

# El Camino College

## 2012 Facilities Master Plan Update

// July 2012





## El Camino College 2012 Facilities Master Plan Update

### List of Participants //

#### Facilities Steering Committee

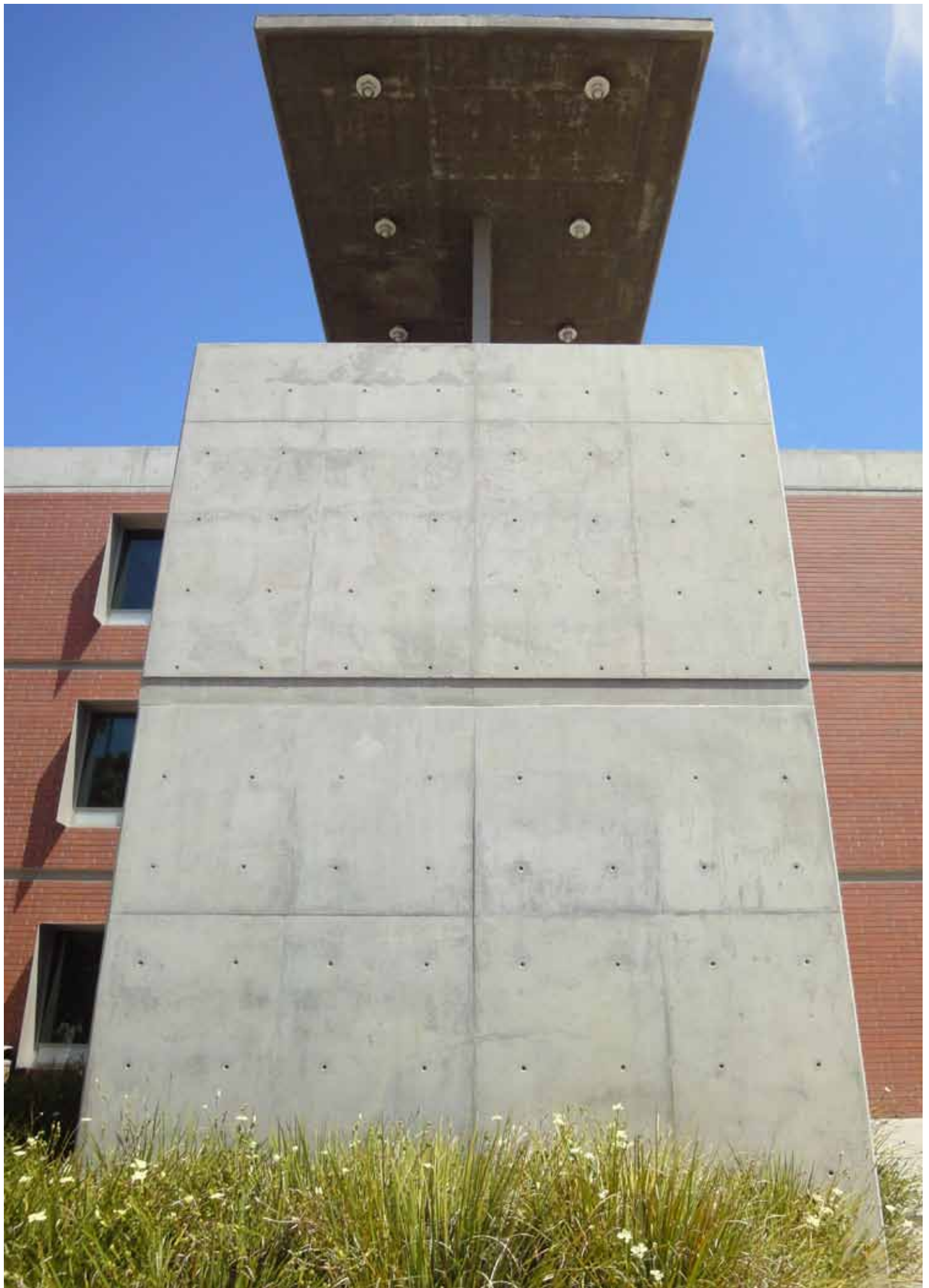
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#### Master Planning Team

HMC Architects





## Contents //

### Letter from the President

### Introduction

Purpose	1.1
Planning Process	1.1
Document Organization	1.1

### Recommendations

Overview	2.1
----------	-----

#### Facilities Recommendations

/ 2012 Facilities Master Plan	2.2
/ New Construction Projects	2.4
/ Renovation Projects	2.10

#### Site Improvement Recommendations

/ Vehicular Circulation	2.13
/ Parking	2.14
/ Pedestrian Circulation	2.15
/ Campus Zoning	2.16
/ Landscape Improvements	2.17

#### Phasing

	2.18
/ Phase 1	2.19
/ Phase 2	2.20
/ Phase 3	2.21
/ Phase 4	2.22
/ Phase 5	2.23

### Existing Conditions

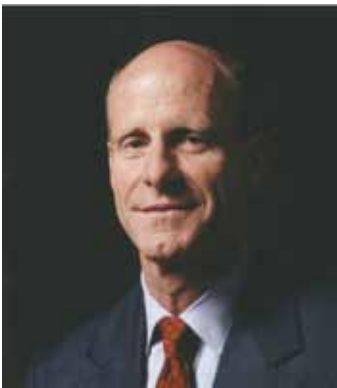
Overview	3.1
Campus Plan	3.2
Campus Development History	3.4
Vehicular Circulation	3.6
Pedestrian Circulation	3.8
Campus Zoning	3.10

### Planning Data

#### Link to Educational Plan

	4.1
/ Enrollment and WSCH Forecasts	4.2
/ Existing Building Inventory	4.2
/ Projected Space Needs	4.5
/ Planning Principles	4.6
/ Recommendations	4.6

## Letter from the President //



The 2012 El Camino College Facilities Master Plan is the culmination of input from constituent groups throughout the College and the community. This Facilities Master Plan is intended to provide a written and narrative description of how El Camino College will address a long-range forecast for enrollment and the changing needs of students. Positioning the College to maximize state funding opportunities is also an important component of the plan.

The Facilities Master Plan is based on the College's 2012 Educational Master Plan and addresses current and projected needs through the year 2020. Linking these two plans helps ensure the facilities will meet the future educational goals of the College.

The plan utilizes campus spaces in a way that best serves students. From establishing academic buildings in a unified grouping, to landscaped pathways connecting the various departments and services, all features of the future campus have students' requirements at the forefront.

For an overview of the scope of this Facilities Master Plan, please refer to page 2.3 of this document.

The development of the plan included participation from representatives across campus, including students, faculty, staff, and managers, as well as representatives from the community through our Citizens' Bond Oversight Committee. Our Facilities Steering Committee reviewed the existing conditions, evaluated several options, and made decisions that led to the recommendations presented here. Thank you to everyone who participated in the planning process.

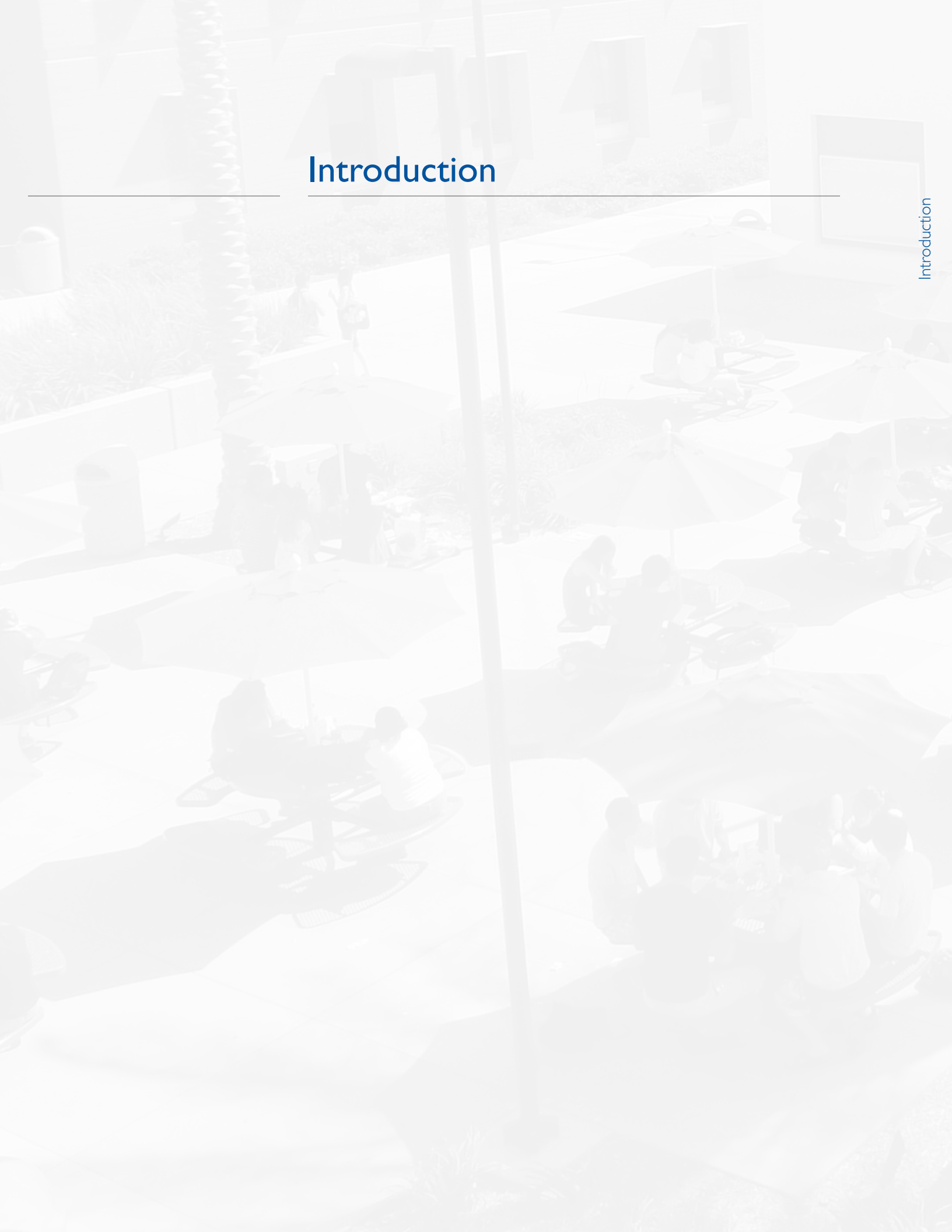
As this is a "living document," it will continue to change to meet the needs of students and the community.

Dr. Thomas Fallo  
Superintendent/President  
El Camino College



# Introduction

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## Introduction //

### Purpose

The purpose of the 2012 Facilities Master Plan (FMP) for El Camino College is to provide a guide for future campus development. It provides a written and narrative description of how El Camino College will address long range forecast for enrollment and weekly student contact hours (WSCH), serve changing needs, and position the College to maximize state funding opportunities.

It is guided by the College's Educational Plan, which serves as the foundation for recommendations regarding facilities. The FMP provides a roadmap for future development of the campus, including recommendations for renovation and replacement of facilities, as well as a number of site improvements for the campus.

### Planning Process

The planning process was highly participatory involving the many constituencies of the College. The HMC planning team worked closely with the Facilities Steering Committee comprised of key faculty, staff, and administrators. The committee reviewed the analysis of existing conditions, evaluated a series of development options, and made decisions that led to the development of the Facilities Master Plan recommendations.

The planning process included a series of meetings with the Facilities Steering Committee, as well as presentations and discussions with the College community to broaden the Facilities Master Plan's perspective and to enhance the acceptance of proposed improvements.

