

Facilities Overview

ACBO II Institute

- ▶ Overview of the Facilities Planning Documents
- ▶ Overview of College Facilities Processes
- ▶ Overview of Bond Planning

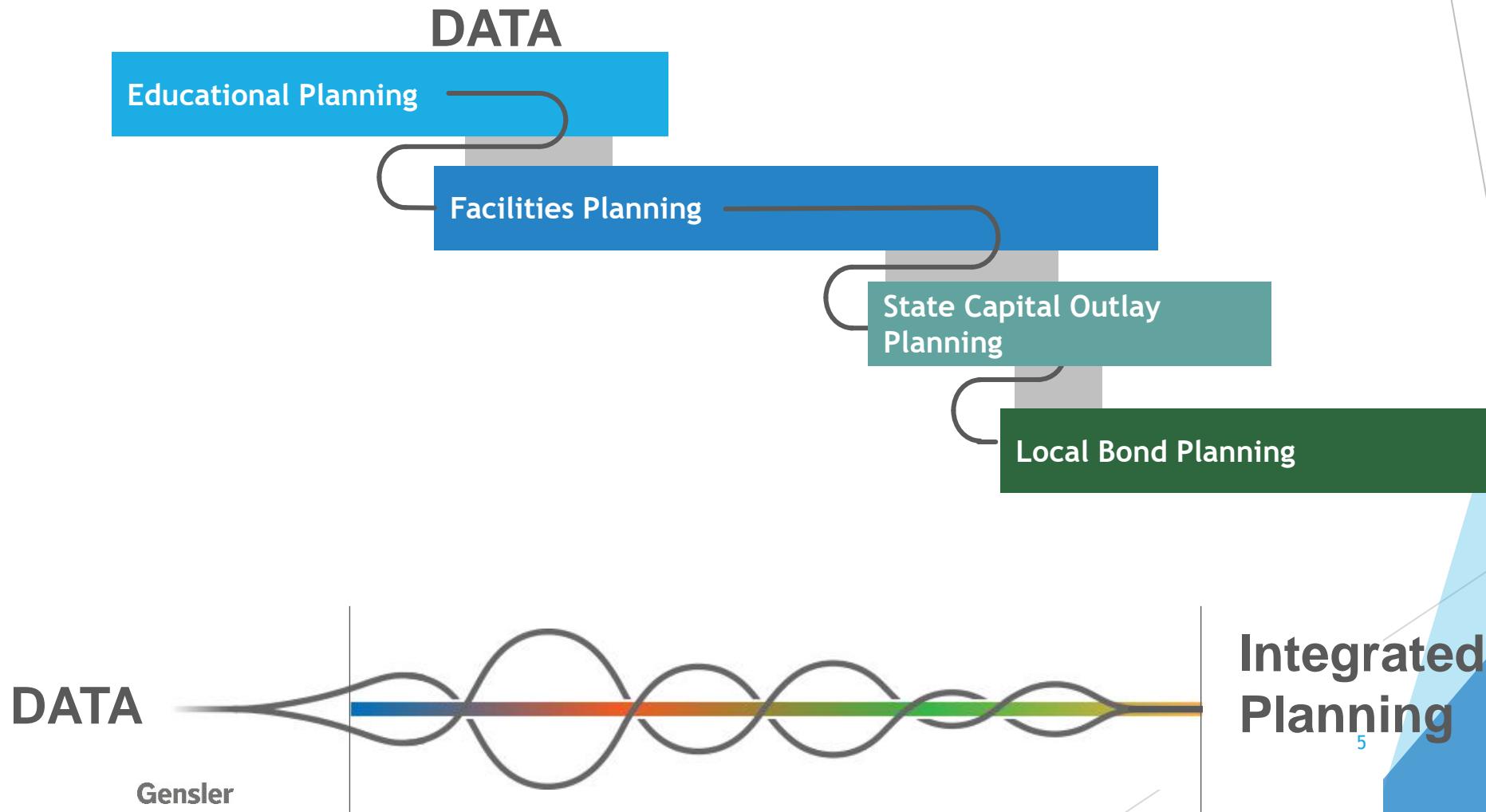
Congratulations!

You are now in charge of facilities!



