

TO: BOARD OF TRUSTEES
FROM: SUPERINTENDENT

COMMUNICATION NO. 217-2008/09-BS
Prepared by the Office of Vice President Business Services
for Presentation to the Board of Trustees
June 8, 2009

SUBJECT: APPROVAL OF DISTRICT'S FIVE-YEAR CONSTRUCTION PLAN

A. BACKGROUND

Attached is the District's Five-Year Construction Plan that includes a proposed schedule for State funding. The District must file this plan with the Chancellor's Office upon Board approval. A final project proposal is being submitted for the Art, Music & Dance Complex Expansion & Replacement and the Fitness and Wellness Center. An initial project proposal is being submitted for the High Technology Learning Center and Existing Student Services Replacement projects.

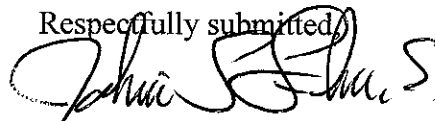
B. BUDGET IMPLICATIONS

None

C. RECOMMENDATION

It is recommended that the Board of Trustees approve the Five-Year Construction Plan and Submittal of the Final and Initial Project Proposals as presented.

Respectfully submitted,



Jackie L. Fisher, Sr.
Superintendent/President

Prepared by:



Deborah Wallace
Vice President Business Services

Office of Business Services

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APPROVAL OF DISTRICT'S FIVE-YEAR CONSTRUCTION PLAN

FIVE YEAR CONSTRUCTION PLAN

DISTRICT PROJECT PRIORITY LIST

**ANTELOPE VALLEY COMMUNITY COLLEGE
DISTRICT**

June 8, 2009

Priority	Project Title	Campus	Classification	Occupy Date	Status	I	31	32	33
<input type="checkbox"/>	1 Relocation of Maintenance & Agriculture Complex	Antelope Valley College	B	2008/2009	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	2 West Campus Expansion	Antelope Valley College	D1	2008/2009	Locally Funded/Future Project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	3 Theatre Arts Facility	Antelope Valley College	D1	2010/2011	FPP-Approved	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	4 Auto Body Relocation	Antelope Valley College		2009/2010	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	5 Campus Safety/ADA/Infrastructure	Antelope Valley College		2009/2010	Locally Funded/Future Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	6 Health and Science Building	Antelope Valley College	B	2010/2011	FPP-Approved	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	7 Applied Arts Bldg - Reuse Vacated Space	Antelope Valley College	C	2012/2013	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	8 Student Services Building	Antelope Valley College	E	2013/2014	FPP-Approved	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	9 Fitness & Wellness Center	Antelope Valley College	D1	2015/2016	IPP-Preparing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	10 Art, Music & Dance Complex Exp.and Repl.	Antelope Valley College	B	2015/2016	IPP-Preparing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	11 High-Tech Multidisciplinary Learning Center	Antelope Valley College	B	2016/2017	IPP-Preparing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	12 Existing Student Services Replacement	Antelope Valley College	C	2016/2017	IPP-Preparing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	13 Off/On Site Development Initial Facilities	Palmdale Center	B	2016/2017	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	14 Learning Center Modernization	Antelope Valley College	C	2016/2017	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	15 Student Center Expansion & Renovation	Antelope Valley College	F	2016/2017	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	16 Technical Building II	Antelope Valley College	B	2017/2018	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	17 New Instructional Building	Antelope Valley College	B	2017/2018	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	18 Gym Renovation & Expansion	Antelope Valley College	D1	2019/2020	Locally Funded/Future Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	19 Library Expansion/Modernization	Antelope Valley College		2020/2021	Locally Funded/Future Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	20 Automotive Tech Completion	Antelope Valley College	B	2021/2022	Locally Funded/Future Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXECUTIVE SUMMARY

LANCASTER CAMPUS

Antelope Valley College is an attractive, well-planned campus located in a picturesque suburban setting on the west side of Interstate 14 highway in Lancaster. The first buildings were constructed in 1960, e.g.: chemistry, biology, physics and classroom buildings. Between 1967 and 1975 additional buildings were added to the campus, e.g.: language arts and auto technology.