### Document Organization

The 2012 Facilities Master Plan describes a plan for site and facilities improvements that will support current and future needs at the College. The document is organized into the following sections:

- [Introduction](#)
- [Recommendations](#)
- [Existing Conditions](#)
- [Planning Data](#)



# Recommendations

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## Recommendations

### Overview //

The Facilities Master Plan recommendations for El Camino College present an overall picture of the future developed campus and include proposed sites for new facilities, recommendations for renovations of existing facilities, and recommended site improvement projects. The recommendations included in this section address the discussion that took place during the planning process and describe the building and site projects.

While drawings in the plan appear specific, the forms are conceptual sketches designed to highlight the location and purpose of the improvements. Additional studies are required to validate the concepts. The actual design of each site and facility project will take place as projects are funded, a user group is defined, and detailed programming and design occurs.

This section consists of the following elements:

- **Facilities Recommendations**
  - / 2012 Facilities Master Plan
  - / New Construction Projects
  - / Renovation Projects
  
- **Site Improvement Recommendations**
  - / Vehicular Circulation
  - / Parking
  - / Pedestrian Circulation
  - / Campus Zoning
  - / Landscape Improvements
  
- **Phasing**
  - / Phase 1
  - / Phase 2
  - / Phase 3
  - / Phase 4
  - / Phase 5

## Recommendations

### 2012 Facilities Master Plan //

The Facilities Master Plan for El Camino College presents a model that is based on the College's Educational Master Plan and addresses the current and projected needs through the year 2020. Throughout the planning process, a series of facilities planning priorities were developed and used to guide discussions and lead towards the development of the recommendations. The following is a summary of the priorities:

- **Maximize functional space**
  - / Renovate facilities
  - / Address program needs
- **Eliminate non-functional space**
  - / Remove temporary buildings
  - / Replace aging facilities
- **Improve efficiency/utilization of facilities**
  - / Consolidate related programs
  - / Create flexible, interdisciplinary spaces
- **Right-size the campus to address program needs**
- **Position the District to maximize funding (state and local)**
- **Simplify implementation**





**2012 FACILITIES MASTER PLAN**

- EXISTING FACILITIES
- IN DESIGN / CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- PROPOSED RENOVATIONS



## Recommendations

### New Construction Projects //

The recommendations for new construction projects are included on the following pages. Descriptions of these projects are organized into groups based on campus location, priority order, and recommended sequence of development. Phasing plans will be developed following the completion of this Facilities Plan and will be tied to availability of funding.

#### These projects address the following facilities planning priorities:

- Improve efficiency/utilization of facilities.
- Right-size the campus to address program needs.
- Simplify implementation.

#### The 2012 Facilities Master Plan recommends construction of the following new facilities:

- Student Services Center
- Parking Structure and Campus Police
- Student Activities Center
- Administration
- Gym and Pool Complex
- Physical Education Classroom Building
- Music/Theater
- Arts and Behavioral Science



**RECOMMENDED NEW CONSTRUCTION**

- EXISTING FACILITIES
- IN DESIGN / CONSTRUCTION
- PROPOSED NEW CONSTRUCTION



Recommendations

New Construction Projects (cont'd) //



Student Services Center

The new Student Services Center will replace the existing outdated and inefficient Student Services Center and is strategically located to create a “front door” to the campus along Manhattan Beach Boulevard. All student services functions will be centralized into this facility, thus making it easier for students and first-time visitors to the campus to access information and services.

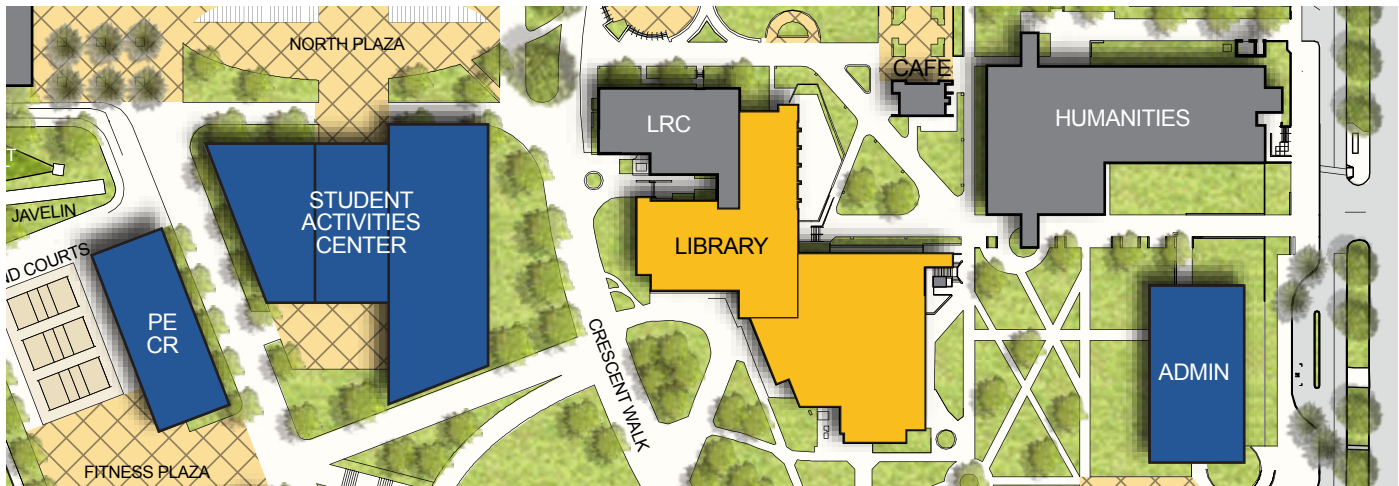
A new entry drive and main drop-off to the campus will be developed as part of this project, along with a new surface parking lot to the north to serve this building. This new entry to the campus will shift the flow of vehicles and pedestrians to the north and relieve some of the congestion at other areas of the campus.

Parking Structure and Campus Police

A new parking structure is proposed on the north side of the campus along Manhattan Beach Boulevard. The structure will tie into the new Manhattan Beach Boulevard entry and drop-off and will balance the distribution of parking on campus. The additional parking will improve access to the instructional areas, programs, and services that are located on the north side and serve the College’s growing population.

A new location for Campus Police is recommended on the north side of campus, adjacent to the newly developed Manhattan Beach Boulevard campus entry. The new facility for Campus Police is recommended to be incorporated into the new parking structure in an easily identifiable location.





## Student Activities Center

The new Student Activities Center will replace the existing outdated and inefficient facility and will be located in a position in relation to the Student Services Center to the north and the new PE Complex to the west. The central location on campus will encourage collaboration and learning in a casual environment and will encourage students to stay on campus and engage in college activities.

Two outdoor quads will be developed as part of this project – one to the north as an entry plaza for the campus and one to the south, which will include an amphitheater and open the interior of the campus to the new PE/Athletics area.

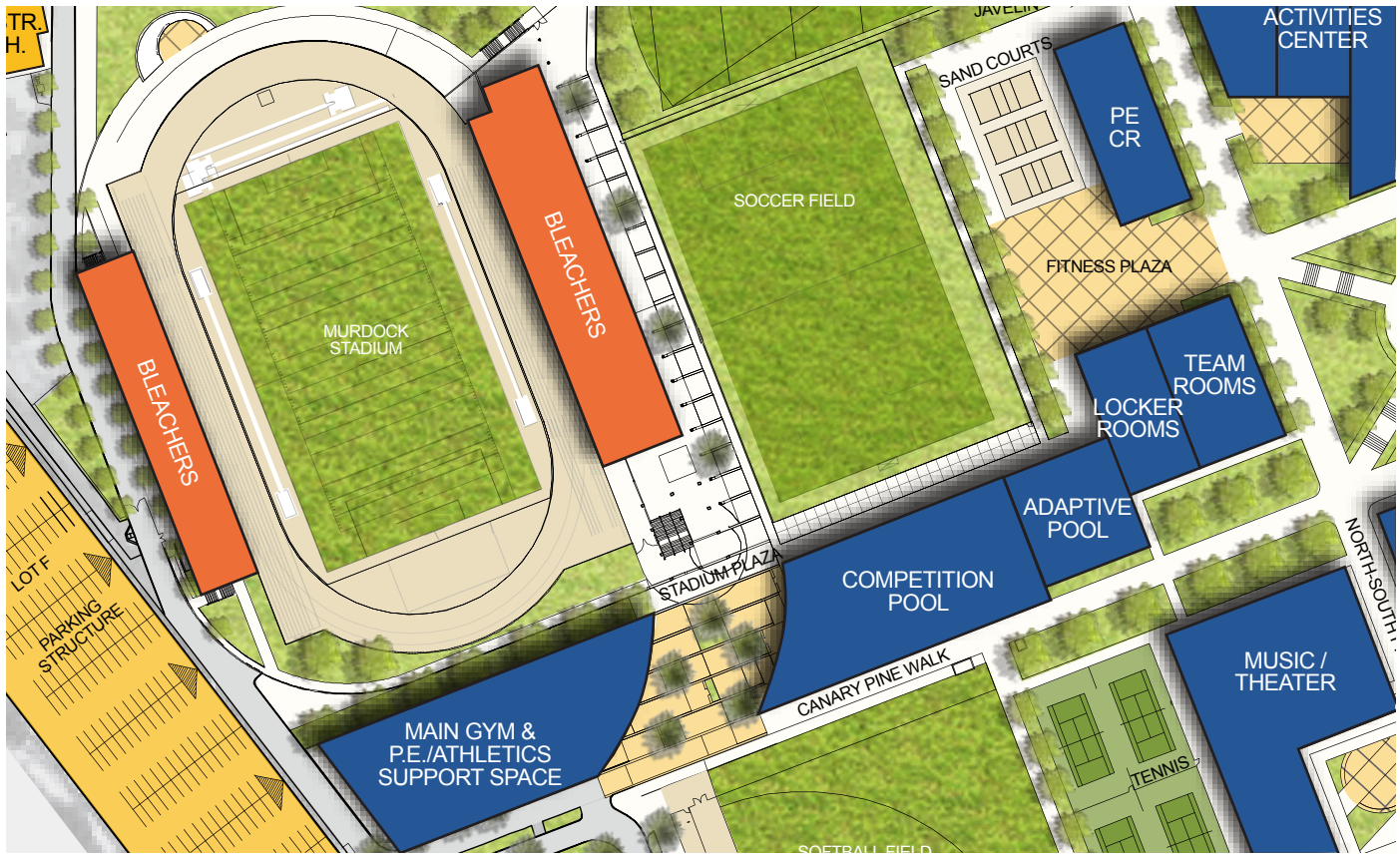
## Administration

The west wing of the Administration Building will be demolished following the completion of the new Student Services Center. In addition to the cashier function that is currently housed there, it includes the elevator that provides access to the second floor. The 2012 Facilities Master Plan recommends the removal of the remaining portion and the construction of a new Administration Building.

The new building will be set back from Crenshaw Boulevard to align with the new Math/Business/Allied Health Building and provide additional space for the well-used drop-off. Situated between the new Humanities Building and the MBA Building, the Administration Building will complete the front entry image of the campus and create a welcoming entry to the campus.

Recommendations

New Construction Projects (cont'd) //



PE Complex - Phase 2  
(Gym, Pool, and Classrooms)

New gym, pool, and classroom facilities are proposed to complete the development of the PE/Athletics area at the west edge of the campus. The new complex will be located adjacent to the new stadium and be arranged to maximize the use of land. In addition to the indoor facilities, a series of outdoor areas will be developed to provide outdoor learning and gathering areas.





## Music, Theater, and Arts Complex

The new Music, Theater, and Arts Complex will replace the outdated and inefficient Music and Art/Behavioral Sciences Buildings. The placement of the new facilities is designed to engage the existing Marsee Auditorium and create a Fine and Performing Arts zone of the campus. Exterior areas will be developed to create outdoor learning spaces and provide opportunities to display student artwork.