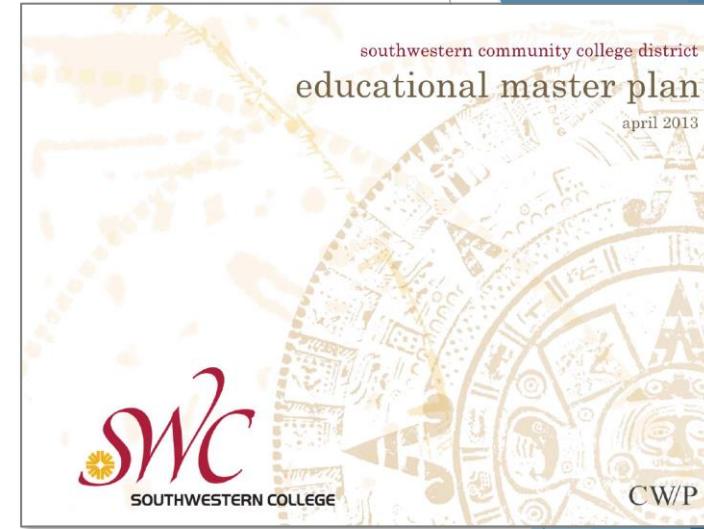
Facilities Integrated Planning

Facilities Planning & Documents



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



SOUTHWESTERN COLLEGE CHULA VISTA CAMPUS

- 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

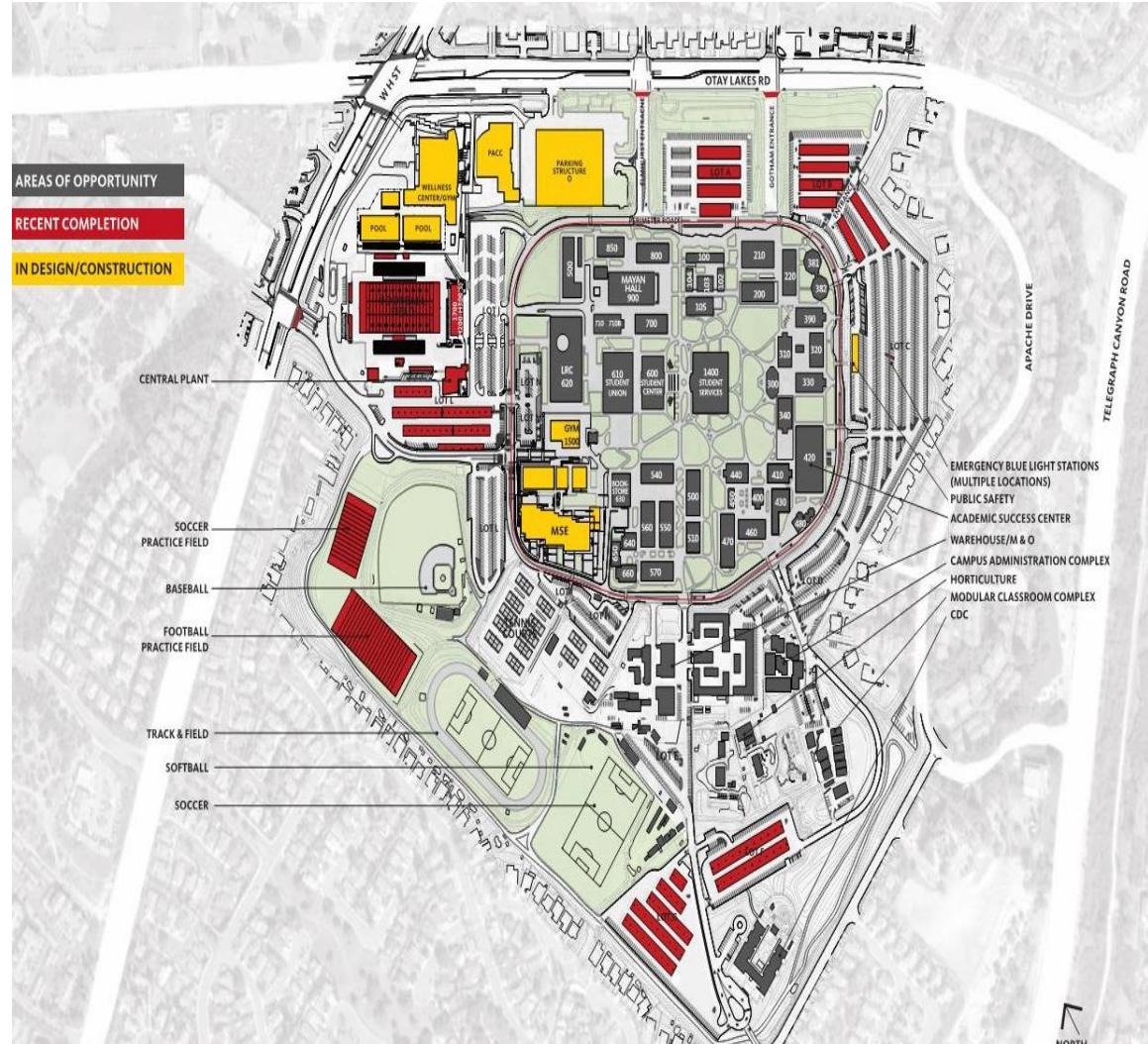
Fall 2011 Baseline Summary

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	142	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

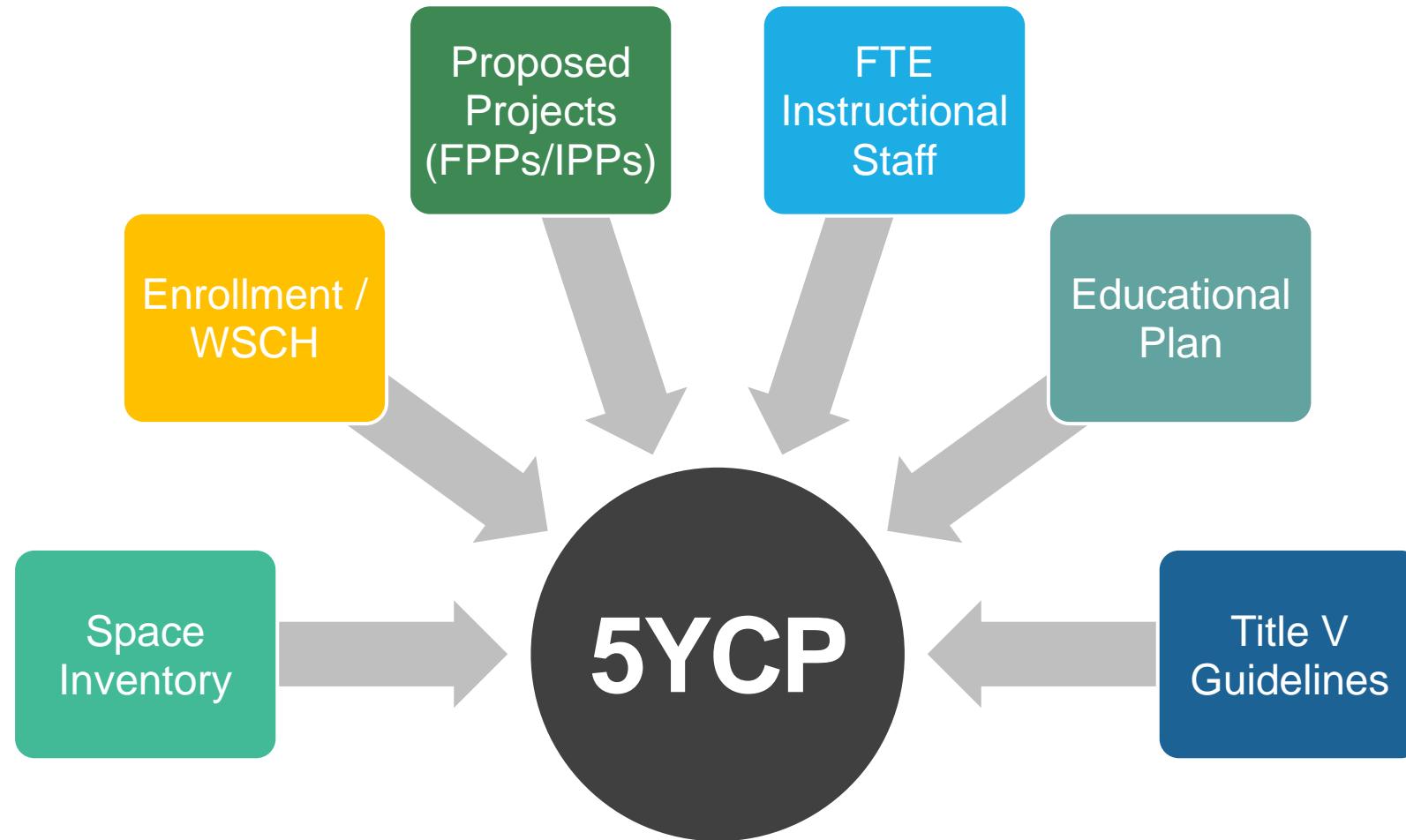
“As a companion document to the Educational Master Plan, the FMP supports the development of the institution through the year 2025. The recommendations contained in the plan will depend upon and may require additional consideration in future planning. The plan becomes a framework for campus development.”



