

Agenda

Florida SouthWestern State College Financing Corporation (the "Corporation")

Thomas Edison (Lee) Campus – Community Room I-223

October 19, 2021

4:00 p.m.

I. Public Comment

II. Discussion

1. Update on the sale of the EBS Broadband.
Presenters: Joe Coleman and Dr. Gina Doeble
2. Review of the Financing Corporation Investment Strategies.
Presenter: Dr. Gina Doeble
Guests: Eric Evans, FineMark Bank and Justin Land, Wasmer Schroeder
3. Baseball and Softball Fields.
Presenter: Dr. Jeffery S. Allbritten

III. Vote to Take Action On

1. Approval of the minutes for the August 10, 2021 meeting. (Page 1)
Presenter: Dr. Parrish
2. Approval of the transfer of funds to support the construction of the Florida SouthWestern State College baseball and softball fields. (Agenda Item 1)
Presenter: Dr. Gina Doeble
3. Approval of the Light House Commons courtyard and pool landscaping project.
(Agenda Item 2)
Presenter: Dr. Gina Doeble

IV. Information Only

1. 2nd Quarter Financial Statements. (Agenda Item 3)
Presenter: Kathleen Porter

Board Members' Comments

President's Comments

Adjournment

Minutes

Florida SouthWestern State College Financing Corporation
Lee Campus I-223
August 10, 2021
4:00 p.m.

The Florida SouthWestern State College Financing Corporation met on the Lee Campus in I-223 in Lee County Florida, on August 10, 2021. Mr. Chapman, Chair, called the meeting to order at 4:00 p.m.

Members Present: Dr. Jeffery Allbritten, Corporation President
Joe Coleman, Secretary
Dr. Gina Doeble, Treasurer
Dr. Randall Parrish, Jr.
Mary Lee Mann
Tristan "Tris" Chapman
Dennie Hamilton
Eddie Webb, III

Absent: John Noland

Others Present: Kathleen Porter
Dr. E. Michele Yovanovich
Amber Evans
Chris Kessler (Auditor, CliftonLarsonAllen, LLP)

Public Comment: None

Vote to Take Action On:

Approval of the minutes of the March 9, 2021 meeting:

MOTION by Mr. Hamilton to approve the minutes of the March 9, 2021 Meeting, seconded by Dr. Parrish. Approved unanimously.

Agenda Item # 1- Fiscal Year Ending on March 31, 2021

Overview of financials; received a Clean Opinion. MOTION by Mr. Webb; seconded by Mr. Hamilton. Approved unanimously.

Agenda Item #2- Approval of the 2020 Federal IRS Return of Organization Exempt from Income Tax Form 990

MOTION by Mrs. Mann; seconded by Dr. Parrish. Approved unanimously.

Election of Chair and Vice Chair

Mrs. Mann nominated Dr. Parrish as Chair; seconded by Mr. Webb. Approved unanimously.

Mr. Chapman nominated Mr. Hamilton as Vice-Chair; seconded by Mr. Webb. Approved unanimously.

Information only:

Ms. Porter reviewed the 1st quarter financial reports with the Board.

Dr. Doeble presented the Landscaping design (courtyard & pool area). Dr. Yovanovich and Ms. Evans provided additional information on the landscaping design.

- Dr. Doeble shared that they are working on costs and will bring it to the next meeting.
- Dr. Allbritten suggested that Dr. Yovanovich bring a few of the students from the Residence Hall to next meeting to hear their thoughts on utilization.

Board Comments:

None

President Comments:

- Congratulations to incoming Chair and Vice-Chair
- FSW women's softball won their first National Championship this year

- The County Commission of Lee County and the City of Fort Myers City Counsel honored our teams this summer; during a meeting, they brought up our coach and athletics' director
- We are in year six of our ten-year lease with the City of Palms; we have been granted an additional year; we will look at other options if we cannot stay there. It would be in our best interest to explore other opportunities, possibly on our campus and partnering; we plan to schedule a meeting with Canterbury School; our fallback would be playing in county parks
- Last week was Dr. Allbritten's nine-year anniversary as FSW President
- We have made the decision, and the State has a clear position; we moved to recommend wearing masks. We are taking every precaution to mitigate, clean, and disinfect surfaces; we will provide masks in all spaces on all four campuses for students wishing to wear a mask
- Dr. Allbritten to meet with the Chairs and Deans tomorrow and faculty next week to explain his position on masks and how we will do the best we can with current circumstances; he will also ask everyone in the meetings and at Convocation not to lose our civility in this process
- We are working with the Department of Health in our counties to place vaccination clinics on the campuses in early September
- The residence hall is full for fall; we will encourage the students to get vaccinated
- Fall classes start on the 23rd
- Thursday night, we are celebrating with a small reception, as the Rist family donated half a million dollars to our Health Science's pulmonary program

Adjournment: The meeting adjourned at 5:07 p.m.

Dr. Jeffery S. Allbritten
Corporate President
Board of Directors

Carl Joseph Coleman, Secretary
Board of Directors

Date

Date

Florida SouthWestern State College Financing Corporation Board Agenda Item Summary	
Meeting Date: 10/19/2021	
1. Title: Transfer Funds to FSW to Design and Construct Baseball/Softball Fields on Lee Campus 2. Action Requested/Purpose: Authorizing the transfer of \$1.2 million to FSW to contract with the necessary firms to design and construct baseball and softball fields on the Lee Campus. 3. Fiscal Impact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 4. Funding Source: Corporate Account – Excess Cash Amount: \$1.2 million 5. Administration Recommendation: The Administration recommends that the FSW Financing Corporation Board approve a transfer of \$1.2 million to FSW for the construction of baseball and softball fields on the Lee Campus.	
6. Agenda Item Type: <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Information Only <input type="checkbox"/> Board Requested Information/Report	7. Requirement/Purpose (Include Citation) <input type="checkbox"/> Statute) <input type="checkbox"/> Administrative Code <input checked="" type="checkbox"/> Other
8. Background Information: The college entered into an agreement with Lee County in May of 2014 to use a portion of the City of Palms Park (complex) owned by the County for the purpose of holding softball and baseball tryouts, practices and games during the collegiate season. The term of the agreement is September 1, 2015 through June 1, 2025. The college has been made aware that the future of the complex is uncertain and the college may need to vacate the complex. Due to this uncertainty and to avoid disruption to the student athletes and the athletic program the college desires to bring baseball and softball sports on-campus. The college has located a space on the Lee campus that would accommodate both the baseball and softball fields as well as the future development of a clubhouse. It is proposed that funding would be secured through a combination of a contribution from the Financing Corporation and the proceeds from the sale of the broadband.	
Requested by:	<hr style="border: 0; border-top: 1px solid black;"/>
Funding Verified by:	 <hr style="border: 0; border-top: 1px solid black;"/> Vice President of Operations/CFO
Approved for Agenda by:	 <hr style="border: 0; border-top: 1px solid black;"/> President







Florida SouthWestern State College Financing Corporation
Agenda Item Summary

Meeting Date: 10/19/2021

1. **Title:** Housing Courtyard and Pool Landscape Project
2. **Action Requested/Purpose:** Authorizing administration to contract with the necessary firms to complete the landscaping project for the courtyard and pool area at Lighthouse Commons.
3. **Fiscal Impact:** Yes No N/A
4. **Funding Source:** Housing Fund Balance Amount: \$498,000
5. **Administration Recommendation:** The administration recommends the Financing Corporation Board approve the landscaping project for the courtyard and swimming pool areas at Lighthouse Commons not to exceed a budget of \$498,000 and authorizes the President to negotiate the final form of the contracts.

<p>6. Agenda Item Type:</p> <p><input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Consent Agenda Information Only <input type="checkbox"/> Board Requested Information/Report</p>	<p>7. Requirement/Purpose (Include Citation)</p> <p><input type="checkbox"/> Statute <input type="checkbox"/> Administrative Code <input checked="" type="checkbox"/> Other</p>
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8. **Background Information:** The proposed landscape project at Light House Commons will provide study and recreational spaces for students in an outdoor learning environment. The project design provides for plenty of shade between the landscaping and shade structures. There will be seating and study spaces as well as places for student activities. Given COVID19, outdoor spaces have become an attractive option to allow students to gather in a safe environment.

