

# CONSENT AGENDA ACTION ITEM

Governing Board Agenda

Meeting Date: November 25, 2008

Item Number	Item Title	Responsible Agents
	Conceptual Approval for the Communiversality @ Surprise Rio Salado College	Ms. Debra Thompson Dr. Linda Thor

**Recommendation**

We recommend that the Governing Board provide Conceptual Approval for the Communiversality @ Surprise for Rio Salado College.

**Justification**

The Capital Development Advisory Council (CDAC) reviewed this item at its November 25, 2008 meeting and recommended that it be submitted for Governing Board action.

In response to the city's increasing demand for higher education that includes online and non-traditional programming as well as workforce training, Rio Salado College and the City of Surprise, in partnership, would like to construct the 26,000 gsf *Communiversality @ Surprise* in the new Surprise City Center complex. The Communiversality's programming will be determined as the educational needs of residents and employers are assessed. Overall, programming will be anchored in community college certificate and associate degree offerings and will attract alliances with private and public colleges and universities to deliver a variety of educational pathways, including bachelor degrees and beyond.

Rio Salado College will operate the Communiversality and be the primary provider of non-traditional programming, including online delivery and customized workforce training. Courses leading to degrees and certificates, as well as academic support services, will be delivered in traditional, non-traditional, and innovative formats to ensure students' success in a full range of college programming. Initial collaboration, including Glendale Community College and Phoenix College, will provide more traditional in-person programming, beginning with general education and health care course offerings. Public and private higher education collaborators will provide upper division coursework and programming.

The Total Project Budget of \$9,670,000 will be provided as follows:

\$3,000,000	RSC 2004 G.O. Bond Construction, from the 7 <sup>th</sup> Ave Budget
\$6,000,000	RSC 2004 G.O. Bond Expansion of Existing College Centers
\$ 410,000	RSC 2004 G.O. Bond Construction-Related Technology, transferred from College-Managed Technology
\$ 120,000	RSC 2004 G.O. Bond Security
\$ 140,000	RSC 2004 G.O. Bond Occ Ed

The Financial Advisory Council (FAC) is reviewing the need for operating funds at the rate of \$15.00 per sq. ft.

Funding	Approvals/Certifications																				
<p><b><u>Source:</u></b></p> <table style="width: 100%;"> <tbody> <tr> <td style="width: 30%;">RSC 04 Bond Construction</td> <td style="text-align: right;">\$3,000,000</td> </tr> <tr> <td>RSC 04 Bond Expansion</td> <td style="text-align: right;">\$6,000,000</td> </tr> <tr> <td>RSC 04 Bond Technology</td> <td style="text-align: right;">\$ 410,000</td> </tr> <tr> <td>RSC 04 Bond Security</td> <td style="text-align: right;">\$ 120,000</td> </tr> <tr> <td>RSC 04 Bond Occ Ed</td> <td style="text-align: right;">\$ 140,000</td> </tr> </tbody> </table> <p><b><u>Account Identification:</u></b></p> <table style="width: 100%;"> <tbody> <tr> <td style="width: 30%;">730-350-754120...080031</td> <td style="text-align: right;">\$3,000,000</td> </tr> <tr> <td>730-350-754150...080031</td> <td style="text-align: right;">\$6,000,000</td> </tr> <tr> <td>730-350-754130...080031</td> <td style="text-align: right;">\$ 410,000</td> </tr> <tr> <td>730-350-754220...080031</td> <td style="text-align: right;">\$ 210,000</td> </tr> <tr> <td>730-350-754510...080031</td> <td style="text-align: right;">\$ 410,000</td> </tr> </tbody> </table>	RSC 04 Bond Construction	\$3,000,000	RSC 04 Bond Expansion	\$6,000,000	RSC 04 Bond Technology	\$ 410,000	RSC 04 Bond Security	\$ 120,000	RSC 04 Bond Occ Ed	\$ 140,000	730-350-754120...080031	\$3,000,000	730-350-754150...080031	\$6,000,000	730-350-754130...080031	\$ 410,000	730-350-754220...080031	\$ 210,000	730-350-754510...080031	\$ 410,000	<p style="text-align: center;"><b>Approvals/Certifications</b></p> <p>Chancellor _____</p> <p>Academic &amp; Student Affairs _____</p> <p>Business Services _____</p> <p>Human Resources _____ ITS _____</p> <p>Res Dev &amp; Cmty Affairs _____</p> <p>College President _____</p>
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**GOVERNING BOARD MEETING ACTION ITEM  
FOR CONCEPT PHASE APPROVAL FOR FACILITIES  
DEVELOPMENT AND FINANCING**

