



Governing Board Facilities Workshop

February 28, 2017

Gensler

Part One

Overview of Propositions R and Z Bond
Language

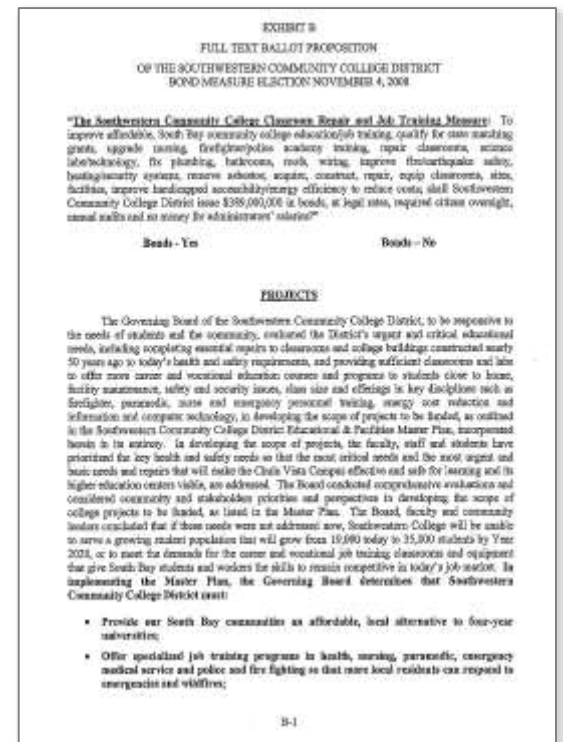
Proposition R

Proposition R was approved by the Voters on 11/4/2008

- Authorized \$389 million for the construction, modernization and repair of District instructional and support service facilities
- Currently we have sold \$290.39 million
 - Series A - \$10.23
 - Series B - \$89.78
 - Series C - \$68.73
 - Series D - \$121.65
- We have \$98.6 million remaining in our authorization
- Current Tax rate at end of fiscal year 2016 was \$22.44 per \$100,000 of assessed value. Maximum is \$25 per \$100,000 of assessed value

Proposition R Ballot Language

- Provide our South Bay communities an affordable, local alternative to four-year universities
- Offer specialized job training programs in health, nursing, paramedic, emergency medical service and police and fire fighting
- Upgrade aging, outdated classrooms, science labs, and vocational training buildings to ensure that they are safe, energy efficient, and able to accommodate up-to-date technology
- Update outdated essential campus infrastructure



Proposition R Project List

- List was broken down by site but all had similar needs
- Repair, upgrade, maintain equipment and/or replace obsolete facilities
- Expand classroom and facility capacity, construct new facilities
- Improve safety and accessibility, remove hazardous materials
- Upgrade technology
- Repair/replace infrastructure
- Improve access

Proposition Z

Proposition Z was overwhelmingly approved by the voters on 11/8/2016

- Provided \$400 Million for the construction, modernization and repair of District instructional and support service facilities
- We have not authorized or sold bonds as of yet
 - Proposition 39 bond, limited to \$25 per \$100,000 of assessed value
- Original projections reflect 4 sales at \$100 million each over 10 years
 - There are variables that may impact this such as assessed valuation growth of property in District and bond interest rates, funding needed to complete prioritized projects
 - Interest Rates

Proposition Z Ballot Language

- Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities;
- Expand and improve job training and education programs that prepare students for careers in a 21st Century economy;
- Expand and improve the Veteran services and job training;
- Continue training local workers and partnering with local industries in biotech, high-tech manufacturing, nursing, engineering, and fire and paramedic services;

FULL TEXT OF MEASURE Z
SOUTHWESTERN COMMUNITY COLLEGE DISTRICT
BOND MEASURE ELECTION NOVEMBER 8, 2016

"SOUTHWESTERN COLLEGE AFFORDABLE EDUCATION, JOB TRAINING/ VETERAN SUPPORT MEASURE To repair/ upgrade local community college campuses, prepare student/ veterans for jobs/ transfer, repair deteriorating roofs, electrical wiring, gas, waste/ sewer lines, remove asbestos/ lead paint, improve energy efficiency/ campus safety/ security, upgrade, acquire, repair, construct classroom/ lab/ other facilities/ equipment, shall Southwestern Community College District issue \$400 million in bonds at legal rates, no money for administrators' salaries/ pensions, citizen oversight, all funds used locally?'"

Bonds - Yes Bonds - No

PROJECTS

The Governing Board of the Southwestern Community College District, in response to the needs of its community, evaluated Southwestern College's urgent and critical facility needs, and its capacity to provide students, active military, and Veterans with support and job training facilities, and an affordable education to prepare them for success in college and careers. Veteran's support, safety issues, job training facilities, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded, as such are outlined in the District's Facilities Master Plan Vision 2025 and incorporated herein by reference in its entirety, and available for review on the District's website (www.swccd.edu). In developing the scope of projects, basic repairs, job training facilities, campus safety, facilities supporting Veterans, and the expansion of opportunities for local students to receive an affordable, quality education, were prioritized. If these facility needs are not addressed now, Southwestern College would be unable to remain competitive in preparing students for jobs in high demand industries and university transfer. The Governing Board determines that Southwestern College MUST:

- (i) Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities;
- (ii) Expand and improve job training and education programs that prepare students for careers in a 21st Century economy;
- (iii) Expand and improve the Veteran services and job training;
- (iv) Continue training local workers and partnering with local industries in biotech, high-tech manufacturing, nursing, engineering, and fire and paramedic services;
- (v) Ensure that all money raised by this measure will stay in our community to support local students, and cannot be taken away by the State or used for other purposes;

Proposition Z Ballot Language (Cont.)

- Ensure that all money raised by this measure will stay in our community to support local students, and cannot be taken away by the State or used for other purposes;
- PROVIDE LOCAL SOUTH COUNTY STUDENTS WITH AN AFFORDABLE, HIGH-QUALITY EDUCATION;
- Adhere to stringent fiscal accountability safeguards including

FULL TEXT OF MEASURE Z	
SOUTHWESTERN COMMUNITY COLLEGE DISTRICT BOND MEASURE ELECTION NOVEMBER 8, 2016	
<p>SOUTHWESTERN COLLEGE AFFORDABLE EDUCATION, JOB TRAINING/ VETERAN SUPPORT MEASURE To repair/ upgrade local community college campuses, prepare student/ veterans for jobs/ university transfer, repair deteriorating roofs, electrical wiring, gas, water/ sewer lines, remove asbestos/ lead paint, improve energy efficiency/ campus safety/ security, upgrade, acquire, repair, construct classroom/ lab/ other facilities/ equipment, shall Southwestern Community College District issue \$400 million in bonds at legal rates, no money for administrators' salaries/ permits, independent audits, citizen oversight, all funds used locally?*</p>	
Bonds - Yes	Bonds - No
<p style="text-align: center;"><u>PROJECTS</u></p>	
<p>The Governing Board of the Southwestern Community College District, in response to the needs of its community, evaluated Southwestern College's current and critical facility needs, and its capacity to provide students, active military, and Veterans with support and job training facilities, and an affordable education to prepare them for success in college and careers. Veteran's support, safety issues, job training facilities, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded, as such are outlined in the District's Facilities Master Plan Vision 2025 and incorporated herein by reference in its entirety, and available for review on the District's website (www.wcccd.edu). In developing the scope of projects, basic repairs, job training facilities, campus safety, facilities supporting Veterans, and the expansion of opportunities for local students to receive an affordable, quality education, were prioritized. If these facility needs are not addressed now, Southwestern College would be unable to remain competitive in preparing students for jobs in high demand industries and university transfer. The Governing Board determines that Southwestern College MUST:</p>	
(i)	Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities.
(ii)	Expand and improve job training and education programs that prepare students for careers in a 21 st Century economy;
(iii)	Expand and improve the Veterans services and job training;
(iv)	Continue training local workers and partnering with local industries in biotech, high-tech manufacturing, nursing, engineering, and fire and paramedic services;
(v)	Ensure that all money raised by this measure will stay in our community to support local students, and cannot be taken away by the State or used for other purposes;

Proposition Z Ballot Language

(Cont.)

- Expand and improve facilities which provide job training, counseling, and support services to military veterans and their families.
- Upgrade classrooms, science labs and technology classrooms to better prepare students to transfer to four-year colleges and universities.
- Upgrade and construct vocational and job training classrooms.
- Ballot language includes a very broad listing of capital construction, modernization and remodel projects including infrastructure.
 - Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs

FULL TEXT OF MEASURE Z (CONTINUED)

4. **NO ADMINISTRATOR SALARIES.** Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher, faculty and college administrator salaries, pensions and other operating expenses.

5. **FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expense, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects listed above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects from payment of the costs of preparation of all facility planning, social reporting, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of displaced college activities caused by construction projects. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; replace aging electrical and plumbing systems; repair and replacement of heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies, including photovoltaic solar installations; repair and replacement of worn-out and leaky roofs, windows, walk doors and drinking fountains; replace or remove outdated buildings and classrooms and construction of new classrooms and support buildings; installation of wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet earthquake safety standards; current environmental sustainability and State compliance standards; repair and replacement of fire alarms, emergency communications and security systems; upgrading, resurfacing, replacing or relocating of hard courts, fields, turf and irrigation systems; install sod or artificial turf on athletic fields; upgrade classrooms; build or upgrade facilities; construct, expand or reconfigure facilities to create large lecture classrooms; construct parking lots or structures; upgrade, resurfacing and reconditioning existing parking lots; improve vehicular access and traffic circulation; improve pathways, such as sidewalks, pedestrian bridge, traffic center; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves, gas and sewer lines and other plumbing systems; construct.

Proposition Z Project List

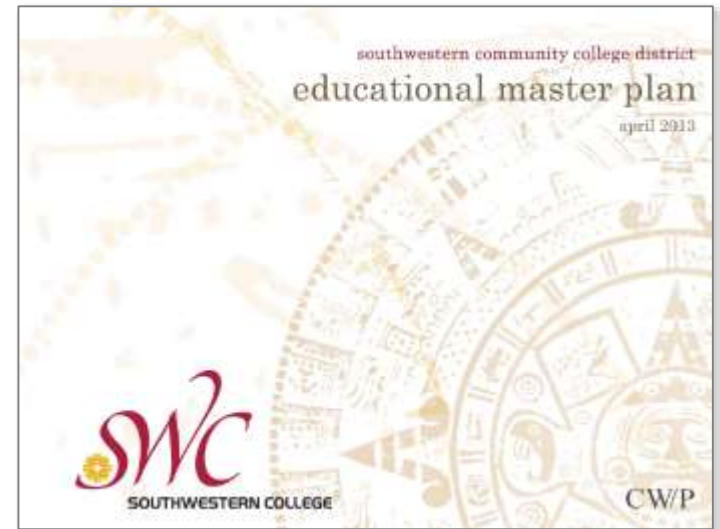
- Projects outlined in the Facilities Mater Plan Vision 2025
- Replace deteriorating infrastructure, including gas, water and sewer lines.
- Improve energy and water use efficiency.
- Improve student safety and campus security systems, including security cameras, locks and lighting, telecommunication notification systems and other emergency power and emergency communications systems.
- Repair leaky roofs, and outdated electrical wiring.
- Update campus facilities to improve access for students with disabilities.
- Remove asbestos and lead paint from classrooms.