Requested by:	<u> Louis Doeble </u> Vice President of Operations/CFO
Funding Verified by:	<u> Louis Doeble </u> Vice President of Operations/CFO
Approved for Agenda by:	<u> [Signature] </u> President

Lighthouse Commons Budget Summary

Florida Southwest University
 18211 Chesapeake Court, Fort Myers, FL
 Value Engineering - 10/13/2021
 Prepared by COASTAL VISTA DESIGN

Item	Specification	Amount
Lighthouse Commons Courtyard		
L-1	Hardscape	\$203,144.50
L-2	Landscape Plants	\$60,680.00
L-3	Landscape Cleanup & Materials	\$48,010.00
L-4	Furnishings	\$55,005.00
L-5	Design Services & Admin	\$29,000.00
	TBD PENDING DD DESIGN APPROVAL	
	Lighthouse Commons Courtyard Renovation: \$395,839.50	
Lighthouse Commons Pool Area		
L-6	Hardscape	\$52,330.00
L-7	Landscape Plants	\$22,970.00
L-8	Landscape Cleanup & Materials	\$11,695.00
L-9	Furnishings	\$8,200.00
L-10	Design Services & Admin	\$6,500.00
	TBD PENDING DD DESIGN APPROVAL	
	Lighthouse Commons Pool Area Renovation: \$101,695.00	
		\$497,534.50

Notes:

ALL COST ESTIMATES ARE PRELIMINARY - BASED ON DESIGN DEVELOPMENT PLANS.

PLANS ARE NOT FOR PERMIT. PLANS ARE NOT CONSTRUCTION DOCUMENT LEVEL PLANS.

**Any additional contractor labor/equipment rental surcharge not factored into preliminary estimate.

***All prices based on approximate quantities and industry standard pricing. Actual pricing to be confirmed during bidding process with contractors.

Lighthouse Commons Courtyard
 Florida Southwest University
 18211 Chesapeake Court, Fort Myers, FL
 Value Engineering - 10/13/2021
 Prepared by COASTAL VISTA DESIGN

Hardscape Item	Specification	Quantity	Unit	Unit Price	Amount
LC-1	Existing Hardscape Demolition	Pending CD's and General Contractor review	1	LS	\$5,000.00 \$5,000.00
LC-2	Site Grading	Pending CD's and General Contractor review	1	LS	\$2,500.00 \$2,500.00
LC-3	Site Drainage	Pending CD's and General Contractor review	1	LS	\$2,500.00 \$2,500.00
LC-4	Site Utilities - Modifications	Pending CD's and General Contractor review	1	LS	\$2,500.00 \$2,500.00
LC-5	Concrete Ribbon Curbs	broom finish, natural color	1,253	LN FT	\$10.00 \$12,530.00
LC-6	Concrete Fill	poured in place concrete, broom finish, natural color & sub-base - 6' base preparation	6,135	SQ FT	\$3.50 \$21,472.50
LC-7	Concrete Fill—Salt Finish	addition for salt finish	6,135	SQ FT	\$0.00 \$0.00
LC-8	Concrete Aggregate—Fossil Rock		6,135	SQ FT	\$0.00 \$0.00
LC-9	Decorative Concrete Logo Fixture	20" DIAMETER, FSW Pirate Logo, 2 color (315 SF)	1	LS	\$2,500.00 \$2,500.00
LC-10	Artificial Turf	includes permaloc edging and 3" crushed stone aggregate base	1	UNIT	\$74,142.00 \$74,142.00
LC-11	Stage	Pending CD's and General Contractor review	1	LS	\$0.00 \$0.00
LC-12	Shade Structures	shade structures - 1 over stage, 3 panels between sylvester date palms - per USA Shade	1	UNIT	\$80,000.00 \$80,000.00
L-1 HARDSCAPE SUBTOTAL = \$203,144.50					
Landscape Plant Material					
Item	Specification	Estimated Quantity	Unit	Unit Price	Amount
Trees					
LC-13	Cocos nucifera 'Maypan' - Coconut Palm	5-6 FT G.W., CURVED	6	EA	\$1,500.00 \$9,000.00
LC-14	Phoenix sylvestris - Sylvester Date Palm	8' FT CT, MATCHING	8	EA	\$1,850.00 \$14,800.00
LC-15	Archonlophoenix alexandrae - King Alexander Palm	6' FT CT	2	EA	\$550.00 \$1,100.00
LC-16	Archonlophoenix alexandrae - King Alexander Palm	12' FT CT	16	EA	\$1,200.00 \$19,200.00
LC-17	Thrinax radiata - Key Thatch Palm	6' OA HT, MULTI	14	EA	\$650.00 \$9,100.00
SUBTOTAL = \$53,200.00					
Shrubs & Groundcovers					
LC-18	Strelitzia reginaea - Orange Bird of Paradise	15 Gal., blooming	2	EA	\$95.00 \$190.00
LC-19	Groundcover - (4189 SQ FT, 16 SQ FT SPACING)	3 Gal., full	265	EA	\$18.00 \$4,770.00
LC-20	Med/Lg Shrubs - (2205 SQ FT, 16 SQ FT SPACING)	3 Gal., full	140	EA	\$18.00 \$2,520.00
LC-21	Tachelosperrum jasminoides - Jasmine	3-Gal., full	0	EA	\$25.00 \$0.00
SUBTOTAL = \$7,480.00					
L-2 PLANT MATERIAL TOTAL \$60,680.00					
Landscape Cleanup & Materials					
Item	Specification	Quantity	Unit	Unit Price	Amount
LC-22	Tree Work, Relocates, Removals	Remove all existing plants including (1) royal palms, existing shrubs, turf.	1	LS	\$3,000.00 \$3,000.00
LC-23	Fine Grading	Finish grade of dirt (pending soil amendments and specifications) to be 2" below curb and adjacent elevations to allow for mulch	1	LS	\$2,500.00 \$2,500.00
LC-24	Vegetation Removal & Site Preparation and Labor	Site Preparation, Cleanup, Labor, Equipment use.	1	LS	\$3,500.00 \$3,500.00
LC-25	Irrigation - Contractor TBD	New irrigation system with rain sensor - contractor to confirm water source connection and power supply	1	LS	\$7,500.00 \$7,500.00
LC-26	Landscape Lighting	FX Luminaire - LED (Qty 60 Lights)	1	LS	\$17,500.00 \$17,500.00
LC-27	Aggregate Fill - Tree Wells	3" Minimum Depth (672 sf)	6	CY	\$75.00 \$465.00
LC-28	Crushed Shell	3" Minimum Depth (721 sf)	7	CY	\$235.00 \$1,645.00
LC-29	Mulch/Grade A - Brown TBD - by Landscape Contractor	3" Minimum Depth (7675 sf - 72 CUYD)	14	Pallets	\$850.00 \$11,900.00
L-3 LANDSCAPE CLEANUP & MATERIALS SUBTOTAL = \$48,010.00					
Furnishings					
Item	Specification	Quantity	Unit	Unit Price	Amount
LC-30	OUTDOOR CONCRETE FOOSBALL TABLE	ANOVA, Item #: FT543236-1	1	UNIT	\$6,714.00 \$6,714.00
LC-31	OUTDOOR CONCRETE PING PONG TABLE	ANOVA, Item #: T1086045	1	UNIT	\$5,421.00 \$5,421.00
LC-32	OVERSIZE CHESS GAME	Tosso; Commercial Grade Giant Chess and Chequers Set 25" x Board	1	UNIT	\$1,150.00 \$1,150.00
LC-33	TANDEM STAINLESS STEEL BIKE RACK, SURFACE MOUNT	ANOVA, Item #: CIRCLEBR52	14	UNIT	\$970.00 \$13,580.00
LC-34	TANDEM 6' CONTOUR BENCH PERSPECTIVE	ANOVA, Item #: TAN3280P	8	UNIT	\$2,225.00 \$17,800.00
LC-35	ELEMENT 30 GAL TRASH RECEPTACLE BONNET TOP	ANOVA, Item #: E30TPBT	2	UNIT	\$870.00 \$1,740.00
LC-36	WIDE ADIRONDACK CHAIR	ADIRONDACK; RESIN COLOR: FSW PURPLE, FSW TURQUOISE MATCH	20	UNIT	\$360.00 \$7,200.00
LC-37	RECREATIONAL HAMMOCK FEATURE	Hallers Hammocks; Sunbrella Quilted Hammock, Cabana Classic - Include straps/anchors for coconut palms; plan to replace every 2 years	4	UNIT	\$350.00 \$1,400.00
LC-38	STAINLESS STEEL CABLE-TRELIS SYSTEM * Final Furnishings Selections TBD by Client	Stainless Steel Cable-Trellis System—1 FT-GRID	4	UNIT	\$0.00 \$0.00
L-4 FURNISHINGS SUBTOTAL = \$55,005.00					
Design Services & Administration					
Item	Specification	Quantity	Unit	Unit Price	Amount
LC-39	Construction Documents/Construction Administration - Landscape Architects	*pending dd approval	1	UNIT	\$18,500.00 \$18,500.00
LC-40	Construction Documents/Administration - Civil/Utilities/Drainage Engineering	*pending dd approval	1	UNIT	\$10,500.00 \$10,500.00
LC-41	Construction Documents—Stage—Architect	*pending dd approval	1	UNIT	\$0.00 \$0.00
L-5 DESIGN SERVICES SUBTOTAL = \$29,000.00					
TOTAL ESTIMATED LIGHTHOUSE COMMONS \$395,839.50					

Notes:

ALL COST ESTIMATES ARE PRELIMINARY - BASED ON DESIGN DEVELOPMENT PLANS.
 PLANS ARE NOT FOR PERMIT. PLANS ARE NOT CONSTRUCTION DOCUMENT LEVEL PLANS.

