

2023-2034 Facilities, Infrastructure, and Utilities Plan

Executive Summary

The 2024-2034 Facilities, Infrastructure, and Utilities (FIU) Plan is a long-range plan to help guide campus facilities and infrastructure improvements at El Camino College (ECC). This plan seeks to align capital, renewal and capacity-building projects to the Comprehensive Integrated Plan's Themes & Goals to support educational, technology and staffing priorities, enrollment forecasts, and funding opportunities while simultaneously improving campus safety and security, accessibility, and infrastructure.

The 2024-2034 FIU Plan will focus on facilities and infrastructure projects that support the following priorities:

- 1. Prepare Facilities for Hybrid Environments and Evolving Pedagogy** (to support CIP Theme: Student-Centered Learning & Experience)
- 2. Build Multifunctional Facilities** (to support CIP Theme: Student-Centered Learning & Experience)
- 3. Foster Community & Sense of Belonging through a Balanced Distribution of Space for Socialization and Formal Learning** (to support CIP Theme: Culture of Inclusion)
- 4. Efficiently Coordinate Infrastructure Improvements** (to support CIP Theme: Environment for Transformation)
- 5. Know When to Build New** (to support CIP Theme: Environment for Transformation)
- 6. Develop Maintenance and Operation Standards** (to support CIP Theme: Environment for Transformation)

The 2024-2034 FIU Plan proposes a phased implementation approach that sequences and clusters capital outlay projects. There are several types of capital outlay projects dependent upon different revenue sources such as Fund 11 revenues, Fund 12 and 41 categorical funding dependent on Fund 11 transfers and Fund 12 revenues and State grants for deferred and scheduled maintenance as well as Fund 42 Bond revenues from both current and future bond authorizations and sales. The proposed implementation phases are informed by their alignment with the Comprehensive Integrated Plan Themes, the FIU's Priorities, State funding cycles, and bundling of interdependent projects to minimize campus disruption.

Although some facilities projects are currently in process or moving thru the development process with funds identified, subsequent projects are dependent upon the passage of a new bond at the appropriate funding levels. The following phased plan is contingent on having the required funding and may need to be adjusted accordingly.

Current facilities projects have focused on supporting CIP Theme 1: Student-Centered Learning & Experience. This includes construction or renovations of the Art, Behavioral and Social Sciences, Music, Public Safety Training Center/Fire Academy, and Student Health buildings. **Phase 1** will strengthen a sense of belonging among students, faculty, staff, and the community (CIP Theme 4: Culture of Inclusion, Goal 1). **Phase 2** will focus on replacing the academic core (CIP Theme 1: Student-Centered Learning Experience). **Phase 3** will focus on bringing the

2023-2034 Facilities, Infrastructure, and Utilities Plan

surrounding community to El Camino such as a possible new Adult Education/Workforce Development Building or Multi-Purpose Center. As all phases are implemented, the pedestrian framework will be enhanced and contribute to the usability of the campus through landscape, hardscape, and signage. Vehicle access, circulation, parking, and public transportation access will also be addressed. Throughout all phases of the FIU implementation, El Camino will also work to improve the technology infrastructure, strengthen the safety and security of the campus, and improve accessibility to physical spaces and address ADA requirements. Through these initiatives, El Camino hopes to provide an environment that sparks innovation and facilitates equitable opportunities for our students, employees, and community.

Strategic Priorities

Prepare Facilities for Hybrid Environments and Evolving Pedagogy

ECC will prioritize investments in facilities that can support high-quality Online, Hybrid, Web-Enhanced and Hyflex learning environments. Not only will this accommodate various student learning preferences and enable El Camino to reach new student populations, but it could also prepare facilities for future pedagogy such as augmented reality/virtual reality (AR/VR). This enables El Camino to “create a premier teaching environment in all modalities” (Technology Plan Goal #3).