Antelope Valley College's service area is part of what economist John Husing calls the "Third Ring of Economic Development" from the Los Angeles Basin. The ring extends across the Lancaster/Palmdale, Victorville, Ontario/San Bernardino, Riverside and I-15 corridor area. As a result, this is one of the fastest growing areas in California. For example, between 1990 and 2000 the population of Lancaster grew to 118,718, a 22 percent increase and Palmdale grew to 116,670, a 69.5 percent increase. These compare with 7.1 percent growth for Burbank, 8.3 percent for Glendale, 6.0 for Los Angeles, 1.8 for Pasadena and 36.6 percent for Santa Clarita. In 2005 the cities of Lancaster and Palmdale were the first and second fastest growing cities in Los Angeles County.

Population Projections

The Southern California Association of Governments (SCAG) has forecast that the population of the Antelope Valley College service area will continue to grow rapidly, 46.68 percent, during the ten years from 2000 to 2010. The driving force behind this rapid population growth is "cheap dirt"; affordable land for residential property and low cost land for small businesses. As property values appreciate in the Los Angeles basin, people and small business enterprises will relocate to where they can find "cheap dirt", the Lancaster/Palmdale Area. This movement has intensified as the economy has expanded.

The population served by Antelope Valley College has become increasingly younger and more diverse. For example, the 2000 census found the composition of the population to include:

<i>Ethnicity/Race</i>	<i>Percentage</i>
African American	14.0 percent
Asian	4.1 percent
Hispanic	29.2 percent
White	51.3 percent
Other	1.4 percent
Total	<hr/> 100.00 percent

The Antelope Valley College service area adult population is only 65.7 percent of the total population. This compares with 72.7 percent for the state of California as a whole and 74.3 percent for the nation. Out of a population of 370,430 for 2000,243,372 were adults. For planning purposes, this means Antelope Valley College must anticipate a greater flow of students from its feeder high schools in the future years as the sub-18 year olds progress through the system. This is clearly reflected in the high school graduation rate increase of 8.98 percent for 2001-02, 12.33 percent for 2002-03, 8.06 percent for 2003-04, 3.59 percent for 2004-05 and 12.24 percent for 2005-06 from Antelope Valley high schools (see Addendum A, State General Apportionment Calculations).

SCAG is projecting an increase in the Antelope Valley College service area population of 187,115 persons from 2000 to 2010, an annual increase of 18,712. By the year 2010, the service area is projected to have in excess of 540,000 people (see Table 2, page 3).

SCAG is also projecting by the year 2020 some 760,020 people will live in the Antelope Valley College service area. This is a phenomenal doubling of the population in only 20 years. As is demonstrated in Table 3, the most rapid population increase will occur in the unincorporated areas of the Antelope Valley College service area, a 54.82 percent increase by the year 2015 and 102.15 percent increase by 2025 (See Addenda B-D).

Increasing Enrollments

For the decade of the 1990's, Antelope Valley College increased from 84,118 to 106,586 weekly student contact hours (WSCH), a 26.7 percent increase. It must be noted that the 90's included four years when colleges were not funded for growth.

The student population being served is fairly typical for **California community college:**

Women	64 percent
Average Age	30 years of age
Day Enrollment	66 percent
Under-represented Students	45 percent

Some 52 percent of the students are under 24 years of age.

Growth Funding and Facility Forecasting

Antelope Valley had a blended growth rate funded level of 2.76 percent for 2004-05 and 7.97 percent for 2005-06. This was based on a 1.88 percent adult population change and a 3.59 percent increase in the high school graduation rate for 2004-05 and a 3.17 percent increase in the adult population and 12.24 percent change in the high school graduation rate for 2005-06. There is nothing to support a decrease in the high school graduation rate for the Antelope Valley service area, and the greater area is experiencing a population expansion as people come up the I-5 and I-14 corridors seeking affordable housing.

