

From: [Tatro, Lois](#)
To: [DJ McClenny](#)
Cc: [Schlapp, Andrew](#); [Jensen, Scott](#)
Subject: FW: Parking stalls at The Flats
Date: Thursday, July 27, 2017 10:05:20 AM
Importance: High

To follow-up and complete our conversation from yesterday regarding parking at The Flats. Here's where I think we are at.

Underground Parking	Stalls
Total Stalls	106
Less commitment to WSU	(40)
Less ADA required Stalls**	<u>(5)</u>
Available to Sell @ \$75/mo	61

Surface Parking	Stalls
Total Stalls	148
Less ADA required Stalls**	(6)
Less WSU requested visitor stalls	<u>(10)</u>
Available to Sell @ \$50/mo	132

***ADA stall counts are dependent on the actual occupancy and may vary per final headcount*

If these counts are acceptable to you, and once we have an agreement signed, we will proceed with making these stalls available for purchase.

Also, confirming the underground parking will be accessed via a 'card system' that allows the student to enter their room and the underground garage (if it's part of their agreement) and that all stalls will be numbered so they can be assigned.

In addition, confirming the surface parking stalls will all be numbered for assignment.

Let me know if this sounds acceptable to you!

Thanks, Lois

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From: Scott Evans [<mailto:sevens@mkec.com>]
Sent: Thursday, July 27, 2017 8:47 AM

To: Matt Cortez; Tatro, Lois
Cc: King, Eric; DJ McClenny; Shon Slingsby
Subject: RE: Parking stalls at The Flats

Sorry for the confusion...we show **148 TOTAL** surface parking stalls (142 parking stalls and 6 ADA stalls)

Scott Evans, PE

Civil Engineer, Project Manager

MKEC ENGINEERING SUCCESS

T 316.684.9600 • F 316.684.5100
411 N. Webb Rd. • Wichita, KS 67206
sevens@mkec.com • www.mkec.com

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From: Matt Cortez [<mailto:MCortez@GLMV.COM>]
Sent: Thursday, July 27, 2017 8:31 AM
To: Tatro, Lois
Cc: Scott Evans; Eric King; DJ McClenny; Shon Slingsby
Subject: FW: Parking stalls at The Flats

Lois,

Good morning. The current underground parking stall count is as follows:

101 parking stalls
5 ADA parking stalls
106 Total Underground Parking Stalls

The current surface parking stall count is as follows:

148 parking stalls
6 ADA parking stalls
154 Total Surface Parking Stalls

Below is an email from Scott Evans at MKEC responding to my question on the revised surface parking stall count.

Let me know if you need any additional information.

Thanks,
Matt

Matt Cortez, AIA, LEED AP BD+C

Vice President
GLMVArchitecture
1525 E. Douglas | Wichita, KS 67211
Office 316-265-9367 | Fax 316-265-5646

[Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [G+](#)

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From: Scott Evans [<mailto:sevens@mkec.com>]
Sent: Thursday, July 27, 2017 8:21 AM
To: Matt Cortez <MCortez@GLMV.COM>
Cc: Shon Slingsby <SSlingsby@GLMV.COM>
Subject: RE: Parking stalls at The Flats

See attached. We currently show 149 but with the addition of the mail boxes we had to cross-stripe one stall so it's technically 148 parking stalls...6 ADA stalls.

Scott Evans, PE

Civil Engineer, Project Manager

MKEC ENGINEERING SUCCESS

T 316.684.9600 • F 316.684.5100
411 N. Webb Rd. • Wichita, KS 67206
sevens@mkec.com • www.mkec.com

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From: Matt Cortez [<mailto:MCortez@GLMV.COM>]
Sent: Thursday, July 27, 2017 7:40 AM
To: Scott Evans
Cc: Shon Slingsby
Subject: FW: Parking stalls at The Flats

Scott,

Good morning. Please see the email below from Lois. Can you give me the new parking stall count and or give me the required handicap count.

Thanks,
Matt

Matt Cortez, AIA, LEED AP BD+C
Vice President

GLMVArchitecture

1525 E. Douglas | Wichita, KS 67211

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[Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [G+](#)

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From: Tatro, Lois [<mailto:Lois.Tatro@wichita.edu>]**Sent:** Wednesday, July 26, 2017 3:34 PM**To:** Matt Cortez <MCortez@GLMV.COM>**Subject:** Parking stalls at The Flats

Hi Matt,

DJ asked me to contact you for the updated number of underground and surface level parking stalls at The Flats as it has changed recently due to the additional of the enclosure for the trash. Also, if you can indicate how many of the stalls (both underground and surface) will need to be reserved for handicap parking, that would be great!

Thanks for the help!

*Lois Tatro*Associate Vice President - Financial Operations,
Business Technology & Sponsored Research Accounting**WICHITA STATE UNIVERSITY**

Phone: 316-978-5890

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From: [Tatro, Lois](#)
To: [DJ McClenny](#)
Cc: [Schlapp, Andrew](#)
Subject: FW: Parking stalls at The Flats
Date: Wednesday, August 2, 2017 8:39:02 PM

Hi DJ,

I've been working with our parking team and I think we have a plan for selling parking stalls at The Flats.

We'll sell/offer parking stalls to The Flats students using **semester** rates:

\$200/semester for surface level reserved parking

\$300/semester for underground reserved parking

Revenue received from parking at The Flats will be held in a University parking fund.

Student will pay the fee up front and then monthly WSU (or as mutually agreed upon) will remit the fees collected to you. If a student is given a full refund of tuition and fees and WSU has to refund parking fees that were previously paid, we'll reduce the parking fund with this amount.

In addition, we'll offer surface level reserved parking to Faculty/Staff using payroll deduction (as is done with our other parking). If the staff member chooses a stall at The Flats, we'll put that revenue into the unique parking fund and again, remit it to you monthly.

WSU will provide The Flats a full accounting monthly, of the receipts and disbursements made from this parking fund.

Also, WSU policy 18.03/Reserved Parking Spaces shall not apply to these parking stalls. However, other parking rules may be imposed.

Let me know if you have any questions or concerns. Once we have approval to proceed we'll begin the process of notifying students of this process.

Underground Parking	Stalls
Total Stalls	106
Less commitment to WSU	(40)
Less ADA required Stalls**	(5)
Available to Sell	61

Surface Parking	Stalls
Total Stalls	147
Less ADA required Stalls**	(6)

Less WSU requested visitor stalls	(10)
Available to Sell	131

***ADA stall counts are dependent on the actual occupancy and may vary per final headcount*

Lois Tatro

Associate Vice President - Financial Operations,
Business Technology & Sponsored Research Accounting

WICHITA STATE UNIVERSITY

Phone: 316-978-5890

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From: [Hall, Teri](#)
To: [Jensen, Scott](#); [Konda, Kevin](#); [Dasey-Morales, Maureen](#)
Cc: [Vizzini, Tony](#); [Schlapp, Andrew](#); [Heldman, Lou](#); [Golling, Werner](#)
Subject: FW: Sidewalk Connector - Flats to Main Campus
Date: Monday, September 11, 2017 11:29:33 AM
Attachments: [image001.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)

FYI—they will start working on the new Flats connector sidewalk next week.

Connecting every student,
Teri

Teresa (Teri) L. Hall, Ph.D.
Vice President for Student Affairs
Wichita State University
316-978-3021
Pronouns: She/Her/Hers
Strengths: WOO//Positivity//Achiever//Includer//Input
[Division of Student Affairs](#)

From: King, Eric
Sent: Monday, September 11, 2017 11:27 AM
To: Hall, Teri <teri.hall@wichita.edu>
Subject: FW: Sidewalk Connector - Flats to Main Campus

Teri,

For your information.

Eric

From: King, Eric
Sent: Monday, September 11, 2017 11:25 AM
To: Patterson, Emily; Young, Kevin; Sowell, Kim
Cc: Smith, Bobby; Pulec, Randy; Renollet, Annmarie
Subject: RE: Sidewalk Connector - Flats to Main Campus

I agree. Thank you Kevin.

Eric

From: Patterson, Emily
Sent: Monday, September 11, 2017 11:22 AM
To: Young, Kevin; Sowell, Kim

Cc: King, Eric; Smith, Bobby; Pulec, Randy; Renollet, Annmarie
Subject: RE: Sidewalk Connector - Flats to Main Campus

This looks great. Thanks for taking care of this so quickly!

Emily

From: Young, Kevin
Sent: Monday, September 11, 2017 11:19 AM
To: Sowell, Kim
Cc: King, Eric; Smith, Bobby; Pulec, Randy; Patterson, Emily; Renollet, Annmarie
Subject: Sidewalk Connector - Flats to Main Campus

Kim:

Please find attached the two quotes for the above mentioned work we talked about last week. I recommend Major Concrete as the low bidder. They indicated they could get started next week.

If all the paperwork is in order and everyone is in agreement I will have Annmarie cut a requisition under the R&R Funding Number P11802 "Campus Sidewalk Repair".

