



Enclosure 2  
July 12, 2017

**Minutes of the Finance and Facilities Committee of the  
Council on Postsecondary Education Meeting  
Wednesday, June 7, 2017 4:00 p.m.  
Rhode Island College  
Faculty Center - Main Dining Room  
600 Mount Pleasant Avenue  
Providence, RI 02908**

The Finance/Facilities Committee of the Council on Postsecondary Education met on Wednesday, June 7, 2017, at Rhode Island College, Faculty Center, 600 Mount Pleasant Avenue, Providence, Rhode Island. At 4:03 p.m., Chair Heather Crosby welcomed everyone and thanked the President and his staff for their hospitality and the excellent campus tour that had preceded the meeting. She then took roll call.

**Present:** Heather Crosby, Timothy DelGiudice, and Dennis Duffy.

**Absent:** Dr. Jeffery Williams

**1. ACCEPTANCE OF THE AGENDA**

Chair Crosby entertained a motion to accept the agenda. On a motion duly made by Mr. Duffy and seconded by Mr. DelGiudice, it was

<b>VOTED:</b>	<b>THAT</b>	The Finance/Facilities Committee of the Council on Postsecondary Education accept the agenda for the meeting of June 7, 2017 as presented.
	<b>VOTE:</b>	Three members voted in the affirmative and no members voted in the negative as follows:
	<b>YEAS:</b>	Heather Crosby, Timothy DelGiudice, and Dennis Duffy.
	<b>NAYS:</b>	0

ABSTAIN: 0

## 2. APPROVAL OF THE MINUTES

### **Minutes of the Facilities Committee of the Council on Postsecondary Education's April 5, 2017 Meeting.**

Chair Crosby noted a couple of corrections on the minutes and requested that the Committee accept the meeting minutes pending these changes.

On a motion duly made by Mr. Duffy and seconded by Mr. DelGiudice, it was

**VOTED:**                    **THAT**                    *The Finance/Facilities Committee of the  
Council on Postsecondary Education accept the  
minutes of the Finance/Facilities Committee  
meeting of April 5, 2017 as amended.*

**VOTE:**                    Three members voted in the affirmative and 0  
members voted in the negative as follows:

**YEAS:**                    Heather Crosby, Timothy DelGiudice, and  
Dennis Duffy.

**NAYS:**                    0

**ABSTAIN:** 0

## 3. CHAIR'S REPORT

Chair Crosby thanked RIC for hosting the meeting and providing the Committee and other Council members with a tour of the campus. She also welcomed two new members of the Finance Committee: Mr. DelGiudice and Ms. Maria Chavez-Blanco, student representative on the Council of Postsecondary Education. Chair Crosby also wanted to thank former Committee member and Council Chair Michael Bernstein for all of his excellent service and she wished him well in his next adventures. She commended him for all of his hard work and diligent stewardship in his years of service to the Board, the Council, and the Finance Committee.

Chair Crosby continued with her thanks to Committee members for their attendance as well as other Council members who made time to participate in the campus tour of the College. She also thanked the members of the President's staff once again for an

excellent tour and all the highlights of the campus. She pointed out that the RIC staff had been very flexible with the schedule changes that were requested related to the tour.

Chair Crosby continued her report with the announcement that the August 23<sup>rd</sup> Committee meeting date was cancelled. While she recognized the concerns of Dr. LaPanne related to this cancellation, Chair Crosby indicated that it was her belief that there were enough Committee meetings scheduled to do a thorough job of the review without the August meeting. She did put Committee members on notice that the November 8, 2017 meeting would be utilized to prepare for the final budget submissions.

The Chair also updated the Committee members on the progress of the Upper College Road consultant RFP for the report on the best academic use of this parcel. Mr. Ryan Carrillo, Director of Capital Planning and Real Estate Development at the University, had reported that the RFP included the requirements for the study that had been agreed upon with the Finance Chair and discussed in a recent executive session of the Council. He had also indicated that the State Division of Purchases had required that there would be no fewer than three proposals. He was confident that there are currently four vendors who will be interested in proposing on this RFP. The due date for bids is two weeks after posting and the State Division of Purchases has indicated its intention to turn it around and assign it as soon as possible. Chair Crosby said that the goal for the report to the Committee is for a presentation at its September meeting.

#### **4. ACTION ITEM.**

##### **4a) Discussion and recommendation to the Council on Postsecondary Education for the approval to purchase a 10,000 square-foot warehouse facility by the University of Rhode Island.**

An opportunity has presented itself for the University of Rhode Island to fulfil a portion of its "Facilities Service Sector Upgrade" project in a manner that had not been contemplated in the original plan. This project was included in the University's Capital Improvement Plan that was approved by the Council and later by the Board in November 2016.