Part Two

Educational Master Plan and Facilities Master Plan Overview

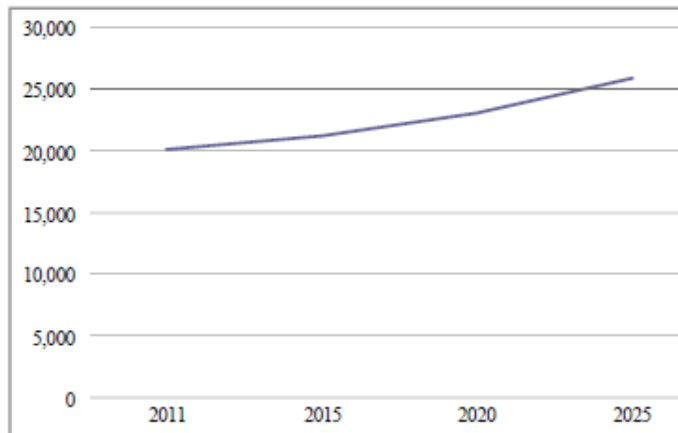
Educational Master Plan (EMP)

- Internal Scan
 - Student Origins & Characters
 - Assessment of the Service Area of the College
 - Overall Headcount and Enrollment Practices
- External Scan
- Analysis of the Program of Instruction
- Capacity for Growth in WSCH / FTES
- Program Review & Evaluation of Services
- Institutional Effectiveness & Student Success
- Assimilate findings from the EMP into the Facilities Master Planning process

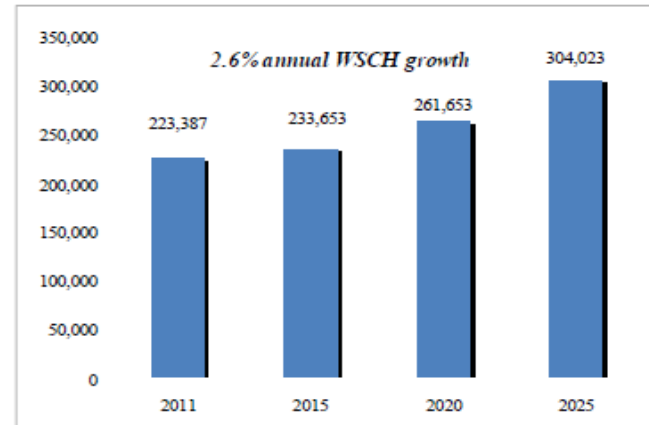


Educational Master Plan (EMP)

Projected Fall Term Headcount, Southwestern College District



Projected Fall Term WSCH, Southwestern College District



- Considering the economic and fiscal factors, the growth projection of Weekly Student Contact Hours (WSCH) for the entire District was established at an average annual 2.5% for benchmark years 2015, 2020 and 2025.

Educational Master Plan (EMP)

Southwestern College- Chula Vista Campus Fall Term WSCH and FTES Projections 2011-2025

Profile	Actual Fall Sem 2011			2015			Projected 2020			2025		
	# of Sec	WSCH	FTES	# of Sec	Total WSCH	FTES	# of Sec	Total WSCH	FTES	Sec	WSCH	FTES
Arts & Communication	206	23,013.0	767.1	220	24,072.1	802.4	245	27,002.4	900.1	279	30,920.3	1,009.9
Health, Exercise Sci, Athle, Tech	284	32,011.7	1,067.1	291	31,816.9	1,060.6	320	36,503.4	1,216.8	363	42,661.0	1,422.0
Language & Literature (and Academic Dev)	354	37,859.40	1262.0	354	39,601.0	1,320.0	388	45,710.7	1,523.7	423	51,448.9	1,714.9
Mathematics, Science & Engineer	317	42,570.8	1,419.0	332	44,528.6	1,484.3	367	49,563.0	1,652.1	412	55,976.2	1,418.0
Social Science, Humanities & Bus	334	36,817.00	1227.2	348	38,511.7	1,283.7	384	44,481.6	1,482.7	443	51,944.2	1,731.5
Other (Child Dev, Lib, Study Skills)	108	7,765.6	258.9	109	8,124.1	270.8	115	10,093.9	336.5	126	10,998.9	366.6
<i>Campus Total</i>	1,603	180,038	6,001.3	1,654	186,654	6,221.8	1,819	213,355	7,111.9	2,046	243,950	7,662.9

Facilities Master Plan (FMP)

“As a companion document to the Educational Master Plan, the FMP supports the development of the institution through the year 2025. The recommendations contained in the plan will depend upon and may require additional consideration in future planning. The plan becomes a framework for campus development.”



Translating EMP Data into Facilities

SOUTHWESTERN COLLEGE CHULA VISTA CAMPUS

Fall 2011 Baseline Summary

- 1,803 course offerings, 178,450 WSCH, and 6,001 FTES
- Average section size – 34.33 students
- 77% lecture and 23% laboratory hours
- 81% of Curriculum represents General Education/Transfer
- 1.5% Non-Credit, Continuing Education WSCH
- College produces 80% of District WSCH/FTES

School	Section Numbers	Enrolled Seats	Seats / Section	WSCH	FTES	Lecture Hours	Lab Hours	% Sections	% WSCH
Arts & Communication	206	6,589	31.99	23,013	767	540	383	12.9	12.9
Health, Exercise Science & Applied Tech	284	8,866	31.22	30,424	1,067	483	633	17.7	17.0
Language & Literature	354	9,678	27.34	37,859	1,262	1,355	10	22.1	21.2
Mathematics, Science & Engineering	317	10,808	34.00	42,571	1,419	960	348	19.8	24.0
Social Science, Humanities & Business	408	14,245	34.91	41,958	1,398	11,276	2,912	25.5	23.5
Non-Credit	34	4,852		2,625	88	0	0	2.1	1.4
Total	1,803	55,038	34.33	178,450	6,001	14,614	4,286	100	100

Table 2.1

Southwestern College	Current	Projected	Projected	Projected
	2011	2015	2020	2025
FTES	6,001	6,222	7,112	7,663
WSCH Lecture	185,109	144,063	165,184	188,276
WSCH Laboratory	40,717	42,571	48,171	55,672
WSCH Total	176,826	186,634	213,355	243,948
ASF Lecture	61,739	73,266	83,204	95,339
ASF Laboratory	108,912	71,825	81,617	93,484
ASF Other	5,440	0	0	0
ASF Total	176,091	145,091	164,821	188,823
Number of Sections	1,803	1,654	1,817	2,045
Seats per Section	34	34	35	35

Table 2.1

School	Current				Projected								
	Fall Sem 2011				2015			2020			2025		
	Leo	Lab	Other	Total	Leo	Lab	Total	Leo	Lab	Total	Leo	Lab	Total
Arts & Communication	9,988	27,265	3,940	41,196	7,401	24,184	31,585	6,440	26,634	33,074	9,619	30,730	40,349
Health, Exercise Science & Tech	5,888	38,552	0	44,438	7,447	12,764	20,211	8,690	14,809	23,499	10,164	17,962	27,526
Language & Literature	14,279	5,976	308	20,157	20,764	647	21,411	23,377	777	24,154	26,316	849	27,167
Mathematic, Science & Engineering	13,883	27,663	0	41,546	17,299	26,044	43,343	19,102	29,711	48,813	21,623	33,293	54,916
Social Science, Humanities & Business	15,481	7,225	0	22,706	18,337	4,167	22,504	21,199	4,757	25,956	24,747	5,645	30,392
Child Dev, Library, Study Skills	2,291	2,831	992	6,054	1,968	4,069	6,037	2,396	4,929	7,325	2,868	5,605	8,473
Campus Total	61,739	108,912	6,440	176,094	73,266	71,825	145,091	83,204	81,617	164,821	95,339	93,484	188,823

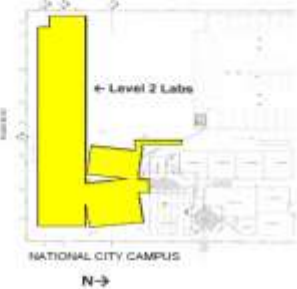
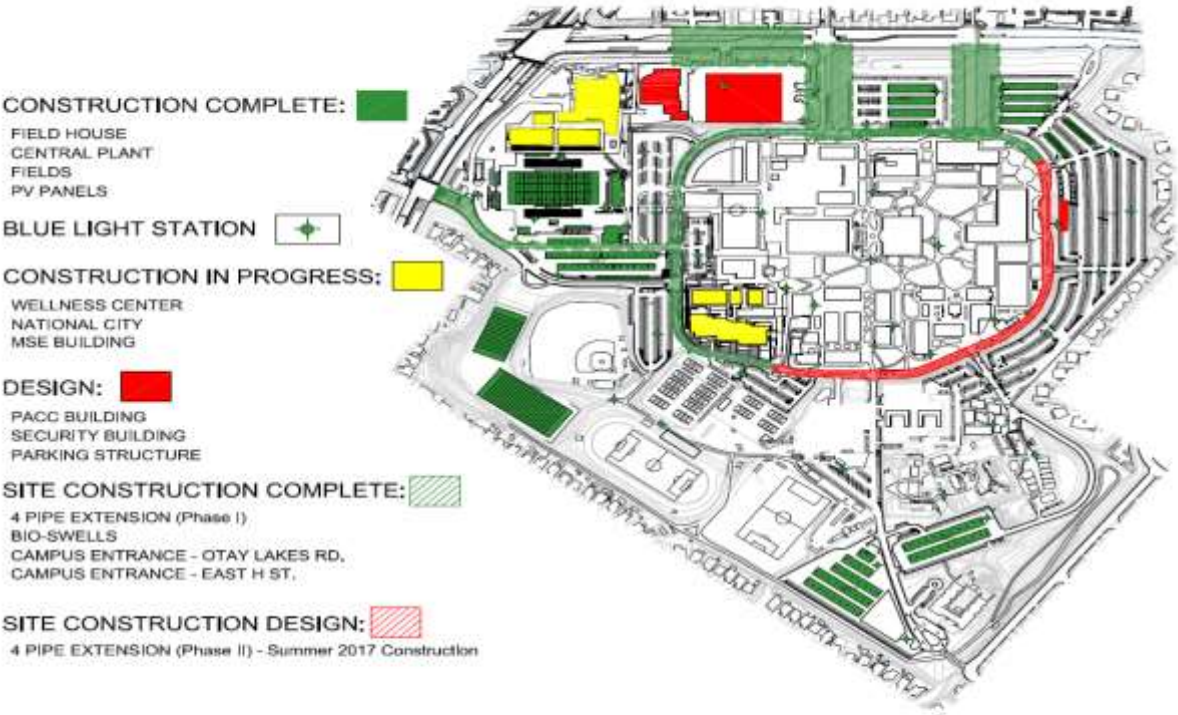
FMP Recommendations

