

**THE FLORIDA INTERNATIONAL UNIVERSITY
BOARD OF TRUSTEES**

December 3, 2020

Subject: Trish and Dan Bell Chapel and East Loop Road Realignment—Naming and Approval of Design

Proposed Board Action:

Approve the naming of The Trish and Dan Bell Chapel (“Chapel”), the design of the Chapel, the design of roadway improvements on the east side of the FIU Modesto A. Maidique Campus (MMC) necessary to accommodate the construction of the Chapel and the future expansion of the Graham Center, and amend the 2010-20 University MMC Campus Master Plan to include the Chapel and roadway improvements as contemplated in the proposed 2015-2030 University MMC Campus Master Plan. Upon approval by the Florida International University Board of Trustees (BOT), the Chapel and roadway improvements capital budget requests will be submitted to the Florida Board of Governors (BOG) for approval in accordance with BOG Regulation 14.003.

Background Information

Trish and Dan Bell, members of the FIU Foundation, Inc. Board of Directors, are among the community’s most active and deeply engaged supporters, both in terms of their widespread leadership and their generous philanthropy. On January 26, 2019, Mr. and Mrs. Bell announced a gift of \$5 million to the FIU Foundation toward the design and construction by the University of a non-denominational chapel to support the faith needs of students. As consideration for this gift, the Foundation and the University have agreed to name the chapel as “The Trish and Dan Bell Chapel” and the Chapel’s bell tower as the “Bell Tower” in accordance with the Foundation’s and the University’s donative naming policies. The Foundation Board of Directors approved the naming of the Chapel at their June 8, 2019 meeting. Subsequently, Mr. and Mrs. Bell notified the FIU Foundation on November 11, 2020, that they have increased their gift commitment up to another \$2 million in funding for the Chapel as part of a one-for-one challenge match program on new pledges of \$500,000 or more. With the original gift and the challenge gifts, \$9 million in private funding will be available. As reflected in the gift agreement, Mr. and Mrs. Bell have made the initial installment payment of \$500,000 to cover the estimated design fees; the remaining funds will be paid in nine annual installments, beginning with the commencement of construction. The FIU Foundation will advance to the University the full amount of the funding for the Chapel from unrestricted Foundation fund balances prior to construction.

The facility program for the Chapel was approved by the University President on December 6, 2019. As stated in the program, “The [Chapel] is intended to serve individual students, recognize multi-faith student groups/organizations, alumni and the University community.” The Chapel will contain 8,410 net assignable square feet (SF) consisting of a 250 person, 3000 SF sanctuary, a 150 person, 750 SF narthex/foyer, a 100 person, 1,200 SF multi-purpose room, and other ancillary spaces including audio-visual and IT space, changing room, prayer room, catering preparation room, multi-faith counseling rooms, and office and conference

rooms. The Chapel also includes support and circulation areas for drop-off, mechanical, custodial, restrooms, electrical, and circulation, totaling 4,249 square feet. The total area of the Chapel is 12,659 gross square feet. The estimated cost of the Chapel is \$8,961,000, reflecting construction cost of \$6,334,514 and other project costs of \$2,626,486 for architectural design fees, movable furnishing and equipment, project contingency, and inspections, fees, construction services, and surveys.

To accommodate the Chapel at the proposed location as well as the future Graham Center expansion included in the University's CITF capital budget, the east loop road, SW 108 Avenue, will need to be realigned. The realignment enhances traffic flow and turning radii for large vehicles serving the Graham Center and creates a larger available site area east of the Graham Center Ballrooms to allow bus, pick-up, drop-off and valet parking for Graham Center events. Additionally, the realignment eliminates a hard right turn on SW 108 Avenue and the need to stop at a busy intersection near the Graham Center. Realignment of SW 108 Avenue was reflected in the 2005-15 vision Campus Master Plan. The facility program for the east road realignment was approved by the President on April 16, 2020. The projected cost of the east road realignment is \$6,483,286, reflecting construction cost of \$5,364,500 and other project costs of \$1,118,786 for architectural design fees, project contingency, and inspections, fees, construction services and surveys.

Total project cost of the Chapel and the East Loop Road Realignment is \$15,444,286 (Chapel, \$8,961,000; Road Realignment, \$6,483,286). While the Chapel and Road Realignment will be a single capital project with one Architect/Engineer and one Construction Manager, each component will have a separate guaranteed maximum price and identifiable budget. Combining the two components will ensure an integrated approach to the project, particularly utility access connections and egress, accelerate project delivery, and provide some project savings (site staging and general conditions).

Planned funding for the two components will be provided by:

Private Funding:	\$9,000,000
Unrestricted Treasury Auxiliary Fund Balances:	\$3,444,286
CITF (Capital Improvement Trust Fund) Appropriations:	\$3,000,000

At this time, approval is requested for design and survey services only. Total budget approval requested is \$875,000 (Chapel, \$470,000; Road Realignment, \$405,000). The Chapel design is funded by the Trish and Dan Bell payment of \$500,000 already received by the FIU Foundation. Design cost for the East Loop Road Realignment will be funded by unrestricted treasury auxiliary fund balances. The request for BOT approval of construction will be presented at a future meeting after all the private funds have been raised.

The University MMC Campus Master Plan will be amended to reflect the realignment of the road and the location of the Chapel on the east side of campus, at SW 108 Avenue.

Supporting Documentation: *Information behind the Finance and Facilities Committee tab*

Facilitator/Presenter: Leonard Boord, *Finance and Facilities Committee Chair*