## Recommendations

### Renovation Projects //

The facilities highlighted on the following page are recommended to be renovated as part of this 2012 Facilities Master Plan. Renovations are recommended to address aging infrastructure and deferred maintenance needs, improve accessibility, and incorporate advances in energy efficiency and instructional technology. The renovation projects support the following facilities planning principles:

- **Maximize functional space**
  - / Renovate facilities
  - / Address program needs
- **Improve efficiency/utilization of facilities**
  - / Consolidate related programs
  - / Create flexible, interdisciplinary spaces

The following facilities will be renovated to address programmatic needs, correct deficiencies, and attend to long-term maintenance needs:

- Planetarium
- Library
- Marsee Auditorium
- Construction Technology and Warehouse
- Maintenance
- Lot F Parking Structure

Of particular note is the proposed renovation of the Lot F Parking Structure. The existing parking structure is aging and requires upgrades in order to address structural and code deficiencies. A comprehensive study was conducted and determined that an additional deck could be constructed on the existing structure and could provide additional parking capacity for the campus.

The 2012 Facilities Master Plan recommends increasing the capacity of the Lot F Parking Structure with a second deck and integrating photovoltaic panels into the design. This sustainable approach will maximize opportunities to generate energy for the campus and take advantage of available incentive programs.



**RECOMMENDED RENOVATIONS**

- EXISTING FACILITIES
- PROPOSED RENOVATIONS
- PROPOSED NEW CONSTRUCTION



## Recommendations

### Site Improvement Recommendations //

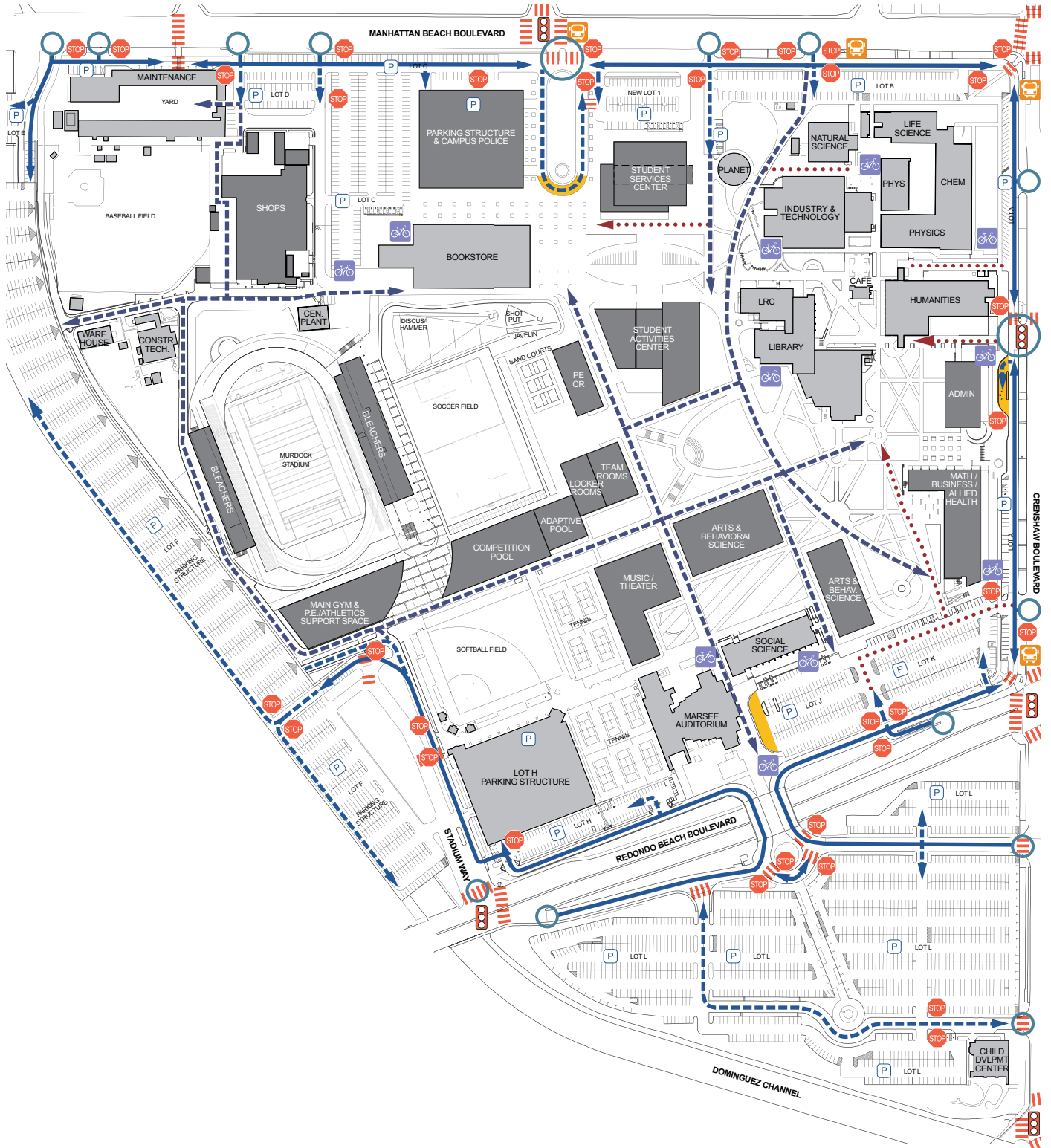
When creating a campus environment, both the architectural language and the landscape language are of equal importance. Campus landscape connects the buildings on a campus and, by design, is the unifying element that creates the campus as a whole.

The site improvement recommendations address the key site issues identified in the analysis of existing conditions and planning for sustainability by incorporating more water and energy-efficient landscaping.













The following graphics illustrate:

- Recommended Vehicular Circulation
- Recommended Parking
- Recommended Pedestrian Circulation
- Recommended Campus Zoning
- Recommended Landscape Improvements

The El Camino College Campus Standards Handbook includes descriptions of the site improvement recommendations and should be used to guide further development.



**RECOMMENDED VEHICULAR CIRCULATION**

- |   |  |
|---|--|
|  EXISTING FACILITIES       |  SERVICE VEHICLE ROUTE  |
|  PROPOSED NEW CONSTRUCTION |  EMERGENCY ACCESS ROUTE |
|  CAMPUS ENTRY              |  BICYCLE PARKING        |
|  DROP-OFFS                 |  CROSSWALKS             |
|  PARKING AREAS             |  BUS STOPS              |
|  PRIMARY VEHICULAR ROUTE   |  STOPLIGHTS             |
|  SECONDARY VEHICULAR ROUTE |  STOP SIGNS             |





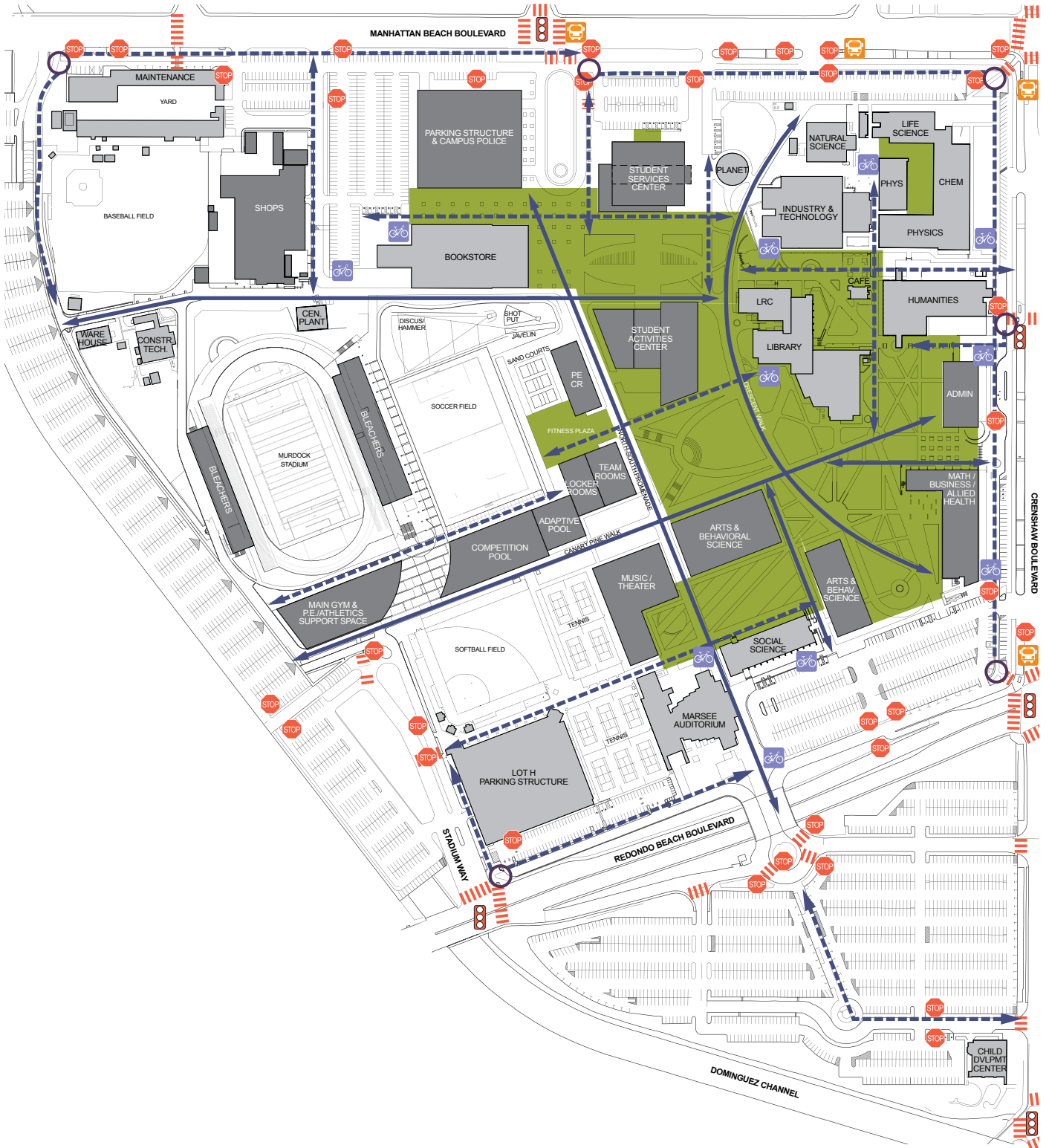


**RECOMMENDED PARKING**












- EXISTING FACILITIES
- PROPOSED NEW CONSTRUCTION
- PARKING AREAS
- PARKING STRUCTURE







**RECOMMENDED PEDESTRIAN CIRCULATION**

- |   |                             |   |                 |
|---|-----------------------------|---|-----------------|
|  | EXISTING FACILITIES         |  | BICYCLE PARKING |
|  | PROPOSED NEW CONSTRUCTION   |  | CROSSWALKS      |
|  | CAMPUS ENTRY                |  | BUS STOPS       |
|  | PRIMARY PEDESTRIAN ROUTES   |  | STOPLIGHTS      |
|  | SECONDARY PEDESTRIAN ROUTES |  | STOP SIGNS      |
|  | AREAS OF STUDENT GATHERING  |   |                 |





**RECOMMENDED CAMPUS ZONING**

- ADMINISTRATION
- INSTRUCTIONAL
- LIBRARY / LRC
- STUDENT SERVICES / ACTIVITIES
- PHYSICAL EDUCATION / ATHLETICS
- SERVICE
- PARKING STRUCTURES