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**DATE:** November 25, 2008  
**COLLEGE:** Rio Salado College  
**PROJECT:** Communiversity @ Surprise  
**PROJECT NUMBER:** 080031

**FACILITIES CONTACT:** Arlen Solochek  
**COLLEGE CONTACT:** T. Simmons/D. Strait  
**SOURCE OF FUNDS:** General Obligation. Bonds

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**I. PROJECT PURPOSE AND JUSTIFICATION**

The City of Surprise will construct and Rio Salado College will operate and maintain a higher education facility to be known as the City of Surprise *Communiversity* - Center for Higher Education Excellence. The facility will be located within the new City of Surprise Civic Complex. The City will construct the building as part of their larger project with funds contributed by the College. Rio Salado College will contribute up to \$8,500,000 from its capital resources during construction in order to acquire ownership of the building. The College will lease the land from the City of Surprise.

Educational offerings will be provided by Rio Salado College in collaboration with Glendale Community College and Phoenix College. Rio Salado will also contract with other institutions of higher learning to provide upper-division course offerings. Post-baccalaureate course offerings may also be provided.

Within ten (10) years, the City and College will reassess the education needs of the community and the space needs of the city, and will mutually determine whether to extend occupancy of the building or have the City repurchase the building from the District. Repurchase of the site by the City will require Rio Salado to relocate its operations. The City of Surprise will purchase the building from the College at an estimated replacement value at the time of the sale.

This partnership with the City of Surprise and the collaboration between Rio Salado College and Glendale Community College and Phoenix College supports many of the Governing Board's Goals, and in particular, the Chancellor's Beyond Boundaries Goal of creating educational empowerment zones to reach out to communities and provide education, training and other opportunities.

