

FACILITIES MASTER PLAN

***EAST LOS ANGELES
COLLEGE***

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Section 9

Introduction

The Facilities Master Plan for East Los Angeles College is designed as a physical interpretation of the established goals, issues and concerns of the college community and the Educational Master Plan and is intended to act as a guide for future development. As the campus grows and develops, it is intended that this plan will evolve through periodic reviews in order to satisfy requirements and conditions that can not be foreseen at the present time. While the Master Plan drawings appear specific, the forms and spaces generated are only graphic representations designed to specify campus departmental/functional adjacencies, vehicular and pedestrian circulation and places of gathering and socialization.

The East Los Angeles College (ELAC) Facilities Master Plan is developed with the overall needs of students, the College community and the general surrounding community - each group receiving strong consideration. As the most populous and second oldest college within the Los Angeles Community College District, ELAC is experiencing continued and steady growth in student enrollment. In anticipation of further acceleration in College population growth due to demographics changes and student population increase at Junior High School and High School level, ELAC entered into this Facilities Master Plan process with a focused attempt to plan for maximum build-out of the College. To meet forthcoming Instructional Program and Student Services needs, the College has established a priority list for new facilities that will allow for a comprehensive plan to meet overall College needs, student needs relative to instructional programs and services, and community needs relative to providing an outstanding base of programs to promote learning community pride and involvement.

Included within this Facilities Master Plan are instructional lecture halls, laboratory and technology-related spaces and additional student service space to meet program requirements. Also included are, Athletic facilities, Performing and Fine Arts facilities, additional parking in closer proximity to classrooms and service needs of students and the community, new “utilities and air conditioning upgrade” and enhanced campus security, lighting and hardscaping to create a complete College environment conducive to creativity and learning.

Overview of the Facilities Master Plan

The East Los Angeles College Facilities Master Plan is founded upon the condition and utilization of existing facilities, the foreseen increase in the student population, the anticipated demand for student education and services and the goals envisioned by the Master Plan Steering Committee.

As indicated in Section 3, Campus Inventory, the maintenance of several existing buildings on the campus has been postponed, and many of the buildings currently in use were originally erected as temporary facilities. These buildings have long since exceeded their anticipated use and the condition of the buildings is not optimal for the educational needs of the many students and faculty members that continue to employ the facilities to maximum utilization despite the condition.

Currently, East Los Angeles College is the campus with the largest student population of the nine campuses within the district, but the demand for educational services has outgrown the existing facilities. Given the anticipated future growth of the student population, the foreseen use of the existing facilities will be aggravated unless improvement of the facilities occurs.

The educational and service demands have changed significantly over the past forty to fifty years when many of the existing facilities were erected on the campus. Whereas the post-war era ushered in a demand for educational services and thus founded East Los Angeles College and chartered the design of the campus facilities, the technological changes that have occurred since the facilities have been established, require upgrade to many and replacement of some of the existing buildings, in order to provide the quality of education that is in demand for the current and future job market.

While the maintenance and use of existing campus facilities, the anticipated increase in the student population and the advances in technologies have the potential to hinder future educational opportunities that East Los Angeles College could provide without any improvement of the facilities, the Master Plan Steering Committee has provided valuable insights to amend this trend before the potential hindrance becomes apparent and a factor in selecting East Los Angeles College as an educational institution of choice by potential students and faculty. The suggestions provided by the Master Plan Steering Committee, students, community and faculty have been incorporated into the scope of the Facilities Master Plan. By implementing the goals generated through focused interviews and campus wide meetings and by the Master Plan Steering Committee, the Facilities Master Plan will become a contributing companion to the Educational Master Plan for the East Los Angeles College to realize its educational mission to the community which it serves.

Analysis of the Facilities Master Plan Goals

The goals of the Facilities Master Plan are primarily provided by the Master Plan Steering Committee - a group of students, faculty members, educators, citizens from the vicinity of the College campus and community leaders. While much input on the goals of the Facilities Master Plan was provided by this Steering Committee, the planning process welcomed any input from interested parties not serving as a member of the Steering Committee. The resulting goals, consequently, represent a wide variety of thoughts and ideas from a large number of people who share in purpose of improving the East Los Angeles College campus.

