

**Special Called Meeting
Committee on Budget and Finance
Thursday, August 4, 2022
3:00 p.m.**

The Committee on Budget and Finance of the Fayetteville State University Board of Trustees convened Thursday, August 4, 2022, via ZOOM. Chairman Glenn Adams presided and called the meeting to order at 3:09 p.m.

ROLL CALL

The following Trustee members attended: Glenn Adams, Stuart Augustine, R. Jonathan Charleston, Doug English, Maya Martin, Warren McDonald, John McFayden, Frederick Nelson, and William Warner.

Staff persons in attendance were Dr. Monica Leach, Provost; Jon Parsons, Associate Vice Chancellor for Facilities Management; and Vice Chancellor/General Counsel Wanda Jenkins.

Chairman Glenn Adams thanked everyone for their attendance and read the State Board of Ethics act statement to avoid all conflicts of interest. Chair Adams made a request that board meeting documents be provided a head of time versus such short notice.

ACTION ITEM BF1: Approval of Owners Representative and Advisory Services Selection – College of Education Building and other capital projects as needed.

Interim Vice Chancellor Greg Lovins thanked the Board for meeting today so that an Owner’s Representative could be selected and begin work immediately as opposed to waiting until the next board meeting. An owner’s representative provides project management and similar services on construction projects. They are typically used on large and more complex projects like the College of Education Building. The UNC System and the Board of Governors requires campus approval for selecting professionals such as architects, engineers, and owner’s representatives for capital projects. FSU received eight (8) proposals from the following firms:

- Albers Management
- BB Foster Consulting
- CATE Services
- DeSimone Consulting Engineers
- Epps Public Strategies
- HORUS Construction
- MBP
- Rieth Jones Advisors

The selection committee short-listed three firms based on upon University of North Carolina and Fayetteville State University Facilities Management selection criteria.

The Selection Committee included:

- **Monica Leach:** Provost and Vice Chancellor Academic Affairs
- **Wanda Jenkins:** Vice Chancellor for Legal, Audit, Risk and Compliance
- **Jon Parsons:** Associate Vice Chancellor for Facilities Management
- **Gene Cottrell:** Director of Facilities Management Budget and Administration
- **Greg Lovins:** Interim Vice Chancellor for Business and Finance

The three short-listed firms selected were:

- **HORUS Construction:** Tampa, FL - main office; Greensboro, NC - local
- **MBP:** Fairfax, VA - main office; Raleigh, NC - local
- **Rieth Jones Advisors:** Columbus, OH - main office; Charlotte, NC - local

Rieth Jones Advisors was a unanimous selection to provide Owners Representative and College of Education Building and flexibility for other capital projects as needed.

Trustee Charleston asked if there are other projects that have a need for these types of services? Mr. Lovins responded that we are using Rieth Jones Advisors on the New Residence Hall project and that process worked by the UNC System Office allowing FSU to piggyback off a contract in which Rieth Jones Advisors has with Elizabeth City State University. The ECU project is also a residence hall project, like our New Residence Hall project. The UNC System Office wanted FSU to go through the RFP process for other similar selections because the project was very different in scope and nature. Trustee Charleston stated his concern was that if FSU wanted to have the flexibility to select an owner's representative for future projects, then the Board should know in advance the other projects that will use the owner's representative; otherwise, the selection should be made on a project-by-project basis. Chair Adams agreed with Trustee Charleston's recommendation to select Rieth Jones for the College of Education Building project only, stating that competition will be good for the University.

Trustee Charleston made a motion to approve the selection of Rieth Jones Advisors to provide Owners Representative and Advisory Services for the College of Education Building project only and to authorize University staff to negotiate a contract. The motion was seconded by Trustee Warren McDonald. The motion passed.

ADJOURNMENT

Chairman Glenn Adams adjourned the Committee Meeting at 3:15 pm.

Respectfully Submitted,
Glenn Adams, Chair

Anita Cheatham, Board Professional