LOS ANGELES COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES
FACILITIES MASTER PLANNING & OVERSIGHT COMMITTEE
Educational Services Center
Board Room
770 Wilshire Boulevard
Los Angeles, CA 90017
Wednesday, October 18, 2017
1:30 p.m. – 2:45 p.m.

Committee Members
Ernest H. Moreno, Chair
Steve F. Veres, Vice Chair
Mike Fong, Member
Sydney K. Kamlager, Board Alternate
David Salazar, Staff Liaison
Monte E. Perez, College President Liaison
Laurence B. Frank, College President Liaison Alternate

Agenda
(Items may be taken out of order)

I. ROLL CALL

II. PUBLIC SPEAKERS*

III. ITEMS WITH A MOTION REQUIRED
   A. Los Angeles Southwest College Facilities Master Plan Update
   B. Conceptual Design of the South Gate Educational Center

IV. INFORMATIONAL ITEMS
   A. Program Management Office Transition Update
   B. Active Construction Summary
   C. Revised Legal Fees and Cost Report - LACCD Bond Program - January 1, through June 30, 2017

V. SUMMARY – NEXT MEETING .................................................................Ernest H. Moreno

ADJOURNMENT

*Members of the public are allotted three minutes time to address the agenda issues.
If requested, the agenda shall be made available in appropriate alternate formats to persons with a disability, as required by Section 202 of the American with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, for whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting. To make such a request, please contact the Executive Secretary to the Board of Trustees at 213/891-2044 no later than 12 p.m. (noon) on the Tuesday prior to the Committee meeting.
LASC FACILITIES MASTER PLAN OVERVIEW

The Los Angeles Southwest College (LASC) Facilities Master Plan (2017-2022) is an update to the 2003 Facilities Master Plan prepared by Sasaki Associates and the 2008 Plan prepared by GKK. Since 2003, many of the building projects identified in the Campus Facilities Master Plan have been designed, built, and are in use.
PURPOSE

One of the last remaining projects from 2008 Facilities Master Plan - LASC’s new School of Science (SoS) (27,000 sq. ft.) - will break ground in September 2017 with occupancy targeted for February 2019. The SoS building replaces the former Lecture Lab (LL) building (60,000 sq. ft.) that was taken down in January 2015.

Unfortunately, the new SOS does not include space for the Nursing program as originally envisioned. Because LASC’s campus is overbuilt, a top priority of the new Facilities Master Plan is to identify and convert existing space for the Nursing program.

PROCESS

The facilities master planning process was initiated in February 2017 with a kick-off meeting and campus tours. The college’s Facilities Planning Committee, comprised of administration, faculty, students and staff, served as the representative body for the College, providing information, reviewing drafts, and guiding decision making.

A series of meetings with faculty, staff, students, and community stakeholders were held in March to receive input on the status of current facilities and how they could be improved as well as future facility needs.

Major themes were identified in the feedback and information collected that became part of the recommended strategies.

THEMES

- Develop permanent space for the Nursing program.
- Expand Central Plant to support future planned facilities.
- Design and build a Student Union Building (25,000 sq. ft.) at the heart of the campus to include student food services, student government, club and organization space, and conference facilities.
- Renovate the existing TEC-ED building.
- Comprehensive way-finding and building signage.
- Renovate the existing Child Development Center (CDC) building.
- Install electronic marquees at college entrances.
- Implement campus-wide drought tolerant landscaping, drip irrigation, reclaimed water project.
- Upgrade existing softball, baseball and soccer practice facilities.
- Complete West Campus accessibility (ADA) project.
### 2017-2022 Facilities Master Plan Supports Key LASC Strategic Goals:

#### Access and Student Success:
- Focuses on the “Whole Campus Concept” encouraging student connections and engagement by developing campus food services housed in a student union building that will provide student government and club space as well as conference space.
- Increases distributed informal study and collaborative space.
- Develops high quality, flexible, interdisciplinary learning environments.
- Supports state-of-the-art technology infrastructure.
- Improves campus security and safety.

#### Resources:
- Improves utilization of existing space through classroom renovations.
- Decreases utility consumption through Central Plant project, drought tolerant landscaping, drip irrigation, and use of reclaimed water.
- Incorporates sustainable design throughout.
- Increases facility rental revenues through more aggressive marketing as well as development of conference facilities in proposed Student Union building.

#### Collaboration and Partnership:
- Subleases space in the SoCTE Building to Los Angeles County supporting Work Source partnership (July 2017).
- Utilizes West Campus to support MOU with Los Angeles World Airports (LAWA) project (August 2017).
- Supports dual enrollment with LAUSD South (July 2017).
- Supports dual enrollment with Middle College High School (ongoing).
- Supports partnership development.

### Timeline

<table>
<thead>
<tr>
<th>CURRENT to 5 YEARS</th>
<th>5 to 10 YEARS</th>
<th>BEYOND</th>
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<tbody>
<tr>
<td>Construct School of Science.</td>
<td>SSEC facility renovation.</td>
<td>Football/soccer stadium turf and track replacement.</td>
</tr>
<tr>
<td>Develop permanent space for the Nursing program.</td>
<td>Child care facility renovation.</td>
<td>School of Science (SoS) expansion - future project based on enrollment growth.</td>
</tr>
<tr>
<td>Expand Central Plant to support future planned facilities.</td>
<td>Upgrade baseball, softball and soccer practice facilities.</td>
<td>School of Arts &amp; Humanities (SoAH) (Measure J) - future project based on enrollment.</td>
</tr>
<tr>
<td>Student Union Building - includes cafeteria and conference facilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovate the existing TEC-ED building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus wayfinding signage and building signage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two new electronic marquees at entrances.</td>
<td></td>
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<tr>
<td>Campus-wide drought tolerant landscaping, irrigation, reclaimed water project.</td>
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<td></td>
</tr>
<tr>
<td>West campus bungalows ADA project.</td>
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### PROGRAM FUNDING

**Los Angeles Community College State Funding**

**LACCD BUILDING PROGRAM MONTHLY PROGRESS REPORT**

<table>
<thead>
<tr>
<th>Sub-Project</th>
<th>Project/Building Name</th>
<th>Status</th>
<th>[a] Current Budget</th>
<th>[b] Estimate at Completion</th>
<th>[c] (a-b) Budget Variance</th>
<th>Academic Occupancy Date</th>
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<td>06S-663.00</td>
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<td>$405,093,672</td>
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</table>

Los Angeles Southwest College (LASC) elects to utilize the return of Measure A/AA/J program reserve funds (approx. $12M) to secure permanent space for the Nursing program.

The proposed course of action is to remodel and repurpose the 1st floor of the existing TEC-ED building to house the Nursing program.

LASC’s number one and two priority projects utilizing Measure CC funds are a Student Union building (subject to further evaluation and review) and an upgrade and expansion of our Central Plant.

The proposed Student Union Building/Central Plant expansion meets the intent of Measure CC priorities by ensuring that students will have a place to study, obtain healthy food choices, and a place to meet for co- and extracurricular activities that we now have to host off campus due to the lack of adequate facilities. The “whole campus” concept of LACCD intends that our colleges provide an environment that supports student learning and success. The addition of this facility gives the college the ability to provide a full array of programming, meeting spaces and student governance office space that we believe will create a more hospitable environment for our students and an opportunity to have more community involvement at Los Angeles Southwest College.

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<table>
<thead>
<tr>
<th>Description</th>
<th>[a] Current Funding</th>
<th>[b] Contracted</th>
<th>[c] Expended</th>
<th>[d] Estimate at Completion</th>
<th>[e] [a]-[d] Funding Variance</th>
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<td>$4,050,500,099</td>
<td>$4,753,097,828</td>
<td>($1,041,000)</td>
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</table>
By upgrading our Central Plant, we will be able to control temperatures in office and classroom spaces which is a major issue now. We will need the increased Central Plant capacity for our new School of Science and the proposed Student Union building. This increased capacity will ensure that current challenges we face with efficient operation of our facilities will, along with the new buildings being brought online, have the proper environment in which to offer classes, conduct college and district business and meet the extra- and co-curricular needs of our students.

<table>
<thead>
<tr>
<th>New Construction</th>
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<td>West Entry Drive and Parking Facilities</td>
<td>2008</td>
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<tr>
<td>Sheriff’s Station</td>
<td>2009</td>
</tr>
<tr>
<td>Athletic Field Athletic House, Stadium</td>
<td>2009</td>
</tr>
<tr>
<td>Walking Track</td>
<td>2009</td>
</tr>
<tr>
<td>Central Plant</td>
<td>2009</td>
</tr>
<tr>
<td>Student Services Building</td>
<td>2009</td>
</tr>
<tr>
<td>Child Development Center</td>
<td>2010</td>
</tr>
<tr>
<td>Middle College High School</td>
<td>2012</td>
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<tr>
<td>School of Career &amp; Technical Education</td>
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<tr>
<td>School of Math and Sciences</td>
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<table>
<thead>
<tr>
<th>Renovation Projects</th>
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<tbody>
<tr>
<td>Campus Corner Sign</td>
<td>2008</td>
</tr>
<tr>
<td>RWG/PL</td>
<td>2008</td>
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<tr>
<td>Northeast Quadrant Parking Structure</td>
<td>2012</td>
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<tr>
<td>Student Services Education Center (SSEC)</td>
<td>2012</td>
</tr>
<tr>
<td>Fitness and Wellness Center</td>
<td>2013</td>
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<tr>
<td>Campus -Wide IT Improvements</td>
<td>2014</td>
</tr>
<tr>
<td>Cox Building &amp; Little Theater</td>
<td>2015</td>
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</table>

<table>
<thead>
<tr>
<th>Cost Type &quot;Bucket&quot;</th>
<th>[a] Current Budget</th>
<th>[b] Contracted</th>
<th>[c] Expended</th>
<th>[d] Estimate at Completion</th>
<th>[e] Budget Variance</th>
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<tr>
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<thead>
<tr>
<th>Sub Project Number</th>
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<th>% Complete</th>
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<tbody>
<tr>
<td>06S-618.01</td>
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<td>02/11/2019</td>
<td>100% DD. Project presentation to FMP&amp;OC on 9/21/16.</td>
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</tbody>
</table>
REGIONAL + COMMUNITY SETTING

LASC is located approximately 12 miles southwest from downtown Los Angeles. The College serves socioeconomic and ethnically diverse communities of Gardena, Hawthorne, Inglewood, Compton and Lynwood. This service area has a lower median household income and higher poverty rate than both Los Angeles County and the state of California average.
CAMPUS BOUNDARIES + EDGE CONDITIONS

The Campus site is approximately square, north edge is Imperial Highway, west edge is Western Avenue, and south edge is the 105 freeway. East edge is a church property and parking.

Surrounding north properties are small scale single family homes and apartment buildings. Across the street from Western Avenue is a large retail center.

All edges of campus slopes down into the campus especially the south edge 105 freeway where there’s a significant grade drop. The campus is set back by parking lots and grade changes, the buildings are facing inward and not visibly connected to the surrounding streets.

Recent projects mitigated some connectivity issues by placing signs at corner of Imperial Highway and Western Avenue as well as at north face of Cox building. The addition of Cox Annex moving the administrative offices from the top floor of the five story Cox building to the ground floor softens the edge visually to the street. The renovation also included ground floor access from north side of Cox building to south side of building so north side of campus has a potential of being activated and visible from the street.
North (Imperial) entry - well defined by palms and landscape.

Corner Imperial & Western - palms and hardscape layout work well, planter landscape needs re planting, and new trees behind fence line.

West (Western) entry - pedestrian walk on left has no trees or shade.

North edge - main image is of the fence line and turf with building beyond. Very few trees and unimproved sidewalk landscape.

North portion of Western - sidewalk has no planter or shade.

South portion of Western - sidewalk has tree wells and some trees planted inside fence line, but could benefit from more tree planting.
GOAL 1: Access and Preparation for Success: improve equitable access to a high-quality education that promotes student success.