The Facilities Service Sector Upgrade project included the construction of a 10,000-square foot storage facility to accommodate the needs of the Housing and Residential Life (HRL) auxiliary activity. However, a similar facility within two miles of campus has become available for sale. After consulting with an Architectural and Engineering firm to perform a complete existing-building conditions review as well as procuring an appraisal, the University has determined that this purchase would meet the need of the

original plan while expending approximately one-third of the cost of a newly construction facility.

Because of this substantial decrease in cost, HRL will be able to fund this purchase through one-time operating reserves rather than needing to create more debt.

In addition, the paved area surrounding this building will also provide storage for service vehicles, freeing up space for other service sector needs.

The University of Rhode Island is seeking the recommendation of the Committee for the Council on Postsecondary Education's approval to negotiate for the purchase this property once the Phase I Environmental Analysis is complete. This is expected to be accomplished prior to the June 21<sup>st</sup> Council meeting.

Upon the approval of the full Council on Postsecondary Education, the University will proceed to the State Properties Committee for final approval of this transaction.

On a motion duly made by Mr. Duffy and seconded by Mr. DelGiudice, it was:

**VOTED:**            **THAT**            *The Finance and Facilities Committee of the Council on Postsecondary Education recommends the negotiation for the purchase of this 10,000 square-foot building as described to the full Council on Postsecondary Education at its next meeting scheduled for June 21<sup>st</sup>. Upon approval, the transaction will be presented to the State Properties Committee for final approval and execution.*

**VOTE:**            Three members voted in the affirmative and 0 members voted in the negative as follows:

**YEAS:**            Heather Crosby, Timothy DelGiudice, and Dennis Duffy.

**NAYS:**            0

**ABSTAIN:**        0

**5a.) Review of actual to budget results for FY 2017 to date with discussion of the upcoming initiatives and other areas of focus for the upcoming capital and operating budget season.**

President Frank Sánchez thanked the Committee for scheduling its meeting at Rhode Island College with a tour of the campus in advance of the meeting. He welcomed the committee members and indicated that his report to them included the following:

- An update on strategic initiatives at Rhode Island College
- A review of current capital projects and upcoming capital requests
- An update on FY 2017 Operating Budget to actual results

President Sánchez reported that RIC is currently finalizing its Strategic Action Plan for 2017-2020. He stated that key executive leadership positions had been recruited with both a Provost and a Vice President of Student Success recently appointed. With the completion of the Student Academic Support Center in the basement of the Library building, a significant milestone of the professional advising and experience learning agenda has been met.

The President also reported that the Workforce Planning Committee which had been launched in the fall was continuing its work on the review of vacancies and job description changes for the College. He also stated that there have been re-alignments of auxiliary enterprises to the Division of Administration and Finance from Student Services as well as enrollment management programs from the Division of Academic Affairs to the newly created Division of Student Success. President Sánchez also reported that the privatization of the campus bookstore with Barnes and Noble had reversed the loss of \$<150k> in one year to a positive net result of \$200k in the next.

The President went on to review the current capital projects which include:

- The Master Plan update that is underway with Saratoga Associates
- Progress of the \$50m renovations financed through the 2012 General Obligation bond
- Fogarty Hall Addition (completed)
- Gaige Hall (currently in close-out phase)
- Craig Lee Hall (beginning in July 2017)
- Adams Library and swing space

In regard to upcoming initiatives, President Sánchez reported that the College is about to offer a LEED Certificate at the graduate level and that this program will be one of only 20 such programs in the country. He also reported that RIC was named a 2017

U.S. Department of Education Green Ribbon School and is one of nine postsecondary institutions in the country to receive this designation.

He also reported that the \$7.5m energy efficiency ESCO project will be ongoing.

With the demand for on campus housing, RIC will be posting a Request for Information in the near future related to a Public-Private Partnership to build a new residence hall. This partnership will be seeking information related to a desired increase of 325-375 beds for undergraduate housing on campus.

In addition, President Sánchez indicated that a \$3.5m investment from auxiliary revenue funds will be used for important residence hall updates and repairs this summer.

The College is also considering a request for an additional General Obligation Bond on the November 2018 ballot for significant repairs and renovations to Horace Mann Hall, Whipple Hall, Clarke Science Hall and the Student Services Building.

In his report to the Committee on the expected results of budget to actual, President Sánchez stated that unrestricted operations are anticipated to close with a positive balance of \$200k which is largely due to the delayed opening of the Nursing Education Center. The only significant variance in other funds is a negative \$3.5m in residence hall reserves which are comprised of the investment in renovations to the dormitory facilities as mentioned earlier in his presentation.

## 5. ADJOURNMENT

On a motion duly made by Mr. Duffy and seconded by Mr. DelGiudice, it was:

**VOTED:**                      **THAT** *The Finance/Facilities Committee of the Council on Postsecondary Education adjourn its meeting.*

**VOTE:** 3 members voted in the affirmative and 0 members voted in the negative as follows:

**YEAS:** Heather Crosby, Timothy DelGiudice, and Dennis Duffy.

**NAYS:** 0

The meeting adjourned at 4:58 p.m.