

Los Angeles Community College District
Los Angeles Pierce College Facility Master Plan Update
(May 2019)

Los Angeles Community College District

Los Angeles Pierce College Facility Master Plan Update (May 2019)

Introduction

This is the latest in a series of updates to the Los Angeles Pierce College Facility Master Plan. The purpose of this update to the Facilities Master Plan (hereinafter referred to as the 2019 Master Plan Update) is to:

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

The 2019 Master Plan Update involves construction of three new buildings, relocation of a previously-approved building, and demolition of various buildings to accommodate the new construction and facility needs. The new construction, in conjunction with various demolition activities, would keep the overall campus square footage within the amount previously anticipated and approved. Further, although campus enrollment has been trending downward due to various factors and would not exceed previously anticipated and approved enrollment, the 2019 Master Plan Update itself does not affect previously-projected campus enrollment.

Background

A Facilities Master Plan was adopted for Los Angeles Pierce College in 2002. The Facilities Master Plan was subsequently revised in 2010 and again in 2014. Analysis under the California Environmental Quality Act (CEQA) was completed for each of these iterations: 2002 Environmental Impact Report (EIR), 2010 Addendum to the EIR, and 2014 Addendum to the EIR.

2019 Master Plan Update

As noted above, the 2019 Master Plan Update involves construction of three new buildings, relocation of a previously-approved building, and demolition of various buildings to accommodate the new construction and facility needs.

More specifically, the 2019 Master Plan Update includes the following changes (also shown in Table 1):

- Construction of a new Multi-Purpose Academic & Workforce Education building. This building is to be located where the Board previously approved a building known as the Digital Arts & Media (DAM) building. The DAM building was approved in 2010 to be 76,000 square feet (sf). In 2014, the DAM building was reduced to 26,000 sf. The new Multi-Purpose Academic & Workforce Education building is proposed to be 76,000 sf. Construction of the building also entails demolition of the following buildings: 1200, 1300, 1400, 1500, 1800, 8000, 8300, 8310, 8320, 8330, and 8345. The buildings to be demolished total 112,456 sf.
- Construction of a new Child Development Academic Department building. This building will be 10,500 sf. Construction of this building also entails demolition of the following buildings: 6100, 6200, 6300, and 6400. The buildings to be demolished total 7,440 sf.

- Construction of a new Industrial Technology building. This building will be 46,000 sf. Construction of this building also entails demolition of the following buildings: 3600A, 3600B, and 3800. The buildings to be demolished total 50,000 sf.
- Changing the location of the previously-approved Agricultural Education Center (as well as associated Greenhouse #1 and Greenhouse #2. Instead of their previously approved location on the far northwest corner of campus, the buildings will be built southeast of the previously anticipated location and closer to the campus core. The size of the buildings will remain the same as previously approved (i.e., 13,580 sf).

No other revisions to Master Plan document are proposed. Although campus enrollment has been trending downward due to various factors, the 2019 Master Plan Update itself does not affect previously-projected campus enrollment. Exhibits 1, 2, and 3 show maps of: (1) the existing (or previously approved) campus, (2) the proposed changes to campus, and (3) the campus after the proposed revisions are implemented.

