MINUTES
Santa Barbara Community College District
Board of Trustees
Special Meeting
Monday, February 22, 1999

All Board Members were present. The Vice Presidents of the College, the President of the Academic Senate and other faculty and staff members participated in the discussion.

This special meeting of the Board of Trustees was to enable Board Members to be informed regarding SBCC's instructional, student support, and administrative program plans and the requirements those plans yield in terms of necessary additional campus facilities. It was anticipated that the program requirements could exceed the square footage to be developed; thus, establishing priorities would be required. To set priorities, it was necessary for the Board to have a full understanding of present needs and plans for future College programs and support services.

Facilities Planning Assumptions

The Superintendent/President started the meeting by discussing some major assumptions for District facilities' planning.

♦ The District’s Long-Range Development Plan accommodates new buildings to the maximum extent possible on existing District property. Specifically, the three buildings planned for the main campus and the expansion provided for the Schott and Wake Centers result in the maximum number of square feet that can be accommodated on District property without seriously impacting the campus ambience. Maintaining an environment in keeping with the rare location Santa Barbara City College has is felt to be vital to campus/community relations and maintaining the campus’ attractiveness for students.

♦ The need for facilities to meet the requirements for instructional programs and support services will exceed the maximum square feet that can be accommodated on the present property.

♦ There is a maximum dollar figure for the bond issue that the Board of Trustees can support and that voters of the District will endorse by a two-thirds affirmative vote. That bond amount may not enable all buildings to be constructed.

♦ Given the above assumptions, it is important that campus program needs, options regarding what can be built, and how campus space is utilized be understood and priorities established.

Space Requirements: The Superintendent/President reviewed the square foot estimate of the present deficit; i.e., the gap in how the District is now short of space needed to meet fundamental operating requirements. Examples of space deficiencies included the lack of office space for full- and part-time faculty, insufficient classrooms, and inadequate space for Student
Services and Information Technology. The conservative estimate of the current shortage is 7,000 square feet.

In addition to the 7,000 square feet the College needs immediately, the future square footage required for new College programs were presented. Those figures are as follows:

Present Deficiencies: 7,000

Projected Future Needs:

<table>
<thead>
<tr>
<th>Service</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Services</td>
<td>4,050</td>
</tr>
<tr>
<td>Information Technology</td>
<td>800</td>
</tr>
<tr>
<td>Human Resources</td>
<td>240</td>
</tr>
<tr>
<td>Business Services</td>
<td>200</td>
</tr>
<tr>
<td>President’s Office</td>
<td>500</td>
</tr>
<tr>
<td>Schott Center</td>
<td>8,000</td>
</tr>
<tr>
<td>Wake Center</td>
<td>23,707</td>
</tr>
<tr>
<td>Academic Affairs</td>
<td>71,000</td>
</tr>
</tbody>
</table>

Total: 116,093

The difference in the proposed program requirements for District space and the District space capacity projected in the Long-Range Development Plan is 22,375 square feet. Thus, even with a bond issue that would include constructing all buildings in the LRDP, additional square feet will be required in the future (five to ten years). Campus leadership will need to identify alternative property on which future District building needs can be addressed.

Presentation of Area Program Needs:

Vice President John Romo, on behalf of the Continuing (Adult) Education Program, presented an overview of the priorities for the Schott and Wake Centers. He highlighted the two principles that have guided the Continuing Education Program facilities needs since improvement and expansion of the Centers have been discussed.

- There is a need to renovate all facilities to ensure the electrical, plumbing, HVAC and classrooms are brought to a level comparable to the main campus. Since acquisition by the District, the Schott and Wake Centers have not been subjected to major renovation. The need to do so is overdue.

- There is a need to respond to growth in the south coast by expansion of the Wake Center.
Vice President Romo then outlined the program emphasis at the Wake Center: more offerings of technology-based courses, increase in technical/vocational programs, and programs that service local industry. He then reviewed the program directions for the Schott Center. A discussion was held in regard to parking needs, program support, and options in the area.

