



NORTHWEST FLORIDA STATE COLLEGE

Memo

To: Board of Trustees
From: Dr. Devin Stephenson, President
Date: November 15, 2022
Re: South Walton Center Facilities Expansion Update

In September 2021, the College entered a lease and memorandum of understanding (MOU) with the Seaside School Foundation, Inc. (which is the foundation supporting Seacoast Collegiate High School) 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 will receive exclusive use space and shared-use space financed and constructed by Seacoast. The College included milestones to mark critical progress and ensure the Board has oversight over the project. Since the Board's October meeting, the College has continued work with Seacoast regarding the expansion.

To support the College in overseeing the ongoing progress on this project, Chair Kelley appointed three members of the Board to serve as an ad hoc committee. Vice Chair Wright and Trustees Flynt and Peacock held a committee meeting on November 7, 2022, with Chair Kelley and Dr. Stephenson attending *ex officio*. During the meeting, the committee heard updates and offered their feedback on both plans and programming, which are discussed in more detail below.

1. Plans and Specifications

Seacoast provided the College with preliminary plans on October 18, 2022, consistent with its extended deadline. Following discussion with the committee, the College provided its response to those preliminary plans prior to its November 11 deadline. The College's response included edits regarding the layout of the three new buildings, shared-use space, the layout of the NWFSC-exclusive classroom building, relationship of construction to CBA's operations, as well as notes on parking and cohesion of design with the existing buildings. Seacoast's deadline to return final plans is December 20, 2022.

2. Programming and Space Allocation

After hearing the committee's comments and consensus on open MOU items, the College provided its edits to the MOU regarding programming, allocation of space, and financing. The original deadline for an agreed-upon amended MOU was September 2022. The first extension permitted Seacoast through October 11 to update the MOU related to A.S. programming. After consultation with the committee, the College has offered an extension through November 20 for the parties to reach agreement on the open points in the MOU.

The College will continue to update the Board on the status of this project, now through the ad hoc committee. Both the amended terms of the MOU and the final plans are subject to this Board's review and approval.

RECOMMENDATION:

The Board of Trustees approves the minutes of the ad hoc committee meeting, as presented.