The Educational Facilities Master Plan, adopted by the Board of Trustees in 1998, was a set of strategies that have guided our facilities development and presented the needs of the college to the public, which led to successful bond measures starting in 2002. The 1998 Master Plan identified a number of projects including the Pool, Science Building, Humanities and Social Science, a Library expansion, Theatre Arts, and a new Quad. The 1998 Plan was amended in 2007 to provide for facilities on the Bundy Campus.

The college last updated its Facility Master Plan in 2010. A variety of projects with funding from Measures U, S, and AA were included in that master plan. The status of the projects in the 2010 plan is as follows:

- Information Technology – Completed
- Health/PE/Fitness/Dance (Core Performance) – Phase I Completed
- Central Plant - Completed
- East Wing Performing Arts – Completed
- Academy of Entertainment & Technology (CMD) – In Construction
- Student Services – In Construction
- Math/Science Addition – Funded by State in 2017-18 Budget
- Drescher Hall & Pico Promenade – Funded under Measure V
- Corsair Stadium – Moved to future project in new master plan

The voter’s as part of Measure V approved the financing of a number of additional projects in November 2016:

- New Art Complex
- Renovation of Business
- New Classroom Building
- New Campus Police Station
- Outdoor Classroom

The college’s facilities and senior administrative staff have been working for several months with our consultants to craft a draft plan for the Board’s review and comment. During the spring of 2017 each of the new projects had been discussed with the DPAC Facilities Committee and the committees comments have been considered in putting together this plan.

The draft plan is based upon the previous 2010 Facilities Master Plan Update along with the new projects approved by the voter’s. This is the first public showing of the draft plan and based upon the Board’s comments we would intend to revise the plan and present it for further discussion with the campus and community this fall. In the meantime our staff and consultants will be working on any CEQA issues with these potential projects.

We will also discuss the importance of moving forward with the Math/Science addition now that the Governor has signed the state budget, which includes partial funding for the project.

Our college staff and the consultant team that has been working on the update will give this informational presentation:

DLR Group – Master Planning Architect
Alma Strategies – Capital Outlay Project Consultants
Vanir Construction Management – District’s Program and Construction Managers
Narrative for attached slides from DLR Architects

A draft preview of the July 11th Board Meeting presentation from DLR Architects is attached. The draft you see here is still being updated and additional pages may be added before the final presentation. Please note that this is the first public preview and the presentation is not a completed master plan. We wanted to have a working session to enable us to receive the Boards’ questions and comments, which will be incorporated into the next draft. Although the Facilities Master Plan Update details the college’s needs on the main campus over the next 10 years, we currently do not have available funding identified to complete the entire plan.

Description for each slide:

**Phase 1**
Before the first project (Math/Science addition) can begin construction a number of relocations will need to take place on the main campus, mostly coming from the soon to be demolished Liberal Arts, Letters & Science and Counseling complexes. This slide does not show previous relocations that will take place from these buildings with the opening of the Center for Media and Design and the Student Services building.

We have identified locations within Drescher Hall and the Cayton Center basement (former KCRW) as existing buildings which will have available space. In addition the plan shows a number of portable buildings at the current location of Student Services/Admissions. Most of these relocations will take place in spring and summer of 2019. Note the modular buildings on Pico will be screened with fencing, hedges, and graphics so they will not be visible from the street.

**Phase 2A**
Phase 2 shows the actual demolition of the areas that are scheduled for the earlier phases of construction projects. This demolition is expected to start in summer of 2019.

**Phase 2B**
This slide shows the first set of projects that are expected to be constructed including the state approved Math/Science wing along with other improvements along Pearl Street. It also shows the location for a potential outdoor classroom/amphitheater.

**Phase 3A**
This shows the demolition of the YWCA property. The buildings are unsuitable for college use and cannot be brought up to current codes for school buildings.

**Phase 3B**
We are suggesting the YWCA site for the replacement Art Complex. Art would be consolidated from both the Main Campus and the Airport Arts Campus into a single location at the corner of Pico and 14th Street. Proper setbacks would be maintained so not to intrude into the adjacent residential area. The Art Complex has been submitted to the state for matching funding.

**Phase 4A**
The temporary classrooms in and around Drescher Hall will be demolished for future classroom and Pico frontage improvements.

**Phase 4B**
A new large classroom building would be constructed next to Drescher Hall and other Pico Boulevard improvements would be made.
Phase 5
A complete renovation of the Business Building would take place. The building was originally constructed in 1980 and lacks the infrastructure for the many computer labs that are now in the building.

Phase 6A
Now that we would have sufficient permanent classroom space with the addition of the new classroom building and the renovation of the Business Building we can remove the Math Complex temporary buildings.

