



LOS ANGELES MISSION COLLEGE

FACILITIES MASTER PLAN UPDATE

July, 2015



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As a streamlined Facilities Master Plan Update, which consolidates updates and phases earlier comprehensive and widely participatory Facilities Master Plans, this Facilities Master Plan update has had the guidance of a focused implementation team acting as a continuing arm of Mission College’s shared governance. We list here the members of this team who have actively participated during this update.

Los Angeles Mission College Administration

| | |
|------------------|----------------------------------|
| Dr. Monte Perez | President |
| Danny Villanveva | Vice President, Academic Affairs |
| Walter Bortman | Director, College Facilities |

Mission College

| | |
|-----------------|------------------------------------|
| William Osborne | College Program Manager (previous) |
| Hoss Nabili | College Program Manager (previous) |
| Teo Sierra | College Program Manager (current) |
| Gabriel Murillo | College Program Management |

**Build LACCD
District Project Management Office (PMO/AGCOM)**

| | |
|----------------|----------------------------|
| Jim O’Reilly | Chief Facilities Executive |
| Daynard Tullis | PMO |
| Charbel Steir | PMO |
| Carey Demas | PMO |
| Zep Puchalski | PMO |





HISTORICAL BACKGROUND

Mission College is one of the youngest colleges in the Los Angeles Community College District. It is distinctly notable for its rapid growth, over the past 25 years, in surrounding population, enrollment, and facilities.

Major milestones for the college include its founding in 1975; its consolidation, in 1991, onto a new 22-acre central campus in Sylmar; and its continuous expansion since then, both within the bounds of the central campus, and through an expansion campus to the east.

By 2001, the Central Campus was well-established and was anchored by the following facilities:

- Instructional/Administration Building
- Campus Services
- Collaborative Studies
- Library / Learning Resource Center
- Campus Center.

Spurred by the passage of the Proposition A Bond (2001), the 2001 Facilities Master Plan (Gensler) proposed intensification of facilities on the Central Campus as well as substantive infrastructure work. A second 2007 Facilities Master Plan (Leo A Daly), followed passage of the Proposition AA Bond (2003) and the acquisition of the land designated as East Campus.

Since this time, significant bond-funded construction has been commenced or completed, with a number of other projects either designed or in study phases.

Completed projects include the following facilities:

- Instructional/Administration Building Extension (currently housing student services functions)
- Child Development Center
- Parking Structure
- Culinary Arts
- Health Fitness & Athletics Complex (East Campus)
- Center for Math and Sciences (East Campus)
- Media Arts (nearing completion)

There was also infrastructural work that has been achieved, (including selective storm management/arroyo construction; amphitheater and ADA access at the Main Quad).

In 2012, an LACCD Moratorium established increased centralized control and monitoring of funding throughout the District, with each College required to submit a Facilities Master Plan Update and a Budget Recovery Plan to the District's Facilities Master Planning & Oversight Committee, (FMPOC), prior to committing further bond money expenditures.

SCOPE OF 2015 FACILITIES MASTER PLAN UPDATE

Most of the premises of the 2007 Facilities Master Plan remain in effect. The purpose of this Update is not to duplicate the analysis, planning, and participatory efforts of the two previous Facilities Master Plans. Rather, the scope of this Update can be stated as follows:

- Using the template provided by the District, work with the College and the District to develop a Master Plan Update presentation which validates Master Plan intentions or re-aligns them with available budget, and provides a Budget Recovery Plan.
- Support the presentation of this Master Plan Update to the Facilities Master Planning and Oversight Committee with analysis and graphics.
- Articulate and summarize the state of various projects on the campus which respond to or revise the 2007 Facilities Master Plan, (both new construction and infrastructure), including completed projects, deleted or deferred projects, EIR-required projects, and projects that have seen some level of design study or design-documentation.
- Establish a prioritized phasing sequence for projects, including bond-funded projects, and those awaiting future funding.

GUIDING PRINCIPLES

The sub-committee guiding this work jointly arrived at the following specific Guiding Principles for the 2015 Facilities Master Plan Update:

1. The college has re-entered a period of rapid enrollment expansions, growing (roughly 1,000 per year), from 10,700 students this year to 11,700 next year. Master Planning should respond to that growth by accommodating a complete, comprehensive educational offering. That offering should also include sports.
2. The Master Plan process should include a bond funding recovery plan and rationale for presentation to the FEMPOC and the LACC Board for approval.
3. Two projects that will be funded, at least partially, from separate sources - the Central Plant, and the consolidation of the driveway adjacent to the Golf Course should be addressed in the Master Plan process.
4. In partnership with campus data base information and campus advisors, the Architect should examine and communicate potential opportunities for improved space utilization in the Master Plan.



SUMMARY OF PROJECTS

The following is a thumbnail summary of projects in order of their priority to the campus, some already-funded, some related to bond funding, and some future. This summary also includes the design status of each project at this writing.

| Project | Status |
|----------------------------------------|-------------------------------|
| Media Arts | Under Construction |
| Central Plant | Design Build Criteria Package |
| Infrastructure Upgrades | Conceptually Designed |
| Plant Facilities Building | Future |
| Swing Space Portables | Conceptually Designed |
| New Student Services Center | Design Documents Entitled |
| Athletic Fields | Future |
| Signage / Miscellaneous Infrastructure | Future |
| Library Modernization | Future |
| Demolish Campus Services | Future |
| New Academic Building | Future |



CENTRAL CAMPUS EXISTING CONDITIONS

JULY 2015



LOS ANGELES
MISSION COLLEGE

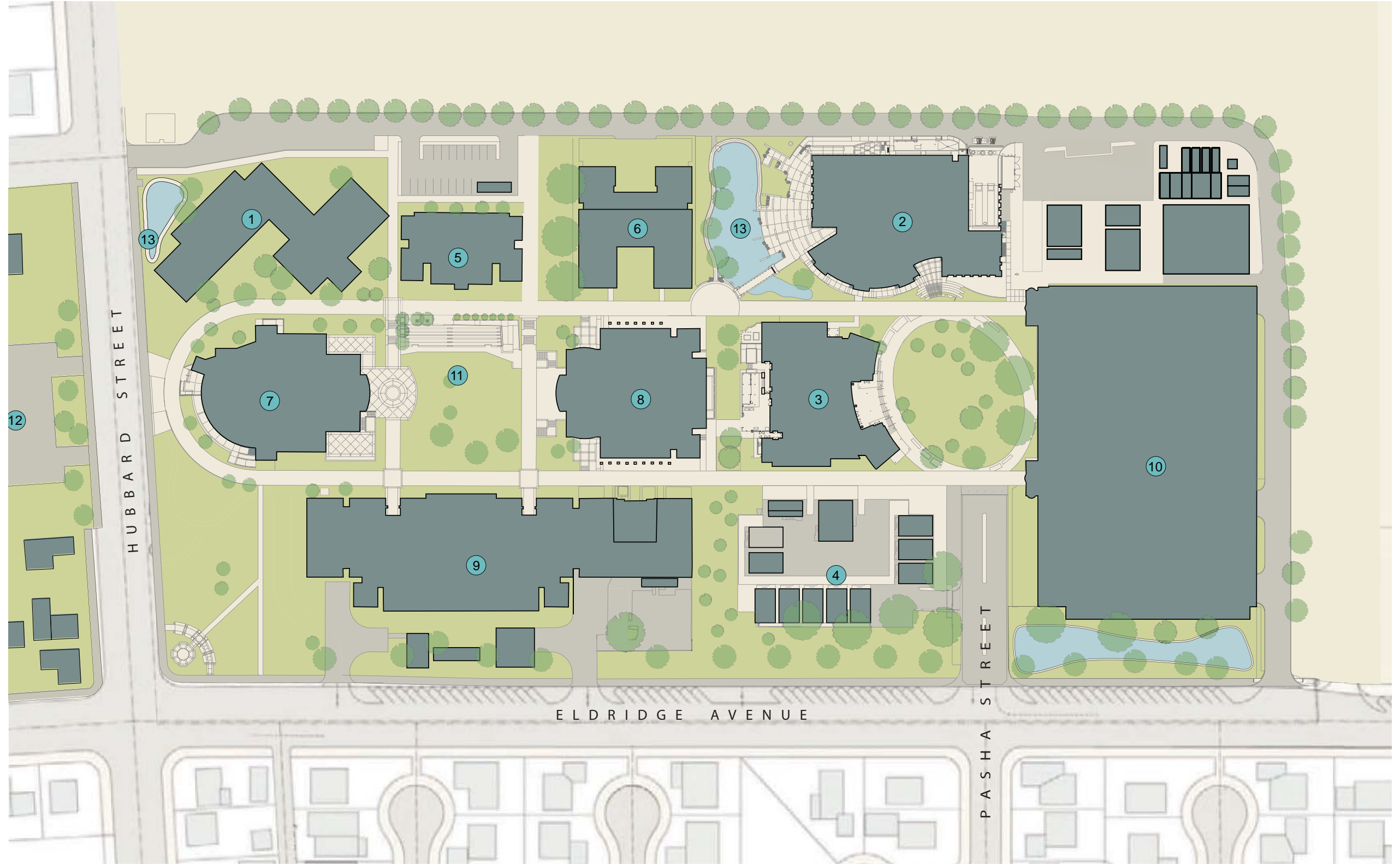
EXISTING SITE PLAN



2015 Existing Campus Site Plan Central Campus

Legend

- 1. Child Development Center
- 2. Family & Consumer Studies
- 3. Media Arts
- 4. Temporary Portables
- 5. Collaborative Studies
- 6. Campus Services
- 7. Library/Learning Resource Center
- 8. Campus Center
- 9. Instructional / Administration
- 10. Parking Structure A
- 11. Amphitheater
- 12. Western Campus Addition
- 13. Existing Arroyos





Legend

- 16. Health Fitness, & Althetics Complex
- 17. East Campus Building
- 18. East Campus Central Plant



LOS ANGELES
MISSION COLLEGE

UPDATED MASTER PLAN
SITE PLAN



Legend

- 1. Child Development Center
 - 2. Family & Consumer Studies
 - 3. Media Arts
 - 4. Temporary Portables
 - 5. Collaborative Studies
 - 6. New Academic Building
 - 7. Library/Learning Resource Center
 - 8. Campus Center
 - 9. Instructional / Administration
 - 10. Parking Structure A
 - 11. Amphitheater
 - 12. Ongoing Staging Area
 - 13. Existing Arroyos
 - 14. Modular Central Plant
 - 15. Plant Facilities Building
 - 16. Student Services Building
 - 17. New Arroyos
- New Construction
 - Arroyo
 - Renovation
 - Demolition
 - Existing





Legend

- 16. Health Fitness & Athletic Complex (Built)
- 17. East Campus Building (Built)