CHULA VISTA CAMPUS PROGRAM OF WORK

- ① Wellness Center / Gymnasium
 - ② Performing Arts & Cultural Center Complex (PACCC)
 - ③ Student Union Complex
 - ④ Math / Science Building
 - ⑤ Planetarium / Exhibit Hall / Large Lecture
 - ⑥ Fine Arts / Gallery
 - ⑦ Business, CIS & Communications
 - ⑧ Administration Building
 - ⑨ IT / Central Services
 - ⑩ 1800's Repurposing
 - ⑪ Journalism
 - ⑫ Student Services
 - ⑬ Academic Success Center
 - ⑭ Building 420 Remodel
 - ⑮ Security Complex
 - ⑯ Parking Structure
 - ⑰ Maintenance & Operations
 - ⑱ Automotive
 - ⑲ Fields & Support Structures
- New Construction
 - Repurposed for New Use
 - Existing Building



FMP Progress to Date



**SOUTHWESTERN COLLEGE
CHULA VISTA CALIFORNIA**

■ SULLIVAN WRIGHT ARCHITECTS ■

2515 ASTROPHYSICAL SCIENCE CENTER DRIVE, SUITE 3000, SAN DIEGO, CALIFORNIA 92161-5000

Projects Remaining

- Planetarium / Exhibit Hall / Large Lecture
- Parking Structure
- Student Union Complex
- IT / Central Services
- Business, CIS and Communications
- Fine Arts Building and Gallery
- Administration Building
- Student Services
- Academic Success Center
- Building 420 Remodel (Language Arts Classrooms)
- Journalism Building Remodel
- Maintenance and Operations
- San Ysidro HEC Expansion and Renovation
- Otay Mesa HEC Renovation
- Fields and Support Structures (Track and Restrooms)
- Automotive
- Ring Road Re-Alignment
- 1600's Re-Purposing
- Infrastructure – Primary and Secondary
 - Electrical
 - Mechanical
 - Plumbing / Wet Systems

Part Three

Facilities and the Integrated Planning Process
Processes for Inclusive Review and Update

What?

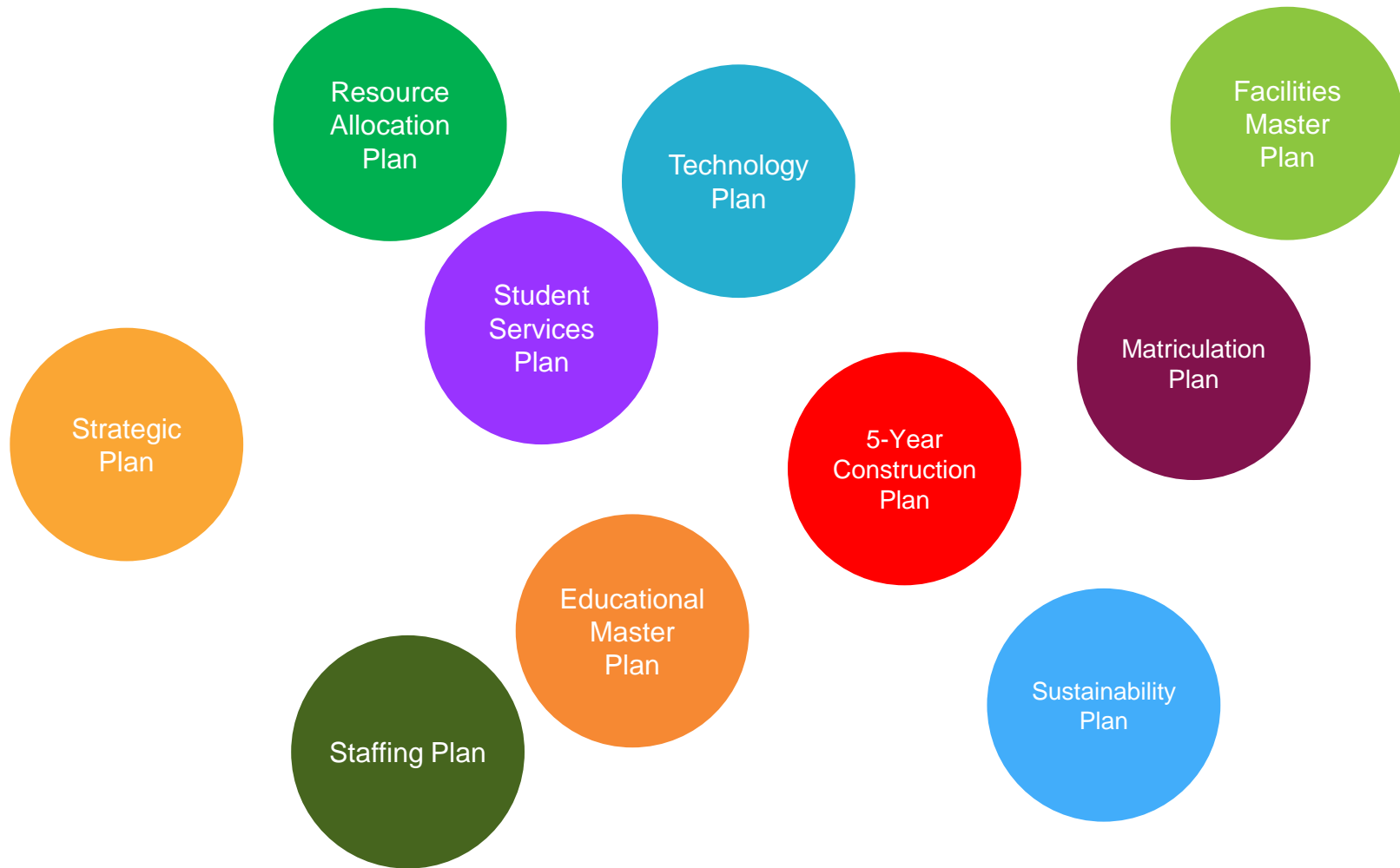
DEFINITION

Integrated planning (IP) is the process whereby all planning and resource allocation activities throughout every level of the organization **are effectively linked and coordinated**, and driven by the institution's vision, mission, and academic priorities.

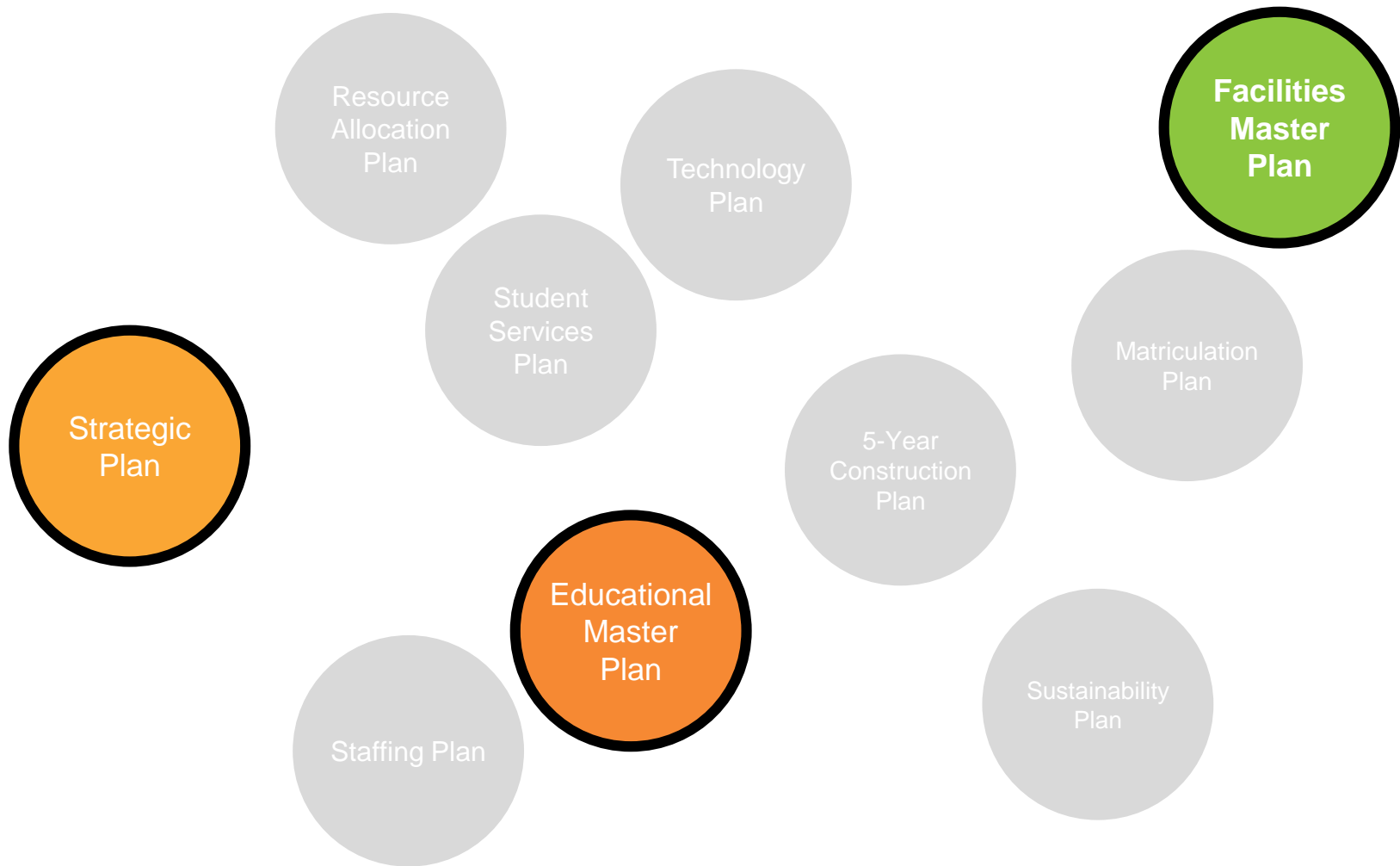


**SCUP, Society for College and
University Planning**

Where?



Where?