**RECOMMENDED LANDSCAPE IMPROVEMENTS**

- EXISTING AND PROPOSED FACILITIES
- PLAZAS AND COURTS
- MAJOR PEDESTRIAN WALKWAYS

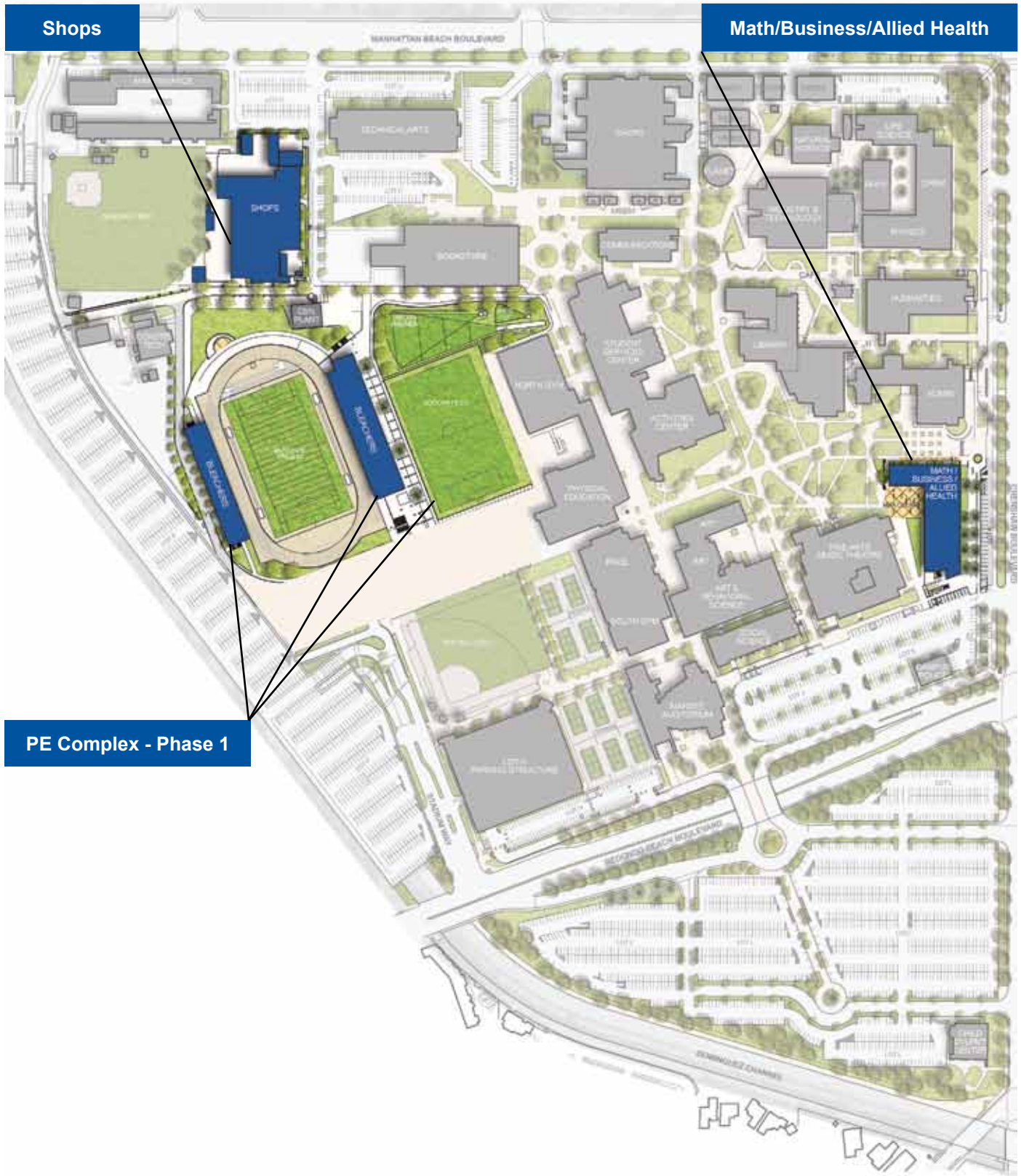




## Recommendations

### Phasing Plans //

The projects in the 2012 Facilities Master Plan are grouped into five construction phases as illustrated on the following pages. The final order and timing of construction will be determined by specific priorities and funding opportunities.



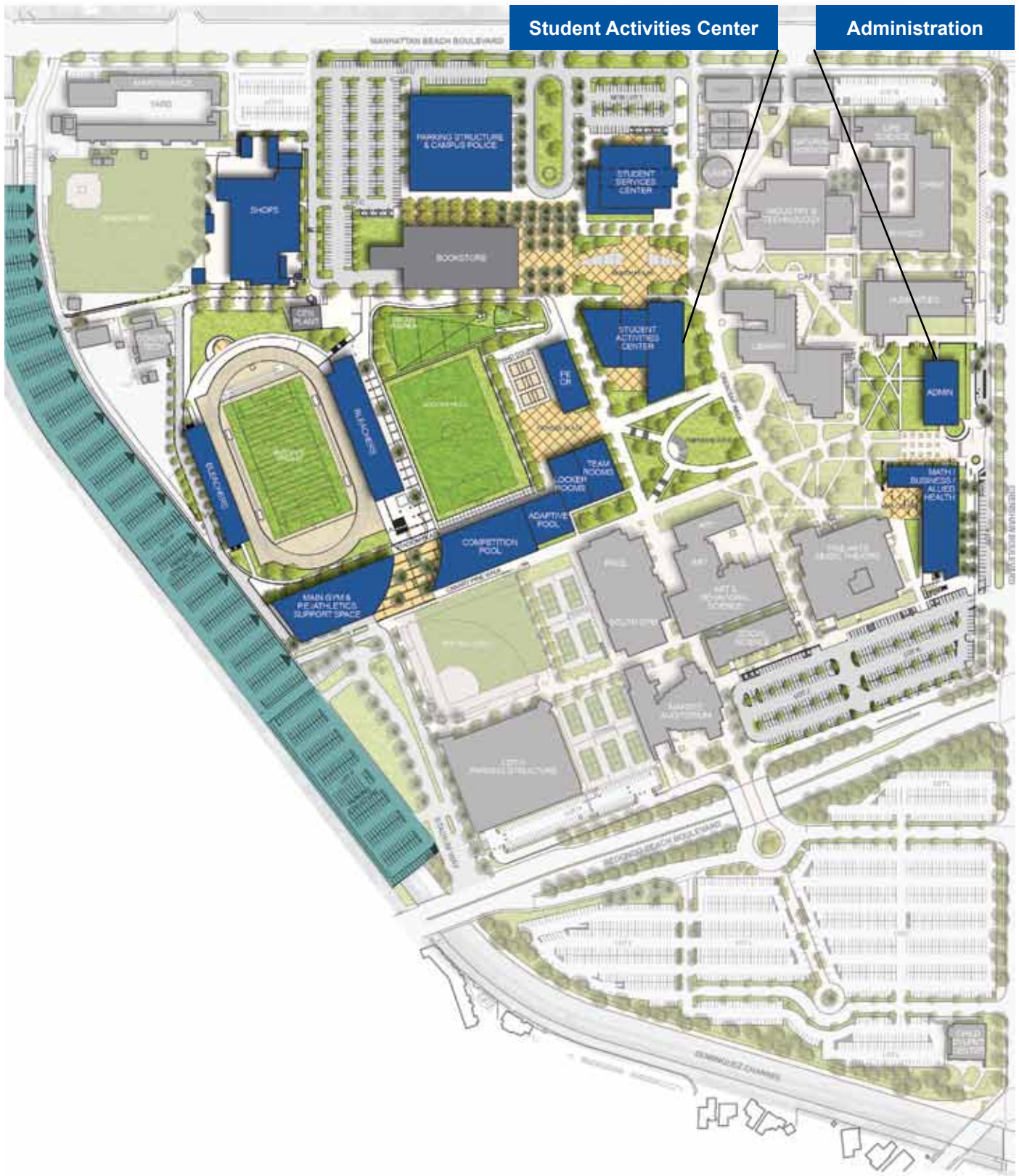
**Phase 1** (In Design/Construction)