**TABLE 1
2019 FACILITY MASTER PLAN UPDATE PROJECTS**

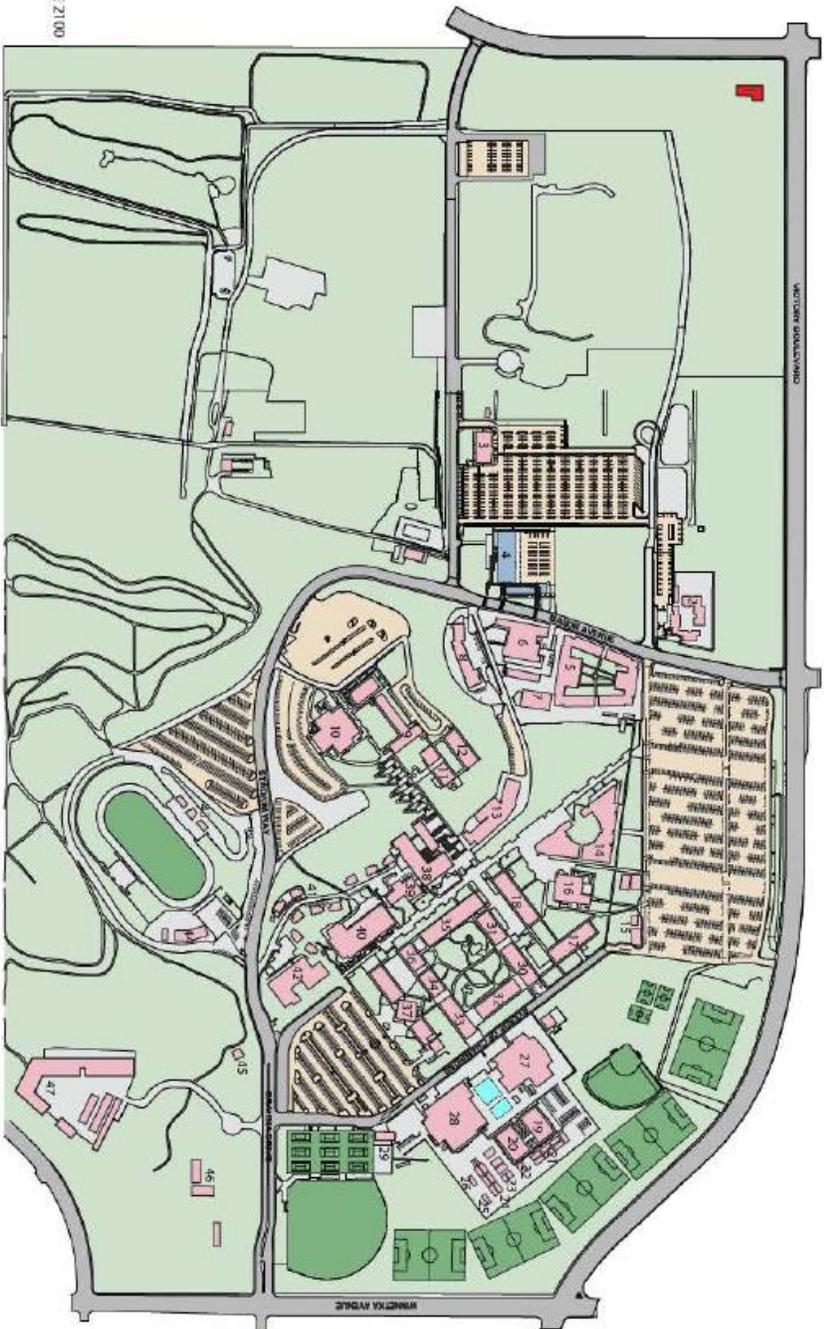
Building	2010 MP Update	2014 MP Update	2019 MP Update	Notes
Multi-Purpose Academic & Workforce Education building (formerly site of Digital Arts & Media building)	70,000	26,000	76,000	This project includes construction of Multi-purpose Academic & Workforce Education Building and the demo of buildings 1200, 1300, 1400, 1500, 1800, 8000, 8300, 8310, 8320, 8330 & 8345.
New			50,000	
Demo			-112,456	
Child Development Academic Department building	N/A	N/A	10,500	This project includes the construction of Academic Child Development Building and demo of the Child Development Bungalows 6100, 6200, 6300 & 6400.
New			10,500	
Demo			-7,440	
Industrial Technology Building	N/A	N/A	46,000	This project includes construction of new Industrial Technology Building and the demo of buildings 3600A, 3600B & 3800.
New			46,000	
Demo			-50,000	
Agricultural Education Center building	13,580	13,580	13,580	This project includes relocating previously planned Ag Education Building (8,540 sf), Greenhouse #1 (2,880 sf), and Greenhouse #2 (2,160 sf) to a new site on campus
New			0	
TOTAL SF:	83,580	39,580	-63,396	

Exhibit 1: Existing / Previously Approved Campus Map



BUILDING LEGEND:

