

# Antelope Valley College

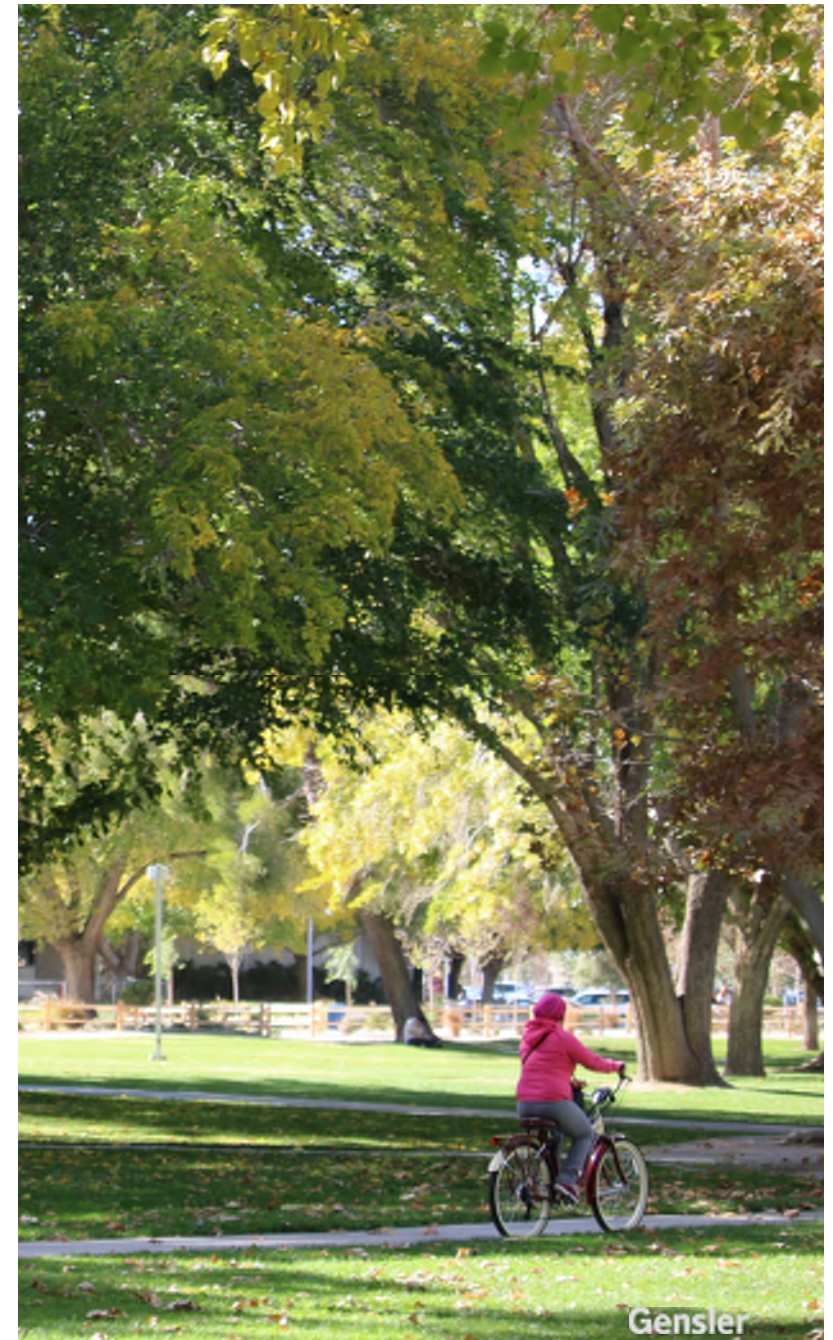
Facilities Master Plan | May 25, 2016

**Draft Recommendations**



# AGENDA

- / PROJECT STATUS
- / DRAFT FACILITIES MASTER PLAN
  - / Facilities Recommendations
  - / Design Guidelines
- / PRELIMINARY PHASING
- / CAPITAL OUTLAY PLANNING
  - / Five Year Construction Plan
  - / Initial Project Proposals (IPPs)
- / NEXT STEPS





PROCESS



# / 5 STEPS



- ✓ Organize
- ✓ Schedule
- ✓ Vision

- ✓ Assess
- ✓ Link
- ✓ Frame

- ✓ Develop
- ✓ Evaluate
- ✓ Strategize

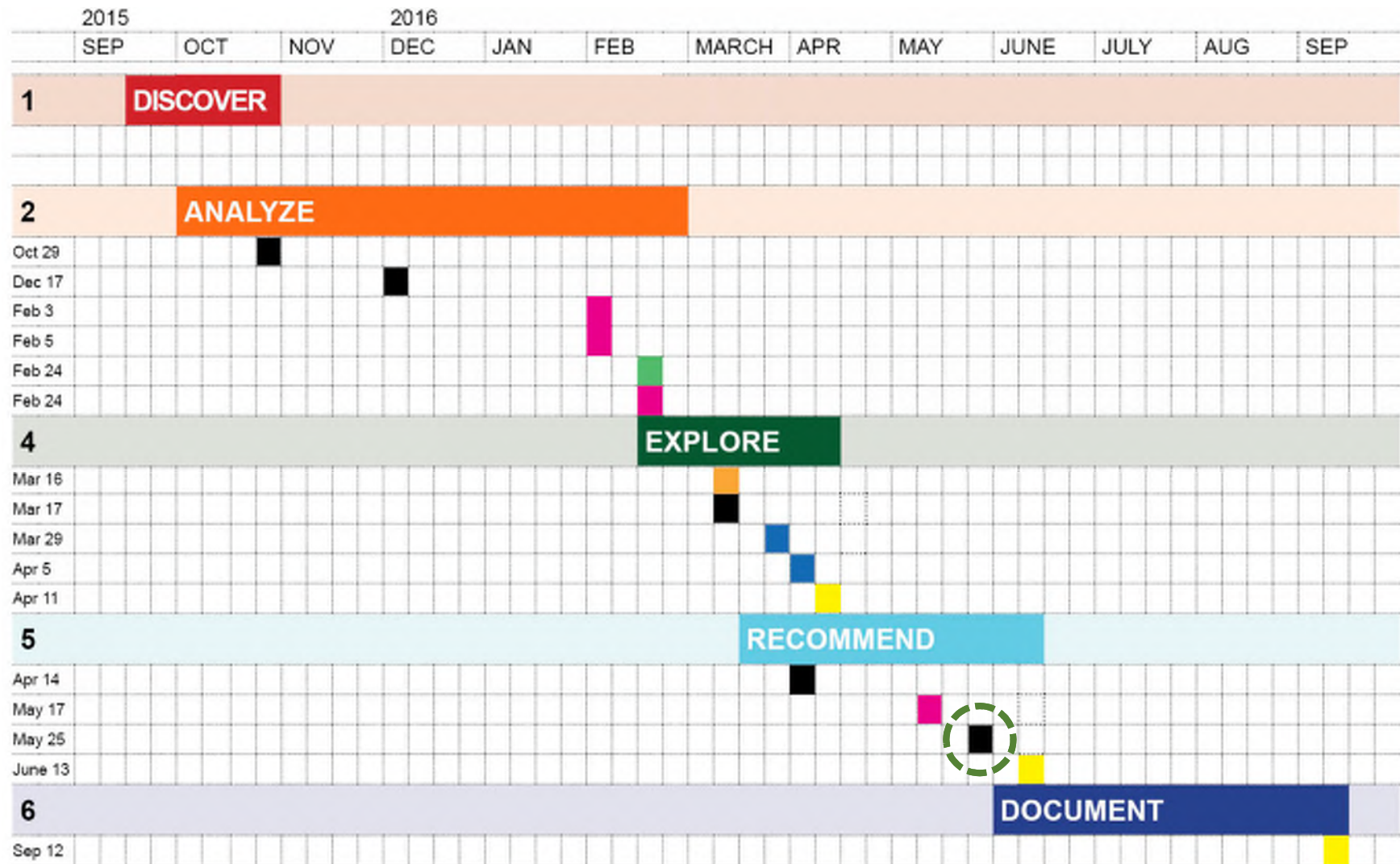
- ✓ Share
- ✓ Discuss
- ☐ Develop

- ☐ Draft
- ☐ Share
- ☐ Approve





# /TIMELINE



■ Facilities Subgroup
■ Sustainability Workshop
■ Community Forums
■ Strategic Planning Committee
■ Board Meeting
■ Focus Groups