Phase 6B
Funding for a permanent Campus Police building was approved in Measure V. The old Math Complex site is a central location for this service. There will also be room on site for parking.

Phase 7A
The old Art Building can be demolished.

Phase 7B
Construction of a new Cafeteria and Bookstore. The old complex was built in the 50’s and the infrastructure is not capable of accommodating modern food services or retail store. There is also insufficient indoor seating.

Phase 8A
Demolition of the old Cayton Center and Cafeteria building.

Phase 8B
The center of the campus is now opened up for a new quad area.

Phase 9A
Demolition of Corsair Field.

Phase 9B
New stadium, Maintenance Department facilities, and new Corsair field. Note the entire field is realigned creating more space.
PHASE 1 - INTERIM BUILDING

NEW CONSTRUCTION
1 INTERIM BUILDING
(PORTABLES)

<table>
<thead>
<tr>
<th>Room Use</th>
<th>ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>18,822</td>
</tr>
<tr>
<td>Office</td>
<td>2,138</td>
</tr>
<tr>
<td>Other</td>
<td>750</td>
</tr>
<tr>
<td>Lab</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL ASF</td>
<td>21,710</td>
</tr>
</tbody>
</table>

APPROX. GSF (80% EFF.) 27,138
**PHASE 2A - DEMOLITION**

- ESL: 6,450 GSF
- LETTERS & SCIENCE: 33,021 GSF
- LIBERAL ARTS: 38,878 GSF
- COUNSELING COMPLEX: 16,343 GSF
- INTERNATIONAL CENTER
- OUTDOOR AMPHITHEATER AREA
- INFO TECHNOLOGY SETBACK: -20 PARKING SPACES
Phase 2B - Math & Sci Addition & Site Work

New Construction:
1. Interim Building
2. Math & Science Addition
   - Stadium Entrance: 107,023 GSF
   - Outdoor Amphitheater: 12,500 SF
   - 500 Seats
3. Math & Science Addition
   - 107,023 GSF
   - 1,000 SF
   - 500 Seats
4. Info Technology Setback
   - 3,200 SF

Additional Notes:
- Phase 2B - Math & Sci Addition & Site Work
- New Construction
- Interim Building
- Math & Science Addition
  - Stadium Entrance: 107,023 GSF
  - Outdoor Amphitheater: 12,500 SF
  - 500 Seats
- Math & Science Addition
  - 107,023 GSF
  - 1,000 SF
  - 500 Seats
- Info Technology Setback
  - 3,200 SF
PHASE 4A - DEMOLITION

PHASE 1 INTERIM BUILDING
DRESCHER HALL PICO MASSING | 5,600 GSF - 75 PARKING SPACES
**Phase 4B - Pico Classroom & Frontage**

**New Construction**

1. **Interim Building**
   - 107,033 GSF

2. **Math & Science Addition**
   - 12,600 SF
   - 500 Seats
   - 3,200 SF

3. **Arts Complex**
   - 33,825 GSF + 52 Parking Spaces

4. **Pico Classroom & Frontage**
   - 74,996 GSF
Phase 5 - Business Remodel

New construction:
1. Interim Building
   - 107,023 GSF
2. Math & Science Addition
   - 12,500 SF
   - Outdoor Amphitheater
   - 500 Seats
   - Info Technology Setback
   - 3,200 SF
3. Arts Complex
   - 33,825 GSF + 52 Parking Spaces
4. Pico Classroom & Frontage
   - 74,996 GSF
5. Business Remodel
   - 53,772 GSF

Additional facilities:
- Stadium Entrance: 12,500 SF
- Outdoor Amphitheater: 500 Seats
- Info Technology Setback: 3,200 SF
- Arts Complex: 33,825 GSF + 52 Parking Spaces
- Pico Classroom & Frontage: 74,996 GSF
- Business Remodel: 53,772 GSF

Campus facilities:
- Student Services
- Tennis Center
- Center for Environ. & Urban Studies
- Theater Arts Pavilion
- Life & Physical Science Complex
- Inter. Education Counseling
- John Adams M.S. Auditorium
- Campus Police
- School of Relations Outreach
- Inter. Education Counseling
- Auxiliary Services
PHASE 6B - CAMPUS POLICE & PARKING

NEW CONSTRUCTION
1. INTERIM BUILDING
   - 107,023 GSF
2. MATH & SCIENCE ADDITION
   - 12,500 SF
   - 500 SEATS
   - 3,200 SF
3. ARTS COMPLEX
   - 33,825 GSF + 52 PARKING SPACES
4. PICO CLASSROOM & FRONTAGE
   - 74,996 GSF
5. BUSINESS REMODEL
   - 53,772 GSF
6. CAMPUS POLICE & PARKING
   - 8,000 GSF + 71 PARKING SPACES
PHASE 7B - CAFETERIA & BOOKSTORE