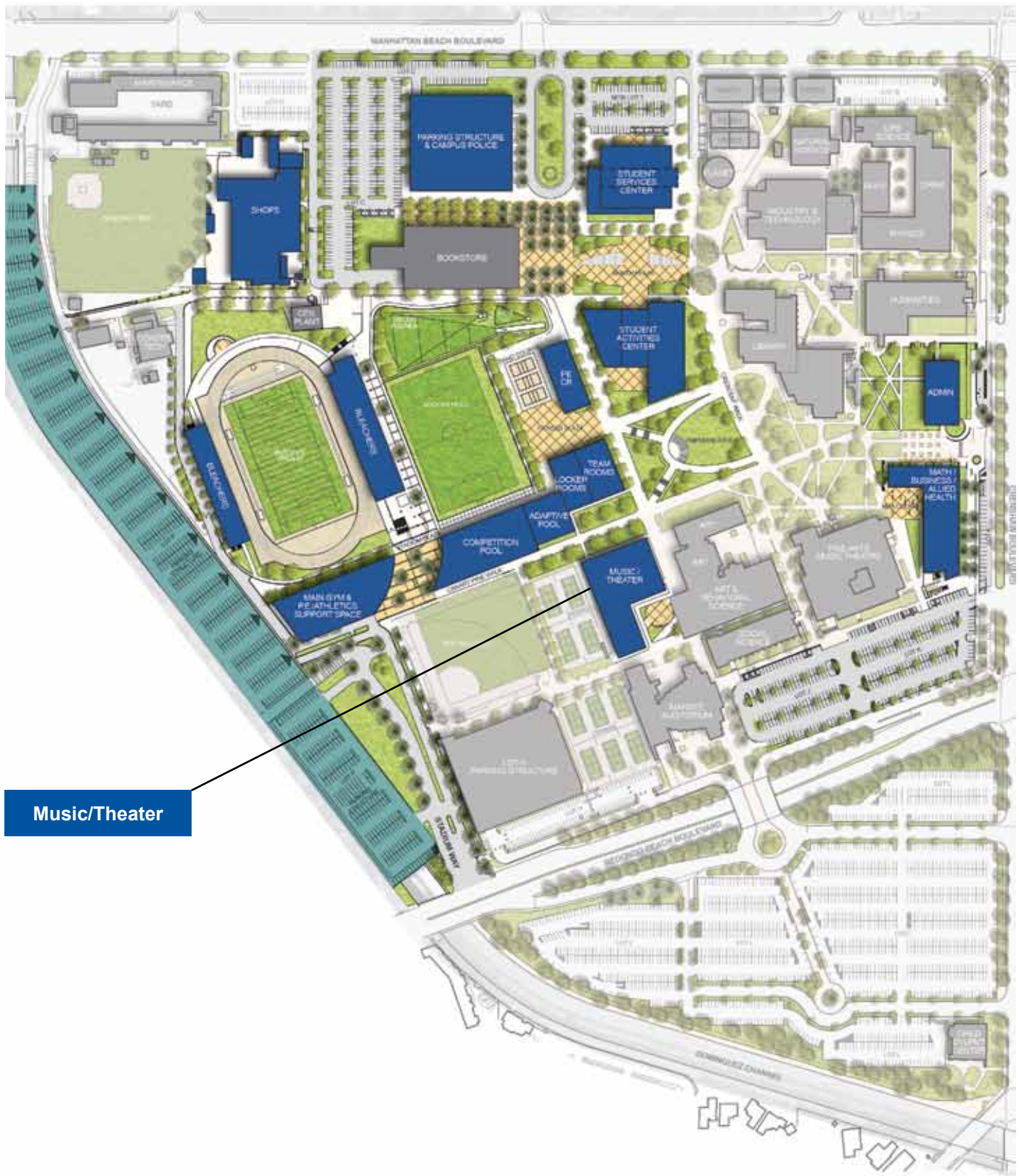
Student Activities Center

Administration

Phase 3





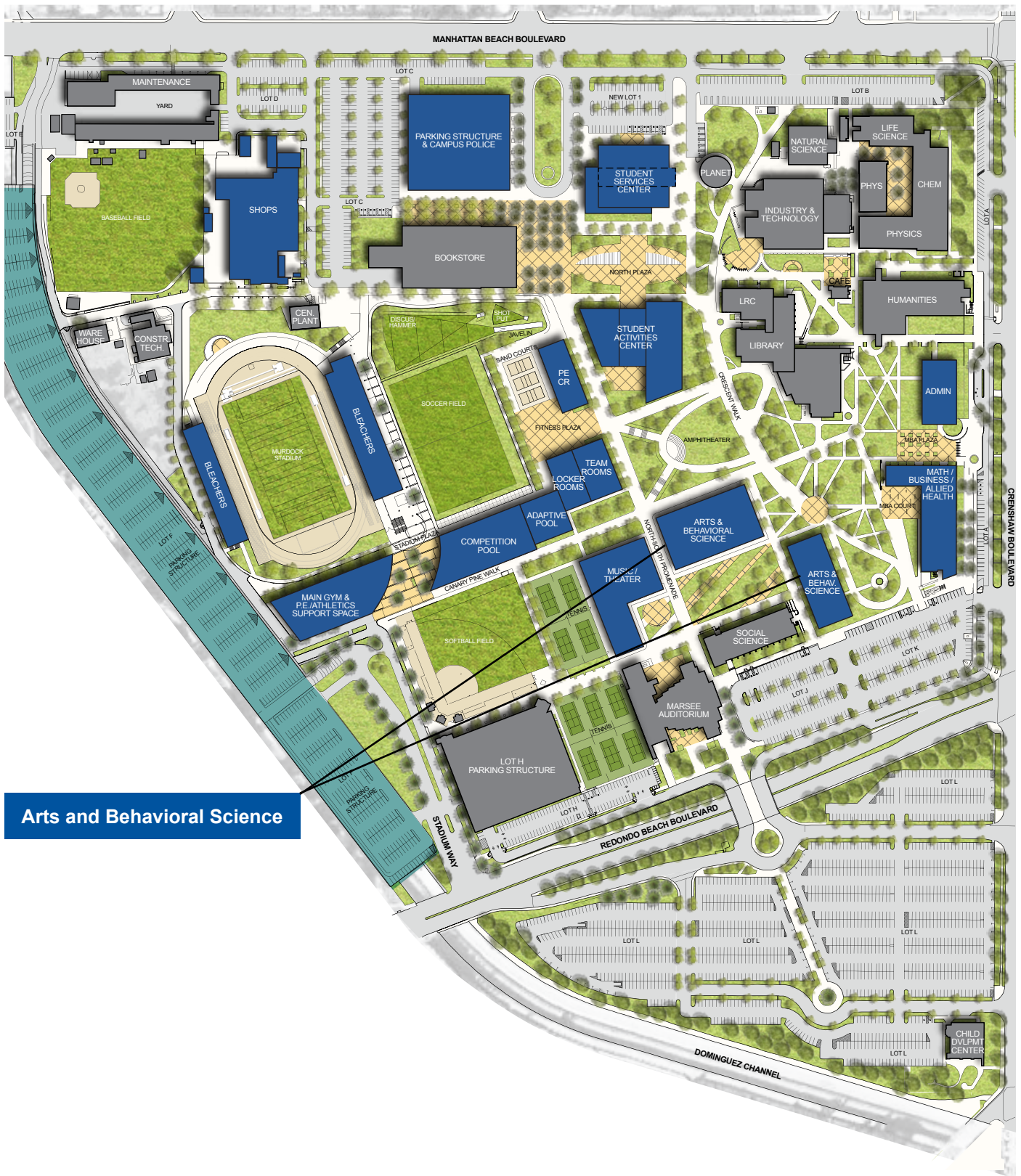


Music/Theater

## Phase 4







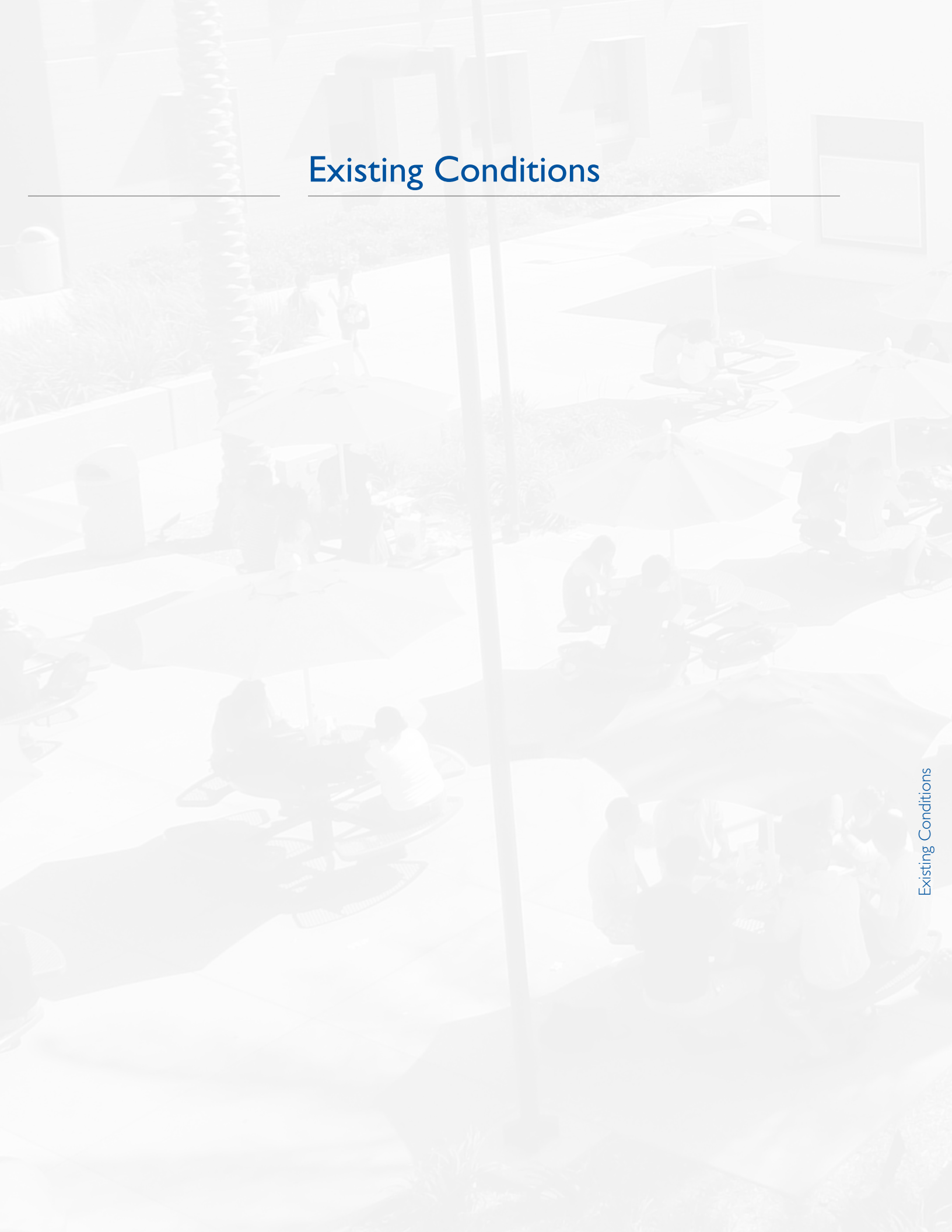
Arts and Behavioral Science





# Existing Conditions

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## Existing Conditions Overview //



El Camino College is located in Torrance, California - a growing retail, financial, high tech, and corporate community. The setting for the College is largely reflective of its surrounding environment, which is a culturally diverse area in a friendly community. The campus is located near the ocean, and the climate and quality of the environment are apparent on campus. It is an area that is a great place to call home, whether on or off campus.

The overriding feeling is that of an established college campus. Almost all of the buildings are characterized as mature – ranging from 50 to 60 years old and similar in their design and architectural style. Overall, the College exhibits a good degree of architectural character and presents a comfortable balance between buildings and open space and landscaped areas.

The Existing Analysis phase of the planning process involved a study of the existing conditions on the campus in order to identify key planning issues to be addressed in the Master Plan Recommendations. The findings are summarized in five graphics that illustrate patterns and characteristics to guide future development.

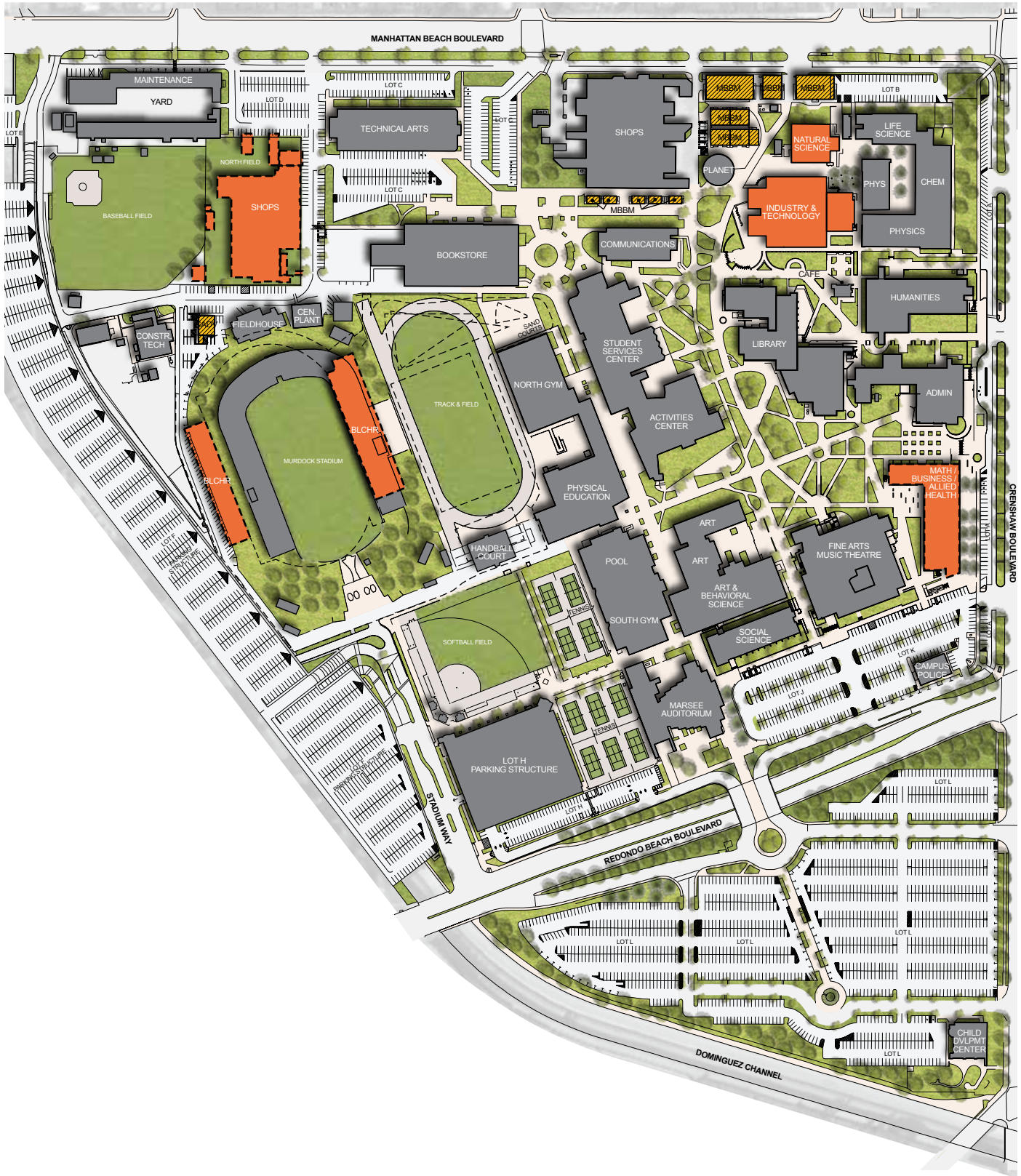
- Existing Campus Plan
- Campus Development History
- Vehicular Circulation
- Pedestrian Circulation
- Campus Zoning

## Existing Conditions Campus Plan //

The graphic on the following page describes the existing facilities on campus including the temporary facilities that are highlighted in yellow with stripes and the buildings that are currently in design/construction, which are highlighted in orange.