While the complete responses collected during the planning process are included as *Appendix A* to this document, interpretation of the bare responses is needed in order to discern the priorities that the goals present. Several responses are specific but fit into a larger category also included as a response. Specific requests for a computer center or for improved library facilities and space, for examples, are associated with larger more general responses that request new classrooms and laboratories or for an improved learning environment. Likewise, responses requesting a campus center for visual focus and improved lighting and landscaping are specific examples that fall under the general category of improving the campus appearance. While the specific requests can be addressed in the individual projects that are developed under the Facilities Master Plan, the priorities of the plan are derived from an interpretation of the general categories.

As a whole, the responses of the college community and the Steering Committee address every aspect of the campus life. Improvement of educational facilities must occur to augment the talents of the educational staff of East Los Angeles College. These improvements must include existing buildings on the campus that will be retained as well as new facilities envisioned under the Facilities Plan. Similar to many of the buildings that were constructed to meet demands at the time of their erection, parking facilities must be improved to meet changed and increasing demands for parking. Indeed, the current enrollment of students with cars may exceed the total enrollment of students at the time the parking lots were first established on the campus. The educational needs of the students and the area in which the campus is located has significantly changed since East Los Angeles College was established. Facilities used to interact with the community should also be improved to be compatible with the community that has grown around the college campus. In addressing the need for improvement of facilities that serve the campus and its surrounding community, the principle that East Los Angeles College provides a valuable contribution to the community in which it is located must be embraced.

Facilities Master Plan Projects

Because the goals provided by the Master Plan Steering Committee and others who contributed to the planning process address all aspects of the East Los Angeles College, projects considered under the Facilities Master Plan touch each part of the campus operation. Nevertheless, the Facilities

Master Plan must compliment the Educational Master Plan in the implementation. The education of students must remain the focus of the Facilities Master Plan.

How can a student concentrate on a lecture in a hall with poor air circulation and ventilation?

How can a student get to class on time if the campus does not provide adequate parking for the student enrollment?

How can a student complete his studies if the student does not have the proper study space or an environment conducive for learning?

How can a student experience the value of arts or humanities if facilities are not available for performing or visual arts or for the discussion new concepts and ideas?

Of course, these questions are rhetorical, but the questions demonstrate the relationship between the Educational Master Plan and the Facilities Master Plan.

In order to meet the goals of the Facilities Master Plan, several projects are envisioned. These projects are presented in an order that is considered optimal for development with minimal impact on the continued operation of the campus. However, due to several matters not foreseen, the priorities of projects may change or funding may accelerate or delay projects in a manner that alters the order in which the projects are developed. Also many of the projects include not only improvements that are described herein, but also exterior improvements of lighting and landscaping that will be associated with the development. The exterior improvements are intended to follow an overall scheme of landscaping and lighting to enhance the campus and provide a sense of continuity and to conform to a consistent pedestrian and vehicular access plan to draw the various areas of the campus together. The following projects while described specifically within the Facilities Master Plan must include flexibility in the actual development. Consequently, floor area amounts and other specific details must be considered as estimates within the Facilities Master Plan with actual amounts determined when the complete design and detailed plans for the construction of each project are developed. The projects considered under the Facilities Master Plan are indicated on the following site plans and are as follows:

Technology Center

The development of the proposed Technology Center is the first project presented in the Facilities Master Plan because this project would replace some of the activities which currently occur in several temporary buildings on the east side of the campus. The replacement of these temporary buildings which have outlasted their intended life span will not only provide students and educators who currently manage to excel despite the inappropriate condition of the facilities they have been assigned, but also the removal of the temporary buildings will clear areas for other future development.

The Technology Center would enclose the northern portion of the main courtyard opposite the Math, Business and Social Sciences Building (E-5). The project will provide approximately 99,600 square feet of new gross floor area which can accommodate an additional 60,600 square feet of assignable floor area. With the removal of temporary buildings vacated the net increase will be 56,388 square feet of gross floor area and 22,576 square feet of assignable floor area.

