



BOARD OF TRUSTEES

Approved 06.03.25

Board of Trustees Meeting Minutes

February 18, 2025
2:00 P – 3:00 P

Florida Polytechnic University
Virtual via Microsoft Teams

I. Call to Order

Chair Beth Kigel called the Board of Trustees meeting to order at 2:00 p.m.

II. Roll Call

Kristen Wharton called the roll: Chair Beth Kigel, Vice Chair Jesse Panuccio, Trustee Patrick Hagen, Trustee Dorian Abbott, Trustee Lyn Stanfield, Trustee Cliff Otto, Trustee Sidney Theis, Trustee Christos Tsetsekas, and Trustee Brad Towle were present (Quorum).

Board Trustees not present: Trustee Ilya Shapiro

Staff Present: President Devin Stephenson, Interim Provost Brad Thiessen, Dr. Allen Bottorff, David Fugett, Bryan Brooks, Mike Dieckmann, Kelli Stargel, David Blanton, David Calhoun, and Kristen Wharton

III. Public Comment

There were no requests received for public comment.

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

Dr. Allen Bottorff presented the four design firms recommended and ranked by the internal selection committee to design the Student Achievement Center (StAC). In ranked order, the list includes the following:

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

Upon Board approval, University staff will begin to negotiate with the top-ranked firm. If unable to reach a mutually agreeable contract, staff will terminate that negotiation and begin to negotiate with the second-ranked firm, and so on.

Trustee Sidney Theis inquired what made the top firm stand out to the committee. Bottorff responded that the first and second-ranked firms were remarkably close. The committee considered how well they thought the firm would work with the University. Each firm developed three design options, however only two discussed their collaborative process with the University.

Trustee Patrick Hagen asked if any of the firms are local. Bottorff stated all firms are located in Florida with the exception of Ikon.5 who did partner with a local team so they would have a presence in Florida.

Trustee Theis asked if these firms could do their design work within budget. Bottorff replied that this question was asked of each firm, and they all stated they could do so.

Trustee Brad Towle inquired if any of the four firms designed any buildings currently on campus; HOK designed the Barnett Applied Research Center (BARC). Bottorff clarified that the StAC should be designed for the student experience not an academic one, and he does believe that HOK can accomplish this. Twenty nationally renowned firms responded to the RFQ for the design of the StAC. HOK's proposal also includes "Workshop" which specializes in looking at the institution's individual needs and includes engagement with the University's students. Bottorff stated HOK had an exceptionally strong presentation.

Trustee Towle expressed concern about the issues encountered with the Barnett Applied Research Center (BARC). Bottorff confirmed that David Calhoun, AVP Facilities and Safety Services, did inquire about this, however, many of the issues post-occupancy were a result of material and equipment sourcing problems during the pandemic and not necessarily a design issue.

A motion was made by Trustee Brad Towle to 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.

Trustee Christos Tsetsekas seconded the motion; a vote was taken, and the motion passed unanimously.

V. Student Achievement Center Project – Design Phase

With the approval of the top-ranked firms, Bottorff stated the Board must next approve authorization for the President to sign official documents relating to the hire of the design firm. Included in the motion is a "budget not to exceed" statement in the amount of \$5.7M from Public Education and Capital Outlay (PECO) funds.

A motion was made by Trustee Sid Theis to 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. Trustee Lyn Stanfield seconded the motion; a vote was taken, and the motion passed unanimously.

Trustee Towle asked for clarification on what the \$5.7M covers. Bottorff replied that the \$5.7M is solely for design work and allocated from the University's Legislative Budget Request (LBR) which was received last year. Trustee Theis inquired if it includes bringing services like utilities and other infrastructure to the site. Bottorff said it includes the design of the infrastructure, but not the actual physical infrastructure.

VI. Main Campus - Parking Lot 6 Expansion Project

The Board had asked for staff to review the parking situation and determine the need for additional parking on campus. Bottorff noted that the University was able to set aside \$2.5M from Carryforward funds to build a new 250-space parking lot. He showed the proposed location for the expansion lot location on the campus map as well as on an aerial photo. Bottorff stated that the lot could be built over the summer and ready for use by fall 2025.

Trustee Towle asked if there would be room for another building between the proposed lot and the International Flavors and Fragrances (IFF) building. Calhoun responded that the parking lot will be adjacent to south end of the IFF building. A site on the north side of IFF is designated for another P3 building.

Trustee Jesse Panuccio inquired if this lot is indeed temporary or permanent. Bottorff stated it is temporary at the moment; however, in the future, the University could build a parking garage over top of the parking lot. Bottorff also identified two other locations on campus where parking garages could be built.

Trustee Towle asked if the expansion of Lot 6 would adequately meet the University's needs for next five years. Bottorff stated it would only solve the immediate need for the next two years, not solve the University's long-term parking problem.

President Devin Stephenson assured trustees that he and his staff are sensitive to the issue of not having enough land to expand the campus contiguously as desired.

A motion was made by Trustee Brad Towle to 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. Trustee Cliff Otto seconded the motion; a vote was taken, and the motion passed unanimously.

VII. Closing Remarks and Adjournment

With no further business to discuss the meeting adjourned at 2:28 p.m.

Respectfully submitted:
Kristen Wharton
Corporate Secretary