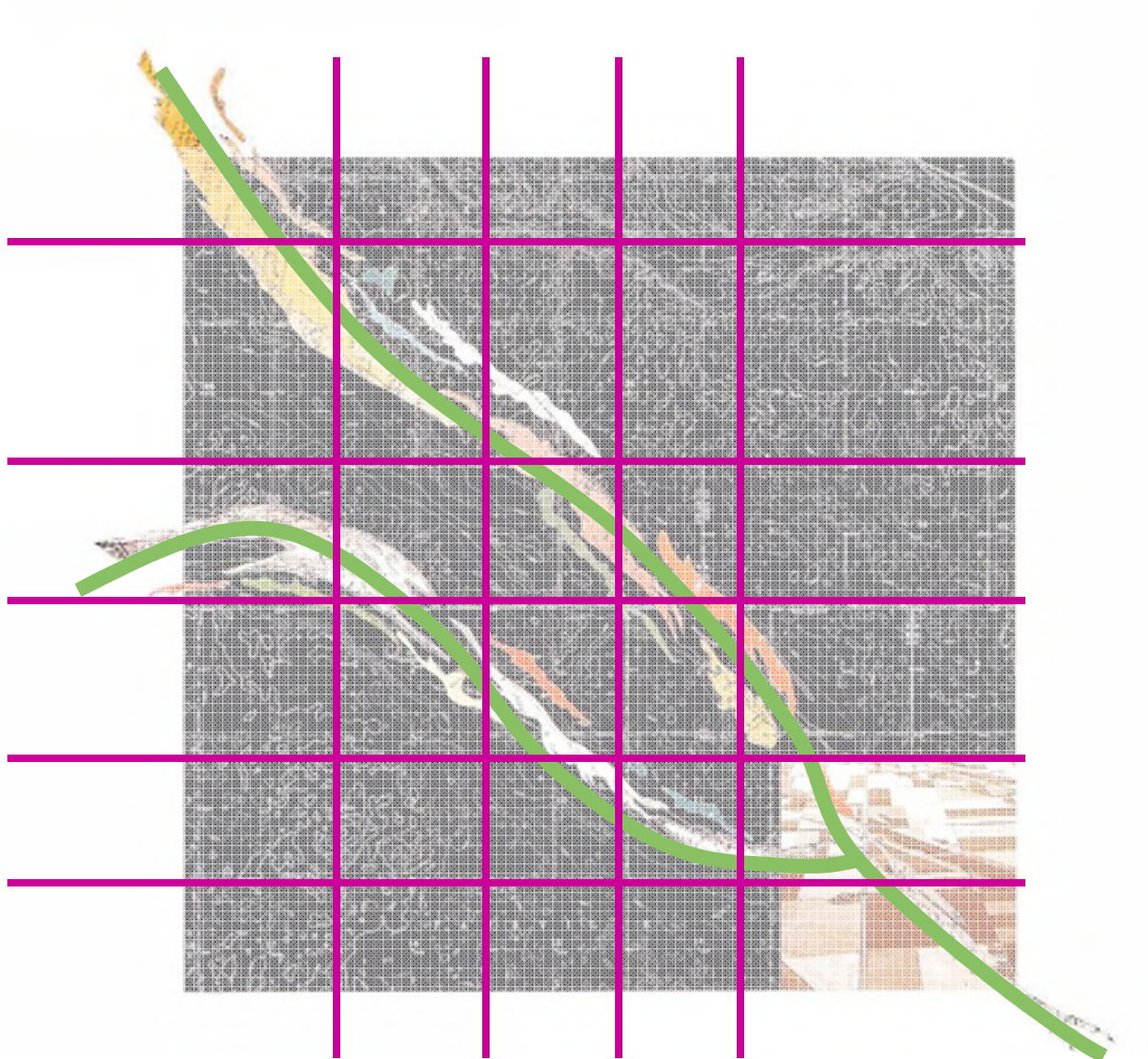
DRAFT RECOMMENDATIONS | PROJECT STATUS

Graphic

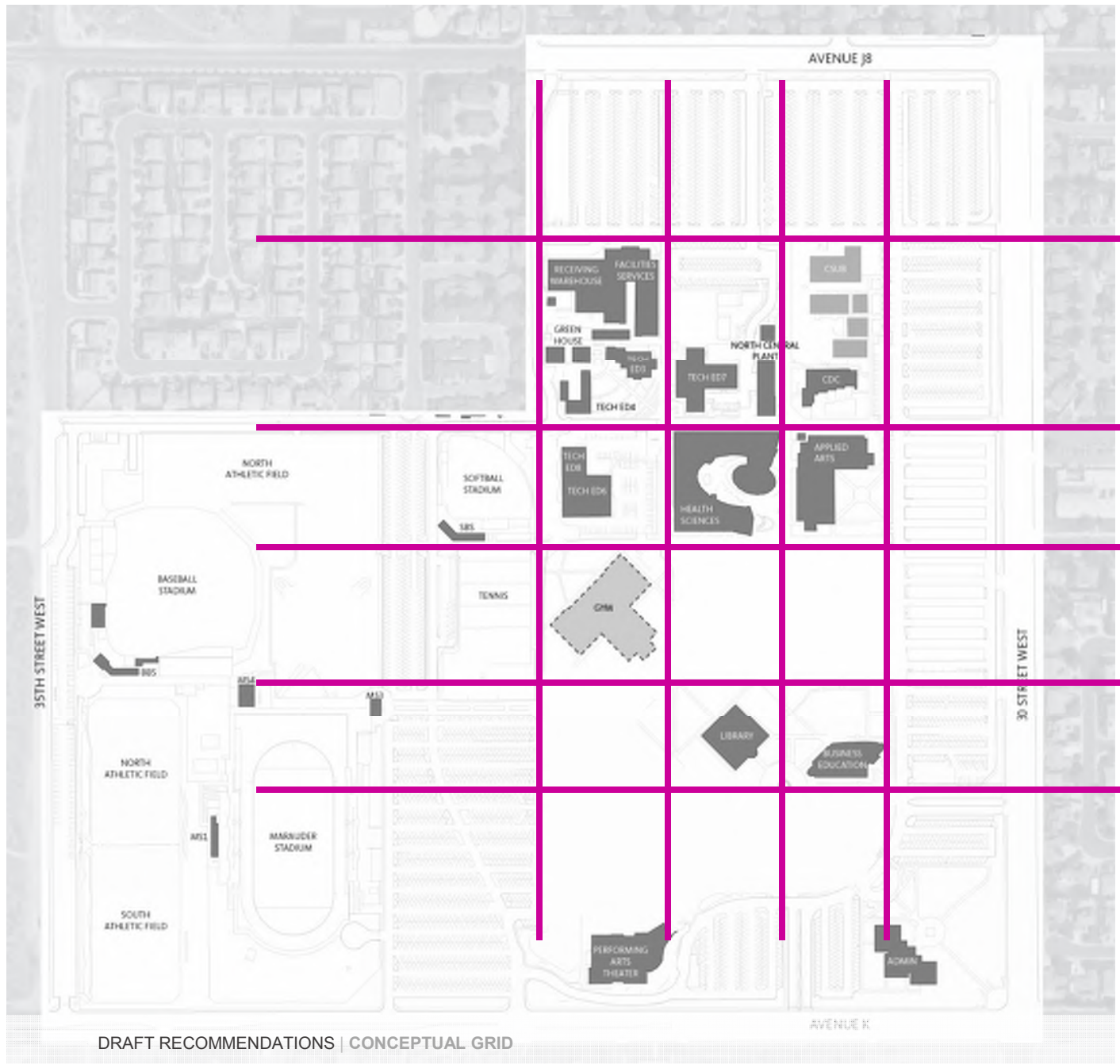


DRAFT RECOMMENDATIONS







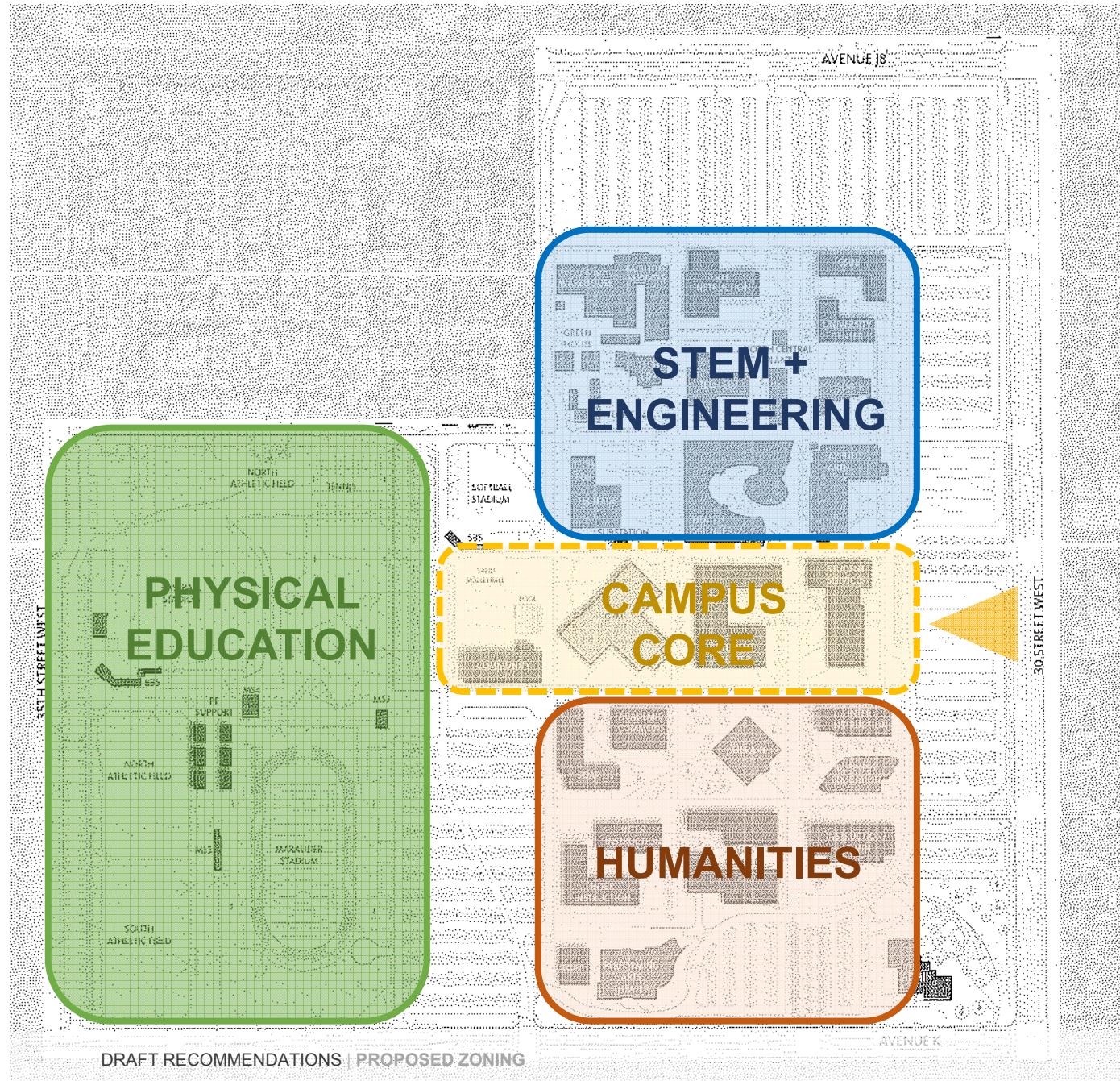


DRAFT RECOMMENDATIONS | CONCEPTUAL GRID

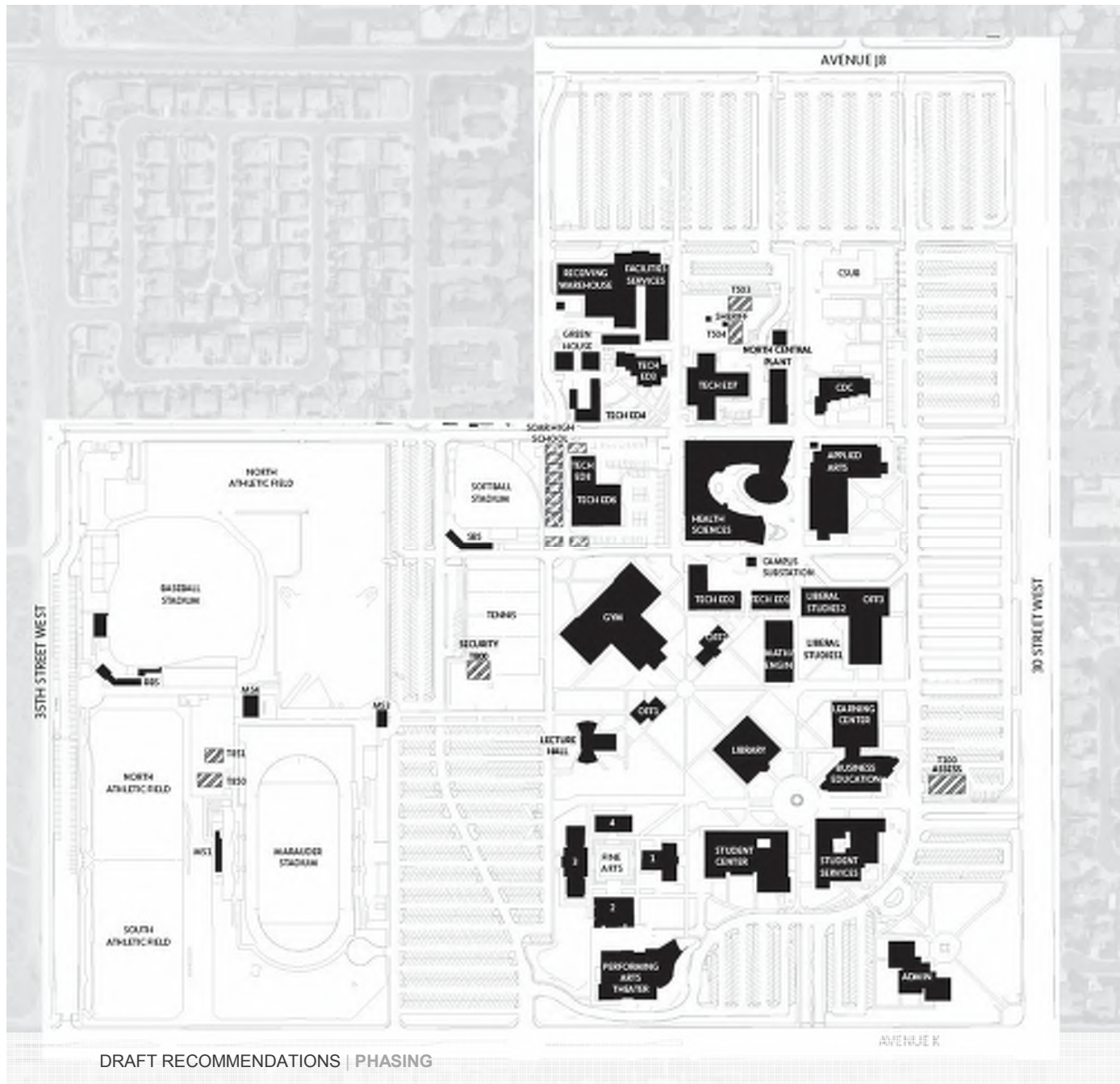


## FACILITIES MASTER PLAN

- EXISTING FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION







## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES

## PRELIMINARY PHASING

### Key Principles

- Limit disruption
- Minimize number of moves
- Maximize funding opportunities

Phase 1A

Phase 1B

Phase 2

Phase 3

Phase 4





## EXISTING CAMPUS

-  EXISTING FACILITIES  
 TEMPORARY FACILITIES  
 PROPOSED NEW FACILITIES  
 RENOVATION

## PHASE 1A PROJECTS

## Swing Space

## Campus Security

## Tennis Courts





## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

## PHASE 1B

### Relocate Functions to Swing Space

#### Vacate and Remove

- Lecture Hall (LH)
- Office 1 (OF1)
- Liberal Studies (LS1, LS2)
- Office 3 (OF3)
- T503 and T504
- Security (T800)
- Tennis Courts

#### SWING SPACE

- LH
- LS1
- LS2
- OF1,3













## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

## PHASE 2 PROJECTS

Gym Renovation

Instructional Building 1

Student Center

Instructional Building 2 / Admin

Field House (finish)

SOAR High School

CSUB & University Center

## SWING SPACE

LH  
LS1  
LS2  
OF1,3





## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

## PHASE 2

Relocate Functions

Remove all Swing Space





## EXISTING CAMPUS

- EXISTING FACILITIES
- TEMPORARY FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

## PHASE 3





## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

## PHASE 3 PROJECTS

Arts Complex





## EXISTING CAMPUS

- EXISTING FACILITIES
- ▨ TEMPORARY FACILITIES
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- RENOVATION

## PHASE 4

Relocate Functions

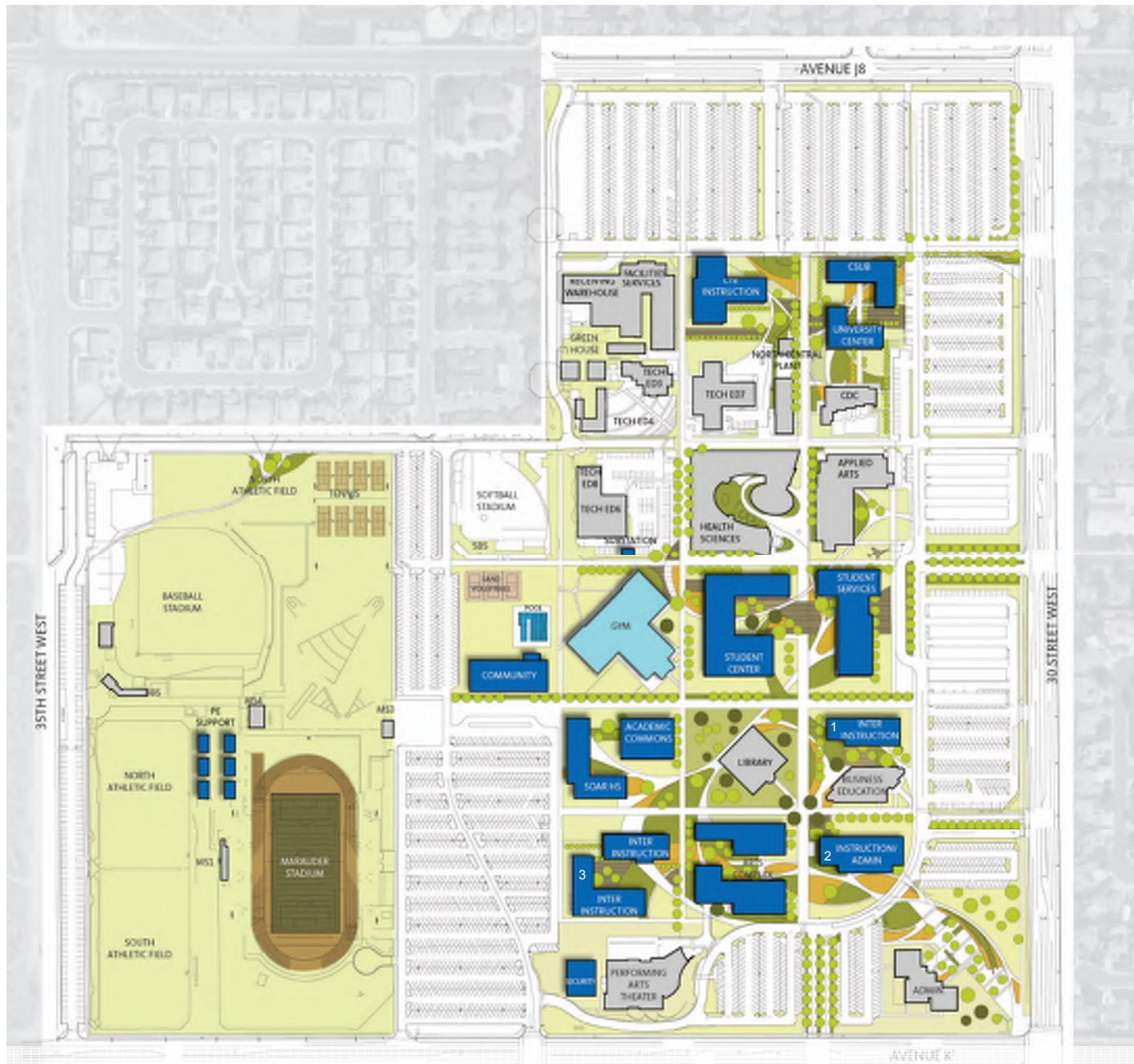
Remove

Fine Arts









## FACILITIES MASTER PLAN

- EXISTING FACILITIES
- PROPOSED NEW FACILITIES
- RENOVATION

### UPDATES FROM LAST MEETING

- CSUB & University Center
- Community Bldg, Adaptive PE Pool and 3 Sand Volleyball courts
- Soar High School moved to the south, its form more responsive to the climate
- Academic Commons (formerly LRC) moved to the north
- Arts Complex
- PE Village in lieu of a Field House











# DESIGN GUIDELINES

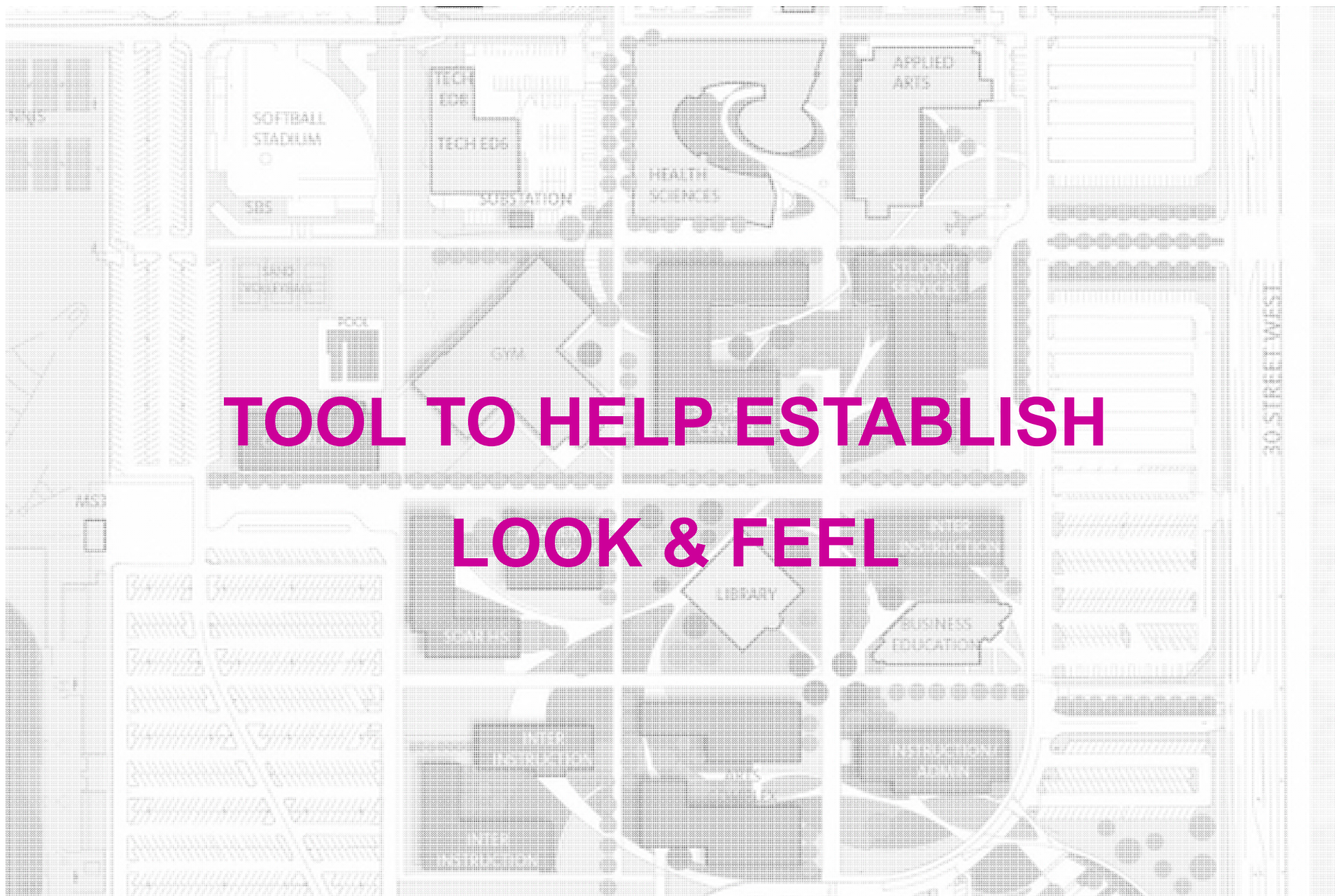




The background image is a detailed architectural site plan of a school campus. It features a grid of streets and various buildings. Labeled buildings include: Softball Stadium, Tech Ed 5, Tech Ed 6, Substation, Health Sciences, Applied Arts, Gym, Pool, Library, Business Education, and Instructional Media. There are also areas labeled 'SOS' and 'CYRA'. The plan shows parking lots, walkways, and landscaping elements like trees and shrubs. The text '30 STREET WEST' is visible on the right side of the plan.