LOS ANGELES
MISSION COLLEGE

PHASING SEQUENCE



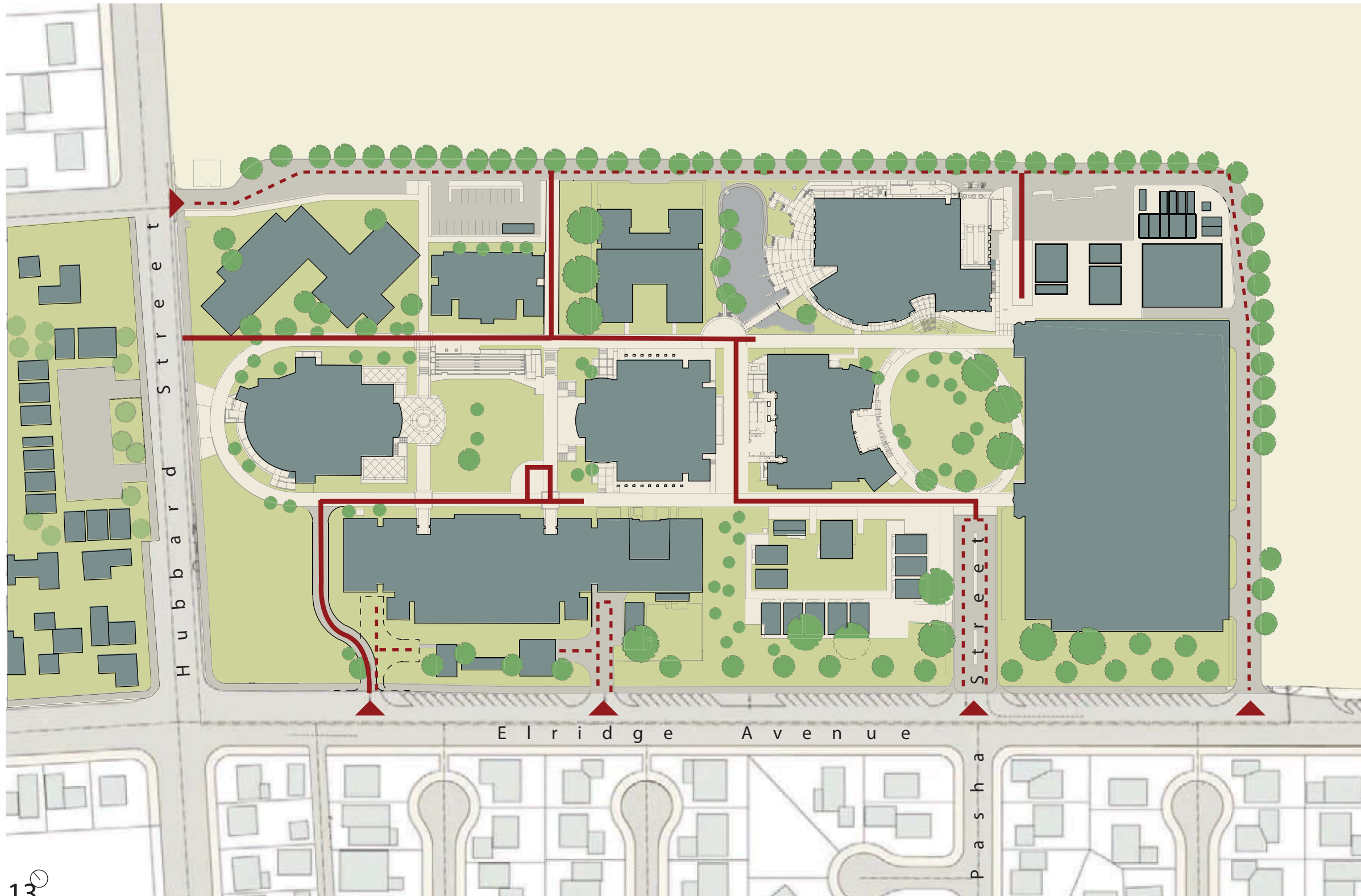
Phase One

Phase 01:

- Modular Central Plant
- Chilled water connection to East Campus

- New Construction
- Arroyo
- Renovation
- Demolition
- Existing





Phase 02:
-Fire Access Upgrades

- New Construction
- Arroyo
- Renovation
- Demolition
- Existing





Phase Three

Phase 03:




- Lighting Infrastructure Upgrades (illustrated)
- DWP Electrical substation interconnect between H & PE East Campus
- IA Building DSA number close out
- Entrance fence and landscaping of east campus
- Storm water infrastructure improvements
- Overall ADA improvements
- 283 kw renewable energy project
- H & PE and campus wide existing signage





Phase 04:

-Plant Facilities Building

-  New Construction
-  Arroyo
-  Renovation
-  Demolition
-  Existing










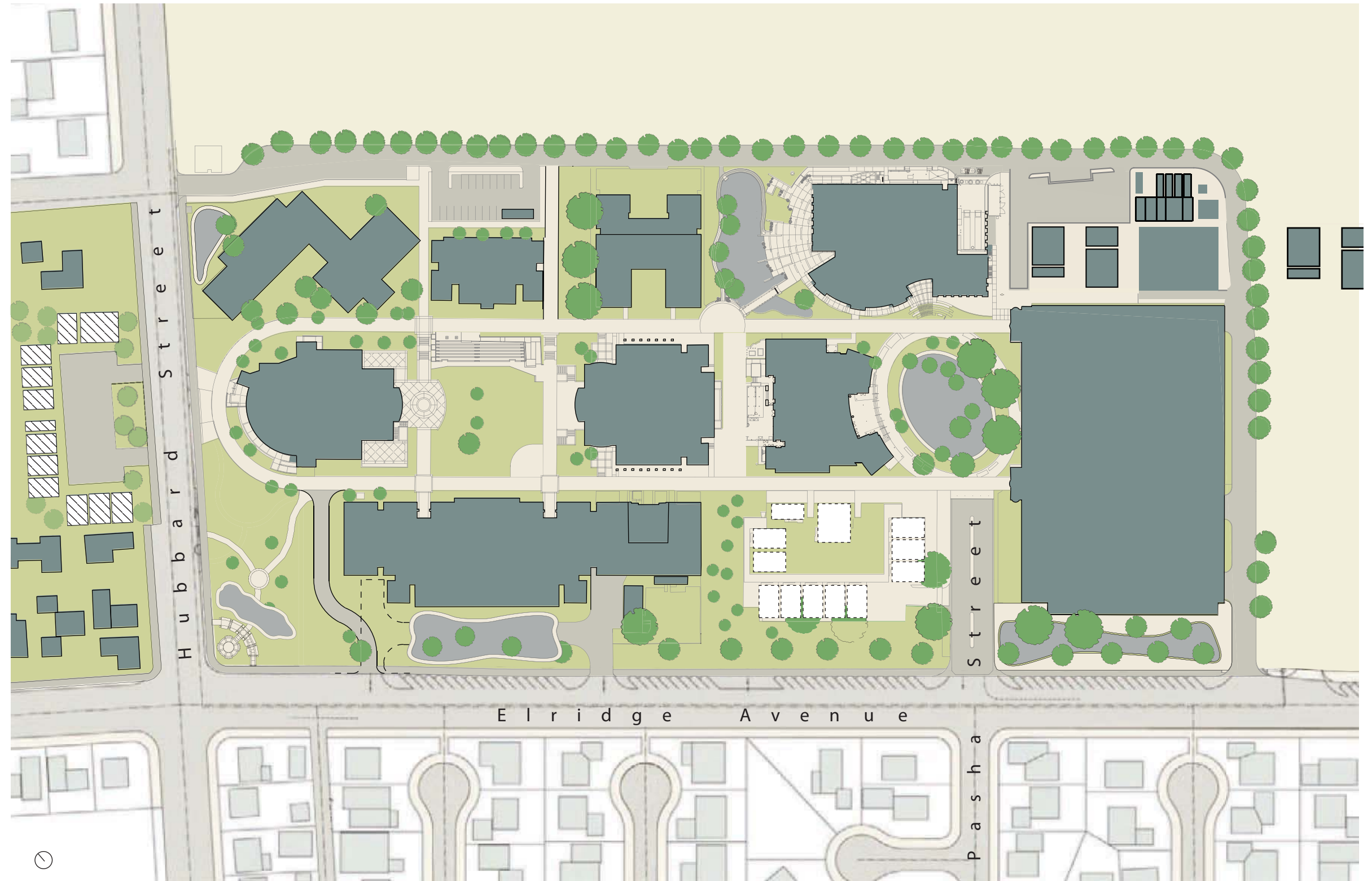


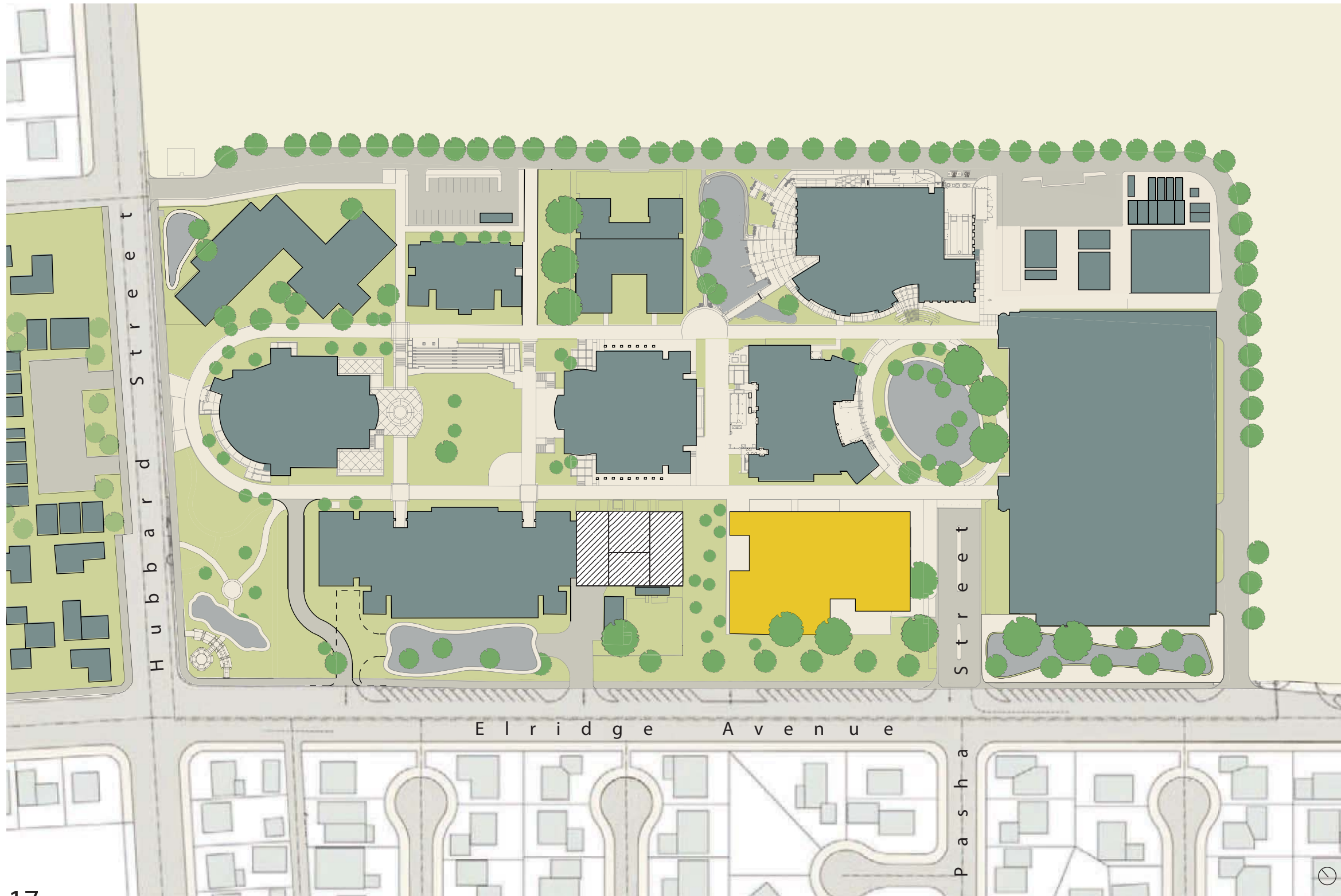
Phase Five

Phase 05:

-Relocate Eldridge portables

-  New Construction
-  Arroyo
-  Renovation
-  Demolition
-  Relocation From
-  Relocation
-  Existing



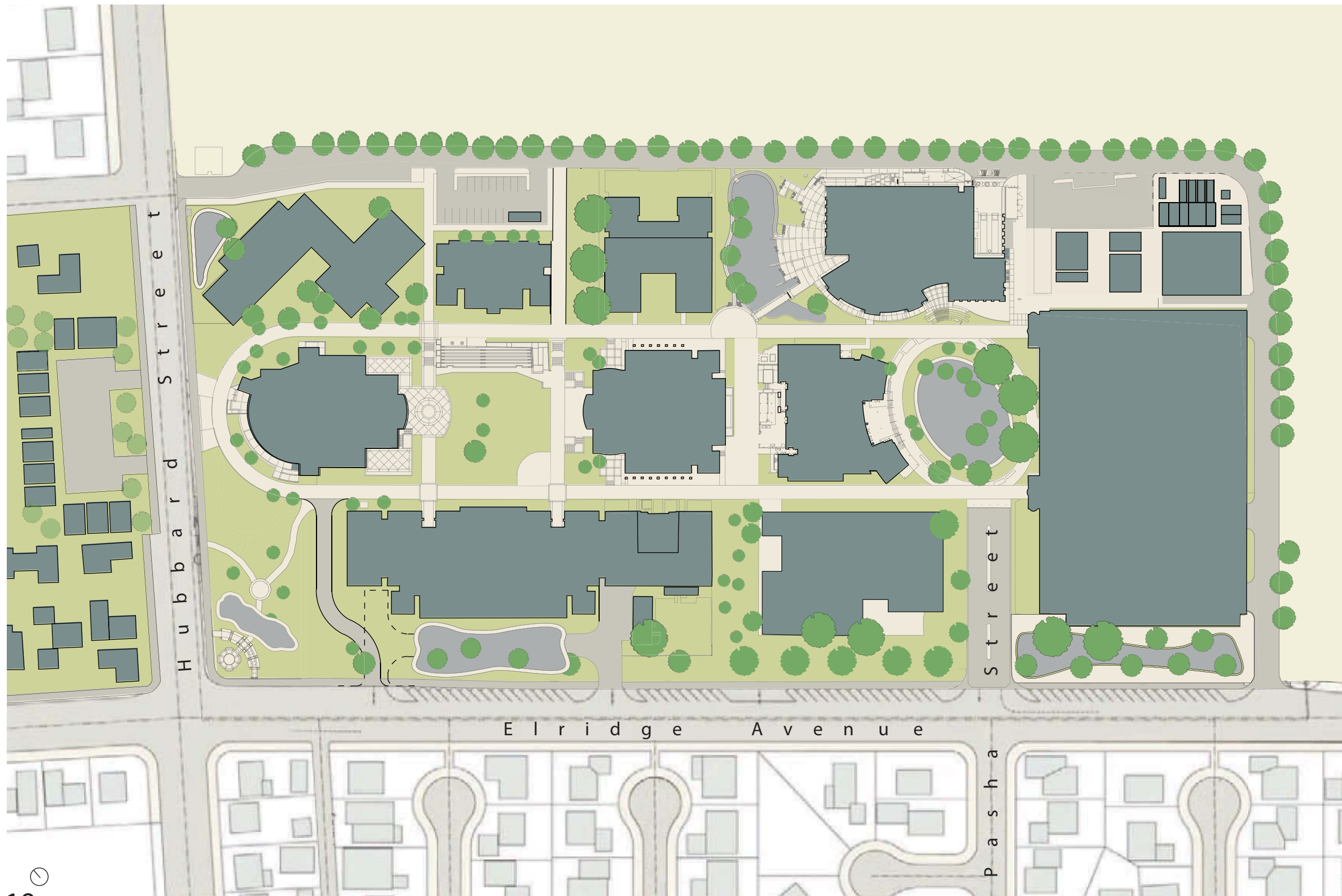


Phase 06:

- Construct new Student Services Building
- Sherriffs station to be relocated into instructional Administration

- New Construction
- Arroyo
- Renovation
- Demolition
- Existing





Phase 08:

- LAMC Signage
- Security-Culinary Arts Institute
- Site Standards implementation phase 2&3
- Shade structures (DSA)
- CATV at Culinary Arts institute
- CATV phase 3-repair /eplacement of existing television control systems
- Addition of restrooms at CSB
- Removal of street numbers from HFAC building

- New Construction
- Arroyo
- Renovation
- Demolition
- Existing






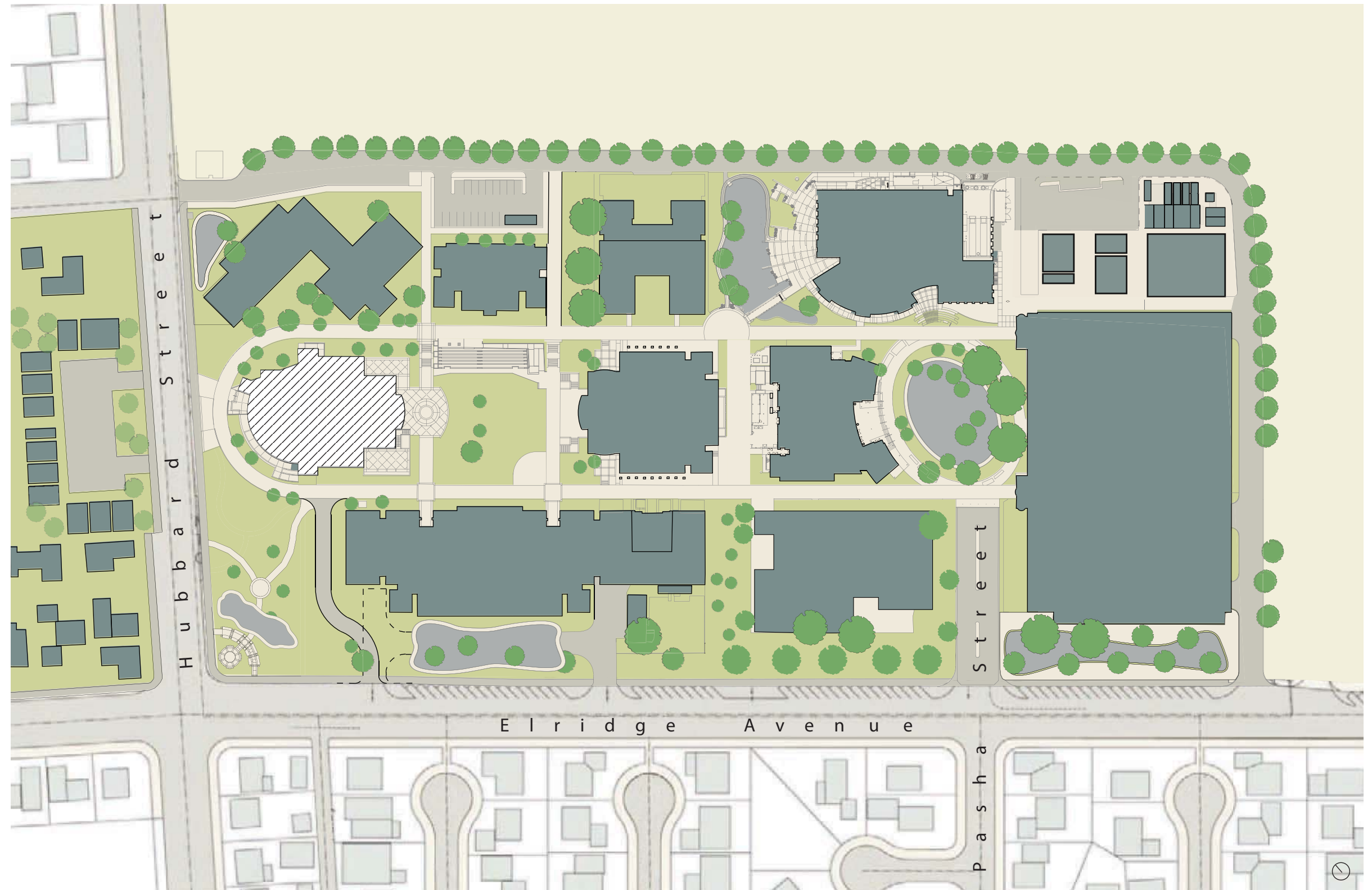


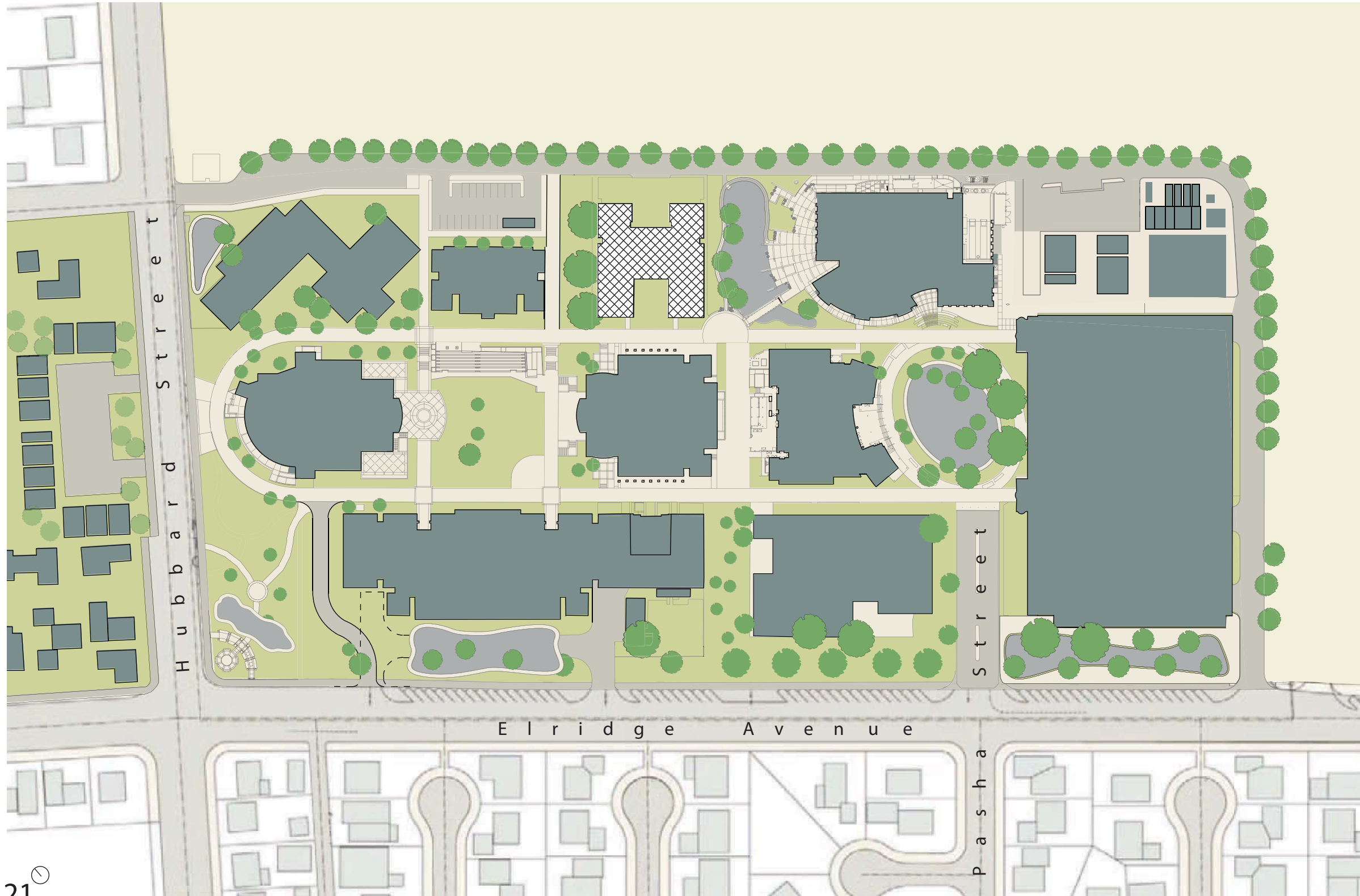
Phase Nine

Phase 09:

-Library remodel

-  New Construction
-  Arroyo
-  Renovation
-  Demolition
-  Existing





Phase 10:

-Demolish campus services

-  New Construction
-  Arroyo
-  Renovation
-  Demolition
-  Existing



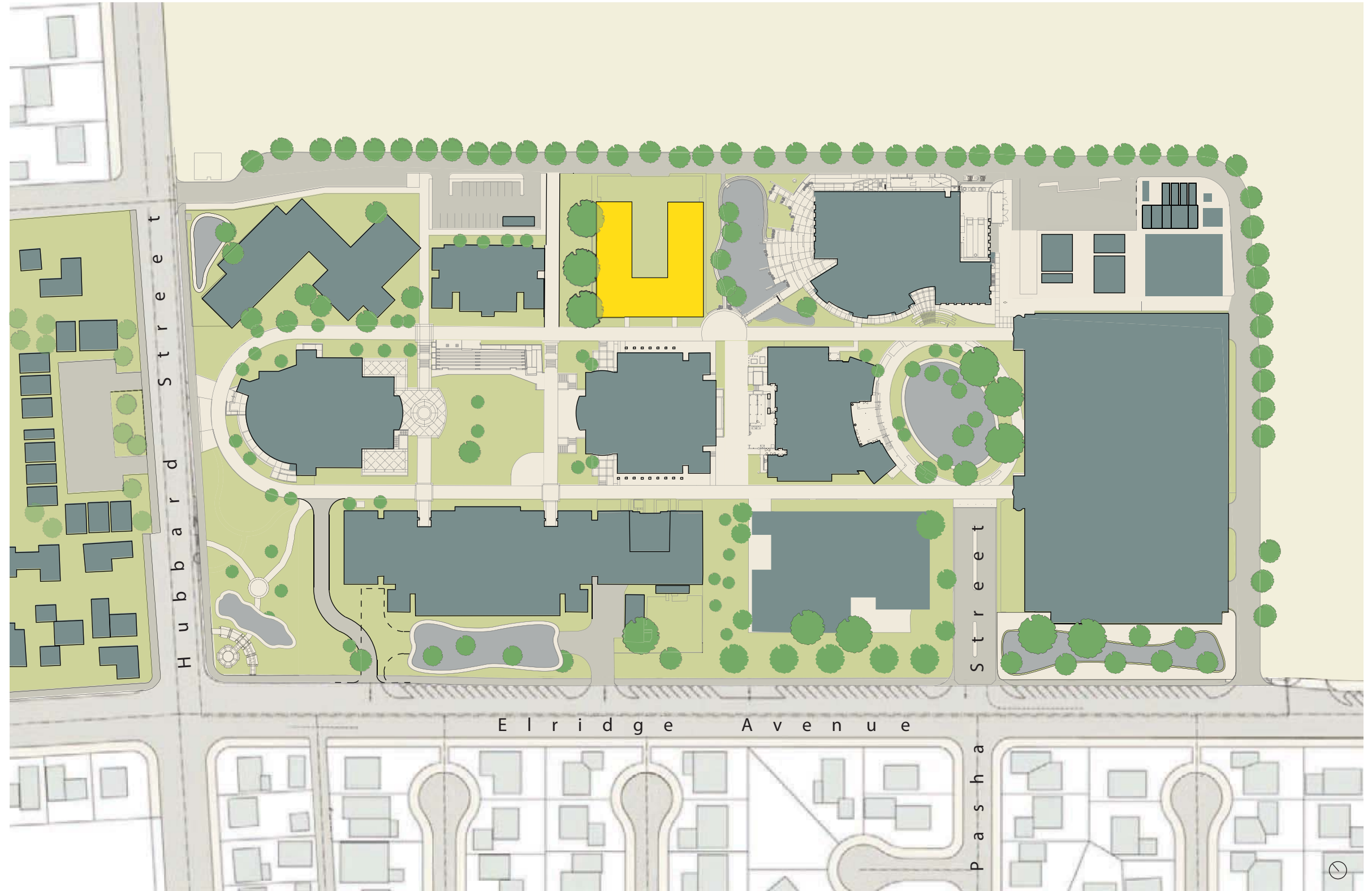


Phase Eleven

Phase 11:

-Construct new Academic Building-use to be defined

-  New Construction
-  Arroyo
-  Renovation
-  Demolition
-  Existing







Los Angeles Mission College

2014 Facility Master Plan Update

&

Environmental Impact Report Addendum

June 2015

Los Angeles Community College District
Facilities Master Planning and Oversight Committee Meeting





Purpose of Facility Master Plan Update

- Maintain alignment with College Strategic Master Plan & Educational Master Plan.
- Optimize building utilization ratios and maximize student engagement.
- Balance planning with funding availability:
 - Revise scope of Central Plant project.
 - Defer Plant Facilities project.
 - Defer Student Services project.
 - Defer Athletic Fields project.
 - Education Building scope transfer.
- Planning through 2019.



Reference Documents

Approved
Master Plan

- **2011 Draft Educational Master Plan (2010-2015)***

- Developed and implemented by the College
- Acted as guiding document for the development of:
 - Facility Strategic Plan
 - Plan for Enrollment Management
- Approved by Academic Senate: December 2011

*Ed Planning Committee has approved new update:
(Fall 2015 completion / 2016-2020)





Reference Documents

Approved
Master Plan

- **Los Angeles Mission College 2009 Master Plan Update (updated from 2007)**

- Reasons to update the Facility Master Plan
 - BOT rule 2605.1 / Admin Reg B-24 / Ed Code 70902
 - Update in response to Measure J opportunities
- Developed with Leo A Daly and implemented by the College
- Date Completed: 2009
- Approved by Board of Trustees: 2009
- CEQA Approval: December 2009
- Planning through 2014

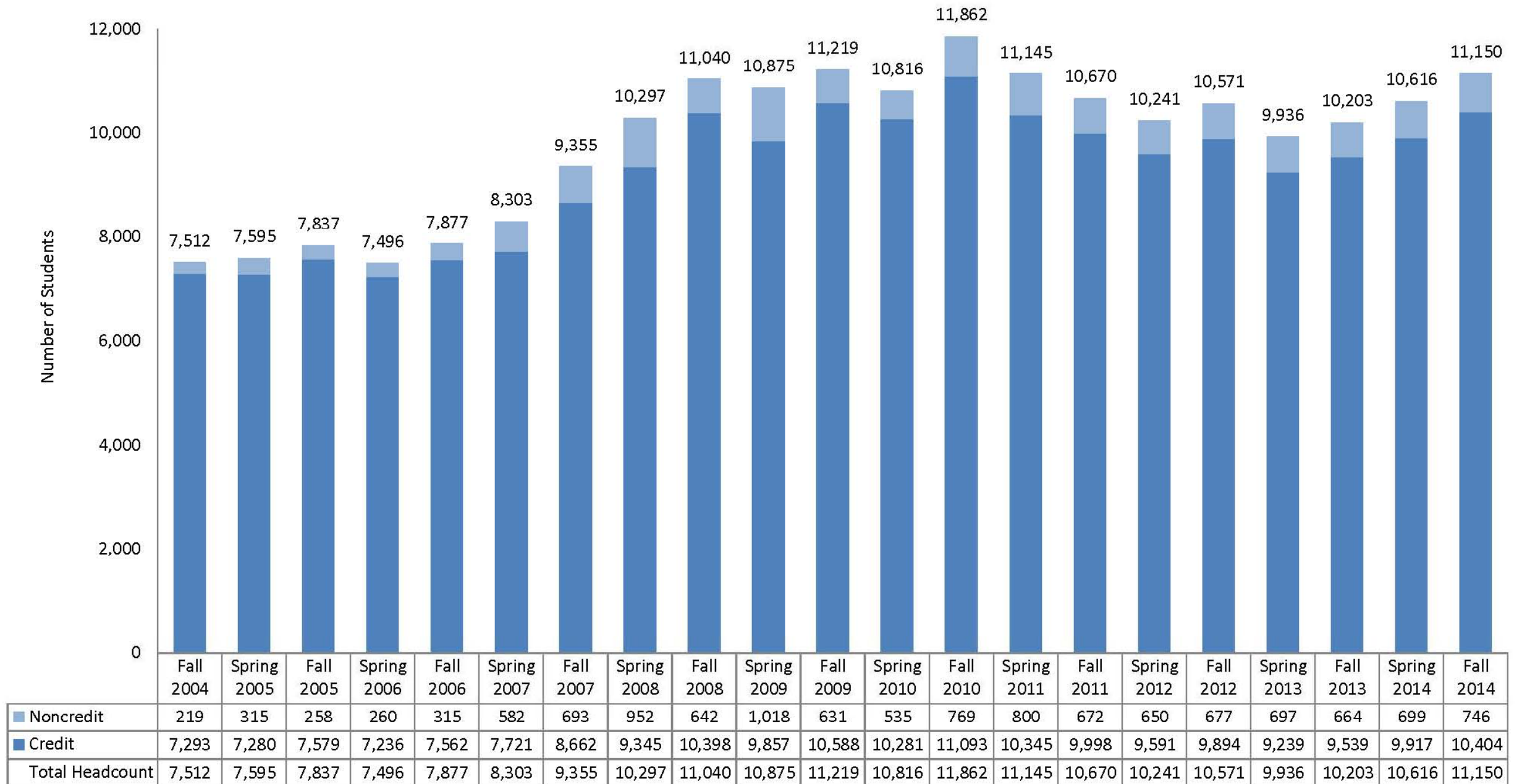


Educational Master Plan Growth Factors

**Growth
Trend**

LONG TERM ENROLLMENT GROWTH

LAMC Headcount - Fall 2004 through Fall 2014



Data Sources: LAMC Office of Institutional Effectiveness 3/25/15

2007
MASTER
PLAN

2009
MASTER
PLAN
UPDATE



Educational Master Plan Growth Factors

**Growth
Trend**

PERFORMANCE AND COMPETITIVENESS

Institutional Efficiency

| | LAMC | District |
|---------------------------------------------|---------|----------|
| Average Class Size in Credit Classes (2013) | 39.1 | 37.7 |
| Instructional Cost/FTES (2013-2014) | \$2,735 | \$2,909 |
| Total Cost/FTES (2013-2014) | \$4,656 | \$4,314 |

Teaching and Learning for Success (Results from the Spring 2012 LACCD Student Survey)

| | LAMC | District |
|------------------------------------------------------------------------------------|------|----------|
| Measure of active learning/project learning | 64% | 63% |
| Measure of self-efficacy/self-directed learning | 69% | 67% |
| Measure of how technology is being used to improve student learning and engagement | 76% | 71% |

Access/Preparation for Success and Successful Outcomes

| | LAMC 2011 | LAMC 2013 | LAMC Change from 2011 to 2013 |
|-------------------------------------------------------|--------------|--------------|-------------------------------------|
| Percentage of eligible students receiving Pell Grants | 69% | 70% | +1% |
| Persistence – Fall to Fall | 70% | 73% | +3% |
| Number of degrees awarded (2011-12 to 2013-14) | 472 | 812 | +340 degrees |
| Number of certificates awarded (2011-12 to 2013-14) | 239 | 437 | +198 certificates |
| Number of transfers to CSUs (2011-12 to 2013-14) | 276 | 298 | +22 CSU transfers |



Educational Master Plan Growth Factors

SURROUNDING HIGH SCHOOLS SUCCESS RATE

**Growth
Trend**

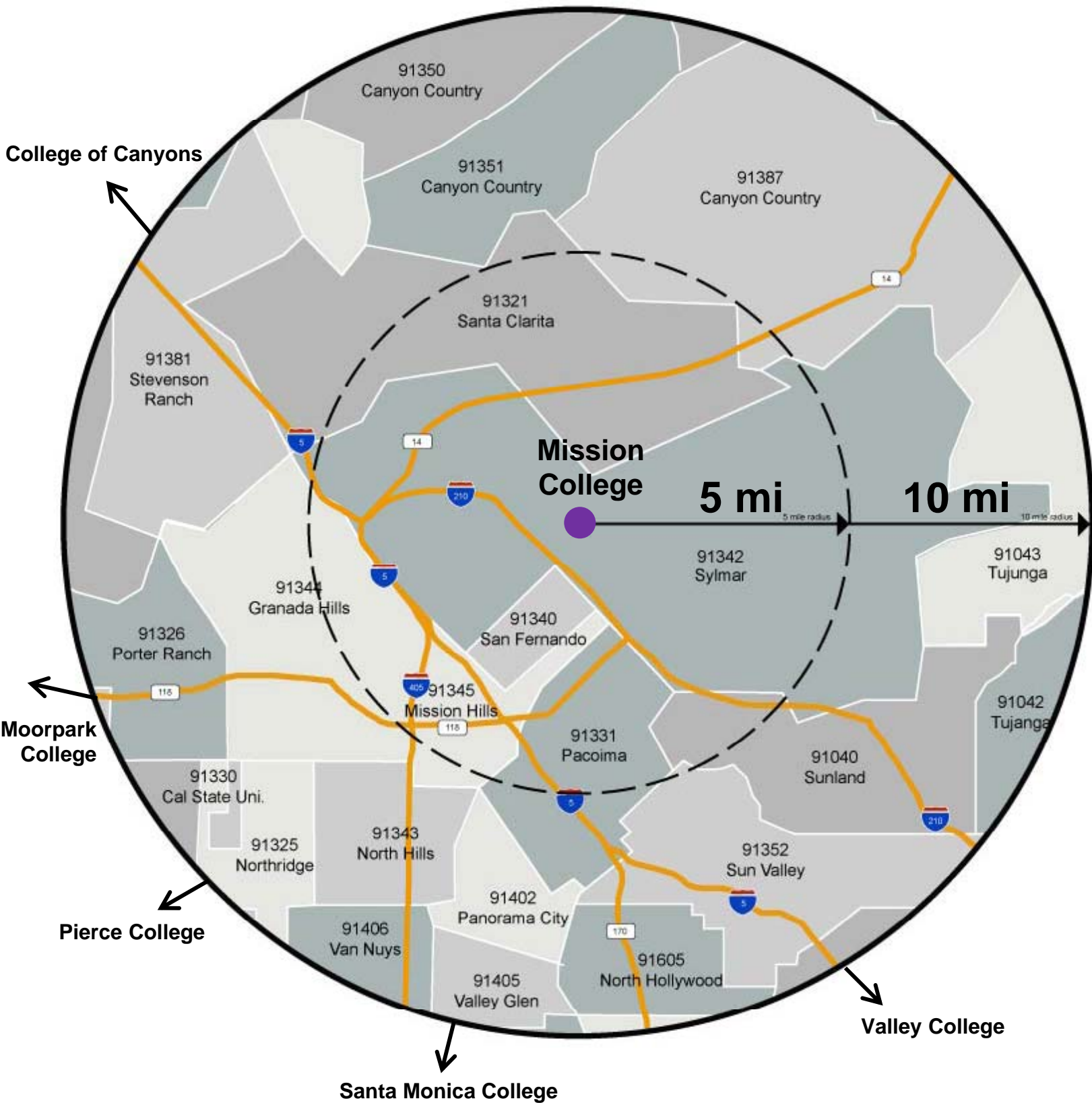
| Area | 2012-13 Graduates | % Meeting CSU/UC Requirements | 2012-13 HS Lang Arts Exam Pass Rate | 2012-13 HS Math Exam Pass Rate |
|------------------------------------|-------------------|-------------------------------|-------------------------------------|--------------------------------|
| LAMC's Top 10 Feeder High Schools* | 5,477 | 34% | 86% | 87% |
| LAUSD | 37,313 | 37% | 77% | 78% |
| LA County | 105,812 | 39% | 82% | 83% |
| California | 422,177 | 39% | 83% | 84% |