Thanks

Kevin Young, RA
Director
WSU Dept. Architectural
And Engineering Services

From: [Schlapp, Andrew](#)
To: [DJ McClenny](#)
Subject: FW: The Flats
Date: Friday, September 1, 2017 9:25:35 AM
Attachments: [2017 08 03 Building Lease Agreement FE.pdf](#)

From: David Moses <david.moses@wichita.edu>
Date: Thursday, August 3, 2017 at 2:16 PM
To: Julene Miller <jmiller@ksbor.org>, "Burlingham, Renee" <rburlingham@ksbor.org>
Cc: "Bishop, Belinda" <belinda.bishop@wichita.edu>, "Boden, Stacia" <stacia.boden@wichita.edu>, Andy Schlapp <andy.schlapp@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>, "Mazzullo, Lainie" <Lainie.Mazzullo@wichita.edu>
Subject: The Flats

Folks: Attached is the fully executed building lease. Since I have two pending KORA requests, a copy will be sent to the Eagle and to the Sunflower. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:11:16 PM

From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Tuesday, July 18, 2017 11:04 AM
To: Chance Swaim <chance.swaim@gmail.com>
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

It's not clear to me what you're trying to imply, but when the Board of Regents granted Wichita State University authorization to lease property to WSIA for the purpose of constructing apartments in June 2016 there was clear communication regarding the housing plan now in place. That plan was further discussed during the approval of WSU's Campus Master Plan.

Regarding the use of federal financial aid by students, there is no limitation that I am aware of which prohibits how these funds are spent. Students routinely rent private housing off-campus and use federal

financial aid funds to pay for it.

If you haven't already, it might be useful to take a look at the Board's Policy Manual in regards to what responsibilities the Chief Executive Officer (in the case of WSU, the President) has been given; the Board governs the university, but has delegated day-to-day operations –

https://kansasregents.org/about/policies-by-laws-missions/board_policy_manual_2/chapter_ii_governance_state_universities_2/chapter_ii_full_text#adorg

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

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<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

That's not the agreement which I have just been notified of, wherein the university is leasing the building from the private company — which is a much different situation than allowing a private apartment complex to be built on campus or to allow university housing to operate the building or to allow the university to enter a lease agreement that directs federal financial aid money to a private company. This has not been proposed, as far as I can tell, to the board for approval, unless you're aware of something more recent.

On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

Best,

Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

[785-430-4237](tel:785-430-4237) (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

Wichita State has announced it is now leasing a privately owned building and moving its students from a university owned property (Fairmount Towers) to a privately owned building (The Flats).

Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: [Schlapp, Andrew](#)
To: [Tomblin, John](#)
Subject: FW: Wichita Eagle questions on The Flats selection
Date: Wednesday, September 27, 2017 3:14:15 PM
Attachments: [LOI WSIA MWCB; 2016 04 15 MWCB TO WSU LOI.pdf](#)

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Wednesday, September 27, 2017 at 10:50 AM
To: David Moses <david.moses@wichita.edu>, Andy Schlapp <andy.schlapp@wichita.edu>
Subject: Wichita Eagle questions on The Flats selection

Here's what I just received from Daniel Salazar. I probably won't have time to address until later today or tomorrow.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, September 27, 2017 at 10:44 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: The Flats selection

Okay. Well some of this goes far back, to literally my first day/week at The Eagle. But regarding the residence hall:

- 1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.
- 2) Also on June 16, 2015, David Murfin was [named](#) to the Kansas Board of Regents. Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time? Was the project put on hold because of Murfin's appointment?

Moving onto the private housing letter of intent from April 15, 2016, which I've attached:

- 3) Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one? Why did WSU accept the proposal?
- 4) There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?
- 5) Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?
- 6) Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

Thanks,
DJS

On Wed, Sep 27, 2017 at 10:20 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

You can email me your questions.

On Sep 27, 2017, at 10:17 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hi,

Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.

Thanks,

DJS

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: [316.269.6791](tel:316.269.6791)

Mobile: [512.983.8808](tel:512.983.8808)

dsalazar@wichitaeagle.com

[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Johnson, Susan](#)
To: [Vizzini, Tony](#); [Golling, Werner](#); [Tomblin, John](#); [Heldman, Lou](#); [King, Elizabeth](#); [Sheree Utash](#); [Hall, Teri](#); [Fleming-Randle, Marche](#); [Moses, David](#); [Schlapp, Andrew](#); [Muma, Richard](#); [Boatright, Darron](#)
Subject: FW: WSU Raises Request
Date: Friday, September 8, 2017 1:40:27 PM
Attachments: [Salary Increase Sunflower.xlsx](#)

Susan Johnson
Office of the President
316.978.5587

From: Golling, Werner
Sent: Friday, September 08, 2017 1:26 PM
To: Johnson, Susan <susan.johnson@wichita.edu>
Subject: FW: WSU Raises Request

Hello Colleagues – FYI, this was sent to Jenna at the Sunflower.

Best regards,
Werner

From: Golling, Werner
Sent: Friday, September 8, 2017 11:19 AM
To: 'managingeditor@thesunflower.com' <managingeditor@thesunflower.com>
Cc: Miller, David <david.miller@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: WSU Raises Request

Greetings Jenna –

Per your request earlier in the week, please find attached a table outlining base salary increases that have occurred this year (fiscal year 2018). As you review the attached information, I think it's important to outline that compensation increases for the listed employees over the past three months may have occurred for a variety of reasons that include:

- the state legislature's adopted 2.5% increase, effective in fiscal year 2018, for all benefits eligible employees who've worked for the state for less than five years
- a promotion to a different position
- a change in the position's responsibilities
- a change from a part-time to a full-time position

This information was assembled by our University Budget Director, David Miller, if you have any questions regarding the data please contact him at david.miller@wichita.edu

Best regards,

Werner M. Golling

Vice President for Finance and Administration



Wichita State University
1845 Fairmount Street, Box 47
208 Morrison Hall
Wichita, Kansas 67260

Phone: (316)978-3030
Fax: (316)978-3151
Email: werner.golling@wichita.edu

From "Jensen Scott" <https://linkprotect.cudasvc.com/url?a=https://scott.jensen@wichita.edu&c=E.1.OGhCDsFAZVYgm7Pyc-sLlCghvJ27EDdxixOC7ccxTqboY_G9IKHpHTAqEXdfH2Y6VuzTfgJNZ3HDOF6L.B2ppPp0s7BIMZjsOOefycot7pqK0gx&typo=1-smailto:scott.jensen@wichita.edu>
Date: July 7, 2017 at 2:46:16 PM CDT
To: "Tomblin, John" <https://linkprotect.cudasvc.com/url?a=https://john.tomblin@mail.niar.wichita.edu&c=E.1.rLSN3neT4sKAmKU5qMLexpwetCmm-qkKEldV-TACxwNlU0tLUWShel-4XWxNlZZmTurbGSMNSimlP7PqKbiMW4lqZbEaJfm8V3gySxJge_&typo=1-smailto:john.tomblin@mail.niar.wichita.edu>, "Schlapp, Andrew" <https://linkprotect.cudasvc.com/url?a=https://andy.schlapp@wichita.edu&c=E.1.92YP00s8UcyfNR6fpEp5iCnPupm6RVuYv7HzdGDoejigAMVRTsHQOY_pAPx3cxWRH3Q9UuRTL6LhA4oSR2HyNE9FKG_mvo9nuxywdVSzCg&typo=1-smailto:andy.schlapp@wichita.edu>
Cc: "Hall, Teri" <https://linkprotect.cudasvc.com/url?a=https://teri.hall@wichita.edu&c=E.1.J2dZaOZPKqHPCpe_f4NuwvysUbMtS7IAzMIscbit6Pn3ib9tDu-7kkMWWMkO9XVLSofEUdO4ThyeEufOE1EOBbunlCPSrRdGnEHFEwdLUcM6v52UeOmpk_&typo=1-smailto:teri.hall@wichita.edu>
Subject: Occupancy Date

John and Andy

Nick from Crossland indicated he is under the impression we are not moving anyone into the Flats until Aug. 19th. I was under the impression that we were allowing people who had signed up for the Flats originally to still move in on August 1. Is that not the case any longer?

I also heard from him that we were not creating a workout room any longer. Are there other programmatic changes that we should be aware of so that we are prepared for this transition.

Thank you

Scott

Scott Jensen
Director
Housing and Residence Life
Wichita State University
(316) 978-6612
[cid:image003.jpg@01D2F72F.C96356E0]
<image003.jpg>

From: [Bardo, John](#)
To: [Executive Team](#)
Subject: Fwd: Visit to Faculty Senate
Date: Tuesday, September 19, 2017 5:07:09 AM

Sent from my iPhone

Begin forwarded message:

From: "Shaw, Carolyn" <carolyn.shaw@wichita.edu>
Date: September 18, 2017 at 8:23:56 PM EDT
To: "Bardo, John" <john.bardo@wichita.edu>
Cc: "Lanier, Anna" <anna.lanier@wichita.edu>
Subject: Visit to Faculty Senate

Dear John,

We are looking forward to your visit to the faculty senate next Monday Sept 25.

With the other items on the agenda, I would anticipate that you would be up on the agenda from 4:30 –5:00. I have asked faculty to submit questions that they would like for you to address and wanted to provide you with the following list:

- How does enrollment look and what impact will this have on faculty pay raises?
- What is the latest on the YMCA initiative?
- What are all of the new buildings on Innovation campus? Is Engineering going to be renting some of the space in the new building near Airbus?
- Can you explain the bailout of the private investors for the low occupancy of the Flats? Will those apartments continue to house students at a discounted rate in the future? If not, do we have a lower cost option for students on campus?
- How are relations with SGA this year?
- What are we doing to invest in infrastructure on the main campus? (aging technology and other issues)

I know some of these issues are delegated to others, so I wanted to give you a heads up in case you needed to gather in some additional information before the meeting.

Have a good week! (Perhaps I'll see you in Topeka!)

