

BAKERSFIELD COLLEGE, SOUTHWEST – EXECUTIVE SUMMARY

Proposal to KCCD Board of Trustees

This proposal was developed by Mike Giacomini, Vice President of Finance and Administrative Services, Debbie Martin, Chief Financial Officer, and Eric Mittlestead, Associate Vice Chancellor of Construction and Facilities in collaboration with Jeff Andrew, Director/Principal Cushman & Wakefield.

Here is a summary of the findings and recommendation from the administrative team at Bakersfield College and the Kern Community College District.

Permanent Location:

Jeff Andrew reviewed the proposals submitted by Gregory D. Bynum and Associates, Inc. (see Appendix B1) and ASU Commercial for Bolthouse Properties (see Appendix B2) and developed his analysis (see Appendix A).

In Mr. Andrew's analysis, he refers to the Bynum location on CSUB as "This is basically a priceless opportunity for Bakersfield College and certainly something that cannot be compared to other sites that don't offer the same amenities."

Programmatic Analysis:

Liz Rozell, Vice President of Instruction working with the Deans of Instruction and Dr. Nick Strobel, Guided Pathways faculty provided the Programmatic Analysis, see Appendix B. Here are the conclusions from that analysis:

- Instructional administrators and faculty recommend only the co-location on the CSUB campus due to the programmatic advantages outlined in the analysis.
- The benefits of co-locating on the CSUB campus are both quantitative and qualitative. Synergies facilitated by this co-location translate into a better college experience for BC, Southwest students, increased collaboration between CSUB and BC faculty that most assuredly will increase completion and transfer, and the potential for shared operational resources.
- Increased revenue to the district due to increased transfer and number of ADTs, which can be directly attributable to the co-location on the CSUB campus. It should be noted that the new performance-based funding formula provides maximum points for ADT completion.
- There is a cost savings to the taxpayers and to the students by the co-locating on the CSUB campus.

Transitional solution:

Mike Giacomini and Eric Mittlestead worked with Jeff Andrew in reviewing various sites for a transitional solution. In addition, Jeff Andrew requested a transitional proposal from both Gregory D. Bynum and Associates, Inc. and ASU Commercial for Bolthouse Properties.

The conclusions are the following:

- Seven potential locations were evaluated and determined the spaces will not work due to size and parking constraints
- The District Blvd location is an expensive transitional solution. Additionally, the site doesn't have nearby bus routes or dining options for students. It does provide the sq ft and parking necessary for a transitional solution.
- Modularity on CSUB would be less expensive than District Blvd and would still offer all the amenities of co-location with CSUB and proximity to The Marketplace during the transitional period. Modular option at CSUB is contingent upon commitment to permanent location on their site.
- Modularity on Bolthouse would also be less expensive than District Blvd but would still have the same challenges with amenities for the students in terms of dining, retail, etc... as the long term solution here would be. Modular option on Bolthouse Properties is contingent upon commitment to permanent location on their site.

Conclusion:

Bakersfield College administration, president, staff, faculty, students and BC Foundation all support the need for a co-located space on the CSUB Campus. KCCD administrators and chancellor support this solution. The programmatic and collaborative benefits of this location are far superior to any other option in the Southwest. Additionally, we believe some of the programmatic benefits will also have an incremental financial benefit to the college, the students and the taxpayers. The only option is for a co-located space for the programmatic plans for this BC Southwest endeavor. Without the co-location, BC would need to change its programmatic direction that aligns so perfectly with the California Community Colleges Vision for Success.

Recommendation:

The Bakersfield College faculty, staff, students and administration along with the KCCD administration recommend that the Board approve:

1. The co-location with CSUB
2. That the lease be renewable every 10 years after the initial 20 year term up to a maximum of 60 years.
3. That the base rent per sq ft cost not to exceed \$2.25
4. That the chancellor, president and administration execute a transitional solution co-located with CSUB.