* Excludes Bishop Alemany High School (no data available)



Geographic Areas Served by the Campus

Geography



College of Canyons

Moorpark College

Pierce College

Santa Monica College

Valley College

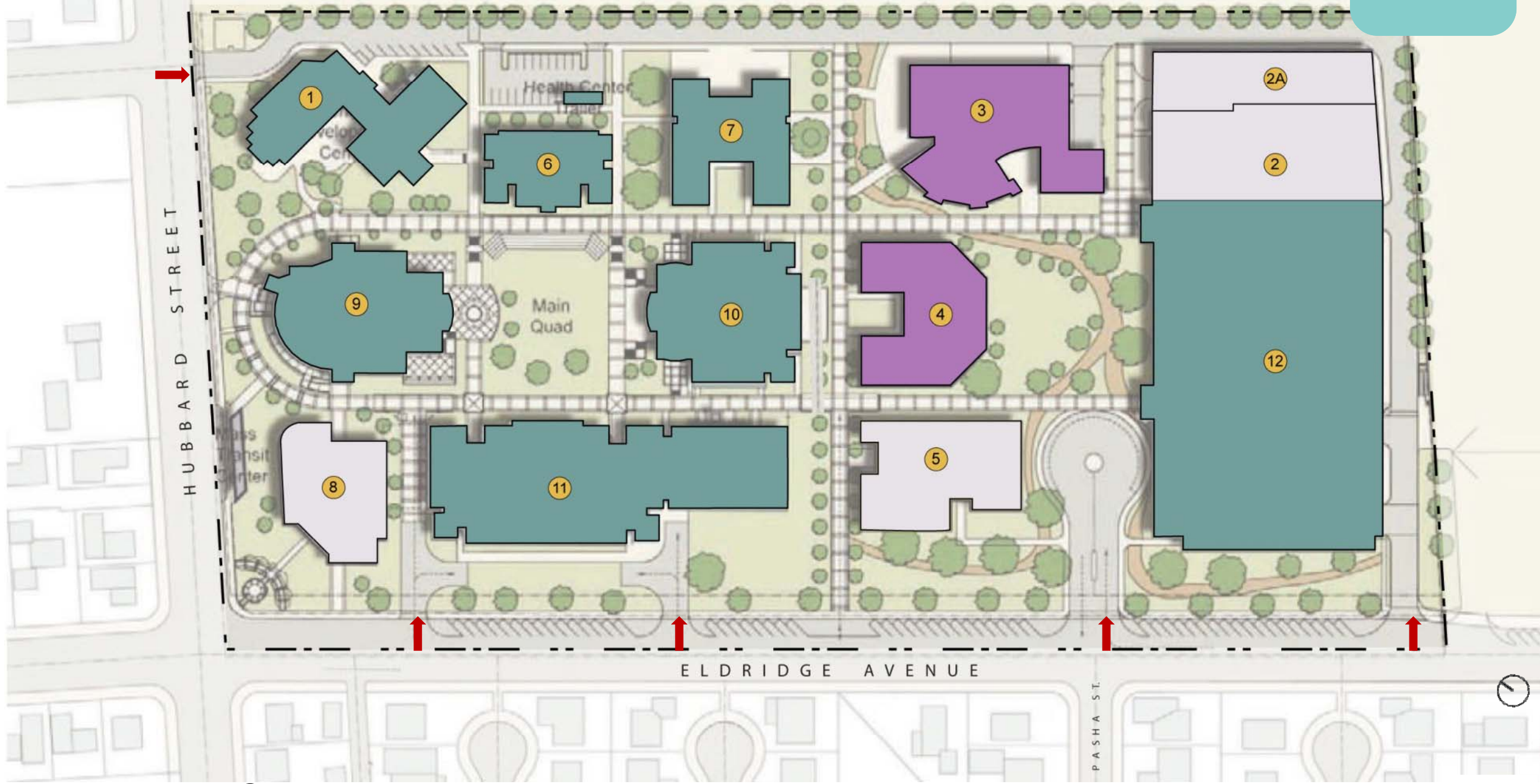
| <u>Zip Code</u> | <u>City</u> | <u>Fall 2014 Enrollment</u> |
|-----------------|-----------------|-----------------------------|
| 91342 | Sylmar | 2,759 |
| 91331 | Pacoima | 2,009 |
| 91340 | San Fernando | 1,048 |
| 91343 | North Hills | 488 |
| 91402 | Panorama City | 464 |
| 91344 | Granada Hills | 462 |
| 91352 | Sun Valley | 411 |
| 91345 | Mission Hills | 313 |
| 91042 | Tujunga | 255 |
| 91605 | North Hollywood | 191 |
| 91040 | Sunland | 155 |
| 91335 | Reseda | 138 |
| 91406 | Van Nuys | 120 |
| 91405 | Valley Glen | 114 |
| 91325 | Northridge | 111 |

Los Angeles Mission College
 13356 Eldridge Avenue
 Sylmar, Ca, 91342






2009 Approved Master Plan

Approved Master Plan



Legend & Status

- | | |
|--------------------------------------------------|------------------------------------|
| 1 Child Development Center | 7 Campus Services |
| 2 Plant Facilities (Unbuilt) | 8 Education Building (Unbuilt) |
| 2A Parking Structure B2 (Unbuilt) | 9 Library/Learning Resource Center |
| 3 Family & Consumer Studies (Under Construction) | 10 Campus Center |
| 4 Media Arts (Under Construction) | 11 Instructional / Administration |
| 5 Student Services (Unbuilt) | 12 Parking Structure A |
| 6 Collaborative Studies | |

| | |
|---------------------------------------------------------------------------------------|------------------------------------------|
|  | Existing Buildings |
|  | Recently Completed or Under Construction |
|  | Unbuilt |



2009 Approved Master Plan

Approved Master Plan



Legend & Status

| | | |
|----|-------------------------------------|---------|
| 13 | Proposed NCAA Soccer Field | Unbuilt |
| 14 | Proposed NCAA Softball Field | Unbuilt |
| 15 | Proposed NCAA Baseball Field | Unbuilt |
| 16 | Health Fitness, & Athletics Complex | Built |
| 17 | East Campus Building | Built |



Priorities & Changes

Aligns with budget recovery plan

Prioritization
&
Changes

| <u>Project Name</u> | <u>Total Remaining Budget</u> | <u>Scope</u> |
|-----------------------------------|-------------------------------|-----------------------------------|
| 1 Media Arts | \$18.05 million | Completion |
| 2 Campus Modernization | \$4.18 million | ADA campus-wide completion |
| 3 Campus Bldg Improvements | \$2.27 million | Bldg Improvements completion |
| 4 Campus Demand-Side Mgmt | \$1.7 million | Utility Infrastructure completion |
| 5 Roadway Improvement | \$0.1 million | RWGPL completion |
| 6 Central Plant, M & O | \$15.70 million | Modular Plant, Utilities |
| 7 40J – RWGPL Projects | \$3.46 million | ADA, Accessible Parking |
| 8 Ped Access Improvements | \$0 million | Deferred |
| 9 Traffic Mitigation | \$2.95 million | Per EIR Addendum Attached |
| 10 40J - SWPP Projects | \$1.77 million | Storm Drainage, Arroyos |
| 11 Athletic Fields | \$0 million | Deferred |
| 12 Student Services | \$0 million | Deferred |
| 13 Education Building | \$0 million | Scope transferred |
| Total | \$50.2 million | |

Red indicates changes to the approved 2009 Master Plan Update





Priorities & Changes

Aligns with budget recovery plan

Prioritization
&
Changes

| PROJECT | SF IN 2009 MASTER PLAN UPDATE | SF IN 2014 FACILITIES MASTER PLAN UPDATE |
|----------------------------------|-------------------------------|------------------------------------------|
| CENTRAL PLANT / PLANT FACILITIES | 26,000 | 2,400 |
| STUDENT SERVICES | 50,297 | 0 |
| ATHLETIC FIELDS | 13 Acres | 0 |
| EDUCATION BUILDING | 30,000 | 0 |





CEQA Conclusions

CEQA
Conclusions

Summary

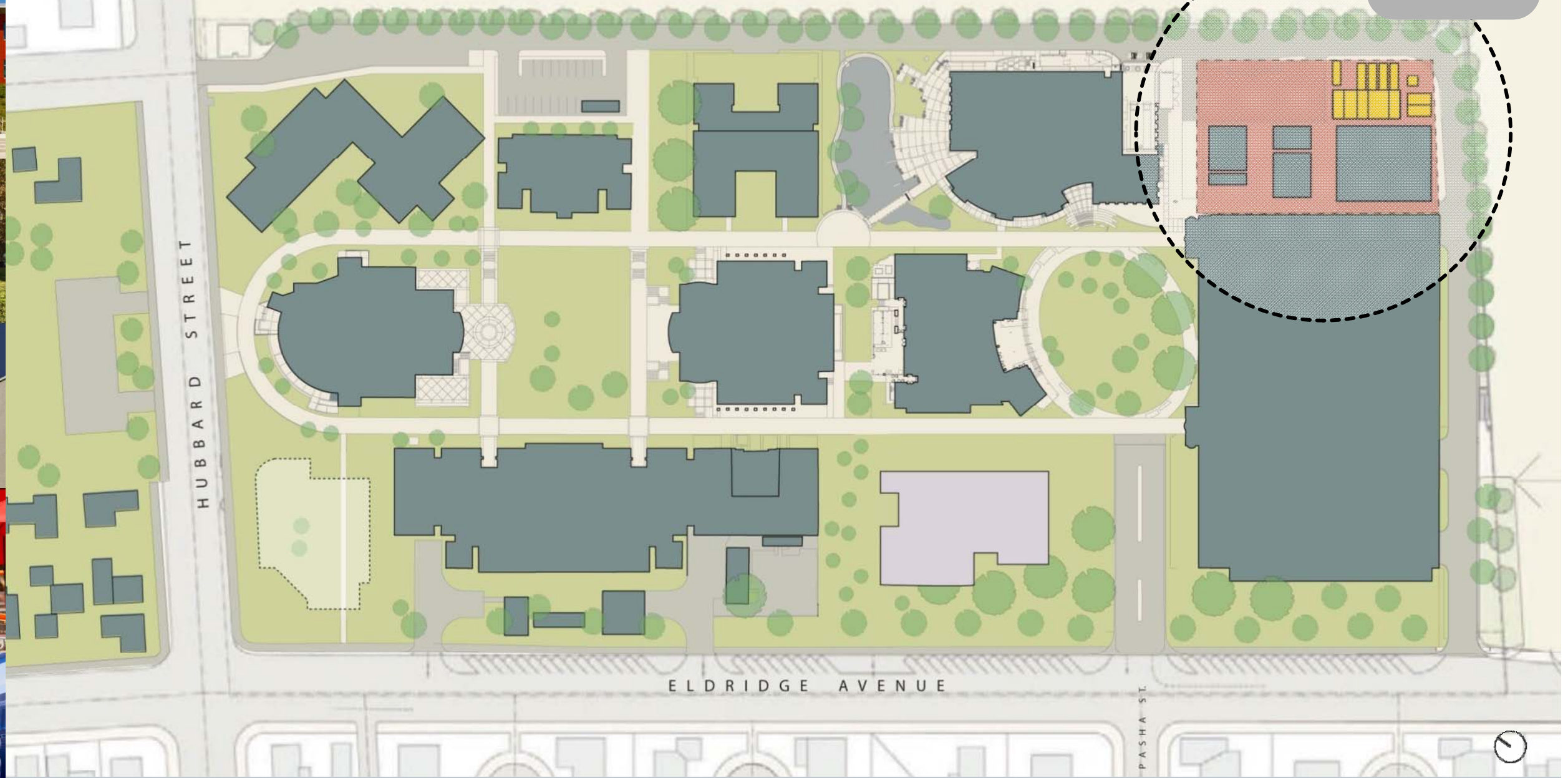
Building plan development reduced by 83,897 square feet; fields development reduced by 13 acres; therefore reduction in student capacity from previous Facilities Master Plan. Reduction in development activity is exempt from CEQA

- 14 CCR 15301: Existing Facilities. This exemption “consists of the operation...or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s [exemption] determination.
- 14 CCR 15061(b)(3): Common Sense Exemption. A project is exempt from CEQA where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.”



