

**PIEDMONT VIRGINIA COMMUNITY COLLEGE**  
**MONTICELLO VISITORS CENTER PROPOSAL**

Background

The current Monticello Visitors Center opened in April 1976 as the Western Virginia Bicentennial Center. At the time of construction, the facility was located on land leased from Piedmont Virginia Community College (in the name of the State Board for Community Colleges). The lease ran through December 31, 1983, at which time the improved property was to revert to PVCC for the college's use.

As the end of the lease approached, it was determined that the Bicentennial Center building would not provide adequate space to meet PVCC's needs in science and technology programs. At this point, the City of Charlottesville, Albemarle County, and the Thomas Jefferson Memorial Foundation became parties to an arrangement whereby the City and the County would take title to the property, the property would be leased to the Thomas Jefferson Memorial Foundation for use as a visitors center, and the college would receive funding to construct a technology addition to its existing building.

The deed transferring the property to the City and County provided that the former Bicentennial Center would be used as a visitors center for Monticello and as an information center for visitors to the Charlottesville area. The deed provided that, should the property cease being used for such purposes, it would revert to the State Board for Community Colleges. The purchase price of the property was \$562,500 which was to be recovered through lease payments by the Thomas Jefferson Memorial Foundation.

Monticello is currently building a new visitors center that is slated for completion in late 2008. This provides an opportunity for the College to partner with the City of Charlottesville and Albemarle County to construct a Workforce Development Center that will promote the economic prosperity of the region by housing quality educational courses, programs, and services for employers, employees, job seekers, and area residents. This Center will become the home open enrollment non-credit courses and contract training provided by PVCC for the region's employers and employees.

Proposal

The proposed facility will be a state and local partnership. It is proposed that the City of Charlottesville and Albemarle County transfer the building and the property to PVCC. This would consist of the 10,228 square foot building valued at \$1,416,400 and the 5.911 acres valued at \$2,224,700, for a total local contribution of \$3,641,100. PVCC is seeking state funding to renovate the existing building and double its size. The Governor has included \$6,854,000 for this purpose in the General Obligation Bond

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package that he proposed to the General Assembly. Thus, the local contribution would be leveraged on a 1.88:1 basis with state dollars.

The proposed facility would include the following:

1. Office space for 15 employees.
2. Conference rooms for business meetings and small group sessions.
3. Classroom space for technology labs (seating for approximately 20 people per classroom).
4. Space for classroom and conference style training rooms (seating for approximately 20-25 people per classroom).
5. Space for a lecture hall with the capacity of 50-75 people.
6. Classrooms and skills labs for healthcare programs offered through Workforce Services, e.g., Home Health Aide, CNA, CPR, etc.
7. Classrooms and teaching lab for enology program.
8. Storage space for equipment and files.
9. Parking for students and employees.
10. Food service or food prep area.

#### Benefit to the Community

In 2006-07, PVCC provided non-credit workforce development courses and programs to over 2,000 individuals. Fifty-nine area employers paid for their employees to attend these courses. PVCC developed customized courses for 36 employers. As impressive as these figures are, more could have been done if not for space limitations.

Non-credit courses are scheduled on campus only after credit courses are scheduled. When campus space is not available due to record credit enrollment (over 4,600), these courses are only offered if suitable community space can be found. This significantly hinders the provision of these courses. In addition, most classroom space currently used is not appropriately set up for corporate style training.

The proposed Workforce Development Center will enable PVCC to greatly expand the quality and quantity of courses and programs provided to this region's employers and employees. This will have a positive impact on the size and skill level of the local workforce. Both individuals and local businesses will benefit from the capabilities provided by this new facility.

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