

Criteria Specified in Rule 6A-14.0061, FAC
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 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.

Attachment A
Santa Fe Community College
Strategic Plan

Attachment B

Target Region
Maps and Demographics

Description of Target Geographic Region

Santa Fe Community College serves a region of contrasts from the thriving, well-educated population of Gainesville, where the University of Florida is located, to the poverty stricken illiterate rural communities in the surrounding counties: specifically Alachua and Bradford Counties. Gainesville, Florida, is a Metropolitan Statistical Area (MSA), which is situated inland and is centrally located in Florida. Gainesville is less than a two-hour drive from the Atlantic Ocean and the Gulf of Mexico. (See map on page 12.)

Population Data by Land Area

By definition, a population density of less than 1,000 residents per square mile is rural. This target region is clearly rural. By virtue of its rural nature and sparse population, the city of Alachua is 16 miles from Gainesville, Florida; the nearest Metropolitan Statistical Area (MSA) further typifies this target region as underserved. (See Exhibit 1.)

**Exhibit 1
 Geographic Land Area
 Of Target Region**

County	Land Area (sq. mi.)	Persons per Square Mile
Alachua	874	255

Source: U.S. Census Data, 2002

**Exhibit 2
 Characteristics of the Population by County
 Population – Race/Ethnicity**

County	Caucasian	African – American	Others
Alachua	73.5%	19.3%	7.2%

Source: Council for Economic Outreach, Executive Summary, Alachua County, 2003

The total population for Alachua County in 2002 was 222,254. Exhibit 2 illustrates the local population by race. As printed in the “Executive Summary,” of the *Council for the Economic Outreach* newsletter, 2003, the Caucasian population represents 73.5%, the African-American population 19.3%, and others represent 7.2% of the total population of the county.

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 12). **Alachua** is a small town located in rural north central Florida. The population in Alachua proper 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**.

Economic Status of Population

Personal income per capita is a measure that is widely accepted among economists and policy makers, as an indicator of the economic well being of residents of a county or of a state, as written in the “Trend Toward Convergence,” **Bureau of Economic Analysis Report**, February 2001. The personal income per capita in 1999 for Alachua County was \$25,648. Income per capita and median incomes will fluctuate for some individuals, but for poor persons, individuals living in poverty, and those living below the poverty level income levels have remained statistically unchanged over the years. This view about incomes is consistent with the national view, as reported by the U.S. Census, entitled “*Household Income at Record High; Poverty Declines in 1998.*” (See Exhibits 3 & 4.)

**Exhibit 3
 Personal Income Per Capita 2000**

Alachua County	\$18,465
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Source: Council for Economic Outreach, Executive Summary, Alachua County, 2003

**Exhibit 4
 Income and Poverty Estimates 1999**

County	Median Household Income	Percent of Family Below Poverty Level	Persons under Age 18 in Poverty
		%	%
Alachua	\$31,426	12.2	19.4

Source: Council for Economic Outreach, Executive Summary, Alachua County, 2003

The percentage of students eligible for free or reduced lunch in the public schools is a **clear indicator to assess economic status** in the target area. Since high school students are reluctant to participate in the free or reduced lunch program, the elementary and middle school students who transfer to Santa Fe High School were used. Nearly half (49%) of the residents living in and around the city of Alachua are low-income. Please review Exhibit 5.

**Exhibit 5
 Free or Reduced Lunches by Schools**

Schools	Percent of Eligible Students
Alachua Elementary	55%
Mebane Middle School	42%
Irby Elementary School (PreK-2)	55%
High Springs Elementary School	34%
Spring Hill Middle School	26%
Alachua Learning Center (Charter School)	85%
	Average: 49%

Source: *School Advisory Council Reports*, Florida Department of Education, 2002-2003

Studies show a direct correlation between economic status and educational attainment. Poverty poses many learning challenges for children. 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.

Percentage of Population Increase Over An Eight-Year Period

Over a span of years, the population in Alachua County increased by 24%. **The major portion of the growth in Alachua County was centered in and around the northwest area of the county**, as documented by the **North Florida Regional Planning Council, 2002**. On the high end, the population projection for Alachua County by 2010 is estimated at 276,400, as indicated in the *Florida Statistical Abstract, 2002*.