Carolyn

Dr. Carolyn Shaw
Professor and Chair
Faculty Senate President
Political Science Department
Wichita State University
1845 N. Fairmount St.
Wichita KS 67260-0017

316-978-7130

From: [Jensen, Scott](#)
To: [Hall, Teri](#); [Tatro, Lois](#); [Golling, Werner](#)
Cc: [Schlapp, Andrew](#); [Kahrs, Andrew](#); [Craven, Amanda](#)
Subject: Housing Efficiencies
Date: Sunday, July 16, 2017 1:50:36 PM
Attachments: [Housing Efficiencies.xlsx](#)

Hello esteemed colleagues,

As we make this transition to The Flats from Fairmount Towers, we have been working to find as many housing efficiencies as possible to ensure we are operating at an optimal level. Attached is a spreadsheet of items that we have undertaken for this upcoming year. One (cable) was noted as a savings of zero because our actual saving was realized in the year we just finished up, but I was hoping we could examine again if anyone has some great ideas for removing the rest of the cost. On each item, I listed the initiative taken, an explanation, whether it was done before The Flats decision (items we would have done anyway) or after The Flats decision (items we did because of our transition to The Flats), and the net effect to the bottom line. All but one, the custodial support of dining services, will for sure be implemented by September 1 of this year for a total savings of nearly \$380,000.

The reason I reach out to all of today is to see if any of you have any ideas of things you have thought of, seen at other schools, or just random suggestions you would have for me to consider as we move forward.

I am committed to making this transition to The Flats be successful both for our students and our bottom line. I want to make sure I involve as many minds as possible to aid in this endeavor.

There are two open positions that we still seeking to fill.

One is a ½ time position we had posted to help with administrative functions at The Flats when we were going to be running both The Flats and Fairmount Towers. Now that we are moving our operations over to The Flats, the position is not necessary, but would be extremely helpful (certainly in the first year).

The other is our Associate Director for Residence Life. This position is our key link to many of our campus partners, supervises the full time and part time live in staff in the buildings, coordinates our emergency response, and serves as our main contact to ensure the welfare of our students of concern. This position I view as mission critical.

I do not want to move forward on filling these positions without a gauge from you as to the sustainability of our currently planned staffing pattern (the ½ position search is completed with a candidate selected, but not yet offered/hired. The AD position search is at the campus interview stage in the process).

I appreciate any feedback on this and welcome any suggestions on how we can make all of this work for everyone.

Scott

Scott Jensen

Director

Housing and Residence Life

Wichita State University

(316) 978-6612



From: John Tomblin
To: [Flanders, Blake \(bflanders@ksbor.org\)](mailto:bflanders@ksbor.org)
Cc: [King, Eric](#); [Bardo, John](#); [Schlapp, Andrew](#); [Heldman, Lou](#)
Subject: Innovation Campus bid summaries
Date: Monday, July 31, 2017 3:06:15 PM
Attachments: [WSU Bid Tabulation Summary.pdf](#)
Importance: High

Dr. Flanders,

I know that there has been a lot of press articles and anonymous comments regarding the bid process and contracting awards with the Innovation campus and WSU. I thought it might be useful for you to have the factual documents that were followed, regardless of the fake news that seems to grab the most attention. If any State or bonded funds are involved with the project, we utilize the State of KS bidding process through Topeka. Attached are the bid tabulations for projects bid through the state for the past couple of years involving the Innovation Campus. Included are the Engineering Experiential Building, Innovation Campus Utility and Infrastructure projects phase 1-5 (excluding phase 4 that was paid for with WSIA funds to support the City and County funded Law Enforcement Training Center) and the parking garage project that was bonded for the main campus. As seen from bid tabulation, a summary of the selected contracting companies is shown below. All of these were selected based upon lowest bid.

Nowak Construction - Phase 1 - \$ 969,904

Crossland Construction - Phase 2,3 and 5 - \$ 8,293,000

Dondlinger Construction – EEB and Parking garage - \$ 27,752,000

Media articles would make one believe that bidding was not conducted and the MWCB constructed the entire innovation campus. As you can see from the facts, that is not the case and the big winner as far as funds awarded has been Dondlinger Construction. All of these bid tabulation sheets are public record. As far as buildings such as the partnership building 1 and 2 as well as the Flats, these were 100% built with private investment funding from MWCB with no risk from the university. I am currently working with four other development companies other than MWCB for investment opportunities on the campus.

Just wanted to provide you with some factual information as all too often the media reports don't do enough research and they write what would create a more dramatic story other than one based upon the facts. We ask for corrections to false and/or misleading information but have no control of the timing of those corrections or if they are printed at all.

I am really proud of what we are doing to enhance the economy of Wichita and south central Kansas.

Let me know if you have any questions - JOHN

=====



Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

From: Mark Marney
To: [Schlapp, Andrew](#)
Subject: Meeting with Purpose Built Communities
Date: Monday, October 16, 2017 9:31:09 AM

Hi Andy

Thank you for taking time to meet with me last week. This will be an exciting project to watch develop.

Our meeting with David Edwards, CEO of PBC and Brittany Collins, Community Development Advisor of PBC [Leadership PBC](#) is set for Monday, Nov. 27. It will be in the evening, dinner and presentation. Location TBD. I have sent a note about the meeting to Elizabeth under a separate email.

Andy, you mentioned that you plans for a YMCA on the Innovation Campus. If there would be a representative of the YMCA that could attend the meeting we would love to have them. The City is bringing someone from the United Way, so it would make sense to have someone from the Y there as well.

Again, thank you for your help and interest in this very exciting project.

Mark Marney
210-998-9605

From: [Tatro, Lois](#)
To: [Schlapp, Andrew](#)
Cc: [Boden, Stacia](#)
Subject: RE: Additional rent due to The Flats
Date: Thursday, November 9, 2017 4:31:52 PM

Did you get approval on this? It will take a week to get a check through the State, so didn't want to lose sight of making this happen.

From: Tatro, Lois
Sent: Tuesday, October 31, 2017 12:13 PM
To: Schlapp, Andrew
Cc: Boden, Stacia
Subject: FW: Additional rent due to The Flats

I asked Scott to send me the actual room count by double bed vs single bed as of 10/31 in order to more accurately estimate the 'makeup' of the 51 beds that were not part of the original contract amount. Based on that data, 55% of all beds are singles; 45% are doubles. WSU charges \$2950/semester for a single, \$4380 for a double.

Then, I asked him for the average vacancy rate – understanding that on any day, it may be a different “bed” that is open – due to the constant “move in” / “move out” nature of dormitories. He stated that, on average, they have 6-8 vacant rooms at any point in time.

So, I took the actual rate charged per room type, applied the % of rooms rented by type and subtracted the (low end) 6 vacant rooms (2 single and 4 double).

	Per Semester Room Rate	% of 51 rooms, less 6 vacant		
	\$			
Singe Bed	2,950	55%	\$	76,847.50
	\$			
Double Bed	4,380	45%	\$	83,001.00
Fall Semester Balance Due The Flats			\$	159,848.50

We would do this same calculation in the Spring. I believe this is the best estimate we can get on the actual amount due to The Flats for the fall. Let me know your thoughts and if you'd like me to forward this to Matt.

Lois

From: Tatro, Lois
Sent: Monday, October 30, 2017 1:16 PM
To: Schlapp, Andrew
Subject: FW: Additional rent due to The Flats

Hi Andy,

See below.

Any thoughts on the proposal we made on the additional rent payment? This was one of my “to do’s” from the last meeting with them. Sorry, I didn't realize you were working on this (if you are). ☺

Thanks, Lois

From: Matt Kitchen [<mailto:mkitchen@crossland.com>]

Sent: Monday, October 30, 2017 10:04 AM

To: Tatro, Lois

Cc: Boden, Stacia

Subject: RE: Additional rent due to The Flats

Lois,

I think Steve Barrett and Andy are working on agreement. The questions is for the additional beds you have put in each room above and beyond the 51. Hoping to hear back something here shortly. Thanks!



Matt Kitchen

833 S. East Ave, P.O. Box 45
Columbus, KS 66725

Cell: 620-210-2038
mkitchen@crossland.com



Please consider the environment before printing this e-mail.

From: Tatro, Lois [<mailto:Lois.Tatro@wichita.edu>]

Sent: Wednesday, October 25, 2017 3:07 PM

To: Matt Kitchen <mkitchen@crossland.com>

Cc: Boden, Stacia <stacia.boden@wichita.edu>

Subject: Additional rent due to The Flats

Hi Matt,

Sorry for the delay in getting this information to you. This task is far more difficult than it seemed at first glance.

Per the lease, WSU owes The Flats the gross revenue for any rooms sold after the lease signing date. At that point, there were 51 beds not occupied after we had completed moving all students from Fairmount Towers. But, because our dorms are in a constant state of flux (students moving in, students moving out, students changing rooms, etc), it is extremely difficult to identify the exact 51 "beds" that aren't occupied (or that are occupied). Now we could go through the effort of identifying exactly the beds that were open by day, seeing how long it stayed open, or if it was filled for a few days, determine the amount of rent charged for those days for that bed. But, that WILL take a great amount of effort.

As an alternative, we are proposing to pay The Flats for all 51 beds – as though they have been occupied the entire time – at the rate defined in the lease of \$4256/for 9 months (\$217,056). WSU would remit The Flats a

check for ½ of this amount after November 15th (final collection date for us on bills) and April 15th.

In addition, on these same dates, we'll include payment for the parking spaces that have been rented for the semester.

Thoughts?

If this is agreeable to you, I can move forward with the payment next month.