# WHAT ARE DESIGN GUIDELINES?







# DESIGN GUIDELINES

- New Identity
- Campus Pride
- Authentic Design

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





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DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# DESIGN GUIDELINES

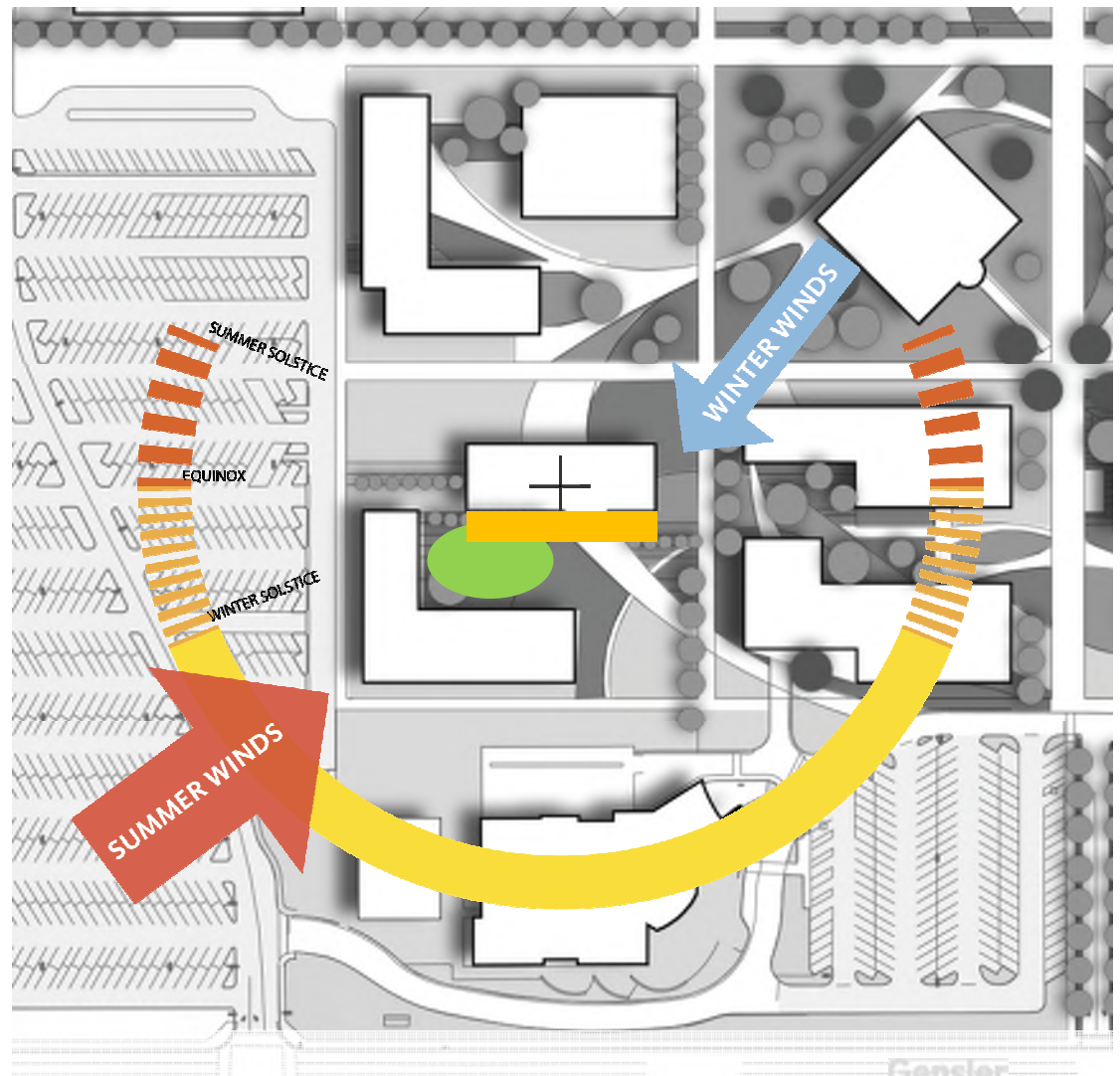
- Place Making
- Form
- Massing
- Hierarchy
- Facade Articulation
- Materiality
- Color Palette
- Sustainability





# PLACE MAKING

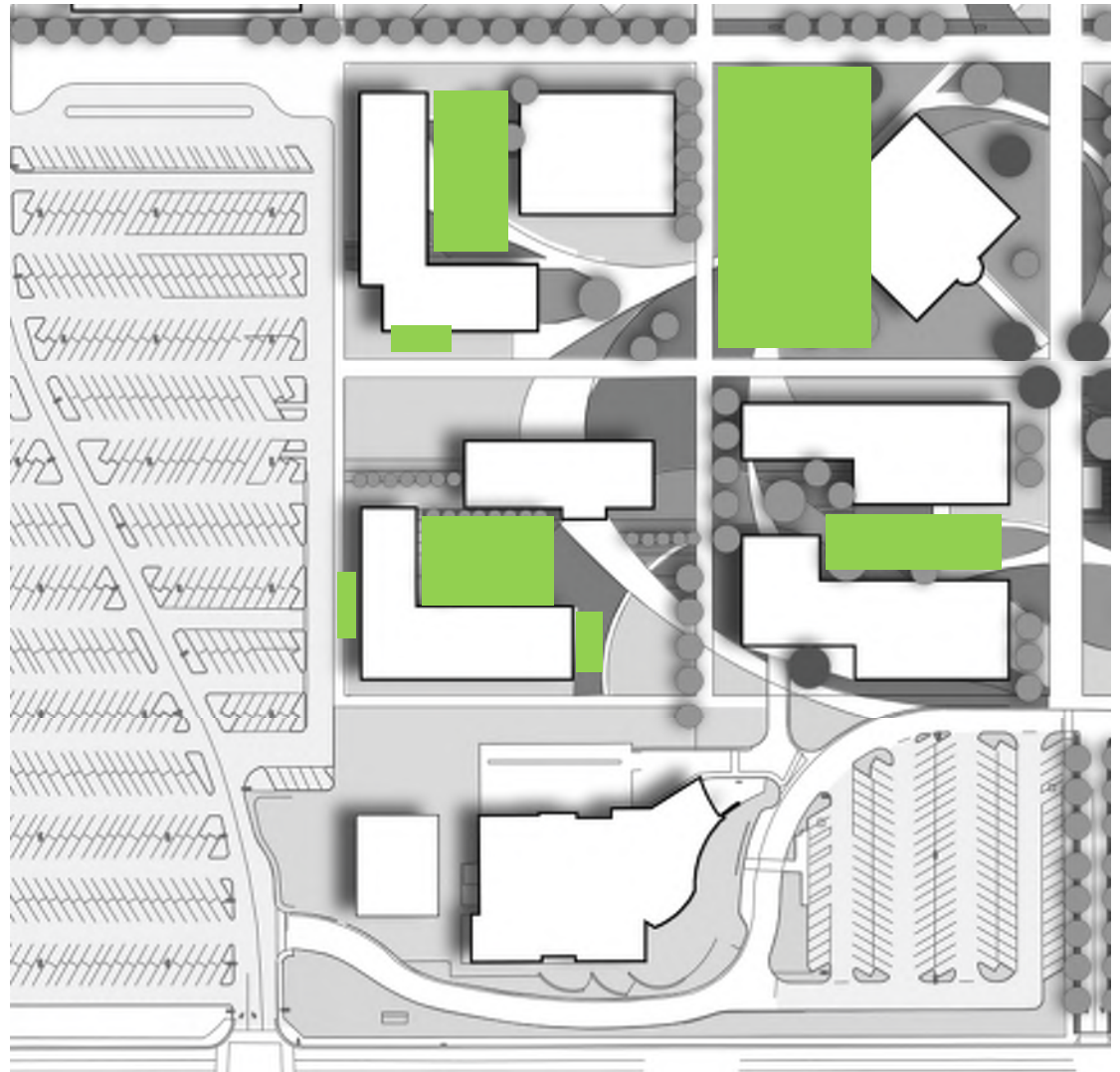
- Placement / Configuration
- Variety of Scales
- Indoor / Outdoor





# PLACE MAKING

- Placement / Configuration
- Variety of Scales
- Indoor / Outdoor

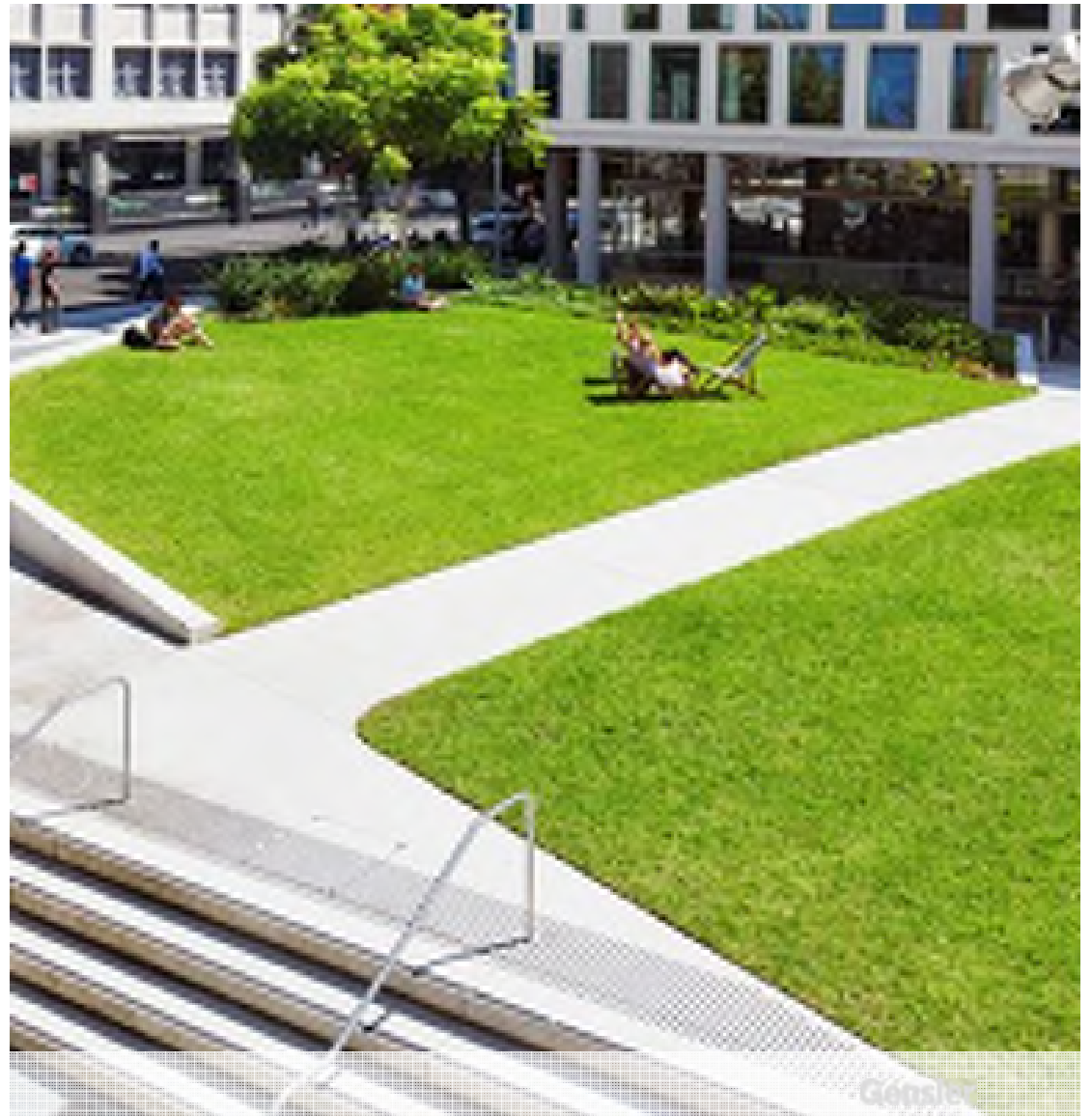




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- Placement / Configuration
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DRAFT RECOMMENDATIONS | DESIGN GUIDELINES