**Exhibit 6
 Percentage of Population Increase Over An Eight-Year Period**

Alachua County			
2000	230,448	<u>44,248</u>	= 24%
1992	186,200	186,200	

Source: The Florida Statistical Abstract, 1992, 2001

High School Enrollment and Attrition Data

Enrollment data was collected on one high school in Alachua County, which was Santa Fe High School in Alachua, Florida. This particular school was selected because of its five-mile proximity to the proposed center’s target location.

Reviewing high school enrollment data offers an opportunity to examine the extent to which students are leaving their high schools before completing their educational goals. Reasons students

leave/drop-out of high school are documented in national, state, and local studies and reports. These reports identify the following indicators that put students at-risk of dropping-out-of high school:

1. poor academic performance
2. excessive absences
3. poverty
4. transitioning from middle school to high school
5. expulsion because of attitude/behavior
6. teen pregnancy
7. becoming involved in delinquent behavior
8. personal problems which are family related
9. death, medical illness
10. move to another school district

Source: *School Advisory Council Reports*, Florida Department of Education, 2002-2003

The extent to which students are leaving high school offers a direct opportunity for the community college to assist the public schools, especially in and around the city of Alachua, with the development of strategies for high school dropout prevention, with strategies for re-entry into high school or to receive a GED; and, with strategies to enroll and re-enroll in postsecondary education. The College would be in a strategic position to collaborate with the public schools in meeting national educational goals that no child is left behind. As the high school enrollment data are reviewed below, one can see to some extent the lost opportunities to provide educational services in rural, underserved northwest Alachua community area of Alachua County, where an average of 22% of the students who enroll in high school (9th grade) leave before high school completion.

Santa Fe High School Enrollment by Year and by Grade

Exhibit 7 Enrollment by Grade

School Year	9	10	11	12	Attrition
1999-2000	347	339	303	255	
2000-2001	304	318	326	257	
2001-2002	376	289	301	281	
2002-2003	338	339	284	271	(76) 22%

Source: School Board of Alachua County Reports, 2003

Exhibit 8 Santa Fe High School Seniors by Year

School Year	Seniors (12 th Graders) September	Seniors (12 th Graders) June	Attrition
1999-2000	255	240	15
2000-2001	257	250	7
2001-2002	270	270	11
2002-2003	271	254	17

Source: School Board of Alachua County Reports, 2003

Ms. Betty Frank, the Database Specialist for the School Board of Alachua County, explained that some students will not complete all of their course credits, as scheduled. As a result they attend summer school to earn course credits lost. For these students a promotion to the next grade will not be granted until the next semester in January of that school year.

Those students who have been assigned to an alternative school for disruptive behavior may complete their course credits at the assigned school. And, upon completion they are allowed to graduate. The class these students graduate with may or may not be their true graduating class. These numbers can range from 5-20 students being added to the list of high school graduates at the direction of the high school principals.

Middle Schools

Two middle schools, Spring Hill and A.L. Mebane, are pipelines to Santa Fe High School. Over a three-year period each middle school, according to the Department of Education's *Accountability Reports, 2000-2003*, has been rated B+ schools. Santa Fe High School has been rated a B+ school on average over the last three years. A school's rating is an indicator of a higher quality labor force.

Attachment C

Letters of Support

REFERENCES

1. Council for Economic Outreach, Executive Summary. Alachua County, 2003
2. *FACT Book, 2002-2003*, Institutional Research, Santa Fe Community College
3. Florida Department of Education
School Advisory Reports, 2003
4. *Florida Statistical Abstract*, 1992
5. *Florida Statistical Abstract*, 2001
6. *Florida Statistical Abstract*, 2002
7. North Florida Regional Planning Council
Gainesville, Florida, 2003
8. U.S. Census Bureau, American Fact Finder, 2000
9. “Household Income at Record High; Poverty Declines in 1998”, U.S. Census Publications, 2000
10. “Trend Toward Convergence”, *Bureau of Economic Analysis Report*, 2001.
11. High School Enrollment, School Board of Alachua County, 2003
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