Accreditation

Standard I

Mission, Academic Quality and Institutional Effectiveness, and Integrity

Standard II

Student Learning Programs and Services

Standard III

Resources

Standard IV

Leadership and Governance

Accreditation



**I.
Mission &
Institutional
Effectiveness**

**II.
Student Learning
Programs &
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**III.
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**IV.
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Focus

Educational Planning

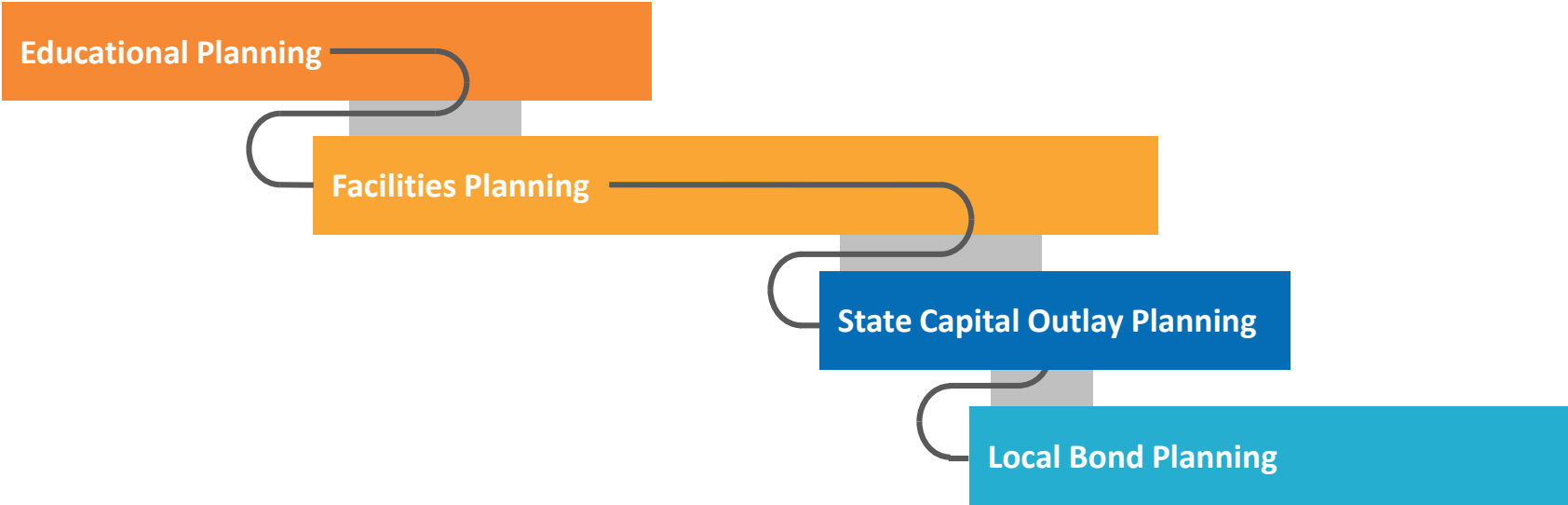
Facilities Planning

State Capital Outlay Planning

Local Bond Planning

How?

DATA



DATA



Integrated Planning

Integrated Facilities Planning

Facilities Planning

KEY DATA ELEMENTS

- Enrollment Forecasts
- WSCH forecasts by program
- Space Inventory
- Facilities Condition Index
- Capacity Load Ratios

2015 Long Range Enrollment and WSCH Forecast

	A	B	C	D	E	F	G	H	I
4		Enrollment	WSCH		WSCH/Enrollment		Enrollment	WSCH	
5		Actual	Actual	% Chg.	Actual	Forecast	Forecast	Forecast	% Chg.
6	1973	15,427							
7	1974	15,271	175,704		11.51				
8	1975	16,399	189,321	7.7%	11.54				
9	1976	17,062	185,983	-1.8%	10.90				
10	1977	18,495	191,306	2.9%	10.34				
11	1978	16,098	169,557	-11.4%	10.53				
12	1979	17,476	176,523	4.1%	10.10				
13	1980	18,276	178,384	1.1%	9.76				
14	1981	18,745	189,487	6.2%	10.11				
15	1982	17,753	173,403	-8.5%	9.77				
16	1983	15,296	166,870	-3.8%	10.91				
17	1984	14,169	156,905	-6.0%	11.07				
18	1985	14,633	160,625	2.4%	10.98				
19	1986	15,098	156,926	-2.3%	10.39				
20	1987	15,417	170,763	8.8%	11.08				
21	1988	16,423	183,029	7.2%	11.14				
22	1989	18,468	196,097	7.1%	10.62				
23	1990	20,431	194,405	-0.9%	9.52				
24	1991	19,574	184,954	-4.9%	9.45				
25	1992	18,016	185,489	0.3%	10.30				
26	1993	17,375	198,201	6.9%	11.41				
27	1994	17,430	189,871	-4.2%	10.89				
28	1995	17,515	192,822	1.6%	11.01				
29	1996	18,472	188,795	-2.1%	10.22				
30	1997	18,528	177,819	-5.8%	9.60				
31	1998	16,925	174,665	-1.8%	10.32				
32	1999	18,530	186,584	6.8%	10.07				
33	2000	18,639	188,610	1.1%	10.12				
34	2001	19,698	205,040	8.7%	10.41				
35	2002	19,793	204,648	-0.2%	10.34				
36	2003	18,835	209,986	2.6%	11.15				
37	2004	18,327	209,637	-0.2%	11.44				
38	2005	18,525	210,472	0.4%	11.36				
39	2006	18,802	217,809	3.5%	11.58				
40	2007	20,532	237,511	9.0%	11.57				
41	2008	21,169	242,707	2.2%	11.47				
42	2009	20,907	227,585	-6.2%	10.89				
43	2010	18,221	229,033	0.6%	12.57				
44	2011	18,968	226,748	-1.0%	11.95				
45	2012	16,548	206,497	-8.9%	12.48				
46	2013	17,087	213,879	3.6%	12.52				
47	2014	17,864	216,127	1.1%	12.10				
48	2015					12.17	18,146	220,761	2.1%
49	2016					12.23	18,432	225,481	2.1%
50	2017					12.30	18,723	230,301	2.1%
51	2018					12.37	19,018	235,210	2.1%
52	2019					12.44	19,318	240,221	2.1%
53	2020					12.50	19,623	245,335	2.1%
54	2021					12.57	19,932	250,540	2.1%
55	2022					12.57	20,246	254,487	1.6%
56	2023					12.57	20,565	258,496	1.6%
57	2024					12.57	20,889	262,569	1.6%

DATA

Enrollment + WSCH Foreca

DATA

Space Inventory

Room Use Categories						
	LECTURE	LAB	OFFICE	LIBRARY	INSTRUCTIONAL MEDIA	OTHER
Room Use Numbers	100s	200s	300s	400s	530s	520, 540 - 800s
Description	Classrooms Support Spaces	Labs Support Spaces	Offices Support Spaces All offices including administrative and student services	Library Study Tutorial Support Spaces	AV/TV Technology Support Spaces	PE Assembly Food Service Lounge Bookstore Meeting Rooms Data Processing Physical Plant Health Service

Capacity Load Ratios

- The capacity/load ratio is the measure of the space utilization efficiency according to Title 5 standards
- Capacity/load ratio's are rolled up and measured as an aggregate by room use category for each campus



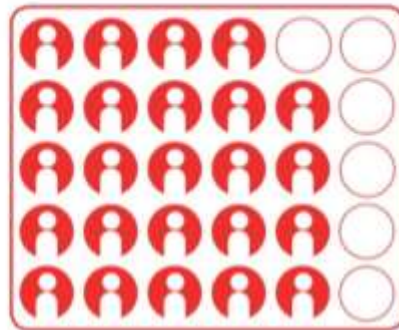
of seats = # of students
100% capacity / load

Capacity Load Ratios

- The capacity/load ratio is the measure of the space utilization efficiency according to Title 5 standards
- Capacity/load ratio's are rolled up and measured as an aggregate by room use category for each campus



of seats = # of students
100% capacity / load



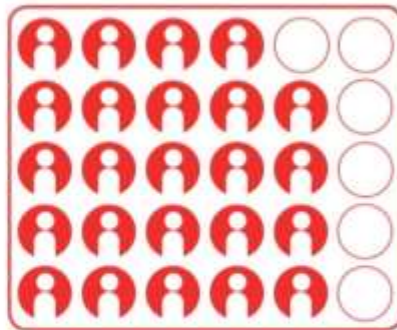
of seats > # of students
over 100% capacity / load

Capacity Load Ratios

- The capacity/load ratio is the measure of the space utilization efficiency according to Title 5 standards
- Capacity/load ratio's are rolled up and measured as an aggregate by room use category for each campus



of seats = # of students
100% capacity / load



of seats > # of students
over 100% capacity / load



of seats < # of students
under 100% capacity / load

*Eligible for
state funding*

Capacity Load Ratios

- Chula Vista Campus
- Based on Current Space Inventory

Space Type	Capacity/Load Ratio	Over/Under
Lecture	178%	Over
Lab	90%	Under
Office	139%	Over
Library	103%	
Instructional Media	83%	Under

Integrated

State Capital Outlay Planning

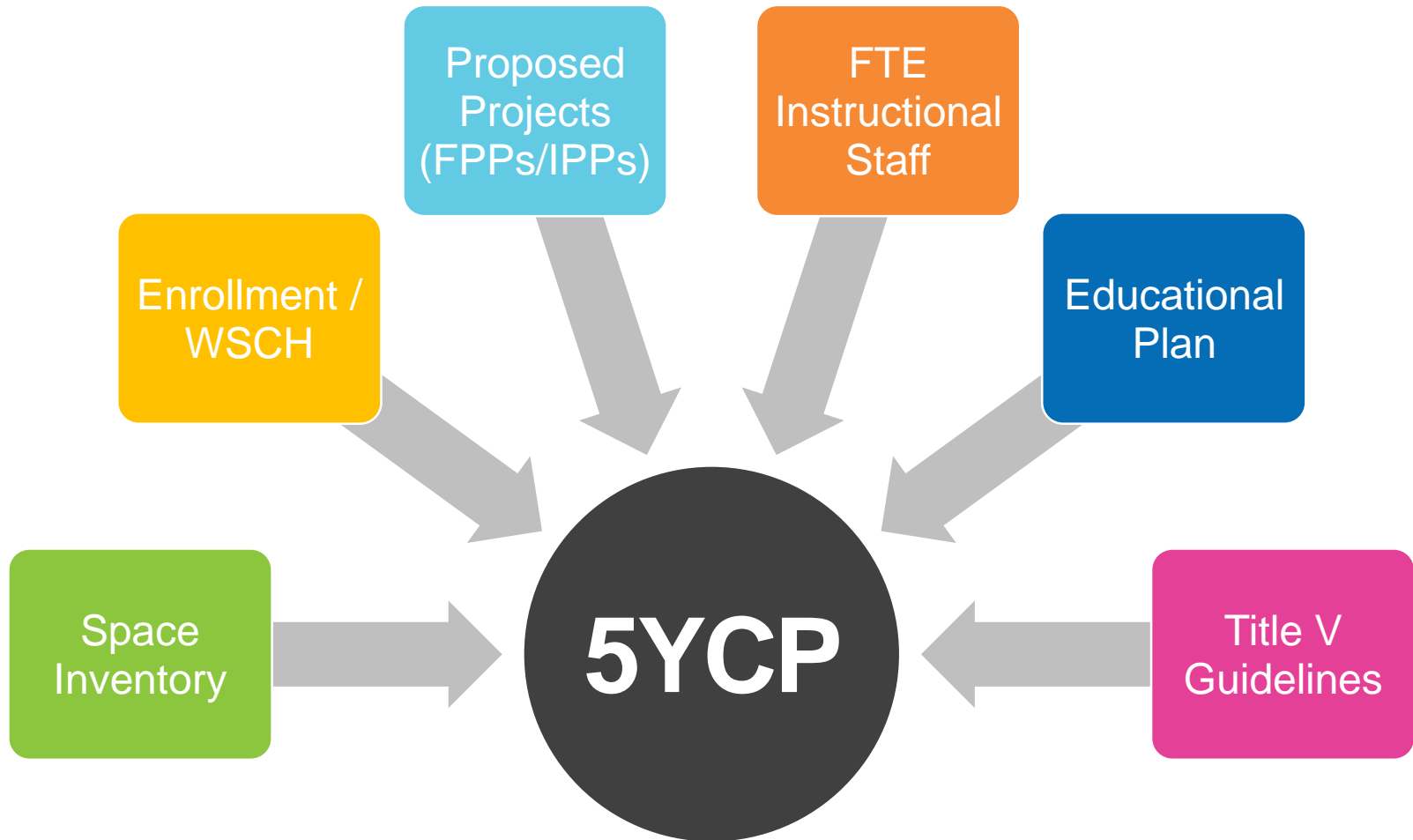
5 Year Construction Plan (5YCP)