Thanks,

Lois Tatro

Sr Associate Vice President – Finance Services

WICHITA STATE UNIVERSITY

Phone: 316-978-5890

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From: [Tatro, Lois](#)
To: [Schlapp, Andrew](#)
Subject: RE: Additional rent due to The Flats
Date: Thursday, November 9, 2017 4:41:48 PM

Well....going to need a bit better than that! ☺

Can I forward a part of the email below to Matt K. and ask for his approval? Or Matt and Steve Barrett?

From: Schlapp, Andrew
Sent: Thursday, November 9, 2017 4:39 PM
To: Tatro, Lois
Subject: Re: Additional rent due to The Flats

I think so

Sent from my iPhone

On Nov 9, 2017, at 3:31 PM, Tatro, Lois <Lois.Tatro@wichita.edu> wrote:

Did you get approval on this? It will take a week to get a check through the State, so didn't want to lose sight of making this happen.

From: Tatro, Lois
Sent: Tuesday, October 31, 2017 12:13 PM
To: Schlapp, Andrew
Cc: Boden, Stacia
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Then, I asked him for the average vacancy rate – understanding that on any day, it may be a different "bed" that is open – due to the constant "move in" / "move out" nature of dormitories. He stated that, on average, they have 6-8 vacant rooms at any point in time.

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To: Schlapp, Andrew
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Hi Andy,

See below.

Any thoughts on the proposal we made on the additional rent payment? This was one of my "to do's" from the last meeting with them. Sorry, I didn't realize you were working on this (if you are). ☺

Thanks, Lois

From: Matt Kitchen [<mailto:mkitchen@crossland.com>]
Sent: Monday, October 30, 2017 10:04 AM
To: Tatro, Lois
Cc: Boden, Stacia
Subject: RE: Additional rent due to The Flats

Lois,

I think Steve Barrett and Andy are working on agreement. The questions is for the additional beds you have put in each room above and beyond the 51. Hoping to hear back something here shortly. Thanks!

<image001.jpg>
Matt Kitchen

833 S. East Ave, P.O. Box 45
Columbus, KS 66725

Cell: 620-210-2038
mkitchen@crossland.com

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From: Tatro, Lois [<mailto:Lois.Tatro@wichita.edu>]
Sent: Wednesday, October 25, 2017 3:07 PM
To: Matt Kitchen <mkitchen@crossland.com>
Cc: Boden, Stacia <stacia.boden@wichita.edu>
Subject: Additional rent due to The Flats

Hi Matt,

Sorry for the delay in getting this information to you. This task is far more difficult than it seemed at first glance.

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In addition, on these same dates, we’ll include payment for the parking spaces that have been rented for the semester.

Thoughts?

If this is agreeable to you, I can move forward with the payment next month.

Thanks,

Lois Tatro

Sr Associate Vice President – Finance Services

WICHITA STATE UNIVERSITY

Phone: 316-978-5890

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From: [Schlapp, Andrew](#)
To: [Tatro, Lois](#)
Subject: Re: Additional rent due to The Flats
Date: Thursday, November 9, 2017 4:39:29 PM

I think so

Sent from my iPhone

On Nov 9, 2017, at 3:31 PM, Tatro, Lois <Lois.Tatro@wichita.edu> wrote:

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Thanks, Lois

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Cc: Boden, Stacia

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Lois Tatro

Sr Associate Vice President – Finance Services

WICHITA STATE UNIVERSITY

Phone: 316-978-5890

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From: Flanders, Blake
To: [Schlapp, Andrew](#)
Cc: [Bardo, John](#); [Miller, Julene](#); [Frisbie, Elaine](#); [Henning, Nelda](#); [Burlingham, Renee](#)
Subject: RE: Fairmount Towers
Date: Tuesday, July 18, 2017 4:37:36 PM

Andy, thank you for communicating your intention to follow the WSU 2013 master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

Blake

Blake Flanders, Ph.D.
President & CEO
1000 SW Jackson, Suite 520
Topeka, KS 66612-1368
785.430.4234

From: Schlapp, Andrew [mailto:andy.schlapp@wichita.edu]
Sent: Friday, July 7, 2017 4:19 PM
To: Flanders, Blake <bflanders@ksbor.org>
Cc: Bardo, Dr. John W. <john.bardo@wichita.edu>
Subject: Fairmount Towers

Increasing enrollment at WSU has been a continuing high priority of Dr. Bardo and his executive team. An important part of advancing WSU's reputation from commuter school to comprehensive research university has been to focus on the quality of student experience in the classroom and beyond.

His experience at several universities has been that having a critical mass of students in residence makes a big difference in expanding student engagement. WSU was facing two problems in that regard – the poor quality of existing housing stock and its location on the edges of campus, where students (and parents) felt uneasy.

The strategic goal of improved quantity and quality of housing was identified in the university's 2013 master plan. Page 58 says:

BUILD 2,000 TO 2,500 BEDS IN FIVE TO EIGHT YEARS - Providing new and improved housing options on the campus is a key objective of the university. In the next five to eight years, 2,000 to 2,500 beds are planned in response to campus life objectives and anticipated enrollment growth. By merging

housing with the need for accessible study spaces, the aim is to create a strong living / learning environment that will enable students not only to have access to places for learning and studying, but also provide places for social activities.

The first step was to build a new housing facility in the center of campus (Shocker Hall) and close Brennen Hall and Wheat Shocker. That was accomplished for the 2014-15 academic year.

The second planned step was to build another on campus housing facility and close the 50+-year-old Fairmount Towers. This process has been delayed because revenue from Fairmount had been used to service the debt on Wheat Shocker and other housing projects.

The university has been unwilling to take on new debt other than for academic buildings.

The construction of the privately financed Flats at WSU apartment project has offered an opportunity to:

- House students in a new, better-located facility at no additional cost to them.
- Close Fairmount Towers before additional costly repairs are required.
- Use new housing as a recruiting tool to attract students from Kansas and beyond.

Centralizing housing operations on the main campus creates a more positive environment for our students that aligns with the goals of the university and exposes students to the live, learn, work and play environment that fosters education, entrepreneurship, research and community.

To facilitate this in the most time efficient way, under the current pricing structure for Fairmount Towers residents, the developer of the Flats has agreed to operate the apartment complex at a loss this year to help accomplish the long-term strategic goal and move all student housing to the main campus. This is a win for the university because it greatly improves the quality and location of housing without taking on long-term debt. It's a win for the developers because it exposes 300 or more students to their new housing complex. The site has additional land where the developers already have the option of building more housing.

The University will ask the Board of Trustees to fund the remaining debt service on Fairmount Towers and pay to raze the building, as contemplated in the university's five-year capital plan.

We believe in future years, that this short-term capital constraint will be fixed and the students will have a better living environment that is consistent with or vision, mission and our master plan.

From: [Jensen, Scott](#)
To: [Schlapp, Andrew](#)
Cc: [Hall, Teri](#); [Tatro, Lois](#)
Subject: Re: Flats
Date: Friday, July 7, 2017 4:13:42 PM

I am not sure what is allowed by WSU policy or state law for transferring ownership of property or even lending it to a private entity. Who would I run that through?

Sent from my iPhone

On Jul 7, 2017, at 3:10 PM, Schlapp, Andrew <andy.schlapp@wichita.edu> wrote:

I think we should talk about anything that is possible and makes sense. What do you think is the right approach to this?

Sent from my iPhone

On Jul 7, 2017, at 2:49 PM, Jensen, Scott <scott.jensen@wichita.edu> wrote:

Andy,

Could I get a little more direction on this? Are you talking about room furniture, office furniture, lounge furniture? The other items- are you saying cleaning equipment, pool table/rec equipment, computers? I just want to make sure what you are referring to before reaching out.

Also, would we be selling these items to them?

Thank you,

Scott

Scott Jensen
Director
Housing and Residence Life
Wichita State University
(316) 978-6612
<>

From: Schlapp, Andrew
Sent: Friday, July 7, 2017 2:25 PM
To: Jensen, Scott <scott.jensen@wichita.edu>
Subject: Flats

Can you get with DJ and Nick about Furniture and other items that could be used at the flats

From: [Tatro, Lois](#)
To: [Schlapp, Andrew](#)
Subject: Re: Flats Estimate
Date: Friday, June 30, 2017 3:55:04 PM

Do you want to discuss or did it make sense?

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Schlapp, Andrew" <andy.schlapp@wichita.edu>
Date: 6/30/17 1:08 PM (GMT-06:00)
To: "Boden, Stacia" <stacia.boden@wichita.edu>, "Tatro, Lois" <Lois.Tatro@wichita.edu>, "Golling, Werner" <werner.golling@wichita.edu>
Subject: Re: Flats Estimate

I don't think so would balance out with efficiencies.



From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Subject: Re: Innovation Campus update two-sided sheet 9-27-17
Date: Wednesday, September 27, 2017 5:44:25 PM

No, but we can add if we know enough about proportions. All the other shapes/sizes are adapted from GLMV master plan. #37 is last version I have.

From: Andy Schlapp <andy.schlapp@wichita.edu>
Date: Wednesday, September 27, 2017 at 3:35 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: Innovation Campus update two-sided sheet 9-27-17

Flats II on sheet?