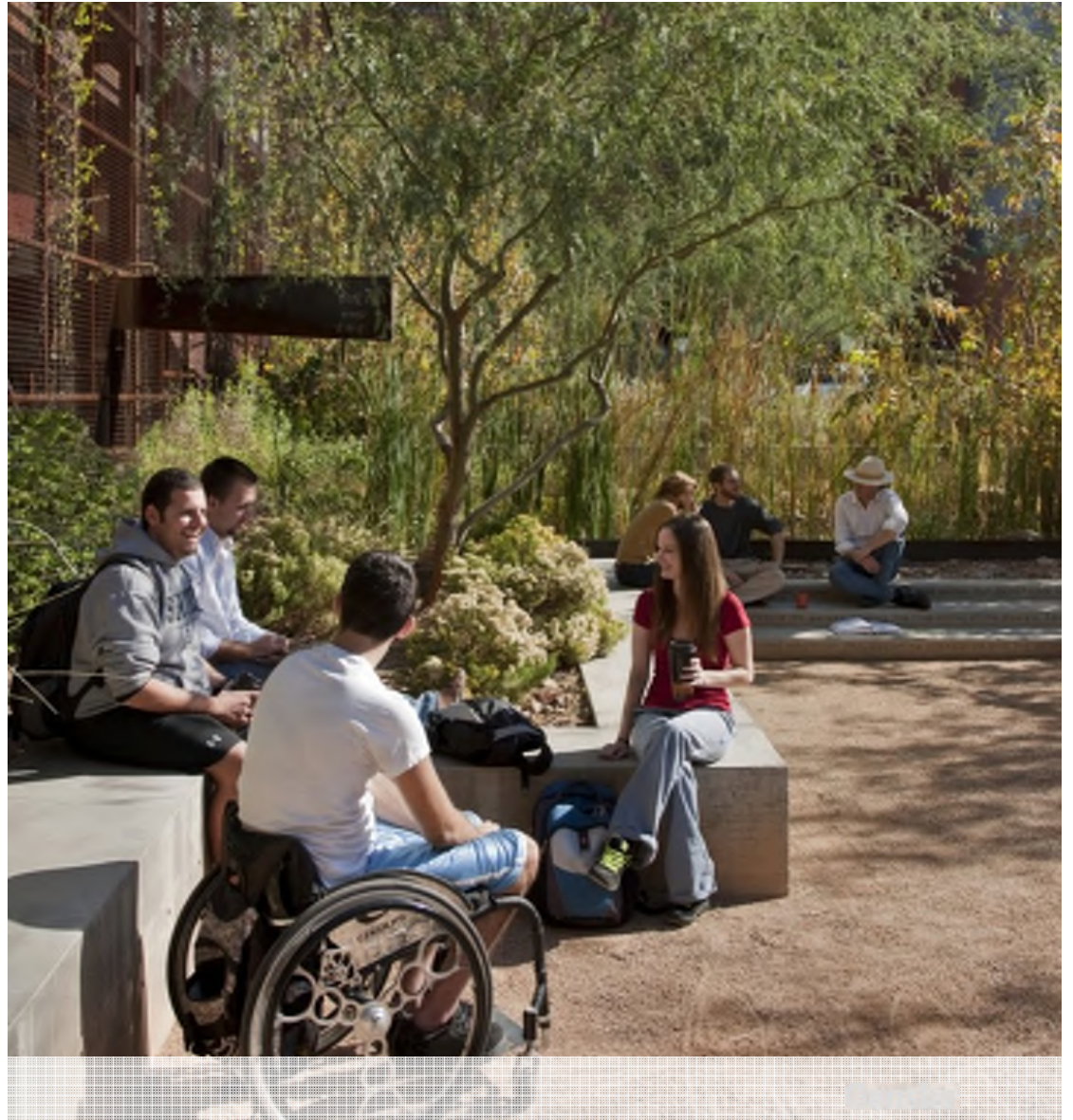




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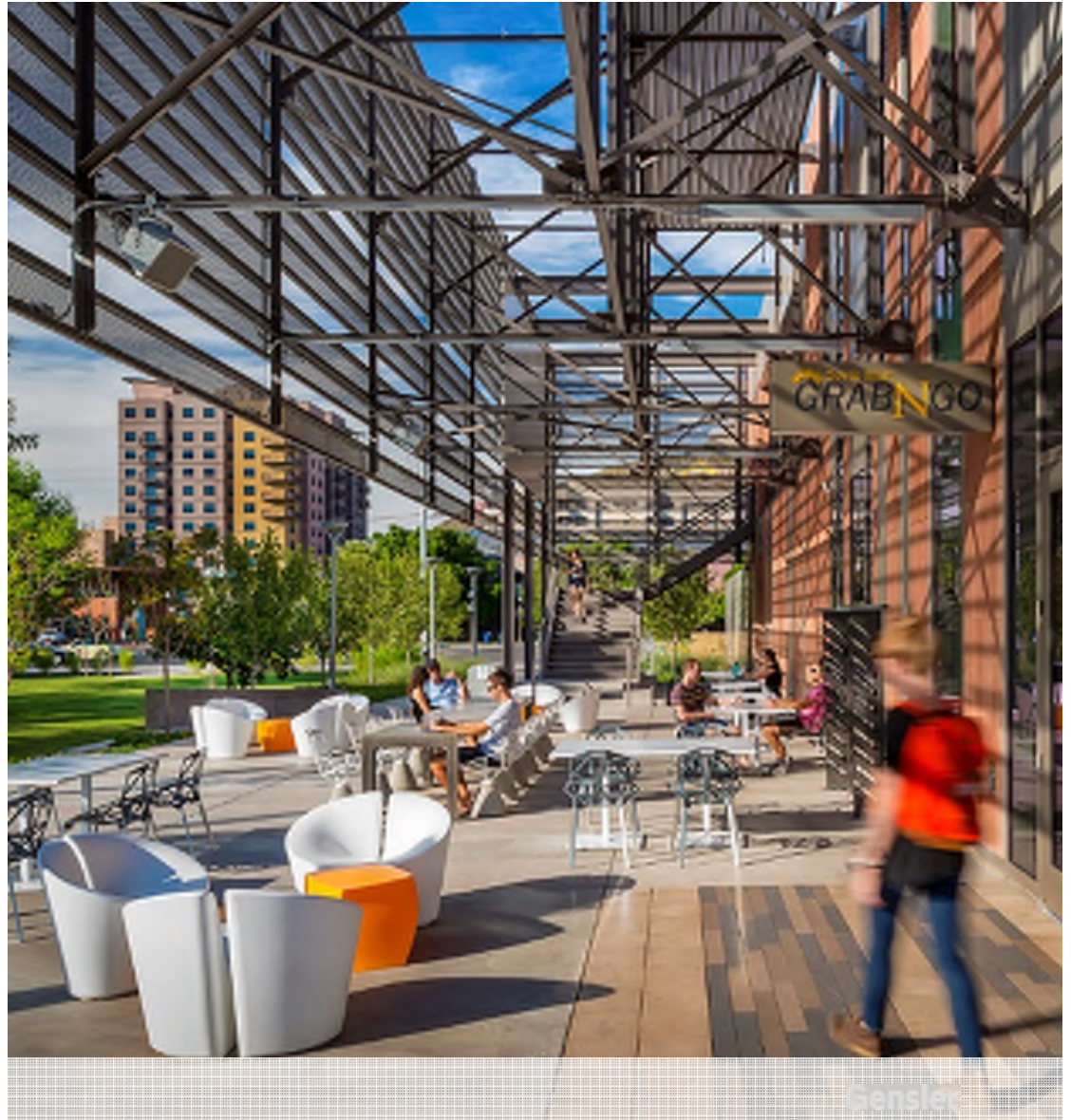




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- Placement / Configuration
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- Indoor / Outdoor

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# FORM

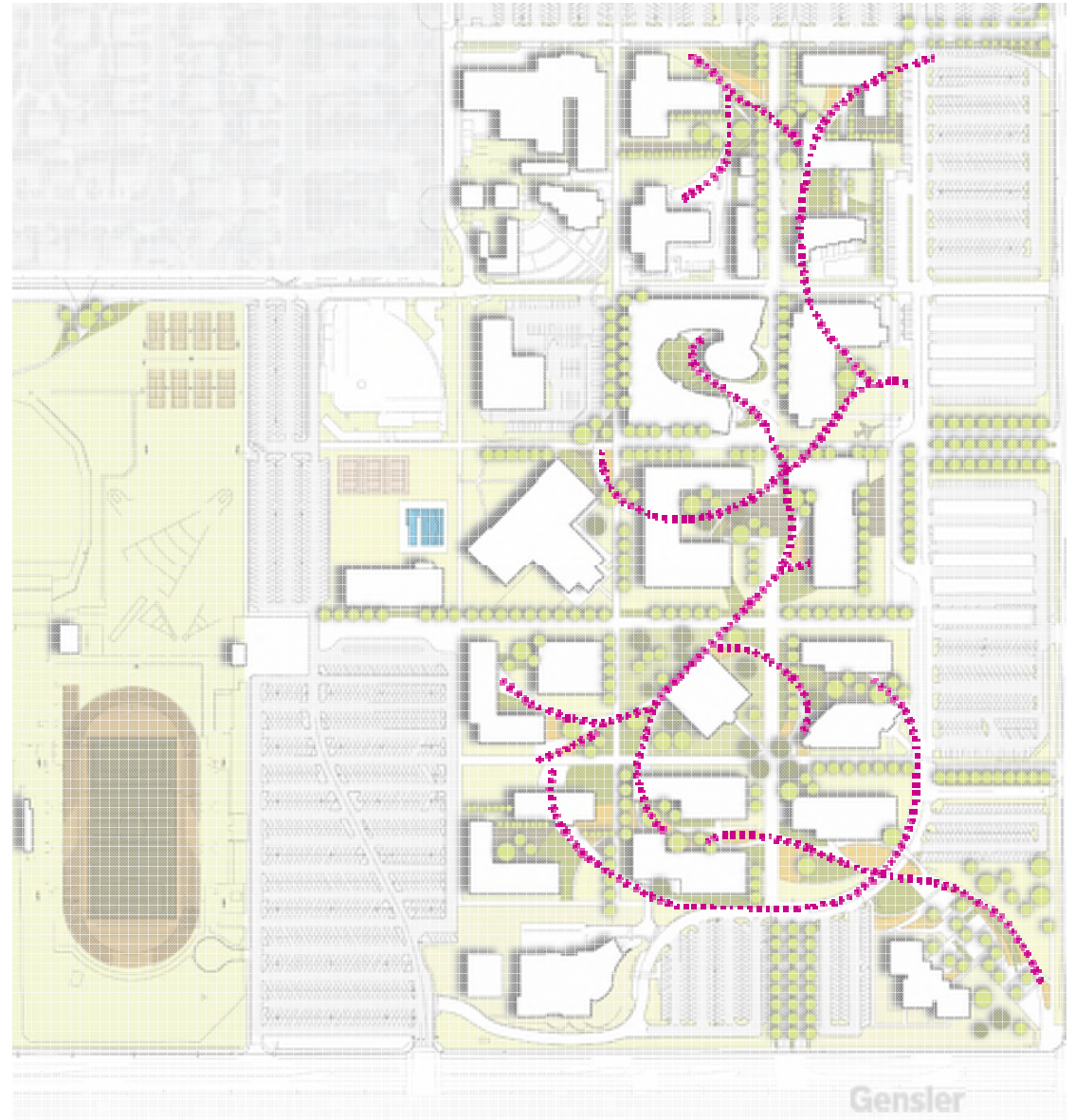
- Orthogonal vs. Curvilinear





# FORM

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DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





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- Orthogonal vs. Curvilinear