Central Plant

Updates
&
Changes



- Existing
- Deferred Construction
- New Construction
- Scope Transfer



Central Plant Detail

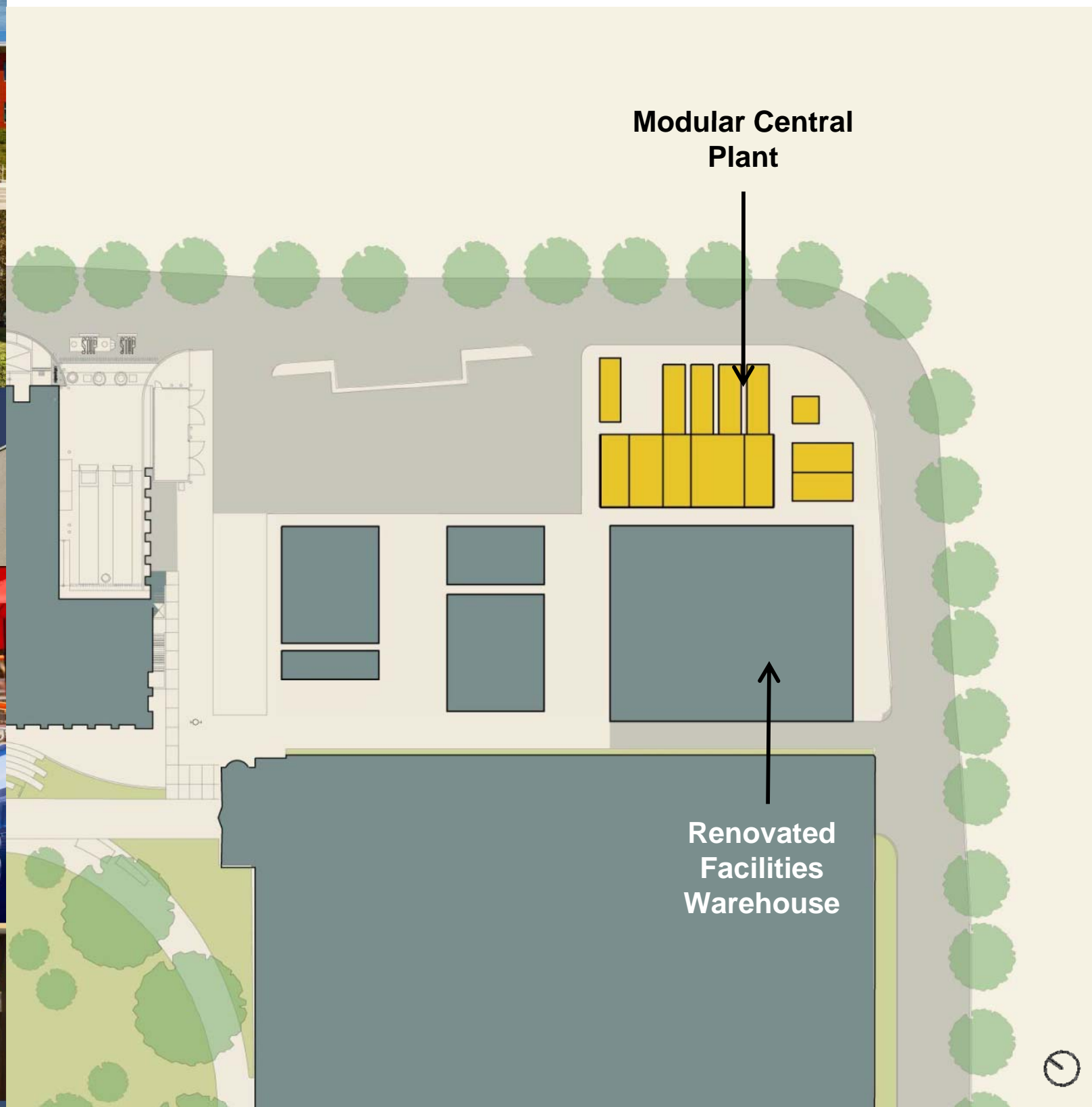
Updates
&
Changes

Central Plant Detail
\$15.7 Million

Renovate Existing Facilities
Warehouse

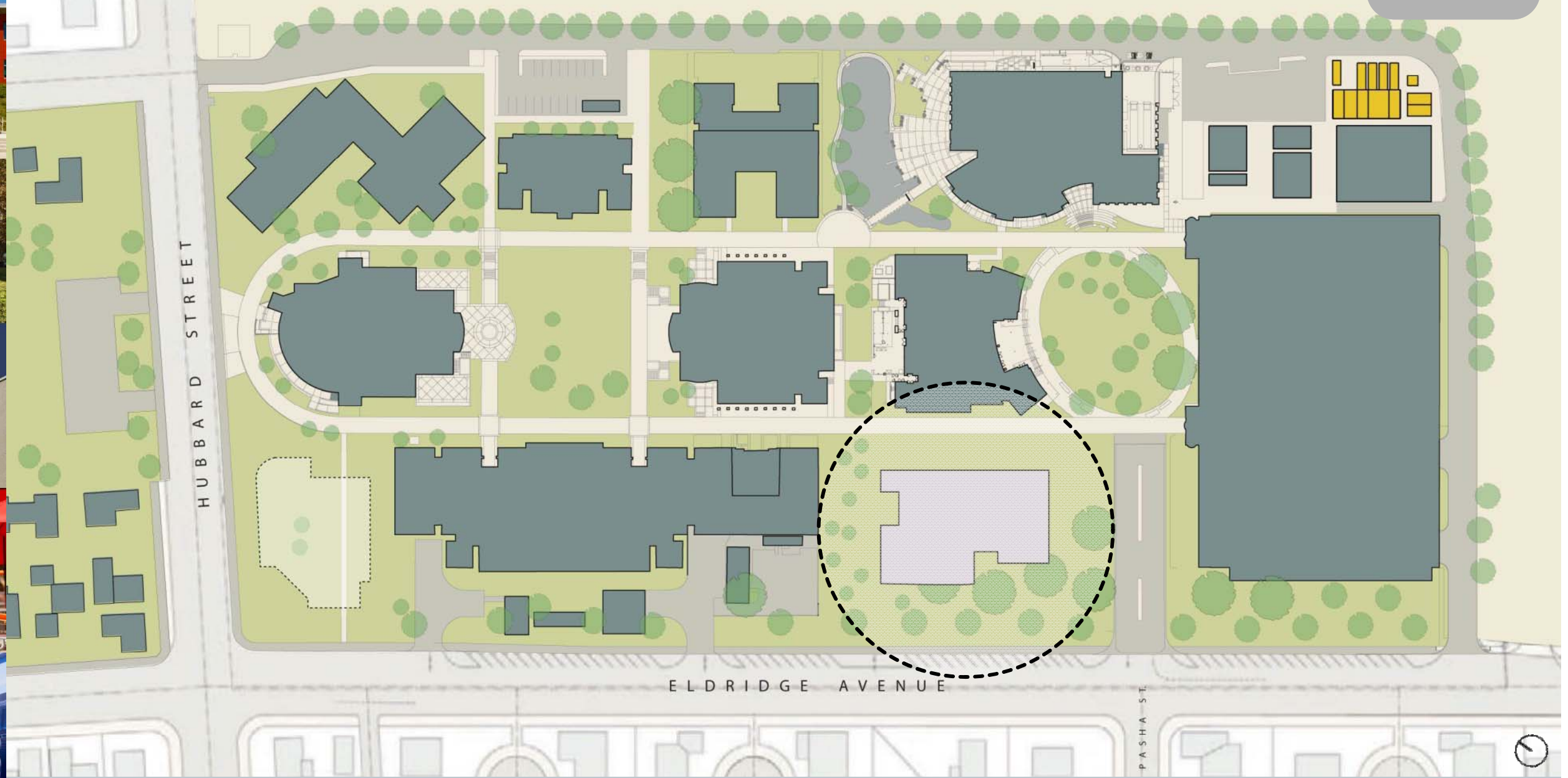
Construct new modular Central
Plant

Project includes addition of East
Campus Central Plant



Student Services

Updates
&
Changes



-  Existing
-  Deferred Construction
-  New Construction
-  Scope Transfer

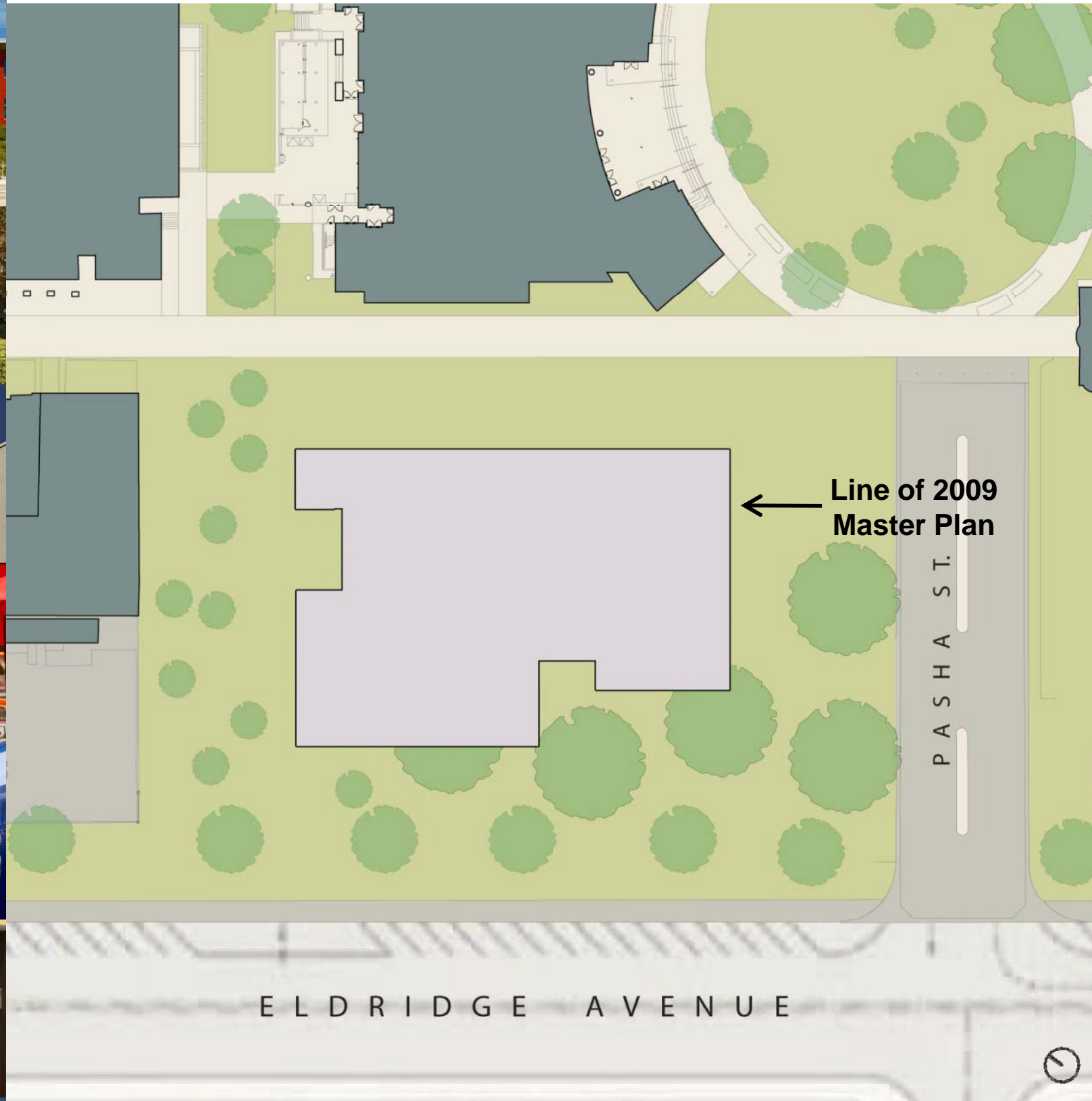


Student Services Detail

Updates
&
Changes