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Wednesday, September 27, 2017 at 3:17 PM
To: "Main, Betsy" <betsy.main@wichita.edu>, "Ortega, Jordyn" <jordyn.ortega@wichita.edu>, "Deckinger, Lynn" <Lynn.Deckinger@wichita.edu>, "Friess, Tracee" <tracee.friess@wichita.edu>, "Lanier, Anna" <anna.lanier@wichita.edu>, Susan Johnson <susan.johnson@wichita.edu>, Katie Gee <kgee@niar.wichita.edu>, "White, Connie" <Connie.White@wichita.edu>, Executive Team <executive.team@wichita.edu>
Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, "Easum, Amy" <amy.easum@wichita.edu>, Lainie Mazzullo <lainie.mazzullo@gmail.com>, "Hart, Tim" <Tim.Hart@wichita.edu>
Subject: Innovation Campus update two-sided sheet 9-27-17

About every six months StratComm does a two-sided sheet for on-demand printing or online use. Attached is the just-completed version that we hope will be outdated very soon.

If you spot errors no need to hit Reply All, just let me know and we'll get it fixed.

Best,
Lou

From: SC Design4 <sc.design4@wichita.edu>

Date: Wednesday, September 27, 2017 at 2:54 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Innovation Update

Lou,

The word people said this looks good. Are you ready to send to print?

Alyssa

From: [Schlapp, Andrew](#)
To: [Heldman, Lou](#)
Subject: Re: Innovation Campus update two-sided sheet 9-27-17
Date: Wednesday, September 27, 2017 3:35:47 PM

Flats II on sheet?

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Wednesday, September 27, 2017 at 3:17 PM
To: "Main, Betsy" <betsy.main@wichita.edu>, "Ortega, Jordyn" <jordyn.ortega@wichita.edu>, "Deckinger, Lynn" <Lynn.Deckinger@wichita.edu>, "Friess, Tracee" <tracee.friess@wichita.edu>, "Lanier, Anna" <anna.lanier@wichita.edu>, Susan Johnson <susan.johnson@wichita.edu>, Katie Gee <kgee@niar.wichita.edu>, "White, Connie" <Connie.White@wichita.edu>, Executive Team <executive.team@wichita.edu>
Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, "Easum, Amy" <amy.easum@wichita.edu>, Lainie Mazzullo <lainie.mazzullo@gmail.com>, "Hart, Tim" <Tim.Hart@wichita.edu>
Subject: Innovation Campus update two-sided sheet 9-27-17

About every six months StratComm does a two-sided sheet for on-demand printing or online use. Attached is the just-completed version that we hope will be outdated very soon.

If you spot errors no need to hit Reply All, just let me know and we'll get it fixed.

Best,
Lou

From: SC Design4 <sc.design4@wichita.edu>
Date: Wednesday, September 27, 2017 at 2:54 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation Update

Lou,

The word people said this looks good. Are you ready to send to print?

Alyssa

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Subject: Re: KORA: Private Housing
Date: Monday, July 17, 2017 5:10:10 PM

On Jul 17, 2017, at 5:04 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Lou,

I was going to cc: Andy Schlapp and Joe Kleinsasser but then I thought it might be appreciated if I let you triage this to whomever else you might want to share it with on your team –

Just wanted to let you know after responding to an Open Records Request late last week, both *The Sunflower* and *The Wichita Eagle* have asked for comment today in regards to The Flats/Fairmount Towers.

Below is my written follow up to Daniel Salazar (which was proceeded by a phone call) in regards to whether Board policy was followed; below it is the response which was sent in response to the KORA request we received (if you want the version with attachments, just let me know!).

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Monday, July 17, 2017 4:48 PM
To: dsalazar@wichitaeagle.com
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: KORA: Private Housing

Dear Daniel,

In regards to the Board policy on private housing (Chapter II, Section E.9), the authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The agreement was knowingly entered into by the Board (point a), and as the documentation shows, no preference was given as the bid process is outlined (point b), there is no knowledge of an occupancy guarantee given to the developer (point c), and no public funds are being given for operation and maintenance (point d) (last sentence on page 45).

Of course, let me know if I can provide any additional information.

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze

Sent: Monday, July 17, 2017 4:07 PM

To: dsalazar@wichitaeagle.com

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: FW: KORA: Private Housing

Here you go!

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Burlingham, Renee
Sent: Friday, July 14, 2017 4:00 PM
To: Chance Swaim <chance.swaim@gmail.com>; Richardson, Breeze
<brichardson@ksbor.org>
Cc: Burlingham, Renee <rburlingham@ksbor.org>
Subject: RE: KORA: Private Housing

July 14, 2017

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance Swaim,

I am responding to your below copied email, which I received on July 13, 2017 at 1:04 p.m., wherein you invoked the Kansas Open Records Act to request “all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents. . .”

I have attached the following documents, which I believe are responsive to your request:

- May 31, 2016, Board Fiscal Affairs and Audit Standing Committee agenda – see page 4
- June 15-16, 2016 Board meeting agenda – see page 45
- June 15-16, 2016 Board minutes – see pages 7-8
- Pages out of Wichita State University’s Campus Master Plan

Please note that the agendas and minutes from Board meetings dating from July 2013 to present are available online at http://www.kansasregents.org/about/regent_meetings_agendas_and_minutes and the Board minutes record official Board action on matters that come before it.

Likewise, the agendas and minutes for Board committees are available online. See http://www.kansasregents.org/about/councils_committees

If you wish to request other public records that may be possessed by the Board, please refer to the Kansas Open Record Act (KORA) information posted online at http://www.kansasregents.org/about/board_office. You will note that a record fee may be charged to recoup the costs resulting from record requests, including staff time. Should you request additional records on this topic, we reserve the right to charge a record fee, to recoup the actual costs associated with that request.

Renee Burlingham
Record Custodian
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]
Sent: Thursday, July 13, 2017 1:04 PM
To: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>
Subject: KORA: Private Housing

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~21~~²⁵ to 45~~23~~³⁰, I write to request

all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents, including any authorization for the

Wichita State University

to:

- a enter into agreements, written or verbal or implied relating to private housing;
- b give preference to any owner or operator of private housing;
- c guarantee occupancy in or payments for private housing; or
- d provide public funds for the supervision, maintenance or operation of private housing.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~21~~²⁸(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

cc'd: Renee Burlingham, Breeze Richardson

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: [Tatro, Lois](#)
To: [DJ McClenny](#)
Cc: [Schlapp, Andrew](#); [Steve Barrett](#)
Subject: RE: Parking stalls at The Flats
Date: Thursday, August 3, 2017 7:42:39 AM

Yes. I didn't include that as we haven't worked out the details for beyond 5/31/2018. We'll want the parking to be consistent with the room charges at that point in time, so it could be either monthly or semester based. I believe we'll know MUCH more about what will work the best when we get through the first semester.

If you are agreeable with this plan, and once the lease is signed, we can get this started. I can have Stacia put it in an addendum if that works for you.

Lois

-----Original Message-----

From: DJ McClenny [<mailto:djmccleddy@crossland.com>]
Sent: Thursday, August 3, 2017 6:25 AM
To: Tatro, Lois
Cc: Schlapp, Andrew; Steve Barrett
Subject: Re: Parking stalls at The Flats

And then something for summer?

[Crossland Logo for email1]

DJ McClenny

Vice President- Wichita Division

3017 N. Cypress Drive<x-apple-data-detectors://1/1>

Wichita KS 67226<x-apple-data-detectors://1/1>

Phone: 316-942-9090<tel:316-942-9090> Fax: 316-944-0147<tel:316-944-0147>

Cell: 620-210-0282<tel:620-210-0282>

DJMcClenny@Crossland.com<<mailto:djmccleddy@crossland.com>>

website: https://linkprotect.cudasvc.com/url?a=https://www.crosslandconstruction.com&c=E.1.z6v9jr-iX94Zl6nE54qaQyTU-J7GOfDBZuPXurQNzcr9WrPMpuew6jr20OGz-ZU1ToA0lCOLvswKbJOyDBtkGralS2okiD_UUVgPtUoZK9GLkjtFC4.&typo=1<https://linkprotect.cudasvc.com/url?a=http://www.crosslandconstruction.com/&c=E.1.77Tu7BkCWTaRESnyzHq7mc0fm_gnw_088HOBge49tQtdpL7jg1rmm42xOoP-fPIYFhV6uK37zs5Zx6U62ILt6gwMVYZaVZwGGI46b-NIPizGrBw1wlmaJvQ.&typo=1>

http://www.crosslandconstruction.com/&c=E.1.77Tu7BkCWTaRESnyzHq7mc0fm_gnw_088HOBge49tQtdpL7jg1rmm42xOoP-fPIYFhV6uK37zs5Zx6U62ILt6gwMVYZaVZwGGI46b-NIPizGrBw1wlmaJvQ.&typo=1>

Connect with us: [cid:image002.gif@01CAF763.483E35E0] <<http://www.facebook.com/pages/Columbus-KS/Crossland-Construction-Company-Inc/313176433739>> [cid:image003.gif@01CAF763.483E35E0] <http://twitter.com/Crossland_Inc>

On Aug 2, 2017, at 8:39 PM, Tatro, Lois <Lois.Tatro@wichita.edu<<mailto:Lois.Tatro@wichita.edu>>> wrote:

Hi DJ,

I've been working with our parking team and I think we have a plan for selling parking stalls at The Flats.

We'll sell/offer parking stalls to The Flats students using semester rates:

\$200/semester for surface level reserved parking

\$300/semester for underground reserved parking Revenue received from parking at The Flats will be held in a University parking fund.

Student will pay the fee up front and then monthly WSU (or as mutually agreed upon) will remit the fees collected to you. If a student is given a full refund of tuition and fees and WSU has to refund parking fees that were previously paid, we'll reduce the parking fund with this amount.