1. AGRICULTURAL EDUCATION BUILDING (PREVIOUS LOCATION PER 2010 MASTER PLAN UPDATE)
2. CHILD DEVELOPMENT CENTER 3900
3. EARTH SCIENCES 4100
4. EXPANDED AUTOMOTIVE & NEW TECHNICAL EDUCATION FACILITIES (FUTURE, FUNDED BY MEASURE J)
5. CENTER FOR SCIENCE 9000
6. INDUSTRIAL TECHNOLOGY 3600
7. VET TECH
8. APPLIED TECHNOLOGY 3800
9. MUSIC 3400
10. PERFORMING ARTS CENTER 3500
11. ART GALLERY 3300
12. FINE ARTS 33 00
13. BUSINESS EDUCATION 3200
14. LIBRARY / LEARNING CROSSROADS 5000
15. CHILD DEVELOPMENT ACADEMIC DEPARTMENT 6100-6400
16. FACULTY AND STAFF CENTER 600
17. JANIENR 800
18. IRS 900
19. VILLAGE 8100
20. VILLAGE 8200
21. VILLAGE 8340, 8341, 8342, 8343, 8344, 8345
22. VILLAGE 8330
23. VILLAGE 8321
24. VILLAGE 8400, 8401, 8402, 8405, 8406, 8407
25. VILLAGE 8408
26. VILLAGE 8410
27. NORTH GYM 5600
28. SOUTH GYM 5400
29. SHERIFFS OFFICE
30. COSC 1500
31. GINCHEN 1600
32. MATH 1400
33. BEH 1300
34. EB 1200
35. ELM 1700
36. BIRCH 1100
37. ALDER 1000 ADMINISTRATION
38. MEDIA CENTERS 1800
39. GREAT HALL 1900
40. COLLEGE SERVICES / BUSINESS OFFICE / CAFE 2100
41. FACULTY OFFICES 2200-3100
42. STUDENT SERVICES / INFO DESK 4800
43. PRESS BOX
44. FIELD HOUSE 4700
45. WEATHER STATION
46. HORTICULTURE 4900
47. MAINTENANCE AND OPERATIONS FACILITY



- LEGEND:**
- EXISTING BUILDING
 - NEW BUILDING
 - LANDSCAPE & OPEN SPACE
 - EXISTING PARKING
 - EXISTING PAVING
 - EXISTING STREET
 - ATHLETIC FIELDS
 - PREVIOUS LOCATION PER 2010 MASTER PLAN UPDATE