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES

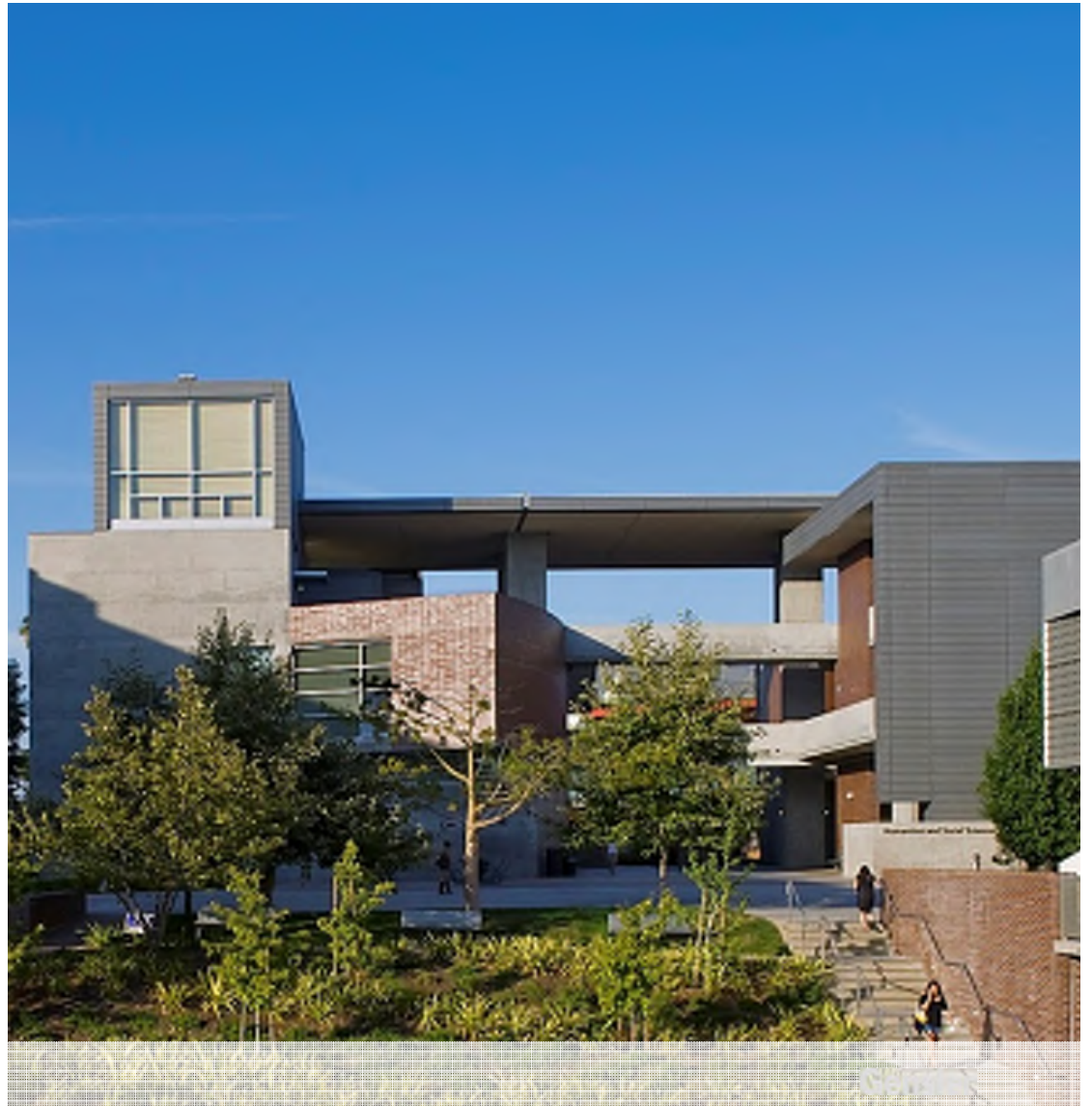




# MASSING

- Height
- Multiple Volumes

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES

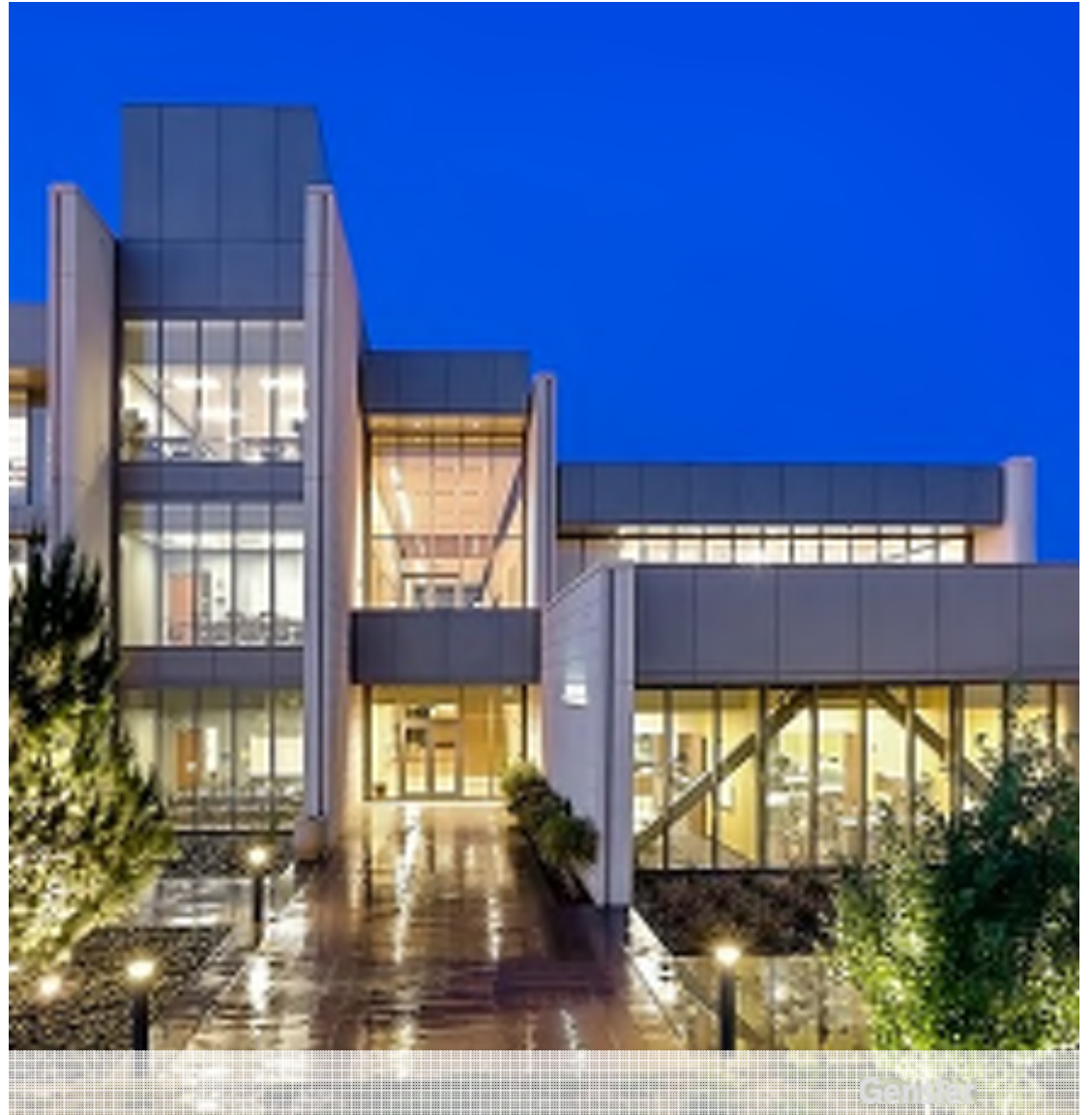




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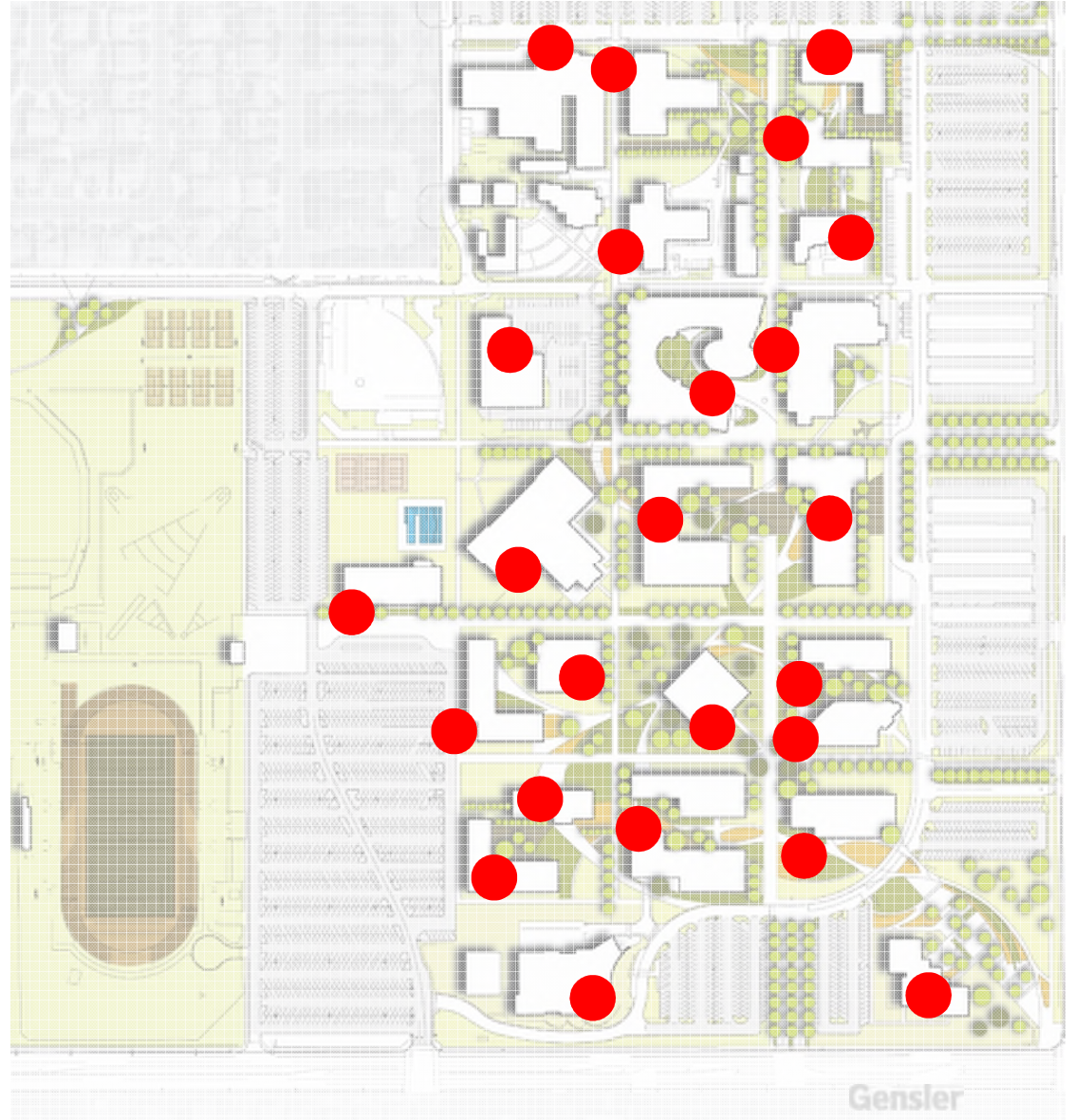


Genstar



# WAYFINDING

- Intentional wayfinding





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- Intentional wayfinding

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# WAYFINDING

- Intentional wayfinding

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# FAÇADE ARTICULATION

- Expression of Program or structure
- Applied Decoration Discouraged

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





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- Applied Decoration Discouraged

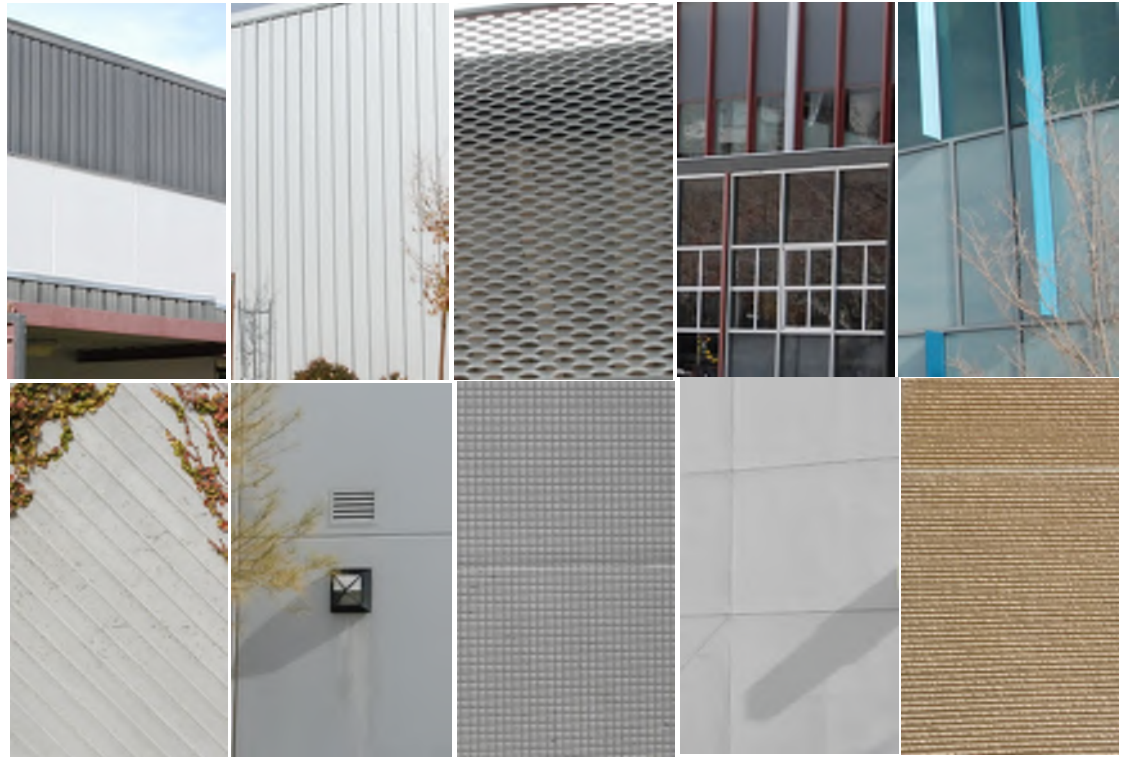
DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# MATERIALITY

- Campus Consistency
- Build on Existing





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DRAFT RECOMMENDATIONS | DESIGN GUIDELINES



Gensler



# COLOR PALETTE

- Local Inspiration
- Campus Consistency
- School Colors
- Establish standards





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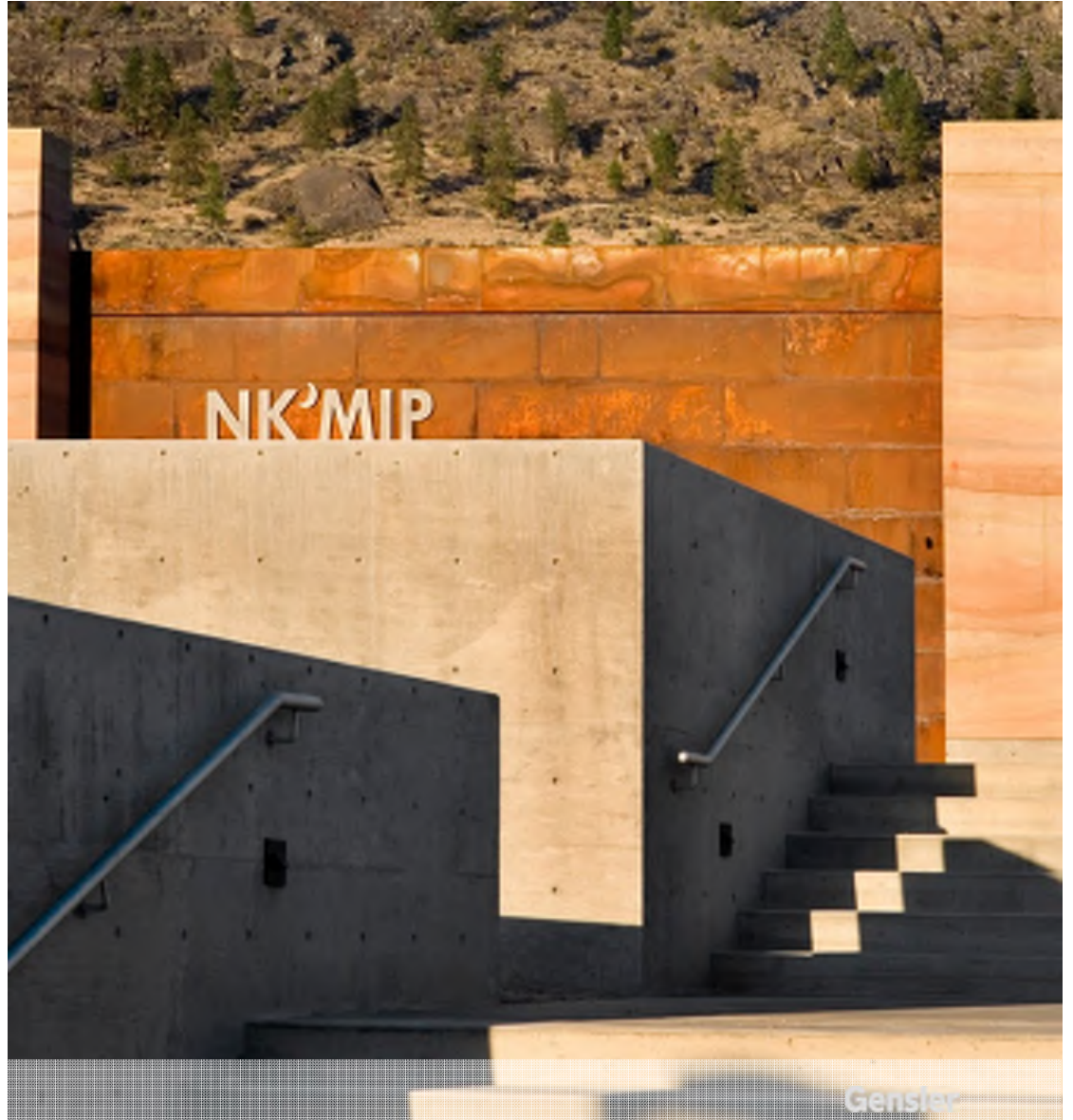




# MATERIALITY / COLOR

- Campus Consistency
- Build on Existing

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES

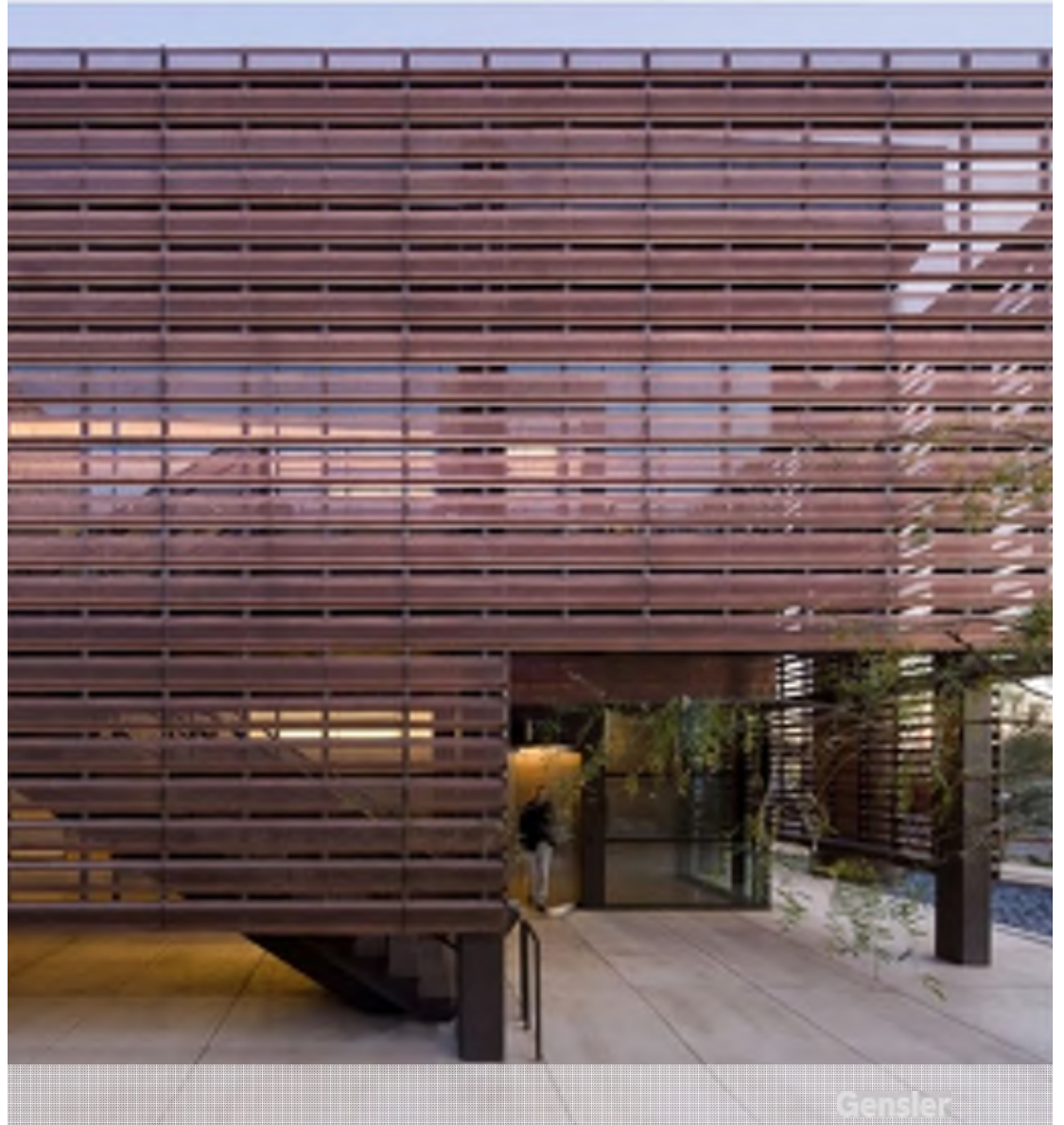




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DRAFT RECOMMENDATIONS | DESIGN GUIDELINES



Gensler



# MATERIALITY / COLOR

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- Build on Existing

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





# SUSTAINABILITY

- With-in Budget
- Focus on Energy & Water
- Educational
- Certification not Priority

DRAFT RECOMMENDATIONS | DESIGN GUIDELINES





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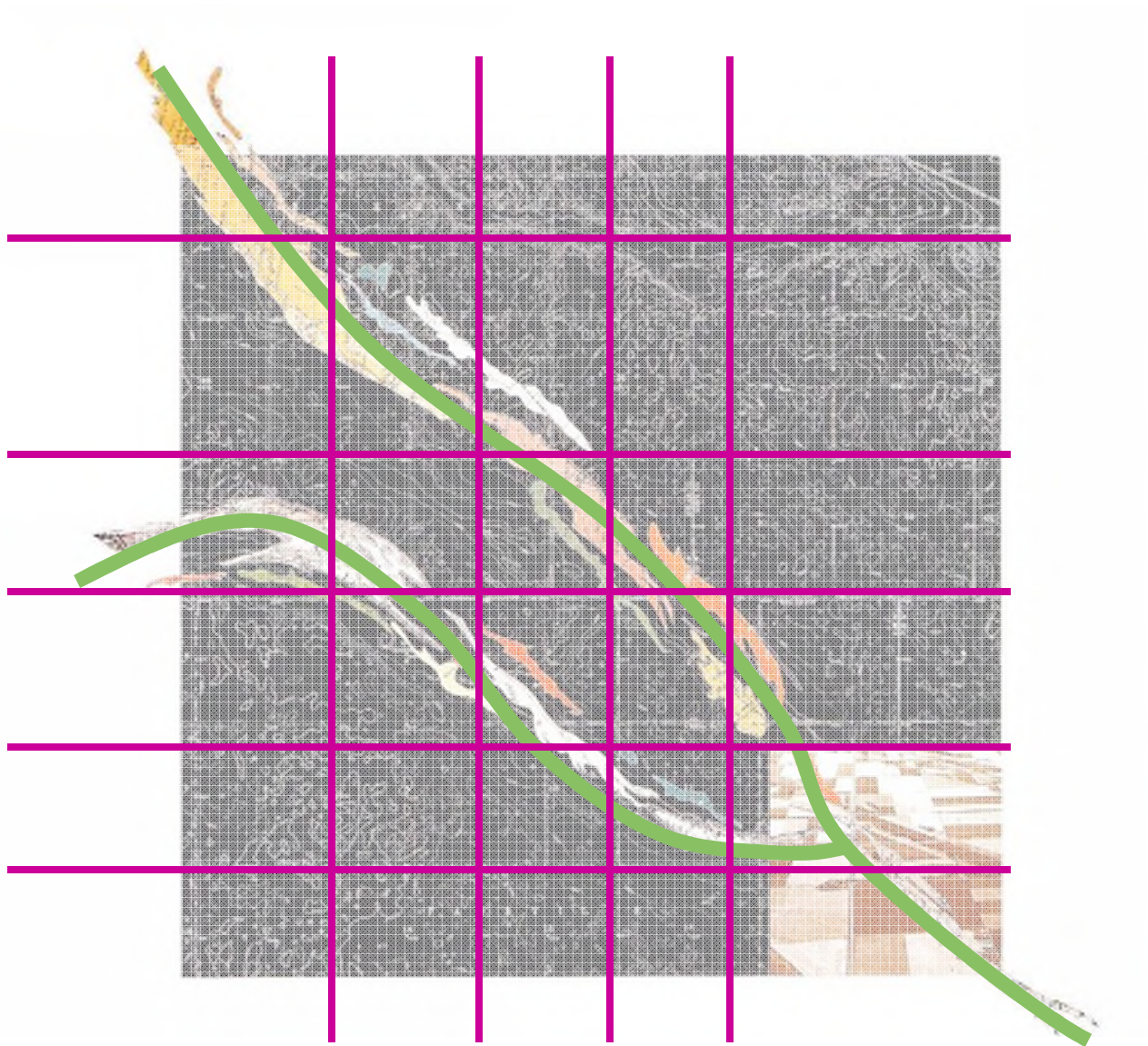