FMP Goals and Opportunities



5 Year Capital Construction Plan



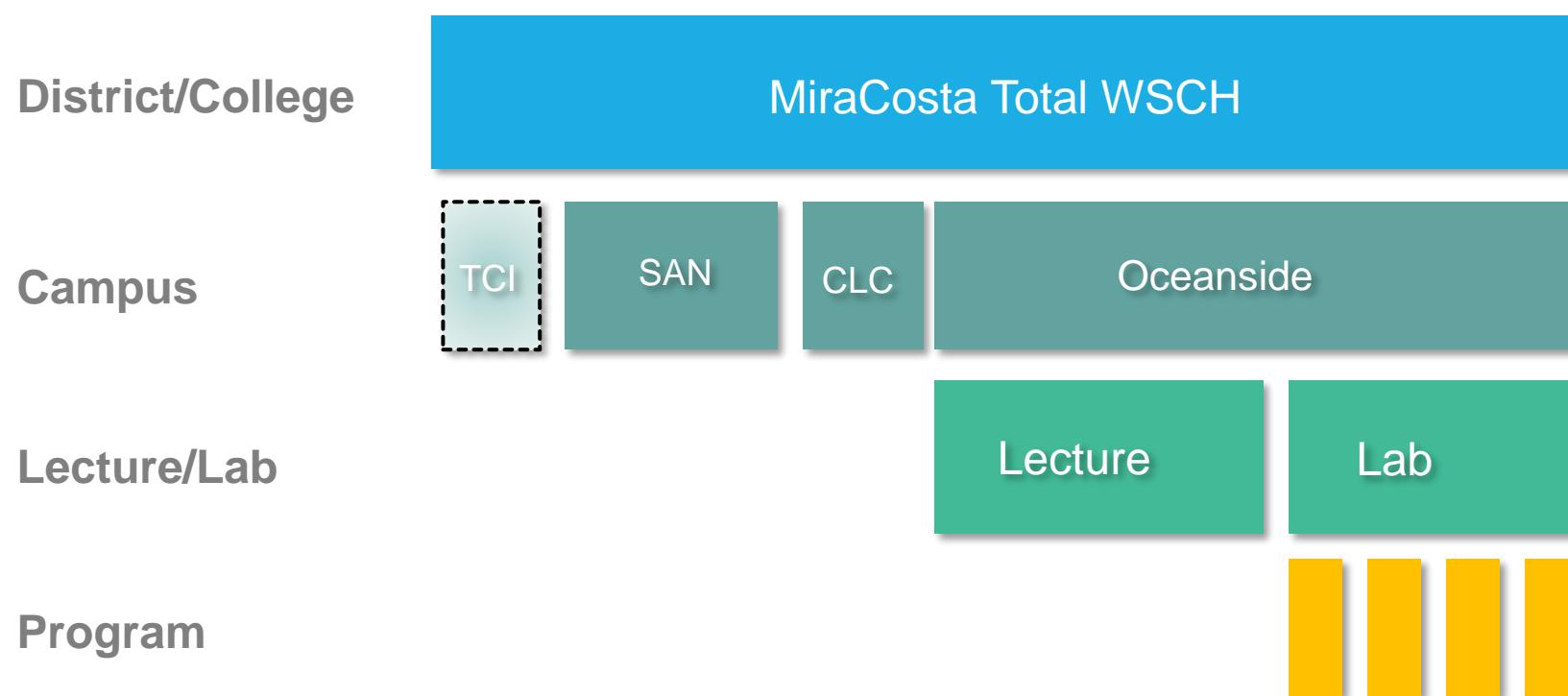
DATA

Enrollment + WSCH Forecasts

MiraCosta CCD
2021 Long Range Enrollment and WSCH Forecast

4	A	B	C	D	E	F	G	H	I
	MiraCosta CCD 2021	Enrollment	WSCH		WSCH/Enrollment	Enrollment	WSCH		
6	Actual	Actual	% Chg.	Actual	Forecast	Forecast	Forecast	% Chg.	
7	1973	3,643			9.90				
8	1974	4,596	45,490						
9	1975	4,914	49,143	8.0%	10,00				
10	1976	5,705	56,142	14.2%	9,84				
11	1977	7,443	62,043	10.5%	8,34				
12	1978	6,485	61,160	-1.4%	9,43				
13	1979	7,457	64,653	5.7%	8,67				
14	1980	8,295	69,124	6.9%	8,33				
15	1981	8,857	68,323	-1.2%	7,71				
16	1982	8,515	68,660	0.5%	8,06				
17	1983	8,035	62,910	-8.4%	7,83				
18	1984	7,796	58,736	-6.6%	7,53				
19	1985	7,816	57,532	-2.0%	7,36				
20	1986	8,138	62,247	8.2%	7,65				
21	1987	8,570	65,918	5.9%	7,69				
22	1988	11,170	77,926	18.2%	6,98				
23	1989	10,517	87,251	12.0%	8,30				
24	1990	14,948	97,787	12.1%	6,54				
25	1991	13,572	98,976	1.2%	7,29				
26	1992	13,688	97,445	-1.5%	7,12				
27	1993	12,989	95,848	-1.6%	7,38				
28	1994	11,676	94,337	-1.6%	8,08				
29	1995	11,660	90,756	-3.8%	7,78				
30	1996	12,146	92,860	2.3%	7,65				
31	1997	11,650	88,207	-5.0%	7,57				
32	1998	12,126	93,938	6.5%	7,75				
33	1999	12,532	97,748	4.1%	7,80				
34	2000	11,865	101,227	3.6%	8,53				
35	2001	12,306	109,233	7.9%	8,88				
36	2002	14,588	112,757	3.2%	7,73				
37	2003	13,352	110,356	-2.1%	8,27				
38	2004	13,035	106,856	-3.2%	8,20				
39	2005	13,409	118,043	10.5%	8,80				
40	2006	13,611	117,933	-0.1%	8,66				
41	2007	14,038	120,986	2.6%	8,62				
42	2008	15,429	134,165	10.9%	8,70				
43	2009	17,140	149,875	11.7%	8,74				
44	2010	16,701	151,277	0.9%	9,06				
45	2011	16,138	151,164	-0.1%	9,37				
46	2012	16,328	156,583	3.6%	9,59				
47	2013	16,125	157,179	0.4%	9,75				
48	2014	16,169	160,665	2.2%	9,94				
49	2015	16,495	163,170	1.6%	9,89				
50	2016	16,537	160,645	-1.5%	9,71				
51	2017	16,318	158,577	-1.3%	9,72				
52	2018	15,438	151,885	-4.2%	9,84				
53	2019	14,538	142,473	-6.2%	9,80				
54	2020	12,800	137,977	-3.2%	10,78				
55	2021				10.78	12,902	139,081	0.8%	
56	2022				10.78	13,006	140,194	0.8%	
57	2023				10.78	13,110	141,315	0.8%	
58	2024				10.78	13,215	142,446	0.8%	
59	2025				10.78	13,320	143,585	0.8%	
60	2026				10.78	13,427	144,734	0.8%	
61	2027				10.78	13,534	145,892	0.8%	
62	2028				10.78	13,643	147,059	0.8%	
63	2029				10.78	13,752	148,236	0.8%	
64	2030				10.78	13,862	149,421	0.8%	