In addition, we'll offer surface level reserved parking to Faculty/Staff using payroll deduction (as is done with our other parking). If the staff member chooses a stall at The Flats, we'll put that revenue into the unique parking fund and again, remit it to you monthly.

WSU will provide The Flats a full accounting monthly, of the receipts and disbursements made from this parking fund.

Also, WSU policy 18.03/Reserved Parking Spaces shall not apply to these parking stalls. However, other parking rules may be imposed.

Let me know if you have any questions or concerns. Once we have approval to proceed we'll begin the process of notifying students of this process.

Underground Parking

Stalls

Total Stalls

106

Less commitment to WSU

(40)

Less ADA required Stalls**

(5)

Available to Sell

61

Surface Parking

Stalls

Total Stalls

147

Less ADA required Stalls**

(6)

Less WSU requested visitor stalls

(10)

Available to Sell

131

**ADA stall counts are dependent on the actual occupancy and may vary per final headcount

Lois Tatro

Associate Vice President - Financial Operations, Business Technology & Sponsored Research Accounting WICHITA STATE UNIVERSITY

Phone: 316-978-5890

NOTE: This communication may contain information that is confidential in nature and restricted from further disclosure. Any information designated as, or otherwise deemed to be, a student or personnel record, FERPA or HIPAA covered record or non-public confidential University or business record, should be maintained in compliance with all applicable University policies and procedures and state and federal laws. If you believe you are receiving this message in error, or you are unsure as to the confidential nature of this transmission, please notify the sender and delete this e-mail from your system.

From: DJ McClenny
To: [Tatro, Lois](#)
Cc: [Schlapp, Andrew](#); [Steve Barrett](#)
Subject: Re: Parking stalls at The Flats
Date: Thursday, August 3, 2017 6:29:36 AM

And then something for summer?

[Crossland Logo for email]

DJ McClenny

Vice President- Wichita Division

3017 N. Cypress Drive<x-apple-data-detectors://1/1>

Wichita KS 67226<x-apple-data-detectors://1/1>

Phone: 316-942-9090<tel:316-942-9090> Fax: 316-944-0147<tel:316-944-0147>

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DJMcClenny@Crossland.com<<mailto:djmcclenny@crossland.com>>

website: [https://linkprotect.cudasvc.com/url?a=https://www.crosslandconstruction.com&c=E.1.z6v9jr-iX94Zl6nE54qaQyTU-](https://linkprotect.cudasvc.com/url?a=https://www.crosslandconstruction.com&c=E.1.z6v9jr-iX94Zl6nE54qaQyTU-J7GOfDBZuPXurQNzcr9WrPMpuew6jr20OGz-)

[J7GOfDBZuPXurQNzcr9WrPMpuew6jr20OGz-](https://linkprotect.cudasvc.com/url?a=http://www.crosslandconstruction.com/&c=E.1.77Tu7BkCWTaRESnyzHq7mc0fm_gnw_088HOBge49tQtdpL7jg1rmm42xOoP-fPIYFhV6uK37zs5Zx6U62ILt6gwMVYZaVZWGGI46b-NIPizGrBw1wlmaJvQ.&typo=1)

[ZU1ToA0ICOLvswKbJOyDBtkGraIs2okiD_UUVgPtUoZK9GLkjtFC4.&typo=1](https://linkprotect.cudasvc.com/url?a=http://www.crosslandconstruction.com/&c=E.1.77Tu7BkCWTaRESnyzHq7mc0fm_gnw_088HOBge49tQtdpL7jg1rmm42xOoP-fPIYFhV6uK37zs5Zx6U62ILt6gwMVYZaVZWGGI46b-NIPizGrBw1wlmaJvQ.&typo=1)<https://linkprotect.cudasvc.com/url?a=http://www.crosslandconstruction.com/&c=E.1.77Tu7BkCWTaRESnyzHq7mc0fm_gnw_088HOBge49tQtdpL7jg1rmm42xOoP-fPIYFhV6uK37zs5Zx6U62ILt6gwMVYZaVZWGGI46b-NIPizGrBw1wlmaJvQ.&typo=1>

Connect with us: [cid:image002.gif@01CAF763.483E35E0] <<http://www.facebook.com/pages/Columbus-KS/Crossland-Construction-Company-Inc/313176433739>> [cid:image003.gif@01CAF763.483E35E0] <http://twitter.com/Crossland_Inc>

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Stalls

Total Stalls

147

Less ADA required Stalls**

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Less WSU requested visitor stalls

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131

**ADA stall counts are dependent on the actual occupancy and may vary per final headcount

Lois Tatro
Associate Vice President - Financial Operations,
Business Technology & Sponsored Research Accounting
WICHITA STATE UNIVERSITY
Phone: 316-978-5890

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From: John Tomblin
To: [Bardo, John](#); [Schlapp, Andrew](#)
Subject: RE: ULK
Date: Sunday, November 5, 2017 1:06:26 PM

I could ask Crossland to do it but really don't want to put that in front of your house as I am still pushing that

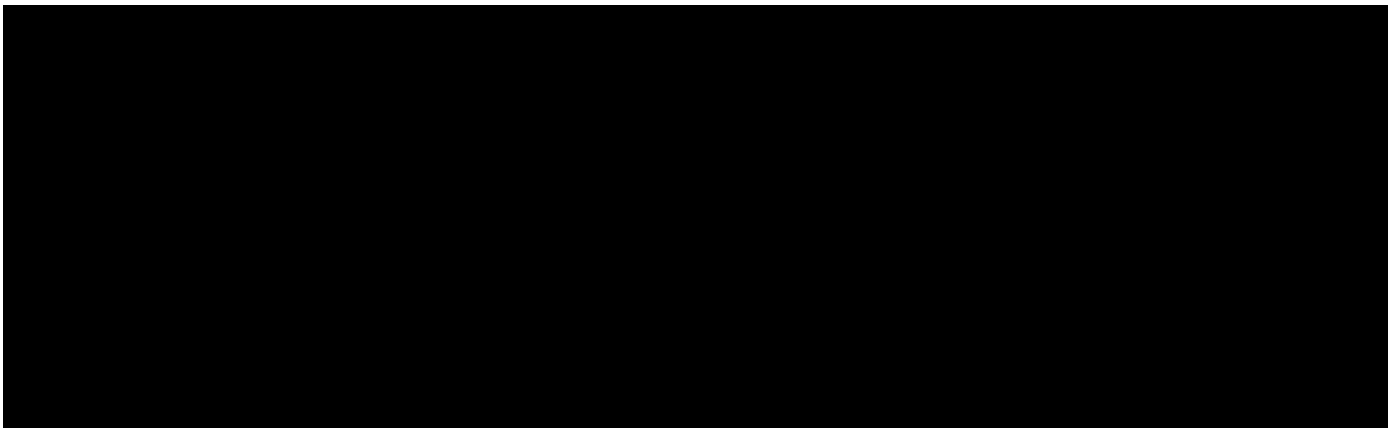
What about Tom Dondlinger ? could have Elizabeth ask him

=====



Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

From: Bardo, John [mailto:john.bardo@wichita.edu]
Sent: Sunday, November 05, 2017 12:43 PM
To: Schlapp, Andrew <andy.schlapp@wichita.edu>; John Tomblin <john.tomblin@wichita.edu>
Subject: ULK



From: Richardson, Breeze
To: [Heldman, Lou](#)
Cc: [Kleinsasser, Joe](#); [Schlapp, Andrew](#); [Richardson, Breeze](#)
Subject: RE: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:56:19 PM

I hadn't read it until now; do you think Terry Hall understands? (not to say I'm an expert in any way, but perhaps this is about word choice...) Her comments seem to be at least in-part what's driving his conclusion that something wrong is occurring here –

“My point is, if we didn't lease this property, students couldn't use that money in The Flats,” Hall said.

What financial aid is she talking about? Of course students can use financial aid to pay for off-campus housing.

<http://thesunflower.com/18548/showcase/wichita-state-to-use-financial-aid-money-to-lease-from-private-company/>

Always appreciative of the communication,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

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<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Heldman, Lou [mailto:Lou.Heldman@wichita.edu]
Sent: Tuesday, July 18, 2017 12:14 PM
To: Richardson, Breeze <brichardson@ksbor.org>
Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Schlapp, Andrew <andy.schlapp@wichita.edu>
Subject: Re: URGENT: Housing lease Wichita State

Thanks, Breeze. I'm glad you made the point but based on his story I don't think he understands that the federal grants are intended to help students pay for housing.

Lou

From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

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Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze

Sent: Tuesday, July 18, 2017 11:04 AM

To: Chance Swaim <chance.swaim@gmail.com>

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

It's not clear to me what you're trying to imply, but when the Board of Regents granted Wichita State University authorization to lease property to WSIA for the purpose of constructing apartments in June 2016 there was clear communication regarding the housing plan now in place. That plan was further discussed during the approval of WSU's Campus Master Plan.

Regarding the use of federal financial aid by students, there is no limitation that I am aware of which prohibits how these funds are spent. Students routinely rent private housing off-campus and use federal financial aid funds to pay for it.

