



NORTHWEST FLORIDA STATE COLLEGE

Memo

To: Board of Trustees
From: Dr. Devin Stephenson, President
Date: October 18, 2022
Re: South Walton Center Facilities Expansion Update

In September 2021, the College entered a lease and memorandum of understanding with the Seaside School Foundation, Inc. (which is the foundation supporting Seacoast) for the purpose of leasing property on which Seacoast will construct educational facilities for both Seacoast's and the College's use. Rather than include rent payments from Seacoast, the College agreed to receive exclusive use space and shared use space for the College's educational programming financed and constructed by Seacoast. To keep this large, multi-year project on track, the College included milestones to mark critical progress and to ensure the College has oversight over the project.

Since the Board's September meeting, the College has continued work with Seacoast regarding the expansion. The status of the project is as follows:

1. Programming and Space Allocation

First, by September 2022, the parties must agree on language updating the MOU regarding what programming will take place in the new facility and how the new space will be divided between Seacoast, the College, and shared use space.

As anticipated, by the due date, the parties agreed the new facility will offer a dual enrollment center: the College will offer A.A. programming to both Seacoast students and any other student that chooses to enroll, and Seacoast will enroll the maximum number of its eligible students in those courses. Seacoast also presented a draft of preliminary plans for a building for the College, a building for Seacoast, and a third building that would be used as commons space for Seacoast students but also used by the College for training and events. The College generally agreed to this division of space, contingent on providing feedback on and the Board approving the plans.

The parties did not have finalized language, however, regarding A.S. programming at the site, specifically whether Seacoast will require a cohort of students to enroll in any A.S. program that the College could offer at the site. Deciding whether A.S. programming will take place in the new facility is critical to both the plans and financing: (1) A.S. programs often require specialty classroom outfitting, which directly impacts the plans, and (2) Seacoast intends to seek a portion of construction funding through grants that likely will not be awarded through A.A. programming alone. The College also has an interest in understanding whether Seacoast will participate in A.S. pathways in the new facility, because the College may want to seek other avenues to offer those pathways if Seacoast does not. To give Seacoast time to select an A.S. program and the parties time to agree on A.S. programming language overall, the President agreed to extend the deadline for this milestone by two weeks from September 27 to October 11.

2. Plans and Specifications

Second, alongside the work on programming and space allocation, Seacoast was preparing preliminary plans and specifications for the new educational facility. Seacoast presented preliminary plans to the College on September 21, which reflect the three buildings described earlier in this memo.

The College agreed that the plans presented a modern, attractive approach that ties in the College's existing educational facilities at the site. However, because the A.S. programming decision was outstanding, the College requested and Seacoast agreed to delay the College's due date to review the preliminary plans until the architects could return a set of preliminary plans with adjustments for A.S. programming. Those dates are set for October 18 for return of plans and November 3 for the College's feedback.

These first two milestones present the College a substantive opportunity to ensure that the MOU and the plans are both consistent with our agreement and vision for the site. After these two steps are finalized and approved by the Board, Seacoast's next milestone would be securing all necessary financing for the construction no later than September 2023. Because this memo will be provided to the Board on October 11 when Board materials are released, the College anticipates providing further information to the Board at the October 18 meeting.