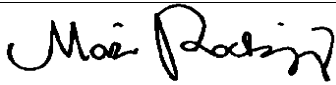





The Board of Governors of the California Community Colleges

PRESENTED TO THE BOARD OF GOVERNORS

DATE: November 14, 2016

SUBJECT: Relocation of the Palmdale Center, Antelope Valley Community College District		Item Number: 2.4	
		Attachment: Yes (2)	
CATEGORY:	College Finance and Facilities Planning	TYPE OF BOARD CONSIDERATION:	
Recommended By:	 Mario Rodriguez, Vice Chancellor	Consent/Routine	
		First Reading	
Approved for Consideration:	 Erik E. Skinner, Interim Chancellor	Action	X
		Information	

ISSUE: This item seeks approval for the Antelope Valley Community College District to relocate the existing programs at Antelope Valley College’s Palmdale Center to a new location within the same community. The current center status for the Palmdale Center will also transfer to the new site.

BACKGROUND: The district provides educational services in Palmdale from leased facilities that consist of 18,108 square feet of instructional and student support services located approximately 10.5 miles from the district’s main campus in Lancaster. In 2010, the Antelope Valley College Educational Master Plan established a goal to create a comprehensive campus to serve the Palmdale community. In January 2011, the Board of Governors approved the relocation of the Palmdale Center to a vacant 60 acre site located in Southern Palmdale. Due to funding constraints and challenges with site improvements, the district decided not to proceed with the new campus. In May 2014, an updated plan for relocation presented was presented at the Palmdale City Council meeting. In October 2016, the district approved the lease for the newly proposed Palmdale Center location. The site that has been selected provides the district with the most efficient pricing and location for optimal service to the community. In 2015-16, services at the current leased facilities generated 1,196 FTES. The district currently receives \$1.1 million in apportionment funds for the center that will continue for the new site.

RECOMMENDATION: Approve the relocation of the Antelope Valley College Palmdale Center to the newly proposed Antelope Valley College Education Center site; the approval will include the transfer of the current center status to the new site.

ANALYSIS: Antelope Valley College proposes to change the location of the Palmdale Center to 2301 East Palmdale Blvd, approximately 1 mile east of its current location. Included in the map (Attachment A) are the locations of the current location, the newly proposed expanded Center, and the previously approved 60 acre parcel. This change in location will provide the capacity to increase the number of class sections offered, and increase and expand various student support services that are needed by the Palmdale community. Ultimately this change will provide students with a comprehensive education experience at the Palmdale Center.

The current location of the Palmdale Center is located approximately 10.5 miles from the college's main campus in Lancaster. The current property consists of 18,108 square feet of instructional and student support services. It includes nine lecture classrooms, one dry science lab, one computer classroom, one open computer lab, one administrative office, and limited space for student support services and faculty offices. The lack of space to develop and expand student support programs limits services such as tutoring, academic counseling and more. This current location is not adequate to meet continued enrollment growth and education needs in the Palmdale Center's service area. The student headcount at the Palmdale Center exceeds the minimum required to maintain center status. It is expected that the headcount enrollment will increase to between 6,000 and 7,000 within the next 10 years at the Palmdale Center with the new facilities. The Palmdale's success and retention rates lag behind those of the Lancaster campus. The ability to develop and expand academic and student support services will directly address improving the success and retention rates for the Palmdale Center.

The site that has been selected provides the district with the most efficient pricing and location for optimal service to the community. The district currently leases its 18,108 square foot space for \$54,756 per month. In comparison, the new location located approximately 1 mile east of the present Center location will be comprised of 50,720 square feet for the base lease cost of \$76,080 per month. The new site location at 2200 East Palmdale Boulevard consists of two adjoining buildings of approximately 50,720 square feet. The new location is being leased from the Owner (Abbey Co.) and is being reconstructed in compliance with building codes and DSA "Field Act". The district will be leasing the property with an initial lease of 30 years with an option to extend the original term of the lease for four additional terms of 15 years each following the expiration of the then-current term. The lease has been approved by the district Board of Trustees in October 2016 (Attachment B).

The new state-of-the art building has been designed, is slated to begin construction in late 2016 and open for instruction in spring 2017. The 50,720 square foot facility has been designed to accommodate the education needs of the Palmdale service area for the next 30 years. With easy access to public transportation, students have direct access to public bus lines transporting them to the Palmdale Transportation Center. The Transportation Center provides direct access to a variety of transit services, including the Metro link and other local bus lines. Antelope Valley College has presented the plans for the relocation of the Palmdale Center during various Palmdale City Council meetings. City Council members provided support for the relocation and expressed the need to provide adequate and sufficient education services to the growing Palmdale community. The City Council expressed the positive impact the new location would have on the community in relation to

being centrally located near a convenient transportation system, being near a community health center, and will have the capacity to increase the number of community members it serves.

The Palmdale Center will continue to offer general education courses. Additionally, students can complete all courses towards a Child and Family Education Certificate and Associate's Degree at the center without traveling to the Lancaster campus. With the relocation, the Palmdale Center will expand course offerings to include courses held in wet labs such as Astronomy, Biology, Chemistry and Physics. Furthermore, the expanded space will allow an increase in the number and variety of general education courses, ESL and Basic Skills courses. In addition to the typical general education courses, courses will be newly offered at the center to increase the variety offered to students. Included in the expansion will be the offering of Math 99, an individualized and self-paced study of the basic skills courses from Arithmetic to intermediate Algebra in a supervised environment. Other expanded offerings include Administration of Justice, Deaf Studies, Math, and Spanish courses.

In addition, to meeting and sustaining anticipated enrollment growth, the relocation will position the Palmdale Center to increase student services that lead to student success. Currently the lack of space to expand such programs limits student support services. The new Palmdale Center will provide adequate space to expand services in crucial areas related to student success such as counseling and matriculation, academic tutorial services, and library services.

*Staff: Cheryl Larry, Program Assistant
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