



BOARD OF TRUSTEES

Board of Trustees Meeting Agenda

February 18, 2025
2:00 P – 2:45 P

Virtual via Microsoft Teams

Dial in: 1-863-225-2351 | Conference ID: 709 870 234#

BOARD MEMBERS

Beth Kigel, Chair
Dr. Dorian Abbot
Cliff Otto
Dr. Brad Towle

Jesse Panuccio, Vice Chair
Dr. Sidney Theis
Ilya Shapiro

Patrick Hagen
Lyn Stanfield
Christos Tsetsekas

MEETING AGENDA

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|------|---|--|
| I. | Call to Order | Beth Kigel, Chair |
| II. | Roll Call | Kristen Wharton,
Corporate Secretary |
| III. | Public Comment | Beth Kigel |
| IV. | RFQu 25-013 Student Achievement Center Design Services:
Recommended Architect-Engineer Team
Action Required | Dr. Allen Bottorff,
Vice President and
CFO |
| V. | Student Achievement Center Project – Design Phase
Action Required | Dr. Allen Bottorff |
| VI. | Main Campus - Parking Lot 6 Expansion Project
Action Required | Dr. Allen Bottorff |
| VII. | Closing Remarks & Adjournment | Beth Kigel |

Florida Polytechnic University

Board of Trustees

February 18, 2025

Subject: RFQu 25-013 Student Achievement Center Design Services: Recommended Architect-Engineer Team

Proposed Action

Approve the final ranking of Architect-Engineer Teams for the Florida Polytechnic University Student Achievement Center. This recommended ranking is as follows:

1. Hellmuth, Obata & Kassabaum (HOK) / Workshop
2. Baker Barrios
3. Perkins & Will
4. Ikon.5

With this approval, university staff are authorized to negotiate a contract with the top ranked firm for compensation which the agency determines is fair, competitive, and reasonable. If the negotiation with the top ranked firm does not result in a contract, then university staff must formally terminate the negotiations and move on to the next ranked firm. Similarly, if those negotiations fail to result in a contract, the agency will then proceed to negotiate with the third ranked firm – and so on.

Background Information

The Student Achievement Center is a strategic project designed to enhance student success and engagement by providing modern, innovative learning spaces, academic support services, and collaborative areas for students, faculty, and staff. The facility will be designed to align with the University's strategic plan, support high-impact learning experiences, and foster a dynamic campus environment.

On September 13, 2024, the University released RFQ 25-013 for the competitive selection of a qualified Architect-Engineer (A/E) team to lead the design of the Student Achievement Center. Following a comprehensive evaluation and ranking process, the selection committee shortlisted four (4) firms, which were publicly noticed and posted on November 21, 2024. The shortlisted firms were invited to present their proposals to the selection committee on February 10, 2025, after which recommendations were forwarded to President Stephenson through the Vice President and Chief Financial Officer (VP & CFO). Based on this process, the President accepted the selection committee's recommendation and authorized staff to bring the rankings forward to the Board of Trustee for approval.

The Student Achievement Center is a partially funded project included in the University's Capital Improvement Plan (CIP) and Educational Plant Survey, with \$5.7 million appropriated through Public Education Capital Outlay (PECO) funds. The total project budget is \$84.7 million, with additional funding anticipated from the University Foundation and Auxiliary Enterprises. Designed as a three-story, 138,400 GSF facility, the center will enhance student success and academic support.

Estimated annual operational costs are \$695,000, and development will proceed as funding becomes available.

Supporting Documentation: N/A

Prepared by: Dr. Allen Bottorff, Vice President and Chief Financial Officer; David Calhoun, Assistant Vice President, Facilities & Safety Services; and Andrea Cashell, Director of Procurement

Florida Polytechnic University
Board of Trustees
February 18, 2025

Subject: Student Achievement Center Project – Design Phase

Proposed Action

Authorize the President to sign instruments, documents, and contracts as necessary to effectuate the design and preconstruction services for the Student Achievement Center project within a budget not to exceed \$5,700,000 using Public Education and Capital Outlay (PECO) funds.

Background Information

The Student Achievement Center is a strategic project designed to enhance student success and engagement by providing modern, innovative learning spaces, academic support services, and collaborative areas for students, faculty, and staff. The facility will be designed to align with the University's strategic plan, support high-impact learning experiences, and foster a dynamic campus environment.

On September 13, 2024, the University released RFQ 25-013 for the competitive selection of a qualified Architect-Engineer (A/E) team to lead the design of the Student Achievement Center. Following a comprehensive evaluation and ranking process, the selection committee shortlisted four firms, which were publicly noticed and posted on November 21, 2024.

The shortlisted firms presented their proposals to the selection committee on February 10, 2025, after which recommendations were forwarded to President Stephenson through the Vice President and Chief Financial Officer (VP & CFO). Based on this process, the President accepted the selection committee's recommendation, and these recommendations are being presented to the Board of Trustees for approval just prior to this agenda item.

The Student Achievement Center is a partially funded project included in the University's Capital Improvement Plan (CIP) and Educational Plant Survey, with \$5.7 million appropriated through Public Education Capital Outlay (PECO) funds. The total project budget is \$84.7 million, with additional funding anticipated from the University Foundation and Auxiliary Enterprises. Designed as a three-story, 138,400 GSF facility, the center will enhance student success and academic support. The Architect & Engineer selection is set for February 2025, with project timelines still being determined. Estimated annual operational costs are \$695,000, and development will proceed as funding becomes available.

With Board approval, contract negotiations with the recommended Architect-Engineer (A/E) team will commence immediately, with the intent to finalize agreements and initiate design efforts in Spring 2025.

Supporting Documentation: N/A

Prepared by: Dr. Allen Bottorff, Vice President and Chief Financial Officer; David Calhoun, Assistant Vice President, Facilities & Safety Services

Florida Polytechnic University
Board of Trustees
February 18, 2025

Subject: Main Campus - Parking Lot 6 Expansion Project

Proposed Action

Authorize the President to sign instruments, documents, and contracts as necessary to effectuate the Surface Parking Lot 6 Expansion project to be designed and constructed within a total budget not to exceed \$2,500,000 using carryforward funds.

Background Information

To support the university's continued growth, the Board of Trustees has requested university leadership to explore additional surface parking on the main campus. In response, the University has engaged Kimley-Horn and Associates, Inc., a continued service provider, to conduct a feasibility study, design, and engineering for the proposed lot. Once that design is completed, we will engage a construction manager to build the expansion in a timely manner.

This expansion to Parking Lot 6, located east of the International Flavors & Fragrances Inc. (IFF) building, will provide approximately 250 additional parking spaces. The project is scheduled for completion in early Fall 2025 to support increased student, staff, faculty, and event-related needs.

Supporting Documentation: N/A

Prepared by: Dr. Allen Bottorff, Vice President and Chief Financial Officer; David Calhoun, Assistant Vice President, Facilities & Safety Services