GOAL 2: Success: Increase student success and academic excellence with a focus on student-centered instruction and support services.

GOAL 3: Institutional Effectiveness and Accountability: Enhance institutional effectiveness and accountability through data-driven decision making, as well as planning, evaluation, and improvement of college programs, professional development opportunities, and governance structures.

GOAL 4: Resources: Optimize human, physical, technological, and financial resources to ensure quality services for our students.

GOAL 5: Collaboration and Partnerships: Maximize collaboration within the college while cultivating the strengthening partnerships with industry, community, and other educational institutions.

LASC has consistently enrolled students from our Central Service Area for the past five years with a slight increase (1.8%) of students from 2013-2014 to the 2014-2015 academic year. LASC enrolled 58.3 percent of the credit student population on average over the past five years.

LASC in the last five years had a peak in enrollments in 2013-2014 (fall and spring). This peak in enrollments allowed the college to take advantage of an opportunity to grow in FTES and receive funding above the usual from the state. The growth was primarily in the credit enrollments from 2013-14 to 2014-15 with the greatest drop in credit enrollments (decrease of 15.3 percent) and a 20.7 percent drop in Non-credit enrollments.

Although most students come from low-performing high schools, they are increasingly stating that their educational goal is to transfer to a 4-year university. From 2010-2013, there was a 12.3 percent increase from 2013-2016.

LASC is currently in the process of updating Enrollment Management Plan to strategize the College’s efforts to carry out a multi-year plan for growth. One of the strategies is forming a Participation Agreement with LAUSD Local District South as an inaugural effort to develop dual enrollment opportunities for local high school students. Other contiguous high schools/districts has been approached and in development.

LASC students also face external pressures that impact the length of time they are able to devote to their studies, a spring 2012 survey indicated that nearly 40 percent of LASC students work more than 20 hours per week. In addition, 52 percent of student said that financial factors were a moderate or major problem in their academic success.
COMMUNITY CONNECTIVITY:

Goals to enhance the College image within the community;

**Become a better community asset by continually seeking to establish a role in the community.**

**Development of student union:** LASC is currently utilizing the Theater and surrounding outdoor spaces to hold events inviting the surrounding communities. The future Conference Center in the Student Union building can increase use by providing a forum for larger groups of people to hold multiple events at the same time. Flexibility for various events can be facilitated with adjacent food service area if there’s a need for catering and can provide the College with an additional funding source.

**Inviting the community to share campus amenities:**
Upgrades such as seats with shade along walking paths and exercise equipment near the athletic fields can enhance the public experience for those who use the College for fitness. Use of the track by community morning walkers, community boot camp fitness groups, and youth summer camp sports programs are examples of sharing that can be explored.

LASC is exploring opportunities to provide outdoor learning environments as an extension of the classroom that student groups, clubs and community members can also use. Familiarity with the campus and awareness of what it has to offer the community builds connection & ownership. Familiarity and a sense of community ownership helps security and maintenance

**Development of an arboretum:** by drawing on the greater city and local community the push to develop an arboretum can engage all groups from students & professors/administrators to local youth, active parents, and retired seniors who share a common interest in botany, landscape design, and stewardship of the ecology.

Opening the campus to more groups and a variety of hours creates complexities for security and facilities operations, but if well managed can improve recruiting and help to retain students through completion of courses and certificates programs.
CAMPUS SECURITY:

The Los Angeles Community College District (LACCD) contracts with the Los Angeles County Sheriff’s Department to provide security on the nine campuses. At LASC, the Sheriff’s Office is housed in the Campus Security Facility, a 1,021 sq. ft. purpose-built structure completed in 2009.

The incidence of crime on the LASC campus is relatively low compared to other campuses in the District and to the surrounding neighborhood.

Security on the LASC campus is supported by security cameras, emergency phones, fire alarms, a notification system and security lighting.

Campus security at LASC will be enhanced by the district-wide Measure J Technology program which was initiated in May 2015 to address infrastructure needs as identified in the Strategic Execution Plan (SEP) and authorized by the Joint Task Force in December 2016. The initiatives developed as a result of a district-wide assessment include:

- Baseline Infrastructure
- Classroom and Instructional Technologies
- Safety and Emergency Response Systems

The Safety and Emergency Response Systems include:

- Physical Security System Deployment (Phase 1) Access Controls and Video Surveillance.
  - Initiation – Qtr. 2 2017.
  - Planning – Qtr. 3 and 4 2017.
  - Design – Qtr. 1 and 2 2018.
  - Implementation – Qtr. 3 2018 through Qtr. 2 2019.
  - Closeout – Qtr. 3 2019.

- Physical Security System Deployment (Phase 2) Mass Notification and Emergency Phones
  - Initiation – Qtr. 2 2018
  - Planning – Qtr. 3 2018
  - Design – Qtr. 4 2018
  - Implementation – Qtr. 1 2019 through Qtr. 3 2019
  - Closeout – Qtr. 4 2019
**SUSTAINABILITY APPROACH:**

**Sustainability and LEED**
- LASC campus and LACCD district are committed to sustainable growth and the concept that embracing sustainability can be both fiscally and environmentally beneficial.
- Currently on LASC campus there are multiple LEED certified buildings each with its own limit defined LEED boundary for the purposes of individual certification.

**LEED for Campus**
- LEED campus certification streamlines the certification process for LEED users who are certifying more than one project located on a single shared site.
- The Campus Program was designed to simplify the certification process for multiple buildings while maintaining the technical integrity and rigor of LEED. It can be used for multiple rating systems including: New Construction & Existing Buildings - Operations & Maintenance.
- By streamlining the LEED process for many of the credit in the Sustainable Sites, Energy & Atmosphere, and Innovation categories, the effort for design team is reduced.

**Synergies**
- LEED for campus is also a way to generate evaluation of existing structures by looking at the campus as a whole. Current funding models sometimes favor new construction while deferring repair or upgrades to existing when similar budgets applied can potentially bring about greater energy savings and improve the usefulness of older structures.
- Instituting campus wide programs in areas such as; landscape management, pest management, green cleaning, and waste management can bring about regular review of practices & procurement that can also result in potential Operations and Maintenance savings.

---

**SUSTAINABLE STRATEGIES**

The triple bottom line concept incorporates a long-term view for assessing potential effects and best practices for three kinds of resources:

- **People (social capital).** All the costs and benefits to the people who design, construct, live in, work in, and constitute the local community and are influenced, directly or indirectly, by a project.
- **Planet (natural capital).** All the costs and benefits of a project on the natural environment, locally and globally.
- **Profit (economic capital).** All the economic costs and benefits of a project for all the stakeholders (not just the project owner).

Source: USGBC
CIRCULATION PLAN

NOTES:
1. VEHICULAR ACCESS LIMITED TO SERVICE, EMERGENCY, & FIRE - PERSONAL VEHICLE ACCESS CONTROLLED BY USE OF BOLLARDS.
2. EACH PRECEEDING MASTER PLAN HAS IDENTIFIED THE IMPORTANCE OF CREATING A CAMPUS CORE THAT IS PEDESTRIAN FOCUSED WITH PERSONAL VEHICULAR ACCESS LIMITED TO THE ENTRIES AND LOOP AROUND THE NORTH.
NOTES:

1. Each preceding master plan has identified the importance of creating a campus core that is pedestrian focused and describes in great detail the importance of trees, shade, and appropriate landscape/paving along with informal seating and or gathering areas to facilitate student interaction.

2. Addition of trees along the campus perimeter is proposed to provide shade for pedestrians, soften the fenceline, and to enhance the urban canopy in this section of Los Angeles.
SPACE USE

The new School of Science is a two story building totaling 26,790 sf. Planned spaces include a large lecture hall, laboratories, faculty areas, restrooms, and an outdoor patio for astronomy.

The new SoS building fills a key site on the campus and allows for the pedestrian walkway and landscape areas around the site to be developed to the same level as adjacent areas.
The School of Nursing along with the Schools of Math and Science were formerly located in the Lecture Lab building which had an area of 79,824 square-foot. The original plan was to renovate the Lecture Lab building, and based on this, the School of Nursing and School of Science were moved into temporary housing referred to as Academic Village (approx. 39,247 square feet). The School of Math was moved into the Tech Education Center building. Upon detailed analysis of the Lecture Lab building, it was determined that there were extensive water intrusion and structural issues and the building was subsequently demolished, in March 2015.

The plan was to house Nursing in temporary space until a new School of Nursing building could be constructed (2015). Due to lack of funding at that time, only a new 27,000 School of Science building was proposed. The School of Nursing project was deferred.

Because the LASC campus is overbuilt from a capacity/load standpoint, the proposed solution is to remodel and repurpose the first floor of the existing TEC-ED building (approx. 18,000 sq. ft.) to house the Nursing program utilizing the return of Measure A/AA/J program reserve funds (approx. $12M).

The existing temporary Academic Village location does not meet accreditation standards and is not suitable from an access standpoint.
STUDENT UNION

The proposed Student Union building is intended to become the heart of campus life. This proposed building is subject to further evaluation and review. If approved, this building will provide services to support educational, cultural, social, recreational, and leadership programs to the academic experience. The following spaces are proposed to be incorporated in this building.

1) Food Service Kitchen and seating area with ability to serve hot meals
2) Grab and Go
3) Conference Center (for approximately 500 people)
4) Break out spaces adjacent to the Conference Center
5) Student Lounge
6) Game Room
7) Open Computer Lab for student use
8) Offices for Student Government (ASO)
9) Restrooms
10) Storage

Food Service capability has been recommended since the 2003 Master Plan. Both SSB and Cox buildings have areas identified for café or vending service with future utility hookups but a fully built-out food service has been value engineered out of projects. Ability to have nutritious hot meals before, during or after classes while on campus not only saves time for students but also creates opportunities to interact with peers. It is well known that students perform better when they are on-campus longer. The commercial kitchen may support campus or theater performances with catering services. A Grab and Go or convenience store provides a quick meal option.

A Student Lounge will be adjacent to Food Service with comfortable seating in various flexible arrangements to encourage social interaction and group study.

A Game Room area adjacent to the Student Lounge provides an opportunity for various recreational activities to possibly include; billiards, video games, foosball, and table tennis.

An Open Computer Lab, Tutoring, and Technology Center accessible to all students with extended hours to provide flexibility for student use. This space could be used for a combination of one-on-one tutoring, collaborative group projects, or simply learning how to use a computer by providing access. One large computer lab in the center of campus can consolidate various resources in one place.

The Conference Center will provide a large meeting space for approximately 500 people and represents a potential revenue source to the campus.
The total cost of ownership (TCO) approach to facilities management is accounting for and understanding all of the costs associated with owning and occupying a facility – or college campus – over the entire life cycle.

The TCO approach to facilities management balances the annual operating expenses of operations and maintenance with the capital expenditures necessary to replace specific components. It allows management to understand the impact of each category of building costs and how it will impact other areas, and to optimize the value that can be derived from facilities while controlling costs.

Facilities costs fall broadly into two categories:

**Building related expenses** are the expenses incurred in construction, maintenance and renewal of the facility to its original state, and are generally included in the facilities maintenance and operations (M&O) budget.

**Program related expenses** are the expenses incurred through the occupation and use of the facility. These expenses are not necessarily paid by the M&O Department, they may be departmental expenses which are paid by the program area or the institution. However, these expenses often relate to or impact the costs of building operation, upkeep or renewal.

In the Building related expense category there are five distinct categories. These expenses are:

1. Acquisition or construction: These are the costs to obtain, build, or completely restore the facility.
2. Utilities: This is the cost to provide heating, ventilation, air conditioning, water and sewer service to the facility. This could also include the cost of technology such as telephone, computer connections and Internet service.
3. Daily Maintenance: This is the daily cleaning, trash removal, litter control, grounds and landscape maintenance, and other routine maintenance performed daily to keep the facility operational.
4. Periodic Maintenance: This includes preventative maintenance and occasional breakage repairs performed to keep the facility in good operating order.
5. Capital Renewal: These are the repairs and replacements done to bring the facility back to its original condition. These activities may include the replacement of key building systems or components such as roofs, HVAC systems, etc.