- The 5YCP is updated annually.
- The Plan provides detailed information regarding all capital construction projects with budgets exceeding **\$656,000** regardless of funding source, including:
 - Prioritized list of projects
 - Detailed scope description
 - Project category type
 - Funding sources
 - Funding years for project phases and occupancy year
 - Estimated project cost/budget
 - Project space array

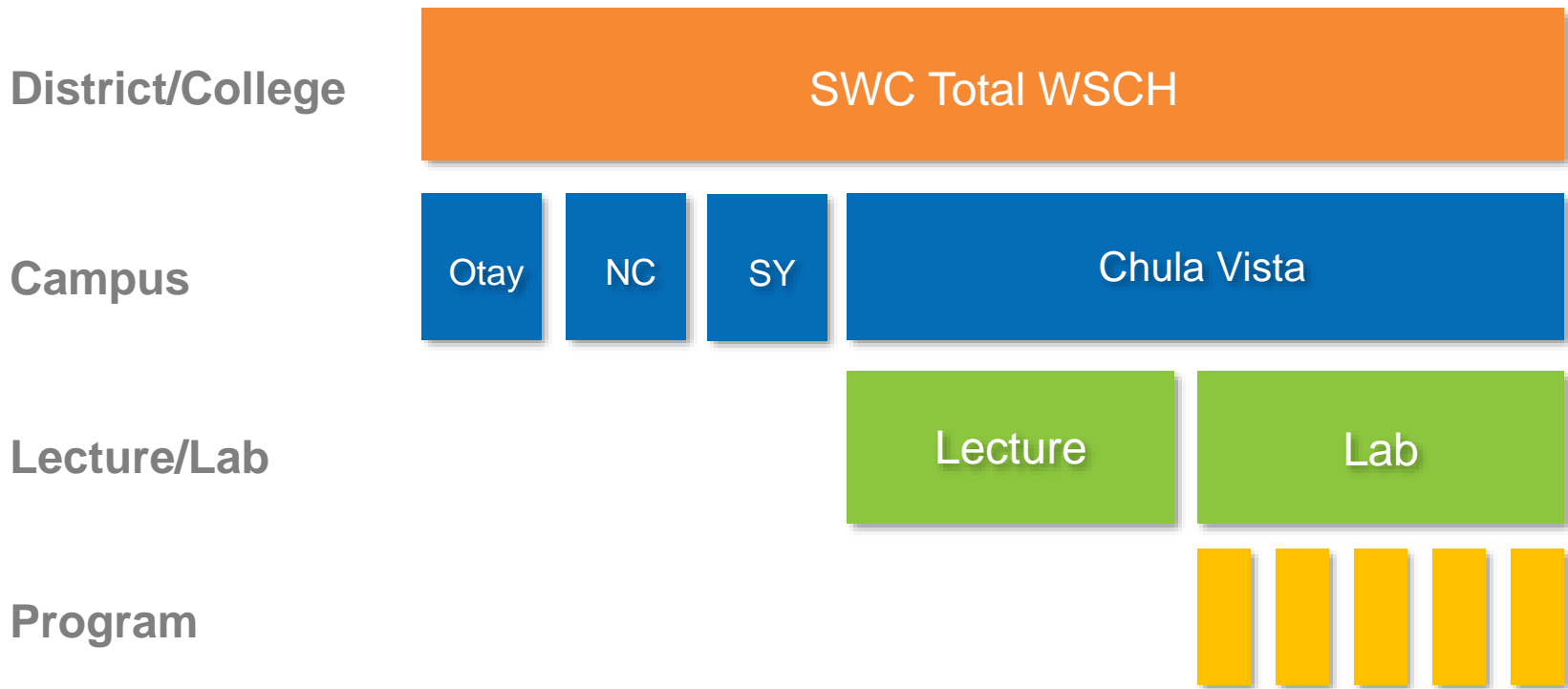
Opportunities & Challenges

- Incorporate new projects.
- Revise and update information from previous projects such as scope, schedule, and cost.
- Re-evaluate prioritized list of projects from previous year.
- Re-evaluate and plan to maximize available funding sources (state, local, other or blend).

Components of the 5YCP



WSCH Data - Multiple Levels



Project Categories

CATEGORY	DEFINITION
A	Provides for safe facilities and to activate existing space
B	Increases instructional capacity
C	Modernizes instructional capacity
D	Promotes completion of existing campuses
E	Increases institutional support services capacity
F	Modernizes institutional support services capacity

Project Criteria / Scoring

CATEGORY	Campus enrollment growth	Campus existing inventory	Solution ASF change	Age of bldg / FCI	Activation of Inactive Space	Project design	Age of site	Programs/services	Local contribution
A									
B	●	●	●						●
C				●	●				●
D						●	●	●	●
E	●	●	●						●
F				●	●				●

Project Competitiveness

- Project points (maximum 200)
- Competition
 - Highest points per category
- Capital outlay fund availability
 - Limited

Five-Year Construction Plan

Priority	Project Title	Campus	Cat.	Occupy Date	Status
1	H.E.C. National City Phase II	National City Higher Education Center	B	2017/2018	Locally Funded or Future
2	Wellness Center Gymnasium	Southwestern College	D1	2017/2018	Locally Funded or Future
3	Math Science Bldg Chula Vista	Southwestern College	B	2017/2018	Locally Funded or Future
4	Performing Arts and Cultural Center Complex	Southwestern College	D1	2017/2018	Locally Funded or Future
5	Security Complex	Southwestern College	E	2017/2018	Locally Funded or Future
6	Parking Structure	Southwestern College	E	2017/2018	Locally Funded or Future
7	Student Union Complex	Southwestern College	E	2019/2020	Locally Funded or Future
8	H.E.C. San Ysidro Phase II	San Ysidro Higher Education Center	B	2021/2022	FPP-Submitted
9	Business/CIS + Communications	Southwestern College	B	2023/2024	IPP-Submitted
10	Fine Arts Gallery	Southwestern College	B	2022/2023	Locally Funded or Future
11	Planetarium/Exhibit Hall & Large Lecture	Southwestern College	B	2022/2023	Locally Funded or Future

Integrated Planning - Key Strategies

Timelines

- Coordinate planning timelines
- Maximize opportunities for linking efforts

Data

- Collect data to serve multiple efforts
- Use data to inform planning discussions

Participation

- Engage key stakeholders
- Broaden communication to build wide-spread support

Implementation

- Coordinate w IPP and FPP processes
- Leverage multiple sources of funding
- Develop realistic project budgets with contingencies
- Escalate based on realistic timelines

Southwestern College

Master Planning

2013 EMP + FMP



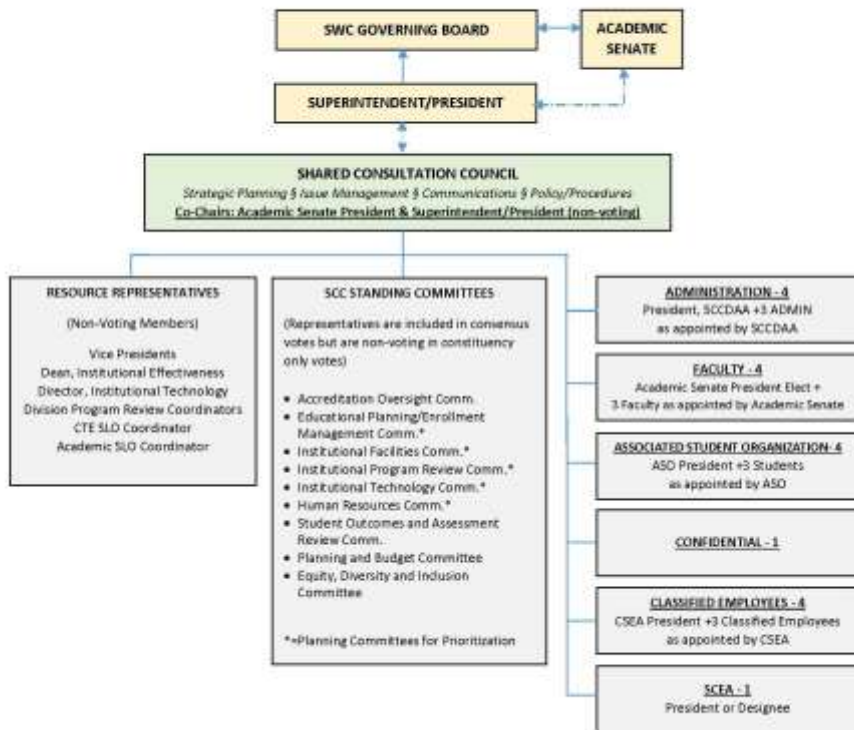
Approved - April 2013

What has changed?

- Enrollment (less growth)
- Program changes (WFD, CTE, SSSP)
- Competition/Partnerships
- Enrollment (less growth)
- Program changes
- Projects in design/construction
- Local and state bond \$ available

SWC Shared Consultation Model

SOUTHWESTERN COLLEGE SHARED CONSULTATION MODEL – 9/7/16



Committee Name: Institutional Facilities Committee	
Mission/Purpose	The facilities Committee is a shared planning & decision-making committee that serves as a standing Committee of the SCC (Shared Consultation Council) to address facility needs for -strategic planning, accreditation and prioritization for the institution's physical plant, utilities, spatial environment, transportation infrastructure and other areas deemed appropriate by the SCC .
Parent Committee	Shared Consultation Committee
Standing Subcommittees	None
Major Responsibilities and Reports	<ul style="list-style-type: none"> Oversees and provides constituency input on major construction and renovation projects updates Oversees strategic Plan priority regarding Physical and financial Resources & Development (Physical Resources portion) Addresses ACCJC Self Evaluation Report standard 3B: Physical Resources Reviews and makes recommendations to the SCC regarding the Educational and Facilities Master Plan (Facilities portion) Prioritizes Facility needs and equipment needs greater than \$5,000 from program review Promotes the landscape and external appearance of the College and Centers Addresses internal and external facility issues and needs while promoting Universal Design principles Addresses sustainability and conservation options applicable to facilities Reviews Bond funded projects as needed Reviews and provides input for the facilities Capital outlay Plan and five-year Construction Plan Strategic Planning for Physical and Financial Resources with the FOP

Planning to Plan

Why Plan?

- To redefine vision and goals
- To remain competitive
- To address changes
- To respond to increasing demands and declining resources
- To assess aging campus facilities and infrastructure
- To understand current utilization and projected space needs
- To develop a list of prioritized projects
- To avoid piecemeal and reactionary decisions
- Others?

Discussion

What has changed?

- Since 2013?

Discussion

What Should be Reviewed?

Are projects and assumptions still valid?