* Site Furnishings not included.

**Any additional contractor labor/equipment rental surcharge not factored into preliminary estimate.

***All prices based on approximate quantities and industry standard pricing. Actual pricing to be confirmed during bidding process with contractors.

Lighthouse Commons Pool Area
 Florida Southwest University
 18211 Chesapeake Court, Fort Myers, FL
 Value Engineering - 10/13/2021
 Prepared by COASTAL VISTA DESIGN

Hardscape						
Item	Specification	Quantity	Unit	Unit Price	Amount	
LP-1	Existing Hardscape Removal	saw-cut tree wells - (3) x 5x5' square tree wells, excavate fill and subbase to depth of 4 ft; coring for irrigation	1	LS	\$1,500.00	\$1,500.00
LP-2	Site Grading	Pending CD's and General Contractor review	1	LS	\$1,250.00	\$1,250.00
LP-3	Site Drainage	Pending CD's and General Contractor review	1	LS	\$1,250.00	\$1,250.00
LP-4	Site Utilities - Modifications for Fire Bowl, Plumbing Gas to Fire Bowl	Pending CD's and General Contractor review	1	LS	\$0.00	\$0.00
LP-5	Concrete Base/Surround for Fire Bowl	8' DIAMETER	1	UNIT	\$0.00	\$0.00
LP-6	Artificial Turf	Includes perma'loc edging and 3" crushed stone aggregate base	1	SQ FT	\$18,330.00	\$18,330.00
LP-7	Chickee Hut	24x42'	1	LS	\$30,000.00	\$30,000.00
LP-7-ALT	Shade Structure - NOT INCLUDED IN PRICE	24x42'	1	LS	\$0.00	\$0.00
						L-7 HARDSCAPE SUBTOTAL = \$52,330.00
Landscape Plant Material						
Item	Specification	Estimated Quantity	Unit	Unit Price	Amount	
Trees						
LP-8	Cocos nucifera 'Maypan' - Coconut Palm	5-6 FT G.W., CURVED	6	EA	\$1,350.00	\$8,100.00
LP-9	Archonlophoenix alexandrae - King Alexander Palm	8' FT CT	13	EA	\$950.00	\$12,350.00
LP-10	Archonlophoenix alexandrae - King Alexander Palm	10' FT CT, TRIPLE	0	EA	\$0.00	\$0.00
						SUBTOTAL = \$20,450.00
Shrubs & Groundcovers						
LP-11	Chrysobalanus icaco - Cocoplum	7 GAL, 4-5 FT OA HT	10	EA	\$50.00	\$500.00
LP-12	Chrysobalanus icaco 'Horizontalis' - Horizontal Cocoplum	3 GAL, full	90	EA	\$18.00	\$1,620.00
LP-13	Trachelospermum jasminoides - Jasmine	3 GAL, full	20	EA	\$20.00	\$400.00
						SUBTOTAL = \$2,520.00
						L-7 PLANT MATERIAL TOTAL \$22,970.00
Landscape Cleanup, Relocates & Materials						
Item	Specification	Quantity	Unit	Unit Price	Amount	
LP-14	Removals - Sand	Sand Removal	1	LS	\$500.00	\$500.00
LP-15	Fine Grading	Finish grade of dirt (pending soil amendments and specifications) to be 2" below curb and adjacent elevations to allow for mulch	1	LS	\$1,250.00	\$1,250.00
LP-16	Topsoil		10	CY	\$65.00	\$650.00
LP-17	Vegetation Removal & Site Preparation and Labor	Site Preparation, Cleanup, Labor, Equipment use.	1	LS	\$1,250.00	\$1,250.00
LP-18	Irrigation - Contractor TBD	New irrigation system with rain sensor - contractor to confirm water source connection and power supply	1	LS	\$2,000.00	\$2,000.00
LP-19	Landscape Lighting	FX Luminaire - LED (Qty 14 Lights)	1	LS	\$0.00	\$0.00
LP-20	1" Ornamental Shell	3" Minimum Depth (823 sf)	7	CY	\$235.00	\$1,645.00
LP-21	Large Ornamental Shell	1-2 cu yd bags	2	UNIT	\$325.00	\$650.00
LP-22	Mulch(Grade A - Brown TBD - by Landscape Contractor)	3" Minimum Depth (2854 sf)	5	Pallets	\$750.00	\$3,750.00
						L-8 LANDSCAPE CLEANUP & MATERIALS SUBTOTAL = \$11,695.00
Furnishings						
Item	Specification	Quantity	Unit	Unit Price	Amount	
LP-23	Outdoor Cornhole Games	R&R Outdoors Outdoor Cornhole Set	2	UNIT	\$800.00	\$1,600.00
LP-24	Coral Dome Fire Pit	Cedar Creek Sculptures, Propane-plumbed, Electronic Ignition 120 BTU fire pit, Finish: Rusted Patina	0	UNIT	\$5,500.00	\$0.00
LP-25	TANDEM 6' CONTOUR BENCH PERSPECTIVE-	ANOVA, Item No: TAN3280P-	0	UNIT	\$2,225.00	\$0.00
LC-34	ELEMENT 30 GAL TRASH RECEPTACLE BONNET TOP-	ANOVA, Item No: TAN3280P-	0	UNIT	\$870.00	\$0.00
LP-26	WIDE ADIRONDACK CHAIR	NATIONAL OUTDOOR FURNITURE SEASIDE ADIRONDACK; RESIN COLOR: FSW PURPLE, FSW TURQUOISE MATCH	10	UNIT	\$360.00	\$3,600.00
LP-27	CHAISE LOUNGE * Final furnishings Selections TBD by Client		6	UNIT	\$500.00	\$3,000.00
						L-9 FURNISHINGS SUBTOTAL = \$8,200.00
Design Services & Administration						
Item	Specification	Quantity	Unit	Unit Price	Amount	
LP-28	Construction Documents/Administration/Permitting - Landscape Architects	*pending dd approval	1	UNIT	\$6,500.00	\$6,500.00
						L-10 DESIGN SERVICES SUBTOTAL = \$6,500.00
						TOTAL ESTIMATED POOL AREA \$101,695.00

Notes:

ALL COST ESTIMATES ARE PRELIMINARY - BASED ON DESIGN DEVELOPMENT PLANS.
 PLANS ARE NOT FOR PERMIT. PLANS ARE NOT CONSTRUCTION DOCUMENT LEVEL PLANS.

**Any additional contractor labor/equipment rental surcharge not factored into preliminary estimate.

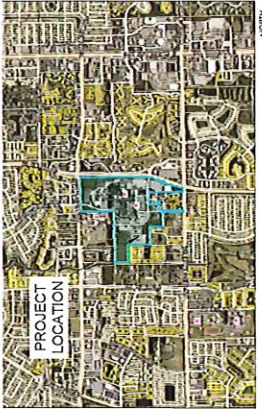
***All prices based on approximate quantities and industry standard pricing. Actual pricing to be confirmed during bidding process with contractors.

fsw lighthouse commons

DESIGN DEVELOPMENT SET

sheet index

- C COVER
- LP-01 LIGHTHOUSE COMMONS SITE PLAN
- LP-02 LIGHTHOUSE COMMONS HARDSCAPE PLAN
- LP-03 LIGHTHOUSE COMMONS LANDSCAPE & LIGHTING
- LP-04 LIGHTHOUSE COMMONS FURNITURE
- LP-05 POOL SITE PLAN
- LP-06 POOL HARDSCAPE PLAN
- LP-07 POOL LANDSCAPE & LIGHTING
- LP-08 POOL FURNITURE
- LP-09 NOTES



Project Map - Not To Scale



Context Map - Not To Scale



OWNER
DISTRICT BOARD OF TRUSTEES OF
FLORIDA SOUTH WEST UNIVERSITY
14519 GLOBAL PKWY
FORT MYERS FL 33913

PROPERTY INFORMATION
Parcel #: 14-45-24-00-00006.0010
Zoning: Government Owned, College,
University

LEIGH A. CRIVELLO, ARCHITECT, P.A.
LEIGH A. CRIVELLO ARCHITECT, P.A.
14519 GLOBAL PKWY, SUITE 211, FORT MYERS, FL 33913
PHOTO COURTESY OF THE DISTRICT BOARD OF TRUSTEES OF FLORIDA SOUTH WEST UNIVERSITY

**NOT FOR CONSTRUCTION OR
PERMITTING**
FOR REVIEW & PRICING ONLY
10/13/2021

fsw lighthouse commons
18211 CHESAPEAKE COURT
FORT MYERS, FLORIDA
COVER

SCALE: 1" = 10'-0"

PLAN REVISIONS:

NO.	DATE	DESCRIPTION
01	10/13/2021	ISSUED FOR PERMIT

LEIGH A. CRIVELLO, P.L.L.C.
LEIGH A. CRIVELLO ARCHITECT, P.A.
PROJECT #: 21-019
SHEET: C

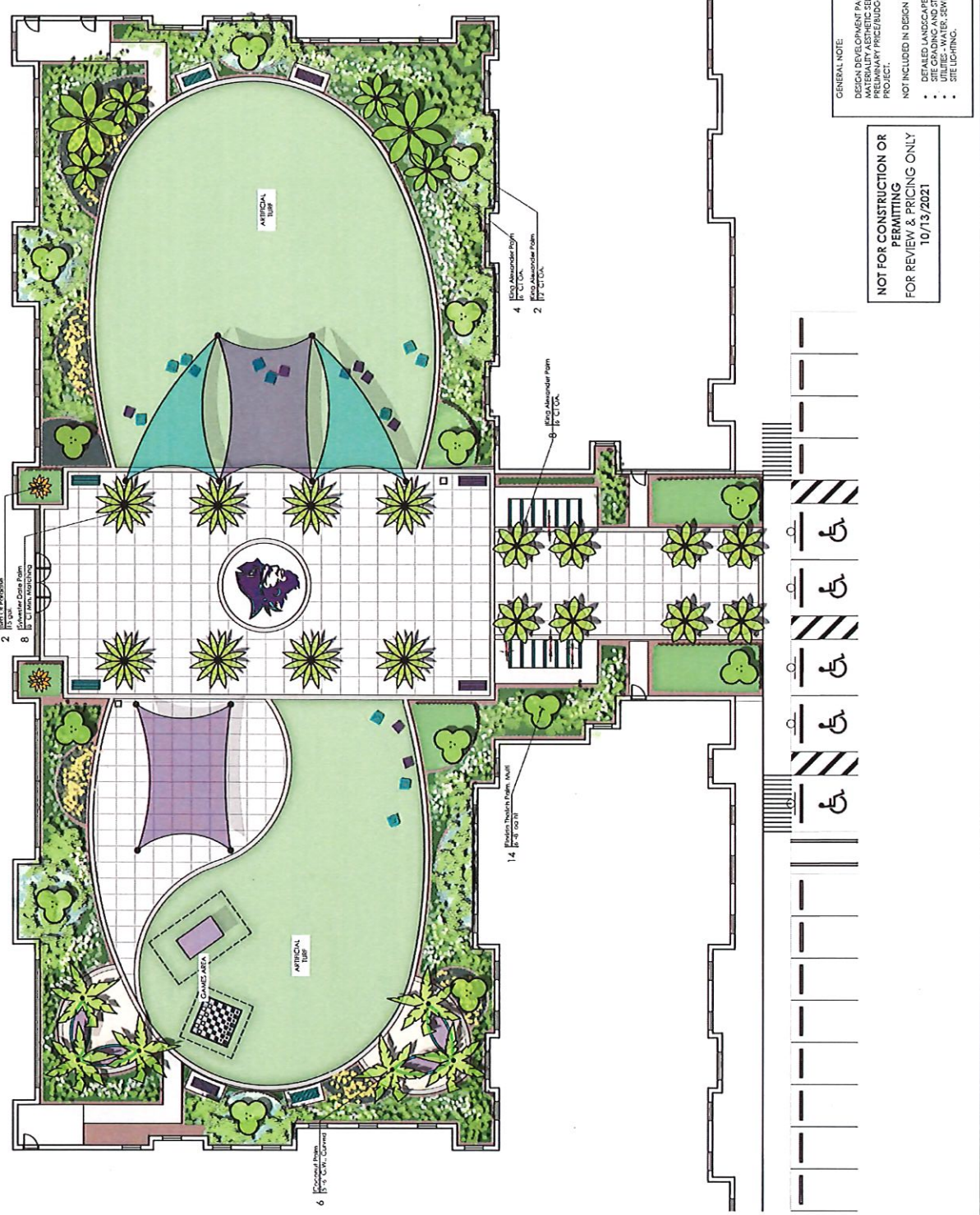


Project Issue Date: 07/24/2021
PLAN REVISIONS:

Version	Notes	Date
01	Rev. per FAL	10/13/2021

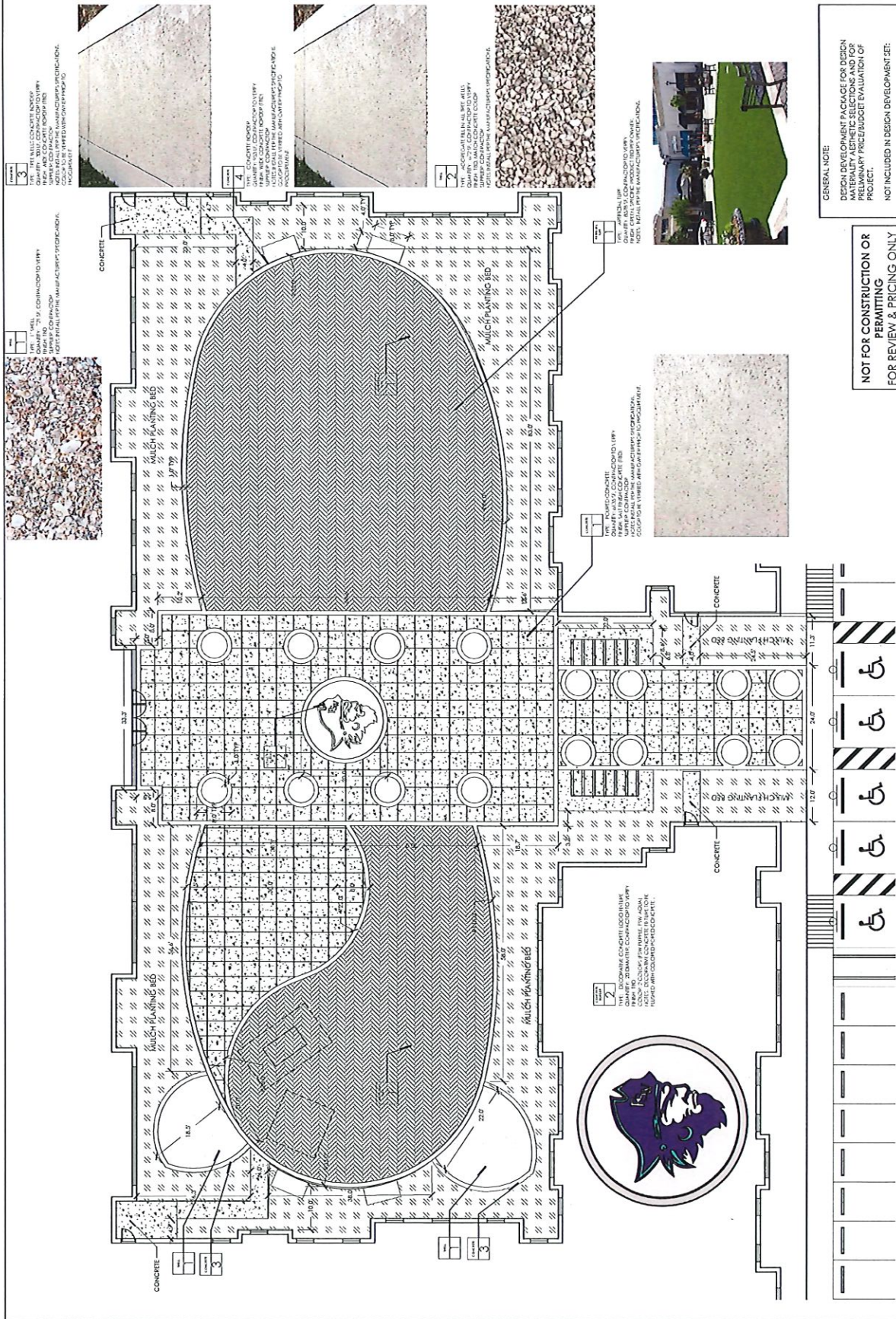
THIS SET NOT FOR PERMITTING. NOT FOR CONSTRUCTION.