Program related expenses are derived from the activities occurring within the building. Examples include:

1. Specialty Equipment: This is usually equipment that is moved in after construction of the facility – such as lab equipment, but may require specific modifications to the building.
2. Operational Activities: This could include mail services, food services, building security, or other services necessary to support building occupants.
3. Remodel, Renovation or Adaption: This is building reconstruction that is beyond what is required for capital renewal. Examples include updating décor, making changes to accommodate new building activities, or to adapt for changing uses. It can also be building modifications to meet new code requirements which have been implemented.

**Managing Facilities TCO at Los Angeles Southwest College:**

- Building and Program related expenses at Los Angeles Southwest College (LASC) are funded by a combination of operating and capital budget accounts:
- New Construction, Remodeling, Renovation or Adaption projects are generally covered out of Bond funds – although Scheduled Maintenance Project (SMP) or Deferred Maintenance funds may be used for Remodeling, Renovation and Adaption.
  - Voters in Los Angeles approved the Los Angeles Community College District (LACCD) $3.3B Bond Measure in November 2016.
Scheduled Maintenance Project or SMP funds come from the State to the District. The District allocates the funds (Block Grant) based on FTES. The college generally splits the funds (50/50) between Instructional Equipment and Scheduled Maintenance (SMP). SMP projects are the college’s choice and must be eligible for State Funding.

Deferred Maintenance funds are distributed to college’s based on District needs. Each college in the District gets at least one project.

California Proposition 39 “Clean Energy Jobs Act” funds are utilized for energy savings projects.

- Capital Renewal projects are generally covered with SMP or Deferred Maintenance funds.
- Utility costs as well as daily and preventative maintenance costs are covered out of M&O’s operating budget.
- Specialty equipment may be purchased with Bond monies when outfitting a building as part of a new construction project or major building renovation. Replacing specialty equipment is generally done with Physical Plant and Instructional Support (PPIS) block grant funds.
- Operational Activities are funded through the campus operating budget.

In order to optimize LASC’s Facilities TCO, it is important to have a very close understanding of each of the costs that are being charged against the various funding sources. This goes beyond identifying the replacement or equipment or building components at the end of their life cycle. In fact, if the maintenance and operations (including utility costs) of equipment is rising, it may be very cost effective to replace the equipment with more energy efficient equipment that could also have a lower maintenance cost. Well targeted capital expenditures can become an investment that will reduce annual operating costs.

An excellent example of the TCO approach to managing LASC’s campus facilities costs is the current analysis of Central Plant capacity requirements. Proposed upgrades to the Central Plant will insure that future (planned) facilities are supported, and that alternative energy sources (solar) and storage capabilities are incorporated into the recommended project.

LASC Facilities’ Total Cost of Ownership is detailed on the following table including Campus Buildings as well as Infrastructure.
<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built</th>
<th>Last Renovation</th>
<th>Replacement Cost</th>
<th>Gross SF</th>
<th>FCI % (2017)</th>
<th>Total Repair Cost</th>
<th>Operating Cost $10.23</th>
<th>Capital Renewal Cost 0.015</th>
<th>75 Year Amort.</th>
<th>Total Cost of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cox Building A (Theatre)</td>
<td>1974</td>
<td>2013</td>
<td>$9,629,170</td>
<td>19,036</td>
<td>27.70%</td>
<td>$2,667,467</td>
<td>$194,676</td>
<td>$144,438</td>
<td>$128,388.93</td>
<td>$467,503</td>
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<tr>
<td>Cox Building B</td>
<td>1974</td>
<td>2013</td>
<td>$49,761,224</td>
<td>95,645</td>
<td>25.86%</td>
<td>$12,869,300</td>
<td>$978,138</td>
<td>$746,418</td>
<td>$663,482.99</td>
<td>$2,388,039</td>
</tr>
<tr>
<td>Technology Educ. Building</td>
<td>1994</td>
<td>N/A</td>
<td>$26,794,800</td>
<td>54,000</td>
<td>12.56%</td>
<td>$3,365,275</td>
<td>$552,245</td>
<td>$401,922</td>
<td>$357,264.00</td>
<td>$1,311,431</td>
</tr>
<tr>
<td>Lakin PE Building - A</td>
<td>1997</td>
<td>2013</td>
<td>$19,411,202</td>
<td>31,865</td>
<td>0.00%</td>
<td>$0</td>
<td>$325,876</td>
<td>$291,168</td>
<td>$258,816.03</td>
<td>$875,860</td>
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<tr>
<td>Lakin PE Building - B</td>
<td>1997</td>
<td>2013</td>
<td>$23,318,651</td>
<td>36,340</td>
<td>0.26%</td>
<td>$60,586</td>
<td>$371,640</td>
<td>$349,780</td>
<td>$310,915.35</td>
<td>$1,032,335</td>
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<tr>
<td>Student Services Ed. Ctr.</td>
<td>2005</td>
<td>2011</td>
<td>$29,682,701</td>
<td>62,038</td>
<td>3.26%</td>
<td>$968,074</td>
<td>$634,447</td>
<td>$445,241</td>
<td>$395,769.35</td>
<td>$1,475,457</td>
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<tr>
<td>Student Services Building</td>
<td>2009</td>
<td>N/A</td>
<td>$29,130,214</td>
<td>67,266</td>
<td>0.04%</td>
<td>$11,539</td>
<td>$687,913</td>
<td>$436,953</td>
<td>$388,402.85</td>
<td>$1,513,269</td>
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<tr>
<td>School of Career &amp; Tech. Ed.</td>
<td>2015</td>
<td>N/A</td>
<td>$24,291,976</td>
<td>48,833</td>
<td>0.39%</td>
<td>$93,998</td>
<td>$499,403</td>
<td>$364,380</td>
<td>$323,893.01</td>
<td>$1,187,676</td>
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<tr>
<td>Child Development Center</td>
<td>2007</td>
<td>N/A</td>
<td>$9,942,845</td>
<td>22,056</td>
<td>0.79%</td>
<td>$78,745</td>
<td>$225,561</td>
<td>$149,143</td>
<td>$132,571.27</td>
<td>$507,275</td>
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<tr>
<td>Temp. Academic Village</td>
<td>2012</td>
<td>N/A</td>
<td>$11,309,217</td>
<td>33,865</td>
<td>2.75%</td>
<td>$310,904</td>
<td>$346,329</td>
<td>$169,638</td>
<td>$150,789.56</td>
<td>$666,757</td>
</tr>
<tr>
<td>West Campus</td>
<td>2013</td>
<td>N/A</td>
<td>$3,396,939</td>
<td>10,172</td>
<td>12.27%</td>
<td>$416,799</td>
<td>$104,027</td>
<td>$50,954</td>
<td>$45,292.52</td>
<td>$200,273</td>
</tr>
<tr>
<td>Field House</td>
<td>2009</td>
<td>N/A</td>
<td>$9,745,368</td>
<td>19,640</td>
<td>0.03%</td>
<td>$2,889</td>
<td>$200,853</td>
<td>$146,181</td>
<td>$129,938.24</td>
<td>$476,972</td>
</tr>
<tr>
<td>Maintenance and Operations</td>
<td>2008</td>
<td>N/A</td>
<td>$12,379,067</td>
<td>25,575</td>
<td>0.00%</td>
<td>$0</td>
<td>$261,549</td>
<td>$185,686</td>
<td>$165,054.23</td>
<td>$612,289</td>
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<tr>
<td>Campus Security Building</td>
<td>2009</td>
<td>N/A</td>
<td>$1,927,317</td>
<td>3,966</td>
<td>0.00%</td>
<td>$0</td>
<td>$40,559</td>
<td>$28,910</td>
<td>$25,697.56</td>
<td>$95,167</td>
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<tr>
<td>Total Campus Buildings</td>
<td>N/A</td>
<td>N/A</td>
<td>$260,720,691</td>
<td>530,297</td>
<td>N/A</td>
<td>$20,845,576</td>
<td>$5,423,217</td>
<td>$3,910,810</td>
<td>$3,476,276</td>
<td>$12,810,303</td>
</tr>
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</table>
## CAMPUS INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built</th>
<th>Last Renovation</th>
<th>Replacement Cost</th>
<th>Gross SF</th>
<th>FCI % (2017)</th>
<th>Total Repair Cost</th>
<th>Operating Cost $10.23</th>
<th>Capital Renewal Cost 0.015</th>
<th>75 Year Amort.</th>
<th>Total Cost of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Plant</td>
<td>2009</td>
<td>N/A</td>
<td>$14,698,320</td>
<td>4,800</td>
<td>0.30%</td>
<td>$43,438</td>
<td>$0</td>
<td>$220,475</td>
<td>$195,977.60</td>
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<tr>
<td>East Pump House</td>
<td>2011</td>
<td>N/A</td>
<td>$4,299,259</td>
<td>1,404</td>
<td>0.00%</td>
<td>$0</td>
<td>$0</td>
<td>$64,489</td>
<td>$57,323.45</td>
<td>$121,812</td>
</tr>
<tr>
<td>Electric Switchgear Building</td>
<td>2008</td>
<td>N/A</td>
<td>$828,778</td>
<td>960</td>
<td>4.44%</td>
<td>$36,828</td>
<td>$0</td>
<td>$12,432</td>
<td>$11,050.37</td>
<td>$23,482</td>
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<tr>
<td>Emergency Generator Bldg.</td>
<td>2005</td>
<td>N/A</td>
<td>$474,821</td>
<td>550</td>
<td>0.00%</td>
<td>$0</td>
<td>$0</td>
<td>$7,122</td>
<td>$6,330.95</td>
<td>$13,453</td>
</tr>
<tr>
<td>Power Unit Substation</td>
<td>2014</td>
<td>N/A</td>
<td>$1,132,996</td>
<td>734</td>
<td>0.00%</td>
<td>$0</td>
<td>$0</td>
<td>$16,995</td>
<td>$15,106.61</td>
<td>$32,102</td>
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<tr>
<td>Pool Equipment Building</td>
<td>2012</td>
<td>N/A</td>
<td>$1,799,325</td>
<td>2,500</td>
<td>17.07%</td>
<td>$307,219</td>
<td>$0</td>
<td>$26,990</td>
<td>$23,991.00</td>
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<tr>
<td>Stadium Home Concessions</td>
<td>2009</td>
<td>N/A</td>
<td>$9,134,393</td>
<td>2,983</td>
<td>0.10%</td>
<td>$9,051</td>
<td>$0</td>
<td>$137,016</td>
<td>$121,791.91</td>
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<tr>
<td>Stadium Restrooms, Tickets</td>
<td>2013</td>
<td>N/A</td>
<td>$3,137,167</td>
<td>4,696</td>
<td>0.96%</td>
<td>$5,769</td>
<td>$0</td>
<td>$47,058</td>
<td>$41,828.89</td>
<td>$88,886</td>
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<tr>
<td>Baseball Press Box, Dugouts</td>
<td>2009</td>
<td>N/A</td>
<td>$19,836</td>
<td>1,820</td>
<td>64.44%</td>
<td>$12,783</td>
<td>$0</td>
<td>$298</td>
<td>$264.48</td>
<td>$562</td>
</tr>
<tr>
<td>NE Parking Structure P8</td>
<td>2013</td>
<td>N/A</td>
<td>$20,760,349</td>
<td>232,896</td>
<td>14.34%</td>
<td>$2,977,882</td>
<td>$0</td>
<td>$311,405</td>
<td>$276,804.65</td>
<td>$588,210</td>
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<tr>
<td>West Parking Structure P4</td>
<td>2013</td>
<td>N/A</td>
<td>$13,207,072</td>
<td>148,161</td>
<td>0.00%</td>
<td>$149,913</td>
<td>$0</td>
<td>$198,106</td>
<td>$176,094.29</td>
<td>$374,200</td>
</tr>
<tr>
<td>Facilities Storage (2)</td>
<td>2008</td>
<td>N/A</td>
<td>$1,879,426</td>
<td>2,177</td>
<td>0.00%</td>
<td>$0</td>
<td>$0</td>
<td>$28,191</td>
<td>$25,059.01</td>
<td>$53,250</td>
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<tr>
<td>Storage Containers (18)</td>
<td>2002-2015</td>
<td>N/A</td>
<td>$191,628</td>
<td>5,441</td>
<td>0.00%</td>
<td>$0</td>
<td>$0</td>
<td>$2,874</td>
<td>$2,555.04</td>
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<tr>
<td>Total Campus Infrastructure</td>
<td>N/A</td>
<td>N/A</td>
<td>$71,563,370</td>
<td>409,122</td>
<td>N/A</td>
<td>$3,542,883</td>
<td>$0</td>
<td>$1,073,451</td>
<td>$954,178</td>
<td>$2,027,629</td>
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<tr>
<td>Total LASC ex. MCHS</td>
<td>N/A</td>
<td>N/A</td>
<td>$332,284,061</td>
<td>939,419</td>
<td>6.87%</td>
<td>$24,388,459</td>
<td>$5,423,217</td>
<td>$4,984,261</td>
<td>$4,430,454</td>
<td>$14,837,932</td>
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<tr>
<td>Middle College HS</td>
<td>2011</td>
<td>N/A</td>
<td>$22,753,405</td>
<td>52,541</td>
<td>0.08%</td>
<td>$19,280</td>
<td>$0</td>
<td>$341,301</td>
<td>$303,378.73</td>
<td>$644,680</td>
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<tr>
<td>Total LASC with MCHS</td>
<td>N/A</td>
<td>N/A</td>
<td>$355,037,466</td>
<td>991,960</td>
<td>6.87%</td>
<td>$24,407,739</td>
<td>$5,423,217</td>
<td>$5,325,562</td>
<td>$4,733,833</td>
<td>$15,482,612</td>
</tr>
</tbody>
</table>