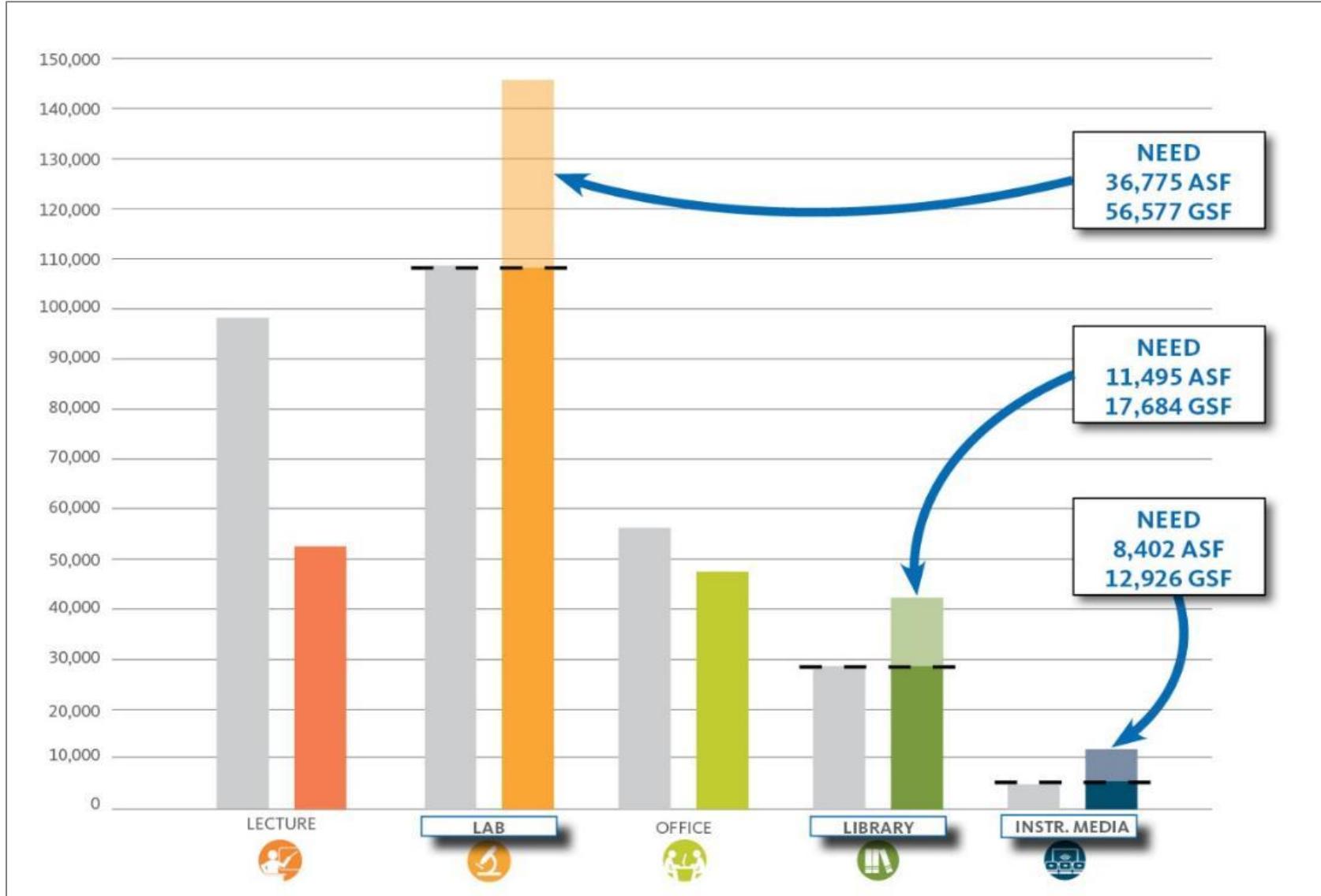
WSCH Data - Multiple Levels



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	Labs	Offices	Library	AV/TV	PE
	Support Spaces	Support Spaces	Support Spaces	Study	Technology	Bookstore
			All offices including administrative and student services	Tutorial	Support Spaces	Assembly
				Support Spaces		Meeting Rooms
						Food Service
						Data Processing
						Lounge
						Physical Plant
						Health Service