- Changes in course offerings and section
- Changes in instructional and student support services needs
- Changes in State Priorities or funding
- Growth projections

Do we need to update to address changes?

- Projections vs. what has transpired (reality)
- Workforce changes
- Changes in students needs and attendance patterns
- Bond project authorizations, and project sequencing

How will we know we were successful, if an Update is truly needed?

- Establishing milestones and measures of success

Approach & Methodology

Approach

- Participatory
- Integrated
- Resourceful



Virtual and Physical Planning



Instructional Delivery



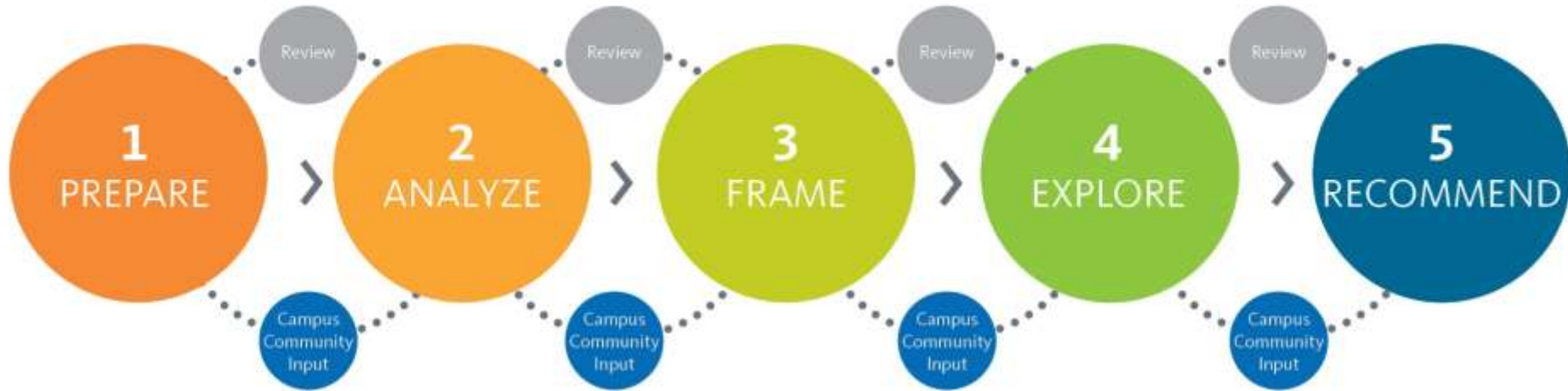
Making Community



The Student Experience



Process



Prepare



- Organize
- Schedule
- Vision

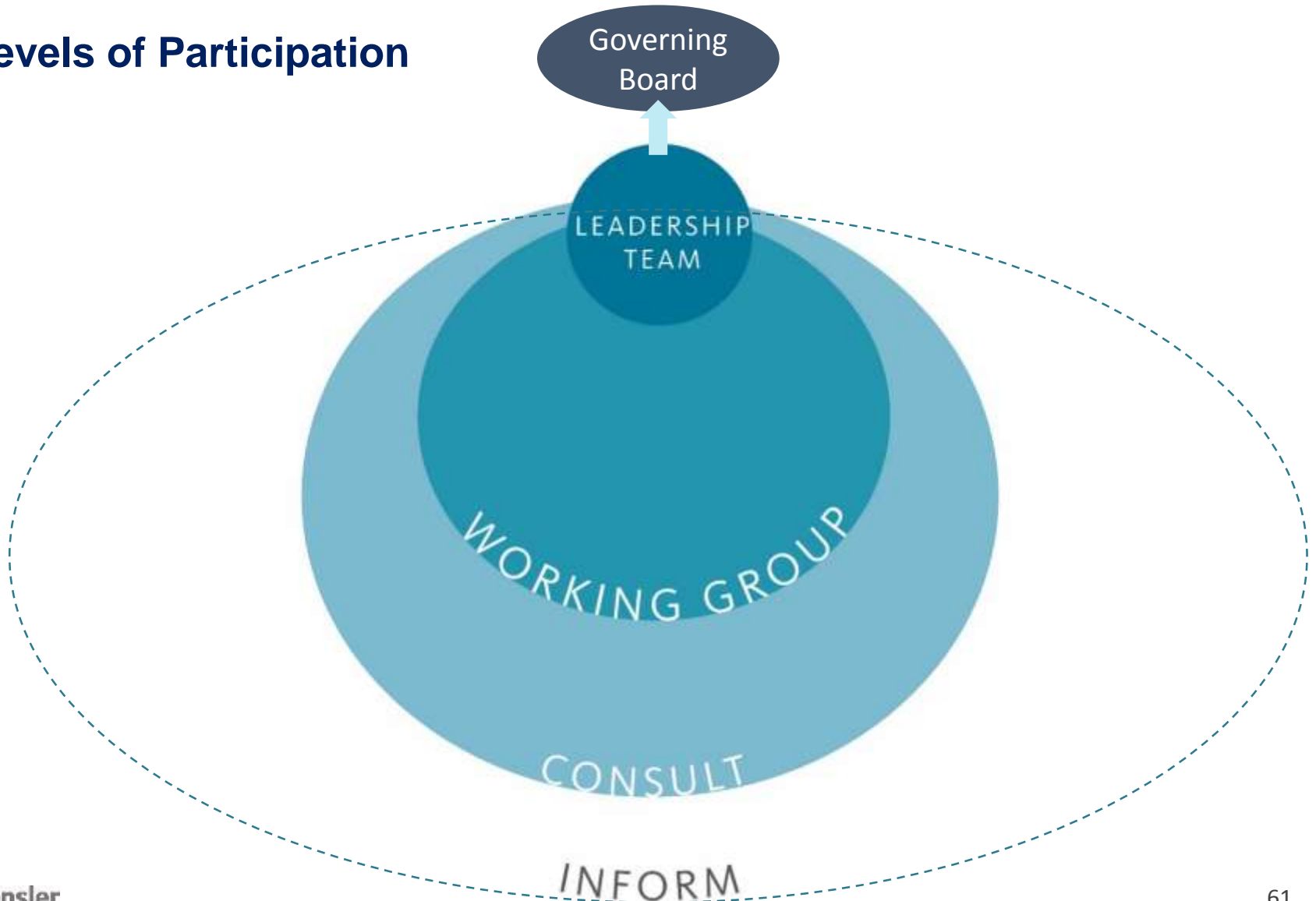


Measures of Success

Discussion

Prepare

Levels of Participation



Prepare



1. Write and Post

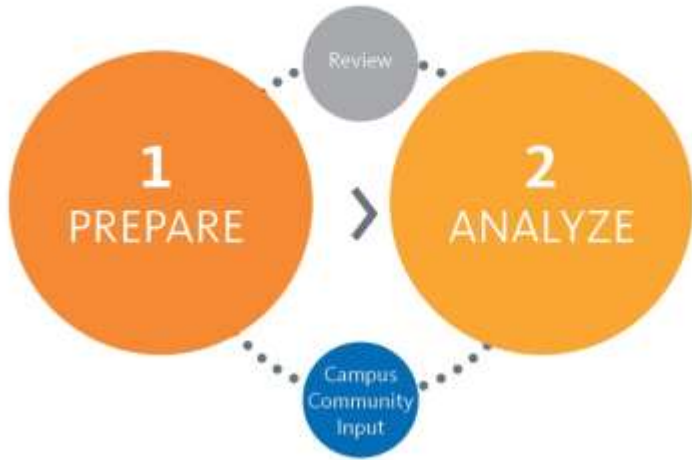


2. Discuss and Report



3. Listen and Record⁶²

Analyze

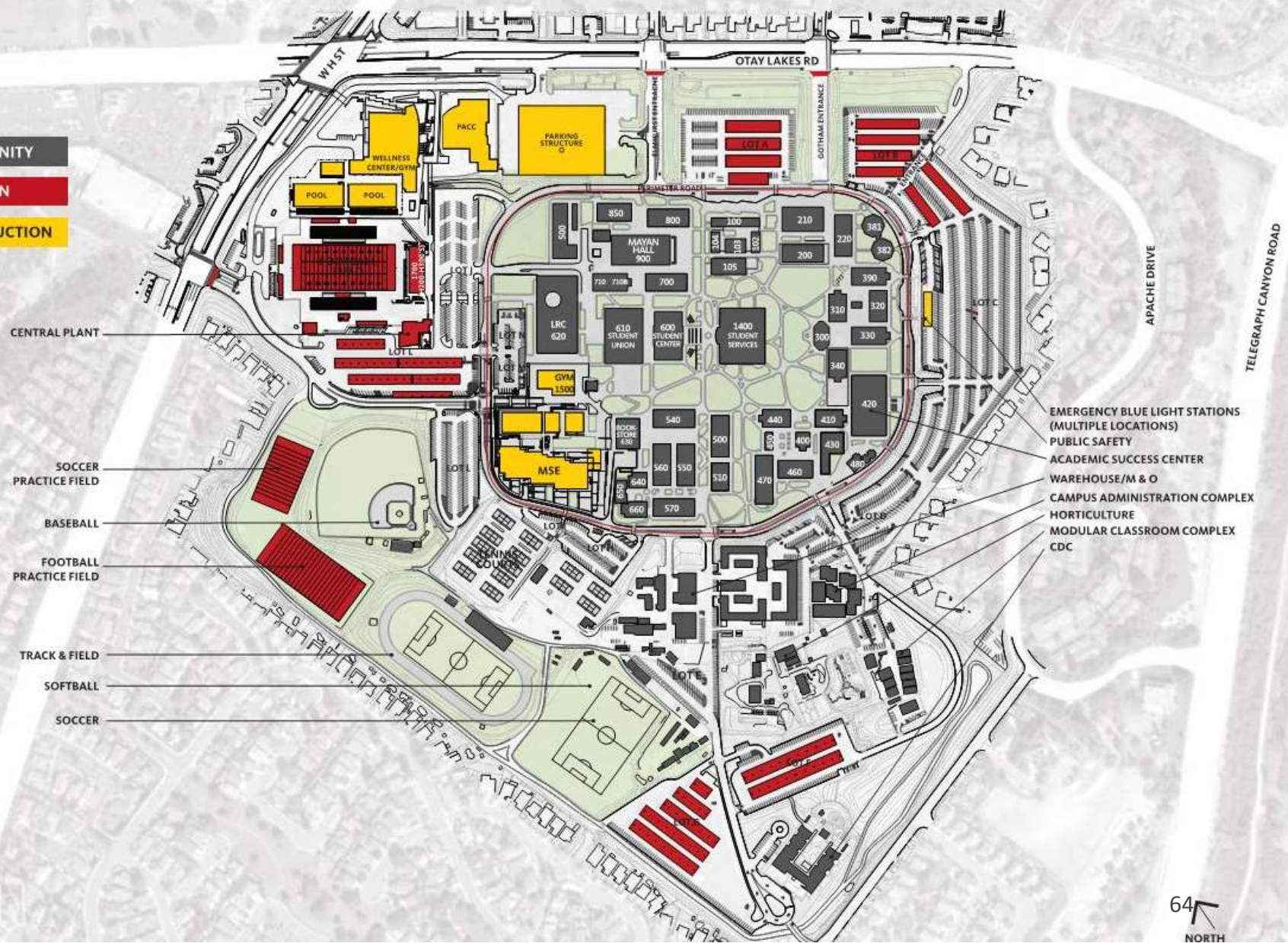


- ✓ Organize
- ✓ Schedule
- ✓ Vision
- Collect
- Assess
- Document



Analyze (Givens / Areas of Opportunity)