## OPERATING COST

<table>
<thead>
<tr>
<th>Major Function</th>
<th>Description</th>
<th>FY 2015-16 Expenditure</th>
<th>% of Total</th>
<th>FY 2016-17 Final Budget</th>
<th>% of Total</th>
<th>FY 2017-18 Pre. Budget</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>6500 Maintenance and Operations</td>
<td></td>
<td>$5,172,594</td>
<td>$0</td>
<td>$5,376,298</td>
<td>$0</td>
<td>$5,423,217</td>
<td>18.0%</td>
</tr>
<tr>
<td>Campus Building GSF</td>
<td></td>
<td>$530,297</td>
<td>$530,297</td>
<td>$530,297</td>
<td>$530,297</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Cost per GSF</td>
<td></td>
<td>$10</td>
<td>$10</td>
<td>$10</td>
<td>$10</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The single largest challenge facing Facilities is the underutilization of spaces within existing buildings.

The plans on the following pages illustrate the current utilization based on LACCD 2018-22 SYR Construction Plan.

Contributing factors include: Lower or less growth than expected in enrollment is the greatest contributor to underutilization.

As growth does occur, factors such as scheduling and staffing levels can be an issue affecting the fiscal result of that growth.

Physical factors such as configuration, and technology capabilities that do not match the facilities requirements established through program review and the educational master plan are also contributors.

**Enrollment** - LASC currently offers 63 degree programs & 44 certificate programs and is projecting conservative enrollment growth over the next 5 years per the draft 2016 Financial Recovery plan.

**Strategies for improvement -**

- **Dual enrollment** – Students taking classes at High School during the week and at LASC on weekends extending the overall days the facilities are used.
- **Increasing Middle College High School dual enrollment where High School students already on campus attend courses held in LASC buildings.**
- **Expansion of the Middle College High School program enrollment by creating either new space adjacent to the existing facility or within existing buildings on LASC campus.**
- Use of west campus portable classrooms which offer an outdoor area to train qualified locals in the construction industry to support the Los Angeles World Airports project.

**Scheduling** - Strategies for improvement:

- Increase average class size from 31.4 to 35.0 – note the historical average class size trends referenced in the LASC Financial Recovery Plan.

**Physical factors** - Strategies for improvement through thoughtful planned renovations to include:

- Development of high quality, flexible, interdisciplinary learning environments that support state-of-the-art technology infrastructure including wifi and audio visual capabilities, improve acoustics and thermal comfort, and allow for flexibility.
- Consolidate and intensify use of spaces such as computer labs by combining resources to extended hours and increase availability through interdepartmental shared use.
- Increase distributed informal study and collaborative space where students from varying majors can relax or take a break from study and learn from one another and engage in informal tutoring.
- Provide utilities (water or gas) or plumbing fixtures (sinks) needed to support specific classroom activities.
- Offset costs of improvements through conservative utility savings based on fine tuning existing infrastructure – does not reflect impact of reclaimed water utilization or drought tolerant landscaping – note discussion of utilities on pages 11-12.
SPACE USE

The Cox Building consists of several departments: Library Science, Theater, Music, Speech, Communication Studies, and Humanities. The Library levels have two smart classrooms that can be used for general classes or library instruction during the Library’s operating hours. Study desks, reading lounges, small group study rooms, and computer areas in addition to book stacks are located on each of the three floors in the Library. Faculty offices as well as a Faculty Conference Room and Lounge are also located on the fifth floor. The Cox Annex was added in the previous renovation to provide administrative office space originally located on the fifth floor.

CONDITION SUMMARY

The recent renovation created more classrooms, upgraded technologies, and incorporated environmental strategies for a more pleasant educational environment.

PROJECTS COMPLETED SINCE 2015 RENOVATION

None
* Note: utilization percentage is not indicated as there are no classroom spaces on this level.
* Note: utilization percentage is not indicated as there are no classroom spaces on this level
**LASC: Summary of Assignable and Support Space by Building**

Facilities Master Plan Update, 2017 - 2022
TECHNOLOGY EDUCATION BUILDING

SPACE USE

TEC-ED consists of three floors of general classrooms and computer labs. Departments that utilize these spaces are Art, Computer Science-Information Technology, Electronics, Mathematics, Basic Skills, and English as a Second Language. Faculty office suite is located on the third floor.

CONDITION SUMMARY

- Dated building infrastructure
- Dated classroom technology – many classrooms are “chalk and talk”
- Classroom configurations do not meeting teaching and learning needs
- Dated restroom fixtures and finishes
- Dated elevator cab and controls – water in elevator pit
- Building exterior and interior surfaces require repair and repainting
- Documented water incursion issues – building envelope
- Some fan coils not accessible
- Fire alarm system operates intermittently – may be related to water intrusion
- No electronic door access – interior or exterior
- Limited number of functioning security cameras
- Need to remove obsolete chiller from rooftop and cap roof penetrations
- No automatic lighting controls
- Sanitation issue due to bird droppings
- Drinking fountains do not function

* LASC: Summary of Assignable and Support Space by Building
PROJECTS COMPLETED SINCE 1994 CONSTRUCTION

- Connected building to Central Plant (2015)
- Replaced connections to building fan coils (approx. 80) (2015)
- Replaced pneumatic HVAC controls with EMS (2015)
- Replaced chilled and hot water lines throughout building (2016)
- Replaced air handlers (2016)
- Replaced emergency back-up generator (2017)

RECOMMENDATIONS

- Upgrade Infrastructure include HVAC, water proofing, IT
- Upgrade security by improving fire alarm system electronic door access
**Facilities Master Plan Update, 2017 - 2022**

**Utilization Percentage**

- **Extra Low** < 10%
- **Low** 11% - 20%
- **Medium** 21% - 30%
- **High** > 31%

*LASC: Summary of Assignable and Support Space by Building*
SPACE USE

The Fitness and Wellness Center was recently modernized to accommodate team sports lockers and additional smart classrooms. Other improvements include gymnasium floor and bleacher repair, lighting, lockers, shower and physical therapy room upgrades. There are two general purpose classrooms setup as smart classrooms. Other rooms are designed for dance, aerobics and fitness. The Kinesiology and Health Departments are housed in the Lakin Center.

CONDITION SUMMARY

- Main domestic water line requires replacement (approx. 50 yards)
- Lighting controls to outdoor swimming pool not operating
- Bleachers require structural maintenance and repairs
- Documented water incursion issues
- Entry doors require constant maintenance
- No electronic door access
- Elevator clearance issue on 2nd floor
- Limited and challenging accessibility to rooftop mechanical equipment
- Sanitation issue due to bird droppings

PROJECTS COMPLETED SINCE 2013 RENOVATION

- Outdoor swimming pool boiler replaced (2015)
- Outdoor swimming pool chemical room refurbished (2015)
- Repaired domestic waterline (2016)
- LED retrofit of main gym – in final punch list

* LASC: Summary of Assignable and Support Space by Building
STUDENT SERVICES EDUCATION CENTER

BUILDING SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>2017 FCI REPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SSEC</strong></td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>2009</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>2011</td>
</tr>
<tr>
<td>Gross SF</td>
<td>62,038</td>
</tr>
<tr>
<td>FCI</td>
<td>3.26%</td>
</tr>
<tr>
<td>Total Repair Cost</td>
<td>$968,074</td>
</tr>
</tbody>
</table>

SPACE UTILIZATION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Classroom/Labs</td>
<td>22</td>
</tr>
<tr>
<td>Weekly Room Hours Available</td>
<td>1540</td>
</tr>
<tr>
<td>Hours used per week</td>
<td>291</td>
</tr>
<tr>
<td>Weekly Hours Used Percentage</td>
<td>18.90%</td>
</tr>
</tbody>
</table>

SPACE USE

SSEC consists of three floors of general classrooms and labs. Disciplines that utilize these spaces are Administration of Justice, English, Reading, Spanish, Basic Skills, ESL, Saturday classes, Education, Counseling, French, History, Journalism, Mathematics, Political Science, Psychology, Anthropology, Sociology, Philosophy and American Sign Language Fingerprinting. Faculty offices are on the first and second floors and the Non-Credit Adult and Continuing Education Service Center is located on the first floor.

CONDITION SUMMARY

- Dated building infrastructure
- Dated classroom technology
- Classroom configurations do not meeting teaching and learning needs
- Dated restroom fixtures and finishes
- Building exterior and interior surfaces require repair and repainting
- Flooring in common areas requires replacement – trip hazards
- Documented water incursion issues - windows
- Electronic door access works intermittently (interior)
- No exterior electronic door access
- Limited number of functioning security cameras
- No automatic lighting controls
- Recommissioning required for building HVAC controls
- Need to replace instant hot units for restrooms
- No actuators on exterior doors
- Sanitation issue due to bird droppings

* LASC: Summary of Assignable and Support Space by Building
- Upgrading elevator controls, door package and cooling system (Fall 2017)

**PROJECTS COMPLETED SINCE 2012 CONSTRUCTION**

- Replaced HVAC controls (2015) – tied in to main EMS
- Repaired automatic entry doors (2016)

**RECOMMENDATION**

- Priority to renovate per measure CC
Facilities Master Plan Update, 2017 - 2022

UTLIZATION PERCENTAGE
- EXTRA LOW < 10%
- LOW 11% - 20%
- MEDIUM 21% - 30%
- HIGH > 31%

* LASC: Summary of Assignable and Support Space by Building

Facilities Master Plan Update, 2017 - 2022
**SPACE USE**

SSB houses the Bookstore and offices that provide services to students including Admissions and Records, Financial Aid, Business Office, ASO Offices, Health Center, Counseling, Assessment, Veterans Center, Bridges to Success, Disabled Students Programs and Services (DSPS), TRIO Scholars, Talent Search, Upward Bound, Cal Works and Extended Opportunity Programs and Services (EOPS). A Central two story atrium space is used as student lounge area.