CURRENT FACILITIES MASTER PLAN

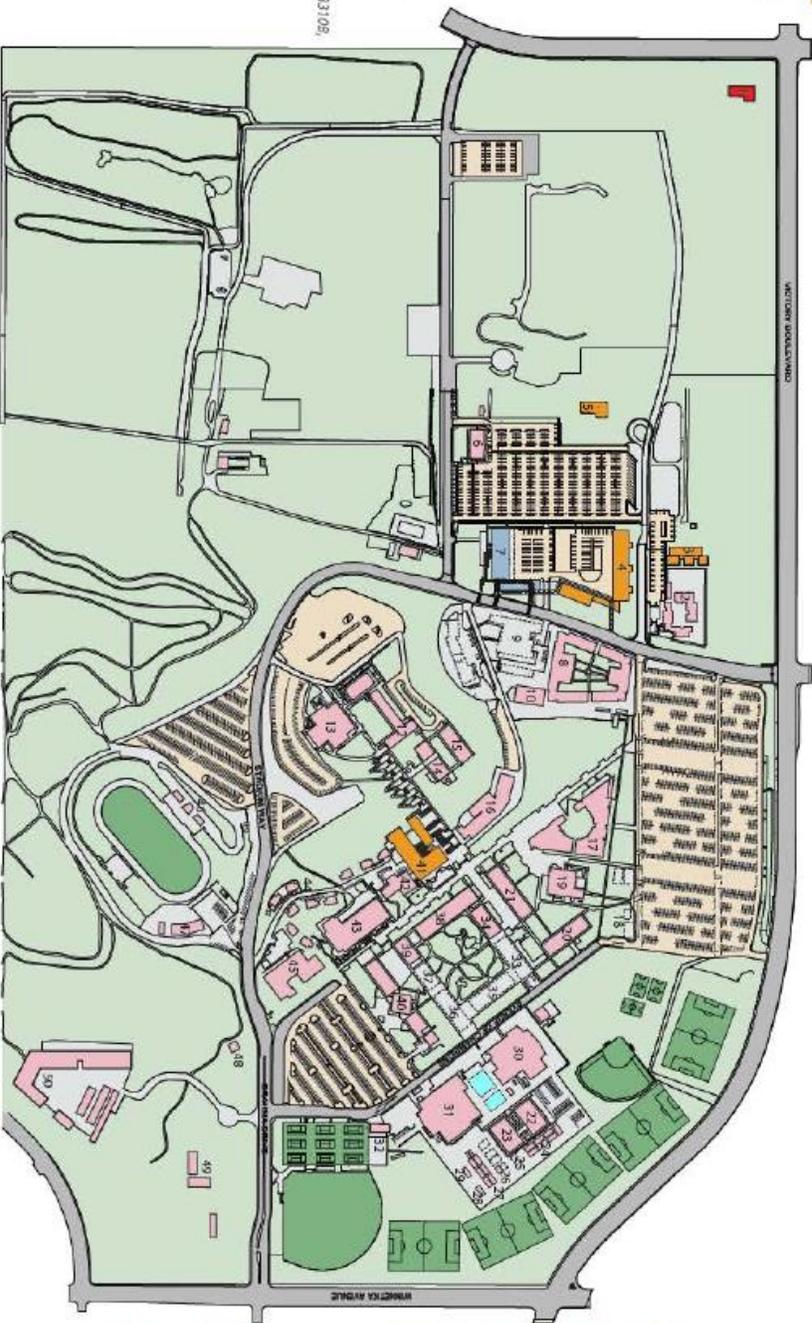


Exhibit 2: Proposed Campus Changes



BUILDING LEGEND:

1. AGRICULTURAL EDUCATION BUILDING (PREVIOUS LOCATION PER 2010 MASTER PLAN UPDATE)
2. CHILD DEVELOPMENT CENTER 3900
3. **NEW CHILD DEVELOPMENT ACADEMIC FACILITY**
4. **NEW INDUSTRIAL TECH REPLACEMENT BUILDING**
5. **NEW AGRICULTURAL EDUCATION BUILDING**
6. EARTH SCIENCES 4100
7. EXPANDED AUTOMOTIVE & NEW TECHNICAL EDUCATION FACILITIES (FUTURE, FUNDED BY MEASURE J)
8. CENTER FOR SCIENCE 9000
9. INDUSTRIAL TECHNOLOGY 3600
10. VET TECH
11. APPLIED TECHNOLOGY 3800
12. MUSIC 3400
13. PERFORMING ARTS CENTER 3500
14. ART GALLERY 3300
15. FINE ARTS 3300
16. BUSINESS EDUCATION 3200
17. LIBRARY / LEARNING CROSSROADS 5000
18. CHILD DEVELOPMENT ACADEMIC DEPARTMENT 6100-6400
19. FACULTY AND STAFF CENTER 600
20. JUNIPER 800
21. RIS 900
22. VILLAGE 8100
23. VILLAGE 8200
24. VILLAGE 8340, 8341, 8342, 8343, 8344, 8346 (SITE OF 8345 TO BE DEMOLISHED)
25. VILLAGE 8330
26. VILLAGE 8321 (SITES TO BE DEMOLISHED 8000, 8310A, 8310B, 8320)
27. VILLAGE 8400, 8401, 8402, 8405, 8406, 8407
28. VILLAGE 8408
29. VILLAGE 8410
30. NORTH GYM 5600
31. SOUTH GYM 5400
32. SHEPHERD'S OFFICE
33. COSC 1500
34. GINGER 1600
35. MATH 1400
36. BEH 1200
37. EB 1200
38. ELM 1700
39. BIRCH 1100
40. ALDER 1000 ADMINISTRATION
41. **NEW MULTI-PURPOSE ACADEMIC & WORKFORCE EDUCATION BUILDING** (SITE OF MEDIA CENTER 1800 TO BE DEMOLISHED)
42. GREAT HALL 1900
43. COLLEGE SERVICES / BUSINESS OFFICE / CAFE 2100
44. FACULTY OFFICES 2200-3100
45. STUDENT SERVICES / INFO DESK 4800
46. PRESS BOX
47. FIELD HOUSE 4700
48. WEATHER STATION
49. HORTICULTURE 4900
50. MAINTENANCE AND OPERATIONS FACILITY



- LEGEND:**
- BUILDING BEING DEMOLISHED
 - FUTURE BUILDING
 - EXISTING BUILDING
 - NEW BUILDING
 - LANDSCAPE & OPEN SPACE
 - EXISTING PARKING
 - EXISTING PAVING
 - EXISTING STREET
 - ATHLETIC FIELDS
 - PREVIOUS LOCATION PER 2010 MASTER PLAN UPDATE