Build Multifunctional Facilities

Facilities planning is, by nature, long-term. Buildings take years to plan, budget, and build, and building life spans are 50 years or longer. Facilities utilization, however, is short-term. Facilities utilization is a daily act that may change over time to reflect changes in pedagogical or other demands. Facilities that inadequately accommodate changes in facilities utilization may incur lost efficiency, increased costs, and impediments to facilitating student success. Thus, balancing the long-term objectives of facility planning with the short-term objectives of facility utilization is a significant challenge. El Camino will prioritize developing multifunctional facilities since they can enable the College to adapt to changes in use or other trends with minimal adjustments and expense.

Foster Community & Sense of Belonging through a Balanced Distribution of Space for Socialization and Formal Learning

The Comprehensive Integrated Plan seeks to build a ‘Culture of Inclusion’. This requires ‘providing opportunities to foster community & sense of belonging’ (CIP Goal #7). To do so, El Camino will prioritize establishing physical spaces to foster a collaborative and collegial atmosphere. College environments offer many places to study and work between classes, often by extending collaborative/study spaces into exterior environments and circulation areas¹.

¹<https://aecom.com/without-limits/wp-content/uploads/2017/05/Collegiate-Design-White-Paper-022017-Final-1.pdf>

2023-2034 Facilities, Infrastructure, and Utilities Plan

Additionally, college environments seek to keep students on campus as long as possible and, therefore, in closer proximity to the resources they need to be successful by offering places where students can grab a quick, low-cost meal, exercise, relax, and more. Since there may only be one or two opportunities to update a building throughout its lifespan, project planning efforts should consider how facility design can enhance and promote the community and sense of belonging on campus.

Efficiently Coordinate Infrastructure Improvements

Attention should be given to how infrastructure improvements integrate with future capital projects. This FIU proposes a campus-wide solution to infrastructure improvements (rather than a project-specific solution) by sequencing capital outlay projects so that each phase of work builds upon the previous phase and by clustering infrastructure projects with significant capital projects to minimize campus disruption. This proposed sequencing and clustering strategy attempts to facilitate a comprehensive approach to contracting, project management, and program management to reduce costs, ensure capital outlay projects support one another, and promote the longevity of campus resources.

Know When to Build New

More than 15 campus buildings are over 40 years old. Proposed projects within this FIU should be evaluated to confirm *replacement* versus *renovation*. El Camino will complete structural, geotechnical, and CEQA reports to confirm the best approach for each project. These reports can uncover hidden costs that could affect project schedules and budgets and the entire bond spending plan.

Develop Maintenance and Operation Standards

An important part of facilities planning is ensuring that there is an adequate amount of human and financial resources to maintain the investment throughout the useful life. El Camino will develop maintenance and operation standards as part of the facility planning process. When developing these standards, the College will consider using existing authoritative standards such as those created by the Association of Physical Plant Administrators (APPA) or the International Organization for Standardization (ISO).

El Camino will also update and/or develop campus standards for the following:

- Architectural Design and Building
- Landscape and Open Space
- Campus Signage
- Sustainability

Consistent documented standards can assist in facilities planning by preserving institutional knowledge, help guide design teams to create a consistent campus environment and help facilitate ongoing maintenance and operations.

2023-2034 Facilities, Infrastructure, and Utilities Plan

Campus Facilities Vision

Phasing

The 2024-2034 Facilities, Infrastructure, and Utilities Plan proposes a phased implementation approach that sequences and clusters capital outlay projects to minimize campus disruptions and ensure that capital outlay projects support one another. This phasing strategy also attempts to facilitate a comprehensive approach to contracting, project management, and program management, to minimize costs and promote the longevity of campus resources. The implementation phases shown in the subsequent pages are driven by their alignment with the Comprehensive Integrated Plan Themes, Guiding Principles of the Facilities, Infrastructure and Utilities, State funding cycles, and bundling of interdependent projects to minimize campus disruption.

Project phases are to assist the college with sequencing to allow for the maximization of state funds and extend local bond funds. The proposed phasing and timeline of individual projects are based on state approvals, educational needs and funding availability. The sequencing of projects is also based on their conceptual location, infrastructure or utility system improvement needs, and accessibility concerns. Final design and detailed programming of future projects will take place as funding becomes available.

