MEMO

Date: February 18, 2014

To: Facilities Master Planning and Oversight Committee:
   Steve Veres, chair; Scott Svonkin, vice chair; Ernie Moreno, member

From: James O'Reilly
   Chief Facilities Executive

RE: February 26, 2014 Facilities Master Planning and Oversight Committee

Please find attached background materials for the Facilities Master Planning and
Oversight meeting to be held on February 26, 2014.

The agenda includes a review of the Firestone Education Center draft facilities master
plan. Background information as submitted by East Los Angeles College is included for
your reference.

I will be joined by staff at the meeting to discuss the items on the agenda. Please feel free
to call me at (213) 891-2048 if you have any questions.

C: Adriana Barrera, interim chancellor
   Marvin Martinez, president, East Los Angeles College
   Thomas Hall, director, facilities planning and development
   Terri Mestas, director, LACCD bond program management office
   Bob Herrman, CPM director, East Los Angeles College
East Los Angeles College
2014 Draft Firestone Education Center
Master Plan

February 26, 2014
Facilities Master Planning and Oversight Committee
Master Plan Update Criteria

- Approval History
- Geography
- Utilization
- Growth Trend
- Proposed Master Plan
Historic Board Approvals

**Strategic Plan: August 10, 2011**
- Broad-level goals for the College
- Student success, equity, access, accountability and efficiency

**Original Firestone Educational Center (FEC) Master Plan: presented September 2011**
- Includes the programming for the satellite campus
- Integrates the needs of current and future student body

**Educational Master Plan: February 6, 2013**
- Educational objectives to fulfill the Strategic Plan goals

**Facilities Master Plan: October 9, 2013**
- Facilities & infrastructure objectives to fulfill Strategic Plan goals
- Updated to incorporate ongoing facilities changes
- Includes the completion of the FEC
FEC Master Plan History

Original FEC Master Plan presented to the Board in September 2011 included:

- Two phases
- Space for up to 12,000 students
- Unidentified funding for phase 2

Board taskforce, College and District program management continued to refine project scope

Revised FEC Master Plan includes:

- A single phase – funding identified
- Space reduction plan to accommodate up to 9,000 students

In accordance with Board rules, formal certification of the EIR and approval of the Master Plan are required to proceed with development of the project.
Communities to be Served by FEC

- Bell, Bell Gardens, Cudahy, Florence, Huntington Park, Maywood, South Gate and Vernon
- The population density of the service area is higher than the Los Angeles average.

- Only 6.6% of the adult population in the City of South Gate hold a Bachelor’s Degree or higher.
- The communities to be served by the FEC have a high proportion of children under 5.
  - These children will be served in the decades to come.
- The communities to be served by the FEC have a higher rate of poverty and lower income than most of Los Angeles County and State.
Age Demographics of FEC Communities
(By 2020)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>By 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>74,666</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>64,520</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>63,250</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>59,304</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>65,767</td>
</tr>
<tr>
<td>25 to 29 years</td>
<td>74,812</td>
</tr>
<tr>
<td>30 to 34 years</td>
<td>65,585</td>
</tr>
<tr>
<td>35 to 39 years</td>
<td>56,441</td>
</tr>
<tr>
<td>40 to 44 years</td>
<td>54,038</td>
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<tr>
<td>45 to 49 years</td>
<td>52,149</td>
</tr>
<tr>
<td>50 to 54 years</td>
<td>51,592</td>
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<tr>
<td>55 to 59 years</td>
<td>47,032</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>39,613</td>
</tr>
<tr>
<td>65 to 69 years</td>
<td>31,559</td>
</tr>
<tr>
<td>70 to 74 years</td>
<td>22,751</td>
</tr>
<tr>
<td>75 to 79 years</td>
<td>14,528</td>
</tr>
<tr>
<td>80 to 84 years</td>
<td>9,364</td>
</tr>
<tr>
<td>85 years and over</td>
<td>9,215</td>
</tr>
</tbody>
</table>

2014 Draft Facilities Master Plan
FEC Planning and Benefits

• The College has a complete Strategic Plan that integrates the College educational, facilities and technology master plans

• The FEC serves to fulfill the goal of:
  – Increasing student success and academic excellence through student-centered instruction, student-centered support services, and dynamic technologies

• The population to be served by the FEC is traditionally underrepresented in higher education
Demographics of South Gate Educational Center (SGEC)

At the SGEC, only half of the students are able to take all their courses on site.

