

Leon County Research and Development Authority
NFIL Oversight Committee Meeting
Collins Building Seminar Room
2051 East Paul Dirac Drive
Tallahassee, FL 32310

March 30, 2022
8:00am to 9:30am

Agenda

Due to the ongoing Coronavirus/COVID-19 pandemic, anyone wishing to address the Committee may appear in person (attendance in the room may be limited) or submit written comments by 9:00am the day before the scheduled meeting date so that the comments can be distributed to the committee members. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting. Email comments to: publicinput@inn-park.com and reference the meeting title and date in the subject line. Include your name and contact information. All times are approximate.

1. Call to Order
2. Introduction of Guests
3. Approval of Participation by Electronic Means (if needed)
In accordance with the Bylaws, there being a quorum of members present in person, the members of the Committee present in person are required to approve participation by those participating via Electronic Means acknowledging that the COVID-19 pandemic constitutes extraordinary circumstances.
4. Modifications to the Agenda
5. Public Comment
Any public comment received prior to the meeting will be provided to the Committee members in addition to any in-person public comment.
6. Approval of Draft Meeting Minutes—Feb. 23, 2022 (Attachment A)
7. Florida State University Research Foundation (“FSURF”) Loan Status
Staff will provide an update regarding the status of the proposed loan from FSURF, and additional approval requirements and schedule.
8. Construction Contract Competitive Negotiations Status
Staff will review the results of the competitive negotiation and value engineering conducted by Architects Lewis+Whitlock.

9. Notice of Intent to Contract

Staff requests approval to issue a non-binding notice to intent to contract with Culpepper Construction Company, Inc. for the construction of the North Florida Innovation Labs subject to final approval of all financing, approvals required by the Economic Development Administration, and successful execution of the final construction contract.

10. Project Cost Update

Staff will provide an update on project costs incurred to date.

11. New Business

12. Adjourn

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NFIL Oversight Committee Meeting**

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2051 East Paul Dirac Drive
Tallahassee, FL 32310

February 23, 2022
8:00am – 9:00am

DRAFT Minutes

Members in Attendance: Kristin Dozier (chair), Tom Allen, Kevin Graham.

Members Not in Attendance: None.

Guests: Mary Jo Spector, FSU Research Facilities Design; Cam Whitlock, Architects Lewis + Whitlock; Ron Miller, Bill Lickson, Peggy Bielby, LCRDA staff.

1. **Call to Order**

Chair Kristin Dozier called the meeting to order at 8:12am.

2. **Introduction of Guests**

All present introduced themselves.

3. **Approval of Participation by Electronic Means**

As all committee members were present in person no approval was needed.

4. **Modifications to the Agenda**

Ron Miller asked to include additional information under Item 7, and to provide an update on the FSU Research Foundation loan after Item 7.

5. **Public Comment**

None.

6. **Approval of Draft Meeting Minutes – December 16, 2021**

Tom Allen offered a motion to approve the draft meeting minutes. Kevin Graham seconded the motion which passed unanimously.

7. **ITB 22-01 North Florida Innovation Labs Building Construction – Evaluation of Bids**

Ron Miller reported that two bids were received in response to ITB 22-01 which was advertised on DemandStar and in the Tallahassee Democrat. The committee reviewed the bid tabulation, the two bids and evaluated the responses.

Shaffield Building Specialties failed to provide three items required under the Minimum Qualifications and staff reported that they were given an additional opportunity to submit the required information, subject to acceptance by the committee, but declined to do so. Further, Shaffield indicated prior to the meeting they did not intent to appeal the decision of the committee should its

bid be rejected. The committee determined that Shaffield was not a responsive bidder. Shaffield's base bid was more than \$4 million over the approved budget.

Culpepper Construction Company, Inc. was determined by the committee to be the lowest responsive and responsible bidder as required by the terms in the bid packet. However, Culpepper's base bid exceeded the approved project budget by over \$2 million.

Ron Miller advised the committee that the EDA has indicated that competitive negotiations are permitted, where the bids exceed the budgeted amount, if it is also permissible under State laws and regulations. Counsel reviewed the results of the bid and advised that competitive negotiation with responsive and responsible bidders was allowed under State laws and regulations in the current situation. Mr. Miller further reviewed a proposed schedule should the committee approve moving forward with a competitive negotiation. He also indicated that a request for a 6-month extension of time to begin construction had been submitted to the EDA. Should the committee approve, the results of the negotiation will be reviewed by the committee at 8:00am on March 30, 2022.

After discussion, Tom Allen offered a motion to authorize competitive negotiations with the only responsive and responsible bidder, Culpepper Construction Company, Inc. Kevin Graham seconded the motion which passed unanimously.

8. FSU Research Foundation (FSURF) Loan

Ron Miller provided an update on the proposed \$3 million loan by FSURF. He indicated that Counsel is in the process of drafting loan documents for presentation to the EDA and FSURF. The loan will also need to be approved by the Leon County Board of County Commissioners. Leon County staff have been advised and will place on the agenda for the April 12, 2022 Commission meeting.

9. Project Cost Update

Ron Miller presented a schedule of the updated budget, costs, funding and forecasted cash flow requirements for the project recognizing that the assumptions of smooth cash demands during the construction phase was unrealistic, and the assumptions would be updated once a contract is awarded, and the contractor can provide more specific information.

10. New Business

None.

11. Adjourn

The meeting was adjourned at 9:13am.