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# LANDSCAPE GUIDELINES





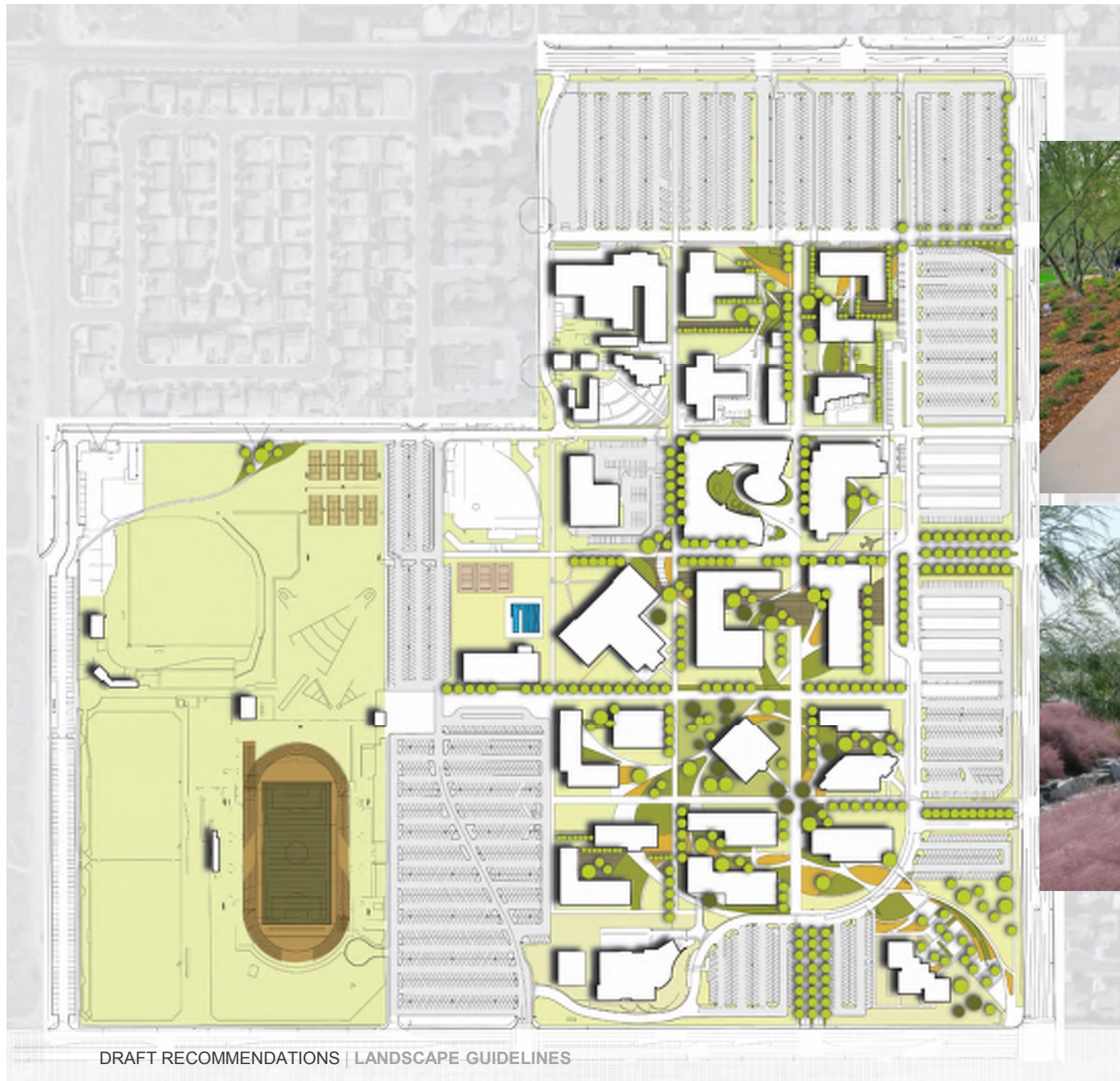


# LANDSCAPE GOALS

- Reduce water consumption
- Reduce maintenance needs
- Use “climate appropriate” plants
- Create visible identity
- Create outdoor learning environments
- Encourage outdoor gathering
- Redefine “park-like” image









# HISTORIC COMMONS



DRAFT RECOMMENDATIONS | DESIGN GUIDELINES

Gensler | BVDG



# HISTORIC COMMONS



- Honey Locust  
*Gleditsia tricanthos*



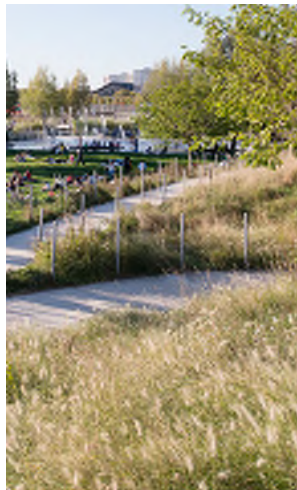
- California Live Oak  
*Quercus agrifolia*