LEDA A. GARDNER, P.L.A.
11 LUCIFER RD. LA 34471
PROJECT #: 21-0119
SHEET: LP-011

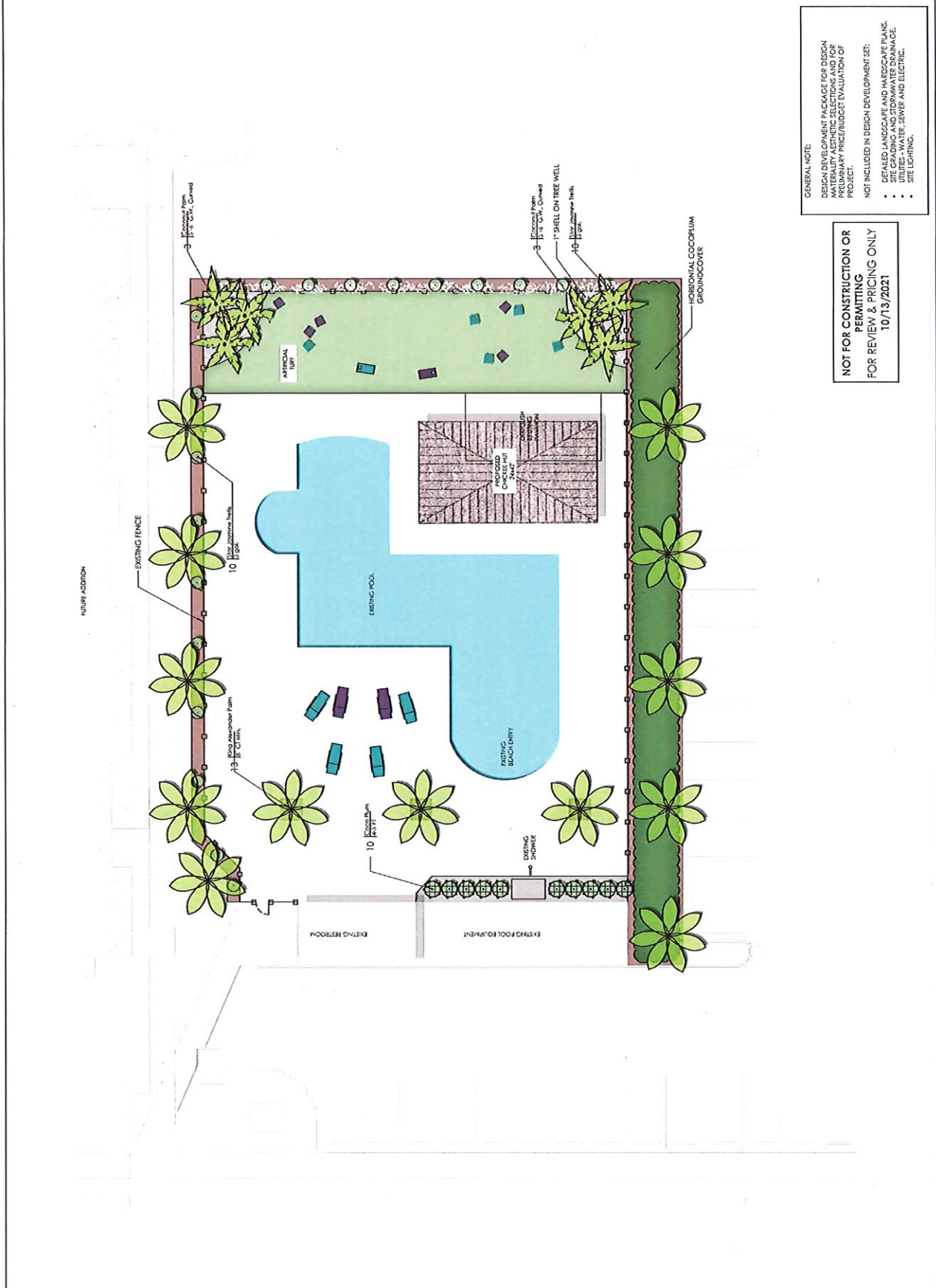


GENERAL NOTE:
DESIGN DEVELOPMENT PACKAGE FOR DESIGN MATERIALS, ASBESTIC SELECTIONS AND FOR PRELIMINARY PRICE/BUDGET EVALUATION OF PROJECT.
NOT INCLUDED IN DESIGN DEVELOPMENT SET:
• DETAILS, LANDSCAPE AND HARDSCAPE PLANS,
• SITE GRADING AND STORMWATER DRAINAGE,
• UTILITIES - WATER, SEWER AND ELECTRIC,
• SITE LIGHTING.

NOT FOR CONSTRUCTION OR PERMITTING
FOR REVIEW & PRICING ONLY
10/13/2021



DO NOT SET FOR PERMITTING. NOT FOR CONSTRUCTION.



GENERAL NOTE:
DESIGN DEVELOPMENT PACKAGE FOR DESIGN MATERIALITY AESTHETIC SELECTIONS AND FOR PRELIMINARY PRICE/BUDGET EVALUATION OF PROJECT.
NOT INCLUDED IN DESIGN DEVELOPMENT SET:
• DETAILED LANDSCAPE AND HARDSCAPE PLANS.
• SITE GRADING AND STORMWATER DRAINAGE.
• UTILITIES - WATER, SEWER AND ELECTRIC.
• SITE LIGHTING.

NOT FOR CONSTRUCTION OR PERMITTING
FOR REVIEW & PRICING ONLY
10/13/2021

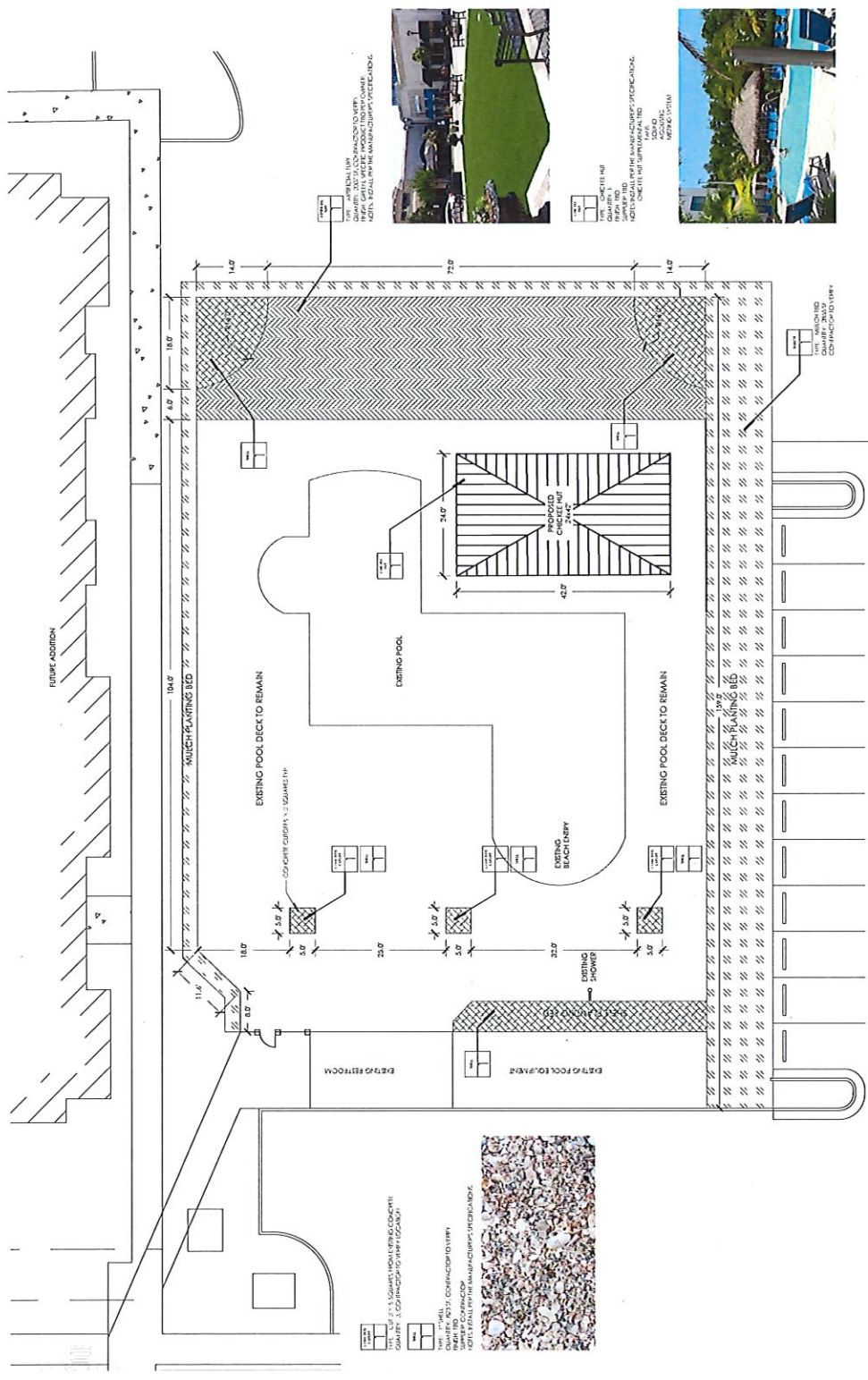
fsw lighthouse commons
 18211 CHEESAPEAKE COURT
 FORT MYERS, FLORIDA
 POOL HARDSCAPE PLAN

SCALE: 1" = 10'-0"