Economic Development

The economy of the Antelope Valley College service area during the 1990's was driven largely by the need for low-cost land by homeowners and small businesses – the first phase of the Third Ring of Economic Development from Los Angeles. This has resulted in a large work commuter population, 49,104 of 109,169 employees. This trend will continue for the foreseeable future: high population and small business growth. Eventually, larger employers will follow to locate close to their workers and reduce their operating cost (see Addendum E).

The economy is driven by retail businesses and service jobs; construction, finance, insurance, and real estate; small company manufacturing and transportation/utilities. The Antelope Valley economy is now in the stage of the industrial project and growth by blue-collar jobs.

Antelope Valley College is an integral component of the planning and development of the economy. It also contributes to the economic development of the high desert by cooperating with CSU, Bakersfield in making upper division and graduate programs available on the Antelope Valley College campus.

Mission

The mission of Antelope Valley College is to serve the community by providing comprehensive programs in the following areas:

- Transfer Education
- Vocational and Technical Education
- Workforce Preparation and Economic Development
- Personal Enrichment and Professional Development
- Student Services
- Transitional Education

Values

Antelope Valley College is a community of caring people who foster positive human values both in the learning environment and their work.

These include:

- Student-Centered Learning
- Student Services
- Accessible Quality Program
- Individuality and Diversity

Growth patterns for each discipline and service were assessed relative to campus-wide growth, the local economy and trends in technology. Goals, objectives and needs were identified through this process.

Facilities Master Plan

The Antelope Valley College Facilities Master Plan was completed in 2003. Projects in this Five-Year Construction Plan are direct out-growth of the Educational and Facilities Master Plans. The Facilities Master Plan identifies facilities, fields and parking that will be needed to serve the rapidly increasing population of the Antelope valley service area for the coming 20 years. Planning is continuing forward for a campus of campuses to serve the southeastern portion of the District. The facilities listed as construction priorities are a reflection of this plan.

General Bond Election

In November 2004, the District offered a General Obligation Bond, Measure R, to voters of its service area. The voters responded overwhelmingly in favor of the bond, \$139,000,000. The bond funds will be used for an assortment of much needed campus projects which the state does not fund, and for matching state construction funds for needed building projects to modernize 40 year old buildings and building facilities needed for the doubling of its service area population by 2020.

Palmdale Campus

Population forecasts demonstrate that a second Campus will soon be needed to serve the greater Palmdale portion of the Antelope Valley College service area. The three major components of the Antelope Valley Community College District are all among the fastest population growth areas in the state of California: Lancaster, Palmdale, and Unincorporated area. An April 2004 population study by SCAG forecast a population for the Antelope Valley College service area of 854,098 by the year 2025 – an increase from 444,709 for 2005, or a 92.05 percent increase in only 20 years. This population would out grow the Lancaster Campus, e.g.: 854,098 population x 68 percent Adult Population = 580,787 adults x 6 percent Student Enrollment Rate = 34,847 students. The Lancaster Campus was planned for a 25,000 student population – another campus is imperative.

For 2005, SCAG estimated the population of the incorporated city of Palmdale at 145,995 and forecasts a population of 218,387 by 2015 and 299,324 by 2025, a 105 percent increase in only 20 years. This means a potential 2015 enrollment of 8,910 is probable (218,387 x 68 percent Adult Population x 6 percent Student Enrollment Rate) from the incorporated Palmdale area. The remainder of the District has a probable enrollment of 17,726 for 2015 (Lancaster and Unincorporated area): 434,473 population x 68 percent Adult Population x 6 percent Student Enrollment Rate = 17,726 students. By the year 2025, the Palmdale Campus would have some 12,212 students (299,324 x 68 percent Adult Population x 6 percent Student Enrollment Rate) and the Lancaster Campus would have some 22,632 students (554,774 x 68 percent Adult Population x 6 percent Enrollment Rate). Title to the Palmdale Campus property was obtained in 2007 allowing this important project to proceed forward.

It is imperative that the Palmdale Campus be approved for the 2013/14 funding – the students are already there, far beyond 500 FTES.