P-1 Parking Structure (with raised tennis courts)

With the expected growth of the student enrollment and corresponding demand for parking, the anticipated first project to improve parking for the campus is P-1 Parking Structure project. This proposed parking structure will become the most visible and most centrally located parking facility on the East Los Angeles College Campus. Located at the center of the campus along Avenida Cesar Chavez, the P-1 Parking Structure will serve as preferred parking for many of the various campus activities as well as other projects envisioned under the Facilities Master Plan are developed. It will also house the campus police office.

Although the site for the P-1 Parking Structure is ideal for campus parking, the area of the campus is currently occupied by a small parking lot and by tennis courts. To provide the parking without the loss of tennis facilities, the proposed project will replace the tennis courts at the top level of the parking structure.

The P-1 Parking Structure project will provide an increase of approximately 1,350 parking spaces without the loss of any tennis facilities.

Air Conditioning and Infrastructure Upgrade

Because of the age of many existing buildings on the East Los Angeles College campus and because of deferred maintenance on many buildings, air conditioning and infrastructure improvements are essential to improve the learning environment in existing buildings. While the air conditioning and infrastructure project will primarily affect buildings that will remain on the campus, after the completion of all proposed projects of Facilities Master Plan, improvements are needed on some buildings that are scheduled to be removed under the Facilities Master Plan. The removal of the buildings is not anticipated to occur for several years, however, these building improvements are needed to maximize the utilization of the facilities.

Although air conditioning is a specifically described element of this project, the air conditioning cannot be installed in many of the existing facilities without also completing the infrastructure improvements. The infrastructure improvements include increasing the electrical power to amounts needed to operate the air handling units that have large enough capacity to properly supply the facilities. Some structural improvements may be needed in order to support the new mechanical equipment. The infrastructure improvement will also improve data lines and allow a local area network throughout the campus. Because of the infrastructure improvements, fire safety and security features can be improved and are incorporated as part of the Air

Conditioning and Infrastructure Upgrade project. Also included in this segment of proposed upgrades is campus wide energy management system.

Performing and Fine Arts Center

Along the eastern side of the East Los Angeles College campus in an area currently occupied by temporary structures, the Performing and Fine Arts Center will provide the campus with rejuvenated focus on the arts. The location of the proposed center compliments the location of the existing Auditorium Building which will become an active part of the center. In addition to providing facilities for the instruction of performing and fine arts, the Performing and Fine Arts Center will include gallery and exhibition space and a theater, the Little Theater.

The Performing and Fine Arts Center will have approximately 126,500 square feet of gross floor area devoted to the arts. The assignable floor area within the center will be about 88,300 square feet. Like the Technology Center project, the Performing and Fine Arts Center project will replace functions that currently occur in several temporary buildings which will be removed as a result of the development. Considering the removed buildings, the net increase anticipated with the Performing and Fine Arts Center will be an estimated net gross floor area of 97,367 square feet of which the net assignable area is 65,051 square feet. With the Performing and Fine Arts Center project, the southern parking lot along Collegian Avenue would be expanded to more than double its current capacity. This parking lot expansion will service the students and faculty as well as provide convenient parking for the community to participate in events that occur at the Performing and Fine Arts Center.

Practice Football and Soccer Fields

Because of the continued growth of the student enrollment, Physical Education has relied heavily upon the use of all fields. This use of the fields has resulted in minimizing the time after irrigation before use and limited the amount of time that the turf can rejuvenate after use. Thus all fields have suffered. In order to correct this trend, the Facilities Master Plan includes provisions to increase the campus fields.

The proposed Practice and Soccer Fields project extends the existing fields to the east to add one full sized field. The project would also rotate the baseball field so that home plate is to the southwest and restore the full outfield that was reduced for the Child Development Center. In order to expand the fields and complete the project, a retaining wall will be constructed along the east side of the fields. This retaining wall will allow the fields to be level.

Student Services and Administration Building Additions

In order to accommodate the continued and anticipated growth of the student enrollment at East Los Angeles College, the administration and student service functions of the campus must be addressed. These functions are currently housed in the original buildings of the College campus.

The Student Services and Administration Building Additions project would connect the northeast and southeast wings of the Administration Building at the formal front entry of the campus. A smaller addition to the Administration Building is proposed on the west side of the building. Although considerable addition to the Administration Building in order to address the growing need on campus administration and student services, an addition to the Library Annex is proposed with the project as well. This latter addition will bring common student service functions to the center of the campus.