- 1 Physics Building
- 2 Social Science Building
- 3 Café Camino





**EXISTING CAMPUS PLAN**

- EXISTING FACILITIES
- TEMPORARY FACILITIES
- IN DESIGN / CONSTRUCTION





## Existing Conditions

# Campus Development History //

The adjacent graphic illustrates the development of the campus with buildings color-coded, based on the decade of original construction. Facilities that have had major renovations are noted with the letter “R.”

### 1940s

- Field House
- Shops
- Activities Center

### 1950s

- Administration
- Student Services Center
- Library
- Natural Sciences
- Art/Art & Behavioral Sciences
- Fine Arts/Music Theater
- Chemistry
- Physics
- Life Sciences
- North Gym/Physical Education
- South Gymnasium/Pool
- Technical Arts
- Maintenance

### 1960s

- Social Sciences
- Communications
- Marsee Auditorium
- Planetarium
- Math & Computer Sciences / Industry & Technology

### 1970s

- Bookstore

### 1980s

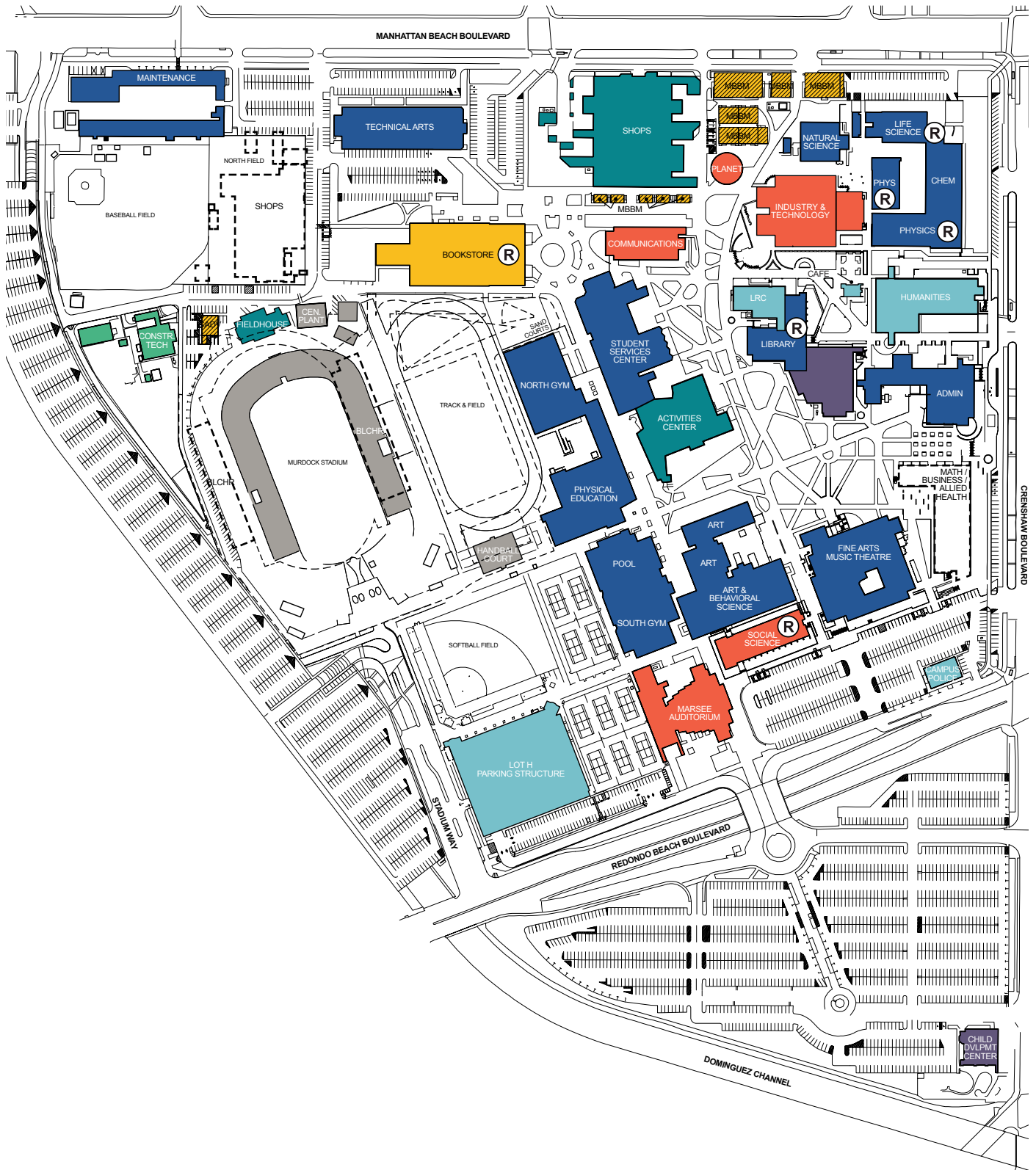
- Community Advancement
- Construction Technology

### 1990s











- Child Development Center

### 2000s

- Campus Police
- Learning Resource Center
- Lot H Parking Structure
- Humanities



**CAMPUS DEVELOPMENT HISTORY**

- |   |                          |   |             |
|---|--------------------------|---|-------------|
|  | TEMPORARY FACILITIES     |  | 1970 - 1979 |
|  | IN DESIGN / CONSTRUCTION |  | 1980 - 1989 |
|  | 1940 - 1949              |  | 1990 - 1999 |
|  | 1950 - 1959              |  | 2000 - 2009 |
|  | 1960 - 1969              |  | RENOVATED   |



## Existing Conditions

### Vehicular Circulation //

Vehicular circulation patterns are illustrated on the graphic on the opposite page. Campus entry points and major vehicular circulation routes are shown, along with areas allocated for parking.

The College presents itself particularly well from the three boulevards that border the campus. Each boulevard provides entrance and exit points, but do not give the campus a front door appearance from any one boulevard.

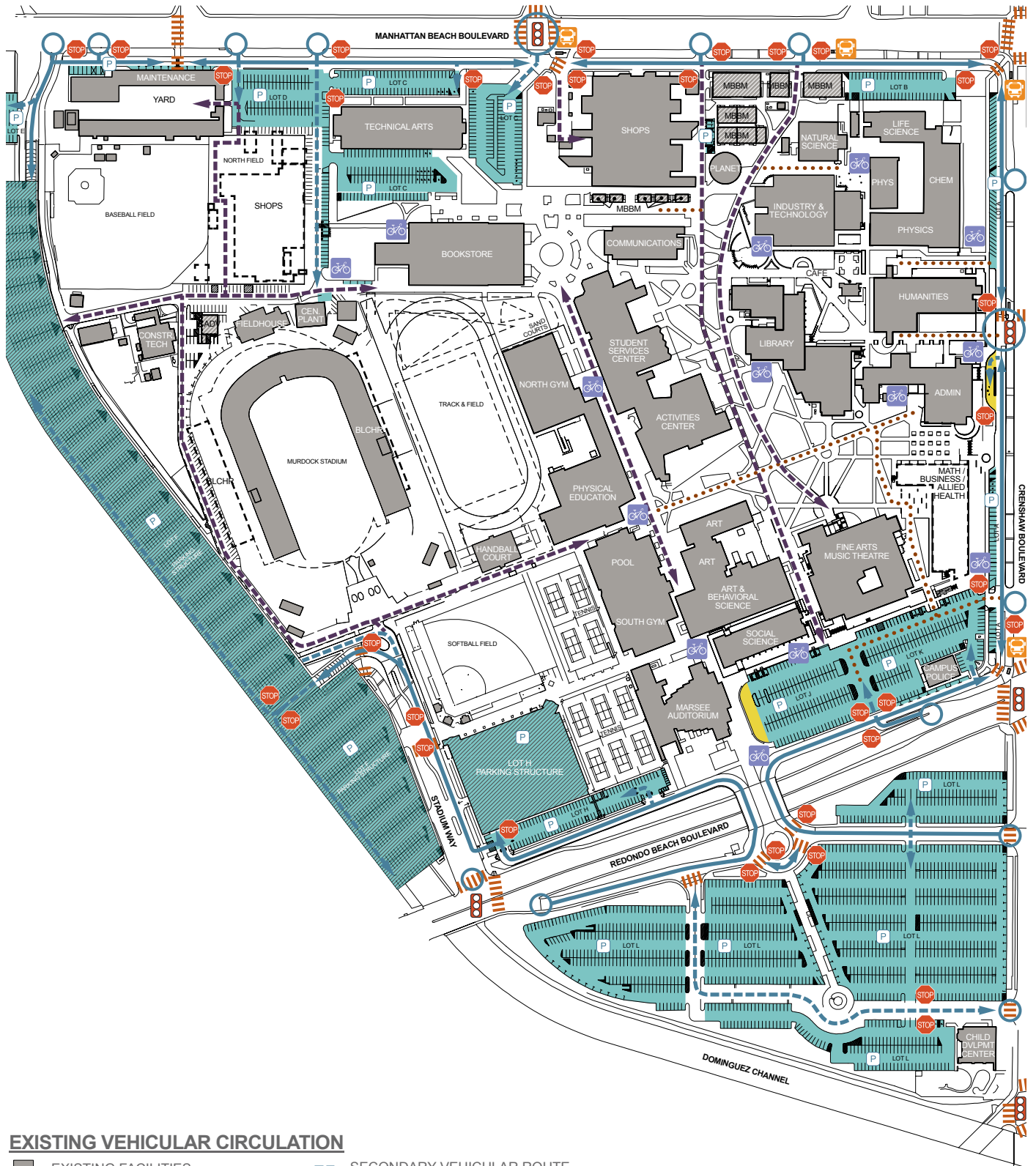
The following issues were identified:

- The campus does not have a clear “front door.”
- There is limited directional signage on campus for first-time visitors.
- There are limited clear drop-off zones on campus.
- The majority of parking is in the southern areas of the campus with limited parking on the north side.
- Many students park off-campus along both sides of Manhattan Beach Boulevard and in the commercial lots across Crenshaw.

