exam Rooms (2024)
 - Overall Budget: \$749,000, 5,500 square feet
 - UNC ADOLESCENT / YOUNG ADULT (AYA) ONCOLOGY & INFUSION CENTER,
Chapel Hill, NC | 2,170 sf | \$905,893
 - Overall Budget: \$905,893, 2,170 square feet
- **OTHER**
 - Team is very familiar with the State Construction Office protocols.
 - Firm specialize in health care facilities.

Spaulding Building Renovation Project Designers Selection

310 ARCHITECTURE + INTERIORS, Raleigh NC – office (1 hour away from Campus)

- **TEAM**
 - McKim & Creed – MEP/FP
 - Palacio Collaborative | Cost Consulting – (HUB)
- **RELEVANT EXPERIENCE IN NC**
 - FSU UNIVERSITY ADVANCEMENT
 - 9,445 sf | \$1.25M (2025)
 - KIND BEHAVIORAL HEALTH, Durham, NC
 - 7,263 sf | \$1,000,000
 - UNC GET REAL AND HEEL, Chapel Hill, NC
 - 3,500 sf | \$350,000
- **OTHER**
 - Team has collaborated together on several project currently and in the past
 - Team is very familiar with FSU's campus
 - Team is very familiar with the State Construction Office protocols.

Agenda Item BF-3

Executive Summary

MEETING DATE:	March 27, 2024
COMMITTEE:	Budget and Finance
SUBJECT	Approve two new CI projects exceeding \$100,000 in value
BACKGROUND:	<p>Board of Trustees approval is required for new capital projects or additions in construction project budget authority for previously approved projects.</p> <p>Two new Capital Improvement projects will be undertaken. The project names, costs and funding sources are listed below.</p> <p>Capel HPE Building Boiler Replacement:</p> <ul style="list-style-type: none">• \$350,000, funded with FY21-22 R&R Carryforward funds. <p>Capel HPE Building Air Handler Replacement:</p> <ul style="list-style-type: none">• \$350,000, funded with FY21-22 R&R Carryforward funds.
MOTION:	Move to approve the two new capital improvement projects as presented.

Supporting Documents(s) Included: N/A

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

Date: 3/21/2024

Prepared by: Jon Parsons
Associate Vice Chancellor for Facilities Management

Date: 3/21/2024