The Student Service and Administration Building Additions project will add approximately 68,500 square feet of gross floor area to the College campus and reconstruct about 36,700 square feet of existing space. The assignable new floor area will be 14,300 square feet. The project would replace functions that currently occur in temporary structures throughout of the campus. With these facilities replaced, the net amount of gross floor area increased is 62,590 square feet of which the net assignable floor area is 9,145 square feet.

Humanities Center

Like many study programs offered at East Los Angeles College, the Humanities Programs have traditionally occupied what space was available. The Humanities Center project like other projects of the Facilities Master Plan, would provide facilities specifically dedicated to provide instruction in Humanities.

The Humanities Center will be appropriately located north of the Performing and Fine Arts Center. The Humanities Center will have an estimated gross floor area of 110,000 square feet, 85,000 square feet of which is estimated to be assignable. The Humanities Center project will replace the existing Music Buildings that are located in this area of the campus (since the Music program will have been relocated into the Performing and Fine Arts Center). Consequently, the estimated net increase in gross floor area for the project is 95,700 square feet with 74,254 square feet estimates as a net assignable amount.

Comprehensive Fitness Center/Modernization of the Swim Stadium

The Comprehensive Fitness Center will provide the campus with improved total fitness facilities which will be shared by men's and women's athletics and the community at large. This project will modernize the existing swim stadium and eliminate one of the two swimming pools, thus creating an 8,000 square foot floor exercise area. The existing bleachers will be modified to accommodate exercise equipment. The locker rooms and the toilet facilities will be updated to meet the current codes and standards.

P-2 Parking Structure

This parking structure will be the smallest of the four structured parking on the ELAC campus. It will be located north of the proposed fitness center, replacing the existing "pool lot" parking. It will provide a much needed 300

parking spaces on the north central portion of the campus and will serve as the main parking for the fitness center and faculty and staff.

Modernization of Women's Gymnasium

Rehabilitation of this 1961 vintage concrete structure will facilitate improved instructional delivery and will provide up to date amenities for woman that are currently not available at ELAC.

Although this project does not offer any increase in the floor area, this 26,842 square foot facility, when fully modernized, can serve the ELAC women's athletics department for many years to come.

P-3 Parking Structure and New Plant Facilities

The P-3 Parking Structure and New Plant Facilities project will have the greatest impact on improving the parking conditions at East Los Angeles College. This project will be located at the northwest corner of the campus at the intersection of Floral Drive and Bleakwood Avenue. The proposed parking structure will have a capacity to park approximately 2,200 vehicles.

While improving the parking for the campus, the project also includes improvement of Plant Facilities necessary to maintain the existing buildings on the campus as well as the new buildings included in the Facilities Master Plan. The new plant facilities will increase gross floor area by approximately 40,000 square feet. Of this floor area, an estimated 33,000 square feet will be assignable. The new plant facilities will replace functions currently housed in two buildings at the northeast corner of the campus. With the removal of these buildings, the new plant facilities will result in a net additional gross floor area of 29,116 square feet and additional net assignable area of 23,197 square feet.

Stadium Modernization

Weingart Stadium is one of the largest in Southern California excluding the Rose Bowl and the Los Angeles Memorial Coliseum. The stadium was constructed with a seating capacity to host not only events specific to East Los Angeles College, but other events that support the neighboring community. While the seating capacity of Weingart Stadium is exceptional, the facilities that support the stadium do not include features that would otherwise make the stadium an ideal venue for events of the College and community.

The proposed Stadium Modernization project would provide the support facilities needed to make Weingart Stadium an attractive venue for events. The project includes new seating at the east and west ends of the playing field with new locker facilities and other stadium appurtenances below the new seating. The additional gross floor area expected to result from the Stadium Modernization project is 40,000 square feet of gross floor area, 30,000 square feet is expected to be assignable.

Language Arts and Health Care

The Language Arts and Health Care project will be located on the northeast side of the East Los Angeles College campus in areas currently used for maintenance and storage facilities. This project will occur in two buildings: a new building housing the Language Arts programs and an expansion of the existing nursing building to consolidate the Health Care Instruction programs.