- Eldarica Pine  
*Pinus eldarica*



# LANDSCAPE FIELD





# Design Guidelines – Landscape Field



Deer Grass  
*Muhlenbergia rigens*



California Juniper  
*Juniperus californica*



Desert Willow  
*Chilopsis Linearis*



Miscanthus  
*Miscanthus sinensis*



Pink Muhly  
*Muhlenbergia Capillaris*



Pinon Pine  
*Pinus edulis*



# GARDEN RIBBON



DRAFT RECOMMENDATIONS | LANDSCAPE GUIDELINES





# Design Guidelines – Garden Ribbon



Red Yucca  
*Hesperaloe parviflora*



Encelia  
*Encelia farinosa*



Palo Verde  
*Cercidium 'Desert Museum'*



Beargrass  
*dasylirion bigelovi*



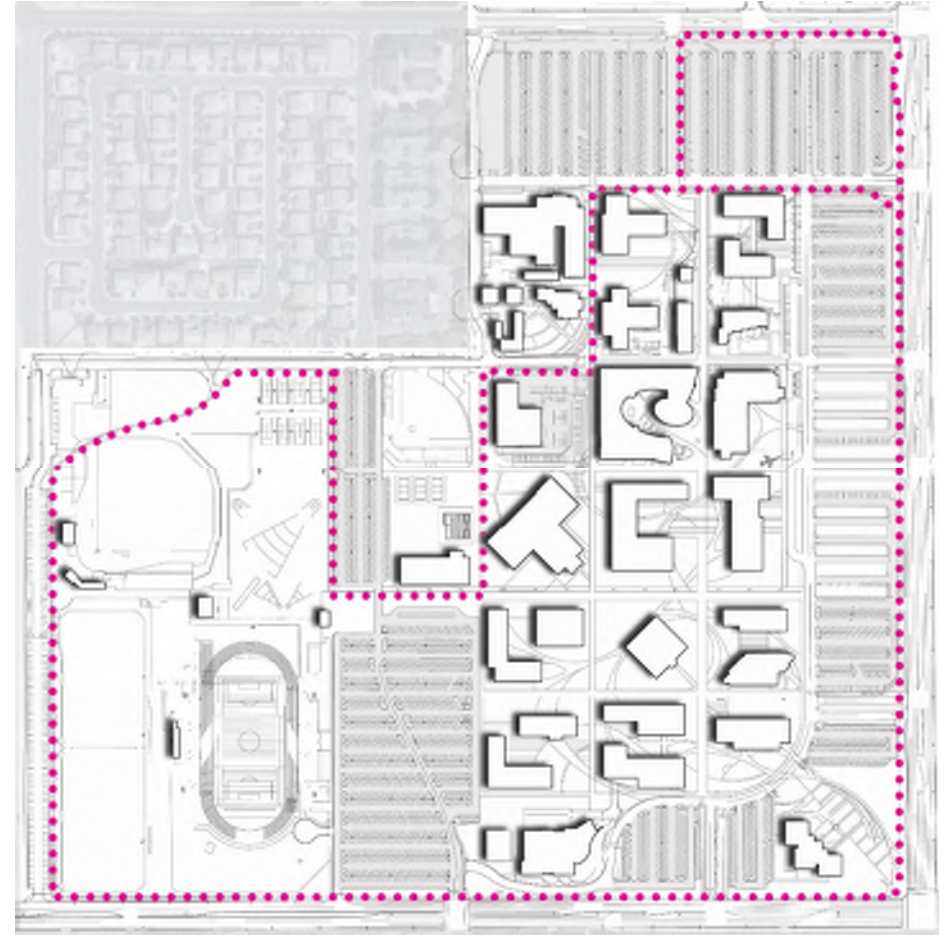
Cleveland  
*Salvia clevelandii*



Chilean Mesquite  
*Prosopis chilensis*

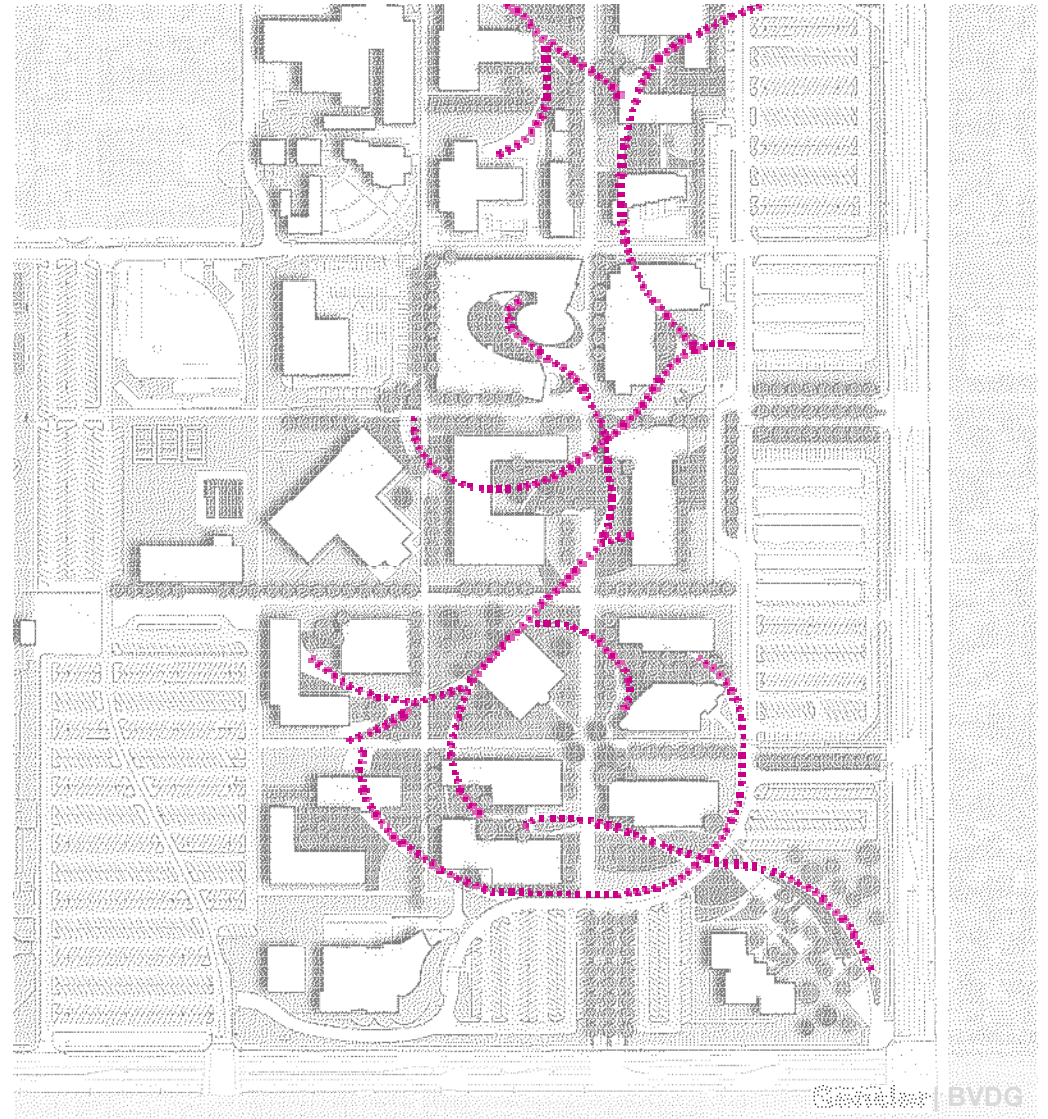


# HEALTH WALK





# GARDEN WALKS

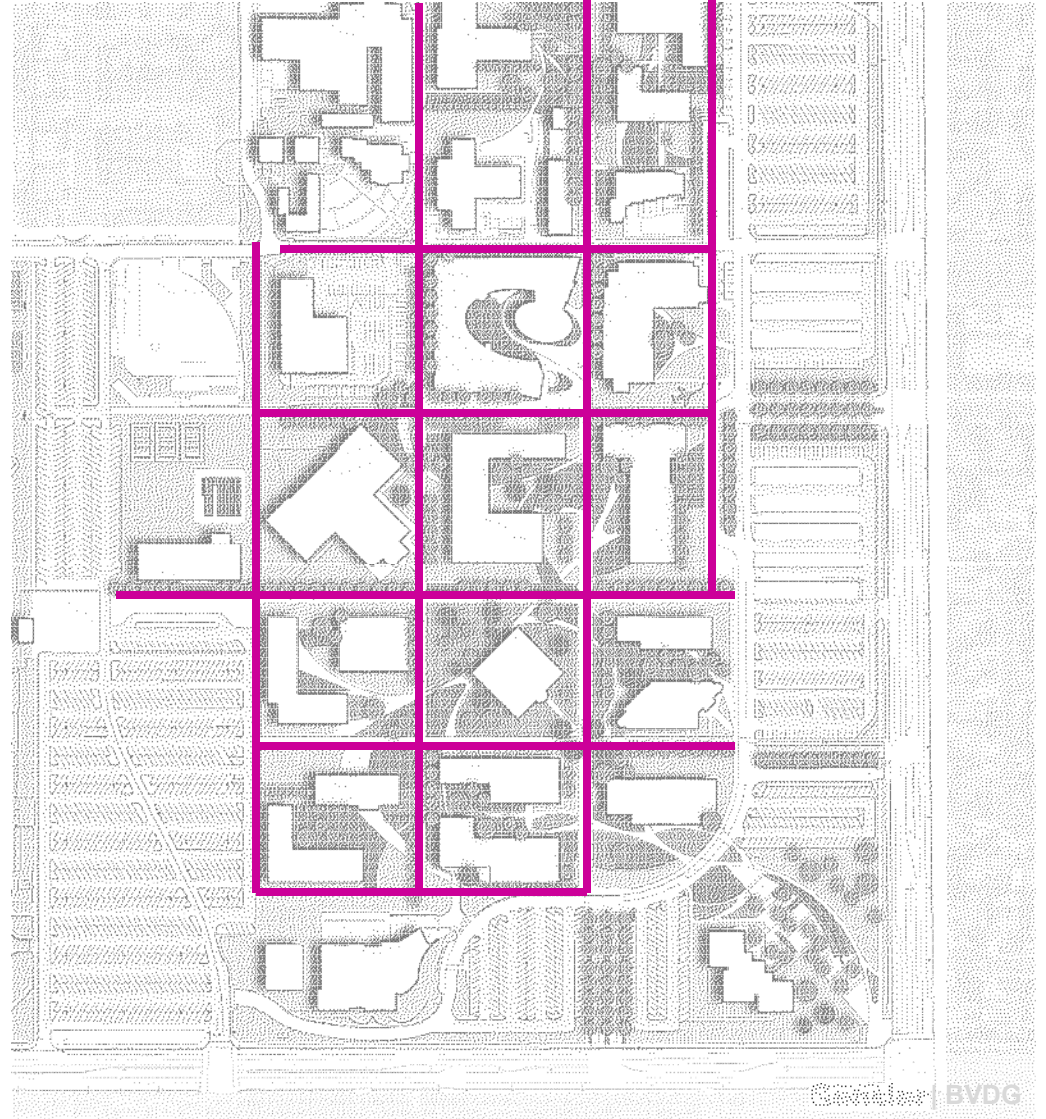




# PEDESTRIAN SPINES



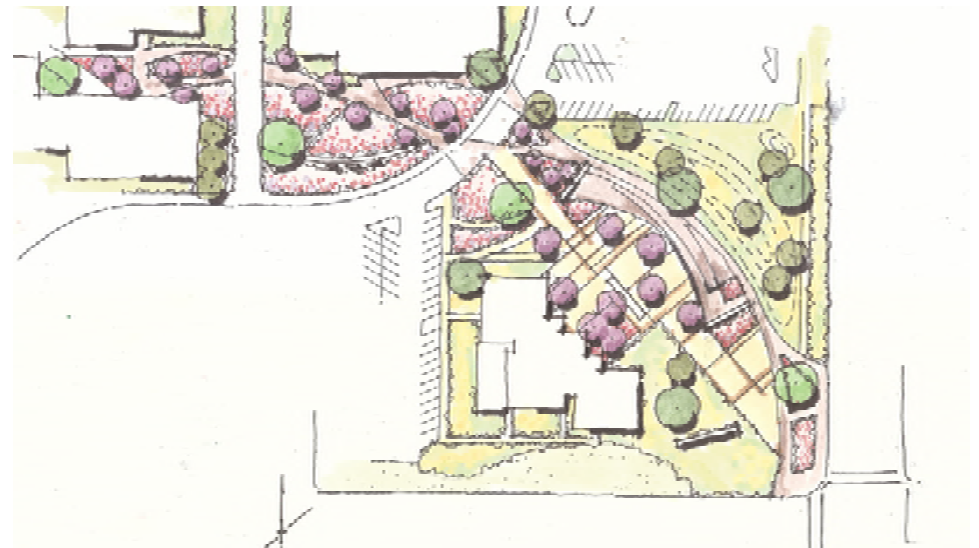
DRAFT RECOMMENDATIONS | LANDSCAPE GUIDELINES



Center BVDG

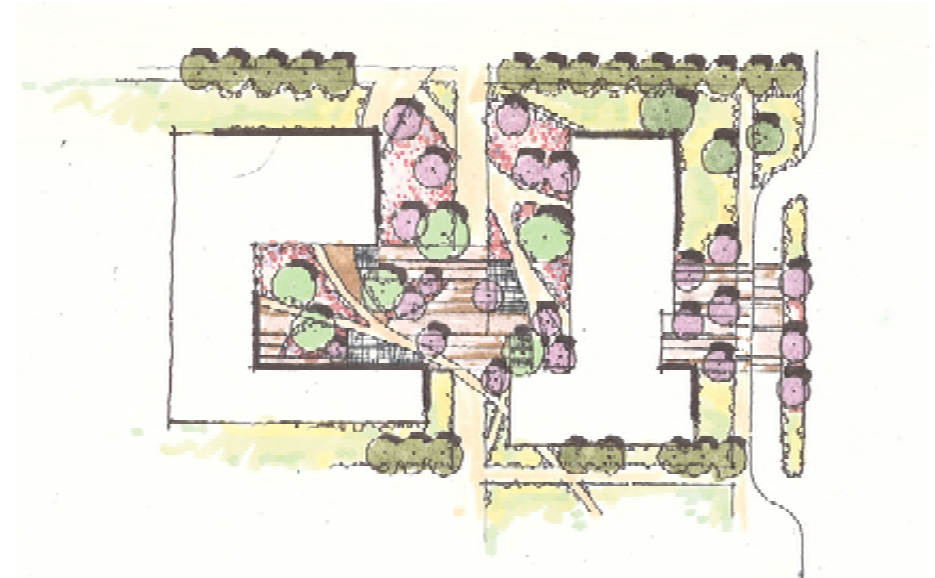


# COMMUNITY CORNER

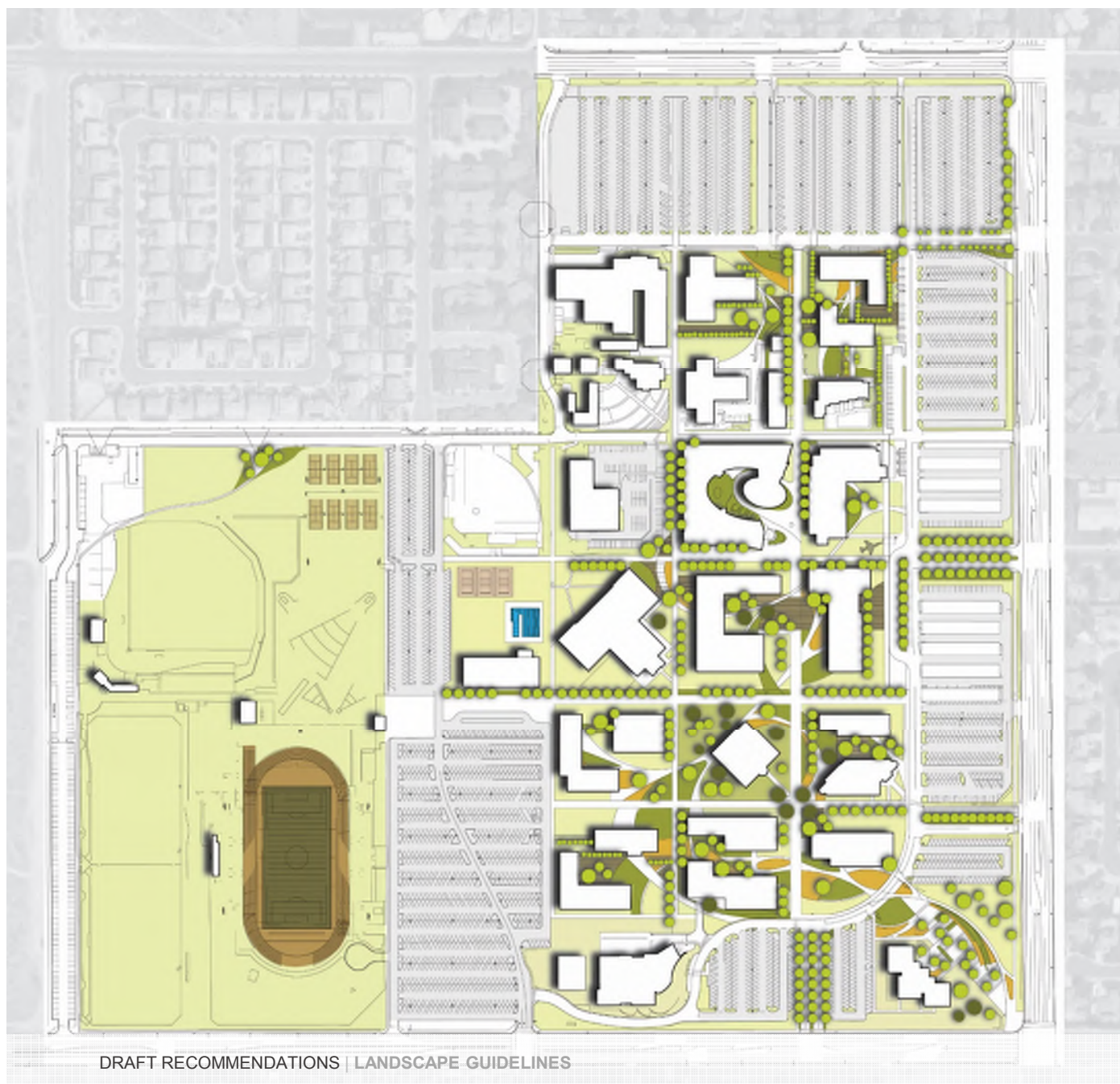




# ACADEMIC CORE







DRAFT RECOMMENDATIONS | LANDSCAPE GUIDELINES



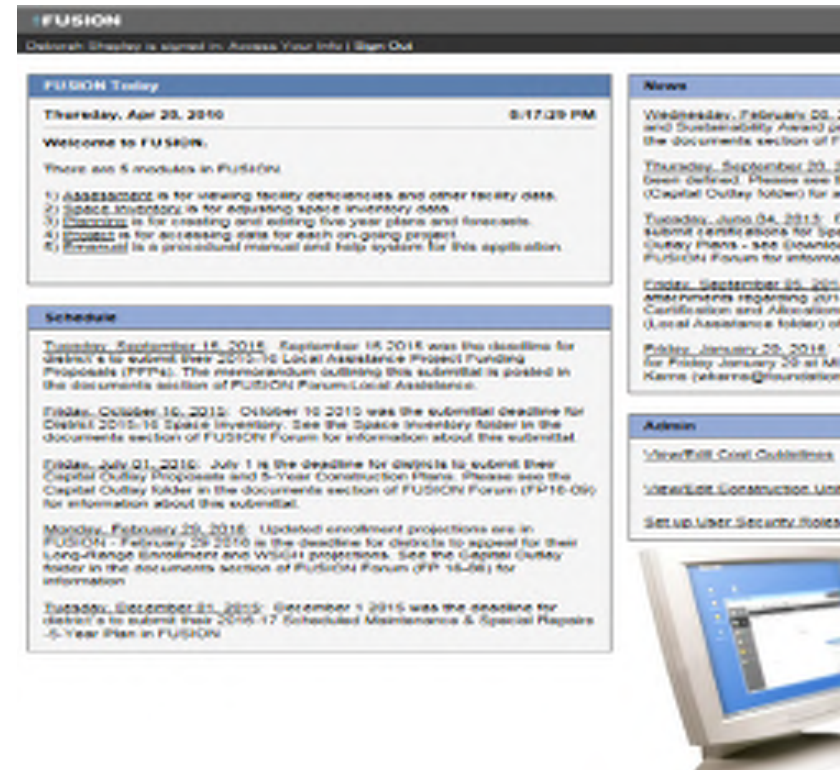
# CAPITAL OUTLAY PLANNING



## Capital Outlay Planning

# FIVE YEAR CONSTRUCTION PLAN

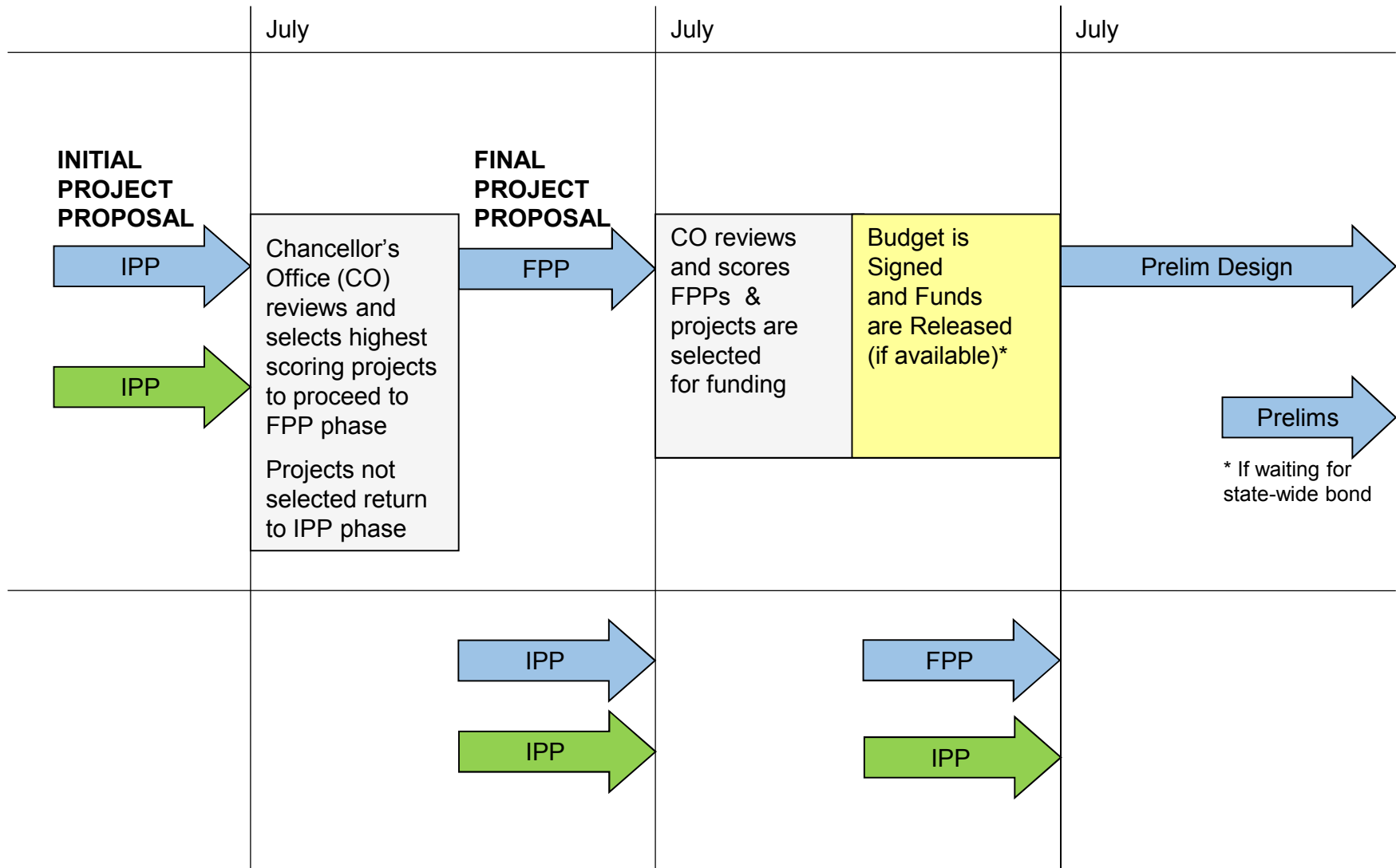
- Report to the State Chancellor's Office due on July 1
- Serves as the basis for consideration of state funding for projects
- CMP provides the foundation
- Updated annually to include:
  - Enrollment Data (Fall)
  - Project List
  - Initial Project Proposal (IPPs)
- All information is reported through FUSION (state wide data base)





Capital Outlay Planning

# FUNDING CYCLES





## PROJECT CATEGORIES

There are six categories of capital outlay projects:

Category A	Safety related projects
Category B	Instructional growth projects
Category C	Instructional modernization projects
Category D	Campus completion projects (i.e. Child Development Centers)
Category E	Non-instructional growth projects
Category F	Non-instructional modernization projects



## PROJECT SCORING

Projects compete for funding within each category; projects are scored based on rubrics:

- Category A      Safety related projects
- Not scored
  - All justified projects are approved
- Category B      Instructional growth projects
- Category E      Non- instructional growth projects

Category B or E			
Item	Score	Actual Data	Links
Enrollment Growth	50	23,387	<a href="#">eManual</a>
Existing Inventory	20	70.42%	<a href="#">eManual</a>
ASF Change	32	Click for popup	<a href="#">eManual</a>
Local Contribution	50	\$7,806,200/ \$7,806,200*	<a href="#">eManual</a>
Total	152		



## PROJECT SCORING

Projects compete for funding within each category and scored based on rubrics:

Category C Instructional modernization projects

Category F Non- instructional modernization projects

Category C or F			
Item	Score	Actual Data	Links
Age of Building or FCI	82	46 years old	<a href="#">eManual</a>
Activates Unused Space	0**	Click for popup	<a href="#">eManual</a>
Local Contribution	0	\$0/\$20,926,459*	<a href="#">eManual</a>
<b>Total</b>	82		

Category D Campus completion projects

Category D			
Item	Score	Actual Data	Links
Age of Site	39	49 years old	<a href="#">eManual</a>
Program/ Services	50	Click for popup	<a href="#">eManual</a>
Project Design	30	Click for popup	<a href="#">eManual</a>
Local Contribution	0	\$0/\$22,279,294*	<a href="#">eManual</a>
<b>Total</b>	119		



# INITIAL PROJECT PROPOSAL (IPP)

## EXAMPLE

### DESCRIPTION

- Project name
- Project Category
- Occupancy Date
- Brief description

### SCORE

- Rubric based on project category
- Maximum score of 200

### SPACE ANALYSIS

- Space added
- Space removed
- Capacity loads – start and end of project

California Community Colleges		Project Scenario Summary 2018		3/20/2018 4:21:57 PM	
		Instructional Building 1 (Official Version)		Page 1	
District:		Project Category	5	Occupancy Date	2021/2023
Campus:		Last Revised Date	3/20/2018		
Project Name:	Instructional Building 1	District Priority	3		
Project Description:					
This project proposes to construct an instructional building to accommodate the tremendous amount of academic growth. The campus currently has a lecture capacity/load ratio of 58% which means it is 42% short of lecture space. This building will address the needs for additional general classrooms and office space by constructing 6,800 asf in Lecture, 4,800 asf in Office, 6,500 asf in Study/Tutorial space, 3,000 asf in AV/TV and 1,200 asf in Other space.					