PROJECT NUMBER: 21-019

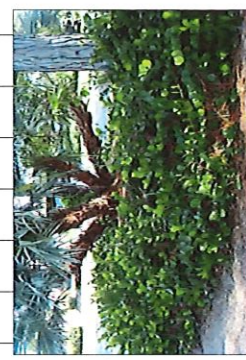
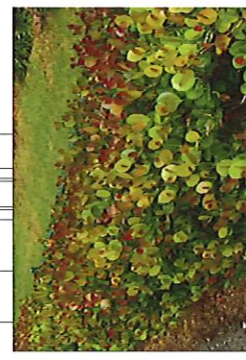
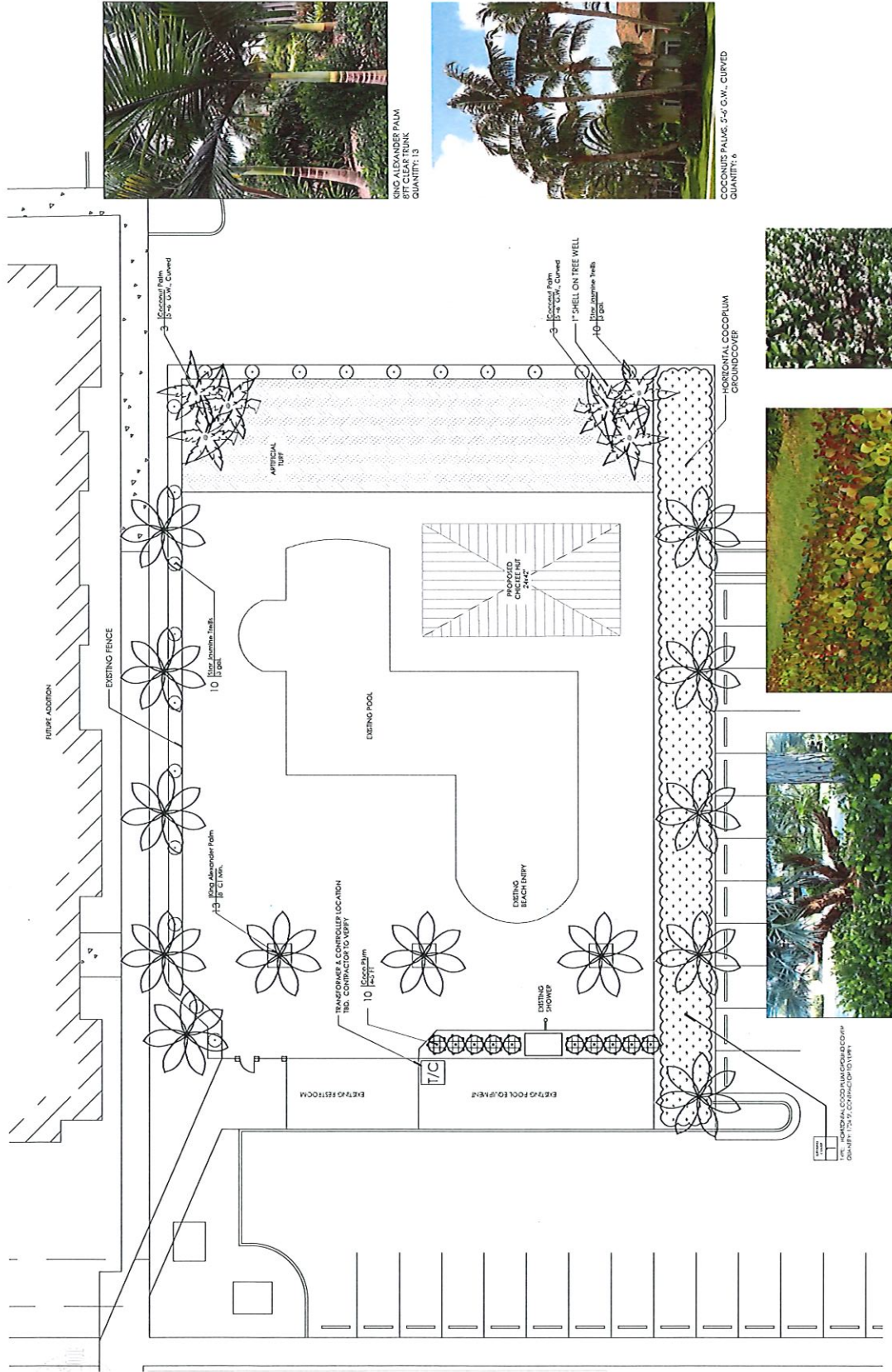
DATE: 10/13/2021

Version	Notes	Date
01	Rev. per P&I	10/13/2021



GENERAL NOTE
 DESIGN DEVELOPMENT PACKAGE FOR DESIGN MATERIALITY AESTHETIC SELECTIONS AND FOR MATERIALITY PRELIMINARY BUDGET EVALUATION OF PROJECT.
 NOT INCLUDED IN DESIGN DEVELOPMENT SET:
 • DETAILED LANDSCAPE AND HARDSCAPE PLANS.
 • SITE GRADING AND STORMWATER DRAINAGE.
 • ELECTRICAL, MECHANICAL, AND PLUMBING.
 • SITE LIGHTING.

NOT FOR CONSTRUCTION OR PERMITTING FOR REVIEW & PRICING ONLY
 10/13/2021

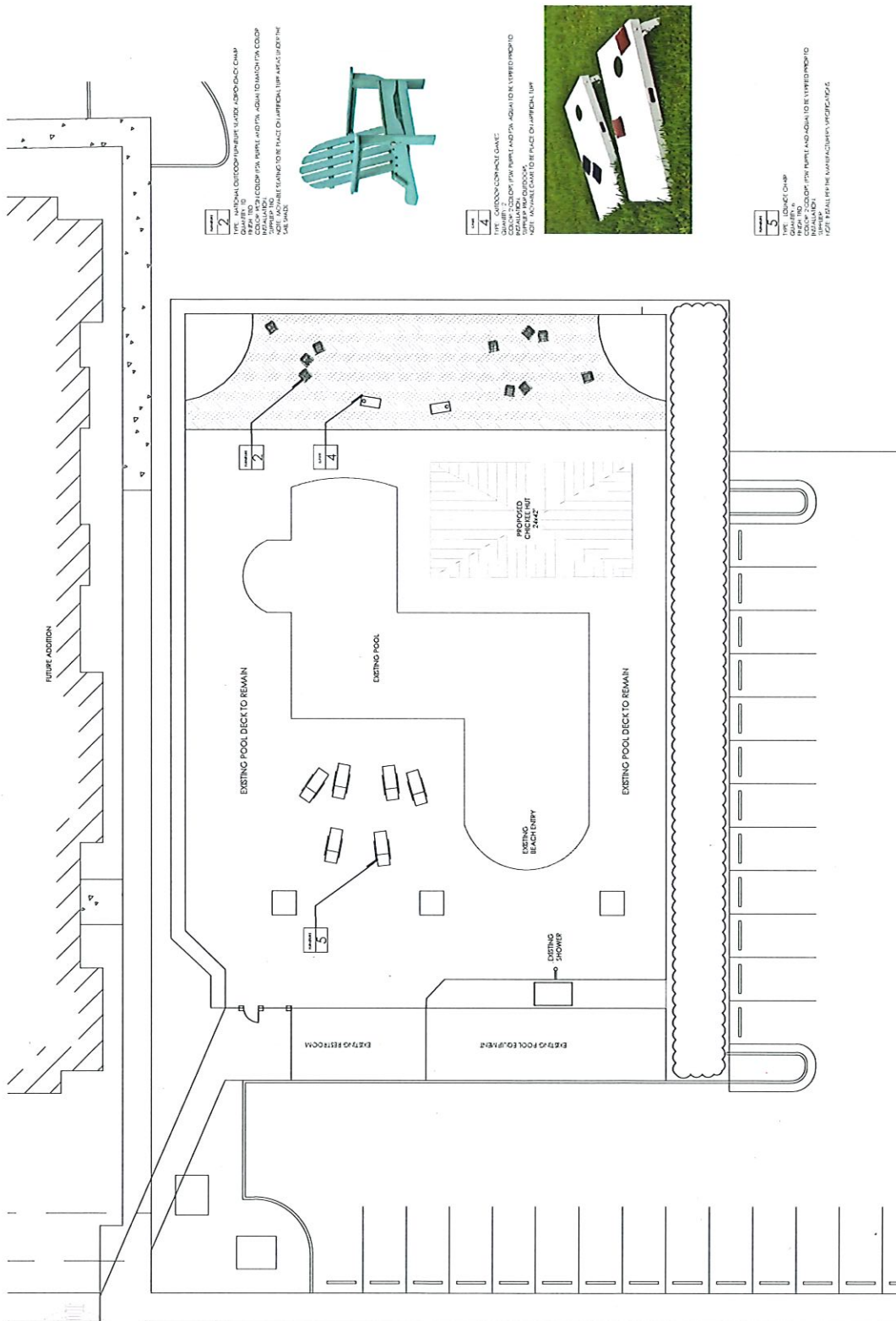


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10/13/2021

SCALE: 1" = 10'-0"

