Los Angeles Community College District

West Los Angeles College Facility Master Plan Update

(2020)

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Introduction

This is the latest in a series of updates to the West Los Angeles College Facility Master Plan. The purpose of this update to the Facility Master Plan (hereinafter referred to as the 2020 Master Plan Update) is to:

- Coordinate facilities with programming and enrollment needs;
- Optimize building utilization and capacity load ratios and maximize student engagement; and
- Balance planning with funding availability.

The 2020 Master Plan Update involves construction of a new educational support building, demolition of four outdated buildings, partial renovation to parts of three facilities, improvements to campus infrastructure, and relocation and downsizing of the previously-approved Maintenance & Operations building. Overall, the campus building square footage would decrease by approximately 45,700 square feet as compared to previously approved plans and result in a more efficient campus.

The proposed changes will not have any direct effect on campus enrollment or employment.

Background

A Facility Master Plan was adopted for West Los Angeles College in 2005. The Facility Master Plan was subsequently revised in 2010, 2013, 2016, and 2018. Analysis under the California Environmental Quality Act (CEQA) was completed for each of these iterations.

2020 Master Plan Update

As noted above, the 2020 Master Plan Update includes the following changes (also shown in Table 1):

- Construct a new educational support building of up to 65,000 square feet. The new building will replace the existing Heldman Learning Resource Center (HLRC). The anticipated uses of the new building will be similar to the uses of the existing HLRC, including the library, student union, learning resource center, secondary telecommunication center, and more. It will be constructed just north of the existing HLRC.

- Demolish:
  - HLRC (64,251 square feet; built in 1978, FCI[1]: 49.72%)
  - Classroom building CE-A (19,246 square feet; built in 1977; FCI: 63.81%)
  - Classroom building CE-B (18,308 square feet; built in 1977; FCI: 60.88%)
  - Science Center (8,750 square feet; built in 1977; FCI: 61%)

[1] FCI stands for Facilities Condition Index.

- Conduct partial renovations to the following buildings to accommodate programs from buildings being demolished:
    - Fine Arts A (renovate 18,115 square feet of 36,433 square foot facility)
    - Math & Science – A (renovate 2,168 square feet of 72,813 square foot facility)
    - Student Services (renovate 7,997 square feet of 50,470 square foot facility)

- Improve campus infrastructure, including bio-swale stormwater retention improvements west of the football field grandstand, west of the PE parking lot, southeast of Lot 4, south of Lot 5, and southwest of the baseball field. Some gas lines will also be replaced.

- Relocate and downsize of the previously approved Maintenance & Operations building. Building will now be located slightly east of the previously-approved location and be downsized from 16,090 square feet to 15,943 square feet.