Category: B			ASF Change Score Calculations for Instructional Building 1				
Item	Score	Actual Data	Room Type	Net Change in ASF in Project	Initial Cap/Load Ratio	Initial Cap Load Year	Applied Net ASF*
Enrollment Growth	31	8,347	Lecture	6,800	58%	2018	6,800
Existing Inventory	28	58.89%	Lab	0	218%	2018	0
ASF Change	47	Click for popup	Office	4,800	64%	2018	4,800
Local Contribution	60	\$5,057,085	Library	6,500	43%	2018	6,500
		\$16,014,169	Av/TV	3,000	8%	2018	3,000
			Other	1,200	N/A	2018	0
Total	156		Total	22,300			21,100
Contribution Percentage							95%
Eligibility Points							47
* Calculate as follows: If the capacity/load ratio is > 100% or Net ASF < 0, use 0; else use Net ASF.							

Space Analysis (ASF):							
Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	6,800	0	4,800	6,500	3,000	1,200	22,300
Secondary	0	0	0	0	0	0	0
Net	6,800	0	4,800	6,500	3,000	1,200	22,300
Beg. Cap/Load Ratios (2018)	58.7%	218.8%	64.3%	43.2%	8.0%	N/A	74.8%
End. Cap/Load Ratios (2021)	99.0%	172.4%	95.6%	97.6%	98.4%	N/A	106.0%

Cost				
Project Phase	Funding Date	State Funds Requested	Non State Funds	Project Cost
Land Acquisition				
Preliminary Plans	2018/2019	\$276,000	\$276,000	\$552,000
Working Drawings	2018/2019	\$277,000	\$277,000	\$554,000
Construction	2019/2020	\$7,060,000	\$7,060,000	\$14,120,000
Equipment	2014/2020	\$393,000	\$393,000	\$786,000
<b>Totals</b>		<b>\$8,006,000</b>	<b>\$8,006,000</b>	<b>\$16,012,000</b>



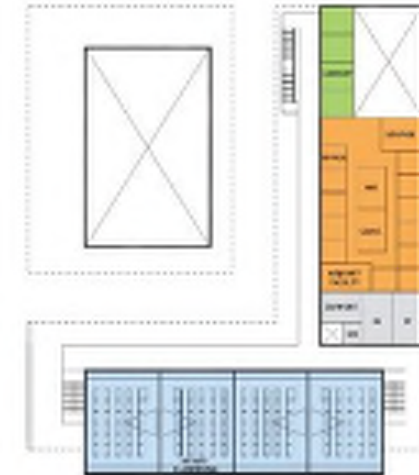
# Capital Outlay Planning

## FINAL PROJECT PROPOSAL (FPP)

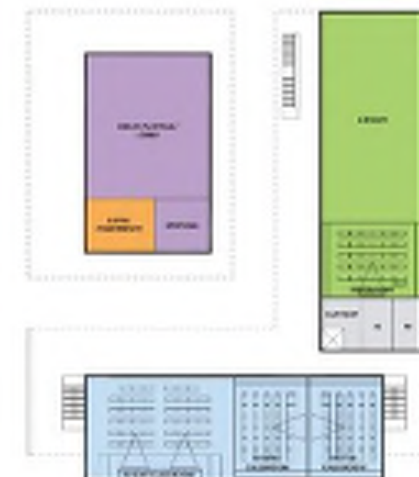
### EXAMPLE

#### Instructional Building FPP

	# of Proposed Rooms	# Sta	RSF / Sta	RSF / Room	ASF	FPP Target	Remarks
<b>INSTRUCTIONAL</b>					9,400	9,800	Net 1,000 for JV-TV
Large Classroom	3	50		2,300	2,300		
Medium Classroom	6	45-60		3,300	7,300		2 are distance learning
<b>INSTR SUPPORT</b>					6,500	6,500	
Library/LRC	3				5,000		Existing 3,862 - increase by 50%
Acoustment	3				1,500		35-50-50
<b>OTHER</b>					3,400	1,200	
Multipurpose Room	3				3,000		
AMP Room Storage	3				400		
<b>OFFICE</b>					3,490	4,800	
Offices	120	3		200	1,200		
Reception Facility	20	3		80	240		
Conference Room - medium	30	8-12		250	250		
Conference Room - large	30	30		250	250		
Staff Lounge	30			250	250		
Phone Room	30			250	250		
Storage	20			250	500		
Gender Neutral Restroom	30	3		80	80		
				ASF	22,790	22,300	
				GSA	35,062	34,328	

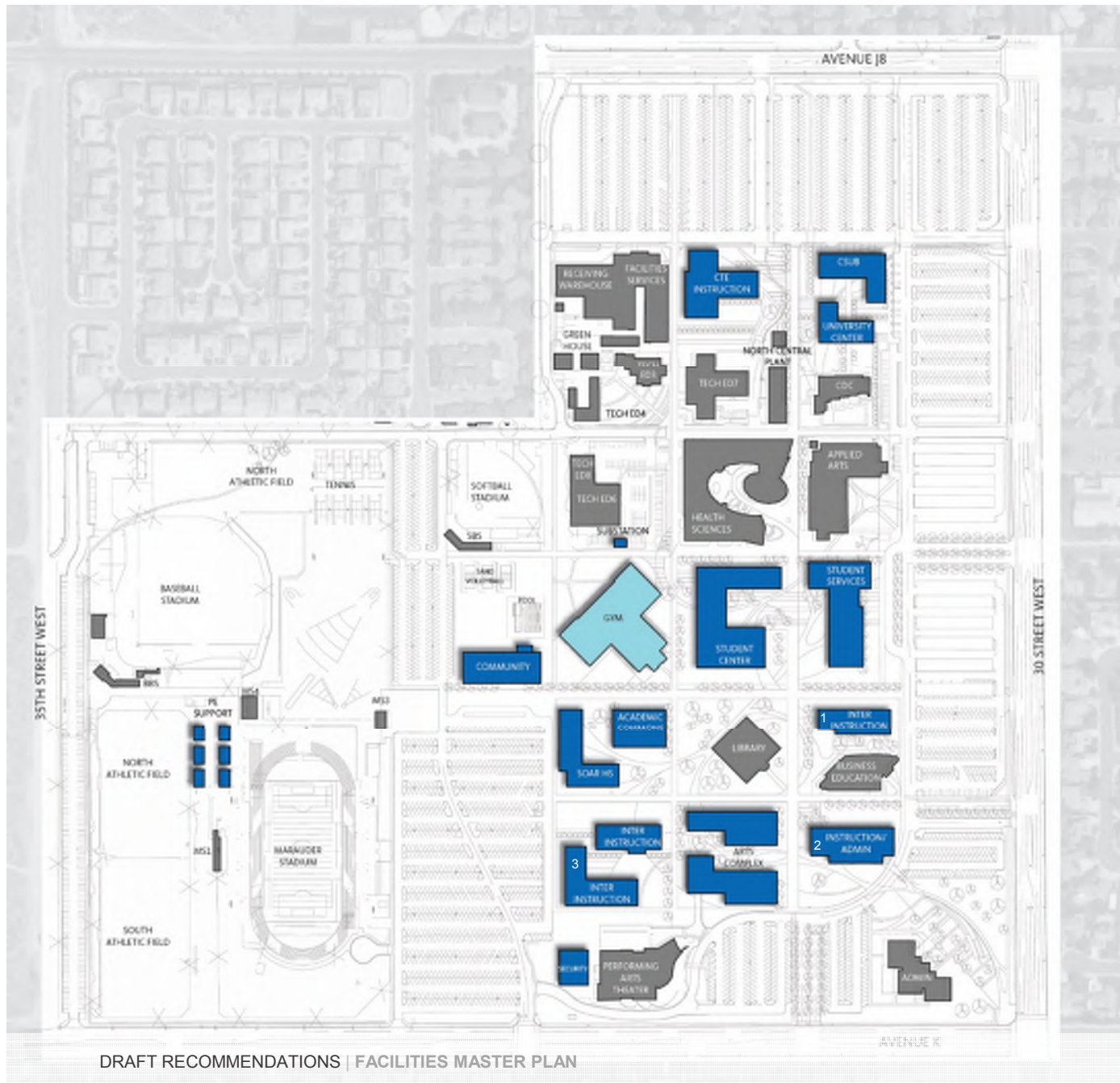


LEVEL 2 PLAN DIAGRAM



LEVEL 1 PLAN DIAGRAM





## FACILITIES MASTER PLAN

-  EXISTING FACILITIES  
 PROPOSED NEW FACILITIES  
 RENOVATION

## PRELIMINARY PHASING

## Key Principles

- Limit disruption
- Minimize number of moves
- *Maximize funding opportunities*

## Phase 1A

## Phase 1B

## Phase 2

### Phase 3

## Phase 4



# Capital Outlay Planning PROJECT LIST

**DRAFT**

Calif. Comm. Colleges	Five Year Construction Plan	5/20/2016
<b>District Projects Priority Order</b>		
Antelope Valley CCD		Page 5

No.	Project	Occupancy	Source	Schedule of Funds						
				2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
	ASF	Total Cost								
1	NEW PALMDALE CENTER		Palmdale Center							
	30,805	2016/2017	(C)(E)							
		\$15,000,000	NonState	\$13,466,000						
2	CAMPUS INFRASTRUCTURE - PHASE 1		Antelope Valley College							
	2019/2020		(P)(W)		(C)(E)					
		\$15,000,000	NonState	\$1,500,000	\$13,500,000					
3	SWING SPACE		Antelope Valley College							
	-3,932	2019/2020	(P)(W)		(C)(E)					
		\$8,179,000	NonState	\$805,000	\$7,374,000					
4	CAMPUS SECURITY		Antelope Valley College							
	2,800	2019/2020	(P)(W)		(C)(E)					
		\$3,177,000	NonState	\$326,000	\$2,851,000					
5	ACADEMIC COMMONS		Antelope Valley College							
	8,780	2021/2022	(P)	(W)	(C)	(E)				
		\$18,556,000	NonState	\$679,000	\$626,000	\$15,746,000	\$1,505,000			
6	CTE INSTRUCTION		Antelope Valley College							
	5,958	2021/2022	(P)	(W)	(C)	(E)				
		\$15,538,000	NonState	\$474,000	\$634,000	\$12,867,000	\$1,563,000			
7	STUDENT SERVICES		Antelope Valley College							
	1,356	2021/2022	(P)	(W)	(C)	(E)				
		\$21,691,000	NonState	\$867,000	\$762,000	\$19,262,000	\$800,000			
8	COMMUNITY CENTER		Antelope Valley College							
	13,300	2021/2022			(P)(W)	(C)(E)				
		\$9,751,000	NonState		\$792,000	\$8,959,000				
9	ADAPTIVE PE POOL		Antelope Valley College							
		2021/2022			(P)(W)	(C)				
		\$3,178,000	NonState		\$353,000	\$2,825,000				
10	GYMNASIUM RENOVATION		Antelope Valley College							
	58	2022/2023			(P)(W)	(C)(E)				
		\$7,091,000	State		\$562,000	\$6,529,000				
		\$6,779,000	NonState		\$562,000	\$6,217,000				



# Capital Outlay Planning PROJECT LIST

**DRAFT**

Calif. Comm. Colleges	Five Year Construction Plan	5/20/2016
<b>District Projects Priority Order</b>		
Antelope Valley CCD		Page 6

No.	Project	Occupancy	Source	Schedule of Funds						
				2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
	ASF	Total Cost								
11	INSTRUCTIONAL BUILDING 1	Antelope Valley College								
	-8,579	2024/2025					(P)	(W)	(C)(E)	
	\$14,986,000	NonState					\$591,000	\$514,000	\$13,881,000	
12	STUDENT CENTER	Antelope Valley College								
	-2,933	2024/2025					(P)	(W)	(C)(E)	
	\$15,000,000	NonState					\$697,000	\$527,000	\$13,776,000	
13	INSTRUCTION BUILDING 2 + ADMIN	Antelope Valley College								
	10,169	2024/2025					(P)	(W)	(C)(E)	
	\$14,576,000	NonState					\$589,000	\$529,000	\$13,458,000	
14	FIELD HOUSE	Antelope Valley College								
	11,710	2024/2025					(P)	(W)	(C)(E)	
	\$2,974,000	NonState					\$172,000	\$136,000	\$2,666,000	
15	SOAR HIGH SCHOOL	Antelope Valley College								
	13,000	2024/2025					(P)	(W)	(C)(E)	
	\$10,417,000	NonState					\$444,000	\$373,000	\$9,600,000	
16	CSUB & UNIVERSITY CENTER	Antelope Valley College								
	19,000	2024/2025					(P)	(W)	(C)(E)	
	\$16,563,000	NonState					\$640,000	\$583,000	\$15,340,000	
17	ARTS COMPLEX	Antelope Valley College								
		2026/2027								
	\$16,290,000	NonState								
18	INSTRUCTIONAL BUILDING 3	Antelope Valley College								
		2028/2029								

PHASE 2  
(cont.)

PHASE 3

PHASE 4



# INITIAL PROJECT PROPOSAL (IPP)

## GYM RENOVATION

California Community Colleges		Project Scenario Summary 2018		5/20/2016 9:34:14 PM	
		GYMNASIUM RENOVATION (Official Version)		Page 1	

<b>District:</b>	Antelope Valley Community College District	<b>Project Category</b>	D1	<b>Occupancy Date</b>	2022/2023
<b>Campus:</b>	Antelope Valley College	<b>Last Revised Date</b>	5/15/2016		
<b>Project Name:</b>	GYMNASIUM RENOVATION	<b>District Priority</b>	10		

### Project Description:

This project proposes to renovate the existing Gymnasium in order to provide updated spaces to support the physical education programs. The Gymnasium was constructed in 1961 and has had no major upgrades since it was constructed. The facility currently has a Facilities Condition Index (FCI) of 59%. The project will renovate the 43,962 GSF facility including 1,000 asf in Office and 33,400 in Physical Education space.

Category: D1			Program Service Offerings	Project Design Solutions
Item	Score	Actual Data		
Age of Site	50	90 years old	<input type="checkbox"/> Facility needed to bring initial course offerings on campus (20 pts)	<input type="radio"/> Replaces portable/temporary facilities (max 50) or
Program/ Services	30	Click for popup	<input checked="" type="checkbox"/> Facility needed for a degree or certificate (20 pts)	<input type="radio"/> Replaces structurally or functionally inadequate facilities (max 30) or
Project Design	30	Click for popup		
Local Contribution	49	\$6,779,401/ \$13,870,647	<input checked="" type="checkbox"/> Infrastructure needed to meet code, enrollment, or projected enrollment (10 pts)	<input type="radio"/> Expansion/addition of facilities (max 20)
<b>Total</b>	<b>159</b>			

### Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	0	0	1,000	0	0	33,400	34,400
Secondary	0	0	-1,014	0	0	-33,328	-34,342
Net	0	0	-14	0	0	72	58
<b>Beg. Cap/Load Ratios (2019)</b>	<b>92.3%</b>	<b>114.7%</b>	<b>99.8%</b>	<b>58.3%</b>	<b>70.1%</b>	<b>N/A</b>	<b>90.9%</b>
<b>End. Cap/Load Ratios (2022)</b>	<b>92.8%</b>	<b>105.9%</b>	<b>92.4%</b>	<b>75.0%</b>	<b>108.3%</b>	<b>N/A</b>	<b>92.9%</b>





# NEXT STEPS

- / Five Year Plan + IPP Approvals (6-13-16)
- / FMP Refinement
- / Draft Document + Reviews
- / FMP Approval (9-12-16)