REVISIONS:

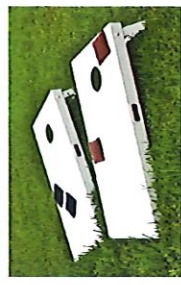
NO.	DATE	DESCRIPTION
01	10/13/2021	REVISED PER PERMITS



1 LUNGE CHAIR
 TYPE: LUNGE CHAIR
 MANUFACTURER: LUNGE CHAIR
 COLOR: LUNGE CHAIR
 FINISH: LUNGE CHAIR
 NOTES: LUNGE CHAIR TO BE PLACED ON APPROVED LUNGE CHAIR MATS



2 LUNGE CHAIR
 TYPE: LUNGE CHAIR
 MANUFACTURER: LUNGE CHAIR
 COLOR: LUNGE CHAIR
 FINISH: LUNGE CHAIR
 NOTES: LUNGE CHAIR TO BE PLACED ON APPROVED LUNGE CHAIR MATS



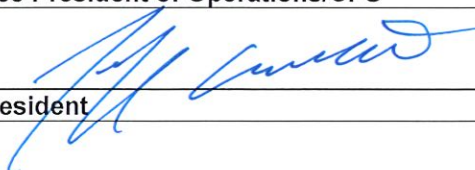
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 COLOR: LUNGE CHAIR
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NOT FOR CONSTRUCTION OR PERMITTING
 FOR REVIEW & PRICING ONLY
 10/13/2021

DD SET NOT FOR PERMITTING, NOT FOR CONSTRUCTION.

Florida SouthWestern State College Financing Corporation Agenda Item Summary	
Meeting Date: 10/19/2021	
<p>1. Title: Florida SouthWestern State College Financing Corp 2nd Qrt. Financial Statements and Investment Summary</p> <p>2. Action Requested/Purpose: Information Only</p> <p>3. Fiscal Impact: <input type="checkbox"/> Yes <input type="checkbox"/> No X N/A</p> <p>4. Funding Source: Amount: \$</p> <p>5. Administration Recommendation:</p>	
<p>6. Agenda Item Type:</p> <p><input type="checkbox"/> Action Item</p> <p><input type="checkbox"/> Consent Agenda</p> <p>X Information Only</p> <p><input type="checkbox"/> Board Requested Information/Report</p>	<p>7. Requirement/Purpose (Include Citation)</p> <p><input type="checkbox"/> Statute</p> <p><input type="checkbox"/> Administrative Code</p> <p><input type="checkbox"/> Other</p>
<p>8. Background Information:</p> <p>Table 1 – The Statement of Net Position reflects the assets and liabilities of the Financing Corporation using the accrual basis of accounting and presents the financial position at a specified time.</p> <p>Table 2 - The Statement of Revenues, Expenses and Changes in Net Position is used to evaluate the financial position of the Financing Corporation and is provided to show the reader how the net assets are increasing or decreasing throughout the year.</p> <p>Table 3 - Compares the actual sources and uses of operating and housing funds to the budgeted sources and uses of funds for the current fiscal period. It is provided to give the reader an indication of how the Financing Corporation is performing in relation to its current budget.</p>	
<p>Requested by:</p>	<p><u><i>Kathleen Porter</i></u> Kathleen Porter (Oct 13, 2021 15:05 EDT) Kathleen Porter, Director Finance and Accounting</p>
<p>Funding Verified by:</p>	<p><u><i>gina doeble</i></u> Gina Doeble (Oct 14, 2021 15:55 EDT) Vice President of Operations/CFO</p>
<p>Approved for Agenda by:</p>	<p> _____ President</p>



FINANCING CORPORATION

TABLE 1
STATEMENT OF NET POSITION
FOR SECOND QUARTER ENDED SEPTEMBER 30, 2021

	General Operating	Housing	Unexpended Plant Fund	Debt Service	Investment in Plant	9/30/21 Actual (YTD)	9/30/20 Actual (YTD)	% Change from Prior Year
CURRENT ASSETS								
Cash & Cash Equivalents	1,849,900.83	\$ 2,308,136	\$ 114,337	\$ -	\$ -	\$ 4,272,374	\$ 3,990,044	7.1%
Accounts Receivable		207,687	-	-	-	207,687	422,630	-50.9%
Prepaid Expense	20,917	2,486	6,048	-	-	29,451	33,040	-10.9%
NONCURRENT ASSETS								
Investments	4,739,126	-	-	-	-	4,739,126	4,862,874	-2.5%
Restricted Cash & Cash Equivalents	-	-	\$ 275,729	1,417,693	-	1,693,421	1,580,277	7.2%
Reserve for Uncollectible Accts	-	(38,901)	-	-	-	(38,901)	(28,667)	35.7%
Capital Assets, Net	-	-	-	-	17,127,452	17,127,452	17,753,158	-3.5%
TOTAL ASSETS	\$ 6,609,944	\$ 2,479,408	\$ 396,114	\$ 1,417,693	\$ 17,127,452	\$ 28,030,610	\$ 28,613,357	-2.04%
CURRENT LIABILITIES								
Accounts Payable	\$ -	\$ 17,983	\$ -	\$ -	\$ -	\$ 17,983	\$ 112,597	-84.0%
Bonds Payable - Current	-	-	-	-	396,655	396,655	385,053	3.0%
Due to Component Unit	-	-	-	-	-	-	17,807	-100.0%
NONCURRENT LIABILITIES								
Bonds Payable - Non-Current	-	-	-	-	19,432,461	19,432,461	20,214,169	-3.9%
TOTAL LIABILITIES	\$ -	\$ 17,983	\$ -	\$ -	\$ 19,829,116	\$ 19,847,098	\$ 20,729,626.17	-4.3%
NET POSITION	6,609,944	2,461,425	396,114	1,417,693	(2,701,663)	8,183,512	7,883,731	3.8%
TOTAL LIABILITIES & NET POSITION	\$ 6,609,944	\$ 2,479,408	\$ 396,114	\$ 1,417,693	\$ 17,127,452	\$ 28,030,610	\$ 28,613,357	-2.04%

*Note: \$1,631,115.00 - Corp Acct
218,785.83 - Invest Acct



FINANCING CORPORATION

TABLE 2
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR SECOND QUARTER ENDED SEPTEMBER 30, 2021

	General Operating	Housing	Unexpended Plant	Debt Service	Investment in Plant	9/30/21 Total (YTD)	9/30/20 Total (YTD)	% Change from Prior Year
REVENUE								
FSW/Broadband Lease	\$ 179,328	\$ -	\$ -	\$ -	\$ -	\$ 179,328	\$ 179,328	0.0%
Collegiate High Schools	140,000	-	-	-	-	140,000	132,500	5.7%
Rent Revenue	-	1,519,635	-	-	-	1,519,635	954,058	59.3%
Resident Activity Fee	-	18,600	-	-	-	18,600	12,680	46.7%
Canc.Fees/Forfeit Dep/Fines	-	32,401	-	-	-	32,401	12,940	150.4%
Application Fees	-	20,900	-	-	-	20,900	30,020	-30.4%
Cleaning Fees	-	23,250	-	-	-	23,250	16,100	44.4%
Interest	58,921	903	-	714	-	60,538	53,001	14.2%
Gain/Loss on Investments	(50,993)	-	-	-	-	(50,993)	21,484	-337.3%
Subtotal Before Transfers:	327,256	1,615,689	0	714	0	1,943,659	1,412,112	37.6%
Transfer	-	-	200,000	304,795	385,053	889,848	891,781	-0.2%
Total Revenue	\$ 327,256	\$ 1,615,689	\$ 200,000	\$ 305,509	\$ 385,053	\$ 2,833,507	\$ 2,303,893	22.99%
EXPENSES								
General Expense								
Operating Expenses	\$ 33,675	\$ -	\$ -	\$ -	\$ -	\$ 33,675	\$ 32,771	2.8%
Data & Other Communications Services	-	12,000	-	-	-	12,000	14,000	-14.3%
Technology Equipment & Supplies	-	34,740	3,156	-	-	37,896	34,741	9.1%
Utilities	-	99,605	-	-	-	99,605	53,043	87.8%
Resident Activities	-	11,011	-	-	-	11,011	9,387	17.3%
Bad Debt Expense	-	3,103	-	-	-	3,103	-	100.0%
Insurance	140,412	-	-	-	-	140,412	126,086	11.4%
Repairs & Maintenance	-	136,758	137,991	-	-	274,748.83	210,779	30.3%
Contract Services	53,000	139,000	2,526	-	-	194,526	192,156	1.2%
Other Expense	-	3,374	-	-	-	3,374	1,809	86.5%
Interest Expense	-	-	-	103,831	-	103,831	109,498	-5.2%
Depreciation Expense	-	-	-	-	312,853	312,853	312,853	0.0%
Subtotal Before Transfers:	227,086	439,590	143,673	103,831	312,853	1,227,033	1,097,124	
Transfer	-	889,848	-	-	-	889,848	891,781	-0.2%
Total Expenses	\$ 227,086	\$ 1,329,438	\$ 143,673	\$ 103,831	\$ 312,853	\$ 2,116,881	\$ 1,988,905	6.43%
Change in Net Position	100,170	286,251	56,327	201,678	72,200	716,626	314,988	
Beginning Net Position	6,509,774	2,175,174	339,786	1,216,015	(2,773,864)	7,466,886	7,568,742	
Ending Net Position	\$ 6,609,944	\$ 2,461,425	\$ 396,114	\$ 1,417,693	\$ (2,701,663)	\$ 8,183,512	\$ 7,883,731	3.80%

