

Santa Fe Community College  
Alachua Corporate Training Center

**Request for Designation  
of a  
Santa Fe Community College  
Special Purpose Center  
in the  
Northwest Alachua County/City of Alachua Area**

**Project Name: Alachua Corporate Training Center**

**Proposal to the Florida Board of Education  
Via Chancellor J. David Armstrong, Jr.**

**Submitted by the  
District Board of Trustees**

**Santa Fe Community College  
3000 N.W. 83<sup>rd</sup> Street  
Gainesville, Florida 32606**

**Jackson N. Sasser, President  
May 18, 2004**

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## ALACHUA CORPORATE TRAINING CENTER

### Executive Summary

Alachua County has the fourth largest concentration of biotechnology companies in this region, as published in the newsletter of the *Council of Economic Outreach*, 2003. The city of Alachua has a genuine interest in attracting businesses to its area, especially the biotechnology industry. In response to the business and educational needs of the city of Alachua, the administrators of Santa Fe Community College were approached by the City's executives about expanding the College to this rural small town. The city of Alachua's intention is to position itself to attract specific industry to this area of the County by establishing a corporate training center.

The **Vision 2010** document states that, "the city of Alachua shall partner with other groups, such as the Alachua Chamber of Commerce, **Santa Fe Community College**, the University of Florida and the Alachua County School Board to develop a welcoming atmosphere for businesses. The **goal of the city** of Alachua through the formation of public/private partnerships will actively solicit desired businesses and firms, especially small businesses and clean industries, to locate in the City."

As a result of several meetings, the city of Alachua and the College have come together in an effort to establish a corporate center in that area. The Santa Fe Community College Alachua Corporate Training Center's **purpose will be to train a comprehensive workforce to satisfy those business needs of the expanding biotechnology industry, the health related industry, the bio-manufacturing industry, the construction industry, and the information technology industry.** This proposed center would provide, but is not limited to the following:

1. Increase a more educated workforce for training to work in the expanding biotechnology industry in the Progress Corporate Park in Alachua.
2. Broaden opportunity for more collaboration efforts between the institution and local industries to provide customized training for new and expanding businesses.
3. Increase training opportunities for employees of city, county governments, and local businesses.
4. Increase access to postsecondary education.
5. Increase educational support services to the local citizens.
6. Increase the opportunity for the local citizenry to participate in continuing and community education learning programs.
7. Increase access to computer technology and the Internet.
8. Provide virtual high school for secondary students, and distance education for postsecondary students.

The Alachua Corporate Training Center will be located on the north side of U. S. Highway 441, on approximately ten acres across from the Progress Corporate Park. This 22,800 square foot facility will consist of classrooms, computer labs, chemistry and biology labs, vocational/technical-training areas to accommodate training technicians in biotechnology, construction, information technology, and bio manufacturing. Courses in developmental, adult, and continuing education will be offered. Also, the facility will house a community boardroom and commons area. It is estimated that 150-200 potential local employees will be trained annually at the proposed center. And, in about six years, this facility, at full capacity, will serve nearly 1,500 to 1,800 students. The total cost of planning, developing, constructing, maintaining and equipping this facility will be approximately \$3.4 million.

### **Santa Fe Community College**

Santa Fe Community College provides quality instruction and educational programs leading to Associate of Arts degrees (AA), Associate of Science degrees (AS), and/or Certificates of Training, as a comprehensive public two-year institution. Currently, 14,456 students are enrolled in credit courses in the College's education and training programs. The **mission of** the College is "adding value to the lives of our students and enriching our community." The College's goals and strategic initiatives for academic years 2002-2004 include the following:

- Service communities in Alachua and Bradford counties through Educational Centers and specialized programs.
- Increase service to business and industry through professional development and corporate training.

In addition to its main campus in Gainesville, the College has centers in Starke, Archer, and downtown Gainesville, and a center under construction in the Lake Region area of southeastern Bradford County. This four corners approach to serving the Alachua and Bradford County area has one missing component – the northwestern sector of Alachua County and the extreme western part of Bradford County.

### **Economic Status of Population**

Personal income per capita, median household income, and free or reduced lunch were some indicators used to determine the economic well being of residents in the county and of those who live in and around the city of Alachua. To determine economic status the number of students eligible for free or reduced lunch was used. The elementary and middle school students who transfer to Santa Fe High School average about 49% in eligibility for free and reduced lunches. For children living in poverty, learning activities pose a challenge to succeeding academically.