FIVE-YEAR CONSTRUCTION PLAN PROJECTS

District Priority #1 – Relocation of Maintenance and Agriculture Complex (Locally Funded)

The present Facilities (Maintenance & Operations/Warehouse) and Agriculture buildings are grossly inadequate for this rapidly growing district. Both facilities are currently located near the center of the Lancaster campus which creates pedestrian/vehicle conflict as both programs require heavy vehicular access. Relocating these facilities and the facilities yard to the edge of the campus will reduce pedestrian/vehicle conflict and noise in the classroom/student services area of the campus. The relocation also vacates campus core space for a multi-story Health and Science Building.

District Priority #2 – West Campus Expansion (Locally Funded)

This project includes five major components. Component #1 provides additional parking for the west side of the campus. Component #2 provides significant infrastructure upgrades required to support the entire campus as well as the expansion of the western portion of the campus. Component #3 addresses a variety of critical safety and ADA compliance issues for the western 60 acres of the campus. Component #4 relocates and expands physical education field areas to support the expansion of physical education classes. Component #5 upgrades the stadium which had fallen into poor condition since it was constructed in the early 1960's.

District Priority #3 – Theatre Arts Facility (Shared Funding)

This project includes a full-service Theatre Facility with seating for 400 for students to hone their skills. The facility includes a lobby area, coatroom, ticket room, manager's office, orchestra pit, scene shop, prop storage room, green room, dressing rooms, meeting rooms, offices and storage. An FPP has been submitted for 2006/07 shared funding. A Room/Space Use Analysis for 2002 found that the District generated 1,900 Dramatic Arts WSCH, yet did not have a single lecture classroom or laboratory dedicated to dramatic arts. The District has updated its Master Plan for the Dramatic Arts program to offer a continuing comprehensive array of degree and certificate programs (See Appendix E.)

District Priority #4 – Relocation of Auto Body Complex (Locally Funded)

The present Auto Body facilities are inadequate for this program. The relocation also vacates campus core space for a multi-story Health and Science Building. These facilities are currently located near the center of the Lancaster campus which creates pedestrian/vehicle conflict as the Auto Body program requires regular vehicular access. Relocating these facilities with the existing Automotive program to the edge of the campus will reduce pedestrian/vehicle conflict as well as bring better synergy to the Automotive program.

District Priority #5 – Campus Safety/ADA/Infrastructure (Locally Funded)

This project includes significant expansion and upgrades to the campus infrastructure including domestic water, irrigation water, fire water, sewer, chilled water, natural gas, high voltage electrical, photovoltaic farm and technology systems. Safety and ADA issues are also being addressed campus wide.

District Priority #6 – Health & Science Building (Shared Funding)

This project is a major multi-story building to house the life and physical sciences, and the Allied Health programs. The present science buildings on the Lancaster campus are nearly 50 years old with inadequate wiring for computer/electronic technology. The buildings also present construction safety concerns that would be excessively expensive to reconstruct.

District Priority #7 – Applied Arts Building – Reuse Vacated Space (Local Funding)

This project reallocates the space vacated by the Health Sciences programs when the new Health & Science Building is occupied.

District Priority #8 – Student Services Building (State Funding)

This project is for a new Student Services Building to be located at the southeast corner of the Lancaster Campus where it will have excellent visibility for new students. The building will facilitate a coordinated matriculation flow for students enabling them to access Admissions and Records, Counseling, Assessment, Financial Aid, EOPS/CARE, DSP&S as well as the Transfer Center, Career Center, Veteran Services and other related services. ***The FPP has been approved for 2009/10 funding.***

District Priority #9 – Fitness and Wellness Center (State Funding)

This project will house a much needed fitness complex for circuit training, cardiac training, group cycling and weight training. The project also includes a multipurpose training room. Equally important, the project will include a recreational lab to support the Athletic Trainer Certificate and Recreational Leadership Degree programs. The present gymnasium is inadequate and has limited growth of several important physical education/health/fitness programs. ***An FPP is being submitted for 2011/12 state funding.***

District Priority #10 – Art, Music and Dance Complex Expansion and Replacement (State Funding)