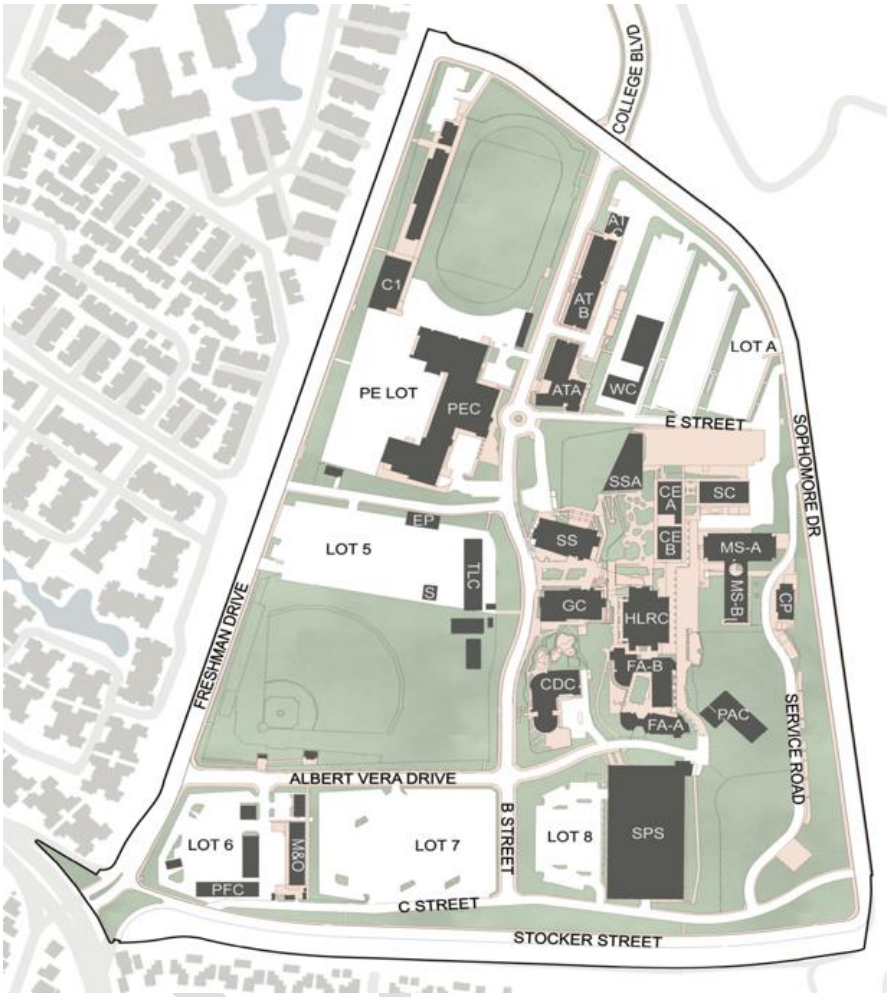
No other revisions to the Master Plan are proposed. The 2020 Master Plan Update does not affect previously-projected campus enrollment or employment.

Table 1 shows the change in facility square footage. Exhibits 1, 2, and 3 show maps of: (1) the existing Master Plan, and (2) the proposed changes to the Master Plan; and (3) the Master Plan after the proposed changes are implemented.

TABLE 1
2020 FACILITY MASTER PLAN UPDATE PROJECTS

TABLE 1: SUMMARY OF PROPOSED CHANGES IN GROSS SQUARE FOOTAGE OF FACILITIES		
	Existing Facility Master Plan Update	**2020 Facility Master Plan Update**
Facility	**Existing / Previously Approved GSF**	**Proposed GSF**
NEW FACILITIES		
Multi-purpose building	--	up to 65,000
	Total New GSF Proposed	**65,000**
DEMOLISHED FACILITIES		
HLRC	64,251	-64,251
Classroom Building CE-A	19,246	-19,246
Classroom Building CE-B	18,306	-18,306
Science Center	8,750	-8,750
Maintenance & Operations Office	16,090	15,943
	Total Reduction GSF Proposed	**-110,700**
	TOTAL	**-45,700**