Studies show a direct correlation between economic status and educational attainment. Economically disadvantaged individuals are less likely to have attained a high school

diploma or have attained a bachelor's degree than those individuals of middle-income levels. This segment of the population is underserved, resulting in the need for education in developmental, adult, and information technology in this area. This target area, specifically, has a **critical need for higher education and economic opportunities.**

### **Population Estimates Within a Twelve-Mile Radius of Alachua, Florida**

The new educational center will be situated in the small town of Alachua in northwest Alachua County on U.S. Highway 441 (see map on page 16). **Alachua** is a small town located in rural North Central Florida. The population in Alachua is approximately **6,318**, as documented by the U.S. Census, 2000. Steve Dopp, Senior Planner for Regional Planning at the **North Florida Regional Planning Council** reported that the population within a twelve-mile radius of Alachua is **124,150**.

The Corporate Training Center located in northwest Alachua County will play a vital role in assisting businesses in this region by providing a comprehensive workforce to accommodate needs related to biotechnology, health sciences, bio-manufacturing and information technology industry. The College has the potential to become a catalyst in maintaining professional development for area businesses and for economic renewal.

**Criteria Specified in Rule 6A-14.0061, F.A.C.  
Special Purpose Center Designation  
Northwest Alachua County/City of Alachua Area  
“Alachua Corporate Training Center”**

**A. The proposed Special Purpose Center is a part of and consistent with the long-range master plan of the college.**

Santa Fe Community College’s Strategic Plan 2000 and strategic initiatives for academic years 2002-2004 (See Attachment A.) reflect the College’s commitment to serving the students and communities of its district through Educational Centers and specialized programs and to increasing service to business and industry. In locating this special purpose center in very close proximity to the developing Progress Corporate Park and Alachua Professional Center and providing the proposed specialized programs in biotechnology, construction, information technology and bio-manufacturing, the College will be serving its mission of “adding value to the lives of our students and enriching our community.”

**B. The expanded or new instructional and support services are necessary to adequately serve the community college district.**

As part of the College’s strategic planning process, the Santa Fe Community College Office for Development has identified those areas within this region of North Central Florida, which the College would serve to meet the educational needs of the citizens residing in its service area. In keeping with its vision and goals, the President of the College, the District Board of Trustees and the College’s Endowment Board decided that the College would reach out to the rural, remote areas at the far edges of Alachua and Bradford Counties, to provide additional education facilities for the advancement and enhancement of higher education for the local citizens in the present and in the future.

The strategy to locate outreach centers at the “four corners” at the far edges of the counties of Alachua and Bradford, has been consistent with the vision and goals of the College with the support of its foundation, the Santa Fe Community College Endowment Corporation. (See map on page 10, Attachment B.) In observing the trend of increasing growth in the northwest section of Alachua County and with the knowledge of **increasing unmet educational needs of the citizens residing in this target area**, the city officials of Alachua, the College’s executives, Trustees, and the members of the Endowment Corporation realized the viability and potentiality of **a corporate training center in rural northwest Alachua County** in the small rural town of Alachua. This proposed center would complete the final corner of the “four corners” vision. (See Attachment B.)

**Project Introduction and Background**

The biotechnology industry has grown rapidly in recent years. Much attention has been given to the potential of this industry, from drugs, agriculture and environmental products

in conjunction to medicine, animal and plant science, as related to health treatments and cures. In Florida, biotechnology companies emphasize three principal activities. Such activities are production/manufacturing, research and business development/services. Alachua County has the fourth largest concentration of biotechnology companies in this region, as published in the *Council of Economic Outreach*, 2003, newsletter. The president of the Chamber of Commerce in Gainesville, Florida, states that he sees tremendous potential for economic growth in the biotechnology sector. Because the Progress Corporate Center is located in Alachua, the city of Alachua has a genuine interest in attracting businesses to its area, especially the biotechnology industry.

### **The Vision of the City of Alachua**

The city of Alachua has a very unique business climate. The City is home to corporations, such as: technology incubators, local businesses, and start-up companies. The U.S. 441 corridor is beginning to develop into a “corporate corridor” with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional Center. In an effort to enhance economic development, Alachua strives to be known as an area of interest to innovative businesses that want to partner with the local community, as documented in the City of Alachua’s Vision 2010 Statement (2002).

