



Board Chair Roger Tovar meeting with Vice Chair Carlos A. Duarte
Wednesday, October 30, 2024
FIU, Modesto A. Maidique Campus, Graham Center 243

MINUTES

1. Call to Order and Chair's Remarks

Board Chair Roger Tovar meeting's with Vice Chair Carlos A. Duarte was called to order on Wednesday, October 30, 2024, at 2:56 PM.

Senior Vice President for Finance and Administration and Chief Financial Officer Aime Martinez welcomed FIU Board of Trustees Chair, Roger Tovar, and Vice Chair, Carlos A. Duarte. She thanked them for making themselves available to meet with the FIU team and the architecture firm of Zyscovich engaged to design both projects, FIU housing dining and housing. Sr. VP and CFO Martinez commented that the meeting is intended to provide Chair Tovar and Vice Chair Duarte with an update on the housing dining project and to share site and design options for the future housing project to continue moving the design forward. She added that the team continues due diligence on costs, especially site work for the project, which will be shared at a future date.

2. Discussion Item *(No Action Required)*

2.1 Update on Housing and Housing Dining projects

Sr. VP and CFO Martinez indicated that at its April 25, 2024 meeting, the FIU Board of Trustees approved a delegation to the Board Chair and Vice Chair to finalize the student residence facility programming including the number of beds, the total project cost and to resubmit all required documentation to the Florida Board of Governors and Division of Bond Finance, and execute all required documents associated with the student residence facility on behalf of the FIU Board of Trustees.

Sr. VP and CFO Martinez commented that representatives from Academic Affairs, Student Affairs, Facilities, Auxiliary and Enterprise Development, Parking and Transportation and the Office of Business Services were present and available to address questions. She introduced the Zyscovich team: David Harper, Executive Vice President and Higher Education Practice Director; Michael Ehrling, Senior Design Director for Educational Facilities; Rudy Hernandez, Project Manager; and Freddie Melo, Architect Designer.

Mr. Harper remarked that the three designs relating to the housing project that are being presented are the result of a review of 20-30 designs. He added that the designs included two options for two (2) building concepts and an option for a single building concept. He noted that all design concepts are consistent in terms of the number of beds, 1,146, which includes the resident assistants and support staff. Mr. Harper stated that the three schemes are also consistent in terms of square footage, which is 458,000 gross square feet. He further stated that the single-building concept saves

approximately 5,000 square feet on lobbies and other support elements. He presented three dimensional models of each of the design concepts: a 19-story building located to the east of Tamiami Hall and a 12-story building to the north; 18-story building and 13-story building; and the continuous single building concept. Mr. Harper pointed out that all concepts would use design in order to avoid utility relocation when possible. He mentioned that cost savings may be achieved with the single building concept due to connectivity of systems.

University President Kenneth A. Jessell commented that preliminary pricing estimates, based on remobilization and timing, resulted in a significant premium associated with the two-building design concepts. Board Chair Roger Tovar and Board Vice Chair Duarte discussed the options and concurred on the financial advantages and operational efficiencies related to the continuous one-building concept. Board Chair Tovar and Vice Chair Duarte concurred to move forward with the continuous one-building concept and requested that any further design concepts within said option be presented for review. At Chair Tovar's request, Mr. Harper discussed the future pedestrian bridge facilitating student traffic through the housing facilities.

Mr. Ehrling indicated that the two (2) housing dining design options that are being presented are the result of a review of five (5) design concepts with the FIU team. He indicated that the project has a footprint of about 19,000 square feet and that both designs intend to capture the pedestrian path. He described the two (2) housing dining design options and presented renderings. He noted that the largest difference between the said design concepts is the extension into the courtyard. Mr. Ehrling added that concept B extends deeper into the courtyard and has a slightly larger footprint of 800 to 1,000 square feet. Board Chair Tovar and Vice Chair Duarte discussed the options and concurred that concept B, which extends deeper into the courtyard was preferred. In response to Board Chair Tovar, a project schedule for the housing dining facility was presented. Mr. Ehrling noted that the facility's opening is projected for fall 2027. Board Chair Tovar encouraged the team to consider the acceleration of the project. He stressed the importance of completing the project within budget but urged the team to consider the long-term benefits of the project. Board Chair Tovar requested that the team revisit in the event that additional funding is required in order to weigh the options of what is being compromised to complete the project as envisioned.

3. New Business *(If Any)*

No new business was raised.

4. Concluding Remarks and Adjournment

Board Chair Roger Tovar meeting's with Vice Chair Carlos A. Duarte was adjourned on Wednesday, October 30, 2024, at 3:35 PM.