

Lake-Sumter State College

DISTRICT BOARD OF TRUSTEES

Special Board Meeting
December 4, 2025



Lake-Sumter State College DISTRICT BOARD OF TRUSTEES

Special Meeting Agenda

Thursday, December 4, 2025

Leesburg Campus



PUBLIC BOARD MEETING AGENDA

CALL TO ORDER – Board Chair

PUBLIC COMMENT

*A Public Comment Card must be submitted to the Recording Secretary at least 10 minutes prior to the start of the meeting.

PRESENTATIONS

DJK-KJD/Simba Studios

PRESIDENT'S REPORT

1225-01 Mr. John Temple, LSSC President

NEW BUSINESS

1225-02	Approve:	Letter of Interest Partnership Proposal for Film & Media Studio with DJK-KJD
1225-03	Direction:	Workforce Development Center – Unsolicited Proposal
1225-04	Approve:	Selection Construction Management Firm – Workforce Development Center

Letter of Interest Partnership Proposal for Film & Media Studio with DJK-KJD

Agenda Item: 1225-02

Background/References

Per Florida Statute 1001.64, each board of trustees shall be responsible for cost-effective policy decisions appropriate to the Florida College System institution's mission, the implementation and maintenance of high-quality education programs within law and rules of the State Board of Education.

Description

DJK-KJD seeks to build a state-of-the-art virtual production studio that operates both as a professional creative facility and as an educational innovation hub, allowing students to be immersed in the same workflows and technologies as leading global media companies. These opportunities would align with the College's AS in Digital Media Creative Video Production program.

DJK-KJD is ready to contribute significant resources to bring this vision to life. The company is in the midst of a \$10m fundraising campaign and their investors require a Memorandum of Understanding (MOU) with LSSC. They propose a non-binding MOU that outlines the partnership and agreements between DJK-KJD and Lake-Sumter State College, including their rights to utilize 3 acres of the Leesburg Campus in phase one of the partnership to create the studio complex, with more acreage in further phases that will include a backlot, theater and other tourist attractions. The MOU will give DJK-KJD an exclusive window to develop and officially green-light the project and allow us to express to our investors secured interest from LSSC.

The Letter of Interest was provided to the Trustees by email.

Recommendation

A motion to approve moving forward and enter into negotiation of a non-binding MOU with DJK-KJD.

Workforce Development Center - Unsolicited Proposal

Agenda Item: 1225-03

Background/References

Per Florida Statute 1001.64, each board of trustees shall be responsible for cost-effective policy decisions appropriate to the Florida College System institution's mission, the implementation and maintenance of high-quality education programs within law and rules of the State Board of Education.

Description

The College received an unsolicited proposal for work on the Workforce Development Center.

There are three options available to the Board of Trustees as it relates to the unsolicited proposal:

1. Choose not to evaluate the unsolicited proposal.
2. Proceed with the unsolicited proposal without soliciting other proposals by holding two public hearings and making certain findings as set forth in the statute.
3. Public notice soliciting other proposals to evaluate in conjunction with the unsolicited proposal.

The unsolicited proposal was provided to the Trustees by email.

Recommendation

For the Board of Trustees to take action on the unsolicited proposal.

Leesburg Campus Workforce Development Center RFQ 26-01 CMAR Selection

Agenda Item: 1225-04

Background/References

Florida Statutes 1013.45, 287.055, and the State Requirements for Educational Facilities speak to the advertising, awarding contracts, and prequalification of contractors.

Progress continues on the Leesburg Campus Workforce Development Center project. HuntonBrady has begun architectural and engineering design development. The next phase of this project is the solicitation of construction management services for facility construction.

Description

LSSC issued RFQ 26-01, Request for Qualifications for Construction Manager at Risk & Preconstruction Services for the Workforce Development Center. LSSC received five responses to the RFQ. The submission packages were reviewed by a committee in a two-step process which combined the scores of the written material submitted with the scores from the subsequent presentation/interviews conducted to arrive at a ranked short-list of the applicants. The short-listed contractors in rank order were determined to be the best for meeting the needs for this project. The following short-listed contractors are:

1. Skanska
2. Pirtle
3. Welbro

It is recommended that the ranked short-list of contractors be approved and authority delegated to the president and president's designees to enter into contract negotiations with the highest ranked contractor for the preconstruction and construction of the Workforce Development Center. Should negotiations be unsuccessful with the top ranked contractor, negotiations will be terminated and shall progress in rank order of the contractors until successful contract negotiations are accomplished.

This item is being brought back from the September District Board of Trustees meeting for consideration.


Recommendation

Motion to approve the ranked short-list of contractors and authority delegated to the president and president's designees to enter into contract negotiations with the highest ranked contractor for the preconstruction and construction of the Workforce Development Center as written.

LSSC RFQ 26-01 CMAR Workforce Development Center Score Summary

ITEM: 1225-04

			APPLICANTS				
			CPPI	Scorpio	Pirtle	Welbro	Skanska
	MAX	1	2	3	4	5	
ROUND 1 - SUBMITTAL REVIEW							
1	Introduction and References - Tab 1	15	13.667	13	13.667	13.333	13.667
2	Qualifications and Staffing - Tab 2	25	21.667	22	24	23.667	24
3	Methodology – Tab 3	30	26.667	27	28.333	29	29
4	Financial Strength – Tab 4	5	5	5	5	5	5
5	Experience Building Dynamic Learning & Multi-Media Environments – Tab 5	20	17	17.667	18.667	17.333	17.667
6	Required Documents – Tab 6	5	5	4.6667	4.6667	4.6667	5
	SUB- TOTAL SUBMITTAL SCORE	100	89	89.333	94.333	93	94.333
ROUND 2 - INTERVIEW & PRESENTATION							
1	Introductions/Qualifications/Staffing	30	29	24.667	29.667	28.333	29.667
2	Alignment with Vision & Strategy	25	24	23	23	23.333	25
3	Methodology	45	41	36.667	44	43.333	43.333
	SUB-TOTAL INTERVIEW SCORE	100	94	84.333	96.667	95	98
TOTAL CUMULATIVE SCORE AND RANKING							
GRAND TOTAL CUMULATIVE SCORE		200	183	173.67	191	188	192.33
RANKING			4	5	2	3	1

The logo of Lake-Sumter State College is a circular seal. The outer ring contains the text "LAKE-SUMTER STATE COLLEGE" in a serif font. Inside the ring, there is a large, stylized "L" and "S" in blue and gold. The year "1966" is also visible in the lower right portion of the seal.

Lake-Sumter State College DISTRICT BOARD OF TRUSTEES

Mr. Bret Jones, Chair

Mr. Roger Croft

Ms. Anita Geraci-Carver, Board Attorney

Mr. David Hidalgo

Mr. Timothy Morris, Vice Chair

Mr. Steven Munz

Ms. Ivy Parks

Ms. Samantha Scott

Mr. John Temple, LSSC President

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