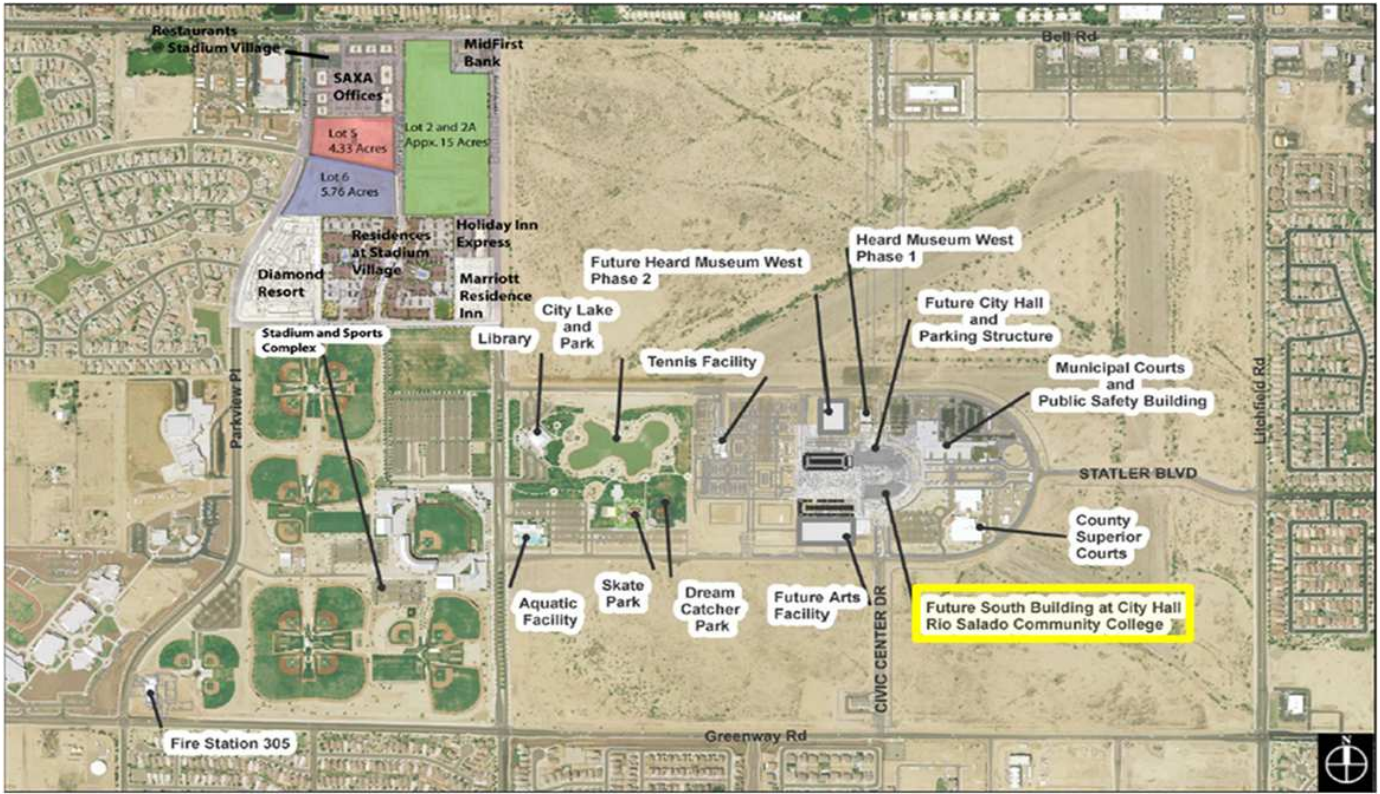
**II. DESCRIBE ALTERNATIVES THAT WERE CONSIDERED IN LIEU OF NEW CONSTRUCTION**

Rio Salado College evaluated renting space in this area, as well as purchasing/developing its own property. The City of Surprise approached Rio Salado College to provide a college presence in the new City Center area. The purchase/repurchase agreement was mutually beneficial, allowing Rio Salado to be present in the City Center development and recover their investment as well as allowing Surprise to construct space now but not have to pay for it until they need it.

**III. SPECIFIC PROJECT INFORMATION**

- A. Project Description including the compliance/impact on the Master Facilities Plan for the campus/site.

Not applicable- this site was not part of Rio's master planning work. To be located at the new City of Surprise City Center municipal complex



B. Proposed Gross Square Footage by use.  
 TOTAL PROPOSED GROSS SQUARE FEET: **26,977** gsf

- by use:
- |                          |                                |
|--------------------------|--------------------------------|
| LRC/HTC/Library:         | Support Services: 3,490 sf     |
| Administration: 300 sf   | Child Care:                    |
| Student Services:        | Performing Arts:               |
| Faculty Services: 775 sf | Bookstore/Food Service/Dining: |
| Performing Arts:         | Physical Plant:                |
| Classrooms: 11,770 sf    | Community Room: 2,700 sf       |
| Fitness Center:          |                                |
| Fine Arts:               |                                |

*with the balance in circulation, restrooms, janitorial and mechanical/electrical rooms*

- C. Academic/administrative programs to be housed in the new space.
1. Administration/Faculty Services
  2. Support Services
  3. Classrooms
  4. Community Room

D. Amount of space (GSF) and utilization of space by program.

	<u>Space or persons by Program (listed above)</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>Current</u>				
Space (gsf)	0	0	0	0
Students (persons or FTSE)	0	0	0	0
Faculty (persons)	0	0	0	0
Administration (persons)	0	0	0	0
<u>Projected</u>				
Space, with this project (gsf)	1,075	3,490	11,770	2,700
Students (persons or FTSE)	N/A	15 to 30	150/day - 80/day- 1,080/day	300/day
Faculty (persons)	2-3	N/A	3-15	1-4
Administration (persons)	2-4	8	N/A	N/A

**IV. PROJECT BUDGET**

Construction Budget	\$ 7,830,000	(includes all design fees, contingency, FF&E, etc.)
Technology	\$ 410,000	
Occ Ed	\$ 140,000	
Security	\$ 120,000	
FF&E	\$ 1,170,000	
<b>TOTAL BUDGET</b>	<b><u>\$ 9,670,000</u></b>	

**V. OTHER APPLICABLE SCOPE or ADDITIONAL WORK (categories not listed above):**  
*(number of parking spaces in a parking garage, additional cooling capacity for a utility project, etc.)*

none

**VI. VACATED SPACE**

Amount of space to be vacated: 0 sf

Projected use of vacated space: not applicable

**VII. PROJECTED SCHEDULE**

	<u>Dates</u>	
	<u>Begin</u>	<u>Finish</u>
Hire Consultants	City of Surprise consultant will be used	
Design & Construction Documents	11/08	2/08
Bidding	City of Surprise contractor will be used	
Construction- Shell	7/08	est. 12/08
Construction- Interior	3/09	8/09
Probable Occupancy	Fall 2009	

**VIII. DOES THIS PROJECT ADDRESS FIRE, LIFE SAFETY OR MAINTENANCE ISSUES IN AN EXISTING FACILITY? (explain)**

No

**IX. IS THIS PROJECT DESIGNED TO CORRECT CURRENT DEFICIENCIES IN THE CURRENT BUILDING? (*explain*)**

No

**X. IF THIS PROJECT INCLUDES ANY PROPOSED SHELL (UNFINISHED) SPACE: (*explain*)**

a. THE PROPOSED AMOUNT OF SHELL SPACE  
0 sf

b. THE REASON FOR CONSTRUCTING THE SHELL SPACE  
N/A

c. THE FUNDING SOURCE AND PROBABLE TIME FRAME FOR BUILD OUT/COMPLETION OF THE SHELL SPACE  
N/A