



Finance and Facilities Committee Workshop
May 19, 2025
FIU, Modesto A. Maidique Campus, Graham Center Room 243

MINUTES

1. Call to Order and Chair's Remarks

The Florida International University Board of Trustees' Finance and Facilities Committee workshop was called to order by Committee Chair Marc D. Sarnoff at 2:02 PM on Monday, May 19, 2025.

General Counsel Carlos B. Castillo conducted roll call of the Finance and Facilities Committee members and verified a quorum. Present were Trustees Marc D. Sarnoff, *Committee Chair*; Dean C. Colson, *Committee Vice Chair*; Alan Gonzalez (*Zoom*); Jesus Lebeña; Alberto R. Taño; and Roger Tovar, *Board Chair*.

The following Board members were also in attendance: Trustees Francesa Casanova and Alexander M. Peraza.

Committee Chair Sarnoff welcomed all Trustees and members of the University administration. He mentioned that the workshop agenda includes updates on the new student residence facility and FIU Herbert Wertheim College of Medicine Academic Health Sciences Clinical Partnership Facility.

2. Discussion Items: No Action Required

2.1 Update | Student Residence Facility at the Modesto A. Maidique Campus

Senior Vice President for Finance and Administration and Chief Financial Officer Aime Martinez presented a timeline of the student residence facility construction. She shared the adjusted projections of the project to account for the demolition of the north parcel of the University Apartments and adjustment to summer revenues. She mentioned that the waitlist for housing increased from 1,600 students to 2,000 students when compared to last Fall. She provided an overview of the financial updates related to the student residence facility. She recognized members of the Zyscovich architecture firm including David Harper, Higher Education Practice Director, Executive Vice President; Jose Murguido, Partner, and Corporate Vice President; Rudy Hernandez; and Mary Molson.

Mr. Harper reviewed the site plan for the project. He presented images of enhanced versions of the designs that were previously shown to the FIU Board of Trustees including the "Fusion" and "Fusion Luxe (glass curtainwall)" schemes. He presented the original "Genesis" scheme to provide a comparison against the enhanced designs. He provided an evaluation matrix of the cost estimates for each design with "Fusion" having an increase of about 1% (approximately \$3M) to the total cost and "Fusion Luxe" with an increase of about 3% (approximately \$8.8M) to the total cost. He noted

the comparison of the amount of glass in each scheme to that of Tamiami Hall at the Modesto A. Maidique Campus (MMC). He mentioned the pedestrian experience at the residence facility and the use of “Sto” finishing on the concrete.

Interim President Jeanette M. Nuñez stated that the revised product is superior and expressed an interest in hearing the perspectives of the Committee members. Trustee Francesca Casanova concurred with the comments made by Interim President Nuñez related to the designs. Responding to Trustee Dean C. Colson, Mr. Harper clarified the difference in height of the windows between the “Fusion” and “Fusion Luxe” designs. Trustee Jesus Lebeña asked about the difference in maintenance as a result in the amount of glass in each model. Board Chair Roger Tovar commented on ensuring that the white walls of the building are well-maintained over time, mentioned a preference for the “Fusion Luxe” design, and noted that landscaping should be placed strategically to enhance the facility. Trustee Alberto R. Taño requested clarification as to whether floor-to-ceiling windows would reduce the amount of living space and Mr. Harper advised that the furniture placement has been strategized so that desks are not situated in front of the windows. Committee Chair Sarnoff commented on his personal experiences with projects constructed in the Miami community and supported the “Fusion Luxe” design. Trustee Alan Gonzalez concurred and supported the “Fusion Luxe” model. The Finance and Facilities Committee reached a consensus to support the “Fusion Luxe” design for the student residence facility at the Modesto A. Maidique Campus.

2.2 Update | FIU-Baptist Health Academic Health Sciences Clinical Partnership at the Modesto A. Maidique Campus

Sr. VP and CFO Martinez presented the construction timeline for the FIU-Baptist Health Academic Health Sciences Clinical Partnership Facility Construction Timeline. She recognized members of the Stantec architecture firm including Arturo Vasquez, Principal and Senior Architect; and Elvira Freire-Santamaria, Senior Project Architect. Mr. Arturo Vasquez reviewed images of the various facades of the facility. He detailed that the facility will include clinical and academic programs and noted the placement of a parking garage which will allow for expansion of the facility in the future. Senior Vice President for Health Affairs and Dean of the Herbert Wertheim College of Medicine, Dr. Juan C. Cendan added that the construction of the new facility would provide for the concentration of all FIU Herbert Wertheim College of Medicine (HWCOM) administration, student affairs, and academic and teaching activities. Mr. Vasquez explained the rationale for the design of the building. He delineated the aspects included in the design from the south facade and Ms. Elvira Freire-Santamaria mentioned the “paseo” connecting the garage and main entrance of the facility.

Interim President Nuñez commented on the improvement of the design based on the feedback provided by the Trustees. Sr. VP and Dean Cendan mentioned that the Academic Health Center 2 building was recently retrofitted for educational programs and would continue to be used in that capacity. Trustee Casanova commented on the design and supported the incorporation of the terrace for student use. Responding to Trustee Lebeña, Sr. VP and Dean Cendan explained the occupancy of the facility. Trustee Colson commented on ensuring that the facility will accommodate growth of the clinical partnership. Trustee Alberto R. Taño and Ms. Freire-Santamaria discussed the aspects related to the “paseo” walkway related to rain, and entry and exit of ambulances and pedestrian entry to the facility. Trustee Taño, Mr. Vasquez, Ms. Freire-Santamaria and Sr. VP and

Dean Cendan discussed the terrace area for students and the effects of rain on the ability to use the space. Board Chair Tovar mentioned considering the effects of sunlight and heat on the terrace and interactions between the students, administration, and medical clinic. He also asked the architects to consider the logistics related to parking and emphasized the significance of landscaping around the facility.

Committee Chair Sarnoff discussed superstructure and the importance of constructing taller buildings. Mr. Vasquez clarified that before having superstructure the building could be between 8-12 stories high. Trustee Gonzalez commented on the usability of the paseo and terrace. Trustee Lebeña pointed out the idea of maximizing indoor space by closing in the terrace. Board Chair Tovar, Sr. VP and Dean Cendan, and Trustee Casanova noted the social aspect of including the terrace for student use. Committee Chair Sarnoff re-introduced the concept of a space that can be converted from outdoor to indoor. Interim President Nuñez stated that the intention is to consider the future growth in health and research at FIU; she mentioned the second phase of the building in the future.

The Finance and Facilities Committee reached a consensus to support the design presented and the architecture firm to incorporate the Committee's inputs when finalizing advanced schematic designs.

3. New Business

No new business was raised. Committee Chair Sarnoff explained that unless any Committee member has any objection, it is expected that the student residence facility package will be presented to the FIU Board of Trustees for approval at its November 2025 meeting and that the FIU Herbert Wertheim College of Medicine Academic Health Sciences Clinical Partnership Facility will continue to move along according to the construction timeline as presented.

4. Concluding Remarks and Adjournment

With no other business, Finance and Facilities Committee Chair Marc D. Sarnoff adjourned the workshop of the Florida International University Board of Trustees Finance and Facilities Committee on Monday, May 19, 2025, at 3:17 PM.