Master Plan Space Program



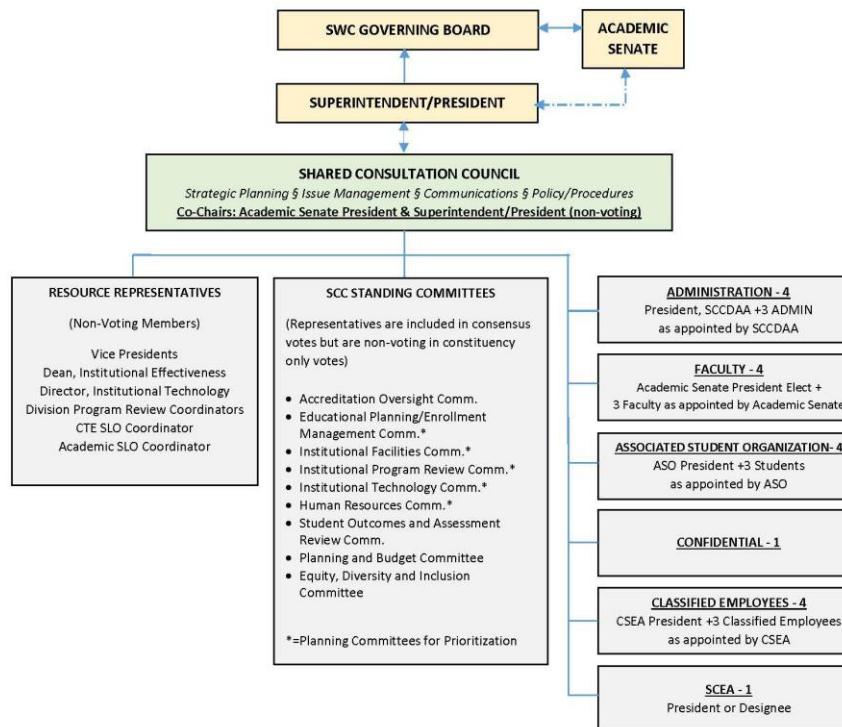
Five-Year Construction Plan

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

Collegial Consultation Processes



Collegial Consultation Processes



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

Approach

- ▶ Participatory
- ▶ Integrated
- ▶ Resourceful
- ▶ Future Vision



Virtual and Physical Planning



Instructional Delivery



Making Community



The Student Experience



Remember that recommendations move forward, not decisions

Physical Plan and Instructional Support



PFP	Project	Campus(es)	Category	Type	Building(s)	State Funds	Local Funds	Total Funds	Expended Funds	Change Requested
Yes	B4700 Interior Lighting Replacement	MiraCosta College (Oceanside Campus)	SM	Other	B4700 Office of Instr	\$37,180	\$0	\$37,180	\$0	No
Yes	Floor Replacement	MiraCosta College (Oceanside Campus)	SM	Other	B3400 Student Center	\$14,600	\$0	\$14,600	\$0	No
Yes	Backflow Preventer Replacement - Oceanside Campus College Police	MiraCosta College (Oceanside Campus)	SM	Utility	B1100 Campus Police	\$13,242	\$0	\$13,242	\$0	No
Yes	Concrete Walkway/Sidewalk Replacement - Veterans Memorial	MiraCosta College (Oceanside Campus)	SM	Other	B1000 Administration	\$11,960	\$0	\$11,960	\$0	No
Yes	Sidewalk/Walkway Replacement - Hort 1	MiraCosta College (Oceanside Campus)	SM	Other	B7000 Horticulture	\$16,969	\$0	\$16,969	\$0	No
Yes	Sidewalk/Walkway Replacement - Horticulture 2	District-wide	SM	Other	Campus-wide	\$23,198	\$0	\$23,198	\$0	No
Yes	Replace Concrete Sidewalk/Walkway - OCN Lot 4D	District-wide	SM	Other	Campus-wide	\$16,650	\$0	\$16,650	\$0	No

Physical Plant and Instruction Support (PPIS)

- ▶ In FY 2021-22, the PPIS program provided \$511M for CCC's
 - ▶ The 2022-23 allocation targeted by the legislature is \$800M
- ▶ Districts may allocate their share of the total state allocation between the physical plant, instructional support, and water conservation to meet their local needs.
- ▶ Facilities which would not be state-supportable under the Community College Construction Act will not be considered in the Scheduled Maintenance Program (such as parking lots, stadiums, bookstores, and *dormitories*).
- ▶ Districts are responsible for complying with encumbrance and expenditure periods indicated in Budget Act and accompanying legislation, this can change.

Project Types

The physical plant component of the Physical Plant and Instructional Support program consists of the following areas:

- ▶ Scheduled Maintenance/Special Repairs, including architectural barrier removal, seismic retrofit, hazardous substances.
- ▶ Water conservation, including landscape/synthetic turf, building improvements, drip/low-flow irrigation system, and well meter installation.
- ▶ Will include energy conservation projects. Discussion on how to load and prioritize is ongoing.

Scheduled Maintenance Program

The Scheduled Maintenance program provides funding for non-recurring repair and maintenance of facilities and to correct and avoid health and safety hazards, maintain an environment conducive to learning, and improve long-term cost effectiveness of facility operations.

- ▶ Allowable projects are to either **repair or replace** existing facilities and equipment, not to purchase new additions.

Types of projects (listed in order of state priority)

- ▶ 1. Roofs
- ▶ 2. Utilities
- ▶ 3. Mechanical
- ▶ 4. Exterior
- ▶ 5. All others that do not fit in the above types

Hazardous Substances Program

The Hazardous Substances program provides funding for remediation of environmental hazards which pose an immediate danger to human health and safety at California Community College facilities.

Types of Projects (listed in order of state priority)

- ▶ 1. Asbestos Airborne Particulates
- ▶ 2. Non-Friable Asbestos
- ▶ 3. Chemical Related
- ▶ 4. Polychlorinated Biphenyl (PCBs)
- ▶ 5. Underground Tanks and Other Related Project
- ▶ 6. All others that do not fit in the above types

Water Conservation Projects

Since the 2015-16 Budget Act, the Physical Plant and Instructional Support program allows districts to allocate funds to water conservation projects.

Water Conservation projects may include any of the following:

- ▶ 1. Replacement of water intensive landscaping with drought tolerant landscaping, synthetic turf, provided that the turf is used only in nonathletic areas, and other non-plant materials
- ▶ 2. Drip or low-flow irrigation systems
- ▶ 3. Building improvements to reduce water usage
- ▶ 4. Installation of meters for wells to allow for monitoring of water usage

Bond Campaigns and Info



What is a General Obligation (G.O.) Bond?

- ▶ Voters in the district approve a ballot measure authorizing some level of property tax to be assessed on their real property
- ▶ Proceeds from the tax are used to repay the buyers of bonds secured by the financial strength of the district
- ▶ Bonds can be taxable, but usually tax-free
- ▶ No cost to the District

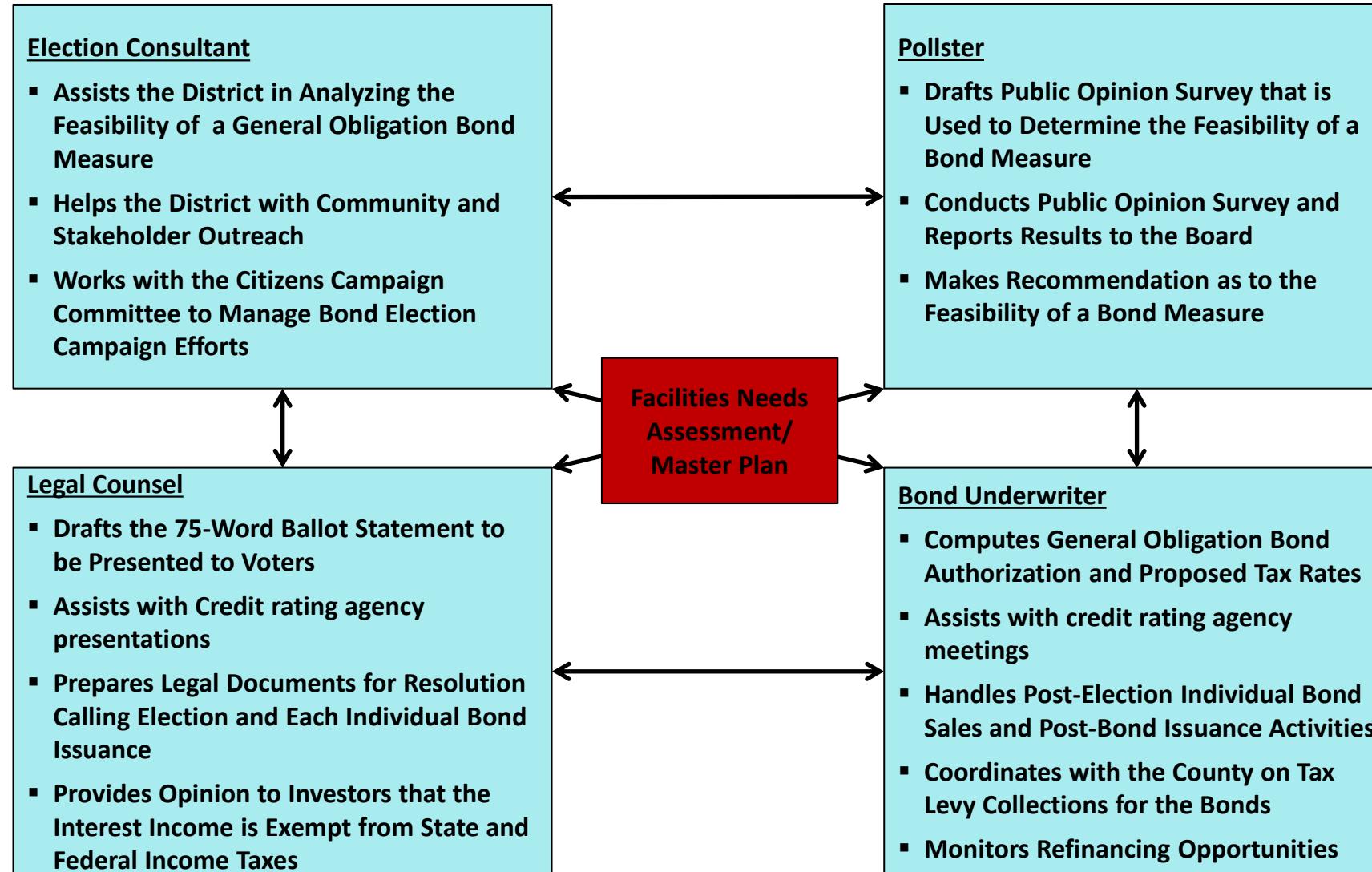
What is a Proposition 39 G.O. Bond?