**CONDITION SUMMARY**

- HVAC system requires retro-commissioning, repair and upgrading – cooling and heating issues – not tied into EMS
- Dated restroom fixtures and finishes
- Office layout and design does not meet operational needs
- Limited space for ASO offices, clubs and activities
- Mechanical system to support food services not in SSB College Store – originally intended as student cafeteria and lounge space
- No lounge area for students to study and work on group projects
- No electronic door access – interior or exterior
- Limited number of functioning security cameras
- No automatic lighting controls
- No actuators on exterior doors
- Need for “carnival” electrical outlet to support outdoor events

**PROJECTS COMPLETED SINCE 2011 CONSTRUCTION**

- Collected trend data – ready to initiate HVAC retro commissioning project on State Board hold (2017)

**RECOMMENDATION**

- Develop plan to improve functional adjacencies

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**BUILDING SUMMARY**

<table>
<thead>
<tr>
<th>SSB</th>
<th>2017 FCI REPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2009</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>N/A</td>
</tr>
<tr>
<td>Gross SF</td>
<td>67,266</td>
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<tr>
<td>FCI</td>
<td>0.04%</td>
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<tr>
<td>Total Repair Cost</td>
<td>$11,539</td>
</tr>
</tbody>
</table>

* Note: utilization percentage is not indicated for this building as there are no classroom spaces in the building.
SPACE USE

SoCTE is one of the newest buildings on campus with two floors of classrooms, computer classroom, labs and faculty offices. Departments using these classrooms include Accounting, Business, Computer Applications, Office Technologies, Computer Science – Information Technology, Counseling, Economics, English, International Business, Management, Nursing Skills Lab, Real Estate, Physics, Academic Preparation, Basic Skills, English as a Second Language and Vocational Education. The SoCTE building also houses the Career Center, CTE Programs, Pathways, FYE and Passages.

CONDITION SUMMARY

- Electronic door access works intermittently (exterior)
- No actuators on exterior doors
- Limited number of functioning security cameras
- Building HVAC not tied in to main campus EMS system
- Awnings or sunshades required – east to west on south end of building – generates excessive heat transfer
- Multi-Purpose Room has limited capacity (75) for campus and community events
- Plumbing design issue results in water leaks in common area ceilings

RECOMMENDATION

- Utilize space in SoCTE Building to develop an integrated work source partnership with County of Los Angeles
ACADEMIC VILLAGE

BUILDING SUMMARY

<table>
<thead>
<tr>
<th>Temporary Academic Village (AV)</th>
<th>2017 FCI Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2012</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>N/A</td>
</tr>
<tr>
<td>Gross SF</td>
<td>33,865</td>
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<tr>
<td>FCI</td>
<td>2.75%</td>
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<tr>
<td>Total Repair Cost</td>
<td>$310,904</td>
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Space Utilization

<table>
<thead>
<tr>
<th>Total Number of Classrooms/Labs</th>
<th>20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekly Room Hours Available</td>
<td>1,158</td>
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<tr>
<td>Hours Used per Week</td>
<td>457</td>
</tr>
<tr>
<td>Building Space Utilization</td>
<td>39.50%</td>
</tr>
</tbody>
</table>

SPACE USE

The temporary Academic Village (33,865 sq. ft.) comprised of 20 leased portable classrooms, labs and offices was established in 2012 to house the Science (Biology, Chemistry, Earth Sciences, Geology) and Nursing programs which were formerly housed in the Lecture Lab (LL) Building that was taken down due to building deficiencies.

The footprint of the Academic Village will be reduced in the Spring of 2019 when the new School of Science (SoS) is completed. The Nursing program will remain in the Academic Village until the proposed Nursing building is complete in Spring 2020 (est.).
CHILD DEVELOPMENT CENTER

SPACE USE

CDC consists of two floors of general classrooms and offices. Departments that utilize these spaces are child development, Spanish, and ESL. Faculty office suite is located on the first and second floor.

CONDITION SUMMARY

- Dated restroom fixtures and finishes
- Building exterior and interior surfaces require repair and repainting
- Stand-alone HVAC system – difficult to control – not tied to Central Plant
- Electronic door access works intermittently
- Limited number of functioning security cameras
- No automatic lighting controls
- Solar array inverter not working
- Concern about domestic water quality in building
- No actuators on exterior doors

PROJECTS COMPLETED

- Re-secured building gutters (2015)
- Replaced emergency back-up generator (2015)
- Repaired automatic entry doors (2016)
- Refurbished playground area (2016)
- Completed ADA project for children’s restrooms (2016)

RECOMMENDATION

- Aesthetic renovation and modernization for learning environment, playground, and support spaces.

BUILDING SUMMARY

<table>
<thead>
<tr>
<th>CDC</th>
<th>2017 FCI REPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2007</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>N/A</td>
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<tr>
<td>Gross SF</td>
<td>22,056</td>
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<tr>
<td>FCI</td>
<td>0.79%</td>
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<tr>
<td>Total Repair Cost</td>
<td>$78,745</td>
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</table>

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Total Number of Classroom/Labs</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekly Room Hours Available</td>
<td>41</td>
</tr>
<tr>
<td>Hours used per week</td>
<td>74</td>
</tr>
<tr>
<td>Weekly Hours Used Percentage</td>
<td>22.00%</td>
</tr>
</tbody>
</table>
* Note: utilization percentage is not indicated as there are no classroom spaces on this level
MIDDLE COLLEGE HIGH SCHOOL

SPACE USE

Middle College High School (MCHS)
The Middle College High School Building on the LASC campus was constructed under an agreement between the Los Angeles Community College District (LACCD) and the Los Angeles Unified School District (LAUSD). The 52,535 sq. ft. facility was built in 2011 and currently serves approximately 400 students. MCHS students have the opportunity to take dual enrollment classes at LASC and approximately 25 (FTES) currently do so. MCHS dual enrollment at the college is expected to grow in the future by approx. 10 FTES per year. 55 FTES in FY 2020-21. The MCHS athletic programs – soccer, basketball, volleyball, track and softball also share LASC facilities.
MCHS administration would like to increase enrollment by approximately 100 students in the near future. Because LASC is overbuilt for the number of current students enrolled – LASC has offered to accommodate MCHS’s growth in enrollment in existing facilities. Future expansion of the MCHS facility could potentially be sited where the temporary Academic Village (AV) is located. The AV is scheduled for removal when the new School of Science opens in March 2019.

FUTURE EXPANSION

- Future plans to expand student capacity to approximately 150 students utilizing the site located to the south between areas of seismic concern.
**FIELD HOUSE**

* Note: utilization percentage is not indicated for this building as there are no classroom spaces in the building.

**SPACE USE**

The LASC Field House (34,500 sq. ft.) opened in 2010 and provides locker rooms, equipment rooms, training facilities and office space for LASC’s football program. The facility has the capacity to support future college soccer and track programs.

**CONDITION SUMMARY**

- Building design and roof membrane allow water incursion during heavy storms
- Building HVAC not tied in to main campus EMS system – requires retro-commissioning and repairs
- Dated restroom fixtures and finishes
- Building exterior and interior surfaces require repair and repainting
- No electronic door access – exterior or interior
- Water in elevator pit has impacted life of equipment - ongoing
- Limited number of functioning security cameras
- No automatic lighting controls

**PROJECTS COMPLETED**

- Replaced 4 rooftop HVAC package units (2015)

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**BUILDING SUMMARY**

<table>
<thead>
<tr>
<th>FIELD HOUSE</th>
<th>2017 FCI REPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2009</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>N/A</td>
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<tr>
<td>Gross SF</td>
<td>19,640</td>
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<tr>
<td>FCI</td>
<td>0.03%</td>
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<tr>
<td>Total Repair Cost</td>
<td>$2,889</td>
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</table>

* Facilities Master Plan Update, 2017 - 2022*
MAINTENANCE AND OPERATIONS OFFICE (M&O)

SPACE USE

M&O built in 2008, the maintenance department oversees all safety and health regulations and procedures, maintains utilities infrastructure systems, electricity, plumbing, gas, heating, cooling and ventilation, domestic and irrigation water systems, building maintenance, repairs and upgrades, including graffiti removal, interior and exterior painting and locksmith services.

CONDITION SUMMARY

- Roof membrane allows water incursion during heavy storms
- Building HVAC not tied in to main campus EMS system – requires retro-commissioning and repairs
- Electronic door access (exterior) not functioning
- Limited number of functioning security cameras
- Incomplete loop on fire alarm master controller – needs additional copper line
- Shipping and receiving layout requires re-configuration

BUILDING SUMMARY

<table>
<thead>
<tr>
<th>M &amp; O</th>
<th>2017 FCI REPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2008</td>
</tr>
<tr>
<td>Last Renovation</td>
<td>N/A</td>
</tr>
<tr>
<td>Gross SF</td>
<td>25,575</td>
</tr>
<tr>
<td>FCI</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total Repair Cost</td>
<td>$-</td>
</tr>
</tbody>
</table>

* Note: utilization percentage is not indicated for this building as there are no classroom spaces in the building.
CENTRAL PLANT

Central plant built in 2009, is a “district” heating and cooling plant. It is operated by school to provide centralized heating and cooling to 9 buildings in campus.

CONDITION SUMMARY

- Requires expansion to support planned new construction – School of Science (2019)
- Current configuration is challenged to support campus load

PROJECTS COMPLETED

- Connected Central Plant to campus EMS (2015)
- Re-calibrated boilers (2015-16)
- Cleaned Chiller tubes (2015)
- Raised cooling tower – increased capacity approx. 20% (Spring 2017)
- Scheduled repairs to ensure plant redundancy (Spring 2017)

RECOMMENDATION

- Expand capacity to incorporate SOS, CDC, Field House, Middle College High School
- Net zero for Central Plant operation

* Note: utilization percentage is not indicated for this building as there are no classroom spaces in the building.
CAMPUS INFRASTRUCTURE

CONDITION SUMMARY
• Need to establish dual circuit high voltage redundancy campus-wide
• Domestic water supply required for Nursing program in AV swing space
• Large amount of grass requires irrigation

PROJECTS COMPLETED
• Replaced and upgraded SW Drive Street Lights to LED (2015)
• Replaced and upgraded campus roadway, parking lot and plaza level lights to LED (2016)
• Replaced and upgraded Parking Structure #4 lighting to LED (2016)
• Completed high voltage substation switchgear maintenance (2017)
• Repaired campus fire alarm system (2017)

FUTURE PROPOSED PROJECTS
• Upgrade Parking Structure #8 Lighting to LED (2017)
• Upgrade Stadium Lighting to LED (2018)
• Campus wide wall sconce LED upgrade (2018)
• Repair emergency lighting inverters campus wide (2018)
• Replace CDC electronic door access controls with Lenel (2018)
• Emergency generator upgrades and maintenance – Sheriff’s Office and M&O (2018)
• Repair and update controls Jumbo-tron electronic sign (2018)
• Replace approx. 50 yard section of main domestic water supply LFWC (2018)
• Athletic bleacher repair and maintenance (2018)
• Storefront door replacement- LFWC and SSEC (2018)
• Connect cooling towers and irrigations system to reclaimed water (2018)
• Explore potential utility savings through LA County public utility (2018)
LANDSCAPE APPROACH:

Goals

Realign the campus to become a more responsible steward of the state’s resources by focusing on efficiency, drought tolerant landscaping, minimizing potable water use, and maximizing use of reclaimed water.

Develop the open turf landscape areas facing the community in a way that balances aesthetics with resource use and maintenance costs.

Provide sustainably designed pedestrian focused pathways and gathering spaces from the campus access points and between buildings.

To create nodes for gatherings and connect pathways in-between buildings for efficient circulation, every pathway shall be illuminated appropriately.