The **goal of the city of Alachua** through the formation of public/private partnerships will actively solicit desired businesses and firms, especially small businesses and clean industries, to locate in the City. The **Vision 2010** document continues as written, “the city of Alachua shall partner with other groups, such as the Alachua Chamber of Commerce, **Santa Fe Community College**, the University of Florida and the Alachua County School Board to develop a welcoming atmosphere for businesses. Alachua shall work with educational and job-training entities to better prepare the citizens of Alachua for skilled jobs in order to provide new businesses with a highly trained local workforce. Alachua shall work with business-promoting entities to market the City as a place for persons to live, work and play, and to attract high-value employers to the area.”

There are 417 businesses located in the city of Alachua. Approximately 11 building permits have been requested monthly, over a five-year period, as reported by the city of Alachua’s Facilities Department.

Santa Fe Community College’s (SFCC) engagement with the city of Alachua to build a Corporate Training Center to provide increased access to education, training and knowledge is a shared goal. The expanded focus of the College to establish a corporate center in this area of the county opens the door of opportunity to firmly position itself to engage in an effort to create a culture for access and economic development in a rural small town area.

Located in the city of Alachua is the Progress Corporate Park. This Park was designed to provide growing businesses with the accommodations needed to achieve their full

development. Initially, the Park was a biotechnology incubator. Presently, the biotechnology incubator is the Sid Martin Biotechnology Development Incubator (BDI). This facility is located within the Progress Corporate Park, which has expanded to a full industrial park community sitting on 204 acres on the south side of U.S. Highway 441. It is operated by the University of Florida's Interdisciplinary Center for Biotechnology Research (ICBR). The Biotechnology Development Incubator houses 14 developing companies. Operating in this 204-acre industrial community are 10 operating biotechnology companies and outside of the confines of the Progress Corporate Park are approximately 21 biotechnology businesses and companies.

**The purpose of the Santa Fe Community College Alachua Corporate Training Center** is to train a comprehensive workforce to satisfy those workforce needs of the expanding biotechnology industries, such as: health, bio-manufacturing, construction, and information technology. This proposed center would provide, but is not limited to, the following:

1. Increase a more educated workforce for training to work in the expanding biotechnology industry in the Progress Corporate Park in Alachua.
2. Broaden opportunity for more collaboration efforts between the institution and local industries to provide customized training for new and expanding businesses.
3. Increase training opportunities for employees of city, county governments, and local businesses.
4. Increase access to postsecondary education.
5. Increase educational support services to the local citizens.
6. Increase the opportunity for the local citizenry to participate in continuing and community education learning programs.
7. Increase access to computer technology and the Internet.
8. Provide virtual high school for secondary students, and distance education for postsecondary students.

In this area, a major source for training skilled workers for the workplace is the College. It has and continues to provide customized instruction, on-the-job training for employees and services such as re-employment training, skills upgrading, and occupational assessment. It is critical that the College be flexible to rapidly respond to local workforce training needs.

Workforce Florida, Inc. supports a state-funded grant program titled "The Quick Response Training Program" designed as a collaborative effort between the business requesting training and the College offering the training. This grant provides funding to specific business entities to train new, full-time workers. Over the years, Santa Fe Community College has been awarded the following Quick Response Grants: **Nationwide Insurance Company, Naylor Publications, Exactech, Inc., Dollar General, Regeneration Technologies, and U.S. Lithium Energetics LLC**. These grants have provided the College an opportunity to respond rapidly to the training needs

of local businesses. As a result of these grants, the College has demonstrated its ability to respond to local business needs.

Over the last two decades, Santa Fe Community College has broadened its role in relation to economic development, to include workforce business development. Such economic programs have served to expand the College's focus on training and educating students to an extension of that focus centered around meeting the needs of local and regional businesses.

**C. The official fixed capital outlay student FTE (CO-FTE) enrollment of at least 3,000 has been achieved at Northwest campus. The projected enrollments for the proposed special purpose center justify the need for an additional site for the College.**

Northwest campus is the College's only officially designated campus. The College's most recent Educational Plant Survey, using state provided capital outlay FTE projections, provided for a planned Northwest campus enrollment of 7,387 CO-FTE in 2003-04. The FTE reported for Northwest campus for 2003-04 totals 7,366.6 (*FTE-3, 2003-04*).