If you haven't already, it might be useful to take a look at the Board's Policy Manual in regards to what responsibilities the Chief Executive Officer (in the case of WSU, the President) has been given; the Board governs the university, but has delegated day-to-day operations –

https://kansasregents.org/about/policies-by-laws-missions/board_policy_manual_2/chapter_ii_governance_state_universities_2/chapter_ii_full_text#adorg

Best,
Breeze

Breeze Richardson

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Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

That's not the agreement which I have just been notified of, wherein the university is leasing the building from the private company — which is a much different situation than allowing a private apartment complex to be built on campus or to allow university housing to operate the building or to allow the university to enter a lease agreement that directs federal financial aid money to a private company. This has not been proposed, as far as I can tell, to the board for approval, unless you're aware of something more recent.

On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

Best,

Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

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brichardson@ksbor.org

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<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

Wichita State has announced it is now leasing a privately owned building and moving its students from a university owned property (Fairmount Towers) to a privately owned building (The Flats).

Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: Richardson, Breeze
To: [Heldman, Lou](#)
Cc: [Kleinsasser, Joe](#); [Schlapp, Andrew](#); [Richardson, Breeze](#)
Subject: RE: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:56:19 PM

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Always appreciative of the communication,
Breeze

Breeze Richardson

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To: Richardson, Breeze <brichardson@ksbor.org>
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Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze

Sent: Tuesday, July 18, 2017 11:04 AM

To: Chance Swaim <chance.swaim@gmail.com>

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

It's not clear to me what you're trying to imply, but when the Board of Regents granted Wichita State University authorization to lease property to WSIA for the purpose of constructing apartments in June 2016 there was clear communication regarding the housing plan now in place. That plan was further discussed during the approval of WSU's Campus Master Plan.

Regarding the use of federal financial aid by students, there is no limitation that I am aware of which prohibits how these funds are spent. Students routinely rent private housing off-campus and use federal financial aid funds to pay for it.

If you haven't already, it might be useful to take a look at the Board's Policy Manual in regards to what responsibilities the Chief Executive Officer (in the case of WSU, the President) has been given; the Board governs the university, but has delegated day-to-day operations –

https://kansasregents.org/about/policies-by-laws-missions/board_policy_manual_2/chapter_ii_governance_state_universities_2/chapter_ii_full_text#adorg

Best,
Breeze

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From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

That's not the agreement which I have just been notified of, wherein the university is leasing the building from the private company — which is a much different situation than allowing a private apartment complex to be built on campus or to allow university housing to operate the building or to allow the university to enter a lease agreement that directs federal financial aid money to a private company. This has not been proposed, as far as I can tell, to the board for approval, unless you're aware of something more recent.

On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

Best,

Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

Wichita State has announced it is now leasing a privately owned building and moving its students from a university owned property (Fairmount Towers) to a privately owned building (The Flats).

Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: John Tomblin
To: [Bardo, John](#)
Cc: [Schlapp, Andrew](#); [Boden, Stacia](#)
Subject: RE: Visit to Faculty Senate
Date: Tuesday, September 19, 2017 2:21:24 PM

John – I will be in France on Monday and won't be able at the meeting but should you have any questions, please feel free to direct them to me and I can go back in and take care of them at a later meeting time – to help with some of the questions below, I wanted to give you the data for some of the items that were specific to me – let me know if you have any questions – Andy or Stacia can give you information on the Flats or phase II of the flats

• What is the latest on the YMCA initiative?

- Working to finalize legal documents with the YMCA for the Heath & Wellness facility (not a YMCA – this is a Health and Wellness Facility)
- Building will be approximately 65,000 sq ft with approx. 15,000 sq ft dedicated to student wellness
- Currently, students have access to all YMCA facilities nationwide while the building is being designed and constructed as well as after building completion
- Facility will include a drop-in kid zone for childcare for ages 6 weeks to 7 years old and provide childcare for up to 3 hours
- The YMCA will be responsible for all maintenance and operation of the facility through a fee – this fee covers operations, equipment, staff maintenance and programs
- Beginning mid-October, groups including student representatives will be touring similar facilities throughout the country to look at design concepts
- Tentative schedule : Fall – Spring, 2017, Pre-Construction Planning and Design -- Fall, 2018, Construction Ground Breaking -- December 2019, Facility Grand Opening

• What are all of the new buildings on Innovation campus? Is Engineering going to be renting some of the space in the new building near Airbus?

- LETC – open in dec
- PB2 west of Airbus – approx. 40,000 sq ft – completion date approx. May 2018
- East of Starbucks – phase 1 of retail space – targeting 4 larger restaurants and 2 smaller restaurants plus 2 retail – restaurants to be announced at a later date – opening date for first restaurant , we are hoping May 2018
- Look for hotel to break ground in November timeframe – Elements by Westin (Marriott brand)

Is Engineering going to be renting some of the space in the new building near Airbus?

- In the LETC building, the department of criminal justice will be occupying the third floor – about 12,390 sq ft – move in to start over Christmas break and classes held start of Spring 2018
- In PB2, our plan is for the College of Engineering deans office and student success center (focusing on retention) to be located on the first floor – they will take about 11,760 sq ft of space
- Also in PB2, we have plans to locate a WSU founded DoD Technology Transfer operation called “Firepoint Innovations” – this will occupy approx.. 4,000 sq ft of space

- As far as where this funding for PB2 comes from (if asked), the funds for the COE came from a strategic initiative fund in the general budget of \$300,000 – this fund was used for the old town space for PA and PT in 2016 & 2017, for the Harry St mall project (Shocker studios) in 2018 and the COE in PB2 for 2019 – for 2020, these funds are available for other projects such as business school or other
- For the Firepoint Innovations funding, this was all external funded from a grant with the DoD

=====



Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

From: Bardo, John [mailto:john.bardo@wichita.edu]
Sent: Tuesday, September 19, 2017 5:07 AM
To: Executive Team <executive.team@wichita.edu>
Subject: Fwd: Visit to Faculty Senate

Sent from my iPhone

Begin forwarded message:

From: "Shaw, Carolyn" <carolyn.shaw@wichita.edu>
Date: September 18, 2017 at 8:23:56 PM EDT
To: "Bardo, John" <john.bardo@wichita.edu>
Cc: "Lanier, Anna" <anna.lanier@wichita.edu>
Subject: Visit to Faculty Senate

Dear John,

We are looking forward to your visit to the faculty senate next Monday Sept 25.

With the other items on the agenda, I would anticipate that you would be up on the agenda from 4:30 –5:00. I have asked faculty to submit questions that they would like for you to address and wanted to provide you with the following list:

- How does enrollment look and what impact will this have on faculty pay raises?
- What is the latest on the YMCA initiative?

- What are all of the new buildings on Innovation campus? Is Engineering going to be renting some of the space in the new building near Airbus?
- Can you explain the bailout of the private investors for the low occupancy of the Flats? Will those apartments continue to house students at a discounted rate in the future? If not, do we have a lower cost option for students on campus?
- How are relations with SGA this year?
- What are we doing to invest in infrastructure on the main campus? (aging technology and other issues)

I know some of these issues are delegated to others, so I wanted to give you a heads up in case you needed to gather in some additional information before the meeting.

Have a good week! (Perhaps I'll see you in Topeka!)

Carolyn

Dr. Carolyn Shaw
Professor and Chair
Faculty Senate President
Political Science Department
Wichita State University
1845 N. Fairmount St.
Wichita KS 67260-0017
316-978-7130

From: [Moses, David](#)
To: [Schlapp, Andrew](#); [Espinoza, Judy](#)
Cc: [Vizzini, Tony](#); [Tomblin, John](#); [Heldman, Lou](#); [Fleming-Randle, Marche](#); [King, Elizabeth](#); [Boatright, Darron](#); [Bardo, John](#); [Golling, Werner](#); [Hall, Teri](#); [Muma, Richard](#); [Matson, Ronald](#); [Patterson, Jeremy](#); [Desai, Anand](#); [Lefever, Shirley](#); [Bowden, Royce](#); [Bibb, Sandra](#); [Downes, Kathy](#); [Miller, Rodney](#); [Engber, Kimberly](#); [Livesay, Dennis](#)
Subject: Re: WSU enters corporate membership with Y
Date: Tuesday, September 19, 2017 8:44:27 AM

Nice job by all

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Schlapp, Andrew" <andy.schlapp@wichita.edu>
Date: Tuesday, September 19, 2017 at 7:56 AM
To: "Espinoza, Judy" <judy.espinoza@wichita.edu>
Cc: "Vizzini, Tony" <tony.vizzini@wichita.edu>, "Tomblin, John" <john.tomblin@mail.niar.wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>, David Moses <david.moses@wichita.edu>, "Fleming-Randle, Marche" <marche.fleming-randle@wichita.edu>, Elizabeth King <Elizabeth.King@wichita.edu>, "Boatright, Darron" <dboatright@goshockers.com>, "Bardo, John" <john.bardo@wichita.edu>, "Golling, Werner" <werner.golling@wichita.edu>, "Hall, Teri" <teri.hall@wichita.edu>, "Muma, Richard" <Richard.Muma@wichita.edu>, "Matson, Ronald" <Ron.Matson@wichita.edu>, "Patterson, Jeremy" <jeremy.patterson@wichita.edu>, "Desai, Anand" <anand.desai@wichita.edu>, "Lefever, Shirley" <Shirley.Lefever@wichita.edu>, "Bowden, Royce" <royce.bowden@wichita.edu>, "Bibb, Sandra" <Sandra.Bibb@wichita.edu>, "Downes, Kathy" <Kathy.Downes@wichita.edu>, "Miller, Rodney" <Rodney.Miller@wichita.edu>, "Engber, Kimberly" <kimberly.engber@wichita.edu>, "Livesay, Dennis" <dennis.livesay@wichita.edu>
Subject: Re: WSU enters corporate membership with Y

Awesome

Sent from my iPhone

On Sep 19, 2017, at 8:54 AM, Espinoza, Judy <judy.espinoza@wichita.edu> wrote:

Colleagues:

I am writing to you in advance of campus-wide communication that will go out in the next couple of weeks to announce that WSU has entered into a corporate membership with the Y. Details regarding how to sign up/transfer current participation will be sent at that time. The enrollment and communication will be incorporated into the annual

benefit enrollment period which begins Oct. 1st and ends Oct. 31st. The effective date of the agreement is Nov. 1.