Strategies

- Campus water action plan utilizing an available source of reclaimed water.
- Turf reduction/replacement program.
- Landscape cultivating native and climate adapted landscape.
- Pedestrian friendly hardscape reducing heat island affect and increasing permeability.

Campus Water Plan

Use of reclaimed water with irrigation system designed in consideration of LACCD and City of Los Angeles guidelines should be used as a guide. Large and small scale rainwater harvesting and stormwater retention/infiltration, ranging from rainwater barrels to larger diversion of water to bioswales, can be implemented where viable. Reuse of cooling tower water should also be considered as cooling tower water can account for a considerable percentage of campus water use.

Turf Reduction

Individual building sites are landscaped with native or drought tolerant plant materials that reflect the design intent of that individual project, but many of the spaces in between projects and the perimeter landscape that borders Western and Imperial are comprised of turf. Strategies of wholesale replacement of large sections with ground covers or partial replacement and adding tree shade cover can be assessed.

The addition of trees can be a natural and affective way to increase shade and lower ambient temperatures. Further study of the effects of turf replacement on ambient daytime/nighttime temperatures should be made before implementing a plan.

Rebates to offset costs and understanding the potential O&M costs over time should also be considered in evaluating candidate plant types to replace turf.

A planting template that includes recommendations on; plant types, a soil management report, grouping plants by hydrozones, utilizing automatic irrigation controllers and sensors, and the development and implementation of a post-installation irrigation and maintenance schedule is a good way to approach turf replacement. A template is also a good way to test out what works for the campus in terms of viability and maintenance.
Is the world running out of fresh water?

Water demand globally is projected to increase by 55% between 2000 and 2050. Much of the demand is driven by agriculture, which accounts for 70% of global freshwater use, and food production will need to grow by 69% by 2035 to feed the growing population. Water withdrawal for energy, used for cooling power stations, is also expected to increase by over 20%. In other words, the near future presents one big freshwater drain after the next.

California’s drought may be over after record rainfall this past year, but if the drought has taught us one thing its that as growth in California continues pressure will remain on California’s water supply. LASC can benefit from and reduce the fiscal impact of rising water supply costs by investing in thoughtful projects to both reduce overall water use and make use of reclaimed water.

Source: BBC News future series by Tim Smedley, 12 April 2017

CULTIVATING NATIVE AND CLIMATE ADAPTED LANDSCAPE

Southern California is home to a unique plant palette of trees, shrubs, grasses, and ground covers that are well adapted to the local environment and when paired with complementary hardscape creates a rich environment that can be beneficial to student well being. Plantings that benefit and create habitat for birds and beneficial insects should be considered as well.

Trees - certain portions of the campus, palm court for example already have tree canopy that provides shade, enclosure, and a sense of place. Other areas of campus have few trees or shade. Specifically the central core area and perimeter street fronts (referred to as edges in 2003 MP) lack trees. The areas affected by seismic zones are also good targets for adding trees. Increasing the tree canopy in cities is one way to fight both poor air quality and urban heat islands. Adding tree shade cover in conjunction with turf replacement and reduction of asphalt in key areas can improve the campus environment and also help build upon the better developed landscape/hardscape areas around the student services, career/applied tech, Cox, SSEB, middle college HS, and child developement center.

Plant diversity can afford some protection against ravages of pests such as wood boring beetles (shot hole borer) affecting even hardy native sycamores, coast live oaks, and others. Establishing or expanding an integrated pest management plan is key to protecting both students and fauna (birds and beneficial insects) from harmful chemicals.

Demonstration gardens or arboretum within the campus and along pedestrian routes that include interactive educational elements and smaller scale spaces for student interaction and passive recreation are encouraged. These can also help to encourage further use of the campus and invite visitors. Partnership with an institution already actively engaged in cultivation can be a good way to gain access to plant materials not readily available on the commercial plant market. The campus should seek to establish or build on an existing relationships with Southern California institutions that promote the growth of native and regional landscape colonies. Arboretums are challenging to start from scratch and the potential for the college to gain and learn thru partnering can be explored.
PAVING: Permeable and non permeable

- Varying types of paving including permeable concrete can be used to decrease impermeable area. In addition walks can be cross sloped to adjacent bioswale returning additional site rainwater to the aquifer.

- Path ways using a combination of concrete, DG, and turf. DG is used to extend the walkable area and reduce area of turf while both the turf and DG are permeable.

SHADE TREES: in combination with native unmowed grasses

Trees for shade in combination with native unmowed grasses support one another as the irrigation for the grasses water the trees and the trees provide partial shade for the grasses. Wholesale removal of turf and replacement with drought tolerant plants and or gravel & DG may increase local ambient temperature. Conservation of the eco system is as important as saving water.

Focus addition of shade trees and supporting planting in areas that are missing planting or where planting has died. Determine the causes of plant and tree failure and take steps to avoid recurrence. Replenish areas that are dominated by paving or gravelscape as beyond just shade, trees provide other societal benefits potentially including physiological well being.
CAMPUS CORE: Increasing Landscape and reducing non permeable paving

Focus addition of shade trees and reduction of heat generating asphalt to areas already targeted in the original master plan and various updates to become pedestrian oriented by limiting personal vehicle access. In locations where existing mature trees are located in tree wells that are insufficient in size; take steps to remedy the situation and improve the health of the tree.

A mix of native and non native drought tolerant planting is already in place in certain locations. Plant groupings that thrive in the campus environment and have a required level of care consistent with maintenance goals can be encouraged.

Work with the responding Fire Authority to validate fire access and with Sheriff/Campus security to create well defined areas of pedestrian focused walkways with shade and lighting. In areas where trees are not growing well investigate the causes and remedy them if possible.

While palms are iconic of Los Angeles and have been used to good effect on campus, other trees with wider canopy can be considered where shade is desired and it does not create a security line of sight issue.
REGIONAL EXAMPLES:

- Look for local and regional examples of sustainable landscape and pedestrian friendly design. Learn from them and apply that knowledge to LASC.

- Make alliances with other institutions to gain knowledge and even resources to establish representative plantings of Southern California natives and other drought tolerant species that thrive in and support the regional ecosystem.

INFORM, EDUCATE, EMPOWER:

- Create spaces that extend the classroom outside by enhancing or developing small scale seating areas within the landscape that provide opportunities for gathering and discussion.

- Use these spaces to promote understanding of the regional environment and best practices for stewardship of natural resources.

SOURCES: for information on urban forestry

- www.treepeople.org - TreePeople inspires and supports the people of LA to come together to plant and care for trees, harvest the rain, and renew depleted landscapes. We unite with communities to grow a greener, shadier and more water-secure city at homes, neighborhoods, schools and in the local mountains. We work with volunteer leaders using our unique Citizen Forester model, and we influence government agencies for a healthy, thriving Los Angeles.

- www.fao.org - Food & Agriculture Organization of the United Nations - Large urban trees are excellent filters for urban pollutants and fine particulates. Trees can provide food, such as fruits, nuts and leaves. Spending time near trees improves physical and mental health by increasing energy level and speed of recovery, while decreasing blood pressure and stress. Trees properly placed around buildings can reduce air conditioning needs by 30% and save energy used for heating by 20-50%. Trees provide habitat, food and protection to plants and animals, increasing urban biodiversity...planting trees today is essential for future generations!

- www.cityplants.org - Los Angeles Department of Water and Power’s Trees for a Green LA Program was combined with Million Trees LA to make one unified tree planting program for the city.

- www.opentreemap.org - TreeMapLA is an ambitious collaboration of nonprofits, local governments, businesses – and YOU – to map the urban forests and watersheds of Greater Los Angeles. By adding information about LA’s trees and watershed solutions, and updating their needs, we create a powerful tool to learn about our urban ecosystem and its value, including specific environmental and economic benefits.
WAYFINDING AND SIGNAGE:

Assessment
The direct routes leading into the campus from the east parking structure and west entry are obvious and don’t seem to lack in way finding, but once closer to the campus core direction seems less clear in finding ones way to individual buildings.

The bus drop at the north and circular drop off is similar, the path is obvious and clear, but loses clarity after reaching the palm court. The pole mounted arm signs just inside the campus from the bus stop are effective, work well along pedestrian routes, and should be emulated at other locations.

Goals
• Further develop and continue the signage already in place at the campus edges and carry that theme into the campus core to replace the existing temporary looking signage.
• Many of the buildings already have effective signage with design that fits their architecture. Replace the mixed signage currently found on some of the older buildings and is less effective or temporary looking with signage that draws on the well-designed building signage found on campus.
• Develop a plan for small scale signage promoting drought tolerant landscape and other sustainable practices found on campus to illustrate, inform, and educate.

Campus map signs
Replace the pole supported campus map signs with monument type signs that embody a unified, cohesive design style.

Individual building signage
Effective building signage unique in design to specific buildings is already in place in many cases. Continue that theme of placing complementary signage on buildings where the signage is less effective, missing, or temporary looking. The new or replacement signage should draw on the fonts, colors, and letter type styles of the unique building signage, but adapt in scale and placement to those buildings.

Signage hierarchy
Simplified version of signage model at modern airports or rail stations where direct, simple, and clear signage is used to move people quickly and efficiently. Follow a similar hierarchy to develop signage for areas on campus.

1. Primary Identification - larger monument type identifying LASC.
2. Vehicular directional - medium monument type to direct traffic to parking.
3. Pedestrian directional - pole mounted arm type to direct to specific locations.
4. Destination marker - to identify final destination on or adjacent to building entry.

Small scale signage plan
These are the signs that can identify specific plants or colonies and provide information to promote the learning experience. They can also be used to identify sustainable practices or design elements. For example; bioswales, permeable paving to retain water on site and recharge aquifers. Similar to interior building signage they should follow a unified, cohesive design style tied to the design of the campus map signs.
COX building large letter signage:
• Scale and design are well integrated with the building and reads at both vehicular and pedestrian scale. This signage works well for the North Entry from Imperial Highway.

Primary Identification:
• Existing marquee sign at Imperial and Western is large and clearly visible from multiple directions at a distance although the material finish is faded and shows evidence of a need for maintenance.
• Refresh and update the message being conveyed.

The signal and street sign on Western Avenue clearly identify entry to the college while the existing smaller scale marquee sign adjacent to the parking structure is less effective and could be updated to better communicate school events.

CAMPUS Maps Signs

• Wayfinding up to the palm court from Campus entry and adjacent bus stop is clear and intuitive.
• Circular court provides good campus identity, but could benefit from campus map signage. The existing sign is further in and will be affected by the SOMS building.
• Existing campus map signage.
BUILDING SIGNAGE:

Signage as a part of the architecture:

- Effective and well integrated building signage unique to individual building. Easily visible both immediate to the building and from further distances.

- Subtle, but effective building signage unique to the building and well integrated with the building design and approach to the entry. Can be made sufficiently effective with clearer directional and campus map signage.

Effective building signage unique to the building and its use. Two directional and effective on its own from a further distance this sign helps to create a people space in front of the building.

Somewhat obscure, but effective building signage unique to the building and its use. Can be made sufficiently effective with clearer directional and campus map signage.
Smaller scale building signage:
- Its placement and scale make it less readily noticeable until you are much closer to the building. This sign is more reliant on clearer directional and campus map signage.

Temporary building signage:
- When replacing with permanent the design and scale should complement the existing architecture as much as possible. Placement should be chosen based on visibility and approach direction. Directional and campus map signage should be located in conjunction with permanent signage locations.

Pedestrian scale directional signage:
- Existing directional signage is pedestrian scaled, effective, and has uniform design representative of the campus. They can be updated as new buildings and or locations on campus are needed to be identified.
Existing campus identity signage is pedestrian scaled, effective, and has uniform design representative of the campus.