This project adds much needed facilities for the art, music, and dance programs. A room/space use analysis for 2002 found that the current fine arts facilities were used at a capacity/load ratio of 240 percent. The project also includes 10 faculty offices. ***An FPP is being submitted for 2011/12 state funding.***

District Priority #11 – High-Tech Multidisciplinary Learning Center (State Funding)

This project would expand the services of the Learning Center program and incorporate mathematics, engineering, ESL and reading programs into one facility providing a synergistic learning environment. Expanded open computer labs, study centers, tutoring and supplemental instruction areas will support the growing student demand for these classes and services. ***An IPP is being submitted for 2012/13 state funding.***

District Priority #12 – Existing Student Services Replacement (State Funding)

This project would renovate or replace the existing Student Services Building upon occupancy of the proposed new Student Services Building. A combination of instructional, administrative and community space will be integrated into this new facility to meet the projected future needs of the campus. ***An IPP is being submitted for 2012/13 state funding.***

District Priority #13 – Off/On Site Development Initial Facilities – Palmdale Center (Shared Funding)

This project would provide initial on-site infrastructure and the initial permanent facility for the Palmdale Center. The initial facility will be comprised of instructional lab and lecture space, library space and office space to meet the defined programs for the new center. Local funding will be required to complete all parking areas, off-site infrastructure requirements, initial play fields, bookstore and dining space requirements. ***An IPP is planned for submittal in 2010 for 2013/14 state funding.***

Other projects include:

- Learning Center Modernization
- Student Center Expansion & Renovation (Locally Funded)
- Technology II Building
- New Instructional Building
- Gym Renovation & Expansion
- Library Expansion/Modernization
- Automotive Technology Building Completion

Space Inventory

The Antelope Valley College Space Inventory is thoroughly reviewed each year and adjusted as needed to keep the inventory accurate.

District Energy Plan

Antelope Valley College, located in the high desert, must accommodate:

- A wide range of temperatures.
- Intense winds ant times.
- Weather so beautiful at times that it encourages one to be outdoors.
- Some snow; some rain.

This climate makes everyone on campus sensitive to energy issues – students, faculty, staff and administrators alike.

The need to conserve high cost energy has prompted the College to take the following steps:

- Enhance the existing energy management system and connect it to additional buildings on campus to more effectively operate HVAC equipment.
- Invested \$62,324 in 2001-2002 for installation of a solar heating system for the pool in the natatorium. Savings from reduced natural gas usage will provide a projected payoff within three years.
- Invested \$550,200 in 2001-2002 for installation of more efficient HVAC systems throughout campus. Savings from reduced electricity usage will provide a projected payoff within seven years.
- Invested \$1,090,020 in 2001-2002 for installation of new energy efficient lights and ballasts throughout campus for both exterior and interior lighting. This project included new lighting for the stadium and tennis courts. Savings from reduced energy usage will provide a projected payoff within eight years.
- Provide information campus wide to all personnel on energy conservation measures.

New facilities incorporate energy efficient systems that consider:

- Orientation of structures
- Locations of windows
- Protection of door openings with air locks
- Selection and placement of vegetation to:
 - Capture maximum heat gain from the winter sun
 - Minimize heat buildup in the summer
- Use of window screens
- Seasonal climatic conditions
- Use of courts that:
 - Gather warmth from the morning sun

- Protect occupants from the hot afternoon sun
- Provide shelter from the bitter winter winds
- Capture summer breezes.

Status of CEQA Compliance

Antelope Valley College's recent capital outlay construction projects have been qualified as negative declarations or categorical exemptions to the College's Master Plan.

On September 7, 2005, the AVCCD 2020 Facilities Master Plan Update was filed with County of Los Angeles and the California State Clearinghouse. The completed Environmental Impact Report was prepared as a comprehensive review of the Lancaster Campus based upon the 2003 Facilities Master Plan update pursuant to the provisions of the CEQA. All projects described in the Facilities Master Plan update for the EIR are covered by State Clearinghouse Number 2005041020.