



NORTHWEST FLORIDA STATE COLLEGE

Memo

To: South Walton Expansion Ad Hoc Committee Meeting
From: Dr. Devin Stephenson, President
Date: February 23, 2023
Re: Memorandum of Understanding and Final Plans Milestone

Memorandum of Understanding

In January 2023, the College and Seacoast reached consensus on an updated version of our MOU related to programming and division of space. The College presented the updated MOU to this committee in January and have also included it in your materials titled Seacoast-NWFSC Updated MOU Draft 1.6.23. The College recommends the committee approve this MOU and recommend it to the full Board for review along with the Final Schematic Designs.

Final Schematic Designs

On February 15, 2023, the College received final plans from Seacoast, enclosed as South Walton Expansion Final Schematic Design. The plans reflect the College's requested changes to its exclusive educational facility and to the shared-use Accelerator (including the outdoor stage). The plans also reflect the College's understanding of Seacoast's educational facility. The College recommends the plans for approval as to those three components, which the parties have collaborated on for more than one year: the NWFSC educational facility, the Seacoast educational facility, and the Accelerator with outdoor stage. The College does not request the committee recommend to the full Board any future phases of building (i.e., "Future SCHS Academic Building").

Updated Lease and Exhibits – Site for Building

The updated MOU and Final Schematic Designs will become a part of an updated lease and exhibits package, enclosed as Seacoast Lease-MOU with Exhibits 2.16.23. The lease is unchanged and the updated MOU is incorporated as Exhibit A to the lease. The final plans are incorporated as Exhibit D to the lease.

Exhibit B to the lease shows the final site designation materials. In November 2021, the Board approved a site adjacent to our existing South Walton facilities, which is shown as approximately 1.5 acres. The Board provisionally approved a site on the southeast portion of the College's property, contingent upon presentation of site studies showing the viability of building on the southern portion of the property. In April 2022, the College updated the Board that, after study and due to wetlands on the southern portion of the College's property, Seacoast had chosen to focus on placing the NWFSC educational facility, Seacoast educational facility, and the Accelerator on the approved site adjacent to the College's existing facility. The history of the Board's review of these items is enclosed as Progress of Site for Building.

Seacoast has proposed Exhibit B to the lease to show the final site as both parcels, next to the existing facilities and on the undeveloped southern portion of the property. The exhibit also contains excerpts from the building plans.

The College recommends the ad hoc committee discuss: (1) finalizing the site with only the portion of the College's property that is adjacent to the existing facilities on which we have planned the initial three buildings and revisiting the southern portion with Seacoast in the future should building there become viable for both parties' use; or (2) approving Exhibit B to the lease with five acres as presented by Seacoast.

The only outstanding exhibit is C, the legal description, which Seacoast's surveyor is preparing. The final description is related to the final site approval.

RECOMMENDATION:

The South Walton Expansion Ad Hoc Committee approves and recommends to the full Board of Trustees the following:

1. The updated Memorandum of Understanding, as presented;
2. The Final Schematic Design Plans, solely as to the NWFSC educational facility, Seacoast educational facility, and shared-use Accelerator building with outdoor stage. No other buildings are approved or recommended at this time; and
3. One of the following: (1) finalizing the site with only the portion of the College's property that is adjacent to the existing facilities on which we have planned the initial three buildings and revisiting the southern portion with Seacoast in the future should building there become viable for both parties' use; or (2) approving Exhibit B to the lease with five acres as presented by Seacoast.