FACILITIES MASTER PLAN UPDATE

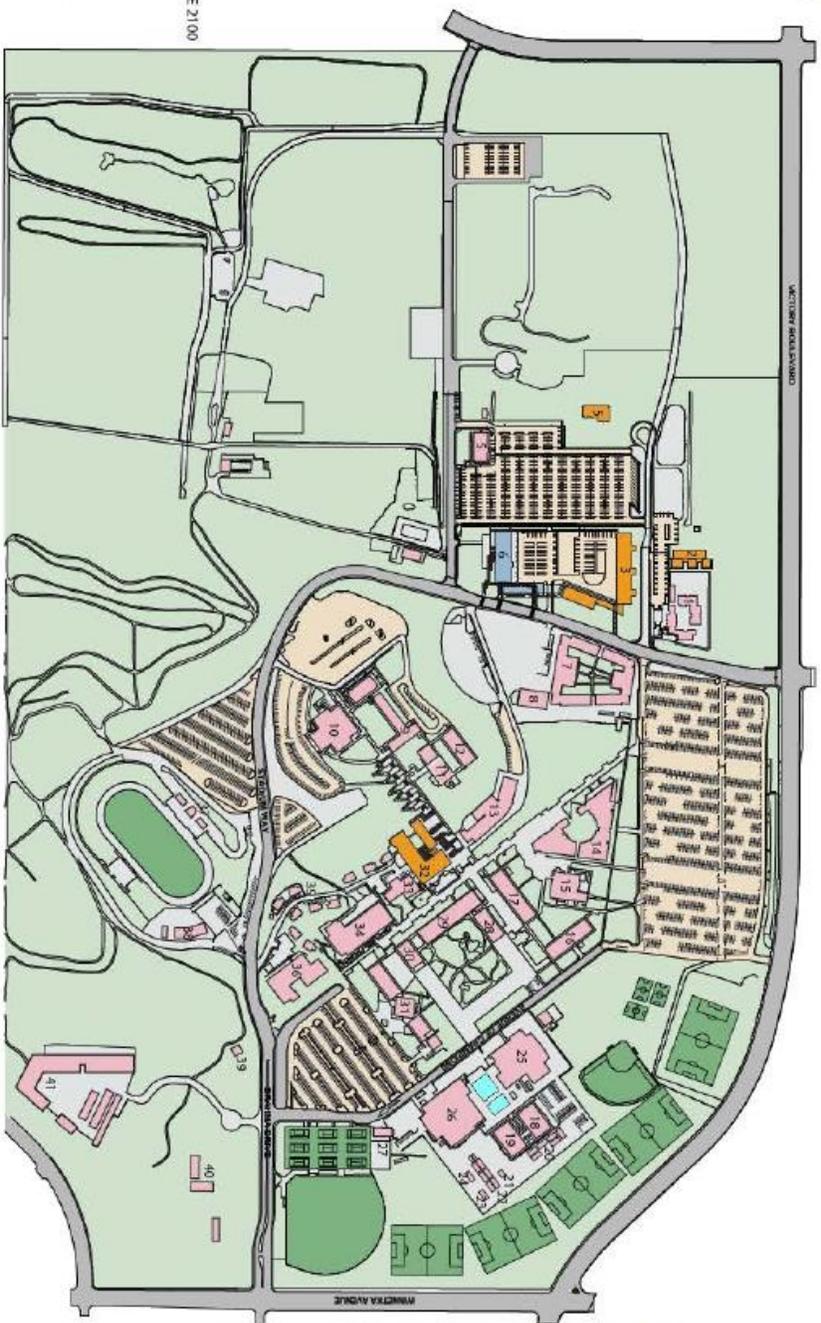


Current as of: 05/01/2019

Exhibit 3: Proposed Campus Map



- BUILDING LEGEND:**
1. CHILD DEVELOPMENT CENTER 3900
 2. NEW CHILD DEVELOPMENT ACADEMIC FACILITY
 3. NEW INDUSTRIAL TECH REPLACEMENT BUILDING
 4. NEW AGRICULTURAL EDUCATION BUILDING
 5. EARTH SCIENCES 4100
 6. EXPANDED AUTOMOTIVE & NEW TECHNICAL EDUCATION FACILITIES, FUTURE, FUNDED BY MESA/URE/JI
 7. CENTER FOR SCIENCE 9000
 8. VET TECH
 9. MUSIC 3400
 10. PERFORMING ARTS CENTER 3500
 11. ART GALLERY 3300
 12. FINE ARTS 3300
 13. BUSINESS EDUCATION 3200
 14. LIBRARY / LEARNING CROSSROADS 5000
 15. FACULTY AND STAFF CENTER 600
 16. JUNIPER 800
 17. IRIS 900
 18. VILLAGE 8100
 19. VILLAGE 8200
 20. VILLAGE 8340, 8341, 8342, 8343, 8344, 8346
 21. VILLAGE 8321
 22. VILLAGE 8400, 8401, 8402, 8405, 8406, 8407
 23. VILLAGE 8408
 24. VILLAGE 8410
 25. NORTH GYM 5600
 26. SOUTH GYM 5400
 27. SHEPHERD'S OFFICE
 28. GINGER 1600
 29. ELIAT 1700
 30. BIRCH 1100
 31. ALDER 1000 ADMINISTRATION
 32. NEW MULTI-PURPOSE ACADEMIC & WORKFORCE EDUCATION BUILDING
 33. GREAT HALL 1900
 34. COLLEGE SERVICES / BUSINESS OFFICE / CAFE 2100
 35. FACULTY OFFICES 2200-3100
 36. STUDENT SERVICES / INFO DESK 4800
 37. PRESS BOX
 38. FIELD HOUSE 4700
 39. WEATHER STATION
 40. HORTICULTURE 4900
 41. MAINTENANCE AND OPERATIONS FACILITY



- LEGEND:**
- PROPOSED BUILDING
 - EXISTING BUILDING
 - NEW BUILDING
 - LANDSCAPE & OPEN SPACE
 - EXISTING PARKING
 - EXISTING PAVING
 - EXISTING STREET
 - ATHLETIC FIELDS

PROPOSED FACILITIES MASTER PLAN



The new buildings would comply with the LACCD Sustainability Standards. Leadership in Energy and Environmental Design (LEED™) is a green building rating system that contains prerequisites and credits in five areas: (1) environmentally sensitive site planning; (2) water conservation; (3) energy efficiency; (4) conservation of materials and resources; and (5) indoor air quality. The LACCD requires that new buildings and major renovations be minimally LEED “certified.”

Enrollment

The 2019 Master Plan Update does not propose any changes to enrollment. Based on existing enrollment and future projections, campus enrollment is and will remain within the range anticipated in the 2002 Master Plan and subsequent updates.

Master Plan	Anticipated Enrollment