**IDENTITY SIGNAGE:**

**SMALL SCALE Educational and informative signage:**

Small scale signage intended to educate and inform.
CITATION

1. LASC: Summary of Assignable and Support Space by Building, 01.24.2017
2. Fusion Assessment Report; LACCD FCI Report, 01.11.2017
4. LASC 2015-16 Space Inventory Campus Map
5. Los Angeles Southwest College College Facilities Maps
6. Fall 2016 College Profile
8. Go ahead, water your lawn - LA Times article September 18, 2015
East Los Angeles College
South Gate Educational Center

October 18, 2017
Facilities Master Planning and Oversight Committee
ELAC-South Gate Educational Center

PROJECT DESCRIPTION

Project Budget: $131M Proposition AA & Measure J

Demolition Scope

• Demolition of buildings 1, 3 & 4 including the bridge between buildings 1 and 2
• Demolition of approximately 975,000 GSF
• Project delivery: Design Bid Build

New Campus Building & Site

Allow students to complete their educational goals onsite

Building:

• Three floors, 103K GSF, 73.6K ASF
• 32 Instructional spaces: 4 labs + 28 classrooms
• 1 Gym/Multi-purpose room
• 1 large lecture hall with 100 fixed seats
• Space for specialized student support services

Building Site:

• Open area for gathering
• 800 stall surface parking lot + property reserved for 600 stall future surface parking lot for potential growth
• Project delivery: Design Bid Build

Facilities Master Planning and Oversight Committee
PROJECT DESCRIPTION-cont.

New Building Construction Information
• Steel frame
• Fully sprinklered
• Exterior materials: plaster & glass with brick accents

SUSTAINABLE FEATURES

Sustainable goals for New Campus
• LEED Silver being targeted
• Exceeds Title 24 by 15%

Energy Efficient Strategies
• VRF HVAC system-highly efficient
• Highly insulated walls & roof system
• Cool roof coating
• Energy efficient lighting-LED
• Insulated glass with low “E” glazing

Recycling Strategies
• Recycle materials from demolition
• Flooring & ceiling tile material

Interior Environments
• Low VOC materials
• MERV 13 filters

Water Use Reduction
• Low flow toilets & urinals
• Drought tolerant plants

Facilities Master Planning and Oversight Committee
PROJECT SCHEDULE

Project Schedule-Demolition
• Bid: Spring 2018
• Completion: Spring 2019

Project Schedule-New Campus
• Design Phase: Summer 2017 – Spring 2018
• DSA Approval: Spring 2019
• Construction Completion: Spring 2022
• Project Occupancy: Summer 2022
ELAC-South Gate Educational Center

PROGRAMMED SPACES

Instructional Spaces
- Career Technology Education Program: 7 classroom/labs
- Liberal Arts – Science Cluster: 5 classroom/labs
- 11 Shared Classrooms + 3 flex shared classrooms
- Academic Support Center: 1 classroom
- Liberal Arts – Arts Cluster: 3 classroom + 1 lecture hall
- Physical Education: 1 exercise room-multi use
- Library: 1 classroom

Support Spaces
- Health Center
- Bookstore
- Student Services
  - Counselling/Transfer Center
  - Admissions & Records
  - Financial Aid
  - DSPS-EOPS-CALWORKS
  - Matriculation & Assessment
  - Fiscal/Payroll/Personnel/Purchasing
- Administration
  - Security Kiosk/Office
  - Information Technology (IT)
  - Reprographics/Mailroom
  - Faculty/Staff Center
  - Shared Faculty Offices
- Plant Facilities
- Student Lounge

Facilities Master Planning and Oversight Committee
### ELAC-South Gate Educational Center

#### HEADCOUNT, ENROLLMENT & ESTIMATED FTES PROJECTIONS

<table>
<thead>
<tr>
<th>Year</th>
<th>Headcount</th>
<th>Enrollment</th>
<th>Estimated FTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2017</td>
<td>4,982</td>
<td>7,861</td>
<td>903</td>
</tr>
<tr>
<td>2021</td>
<td>4,982</td>
<td>8,334</td>
<td>958</td>
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<tr>
<td>2022</td>
<td>5,132</td>
<td>9,962</td>
<td>1,145</td>
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<tr>
<td>2023</td>
<td>5,332</td>
<td>11,589</td>
<td>1,332</td>
</tr>
<tr>
<td>2024</td>
<td>5,582</td>
<td>13,217</td>
<td>1,519</td>
</tr>
<tr>
<td>2025</td>
<td>5,882</td>
<td>14,803</td>
<td>1,701</td>
</tr>
<tr>
<td>2026</td>
<td>6,232</td>
<td>16,283</td>
<td>1,871</td>
</tr>
</tbody>
</table>

**Key**

- **Headcount**: an individual student
- **Enrollment**: the number of courses students take
  - 1 headcount can equal multiple enrollment (a single student taking multiple classes)
- **Estimated FTES**: a value summing the total instructional time, then dividing by 525

Facilities Master Planning and Oversight Committee
ELAC-South Gate Educational Center

SITE PLAN

BUILDING AREA TABULATION
1ST FLOOR PLAN-GROSS AREA 36,000 GSF
2ND FLOOR PLAN-GROSS AREA 34,200 GSF
3RD FLOOR PLAN-GROSS AREA 32,800 GSF
TOTAL GROSS AREA (GSF) 103,000 GSF

PARKING TABULATION
MAIN PARKING LOT = 800
PARKING COUNT “A” = 85
PARKING COUNT “B” = 105
PARKING COUNT “C” = 280
PARKING COUNT “D” = 330

FUTURE PARKING LOT = 600
PARKING COUNT “E” = 249
PARKING COUNT “F” = 118
PARKING COUNT “G” = 233

TOTAL POTENTIAL PARKING COUNT = 1400
ELAC-South Gate Educational Center

COURTYARD VIEW - NORTHEAST

Facilities Master Planning and Oversight Committee
ELAC-South Gate Educational Center

Q & A

Facilities Master Planning and Oversight Committee
<table>
<thead>
<tr>
<th>Line #</th>
<th>Project #</th>
<th>Project Name</th>
<th>Project Status</th>
<th>Contract Type</th>
<th>Original Construction Contract Value [A]</th>
<th>Aggregate Approved Change Order Amount to Date [B]</th>
<th>Current Revised Contract Amount to Date [C = A + B]</th>
<th>Physical % Complete</th>
<th>Original (Contract) Substantial Completion [I]</th>
<th># of Calendar Days Extended to Date by Mutual Agreement [J - I]</th>
<th>Revised Substantial Completion Date [K]</th>
<th>Current Forecasted Substantial Completion Date [L]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>01C-108.00</td>
<td>Da Vinci Hall</td>
<td>In Construction</td>
<td>DBB</td>
<td>$17,668,179</td>
<td>$0</td>
<td>$17,668,179</td>
<td>15%</td>
<td>Jul-18</td>
<td>0</td>
<td>Jul-18</td>
<td>Jul-18</td>
</tr>
<tr>
<td>2</td>
<td>02S-222.05</td>
<td>Science Career &amp; Mathematics Building G2 (Earth Sciences)</td>
<td>In Construction</td>
<td>DB</td>
<td>$5,132,987</td>
<td>$8,485,673</td>
<td>$13,618,660</td>
<td>60%</td>
<td>Nov-17</td>
<td>0</td>
<td>Nov-17</td>
<td>Feb-18</td>
</tr>
<tr>
<td>3</td>
<td>03H-350.03</td>
<td>S.A.I.L.S. – Infrastructure/Land &amp; Hardscape/Security</td>
<td>In Construction</td>
<td>DB</td>
<td>$16,260,112</td>
<td>($97,513)</td>
<td>$16,162,599</td>
<td>82%</td>
<td>Apr-14</td>
<td>1,806</td>
<td>Mar-19</td>
<td>Mar-19</td>
</tr>
<tr>
<td>4</td>
<td>03H-350.01</td>
<td>S.A.I.L.S. - Student Union</td>
<td>In Construction</td>
<td>DB</td>
<td>$39,809,201</td>
<td>$12,148,979</td>
<td>$52,958,180</td>
<td>42%</td>
<td>Apr-14</td>
<td>1,569</td>
<td>Jul-18</td>
<td>Jul-18</td>
</tr>
<tr>
<td>5</td>
<td>03H-333.01</td>
<td>Campus Wide ADA Transition</td>
<td>In Construction</td>
<td>DB</td>
<td>$765,207</td>
<td>$864,188</td>
<td>$1,629,395</td>
<td>28%</td>
<td>May-16</td>
<td>528</td>
<td>Oct-17</td>
<td>Oct-17</td>
</tr>
<tr>
<td>6</td>
<td>40J-302.01</td>
<td>Harbor - Transportation and Accessibility Improvements</td>
<td>In Construction</td>
<td>DB</td>
<td>$2,022,457</td>
<td>$3,369</td>
<td>$2,155,826</td>
<td>28%</td>
<td>May-16</td>
<td>528</td>
<td>Oct-17</td>
<td>Oct-17</td>
</tr>
<tr>
<td>7</td>
<td>04M-405.00</td>
<td>Arts, Media &amp; Performance</td>
<td>In Construction</td>
<td>DBB</td>
<td>In claims</td>
<td>In claims</td>
<td>In claims</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>8</td>
<td>04M-406.00</td>
<td>Student Services/Admin Building (Pasha Street)</td>
<td>In Construction</td>
<td>DBB</td>
<td>$4,842,705</td>
<td>$2,167</td>
<td>$4,844,871</td>
<td>18%</td>
<td>Feb-18</td>
<td>0</td>
<td>Feb-18</td>
<td>Jan-18</td>
</tr>
<tr>
<td>9</td>
<td>40J-402.01</td>
<td>Mission - Transportation and Accessibility Parking &amp; Roadway, Walkway, Grounds, and Parking Lot (RWGPL)</td>
<td>In Construction</td>
<td>PQSP</td>
<td>$748,400</td>
<td>$24,161</td>
<td>$772,561</td>
<td>85%</td>
<td>Nov-17</td>
<td>0</td>
<td>Nov-17</td>
<td>Jan-18</td>
</tr>
<tr>
<td>10</td>
<td>Various</td>
<td>North of Mall (NOM) - Phase #1 (8 Projects)</td>
<td>Comp./Ready for Use</td>
<td>LLB</td>
<td>In claims</td>
<td>In claims</td>
<td>In claims</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>05P-535.05</td>
<td>SLE Community Services / Agriculture Science Building Renovation</td>
<td>In Construction</td>
<td>LLB</td>
<td>$3,626,647</td>
<td>$152,118</td>
<td>$3,778,765</td>
<td>78%</td>
<td>Nov-16</td>
<td>31</td>
<td>Dec-16</td>
<td>Sep-17</td>
</tr>
<tr>
<td>12</td>
<td>05P-527.01</td>
<td>Physical Education Facilities - General (DSA Corrections)</td>
<td>In Construction</td>
<td>PQSP</td>
<td>$197,000</td>
<td>$13,494</td>
<td>$210,494</td>
<td>100%</td>
<td>Aug-16</td>
<td>0</td>
<td>Aug-16</td>
<td>Oct-17</td>
</tr>
<tr>
<td>13</td>
<td>06S-615.03</td>
<td>Transit Centers</td>
<td>In Construction</td>
<td>DBB</td>
<td>$964,232</td>
<td>$0</td>
<td>$964,232</td>
<td>40%</td>
<td>Dec-17</td>
<td>0</td>
<td>Dec-17</td>
<td>Dec-17</td>
</tr>
<tr>
<td>14</td>
<td>07T-706.03</td>
<td>Upgrade Child Development Center Weatherproofing</td>
<td>In Construction</td>
<td>PQSP</td>
<td>$551,460</td>
<td>$0</td>
<td>$551,460</td>
<td>52%</td>
<td>Sep-17</td>
<td>0</td>
<td>Sep-17</td>
<td>Sep-17</td>
</tr>
<tr>
<td>15</td>
<td>07T-714.03</td>
<td>Construction Tech Yard and Storage Building</td>
<td>In Construction</td>
<td>PQSP</td>
<td>$740,246</td>
<td>$0</td>
<td>$740,246</td>
<td>30%</td>
<td>Dec-17</td>
<td>0</td>
<td>Dec-17</td>
<td>Dec-17</td>
</tr>
<tr>
<td>16</td>
<td>40J-702.01</td>
<td>Trade - Transition and Accessibility Requirements</td>
<td>In Construction</td>
<td>DBB-P</td>
<td>$3,820,000</td>
<td>$0</td>
<td>$3,820,000</td>
<td>67%</td>
<td>Oct-17</td>
<td>1</td>
<td>Nov-17</td>
<td>Oct-17</td>
</tr>
<tr>
<td>Line #</td>
<td>Project #</td>
<td>Project Name</td>
<td>Project Status</td>
<td>Contract Type</td>
<td>Original Construction Contract Value [A]</td>
<td>Aggregate Approved Change Order Amount to Date [B]</td>
<td>Current Revised Contract Amount to Date [C = A + B]</td>
<td>EAC (Construction Only) [J]</td>
<td>Physical % Complete</td>
<td>Original (Contract) Substantial Completion [I]</td>
<td># of Calendar Days Extended to Date by Mutual Agreement [K]</td>
<td>Revised Substantial Completion Date [L]</td>
</tr>
<tr>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>17</td>
<td>08V-801.00 Valley Academic &amp; Cultural Center (VACC)</td>
<td>In Construction</td>
<td>LLB</td>
<td>$77,818,793</td>
<td>$0</td>
<td>$77,818,793</td>
<td>$78,633,697</td>
<td>23%</td>
<td>Dec-18</td>
<td>0</td>
<td>Dec-18</td>
<td>Jan-19</td>
</tr>
<tr>
<td>18</td>
<td>08V-840.02 Parking Lot D - Stormwater Implementation</td>
<td>Sub. Compl.</td>
<td>PQSP</td>
<td>$159,750</td>
<td>$0</td>
<td>$159,750</td>
<td>$278,959</td>
<td>100%</td>
<td>Aug-17</td>
<td>0</td>
<td>Aug-17</td>
<td>Aug-17</td>
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<tr>
<td>19</td>
<td>40J-809.00 Storm Water Implementation - Valley</td>
<td>Sub. Compl.</td>
<td>PQSP</td>
<td>$1,917,323</td>
<td>$0</td>
<td>$1,917,323</td>
<td>$2,058,680</td>
<td>100%</td>
<td>Aug-17</td>
<td>0</td>
<td>Aug-17</td>
<td>Sep-17</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$208,562,188</strong></td>
<td><strong>$25,794,316</strong></td>
<td><strong>$234,356,503</strong></td>
<td><strong>$257,000,917</strong></td>
<td><strong>25%</strong></td>
<td><strong>Nov-16</strong></td>
<td><strong>0</strong></td>
<td><strong>Nov-16</strong></td>
</tr>
</tbody>
</table>