The Alachua Corporate Training Center will be located on the north side of U.S. Highway 441, on approximately ten acres across from the Progress Corporate Park. It will consist of a 22,800 square foot building, which will include classrooms, computer labs, chemistry and biology labs, vocational/technical-training areas to accommodate training technicians in biotechnology, construction, information technology, and bio-manufacturing. Also, this facility will house a community boardroom and commons area. It is estimated that the proposed center will train approximately 150-200 potential local employees annually. And, in about six years, at full capacity, will serve nearly 1,500 to 1,800 students. This facility is projected to open in 2007. The total cost of planning, developing, constructing, maintaining and equipping this Center is estimated at \$3.4 million.

**D. Facilities at the existing campus, center and special purpose centers are substantially complete and utilized.**

Santa Fe Community College has six approved sites:

Site 1. The **Northwest Campus** opened in 1972, and is situated on 175 acres in northwest Gainesville adjacent to Interstate I-75. The current site includes 41 buildings and over 830,000 gross square feet of educational facilities. As stated in C above, the Northwest campus is generally built to its current enrollment. Current space deficits do exist primarily in certain support areas and in specific vocational programs such as Health Sciences, for which an addition is being planned.

Site 2. In 1985, the **Andrews Special Purpose Center**, which is located 35 miles northeast of Gainesville in Bradford County, Florida, opened in the renovated old county courthouse to provide educational access to the citizens of Starke and Bradford County. In 1991, the Andrews Center expanded to the restored Jones-Rosenberg building to provide additional classroom space. The Lillian Stump Educational Center was added in 2002. Located in downtown Starke, there is little opportunity for expansion. Current space is utilized.

Site 3. The **Downtown Center**, known as the Charles L. Blount Center, was opened at the edge of a downtown residential community in 1990 in an effort to provide educational access to the local citizens in the downtown and east side of Gainesville. The facility located in the renovated old Gainesville Train Station was expanded in 1993 to include the renovated Gainesville Gas Company building. Although there are space deficits at this center, they are expected to be addressed without state capital funding.

Site 4. The **Institute of Public Safety Special Purpose Center**, known as the George G. Kirkpatrick, Jr. Criminal Justice Training Center, opened in 1995 on a 62-acre site 13 miles from the Northwest Campus. Law enforcement, emergency medical and fire science programs fully utilize this site.

Site 5. The **Southwest Alachua County Special Purpose Center**, in Archer, opened fall, 2003 to serve the special educational needs of an underserved rural population. The center is known as the Ron and Norita Davis and Family Center. First year target enrollments were met.

Site 6. The **Lake Region, Southeast Bradford County Special Purpose Center** was approved by the State Board of Education in June 2003 and is currently under construction.

**E. The special purpose center is being proposed in cooperation with other educational agencies within and adjacent to the College's district.**

In response to the business and educational needs of the city of Alachua, Santa Fe Community College has been approached by the city of Alachua and other local residents about expanding the College to this rural small town by constructing a corporate training center in Alachua. The President of Santa Fe Community College and the Vice President for Development have had meetings with the city manager, city commissioners and other members of the community to discuss specific strategies germane to initiating and conceptualizing a multi-purpose education center required for the target area. The Santa Fe Community College District Board of Trustees and Santa Fe Community College Endowment Corporation board approved the project in concept. The District Board of Trustees, May 18, 2004, approved the official request to the Florida Board of Education. Such meetings among the various entities have served to open up communication channels through which the idea has transitioned from cooperation, to coordination, to collaboration. This collaboration that evolved during the process of planning among the College and the city of Alachua and other entities realized their separate functions and their potential to provide valuable services crucial

Santa Fe Community College  
Alachua Corporate Training Center

to the health and well being of the local citizenry. This target area has a critical need for higher education, and, specifically, a need for economic opportunities. As a result of this joint effort, Santa Fe Community College could play a vital role assisting the target region by becoming a catalyst for new economic opportunities and investing in the development of local citizenry by establishing a corporate training center. Letters of support are included in Attachment C.

**F. Alternatives to the proposed expansion, such as underutilized, vacant facilities, or leased facilities were considered.**

Because this proposed site is in a developing business and industrial area, underutilized, vacant facilities or leased facilities are not available.