Exhibit 1: Existing Master Plan Campus Map



Approved in 2018

Exhibit 2: Proposed Changes to the Existing Master Plan Campus Map

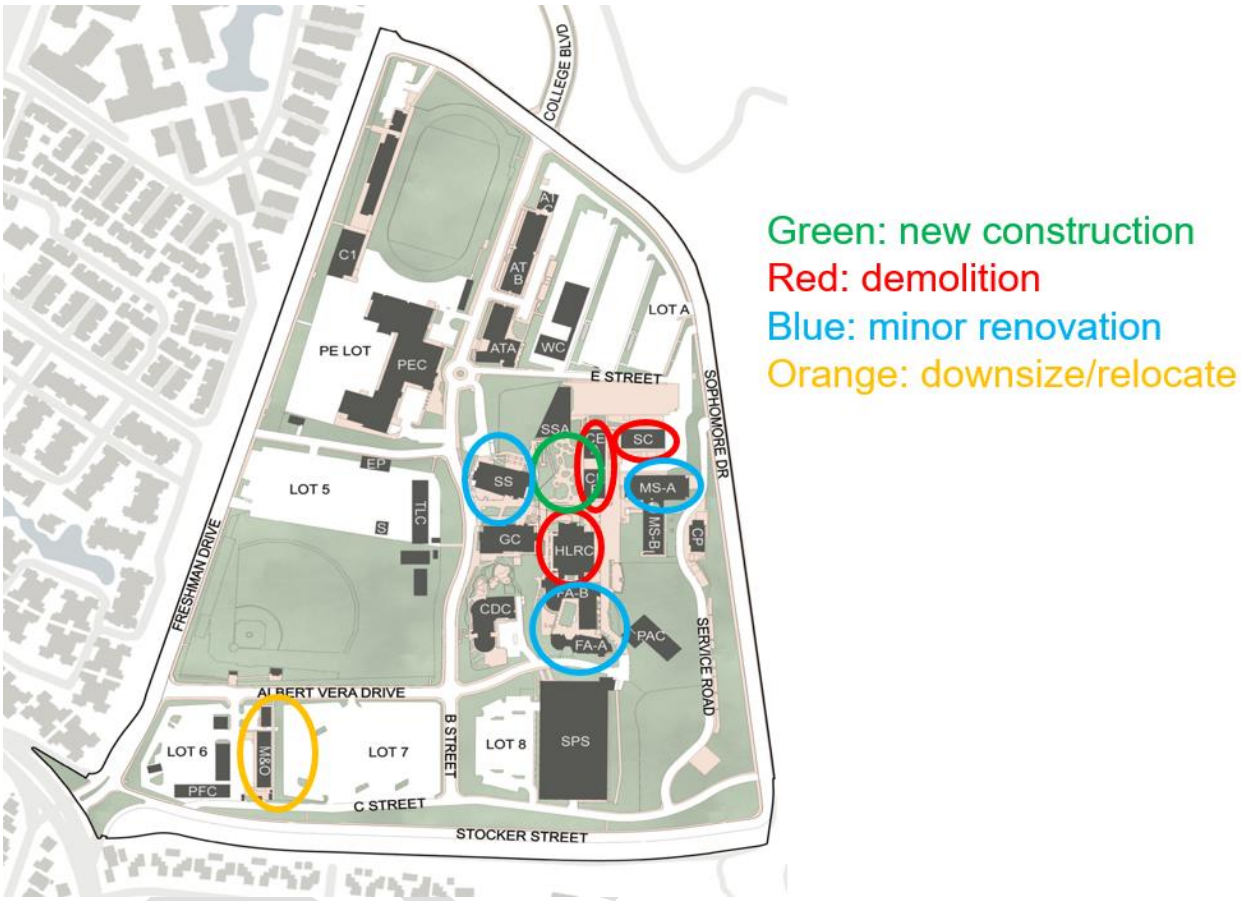
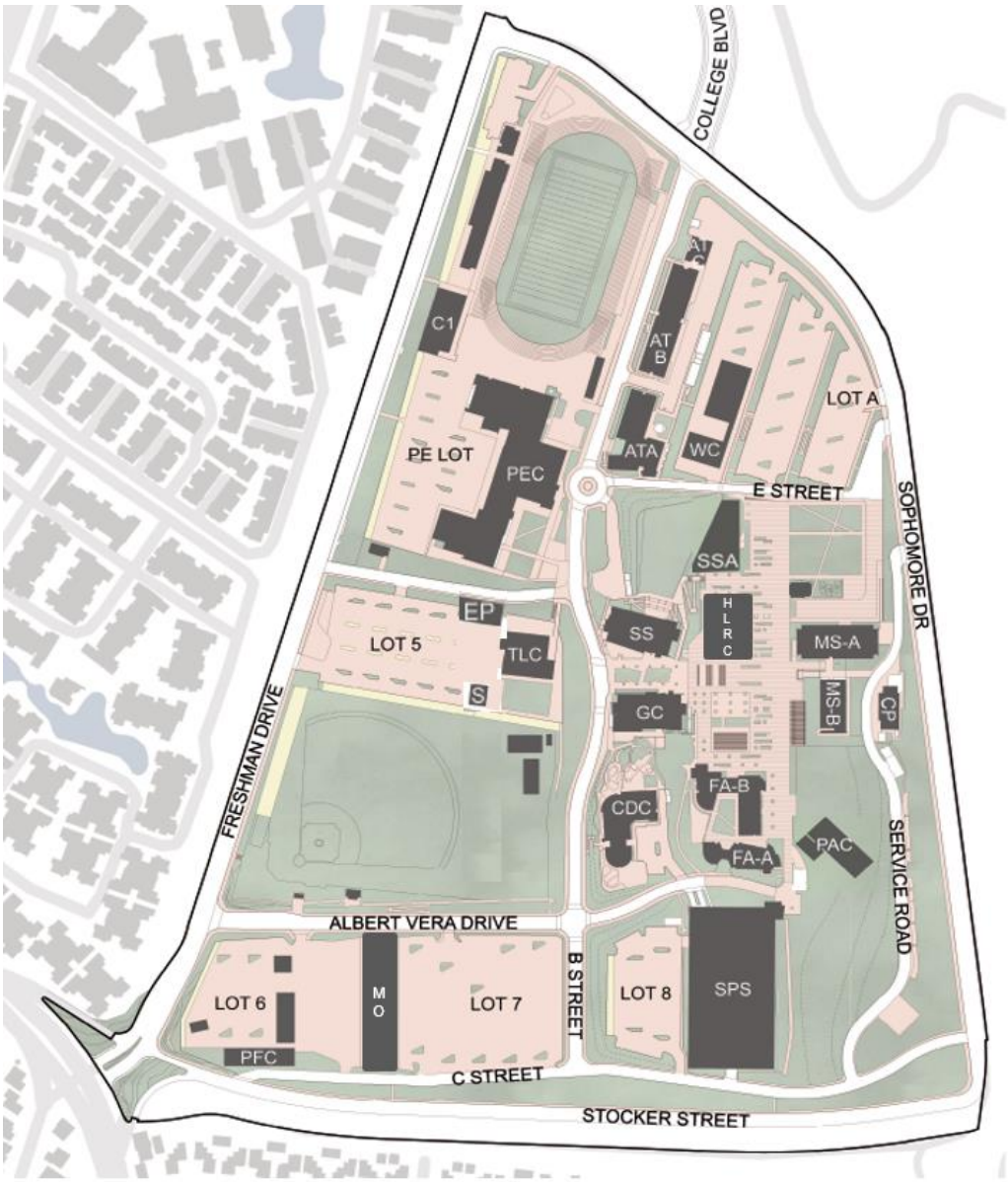