Pedestrian Circulation and Open Space

Throughout all phases, the pedestrian framework will be enhanced through landscape, hardscape, and signage, which will contribute to the usability of the campus. Improvements to these systems would include:

- Maintaining and enhancing the landscape within the campus core
- Supporting accessibility and ease of wayfinding including expanding the view corridors into and across campus
- Creating a variety of outdoor spaces programmed to support learning, exploration, and student engagement at various scales. Purposeful outdoor spaces (such as a STEM garden, native plant lab, and literary courtyards) can profoundly impact the sense of place that students associate with ECC and enrich the student experience.
- An emphasis on providing shade, wi-fi, and power sources to promote continuous use, and independent flexibility.

Vehicle Access, Circulation, Parking

In addition, vehicular access to the campus, on-campus vehicular circulation and parking are prime planning considerations.

- While significant changes to the location of campus entries and exits are not anticipated, improvements to these entries to enhance visibility, wayfinding, and campus branding should be considered.

2023-2034 Facilities, Infrastructure, and Utilities Plan

- The planning and design of individual projects should maintain and support the perimeter on-campus circulation. This circulation facilitates service and provides safe access to multiple parking lots without the need to exit into the public way.
- El Camino will continue to balance the distribution of parking across campus. The future development of Lot L as an Enterprise Zone may impact this distribution.

Diversity in modes of transportation and the growth of public transportation will likely impact parking demand and circulation patterns. To aid in continued flexibility and development, the College should encourage and expand vehicular drop-offs, support rideshare opportunities, facilitate bike/scooter storage, and enhance connections through wayfinding to these facilities.

2023-2034 Facilities, Infrastructure, and Utilities Plan

Phase	Description	Estimated Total Cost
Recently completed or currently in design or construction	<p>New buildings:</p> <ul style="list-style-type: none"> • Art • Behavioral Sciences • Student Health Services • Modular Village • Public Safety Training Center/Fire Academy • Music <p>Infrastructure/ADA Improvements:</p> <ul style="list-style-type: none"> • Technology infrastructure improvements • Safety and security improvements • ADA improvements: Parking lots F & H 	\$225,000,000
Phase 1: Strengthen a sense of belonging among students, faculty, staff, and the community	<p>Possible New buildings/renovations may include:</p> <ul style="list-style-type: none"> • Campus Commons (renovate Bookstore) • Maintenance & Operations (Facility) • Administrative Services Support Facility • Athletics Support Facility <p>Possible Demolition may include:</p> <ul style="list-style-type: none"> • Old Music Building • Communications <p>Infrastructure/ADA Improvements:</p> <ul style="list-style-type: none"> • Continue technology infrastructure improvements • Continue safety and security improvements • ADA improvements: Bookstore, Baseball Shed, North Shed, Café Camino, Exterior Features and Pathways, Murdock Stadium 	\$175,000,000
Phase 2: Replace the academic core	<p>Possible New building/renovations may include:</p> <ul style="list-style-type: none"> • Learning Commons • Interdisciplinary Science Center <p>Possible Demolition may include:</p> <ul style="list-style-type: none"> • Library • Learning Resources Center • South Gymnasium <p>Infrastructure/ADA Improvements:</p> <ul style="list-style-type: none"> • Continue technology infrastructure improvements • Continue safety and security improvements • ADA improvements: Campus Police, Math Business & Allied Health Building (MBAH) • Construction Technology • Industry & Technology Planetarium 	\$200,000,000
Phase 3: Bring the community to campus	<p>Possible New building/renovations may include:</p> <ul style="list-style-type: none"> • Adult Education/Workforce Development • Multi-Purpose Center <p>Infrastructure/ADA Improvements:</p> <ul style="list-style-type: none"> • Continue technology infrastructure improvements • Continue safety and security improvements • ADA Improvements: Center for Applied Technology, Central Plant, Facilities Buildings, Humanities and Social Sciences 	\$125,000,000
TOTAL (phases 1-3)		\$500,000,000