AGENDA

THE UNIVERSITY OF WEST FLORIDA
BOARD OF TRUSTEES

Student Affairs Committee Meeting
February 21, 2017

University of West Florida Conference Center, Bldg. 22
11000 University Parkway, Pensacola, FL 32514

Call to Order/Roll Call. .................................................. Jay Patel, Chair

Greeting ................................................................. Jay Patel

Action Items:

Information Items:
1. Southsides Update
2. Career Services Update
3. Case Management: The Year in Review

Other Committee Business:

Adjournment
Issue: Southsides Update

Proposed action: Informational

Background information:
In Spring 2016, the University discovered elevated levels of mold spores in the fifteen Southside residential units specifically related to moisture intrusion of the heating, ventilation and air conditioning systems. The University decided to take the units offline for the 2016-17 academic year to further assess the issue and examine solutions for remediation. Housing employed the Morette Company to provide costs for remediation, options to remodel the units and pricing for demolition. After a review of Morette’s recommendations, staff from Housing, Student Affairs and the Foundation recommend the following usage plan for Southside units. Housing will present this recommendation to the Foundation Board on February 24, 2017 for approval.

Recommendation:
There are 15 total Southside buildings. The recommended use for the building is as follows:
- 6 (buildings 26-31) – renovated for reuse by fraternities and sororities
- 3 (buildings 33-35) – reserved for President Saunders’ use
- 6 (buildings 14-16 and 23-25) – demolition or up for grabs for other university units who have the money to rehab a unit(s)

Implementation Plan:
Pending Foundation Board approval, the Department of Housing and Residence Life will move forward with a phase one renovation of 3 of the 6 buildings. The buildings could be ready as early as Spring 2018.

Fiscal Implications:
Housing reserves will be used to fund both phases of the project. The projected phase one renovation cost is $1,316,758.

Supporting documents:
Future of Southside Residential units
Map of Southside units

Prepared by:
Dr. Ruth Davison, Director, Housing and Residence Life, r davison@uwf.edu, 850-474-2463

Presented by:
Dr. Kevin W. Bailey, Vice President for Student Affairs, baileyk@uwf.edu, 850-474-2214
**Future of Southside Residential Units**

In spring 2016, the University discovered elevated levels of mold spores in the fifteen Southside residential units specifically related to moisture intrusion of the heating, ventilation and air conditioning systems. The University decided to take the units offline for the 2016-17 academic year to further assess the issue and examine solutions for remediation. Housing employed the Morette Company to provide costs for remediation, options to remodel the units and pricing for demolition. After a review of Morette’s recommendations, staff from Housing, Student Affairs and the Foundation recommend the following usage plan for Southside units. Housing will present this recommendation to the Foundation Board on February 24, 2017 for approval.

**Residential Use:** Housing will retain six units for residential use. The preliminary cost estimate per building is $438,919. Housing plans two phases for this project rehabbing three buildings at a time for a total cost of $1,316,758 for each phase. Housing will utilize reserves to pay for the project. A break-even analysis conducted by Housing staff indicated three buildings would generate $114,914 net revenues annually before interest paying off the construction expenses in approximately 11.5 years. The new rental rate for the substantially improved Southside units will be $3,242.

The renovations will significantly improve the residential units. The plans call for removal of all existing ductwork, remediating the source of the mold issue, and installing a new HVAC system. Furthermore, the renovation contemplates the addition of a kitchen per building, bringing the laundry rooms to the interior of the buildings and remodeling bathrooms, including installing new fixtures and fiberglass shower stalls. The plan also includes removal of all carpet, installing laminate wood flooring, and replacement of ceiling tiles. The plan addresses both the required remediation and needed upgrades. The first phase of the project would start in the summer of 2017 with a planned opening in spring 2018.

**Other University Use:** Three Southside Units will convert to academic and/or administrative use. These buildings are 33, 34, and 35.

**Demolition/Up For Grabs:** The six remaining buildings (14-16 and 23-25) could be demolished at a cost of $38,005 per building. There is not yet a timeline for demolition. Furthermore, there may be other university entities wishing to rehab one or more building for office and/or storage needs.
UWF Board of Trustees Meeting  
Student Affairs Committee Meeting  
February 21, 2017

Agenda Item: Career Services Update

Proposed Action: Informational

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Background Information: The focus on employment of UWF graduates has been enhanced by the Board of Governor’s performance based metrics and Governor Scott’s employment initiatives. The Career Services office has adopted several new strategies in response to these initiatives and trends in employment recruiting practices. Ms. Loeffler will discuss these trends and strategies.

Recommendation: Informational Item

Implementation Plan: Informational Item

Fiscal Implications: Informational Item

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Supporting documents:

Career Services Update PowerPoint Presentation

Prepared by: Lauren Loeffler, Director of Career Services, 850-474-2259   
lloeffler@uwf.edu

Facilitator/Presenter: Lauren Loeffler, Director of Career Services
Issue: Case Management: The Year in Review

Proposed action: Status report

Background information:

A look at the impact of case management services

Recommendation: No action needed/Informational only

Implementation Plan: Ongoing

Fiscal Implications: None

Supporting documents: Power Point presentation

Prepared by: Dr. Lusharon Wiley, Senior Associate Dean of Students and Student Ombudsperson, Dean of Students Office, 850-474-2161, lwiley@uwf.edu

Presenter: Dr. Lusharon Wiley, Senior Associate Dean of Students and Student Ombudsperson, Dean of Students Office, 850-474-2161, lwiley@uwf.edu