The Language Arts and Health Care project adds approximately 78,000 square feet of gross floor area and replaces two classroom buildings located north of the Library Annex. The net assignable floor area resulting from the Language Arts and Health Care project is 43,140 square feet.

Remodel Student Center

While not increasing the floor area of the existing Student Center along the east side of the formal entry to East Los Angeles College, deferred maintenance has affected the existing Student Center. Although the Facilities Master Plan does not include replacement of the Student Center Building or any addition to the building, the Student Center Building serves a valuable role in the operation of the East Los Angeles College. In preservation of the existing structure, the Facilities Master Plan includes a project to remodel the existing building.

P-4 Parking Structure

The P-4 Parking Structure project includes a new parking structure at the northeast corner of the East Los Angeles College Campus. This parking structure will occupy an area of the campus that is currently developed with a surface parking lot. The parking structure will primarily serve the Humanities, Language Arts, Health Care Instruction, Math, Business and Science programs that are located in that area of the College campus. The proposed parking structure will provide parking for approximately 1,000 vehicles.

Landscape Frontage Road

Along with improvements to buildings throughout the East Los Angeles College, the Facilities Master Plan includes a project to improve the campus appearance. This project is included upon the principle that an attractive appearance of the campus engages the community in the educational opportunities and resources that East Los Angeles College offers. The Landscape Frontage Road project will revitalize the campus appearance by providing a consistent and well maintained landscape entry along the Avenida Cesar Chavez street frontage.

Math and Science Complex

Like other projects of the Facilities Master Plan, the plan includes a consolidated core of buildings devoted to the education of Math and Science. The Math and Science Complex will replace many of the existing classroom buildings north of the Auditorium Building.

The Math and Science Complex project will be approximately 140,000 square feet of gross floor area within which the assignable area will be 104,000 square feet. Because of the removal of the existing classroom buildings, the net increase in floor area is 79,704 square feet for an additional 54,564 square feet of assignable floor area.

Campus Security

With the expected increase in student enrollment and the planned increase in accommodation to cater to the increased student population, issues related to security need to be addressed. Currently the campus police operates with a staff of 10 full-time and 35 part-time employees. The projected need within the next five years is estimated at 27 full-time employees with 37 part-time employees. The present facilities are totally inadequate for housing the additional personnel. New campus police center will have to be constructed. A proposed location for the new Campus Security is within the proposed P1 parking structure. This would locate the police facility closer to the center of the campus and at the same time offering better security for the largest and most active parking facility on the campus. Other improvements to enhance security within the East Los Angeles College campus are as follows:

Security cameras: Security cameras installed at strategic locations such as parking areas, the bookstore, and the computer facilities is essential even with today's needs. With the anticipated expansion of the campus a visual monitoring system controlled from the security offices is a must.

Public address system: A public address system which is connected to each room within the campus and controlled from the Security office is essential for the evacuation of the students in case of fire or other emergencies.

Campus lighting: The need for adequate lighting of pathways and roadways within the campus and the parking structures when they are constructed, cannot be over stated. Adequate lighting will go a long way in providing security and reducing criminal activities within the campus.

Completion of the Facilities Master Plan

The completion of the projects included under the Facilities Master Plan will provide the means for East Los Angeles College to continue to meet the growing educational needs of the community. The Facilities Master Plan improves the facilities for all educational programs offered at the College. The new and revitalized facilities will be grouped to consolidate similar programs. Existing facilities retained and new buildings provided under the Facilities Master Plan will have improved communication, environmental

control and safety features. Administrative and support service facilities will be improved to meet the needs of the anticipated demand. The recreation and athletic facilities will be improved to meet the growing need for the campus. The Facilities Master Plan will provide the College with an attractive appearance inviting community participation in events at the revitalized Weingart Stadium and the Performing and Fine Arts Complex. Ample parking will be available and conveniently located to satisfy the normal operation of the campus and community events. The Facilities Master Plan will provide new facilities to maintain the buildings, infrastructure and landscaping. The Facilities Master Plan provides the means for East Los Angeles College to meet the goals of the Educational Master Plan.