Exhibit 3: Proposed Master Plan Campus Map



Sustainability Standards

All new construction would be consistent with the LACCD Sustainability Standards. This includes the requirement that all new buildings and major renovations over 7,500 square feet of occupied structures shall be minimally LEED certified and meet current California Energy Code.

Enrollment

The 2020 Master Plan Update does not propose any changes to enrollment. Further, the changes to campus buildings will not affect student enrollment capacity.

Pedestrian Circulation/Accessibility

The 2020 Master Plan Update not affect vehicular circulation within the campus. Pedestrian access to the campus would remain the same. Fire and police department access is provided to the campus from surrounding roadways and pathways would not be negatively affected by the 2020 Master Plan Update.

Exterior Lighting

Exterior lighting will be provided to illuminate entrances and provide adequate lighting to enhance pedestrian wayfinding, circulation, and security. Lighting will be designed to fit the architecture of the area, will be compatible with the existing night lighting of adjacent uses, and will incorporate cut-off features to reduce light trespass.

Utilities

The proposed new building will connect to existing utilities within and adjacent to the campus, including water (domestic and irrigation), chilled water, sewer, storm drains and water quality treatment facilities, electric, natural gas, and telecommunications. No new or expanded off-site utility infrastructure is required to serve the proposed new buildings.

Summary

The 2020 Master Plan Update will modernize the campus, making it more efficient for student and faculty. It optimizes facilities with programming and enrollment needs and building utilization and capacity load ratios, while maximizing student engagement.