- Hispanic/Latino, 90.54%
- Asian/Pacific Islander, 5.11%
- African-American, 1.43%
- Unknown, 1.43%
- Caucasian, 0.66%
- Multi-Ethnic, 0.77%
- Native American, 0.07%
- Multi-Ethnic, 0.77%
- African-American, 1.43%
- Asian/Pacific Islander, 5.11%
Demographics of South Gate Educational Center (SGEC)

- Under 18: 1%
- 18-21: 43%
- 22-25: 30%
- 26-30: 13%
- 31-35: 6%
- 36-40: 3%
- 41-50: 3%
- Older than 50: 1%
FEC Planning and Benefits

Underlying factors demonstrating need for new facility:
• No lab space at SGEC.
• Instructional programming at SGEC has nearly outgrown its physical space (Fall 2005 to Fall 2011):
  – 40% increase in enrollment
  – 51% increase in students served
  – 46% increase in average class size
• Student focus groups report that the lack of student support services at satellite campuses is a barrier to student success.
• The SGEC serves nearly 5,000 students and is expected to grow to 9,000 students with the development of the FEC.
• The FEC stands to annually transfer 150 students and confer more than 100 degrees and 50 certificates.
FEC Master Plan Emphasis

• Create instructional space to allow for appropriate growth

• Allow students to complete degree and transfer requirements onsite
  – Lab Sciences
  – Expansion existing CTE and LAS footprint

• Provide same level of academic support services as main campus

• Focus on efficient spaces that serve multiple functions

• Target approximately 100,000 GSF building
FEC/SGEC Program Comparison

<table>
<thead>
<tr>
<th>Location</th>
<th>Classrooms/Instructional Space</th>
<th>Possible Sections</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current SGEC</td>
<td>17</td>
<td>238</td>
<td></td>
</tr>
<tr>
<td>Proposed FEC</td>
<td>32</td>
<td>448</td>
<td>82.4%</td>
</tr>
</tbody>
</table>

Proposed FEC Program Facilities

- 14 flexible smart classrooms
- 5 classrooms/labs for the physical and biological sciences
- 4 computer based classrooms/labs
- Specialized instructional spaces for
  - Administration of Justice, Child Development, Music, Art, Architecture, Engineering
- 1 large lecture hall

Allows students to complete their educational goals onsite

- Will lead to increased enrollment and program completion
## ELAC Space Utilization-Cap Load Ratio (Including FEC Master Plan)

<table>
<thead>
<tr>
<th>Cap/Load Ratio</th>
<th>Lecture</th>
<th>Lab</th>
<th>Office</th>
<th>Library</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actuals</td>
<td>108.90%</td>
<td>98.20%</td>
<td>162.70%</td>
<td>106.50%</td>
<td>114.00%</td>
</tr>
<tr>
<td>Proposed Long-Range Master Plan Update</td>
<td>130.80%</td>
<td>122.10%</td>
<td>126.60%</td>
<td>123.30%</td>
<td>125.60%</td>
</tr>
</tbody>
</table>

2014 Draft Facilities Master Plan
### FEC Enrollment/Headcount Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Percent Growth</th>
<th>Headcount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>0%</td>
<td>5,000</td>
</tr>
<tr>
<td>2020</td>
<td>7.4%</td>
<td>5,000</td>
</tr>
<tr>
<td>2021</td>
<td>7.2%</td>
<td>5,178</td>
</tr>
<tr>
<td>2022</td>
<td>6.9%</td>
<td>5,511</td>
</tr>
<tr>
<td>2023</td>
<td>6.8%</td>
<td>5,856</td>
</tr>
<tr>
<td>2024</td>
<td>6.6%</td>
<td>6,212</td>
</tr>
<tr>
<td>2025</td>
<td>6.4%</td>
<td>6,579</td>
</tr>
<tr>
<td>2026</td>
<td>6.3%</td>
<td>6,959</td>
</tr>
<tr>
<td>2027</td>
<td>6.1%</td>
<td>7,351</td>
</tr>
<tr>
<td>2028</td>
<td>6.0%</td>
<td>7,757</td>
</tr>
<tr>
<td>2029</td>
<td>5.9%</td>
<td>8,176</td>
</tr>
<tr>
<td>2030</td>
<td>5.8%</td>
<td>8,608</td>
</tr>
<tr>
<td>2031</td>
<td>6.9%</td>
<td>9,000</td>
</tr>
</tbody>
</table>
## FEC Net Space Impact