List of proposed projects

ELAC Facilities master Plan

**LIST OF PROPOSED PROJECTS
ELAC FACILITIES MASTERPLAN**

PAGE 1

	BUILDING/SITE	GROSS S.F.	ASSIGNABLE S.F.	RECONSTRUCTION	BUILDINGS REMOVED	NET OGSF ADD	NET ASF ADD	TARGET START DATE
1	Technology Center	99,600 S.F.	60,600 S.F.		"A" Bungalows, E-7, E-8.1, E-8.2, E-8.3, J-3, K-3, M-3, M-4, M-5, N-3, N-4, R-3	41,788	19,976	2002
2	Parking Structure P-1 (With Raised Tennis Courts)	380,000 S.F.	1,350 Cars		NONE	N/A	N/A	2002
3	Fitness Center	N/A	N/A	30,325 Swim Stad.	D-5	N/A	N/A	2002
4	Parking Struct. P-2	120,000 S.F.	300 Cars		NONE	N/A	N/A	2003
5	Air Conditioning Infrastructure Upgrade	N/A	N/A		NONE	N/A	N/A	2003
6	Performing & Fine Arts Center	126,500 S.F.	88,300 S.F.		F-8, R-2, R-3, S-2, T-3, T-4, T-6, U-2, U-3, U-5	65,867	41,751	2004
7	Practice Football/ Soccer Fields & Retaining Wall	N/A	N/A		NONE	N/A	N/A	2004
8	Student Services/F-5 Addition/Remodel to Administration	68,500 S.F.	14,300 S.F.	36,700	K-8, K-6, R-5	62,590	9,145	2005
9	Humanities	110,000 S.F.	85,000 S.F.		K-5, K-7	95,700	74,254	2006

Continued on Next Page

**LIST OF PROPOSED PROJECTS
ELAC FACILITIES MASTERPLAN**

PAGE 2

	BUILDING/SITE	GROSS S.F.	ASSIGNABLE S.F.	RECONSTRUCTION	BUILDINGS REMOVED	NET OGSF ADD	NET ASF ADD	TARGET START DATE
10	Women's Gymnasium	N/A	N/A	26,842	E-9	N/A	N/A	2006
11	Parking Structure P-3 & New Plant Facilities	880,000 S.F. 40,000 S.F.	2,200 Cars 33,000 S.F.		NONE H-9, K-9	N/A 29,116	N/A 23,197	2007 2007
12	Modernize Stadium Add Shower & Locker Facilities With New Sitting	40,000 S.F.	30,000 S.F.		NONE	N/A	N/A	2007
13	Language Arts Health Care Careers	78,000 S.F.	52,000 S.F.		F-6, F-7	67,149	43,140	2008
14	Remodel Student Center G-1 International Student Center	N/A	N/A	41,403	NONE	N/A	N/A	2008
15	Parking Structure P-4 & Landscape Frontage Road, Ligtg. & Landsc.	400,000 S.F.	1000 Cars		NONE	N/A	N/A	2008
16	Math Science Complex	140,000 S.F.	104,000 S.F.		G-5, G-6, G-8, H-5, H-6, H-7, H-8	79,704	54,564	2010
	Total	2,482,600 S.F.	467,200S.F. 4,850 Cars			457,161 S.F.	274,185 S.F.	