Student Services
\$0

Construction Deferred

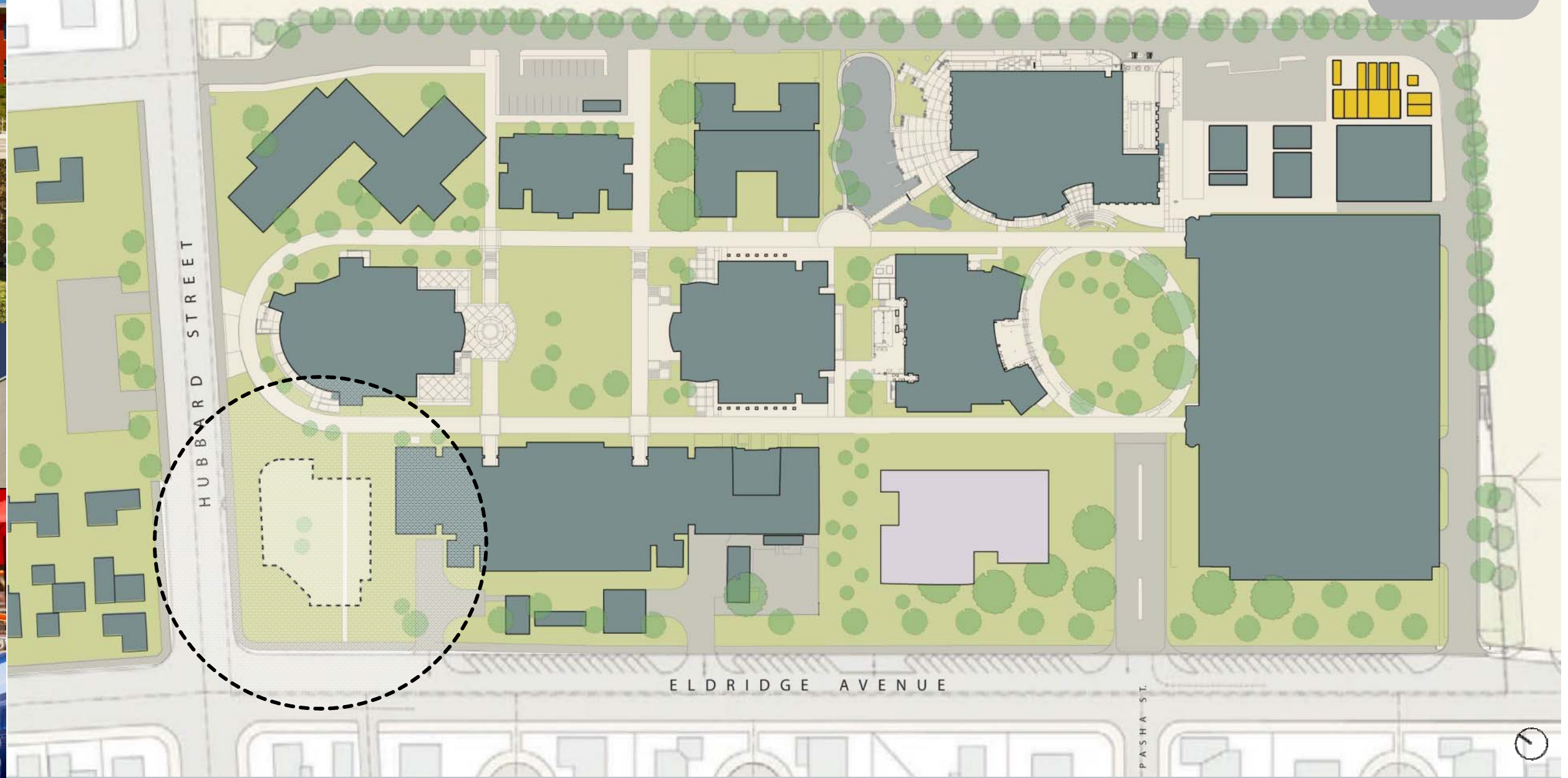


- Existing
- Deferred Construction
- New Construction
- Scope Transfer



Education Building

Updates
&
Changes

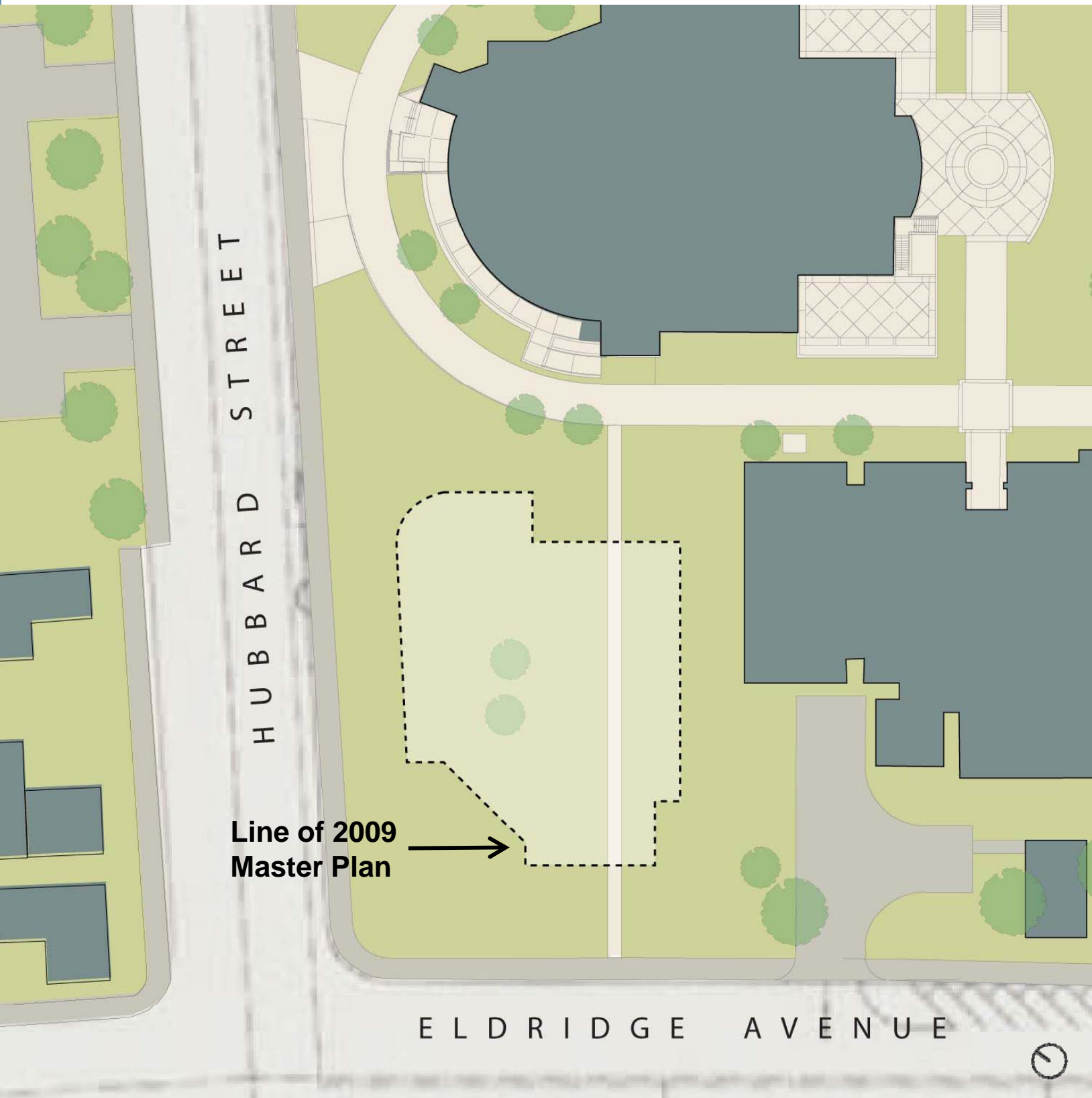


-  Existing
-  Deferred Construction
-  New Construction
-  Scope Transfer



Education Building Detail

Updates
&
Changes



Education Building
\$0

Remove Education building from Master Plan

Program incorporated into East Campus Building #17

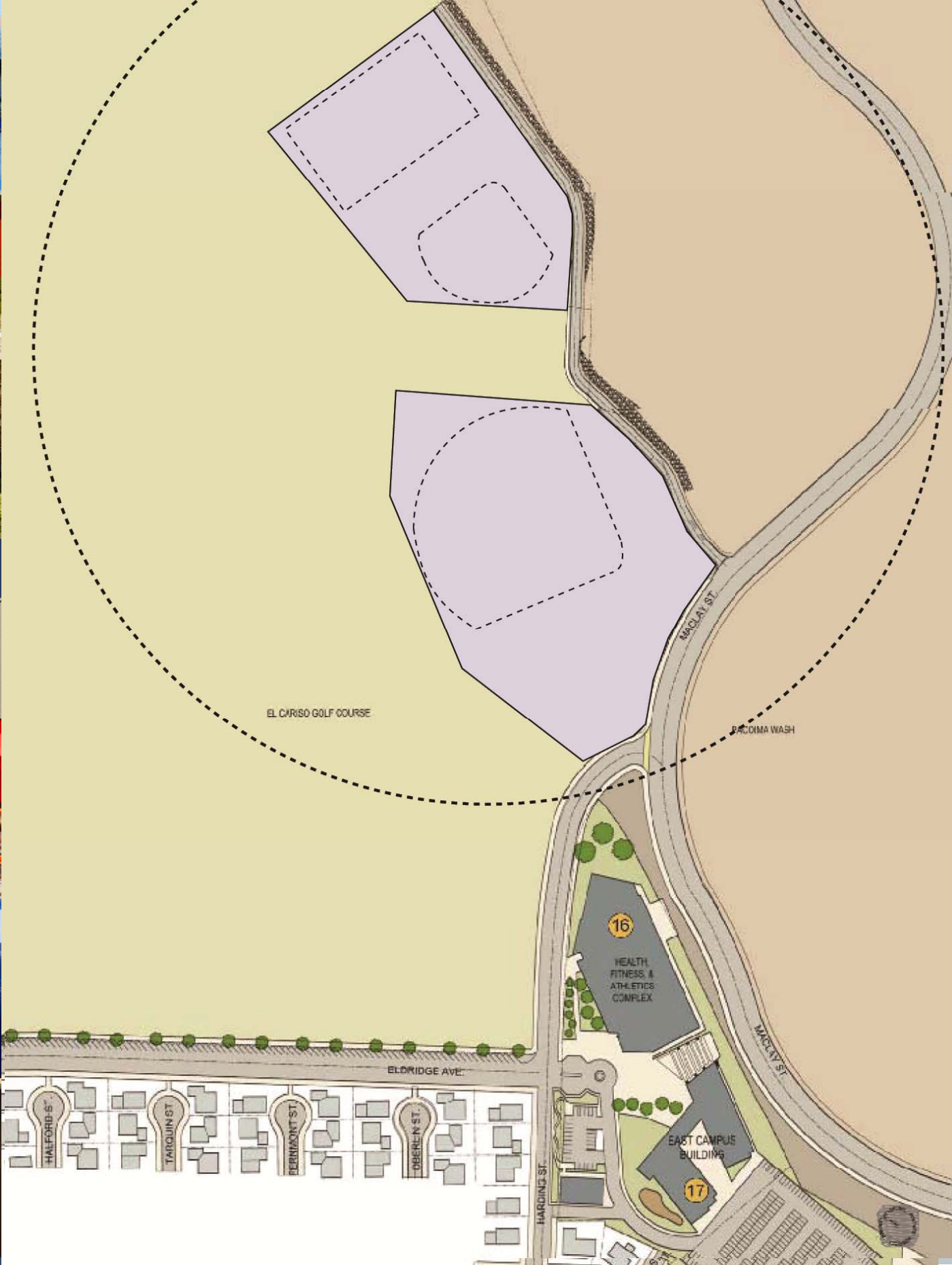
-  Existing
-  Deferred Construction
-  New Construction
-  Scope Transfer