High level information:

- Employer cost - \$12.50 per employee enrolled per month – billed by the Y
- Employee cost - \$16.87/adult \$29.07/family – per month – individual bank draft
- Membership is month to month
- Members can use ANY Y – anywhere
- Current members with individual membership can transfer membership to WSU to get the lower rates
- Member relationship is direct with the Y – they handle enrollment and obtaining banking information

This agreement has been extended to the affiliates of WSU. At this time, Athletics will be offering to their employees. The RSC, Alumni and Foundation are discerning. They can join at any time with 30 days notification.

Please let us know if you have any questions and feel free to cascade this information to those in your division.

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: [Espinoza, Judy](#)
To: [Schlapp, Andrew](#)
Subject: RE: WSU enters corporate membership with Y
Date: Tuesday, September 19, 2017 7:56:48 AM

😊 Love a response (any response). Beats crickets!

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: Schlapp, Andrew
Sent: Tuesday, September 19, 2017 7:56 AM
To: Espinoza, Judy <judy.espinoza@wichita.edu>
Cc: Vizzini, Tony <tony.vizzini@wichita.edu>; Tomblin, John <john.tomblin@mail.niar.wichita.edu>; Heldman, Lou <Lou.Heldman@wichita.edu>; Moses, David <david.moses@wichita.edu>; Fleming-Randle, Marche <marche.fleming-randle@wichita.edu>; King, Elizabeth <Elizabeth.King@wichita.edu>; Boatright, Darron <dboatright@goshockers.com>; Bardo, John <john.bardo@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; Hall, Teri <teri.hall@wichita.edu>; Muma, Richard <Richard.Muma@wichita.edu>; Matson, Ronald <Ron.Matson@wichita.edu>; Patterson, Jeremy <jeremy.patterson@wichita.edu>; Desai, Anand <anand.desai@wichita.edu>; Lefever, Shirley <Shirley.Lefever@wichita.edu>; Bowden, Royce <royce.bowden@wichita.edu>; Bibb, Sandra <Sandra.Bibb@wichita.edu>; Downes, Kathy <Kathy.Downes@wichita.edu>; Miller, Rodney <Rodney.Miller@wichita.edu>; Engber, Kimberly <kimberly.engber@wichita.edu>; Livesay, Dennis <dennis.livesay@wichita.edu>
Subject: Re: WSU enters corporate membership with Y

Awesome

Sent from my iPhone

On Sep 19, 2017, at 8:54 AM, Espinoza, Judy <judy.espinoza@wichita.edu> wrote:

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Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: [Schlapp, Andrew](#)
To: [Espinoza, Judy](#)
Cc: [Vizzini, Tony](#); [Tomblin, John](#); [Heldman, Lou](#); [Moses, David](#); [Fleming-Randle, Marche](#); [King, Elizabeth](#); [Boatright, Darron](#); [Bardo, John](#); [Golling, Werner](#); [Hall, Teri](#); [Muma, Richard](#); [Matson, Ronald](#); [Patterson, Jeremy](#); [Desai, Anand](#); [Lefever, Shirley](#); [Bowden, Royce](#); [Bibb, Sandra](#); [Downes, Kathy](#); [Miller, Rodney](#); [Engber, Kimberly](#); [Livesay, Dennis](#)
Subject: Re: WSU enters corporate membership with Y
Date: Tuesday, September 19, 2017 7:56:08 AM

Awesome

Sent from my iPhone

On Sep 19, 2017, at 8:54 AM, Espinoza, Judy <judy.espinoza@wichita.edu> wrote:

Colleagues:

I am writing to you in advance of campus-wide communication that will go out in the next couple of weeks to announce that WSU has entered into a corporate membership with the Y. Details regarding how to sign up/transfer current participation will be sent at that time. The enrollment and communication will be incorporated into the annual benefit enrollment period which begins Oct. 1st and ends Oct. 31st. The effective date of the agreement is Nov. 1.

High level information:

- <!--[if !supportLists]-->• <!--[endif]-->Employer cost - \$12.50 per employee enrolled per month – billed by the Y
- <!--[if !supportLists]-->• <!--[endif]-->Employee cost - \$16.87/adult \$29.07/family – per month – individual bank draft
- <!--[if !supportLists]-->• <!--[endif]-->Membership is month to month
- <!--[if !supportLists]-->• <!--[endif]-->Members can use ANY Y – anywhere
- <!--[if !supportLists]-->• <!--[endif]-->Current members with individual membership can transfer membership to WSU to get the lower rates
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Please let us know if you have any questions and feel free to cascade this information to those in your division.

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#); [Tomblin, John](#); [Lanier, Anna](#); [Tracee Friess](#)
Subject: Revised Innovation Campus update with Flats II included
Date: Thursday, September 28, 2017 4:08:02 PM
Attachments: [InnovationCampusUpdate_September2017_v05.pdf](#)
[ATT00001.c](#)

From: [President's Office](#)
To: [Moses, David](#); [Schlapp, Andrew](#); [Heldman, Lou](#); [Lanier, Anna](#); [Gearhart, Zachary](#)
Subject: Sunflower Interview Attachment
Date: Tuesday, July 25, 2017 9:05:18 AM
Attachments: [Sunflower Interview 7.docx](#)

Good morning everyone,

I have finished transcribing the recording from the interview with Chance on July 21st. I attached the document for your records or reference.

Have a great day!

Kassidy Thompson
Office Associate
President's Office
Wichita State University
316.978.3001



From: [Moses, David](#)
To: [Julene Miller](#); [Burlingham, Renee](#)
Cc: [Bishop, Belinda](#); [Boden, Stacia](#); [Schlapp, Andrew](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: The Flats
Date: Thursday, August 3, 2017 2:16:52 PM
Attachments: [2017 08 03 Building Lease Agreement FE.pdf](#)

Folks: Attached is the fully executed building lease. Since I have two pending KORA requests, a copy will be sent to the Eagle and to the Sunflower. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Heldman, Lou](#)
To: [Moses, David](#); [Schlapp, Andrew](#)
Subject: Wichita Eagle questions on The Flats selection
Date: Wednesday, September 27, 2017 10:50:05 AM
Attachments: [LOI WSIA MWCBC; 2016 04 15 MWCBC TO WSU LOI.pdf](#)

Here's what I just received from Daniel Salazar. I probably won't have time to address until later today or tomorrow.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, September 27, 2017 at 10:44 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: The Flats selection

Okay. Well some of this goes far back, to literally my first day/week at The Eagle. But regarding the residence hall:

- 1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.
- 2) Also on June 16, 2015, David Murfin was [named](#) to the Kansas Board of Regents. Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time? Was the project put on hold because of Murfin's appointment?

Moving onto the private housing letter of intent from April 15, 2016, which I've attached:

- 3) Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCBC's proposal the only one? Why did WSU accept the proposal?
- 4) There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?
- 5) Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?
- 6) Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

Thanks,
DJS

On Wed, Sep 27, 2017 at 10:20 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

You can email me your questions.

On Sep 27, 2017, at 10:17 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hi,
Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.

Thanks,
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

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Daniel Salazar
Reporter
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Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Moses, David](#)
To: nhenning@ksbor.org
Cc: [Bishop, Belinda](#); [Julene Miller](#); bflanders@ksbor.org; [Schlapp, Andrew](#); [Lanier, Anna](#); [Boden, Stacia](#)
Subject: WSU and The Flats student housing
Date: Thursday, July 20, 2017 11:50:39 AM
Attachments: [Ltr to KBOR re Flats Agreement 7.20.17 FE.pdf](#)

Nelda: Per my conversation with Julene, please find attached information for your review, recommendation to and approval by Dr. Flanders. Please let me know if a hard copy via snail mail is needed.
Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Espinoza, Judy](#)
To: [Vizzini, Tony](#); [Tomblin, John](#); [Heldman, Lou](#); [Moses, David](#); [Schlapp, Andrew](#); [Fleming-Randle, Marche](#); [King, Elizabeth](#); [Boatright, Darron](#); [Bardo, John](#); [Golling, Werner](#); [Hall, Teri](#); [Muma, Richard](#); [Matson, Ronald](#); [Patterson, Jeremy](#); [Desai, Anand](#); [Lefever, Shirley](#); [Bowden, Royce](#); [Bibb, Sandra](#); [Downes, Kathy](#); [Miller, Rodney](#); [Engber, Kimberly](#); [Livesay, Dennis](#)
Subject: WSU enters corporate membership with Y
Date: Tuesday, September 19, 2017 7:54:33 AM

Colleagues:

I am writing to you in advance of campus-wide communication that will go out in the next couple of weeks to announce that WSU has entered into a corporate membership with the Y. Details regarding how to sign up/transfer current participation will be sent at that time. The enrollment and communication will be incorporated into the annual benefit enrollment period which begins Oct. 1st and ends Oct. 31st. The effective date of the agreement is Nov. 1.

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Judy Espinoza, MBA
Executive Director, Human Resources
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