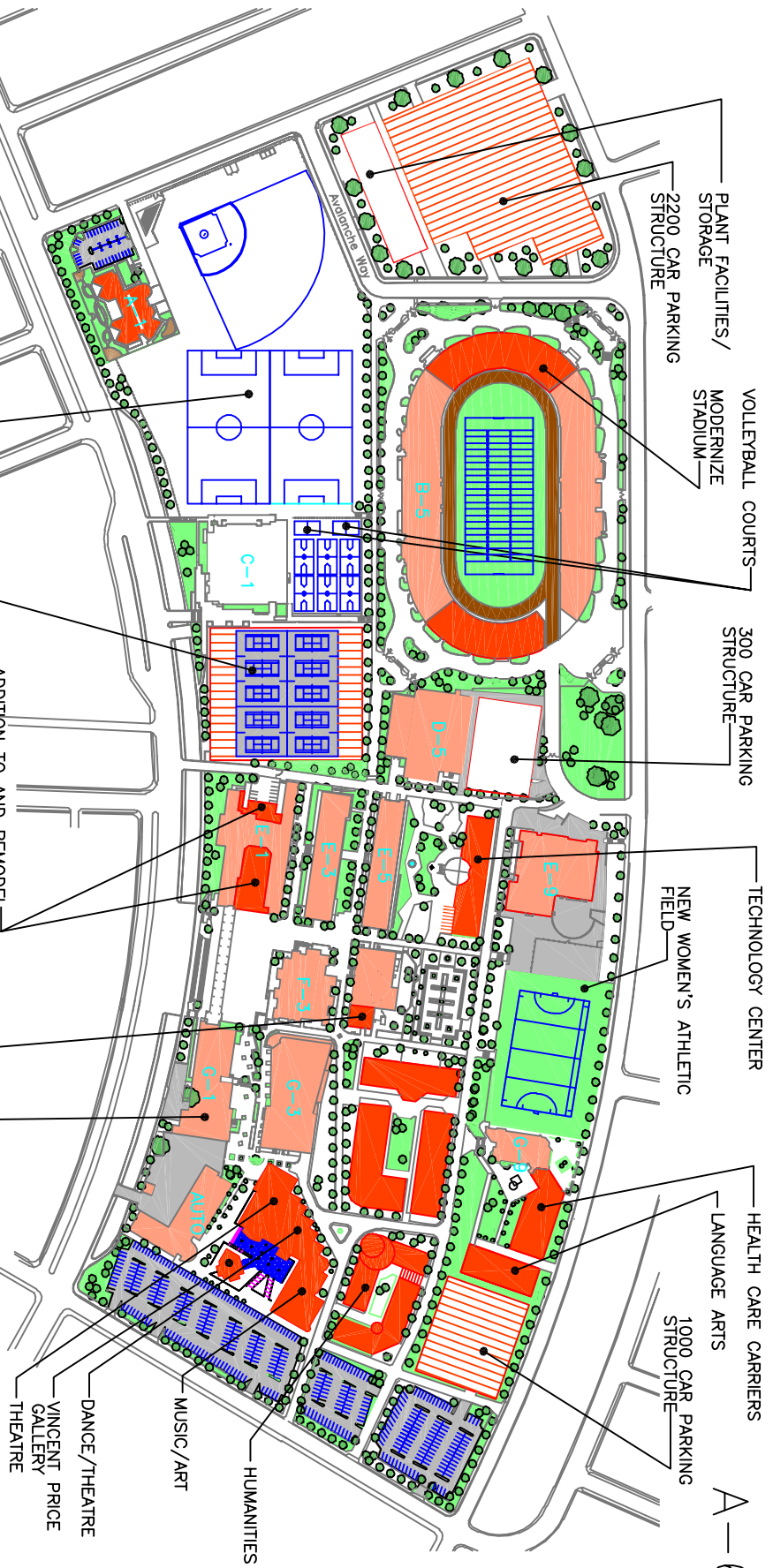
- A-1 CHILD DEVELOPMENT CENTER
- B-5 BLEACHERS
- C-1 MEN'S GYMNASIUM
- D-3 SWIMMING POOL
- E-3 OFFICE ADMINISTRATION
- E-5 (FORMER LIBRARY) BUSINESS, MATH, SCIENCE, ENGLISH, FOREIGN LANGUAGES
- F-3 BAILEY LIBRARY
- G-1 STUDENT CENTER
- G-3 AUDITORIUM
- G-9 NURSING
- P-1 AUTO TECHNOLOGY

LEGEND

FOOTBALL AND SOCCER FIELDS

ADDITION TO AND REMODEL OF ADMINISTRATION BUILDING F5 BUILDING (STUDENT SERVICES)
1,350 CAR PARKING STRUCTURE WITH TENNIS COURTS ON TOP

REMODEL G-1 INTERNATIONAL STUDENT CENTER



A-6

EAST LOS ANGELES COLLEGE MASTER PLAN
CAMPUS INVENTORY
1301 AVENIDA CESAR CHAVEZ MONTEREY PARK, CALIFORNIA 91754