Notes:

Repairs & Maintenance:

- Lock Maintenance / Key replacements
- Air Conditioning Maintenance
- Pest Control
- Carpet Replacement
- Fire Protection Maintenance
- Appliance Repairs
- Moving of furniture

Contracted Services:

- Administrative Services
- Personnel Serv. (Public Safety, Maintenance, Student Life)
- Custodial and Grounds Service



FINANCING CORPORATION

TABLE 3
COMPARISON OF CURRENT YEAR ACTUAL TO CURRENT YEAR BUDGET
for Fiscal Year Ending March 31, 2022

General Operating Budget				
	Original Budget	Revised Budget	Actual at 9/30/21	% of Revised Budget
SOURCES OF FUNDS				
Bandwidth Lease Revenue	\$358,656	\$358,656	\$179,328	50.0%
High School Lease Revenue	300,000	300,000	140,000	46.7%
Investment Income	76,000	76,000	7,928	10.4%
Total Funds Available	\$734,656	\$734,656	\$327,256	44.55%
USES OF FUNDS				
Operating Expenses	\$14,000	\$39,655	\$33,675	84.9%
Insurance	140,194	140,539	140,412	99.9%
Contract/Other Services	132,000	106,000	53,000	50.0%
Patent	20,500	20,500	0	0.0%
Contingency	100,000	100,000	0	0.0%
Total Expenses	\$406,694	\$406,694	\$227,086	55.84%
Housing Budget				
	Original Budget	Revised Budget	Actual at 9/30/21	% of Revised Budget
SOURCES OF FUNDS				
Rent Revenue	\$2,055,166	\$2,055,166	\$1,519,635	73.9%
Resident Activity Fee	26,000	26,000	18,600	71.5%
Can.Fees/Forfeited Dep./Fines	40,000	40,000	32,401	81.0%
Application Fees	42,000	42,000	20,900	49.8%
Interest	0	0	903	0.0%
Cleaning Fee	33,000	33,000	23,250	70.5%
Fund Balance - Activity Fees	17,000	17,000	0	0.0%
Fund Balance - Housing	499,001	499,001	0	0.0%
Total Funds Available	\$2,712,167	\$2,712,167	\$1,615,689	59.57%
USES OF FUNDS				
General Expense				
Travel	\$12,000	\$12,000	\$0	0.0%
Data & Other Communication Serv.	24,000	24,000	12,000	50.0%
Rentals /Other Expense	10,260	10,260	3,374	32.9%
Bad Debt Expense	47,000	47,000	3,103	6.6%
Utilities	202,630	202,630	99,605	49.2%
Resident Activities	22,000	22,000	11,011	50.1%
Repairs and Maintenance	404,222	404,222	171,498	42.4%
Contract Services	299,400	299,400	139,000	46.4%
Uses Before Contingency & Reserve	\$1,021,512	\$1,021,512	\$439,590	43.0%
Contingency	100,000	100,000	0	0.0%
Capital Reserve	200,000	200,000	0	0.0%
Debt Service Payments:				
Principal Payments	787,508	787,508	385,053	48.9%
Interest Expense on Debt	603,147	603,147	103,831	17.2%
Total Expenses	\$2,712,167	\$2,712,167	\$928,475	34.23%
Capital Reserve Budget - Unexpended Plant				
	Original Budget	Revised Budget	Actual at 9/30/21	% of Revised Budget
SOURCES OF FUNDS				
Transfer - Housing	\$200,000	\$200,000	\$200,000	100.0%
Fund Balance	54,854	54,854	0	0.0%
Total Funds Available	\$254,854	\$254,854	\$200,000	78.48%
USES OF FUNDS				
Furniture / Equipment Turnover	\$79,354	\$79,354	\$23,310	29.4%
Flooring Replacement	108,500	108,500	97,515	89.9%
Remodeling & Landscaping Project	67,000	67,000	22,848	34.1%
Total Expenses	\$254,854	\$254,854	\$143,673	56.37%

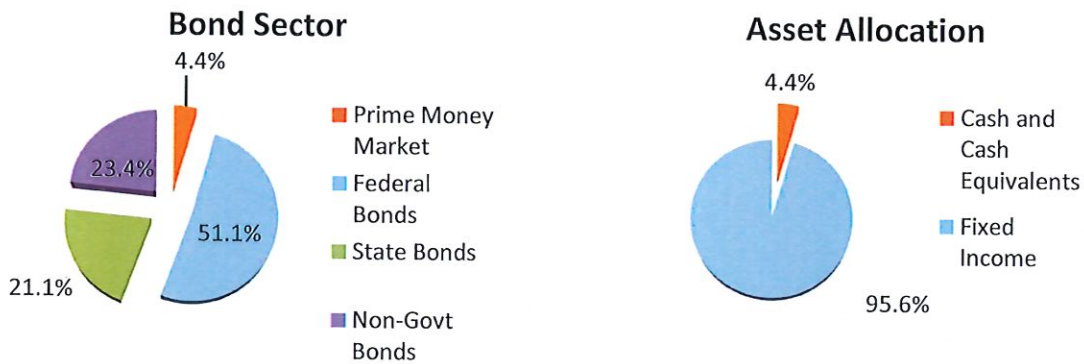
Florida SouthWestern State College Financing Corporation
Executive Investment Summary
Second Quarter Ending 9-30-2021

Investment Strategy

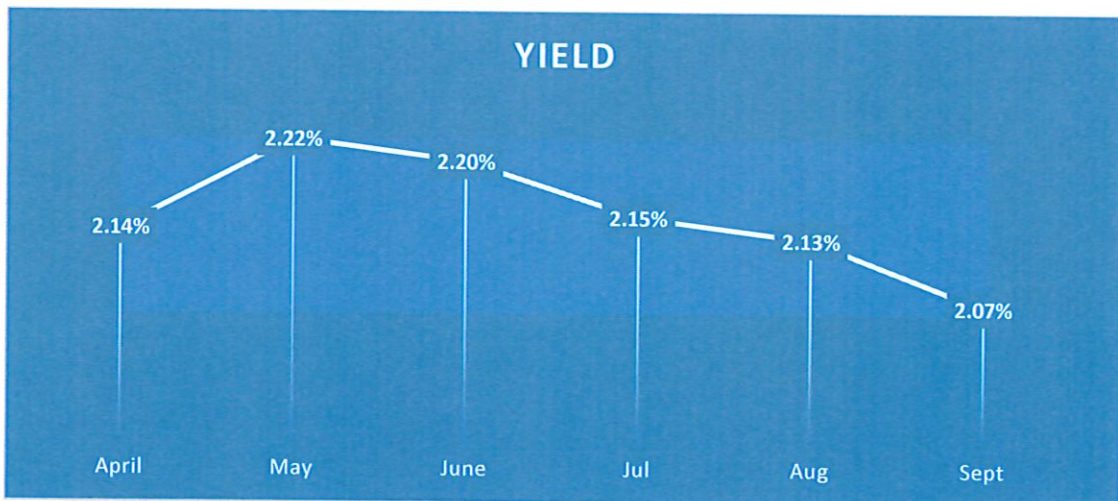
Investments will be limited to U.S. Treasuries, Government agency debt (including Agency mortgage-backed securities), taxable municipal bonds, and corporate bonds with the following portfolio limitations:

- Maximum allocation to taxable municipal bonds shall be 25%.
- Maximum allocation to corporate bonds shall be 25%.
- The minimum allocation to Government agency and agency mortgage-backed securities shall be 50%, with the additional provision that the maximum allocation to agency mortgage-backed securities shall be 20%. The Financing Corporation’s policy limits investments to U.S. Treasuries, U.S. Government Agency Bonds, and Corporate Bonds. All investments must be rated AA or better by any of the three rating agencies. The policy prescribes a final maturity of 3.5 years for any single issue.

Investment Allocation



Investment Earnings



As of September 30, 2021 the Financing Corporation Portfolio had a market value of \$4,957,912 Through the period ended September 30, 2021 the Financing Corporation had recorded investment income of \$699.69 net of fees.