NEW CONSTRUCTION
1 INTERIM BUILDING
2 MATH & SCIENCE ADDITION
   STADIUM ENTRANCE
   OUTDOOR AMPHITHEATER
   INFO TECHNOLOGY SETBACK
3 ARTS COMPLEX
4 PICO CLASSROOM & FRONTAGE
5 BUSINESS REMODEL
6 CAMPUS POLICE & PARKING
7 CAFETERIA & BOOKSTORE

107,023 GSF
12,500 SF
500 SEATS
3,200 SF
33,825 GSF + 52 PARKING SPACES
74,996 GSF
53,772 GSF
8,000 GSF + 71 PARKING SPACES
50,000 GSF
PHASE 8A - DEMOLITION

CAYTON CENTER & CAFETERIA  |  59,644 GSF
BOOKSTORE
HEALTH SERVICES

PICO ANNEX

16TH STREET
PARKING STRUCTURE A

PICO BLVD.

GRESHER HALL

MANTENANCE & OPERATIONS

HEALTH / FITNESS

PE / DANCE

PARKING STRUCTURE C

HUMANITIES & SOCIAL SCIENCE

LOT 5

CENTERS FOR ENV & URBAN STUDIES

INTER. EDUCATION COUNSELING

PICO ANNEX

SCHOOL OF RELATIONS OUTREACH

TO BE REPURPOSED

TO BE REPURPOSED

SCHOOL OF RELATIONS OUTREACH

DRESCHER HALL

TO BE REPURPOSED

PARKING STRUCTURE C

INFO TECH

INFO TECH

AUXILLARY SERVICES

DWAYN BRZEZINSKI, LATEX GRAPHICS

PICO ANNEX

SCHOOL OF RELATIONS OUTREACH

TO BE REPURPOSED

SCHOOL OF RELATIONS OUTREACH

DRESCHER HALL
PHASE 8B - CENTRAL QUAD

NEW CONSTRUCTION
1  INTERIM BUILDING
2  MATH & SCIENCE ADDITION
   STADIUM ENTRANCE
   OUTDOOR AMPHITHEATER
   INFO TECHNOLOGY SETBACK
3  ARTS COMPLEX
4  PICO CLASSROOM & FRONTAGE
5  BUSINESS REMODEL
6  CAMPUS POLICE & PARKING
7  CAFETERIA & BOOKSTORE
8  CENTRAL QUAD

107,023 GSF
12,500 SF
500 SEATS
3,200 SF
33,825 GSF + 52 PARKING SPACES
74,996 GSF
53,772 GSF
8,000 GSF + 71 PARKING SPACES
65,000 SF
PHASE 9A - DEMOLITION

CORSAIR FIELD
BLEACHERS & MAINTEN
MAINTENANCE SHOPS
M&O FACILITIES
FACULTY VILLAGE

23,236 GSF - 9 PARKING SPACES
1,920 GSF
PHASE 9B - STADIUM & BLEACHERS
M&O

NEW CONSTRUCTION
1 INTERIM BUILDING
2 MATH & SCIENCE ADDITION
   STADIUM ENTRANCE
   OUTDOOR AMPHITHEATER
   INFO TECHNOLOGY SETBACK
3 ARTS COMPLEX
4 PICO CLASSROOM & FRONTAGE
5 BUSINESS REMODEL
6 CAMPUS POLICE & PARKING
7 CAFETERIA & BOOKSTORE
8 CENTRAL QUAD
9 STADIUM & BLEACHERS
   MAINTENANCE & OPERATIONS

107,023 GSF
12,500 SF
500 SEATS
3,200 SF
33,825 GSF + 52 PARKING SPACES
74,996 GSF
53,772 GSF
8,000 GSF + 71 PARKING SPACES
50,000 GSF
65,000 SF
3,500 SEATS
14,500 GSF
FINAL CAMPUS BUILD OUT

NEW CONSTRUCTION

1. INTERIM BUILDING
   - 107,023 GSF
2. MATH & SCIENCE ADDITION
   - 12,500 SF
   - 500 SEATS
   - 3,200 SF
3. ARTS COMPLEX
   - 33,825 GSF + 52 PARKING SPACES
4. PICO CLASSROOM & FRONTAGE
   - 74,996 GSF
5. BUSINESS REMODEL
   - 53,772 GSF
6. CAMPUS POLICE & PARKING
   - 8,000 GSF + 71 PARKING SPACES
7. CAFETERIA & BOOKSTORE
   - 50,000 GSF
8. CENTRAL QUAD
   - 65,000 SF
9. STADIUM & BLEACHERS
   - 3,500 SEATS
   - 14,500 GSF
10. MAINTENANCE & OPERATIONS

PARKING STRUCTURES:
- A
- B
- C