- ▶ Approved by voters in 2000
- ▶ Reduced approval threshold from 66% to only 55% - a huge difference
- ▶ Proceeds can be used for more than just building a building
 - ▶ Construction, furniture, fixtures, equipment, Infrastructure, technology
 - ▶ Refinancing of General Fund facilities-related debt
- ▶ Proposition included taxpayer protections and oversight
 - ▶ Requires independent financial and performance audit
 - ▶ Requires annual report to community
 - ▶ Proceeds can't be used for faculty or administrative salaries
 - ▶ Requires Citizens Bond Oversight Committee

Potential Timeline and Milestones

- ▶ Phase I - Needs Assessment & Resource Identification
- ▶ Phase I - Feasibility and Research, Jan - March
- ▶ Phase II - Engagement and Polling, March - May
- ▶ Phase III - Board Assessment & Decision, July - August
ballot deadline
 - ▶ Documents must be submitted including actual bond language
- ▶ Phase IV - Campaign, August
- ▶ Phase V - The Public Vote, November

Who Are the Professionals Involved in a Bond Election?



Ballot Language

- ▶ 75-word ballot statement
- ▶ List of projects, highlighting those that polled well

FULL TEXT OF MEASURE MM

MIRACOSTA COMMUNITY COLLEGE DISTRICT

BOND MEASURE ELECTION NOVEMBER 8, 2016

"MIRACOSTA COLLEGE JOB TRAINING, COLLEGE TRANSFER, VETERAN SUPPORT MEASURE. To upgrade classrooms and career training facilities for science, healthcare, technology, advanced manufacturing, other growing local industries, provide job training/placement to Navy/ Marines/ other veterans, improve access to affordable higher education for local students, improve disabled access, repair, construct, acquire classrooms, facilities, sites/equipment, shall MiraCosta Community College District issue \$455,000,000 in bonds, at legal rates, subject to local control, requiring annual audits and independent citizen oversight?"

Bonds - Yes

Bonds – No

PROJECTS

The Board of Trustees of the MiraCosta Community College District, to be responsive to the needs of its community, evaluated MiraCosta 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, job training facilities, safety issues, 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 2016 Update and incorporated herein by reference in its entirety, and available for review on the District's website (www.miracosta.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, MiraCosta College would be unable to remain competitive in preparing students for jobs in high demand industries and **university transfer**. The Board of Trustees determines that **MiraCosta College MUST**:

- (i) Improve career training facilities for science, healthcare, technology and skilled trades to better prepare students and returning veterans for success in college and careers;
- (ii) Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities;
- (iii) Expand and improve the Veterans' Center and provide job training, job placement, counseling, and support services to Navy, Marine and other military veterans and their families;
- (iv) Continue training local workers and partnering with local industries in biotech, aerospace, high-tech manufacturing, biomedical engineering, computer science and nursing to drive our local economy;
- (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;

Ballot Language

- ▶ List of protections as required by Prop 39
- ▶ List of Fiscal Accountability measures
- ▶ 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

5.

FULL TEXT OF MEASURE MM (CONTINUED)

