



AGENDA ITEM BACKGROUND

TO: GOVERNING BOARD		DATE
FROM: PRESIDENT		August 6, 2012
SUBJECT: Solari Green Technology Center		ENCLOSURE(S)
REASON FOR BOARD CONSIDERATION INFORMATION	ITEM NUMBER D.1	Page 1 of 2

The concept of a vocational training center serving the industries of the greater Pajaro Valley was first put forward by Tony Campos when he was the county supervisor representing the Watsonville area. Under his leadership the Santa Cruz County Workforce Investment Board, (WIB) obtained a grant in 2004 from the Economic Development Administration (EDA) to carry out a feasibility study. The study, based on interviews with 45 employers in the three counties and analysis of California Employment Development Department statistics and projections, found that the Pajaro Valley's key industry clusters, agriculture, construction, and transportation, were struggling to find skilled, job-ready applicants. Employers reported that they were often forced to recruit from out-of-the-area, but this strategy was often unsuccessful due to the high cost of housing in the region. The first phases of the study concluded that there was a need for an industrial arts training center.

The study then went on to identify a site and an operator for the facility. Consensus was quickly reached that Cabrillo was best suited for this role, but finding an appropriate and affordable location for the center proved to be difficult. A breakthrough occurred when Supervisor Tony Campos met with Cabrillo President, Brian King. President King recognized the opportunity to leverage the bond funds from Measure D passed in 2004, with hoped-for funds from EDA to create the training center and meet a long-term goal of expanding the Cabrillo Watsonville Center to encompass the adjacent soon-to-be vacated Watsonville library. The final report of the feasibility study, completed in 2006, recommended that the college submit an application to EDA for matching funds to build the center at the library site.

With the guidance of the regional EDA representative, Dianne Church, the college submitted a successful application for a \$2.5M grant that was awarded in the fall of 2007. With that commitment of funding in hand the college proceeded to negotiate with the City of Watsonville to acquire the library site. The purchase was completed in July of 2008. As part of the purchase agreement the city included dedication to the college of the portion of Trafton Street that separated the library site from the existing Watsonville Center so that the two sites could be integrated.

During this time labor market studies pointed to a growing demand for workers in the green building industry. Representatives from the energy utilities and solar energy manufacturing and installation industries expressed concern that the growth of this industry would be hampered by a lack of trained workers. Plans for the design of the training center began to focus on sustainable construction technology including solar energy, passive solar design, and overall building performance. Construction and Energy Management chair, Chuck Mornard, advocated for a building design that exemplified the principles that would be core to the curriculum of an Energy Management program.

(continued)

Administrator Initiating Item: Rock Pfothenhauer, Dean CEED Wanda Garner, Dean, NAS Kathie Welch, Dean, HAWK	Academic and Professional Matter <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Final Disposition
	If yes, Faculty Senate Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Senate President Signature	

In 2008 the project architect, Kassavan Architects, began research into what it would take to build to the Leadership in Energy and Environmental Design (LEED) standards. Preliminary research indicated that building to the highest LEED standard, Platinum, would add significantly to the cost. With the assistance of Dianne Church we were able to submit a successful application to EDA for a supplemental grant of \$863,000 to enable us to design and build to the Platinum standard.

A first step in the design process was to evaluate whether the existing library building could be cost effectively renovated to serve as the center. Engineering studies concluded that demolition and construction of a new facility was the better option. Subsequently, a contractor who had the capability of meeting LEED standards demolished the building. Over 98% of the library building was recycled, earning the college essential points towards meeting the Platinum standard.

In 2010 the college contracted with Dilbeck and Sons, based in Salinas, to construct two buildings, a 9,000 square foot shop building with 3 large shop spaces, a lab classroom, storage and tool space and offices, and a 5,000 square foot building with 3 classrooms and office spaces. The building incorporates a number of features that improve energy efficiency, utilize rapidly renewable resources in construction, and generate heat and electricity from active and passive solar systems.

Construction of the building was substantially completed in the spring of this year. LEED certification requires that the building be commissioned, a process of operating and tuning all energy related systems over a number of days while monitoring the building's performance to ensure that it operates as designed. That process was completed in the spring. Final LEED certification at the Platinum level can only be obtained after the building has been in operation for a year and an inspection confirms that it is still operating as designed and that landscaping no longer requires irrigation.

In the fall semester the Construction and Energy Management program will begin offering a full complement of courses that will prepare students for work in the construction industry with a very strong orientation to construction and renovation of residences using the latest sustainable construction design principles, technologies, and practices. Program Chair Chuck Mornard has assembled a team of instructors that includes contractors, engineers, construction and facility managers who are leaders in bringing green principles and practices to this industry.

While the initial focus of the building will be on green construction, the facility was designed to be very flexible so that it could support a variety of industrial arts programs. We recognize that the workforce development needs of our region's industries will change over time and that the college will be most successful at providing our students with a pathway to prosperity by staying in close touch with employers' needs and responding as quickly as we can. To that end we are conducting outreach to local employers to assess their current and future needs and to determine how we can best shape existing and new programs to meet their needs.

The total cost of the building and furnishings came in at \$11M, with \$3.63M provided by the EDA grant and the balance from the Measure D bond passed in 2004. Construction and operation of the facility have received substantial support from two local families. The Ley family provided a donation of \$100,000 that enabled us to preserve building features essential to the LEED Platinum certification. In 2008 Dick and Mary Solari gifted a \$500,000 endowment stipulating that the annual income is to be used for program development and operation costs. Dick Solari started his career as a laborer at Granite Construction and completed it having served as the company's president, CEO, and chairman of the board. Under his leadership the company became a publicly traded national company. Dick's career path and his and his wife Mary's generosity exemplifies a spirit that we hope animates the center. In their honor we have named it the Solari Green Technology Center.