Vice President Friedlander outlined the requirements for the credit program. He started his presentation by identifying factors that could yield a College enrollment well in excess of the current projections made by the Chancellor’s Office. He then reviewed the requirements for the new technology building on the West Campus, the Multipurpose classroom on the East Campus and the conversion on the existing community building into a facility to serve international students and ESL programs. Dr. Friedlander’s review outlined programs needs sufficient to fill the square feet contained in all three of the buildings.

Vice President Lynda Fairly followed by discussing the needs in the Student Services area; specifically, the need to expand the space for Student Financial Aid, College Relations, High School Outreach Facility, Mental Health Services, and the Campus Security. The needs are moderate in terms of the amount of square feet though they are substantial in regard to program impact.

Following Vice President Fairly’s presentation, a discussion was held regarding parking requirements. It was agreed that parking would have to be addressed in developing the plan. The City of Santa Barbara has encouraged the District to seek to provide student and staff access by encouraging alternative modes of transportation rather than building new parking lots. However, there was recognition that providing additional parking in the Harbor area would help meet the high parking demand in that area. A meeting with College and City officials was suggested to further discuss the option of the City and the College working together to develop parking that would serve the needs of both entities. This approach of City/District collaboration was viewed by the Trustees as being highly desirable.

Assuming the College may have to construct additional campus parking as a mitigating factor in campus facility expansion, the Superintendent/President asked Dr. Hanson to report on how this might be achieved other than through the Bond. Dr. Hanson reported on the options available for the District to charge a student fee for parking to support the development of new parking facilities. He stated that the law is permissive in regard to charging students a fee to build additional parking. To impose a fee for building campus parking facilities, the College must meet two criteria that pertain to the amount of parking available and the cost of parking construction adjacent to the campus. If these conditions can be met, the Board of Trustees can establish a fee. If a fee can be charged, then a means of funding other than a bond can be used. Certificates of Participation (COPS) can be sold if there is a revenue stream to support them; e.g., a student parking fee.

Major Considerations:

1. Number of buildings that can be accommodated on District property, East/West Campuses and Schott/Wake Centers. It was agreed that the maximum number of buildings to be built on the Main Campus would be the three proposed. Further, if the present plans for the Schott Center are implemented, the Schott Center will be at its maximum in regard to accommodating buildings. If plans for the Wake Center are implemented, that facility will be quite close to the maximum square feet that can be built at that location.
2. The difference in the District space need requirements and the number of square feet that can be built on District property is 22,375.

3. Amount of funding the Board is willing to request the voters to support...not to exceed $45 million.

Assuming alternative means can be identified to fund additional parking, the Superintendent/President recommended that the bond issue support plans for the three buildings proposed on the Main Campus and the renovation and expansion plans proposed for the Wake and Schott Centers. This would cost just under $45 million and would include a contingency fund. He stated that requirements for the non-instructional areas, approximately 6,000 square feet, would need to be accommodated in the three Main Campus buildings. Unmet needs for the instructional programs need to be discussed between Vice Presidents Friedlander and Romo. Further, he recommended that the College identify options for building additional Main Campus parking outside of the bond. Board Members expressed support for this approach.

Action Steps:

1. Establish a meeting with City officials (Mayor H. Miller, D. Davis and J. Bridley), and the College President and Trustees Luis Villegas, Eli Luria and Desmond O'Neil to discuss the possible joint (City/College) development of parking facilities.

2. Dr. Hanson will determine whether SBCC meets the criteria for implementing a parking fee to build additional campus parking facilities. If so, he will determine whether the fee is sufficient to support the construction of these additional facilities by the use of Certificates of Participation.

3. A plan establishing the priority for use of the space for the three campus buildings and the Schott and Wake Centers needs to be developed.

4. Vice Presidents Friedlander and Romo need to meet and determine how credit instructional needs can be accommodated in the Wake or Schott Centers.

5. The cost of carrying out the proposed construction projects (three campus buildings, Schott, Wake, and campus parking) needs to be verified.

6. Plans for informing the District voters of College needs and the means to meet them need to be developed.