- AREAS OF OPPORTUNITY
- RECENT COMPLETION
- IN DESIGN/CONSTRUCTION



Analyze (Givens / Areas of Opportunity)

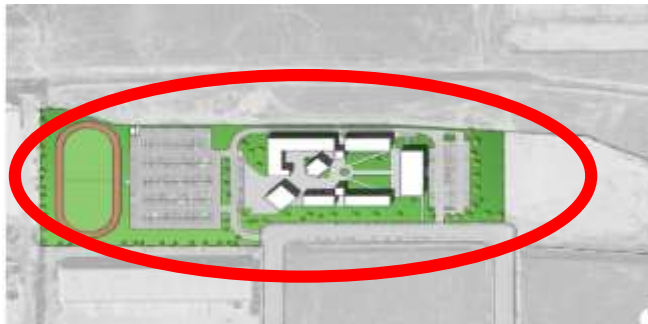
SAN YSIDRO



NATIONAL CITY



OTAY MESA



Frame



- ✓ Organize
- ✓ Schedule
- ✓ Vision

- ✓ Collect
- ✓ Assess
- ✓ Document

- Link
- Quantify
- Parameters



Frame

Facilities Planning Principles



PROMOTE STUDENT SUCCESS

- Create learner-centered environments
- Integrate and consolidate academic and student support services
- Develop spaces to encourage collaboration and engagement



REINFORCE CAMPUS GOALS AND IDENTITY

- Define and reinforce each campus' purpose and brand
- Focus CTE program locations to reinforce brands
- Enhance connections with community through collaborative partnerships



IMPROVE ACCESS AND CONNECTIVITY

- Provide safe and universal access
- Improve wayfinding and campus organizations
- Enhance physical connections (pedestrian, bike, vehicular, transit) within the campus and community



OPTIMIZE RESOURCES AND EFFICIENCIES

- Right-size space to address program needs
- Renovate where appropriate
- Replace inefficient and aging facilities where appropriate
- Improve functional zoning
- Position to maximize state and local funding



SIMPLIFY IMPLEMENTATION

- Develop flexible, multi-purpose facilities to adapt over time
- Minimize disruption and need for swing space
- Develop sequenced recommendations that feel complete at the end of each phase



SUPPORT A CULTURE OF SUSTAINABILITY

- Optimize available resources
- Promote all aspects of sustainability
- Create a healthy and safe campus for all

Frame

Campus Identities

“SCJCD is a single college district with five campuses that together comprehensively serve Sonoma County.”

SANTA ROSA
CAMPUS



The Santa Rosa Campus provides **comprehensive community college education**.

PETALUMA
CAMPUS



The Petaluma campus serves the growing region of the south county by providing a comprehensive array of courses that fulfill **transfer and associates degree** requirements.

SOUTHWEST
CENTER



The Southwest Center serves the highest proportion of the County's total population in 2025 (44%) and provides **non-credit education in a community setting**.

PUBLIC SAFETY
TRAINING CENTER



PSTC is dedicated to services and facilities for students in **public safety programs** that require specialized equipment, unique schedules, and opportunities for hands-on training.

SHONE
FARM



This site is a **living laboratory** for courses and programs that require or are enriched by hands-on experiences with plants and animals.

Frame

Higher Education Centers



NATIONAL CITY

A broad-based curriculum of lower division courses for students to pursue an associate degree, complete general education requirements for transfer, and occupational courses like the Dental Hygiene program. Community economic development programs, located in the newly modernized Center for Business Advancement, include the Small Business Opportunities Center and the San Diego Contracting Opportunities Center.



OTAY MESA

A broad-based curriculum of lower division courses for students to pursue an associate degree. Public safety programs including the Police Academy, Nursing, Fire Science Technology, Paramedic, Emergency Medical Technician, International Business, and International Logistics & Transportation, and Community Development. Additionally, the Center hosts the San Diego Center for International Trade Development program



SAN YSIDRO

A broad-based curriculum of lower division courses for students to pursue an associate degree, complete general education requirements for transfer, develop occupational skills for employment including the Family Studies program.



CROWN COVE AQUATIC

A unique partnership with California State Parks & Recreation and the Division of Boating & Waterways allows the center to reach out to San Diego County residents as well as to the many visitors to the region by providing qualified instruction predominantly in the sports of Canoeing, Kayaking, Sailing, Stand-up Paddling and Surfing. Also, designated an American Heart Association (AHA) Community Training Center.