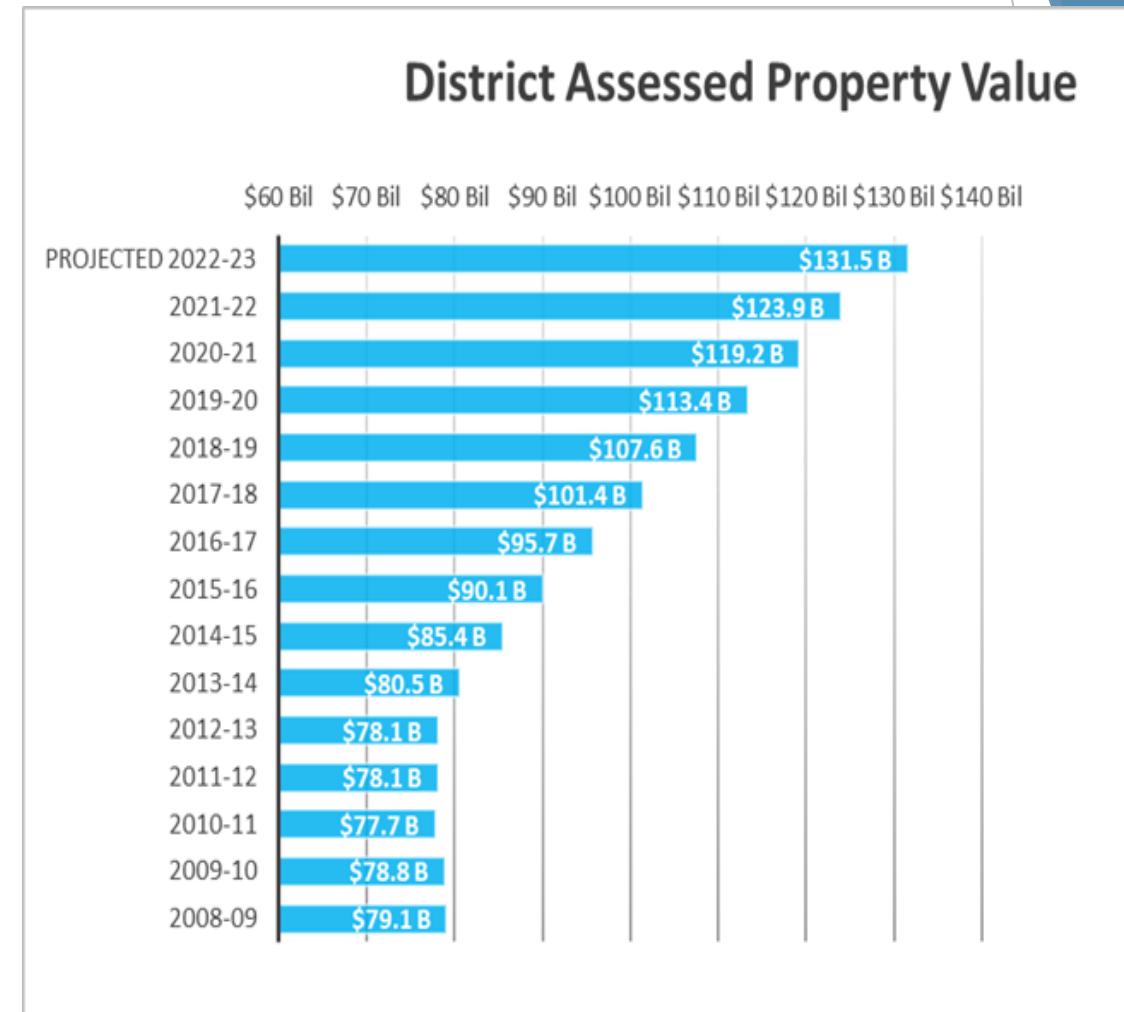
FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE CONDUCTED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE 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 expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects stated 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, fiscal 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, walls 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 lecture classrooms; construct parking lots, 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, bus stops; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves, gas and sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, fine arts and visual and performing arts facilities, learning resources center, physical education/aquatic facilities, gym, locker rooms, field lights, bleachers, press box, track replacement, support buildings, student service/campus center and instructional buildings, campus police building, resource center, libraries, automotive building, athletic fields, student services buildings; improve water conservation and energy efficiency; acquire land; replace or upgrade outdated security and safety systems; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage, bells and clocks; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; create outdoor study and gathering spaces; interior and exterior painting, wall and floor covering replacement; improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes the refinancing of outstanding lease obligations. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access, acquire portable interface devices, servers, switches, routers, modules, sound projection systems,

Assessed Value and Project Sequence

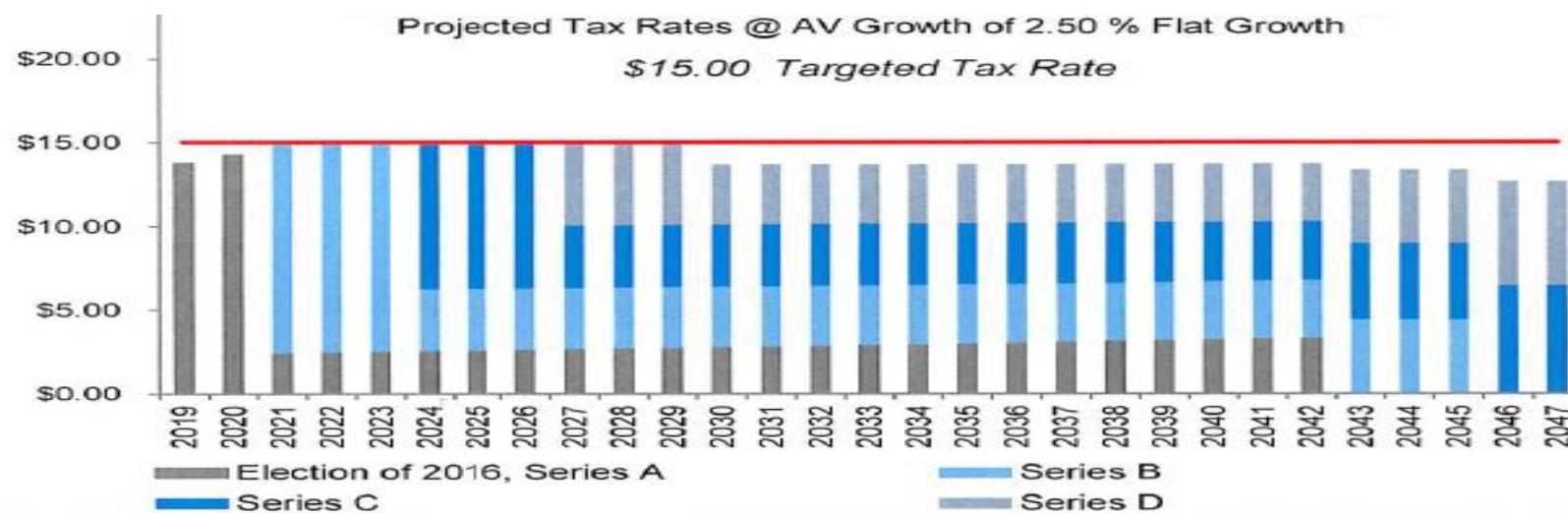
Bond sizing includes:

- ▶ District Assessed Property Value
- ▶ AV Growth Projections
- ▶ Polling Support Numbers
- ▶ Prop 39 Limitations
- ▶ Capacity Limitations