2002 Master Plan	7,980* (in 2010)
2010 Master Plan Update	7,750* (in 2014)
2014 Master Plan Update	6,725* (in 2019)
2019 Master Plan Update	6,408 (in 2025)

*Note, FTE in 2002 Master Plan and 2010, and 2014 Master Plan Updates used full year enrollment, so the above numbers are 1/2 the enrollment numbers cited in those documents because the FTE metric is now defined as “the number of students enrolled in on-campus course offerings with a full-time course load of 12 units for fall semester.”

Pedestrian Circulation/Accessibility

The 2019 Master Plan Update does not include any changes to vehicular access or parking. Pedestrian access to the campus would also remain the same. Fire and police department access is provided to the campus from surrounding roadways and pathways.

Exterior Lighting

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

Utilities

The new buildings would require connections 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 new buildings.

Construction Activities

Construction of the buildings is anticipated to begin in 2021, and be complete in 2025.

Generalized construction phasing is as follows; note that some construction activities would overlap:

- Agricultural Education Center building
 - Design start: 12/2019
 - Design end: 9/2020
 - Construction start: 7/2021
 - Construction end: 8/2022

- Multi-Purpose Academic & Workforce Education building
 - Design start: 8/2020
 - Design end: 7/2021
 - Construction start: 9/2022
 - Construction end: 3/2025

- Industrial Technology building
 - Design start: 7/2020
 - Design end: 8/2021
 - Construction start: 11/2022
 - Construction end: 4/2024

- Child Development Academic Department building
 - Design start: 8/2021
 - Design end: 7/2022
 - Construction start: 10/2023
 - Construction end: 10/2024

Summary

The 2019 Master Plan Update includes the construction of 3 new buildings and a change in the location of one previously-approved building. Numerous buildings will be demolished to accommodate the new construction projects. In total, the campus square footage will not exceed the previously anticipated and approved campus building square footage (indeed, between the new construction and demolition, there will be a net reduction of 63,396 sf). No other changes are proposed by the 2019 Master Plan Update.