Frame

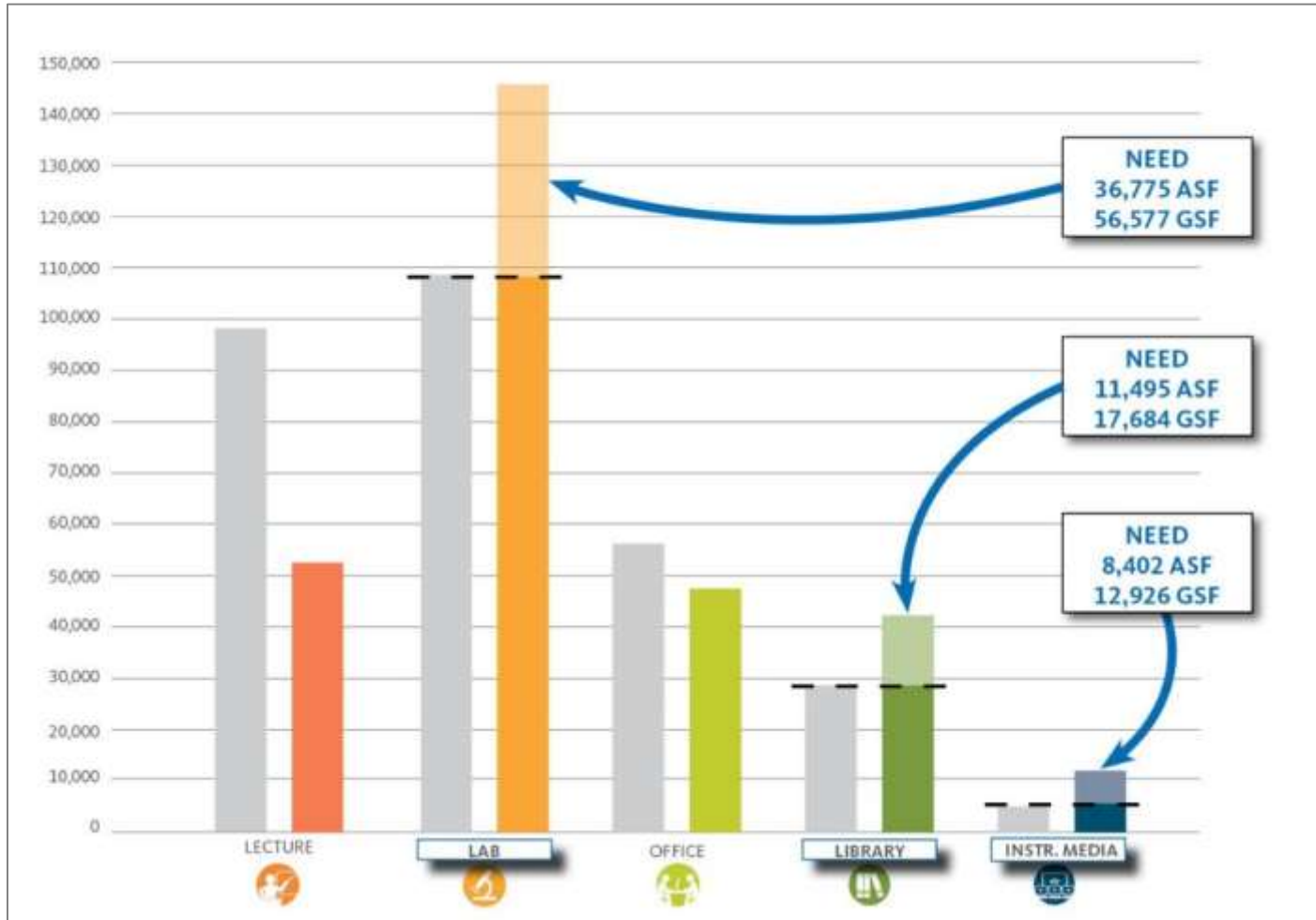
ENROLLMENT + WSCH FORECASTS

Southwestern CCD
2016 Long Range Enrollment and WSCH Forecast

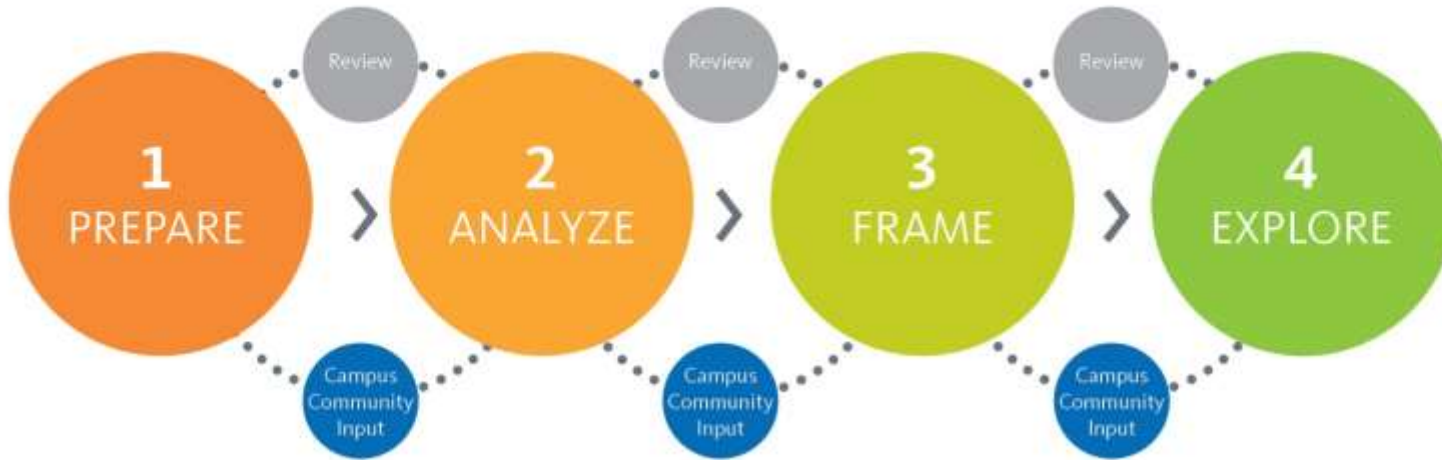
	A	B	C	D	E	F	G	H	I
4	Southwestern CCD 2016								
5		Enrollment	WSCH		WSCH/Enrollment		Enrollment	WSCH	
6		Actual	Actual	% Chg.	Actual	Forecast	Forecast	Forecast	% Chg.
7	1973	9,663							
8	1974	10,619	117,426		11.06				
9	1975	13,333	132,568	12.9%	9.94				
10	1976	12,617	129,844	-2.1%	10.29				
11	1977	12,345	134,296	3.4%	10.88				
12	1978	10,590	116,999	-12.9%	11.05				
13	1979	11,606	121,660	4.2%	10.52				
14	1980	12,941	134,305	10.1%	10.38				
15	1981	13,219	136,861	1.9%	10.35				
16	1982	12,333	132,270	-3.4%	10.72				
17	1983	11,686	116,728	-11.8%	9.99				
18	1984	10,347	109,980	-5.8%	10.63				
19	1985	10,043	105,048	-4.5%	10.48				
20	1986	11,874	121,222	15.4%	10.21				
21	1987	12,417	127,676	5.3%	10.26				
22	1988	13,378	135,529	6.2%	10.13				
23	1989	14,561	146,653	8.2%	10.06				
24	1990	14,312	156,921	7.0%	10.96				
25	1991	15,571	168,916	7.6%	10.85				
26	1992	17,361	165,155	-2.2%	9.51				
27	1993	15,980	162,866	-1.4%	10.19				
28	1994	15,577	161,502	-1.1%	10.34				
29	1995	15,568	158,311	-1.7%	10.17				
30	1996	15,968	157,695	-0.4%	9.88				
31	1997	16,015	162,625	3.1%	10.15				
32	1998	16,893	171,611	5.5%	10.16				
33	1999	18,063	178,069	3.8%	9.95				
34	2000	18,594	179,053	0.6%	9.63				
35	2001	18,753	187,944	5.0%	10.02				
36	2002	20,001	201,381	7.1%	10.07				
37	2003	20,141	202,053	0.3%	10.03				
38	2004	19,411	196,522	-2.7%	10.12				
39	2005	20,615	205,297	4.6%	9.96				
40	2006	20,790	207,894	1.3%	10.00				
41	2007	21,682	216,713	4.2%	10.00				
42	2008	17,569	227,678	5.1%	12.96				
43	2009	23,297	221,567	-2.7%	9.51				
44	2010	20,893	218,543	-2.3%	10.36				
45	2011	21,559	218,849	1.1%	10.15				
46	2012	19,548	204,773	-6.4%	10.48				
47	2013	19,658	213,236	4.1%	10.85				
48	2014	19,917	211,428	-0.8%	10.62				
49	2015	19,652	224,680	6.4%	11.45				
50	2016					11.45	20,128	230,438	2.4%
51	2017					11.45	20,619	236,014	2.4%
52	2018					11.45	21,114	241,727	2.4%
53	2019					11.45	21,628	247,577	2.4%
54	2020					11.45	22,149	253,576	2.4%
55	2021					11.45	22,685	259,712	2.4%
56	2022					11.45	23,234	266,995	2.4%
57	2023					11.45	23,797	272,443	2.4%
58	2024					11.45	24,373	279,038	2.4%
59	2025					11.45	24,963	285,792	2.4%

Frame

MASTER PLAN SPACE PROGRAM



Explore



- ✓ Organize
- ✓ Schedule
- ✓ Vision

- ✓ Collect
- ✓ Assess
- ✓ Document

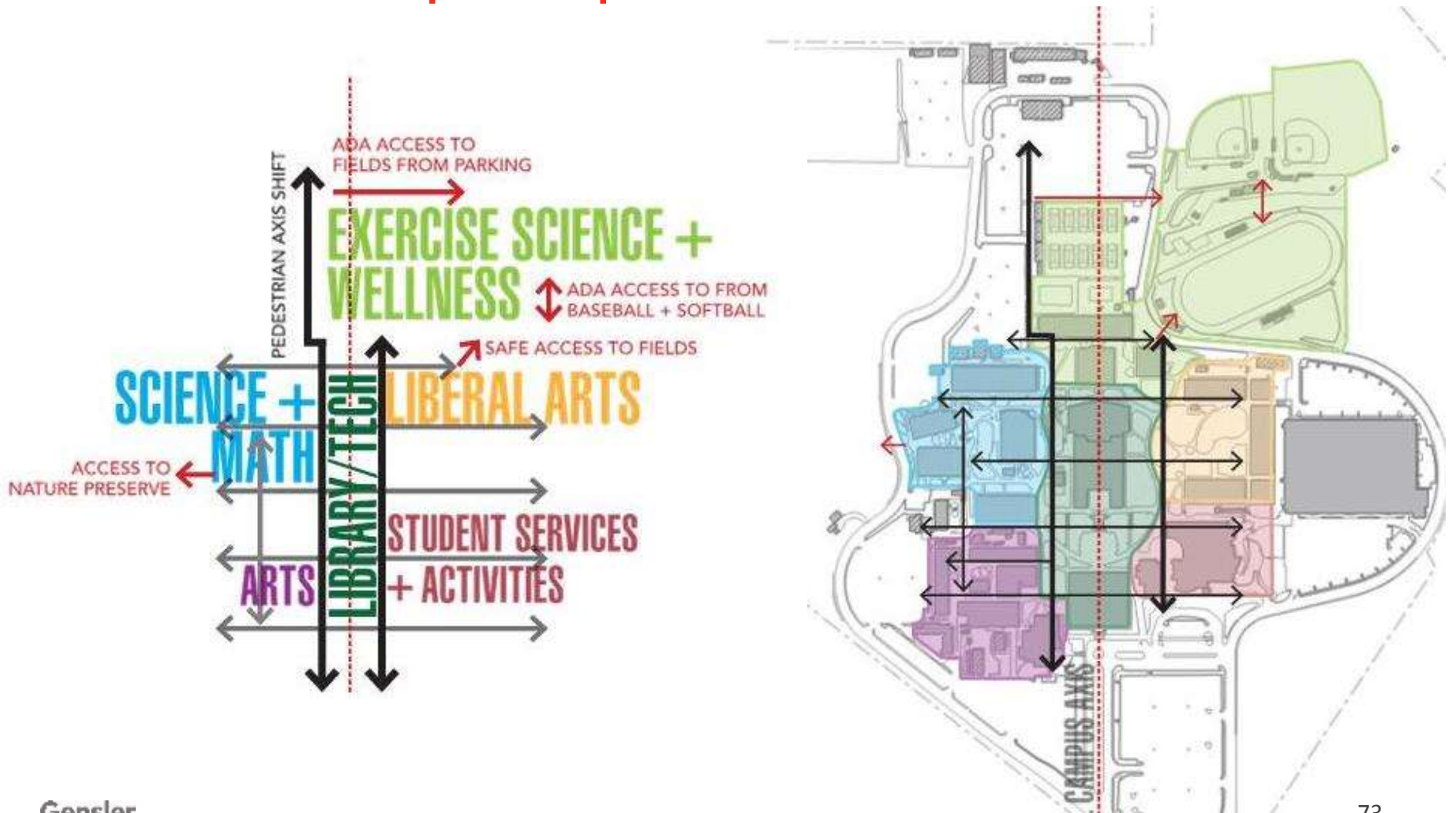
- ✓ Link
- ✓ Forecast
- ✓ Quantify

- Develop
- Evaluate
- Strategize

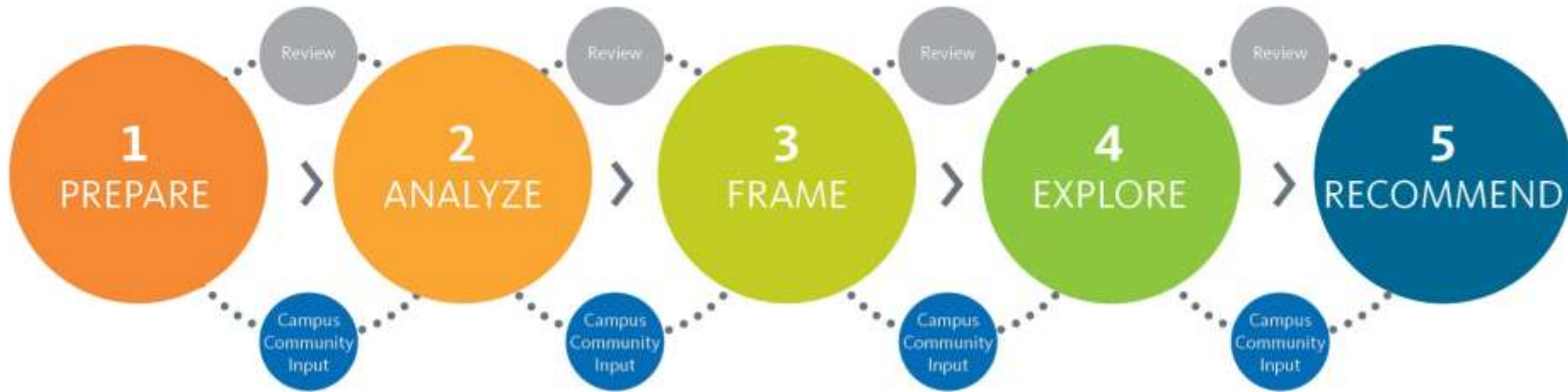


Explore

Framework Development Options



Recommend



- ✓ Organize
- ✓ Schedule
- ✓ Vision

- ✓ Collect
- ✓ Assess
- ✓ Document

- ✓ Link
- ✓ Forecast
- ✓ Quantify

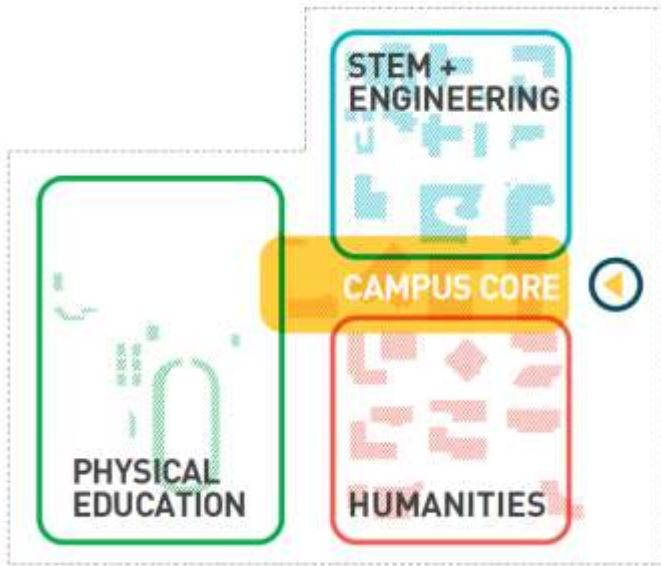
- ✓ Develop
- ✓ Evaluate
- ✓ Strategize

- Share
- Document
- Approve



Recommend

Development Recommendations



Recommend



Next Steps

- Educational Master Plan
 - Review/evaluate
- Facilities Master Plan
 - Review/evaluate
- Workshop 2
 - FMP discussion
 - Integrating safety, infrastructure, scheduled maintenance
 - Total cost of ownership
 - Prioritization
- Develop timeline for update and moving forward



Governing Board Facilities Workshop

February 28, 2017

Gensler