- 1 Campus entry along Manhattan Beach Boulevard
- 2 Campus entry along Crenshaw Boulevard
- 3 Lot H Parking Structure







**EXISTING VEHICULAR CIRCULATION**

- |                          |                           |
|--------------------------|---------------------------|
| EXISTING FACILITIES      | SECONDARY VEHICULAR ROUTE |
| TEMPORARY FACILITIES     | SERVICE VEHICLE ROUTE     |
| IN DESIGN / CONSTRUCTION | EMERGENCY ACCESS ROUTE    |
| CAMPUS ENTRY             | BICYCLE PARKING           |
| DROP-OFFS                | CROSSWALKS                |
| PARKING AREAS            | BUS STOPS                 |
| PARKING STRUCTURE        | STOPLIGHTS                |
| PRIMARY VEHICULAR ROUTE  | STOP SIGNS                |



## Existing Conditions

### Pedestrian Circulation //

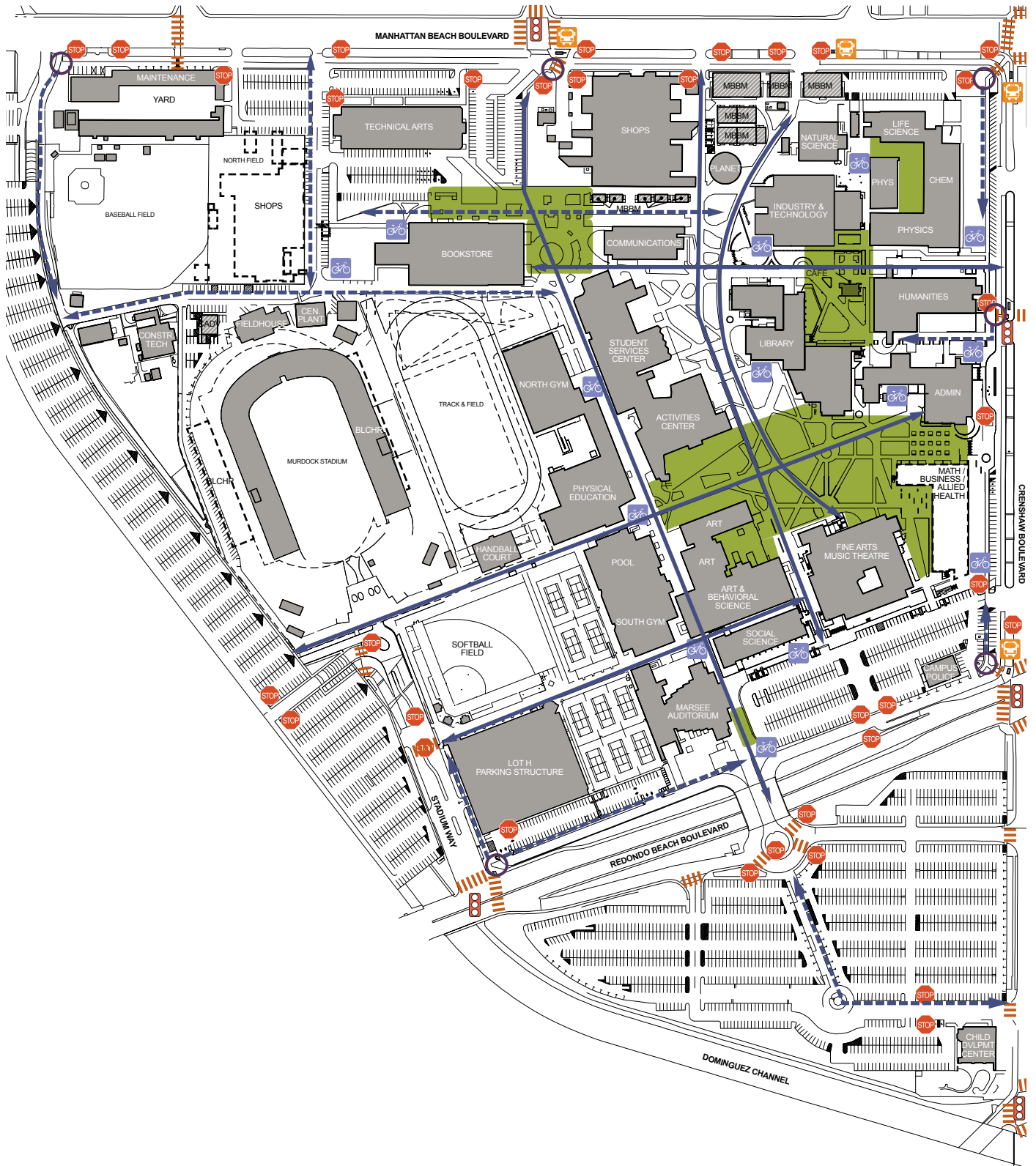
The flow of pedestrian circulation is illustrated on the graphic on the opposite page to highlight patterns and to identify issues. Pedestrian paths from parking lots, drop-offs, and bus stops are illustrated along with the major pedestrian circulation routes through campus.

The following issues were identified:

- A clear pattern of pedestrian circulation exists on campus.
- Some pedestrian paths are along roads, some without sidewalks.
- Signage for pedestrians is limited, and some signs are confusing.
- A lot of foot traffic occurs along Crenshaw Boulevard. Jaywalking is common.
- Some paths into the campus from public transit stops would benefit from site improvements.

- 1 Walkway into campus from Parking Lot L
- 2 Walkway between Student Services Center and North Gym
- 3 Science Courtyard





**EXISTING PEDESTRIAN CIRCULATION**

- |   |                             |   |                            |
|---|-----------------------------|---|----------------------------|
|  | EXISTING FACILITIES         |  | AREAS OF STUDENT GATHERING |
|  | TEMPORARY FACILITIES        |  | BICYCLE PARKING            |
|  | IN DESIGN / CONSTRUCTION    |  | CROSSWALKS                 |
|  | CAMPUS ENTRY                |  | BUS STOPS                  |
|  | PRIMARY PEDESTRIAN ROUTES   |  | STOPLIGHTS                 |
|  | SECONDARY PEDESTRIAN ROUTES |  | STOP SIGNS                 |





## Existing Conditions Campus Zoning //

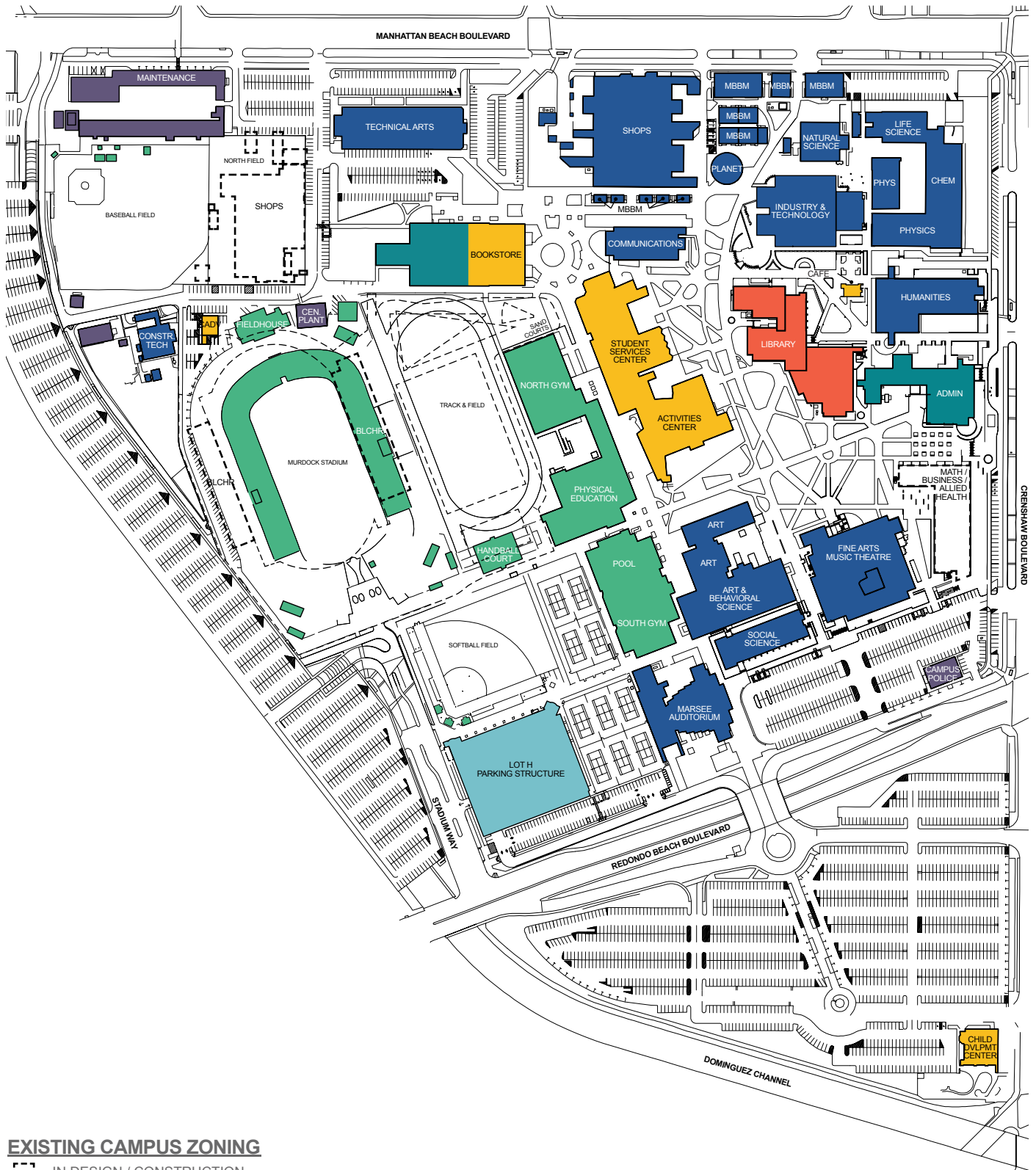
The graphic on the opposite page illustrates the functional zoning of the existing site and facilities. Colors indicate the current assigned functions of buildings and identify the general zoning of uses on the campus.

The following key issues were identified:

- The campus is clearly zoned with the majority of instructional areas grouped together.
- Most of the parking on campus is located to the south, far from the majority of instructional buildings.
- While the majority of student services functions are centralized in one facility, the departments are disconnected, and some services are located in inappropriate areas.
- The Student Services Building is centrally located, but not easily identified by the first-time visitor or from the center of campus.
- Vocational programs are located in a number of areas and facilities on campus.
- A large part of the campus is zoned for athletics.

- 1 Student Services Center
- 2 South Gymnasium
- 3 Math and Computer Science Building





**EXISTING CAMPUS ZONING**

- IN DESIGN / CONSTRUCTION
- ADMINISTRATION
- INSTRUCTIONAL
- LIBRARY / LRC
- STUDENT SERVICES / ACTIVITIES
- PHYSICAL EDUCATION / ATHLETICS
- SERVICE
- PARKING STRUCTURES