<table>
<thead>
<tr>
<th>Type</th>
<th>FEC Program (ASF)</th>
<th>Removal of SGEC (ASF)</th>
<th>Net (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lecture</td>
<td>24,265</td>
<td>-21,432</td>
<td>2,833</td>
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<tr>
<td>Lab</td>
<td>20,000</td>
<td>-3,925</td>
<td>16,075</td>
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<tr>
<td>Office</td>
<td>11,744</td>
<td>-6,302</td>
<td>5,442</td>
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<tr>
<td>Library</td>
<td>5,466</td>
<td>-2,208</td>
<td>3,258</td>
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<tr>
<td>AV/TV</td>
<td>0</td>
<td>-222</td>
<td>-222</td>
</tr>
<tr>
<td>Other</td>
<td>8,312</td>
<td>-1,300</td>
<td>7,012</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>69,787</strong></td>
<td><strong>-35,389</strong></td>
<td><strong>34,398</strong></td>
</tr>
</tbody>
</table>
FEC Master Plan

- Parking structure entry and signal on Santa Fe
- Existing Building 4 to be demolished
- Visitor drop-off on Santa Fe
- Improved general entry and signal at Firestone
- Campus area is north of Building 3
- Existing Buildings 1, 2, & 3 to remain “as-is”

Diagram: Overview of Master Plan
Proposed FEC Facilities

Necessary classrooms, labs, offices, & support facilities

Proposed facilities:
• 100,000 gross sq. ft. new building (FEC)
• 1,600 space parking structure
• 60 space surface parking lot

Projected schedule: class offerings summer 2019

Estimated construction budget:
• $75M, in alignment with campus budget recovery plan
FEC EIR: Impact Analysis

• No Impact or Less-Than-Significant Impact
  – Aesthetics
  – Geology & Soils
  – Hydrology & Water Quality
  – Land Use & Planning
  – Population, Housing & Employment
  – Utilities
FEC EIR: Impact Analysis

• Less-Than-Significant Impact with Mitigation
  – Air Quality (Regional Emissions)
  – Cultural Resources (Archaeological and Paleontological Resources & Human Remains)
  – Public Services (Fire & Police)

• Significant & Unavoidable Impacts
  – Historical Resources
  – Construction Noise
  – Traffic
FEC EIR: Impact Analysis

Historical Resources

- California Register-Eligible Historic District
- Buildings 1, 2, & 3 are individually Register-Eligible
- Building 4 is not individually Register-Eligible, but is a contributor
- Building 4 to be demolished for development of FEC
FEC EIR: Impact Analysis

Noise (Construction)
• Short-term impact
• Mitigation provided
• No feasible measures to reduce noise to a less-than-significant level

Traffic
• 31 intersections analyzed
• 5 intersections not able to be fully mitigated

Mitigation Measures
• Intersection improvements
  – Collaboration with city of South Gate
• Implement public transportation, bicycle, carpool and other Transportation Demand Management programs
FEC EIR Process: Next Steps

1. Notice of Preparation & Scoping Meeting
2. Prepare Subsequent Draft EIR
3. Notice of Availability/Notice of Completion
4. 45-Day Public Review Period
5. Prepare Responses to Comments/Subsequent Final EIR
6. LACCD Takes Action on the Subsequent Final EIR/
   FEC Master Plan:
   Targeted for Spring 2014
East Los Angeles College
2014 Draft Firestone Education Center Master Plan

Q & A

February 26, 2014
Facilities Master Planning and Oversight Committee