

**Committee on Budget and Finance
Wednesday, December 17, 2021
3:00 p.m.**

The Committee on Budget and Finance of the Fayetteville State University Board of Trustees convened in a special called meeting on Wednesday, December 17, 2021, via ZOOM. Chairman, Glenn Adams, presided and called the meeting to order at 3:02 p.m.

ROLL CALL

The following Trustee members were in attendance: Glenn Adams, Valencia Applewhite, Stuart Augustine, R. Jonathan Charleston, Sydney Harris, Kimberly Jefferies Leonard, John McFayden, Frederick Nelson, Brandon Phillips, Gregory Pinnix, William Warner and Doug English.

Staff persons in attendance were Chancellor Darrell Allison.

Chairman Glenn Adams read the state board of ethics act to avoid all conflicts of interest. No conflicts were identified. He then welcomed all and turned the meeting over to Mr. Spellman.

Action Item: McLeod Hall

Mr. Carlton Spellman, Vice Chancellor for Business and Finance thanked the board for allowing him to bring the action item before them. The reason for bringing the action item today is because it is a time sensitive project that we will be undertaking utilizing HEERF dollars and as many of you know HEERF dollars has an expiration date. We want to begin the advance planning stage. Today we are asking for your approval for the advanced planning authority for McLeod Hall converting HVAC system. I've asked Mr. Jon Parsons, AVC for Facilities to give you an overview and the scope of the project.

Mr. Jon Parsons, Associate Vice Chancellor for Facilities informed the board on the background of McLeod which is an approximately 64,000 sq. ft. residence hall on east campus. McLeod was first occupied in 2005 and it includes 234 student beds. We have had consistent and persistent moisture and mold issues for a number of years, and they are most pronounced in the late spring, summer and the early fall months when you have high heat and high humidity. We have tried everything we know to make the existing system less prone to those problems and we are out of options. We did an extensive engineering study two years ago for converting the system from a two-pipe system to a four-pipe HVA system which allows for better and more controlled dehumidification during those hot and humid months. This is an extensive project to demolish all the fan coil units in every student room in addition to all the other rooms in the building. We'll also replace McLeod's two air cooled chiller as well. The project's \$4,400,000 cost estimate includes design, construction, escalation and contingencies, but the cost of the construction work is the key number for this advanced planning request. The cost of the construction work is estimated at \$3,600,000. What we are seeking is approval of authority for the advanced planning effort of \$130,000. This will allow

us to get through the designer selection and the first two phases of the design which are the schematic and design development phases. At that point we will have a very good estimate of the entire cost of the project, and we would return for another approval of the total project.

Chancellor Darrell Allison commented to provide some context for the chair and board. Here is where we are McLeod is one of the newer residential units 2005. This could not have come at a more challenging time for us and as you all know we are in a good position here with the legislative budget and we all know we are fortunate to be added to NC Promise and we are looking for the opportunity to have more students enrolled and on our campus. Ideally, we want to shut things down in the summer and get this thing done and be open for business in time for fall. Your approval for design will allow us to take this to the Board of Governors. We will need to get the Board of Governors approval in the spring. We anticipate being able to get things in motion because it's going to take about a year from beginning to end to get this done. We would ideally like to get design started in January 2022 and be done by mid-January 2023. Our hope is that sometime spring 2023 we would be safe and have McLeod where it needs to be to open safe and sound. I would ask this board to grant us approval so we can get about the business of tackling this issue and getting things handled once and for all and have something here for our students safe and sound to be our strongest and best self.

A motion was moved by Trustee R. Jonathan Charleston to grant the University authority to move forward with the design phase that has been requested. Second by Trustee Kimberly Jefferies Leonard.

A question was raised by Chairman Glenn Adams. If we close McLeod and we get NC Promise students, what will we do with the influx of students?

Chancellor Darrell Allison informed we must be wise and methodical, we can't in good conscious accept students who want to be here at FSU and not have a place for them. That would be unconscionable. We will think through what is the maximum capacity we can have on campus, and we are also going to think about our strategic partners maybe beyond the campus. Where are some of the locations we believe that could be offsite hospitable. We will talk to some of our Trustees, and we will be engaging our students and others. We now have NC Promise so let's go at it. Here is the thing we not only have NC Promise for 2022 but we have NC Promise for perpetuity. This is a situation where we need to go ahead and get things handled now so that we can be in a good position, and we can fully leverage it. We are thinking this through comprehensively and broadly.

A roll call vote was made, and the motion was carried forward.

Chairman Glenn Adams thanked everyone.

Respectfully Submitted,
Glenn Adams, Chair

A Cheatham, Recorder