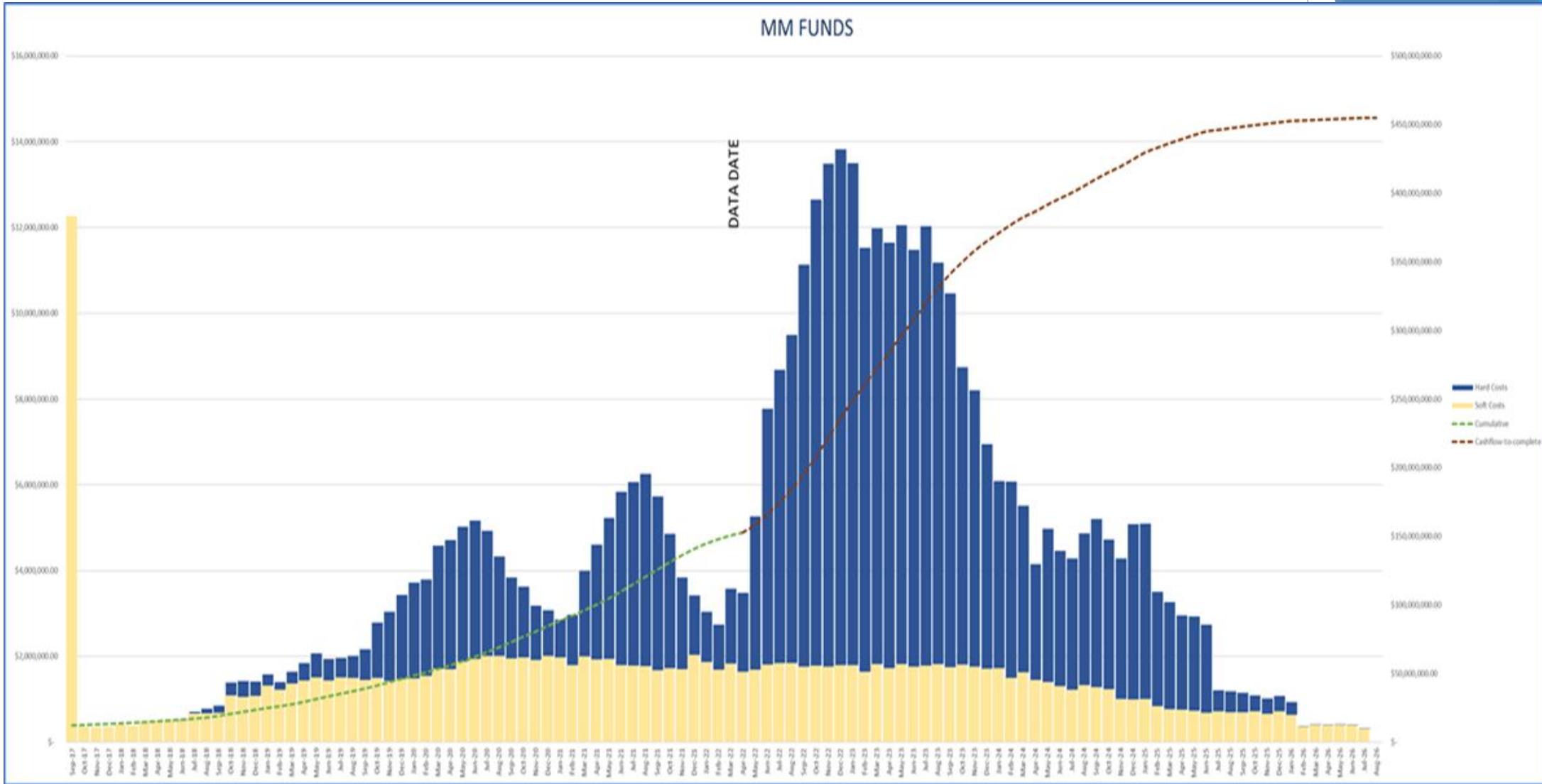


Bond Sales and Stacking Calculations

	Series A	Series B	Series C	Series D
Principal Amount of Bonds:	\$100,000,000	\$125,000,000	\$125,000,000	\$105,000,000
Bond Issuance Date:	September 2017	2020-2021	2024	2027
Interest Rate Assumptions:	Actual	Current Rates as of 2/28/19	Current Rates Plus 100 bps	Current Rates Plus 100 bps
True Interest Cost (TIC):	3.05%	4.04%	4.03%	4.03%
Final Bond Maturity	08/01/2042	08/01/2045	08/01/2047	08/01/2047
Total Bond Debt Service:	145,149,272	\$181,179,867	188,142,267	154,846,600
Total Bond Payback Ratio:	1.45 to 1	1.45 to 1	1.51 to 1	1.47 to 1
Maximum Bond Tax Rate (per \$100,000 AV):	\$15.00	\$15.00	\$15.00	\$15.00
Assessed Valuation Growth Assumptions:	2.50%	2.50%	2.50%	2.50%



Cash Flow / Construction Schedule

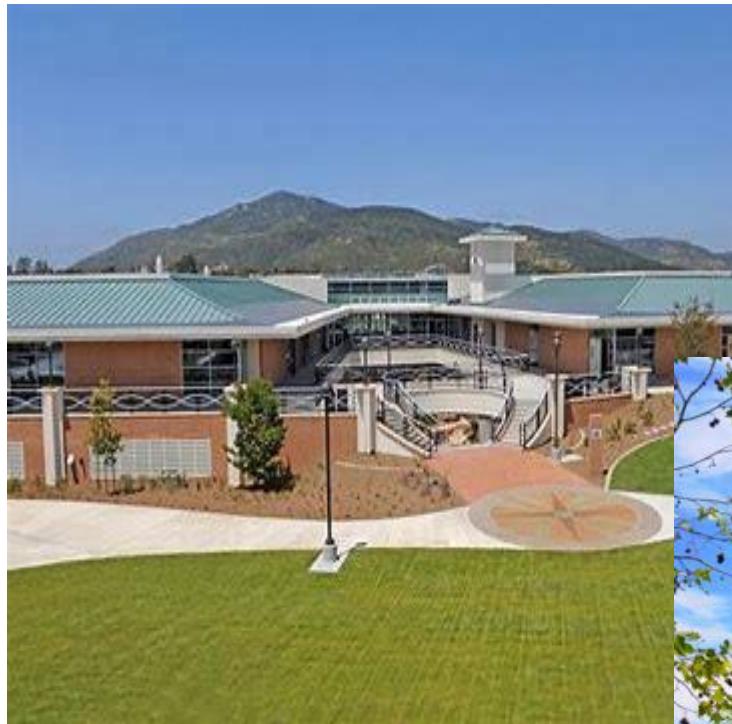


Citizens Bond Oversight Committee

- ▶ One (1) student enrolled and active in a community college support group, such as student government.
- ▶ One (1) member active in a business organization representing the business community located in the District.
- ▶ One (1) member active in a senior citizens' organization.
- ▶ One (1) member active in a bona-fide taxpayers association.
- ▶ One (1) member active in a support organization for the District, such as a foundation or advisory council.
- ▶ Two (2) members of the community at-large. One at-large position will be given preference to an individual active in a veteran's association or advocacy.

Resources

- ▶ Subject Matter Experts (SME's)
 - ▶ Community College Facilities Coalition (CCFC)
 - ▶ <https://www.caccfc.org>
 - ▶ Association for Physical Plant Administrators (APPA)
 - ▶ <https://www.appa.org/>
 - ▶ ACBO - <https://www.acbo.org>
 - ▶ Colleagues and mentors - never be afraid to call and ask questions
 - ▶ Listserves
 - ▶ CBO, Facilities
- ▶ State Facilities Planning
 - ▶ <http://extranet.cccco.edu/Divisions/FinanceFacilities/FacilitiesPlanning/ReferenceMaterials.aspx>
- ▶ FUSION System
 - ▶ <http://fusion.deltacollege.edu/default.asp>



PROPOSITION R | COMPLETED WINTER 2016

Questions?