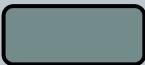


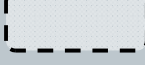




NCAA Fields

Updates
&
Changes



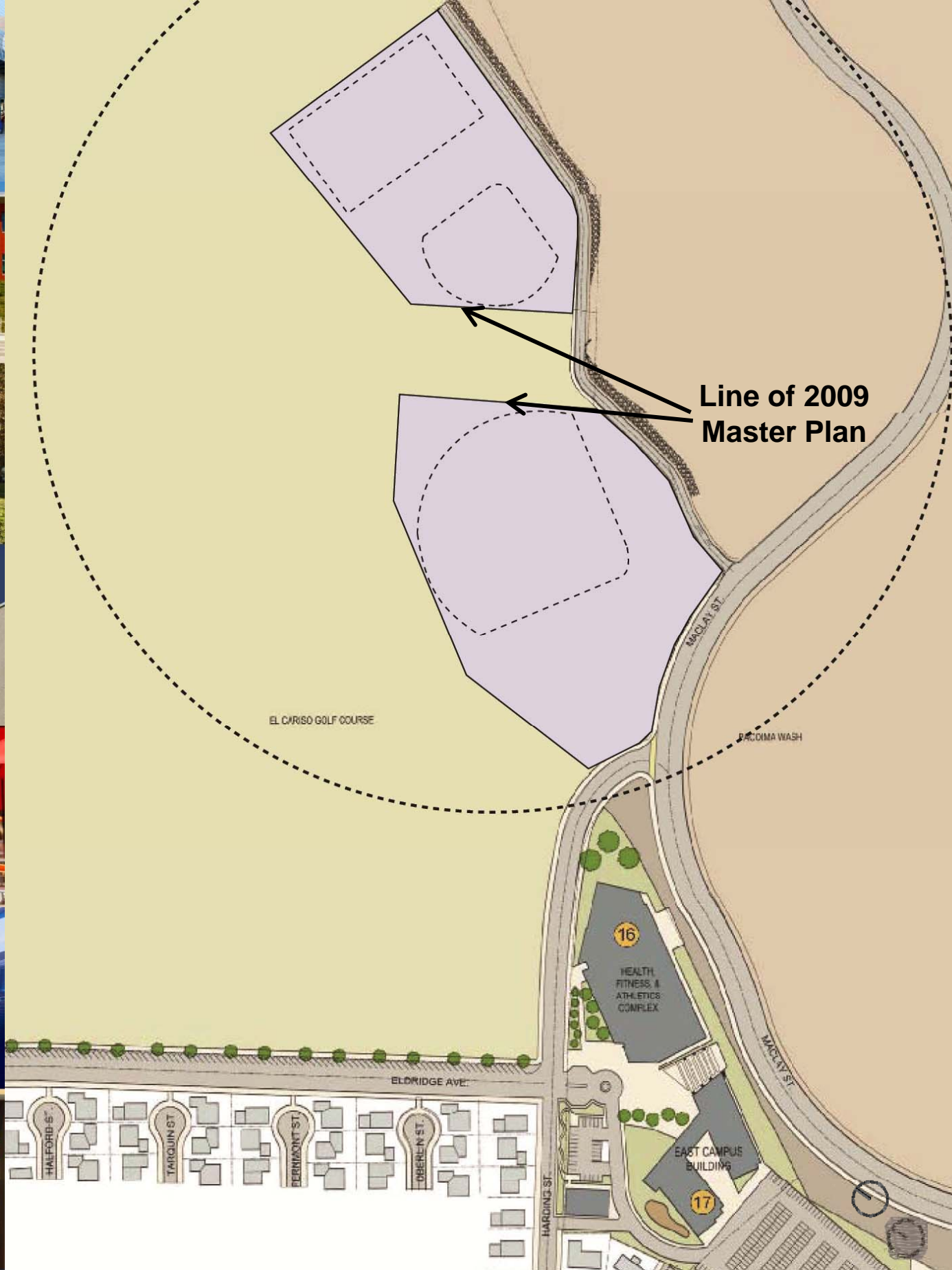
-  Existing
-  Deferred Construction
-  New Construction
-  Scope Transfer





NCAA Fields Detail

Updates & Changes



NCAA Fields
\$0

Defer NCAA Fields from Master Plan

-  Existing
-  Deferred Construction
-  New Construction
-  Scope Transfer



Storm Water Management

Updates
&
Changes

Storm Water
Management
\$1.77 Million

Storm water
Mitigation

New Dry-bed
Arroyos



 Drainage Sub-Area Boundary

 Flow line



Existing Built Conditions

EXISTING
CONTEXT



2014 Facility Master Plan Update / Changes

MASTER
PLAN
UPDATE /
CHANGES



- | | | |
|-----------------------------|--------------------------------------|-----------------------------|
| 1 Child Development Center | 6 Collaborative Studies | 12 Parking Structure A |
| 2 Central Plant | 7 Campus Services | 13 Amphitheatre |
| 3 Family & Consumer Studies | 9 Library / Learning Resource Center | 14 West-of-Hubbard Property |
| 4 Media Arts | 10 Campus Center | 15 Existing Arroyos |
| 5 Temporary Portables | 11 Instructional / Administration | 16 New Dry-Bed Arroyos |



Campus
Services
and Bookstore

Existing Built Conditions

EXISTING
CONTEXT

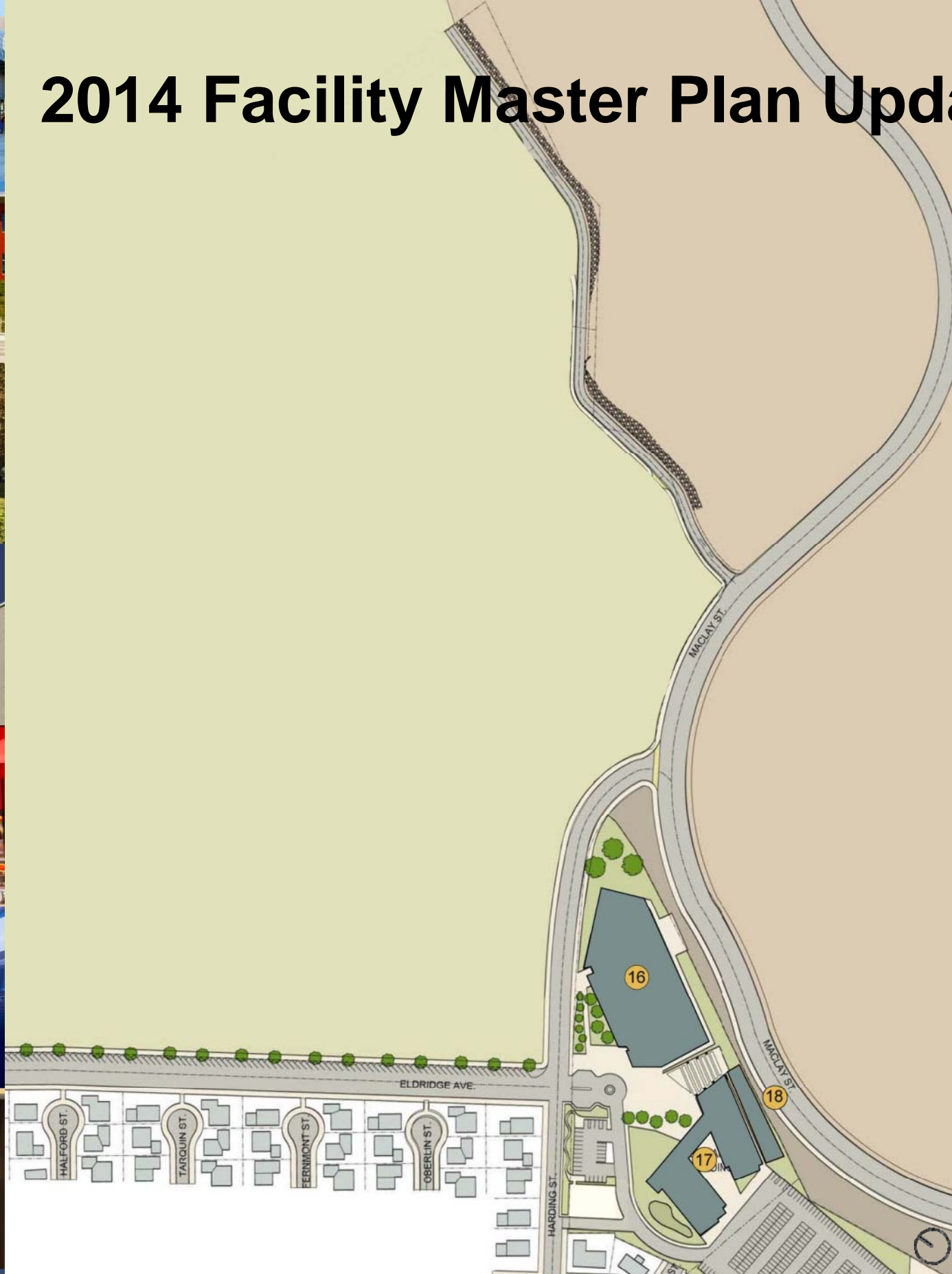


- Existing
- Deferred Construction
- New Construction
- Scope Transfer



2014 Facility Master Plan Update / Changes

MASTER
PLAN
UPDATE /
CHANGES



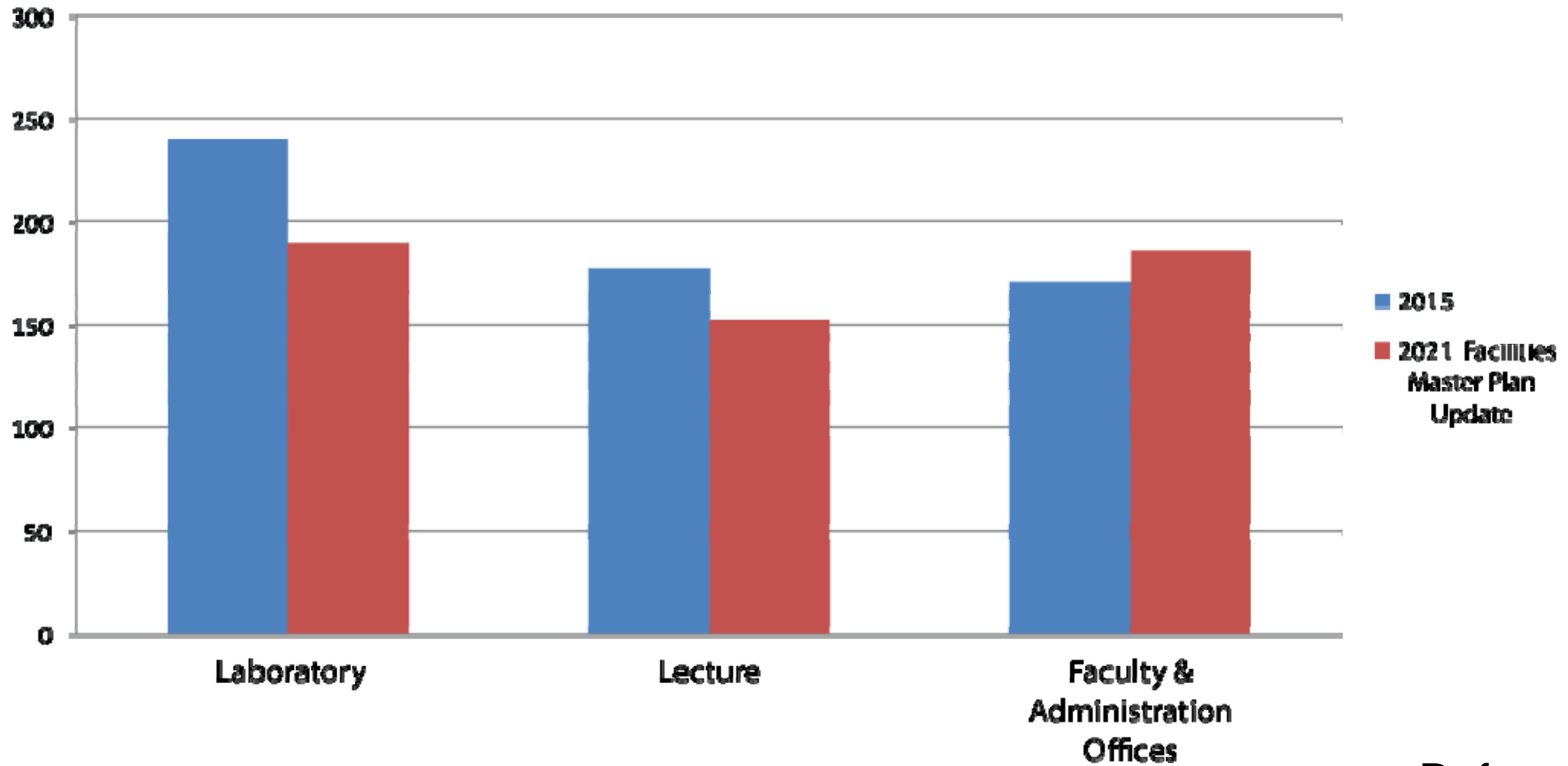
Legend

- 16 Health Fitness, & Athletics Complex
- 17 East Campus Building
- 18 East Campus Central Plant



Campus Space Utilization-Cap Load Ratio

Utilization



Reference:
Fusion data as of
January 2014





Los Angeles Mission College

2014 Facility Master Plan Update

&

Environmental Impact Report Addendum

June 2015

Los Angeles Community College District
Facilities Master Planning and Oversight Committee Meeting