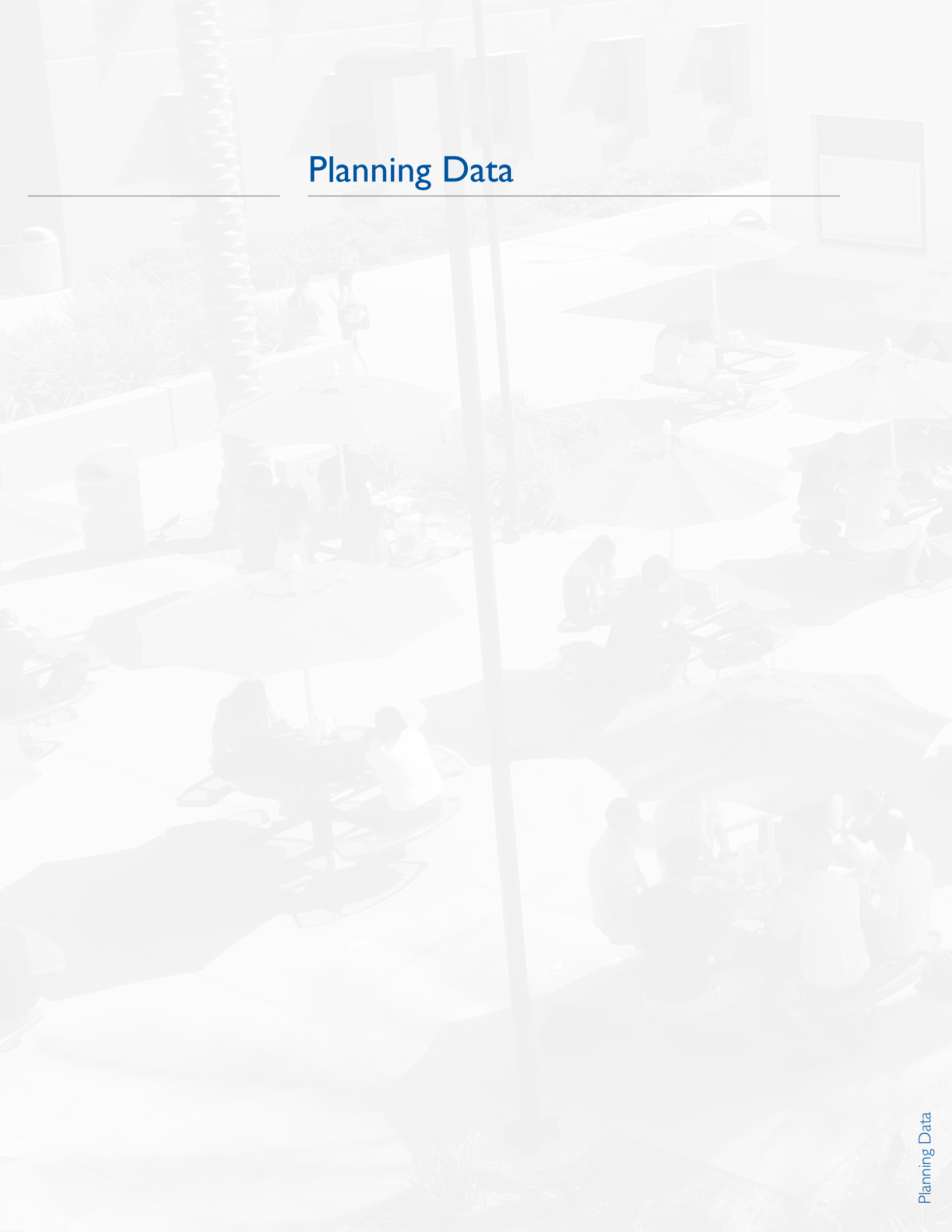






# Planning Data

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## Planning Data

### Link to Educational Plan //

This chapter is included in the El Camino College 2012 Master Plan and is included here to highlight the linkage between the Educational Plan and the Facilities Plan.

The 2012 Facilities Master Plan for El Camino College is part of the College's Comprehensive Master Plan and is a direct extension of the 2012 Educational Plan prepared by the College. This chapter provides an overview of the 2012 Facilities Master Plan for El Camino College. It highlights the facilities planning priorities and recommendations that are described in more detail in a separate document.

Over the years, El Camino College has been involved in several facilities planning efforts. The most recent efforts began in 1997 with the development of the first *Facilities Needs Report*. The findings of this report were incorporated into the *2002 El Camino College Facilities Master Plan*, which served as a guide for facilities development on the campus. In 2007, this plan was updated to address the changing needs of the College and the dramatic shifts in the construction climate. In 2009, the College initiated the start of a comprehensive master plan to include a coordinated educational and facilities plan update.

The purpose of the 2012 Facilities Master Plan for El Camino College is to provide a guide for future campus development. It provides a written and narrative description of how El Camino College will address long range forecasts for enrollment and weekly student contact hours (WSCH), serve changing needs, and position the College to maximize state funding opportunities. It is guided by the District's 2012 Educational Plan, which serves as the foundation for recommendations regarding facilities.

The plan provides a roadmap for future development of the campus including recommendations for renovation and replacement of facilities, as well as a number of site improvements for the campus.

The planning process was highly participatory involving the many constituencies of the College. The HMC planning team worked closely with the Facilities Steering Committee comprised of key faculty, staff, and administrators. The committee reviewed the analysis of existing conditions, evaluated a series of development options, and made decisions that led to the development of the master plan recommendations. The planning process included a series of meetings with the Facilities Steering Committee as well as presentations and discussions with the College community to broaden the plan's perspective and to enhance the acceptance of proposed improvements.

This planning data chapter summarizes the findings and analysis of data that was used to link the educational planning efforts to the facilities planning efforts. The planning team worked closely with the College to collect the planning data and analyze the projections for future growth rates in enrollment and instructional programs. This quantifiable data was used to develop a forecast of future facilities space needs to serve the current and projected programs for the College.

This chapter is organized into five sections:

- Enrollment and WSCH Forecasts
- Existing Building Inventory
- Projected Space Needs
- Planning Principles
- Recommendations



**Planning Data**

**Enrollment and WSCH Forecasts //**

The Long Range Enrollment and Weekly Student Contact Hours (WSCH) Forecasts are issued by the Chancellor’s Office (CCCCO) each year and project enrollment growth for the next ten years. They include historical data from the previous years and project total enrollment and WSCH for the College using an average anticipated growth factor. The base year used for this analysis (fall semester) is the 2010 – 2011 academic year.

**Enrollment and WSCH Forecasts**

Year	Enrollment	WSCH	
2010	24,775	297,677	Actual
2015	26,004	312,441	Projected
2020	29,055	349,107	Projected

\* Projections from CCCCCO – January 2009

Based on a series of discussions with the College, it was determined that approximately 10% of the total WSCH was collected off-campus or online. The numbers were adjusted to subtract this amount from the total in order to determine the amount of on-campus space to forecast for the Facilities Master Plan.

**Adjusted WSCH Totals**

Year	WSCH	Off-campus/ Online	On-campus
2010	297,677	10,448	287,229
2015	312,441	18,746	293,695
2020	349,107	12,254	336,853

**Existing Building Inventory //**

The El Camino College Facilities Space Inventory includes important data used for planning and managing space on campus. The space inventory includes descriptive and quantifiable data for all buildings and space on campus and is updated by the College annually to reflect current information.

The table on the opposite page is a summary of the existing Campus building inventory.

## Existing Building Inventory

Building	Year Built	Room Total	Station Total	Room ASF Total	OGFT * Total	% Efficiency
Administration	1950	65	620	40,256	50,358	79.94
Student Services	1950	113	797	34,594	43,475	79.57
Library	1952	81	362	64,210	72,435	88.64
Art	1955	151	1,165	58,635	112,006	52.35
Natural Sciences	1952	46	463	21,520	27,648	77.84
Music	1955	90	1,449	44,332	82,366	53.82
Health Center	1955	49	398	45,384	65,227	69.58
Child Development Center	1992	18	0	5,903	6,688	88.26
Field House	1949	12	0	5,342	6,377	83.77
Shops	1949	26	457	46,192	105,908	43.62
Facilities Receiving	1958	40	17	28,607	36,224	78.97
Humanities	2008	111	2,077	52,101	85,644	60.83
Math & Computer Science	1969	101	1,503	53,614	107,533	49.86
Chemistry	1956	49	540	23,493	33,939	69.22
Physics	1956	13	140	7,453	15,181	49.09
Planetarium	1969	4	77	3,684	3,953	93.20
Auditorium	1967	34	2,164	40,527	53,591	75.62
Men's Gym	1958	38	238	52,913	97,026	54.53
Technical Arts	1959	75	864	38,852	56,914	68.26
Social Science	1960	37	1,097	22,825	34,081	67.00
Communications	1962	67	608	21,945	36,950	59.39
Bookstore	1974	51	1,017	37,978	53,416	71.10
Construction Tech	1982	8	49	5,907	11,143	53.01
Community Advancement	1980	3	6	1,740	1,800	96.67
Campus Police	2000	11	0	2,528	4,536	55.73
Life Sciences	1956	17	204	9,158	13,198	69.39
Activities Center	1950	16	281	22,959	25,875	88.73
Learning Resource Center	2008	18	158	14,458	21,424	67.49
<b>TOTALS</b>		<b>1,344</b>	<b>16,751</b>	<b>807,110</b>	<b>1,264,916</b>	<b>63.81</b>

SOURCE: El Camino College Facility Building Report 17 Summary 2011 - with Business Building removed

\* OGFT refers to overall gross square footage

**Planning Data**

**Existing Building Inventory (cont'd) //**

The spaces within each building are classified according to the *California Community College Space Inventory Handbook*. State building guidelines require at least 65% of the gross square footage (GSF) within a building to be assignable to be considered efficient. Assignable square footage (ASF) is defined as space that is dedicated to lecture, laboratory, office and conference, library, media/audio/television, or physical education use. All other spaces within the buildings (including corridors, stairwells, and restrooms) are included in the gross square footage.

The campus currently has a facilities inventory of just over 820,000 ASF and approximately 1,290,000 of GSF. An overall assessment of current facilities indicates that the College has a sufficient volume of space to meet current, as well as a majority of future, space demands. However, much of this space is inefficient. Many of the classroom buildings are oversized for current class sizes. State building guidelines require at least 65% of the gross square footage within a building to be dedicated to lecture, laboratory, office and conference, library, or media/audio/television use to be considered efficient. Currently, 50% of the buildings on campus have ASF to GSF ratios that are below the state building requirements for state funding of new construction.

The College prepares a Five Year Capital Construction Plan each year in order to communicate with the Chancellor’s Office (CCCCO) and define the plan for facilities projects in the upcoming years. The CCCCCO uses this information to determine facilities funding qualifications through the analysis of how the College is using five key areas of space – lecture, lab, office, library, and instructional media. Areas that exhibit capacity load ratios under 100% are considered as qualifying for state-supported funding and areas that exceed the 100% ratio do not qualify for state supported funding. Presently, the College exceeds the capacity load ratios for both lecture and office space.

**Capacity Load Ratios**

Space Type	2011	2015	2020
Lecture	149%	152%	124%
Lab	122%	137%	141%
Office	109%	100%	96%
Library	117%	94%	89%
Instructional Media	71%	41%	40%

## Planning Data

### Projected Space Needs //

Title 5 of the *California Administrative Code* prescribes a set of standards for the utilization (average use) and planning of most educational facilities in public community colleges. These standards, when applied to the total number of students served and the related Weekly Student Contact Hours (WSCH), result in the total capacity requirement for physical facilities expressed in assignable square feet (space available for use by occupants excluding circulation, restrooms, etc.).

These standards were applied to the 2020 WSCH projections in order to determine the instructional space needs for lecture and lab space at the College. In addition, formula-driven allowances were also applied to determine the campus-wide requirements for office, library, instructional media, and all other spaces.

The following table summarizes the distribution of spaces on the campus and indicates the difference to be addressed with the implementation of the 2012 Facilities Master Plan.

### Projected Space Needs (Capacity Load Categories)

Space Type	2011 Space Inventory	2020 Master Plan Space Need	Difference
Lecture	124,187	125,153	-966
Lab	198,575	248,388	-49,813
Office	100,028	107,615	-7,587
Library	68,721	64,533	4,188
Instructional Media	10,304	14,958	-4,654



## Planning Data

### Planning Principles //

Following the review and analysis of the planning data summarized above, a series of facilities planning priorities were developed and used to guide discussions and lead towards the development of the recommendations. The following is a summary of the priorities:

- **Maximize functional space**
  - / Renovate facilities
  - / Address program needs
- **Eliminate non-functional space**
  - / Remove temporary buildings
  - / Replace aging facilities
- **Improve efficiency/utilization of facilities**
  - / Consolidate related programs
  - / Create flexible, interdisciplinary spaces
- **Right-size the campus to address program needs**
- **Position the District to maximize funding (state and local)**
- **Simplify implementation**

### Recommendations //

The Facilities Master Plan Recommendations for the campus present an overall picture of the future developed campus and includes recommendations for renovation and replacement of facilities and campus-wide site improvements.

While drawings in the plan appear specific, the forms are conceptual sketches that highlight the location and purpose of improvements. The final design of each site and facility project will take place as projects are funded and detailed programming and design occurs.

The Recommendations section of this document includes additional detail for site and facilities improvements – new construction and renovation.



**2012 FACILITIES MASTER PLAN**

- EXISTING FACILITIES
- IN DESIGN / CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- PROPOSED RENOVATIONS







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