**Notes**

1. Contract Type: DBB = Design-Bid-Build  DB = Design-Build  LLB = Lease Leaseback  PQSP = Prequalified Service Providers  DBB-P = Design-Bid-Build - Prequalified
2. Columns [A], [B], and [C] are based on values for the prime general contractor solely.
3. Total Change to Date values excludes notice of changes and Change Order Proposals.
4. Design EAC is included only for Design-Build contracts.
5. Construction EAC includes the total of new construction and renovation hard costs.
6. Project totals include both projects listed by Line # and bundled projects (8 projects for NOM - Phase 1 at Pierce College).
CONSTRUCTION COUNSEL’S REPORT

Build-LACCD Bond Program Legal Fees Update
January 1, 2017 through June 30, 2017

September 27, 2017
(Revised October 5, 2017)
I. INTRODUCTION

This Report is an Executive Summary prepared for the Chancellor, General Counsel, Facilities, and the Board of Trustees. It provides an update to the February 2017 report submitted by the Bond Program’s Construction Counsel, John P. Dacey, Esq., of Bergman Dacey Goldsmith, PLC. The February 2017 report contained the results and observations by the Bond Program’s Construction Counsel regarding Legal Fees and Cost expenditures from near inception of the Bond Program through December 31, 2016, as well as a summary of 2016 Legal Fees and Cost expenditures.

This current report provides Legal Fees and Costs expended for the Bond Program from January 1, 2017 through June 30, 2017 (“Report”).

The data contained in this Report in Section II below is divided into the following two sub-sections: (II A) Bond Program Legal Fees and Costs from January 1, 2017 through June 30, 2017; and (II B) Active Bond Program Litigation, Arbitration and Claims matters for the Bond Program.

Regarding the results and observations set forth in this Report, specific supporting detail can be provided upon request.

II. DATA REPORTED

A. Bond Program Legal Fees And Costs from January 1, 2017 Through June 30, 2017

In the February 2017 Report, we reported on the Legal Fees and Cost Data as of December 31, 2016. That report tracked Legal Fees and Costs from Calendar Year 2005 through December 31, 2016. It reported that a total of approximately $38,040,000.00 in Legal Fees and Costs had been paid to outside legal counsel firms against a Total Budgeted Amount of $49,245,395.00 through December 31, 2016 for Proposition A/AA and Measure J projects.

---

1 Legal Fees and Cost Data include legal fees and costs paid to outside law firms, including Construction Counsel. Costs are defined as claim, arbitration and litigation costs such as arbitrator costs, arbitration fees and costs, mediator costs, mediation fees, deposition reporter costs, consultant and expert costs, etc. "Costs" do not include settlement money paid or received.

2 The Legal Fees and Costs in this Report are “rounded” for simplicity in presentation. Specific numbers are available upon request.

3 The February 2017 Report set forth Legal Fees and Costs from 2005 through December 2016. Data from the Office of General Counsel for Legal Fees from 2001/2002 through December 2004 was not available at the time of producing the February 21 2017 Report or this Report. The Legal Fees and Costs expended, and the Total Budgeted Amount are for A, AA and J projects. It should be noted that with the addition of $3.3 Billion in Measure CC bond funds into the Bond Program, additional money...
As previously reported, after Measure “J” was passed in 2008 where Legal Fees and Costs were $880,000.00 for that year, the Legal Fees and Costs began a very vertical upward spiral reaching $7.58 million by the end of Calendar Year 2013 (up from $4.62 million in Calendar year 2012), a $2.6 million increase from 2012 to 2013.

The Chief Facilities Executive and the Program Management Office ("PMO") instituted some new processes, practices, and procedures after being given oversight of all Bond Program legal matters in or about December 2012, and upon the start of the Bond Program’s Lead Construction Counsel position in July 2013, additional processes, practices and procedures were instituted. These helped to flatten the upward trend, with Legal Fees and Costs being $7.97 million for Calendar Year 2014 up from $7.58 million 2013, only a $390,000.00 increase from 2013 to 2014.

As all of these new these processes, practices, and procedures began to even more firmly take hold in the Bond Program, Legal Fees and Costs then began to drop very significantly. From $7.97 million in Calendar Year 2014, the Legal Fees and Costs dropped to $4.03 million in Calendar Year 2015, a drop of just under $4 million from 2014 to 2015.

In Calendar Year 2016, Legal Fees and Costs dropped once again from $4.03 million in 2015 to $3.33 million in 2016, a drop just shy of $700,000.00.

The chart on the next page below illustrates these points.

[Please go to the next page]

will need to be added to the current budgeted amount of $49,245,395.00 to cover future projected legal fees and costs for Measure CC funded projects.
In Calendar Year 2015, Legal Fees and Costs ran at an average of approximately $327,500.00 per month.

In Calendar Year 2016, Legal Fees and Costs ran at an average of approximately $277,534.50 per month (about $50,000.00 per month less than the year before).

Through June 30, 2017, Legal Fees and Costs are averaging approximately $275,428.97 per month (about $2,105.53 less than the 2016 monthly average).

But see footnote\(^4\) below as such monthly averages are anticipated to drop even more per month for the second half of 2017.

Should we not experience any new litigation and/or arbitration filings during the second half of 2017, and barring any increased trial and/or arbitration preparation fees and costs, Construction Counsel is predicting that overall Legal Fees and Costs for the Bond Program for Calendar year 2017 could

\(^{4}\) However, with the recent Board approved settlement of the Mission College Media Arts project matter which eliminated a $9 million dollar plus claim against the District with no new money paid, and with the potential resolution of the Universal Metro matter at City College where the District will receive in excess of $300,000, the resolution of both of these Legacy Matters should reduce the Monthly Bond Program Fees and Costs by approximately $125,000 per month thereby further reducing overall Legal Fees and Costs for the Bond Program over the last half of 2017.
approximate $2.6 million for Calendar Year 2017. This would represent an approximate reduction of $700,000 for such costs in Calendar year 2017 from the 2016 Calendar Year total of $3.33 million.

The Chart below depicts the fees and costs for the first six months of 2017.

<table>
<thead>
<tr>
<th>MONTH</th>
<th>MONTHLY TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2017</td>
<td>$288,462.87</td>
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<tr>
<td>February 2017</td>
<td>$299,949.72</td>
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<tr>
<td>March 2017</td>
<td>$314,436.84</td>
</tr>
<tr>
<td>April 2017</td>
<td>$232,119.23</td>
</tr>
<tr>
<td>May 2017</td>
<td>$265,506.90</td>
</tr>
<tr>
<td>June 2017</td>
<td>$252,098.27</td>
</tr>
<tr>
<td>GRAND TOTAL:</td>
<td>$1,652,573.83</td>
</tr>
</tbody>
</table>

Another dramatic downward trend to note is the reduced volume of Stop Notices filed on projects, which started in 2014 and continues till today. This positive development is also attributed to the aforementioned processes, practices and procedures implemented by Chief Facilities Executive, the PMO, and the Bond Program’s then Lead Construction Counsel. Attachment 1 to this Report further illustrates this movement and shows the Stop Notice data overlaid with the Legal Fees and Costs graphic to demonstrate the relationship between the two.

Construction Counsel will continue to monitor Bond Program Legal Fees and Costs and will provide an update once all 2017 totals are known. It should also be noted that the 2017 Legal Fees and Costs to date are driven predominantly by a few remaining “Legacy” matters5, which are outlined in II. B. below.

More can and is being done to continue to reduce Legal Fees and Costs in the Bond Program. Further detail regarding recent, past and current efforts will be provided in a future report.

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5 “Legacy” matters are matters that existed at the time Facilities took over handling of the Bond Program Legal Matters.
B. Active Bond Program Litigation, Arbitration And Claims

The number of open Bond Program legal matters has been reduced from 79 in 2013 to just 6 as of the date of this Report. A Settlement, subject to Board approval, of another “Legacy” matter has been reached and is being finalized, hopefully to be presented at the November 2017 Board Meeting on the Closed Session Agenda. If approved by the Board, the total number of open Bond Program legal matters would be reduced to just 5.

Additionally, one of District’s outside panel counsel was recently successful in greatly reducing the number of causes of action against the District in another long standing civil action (Legacy Matter), which should lead to a more expeditious resolution, and, thus, further curtail related legal fees and costs.

Moreover, the District was named as a defendant in only 3 matters in the last 3 1/2 years (i.e., two lawsuits and one arbitration), all of which were assigned to outside panel counsel firms.

The breakdown of currently open matters, by type, is as follows:

1. Three Active Litigation Matters
   - *FTR International, Inc. and Nizar Katbi v. LACCD, et al.* (Legacy Matter)
   - *Thomas O’Brien v. LACCD*
   - *National Sign & Marketing Corporation v. LACCD*

2. Two Active Arbitration Matters
   - *Los Angeles Community College District v. Universal Metro, Inc., et al.*\(^6\) (Legacy Matter)

\(^6\) An agreement to resolve this matter was reached during a recent mediation. This proposed settlement is anticipated to come before the Board for approval at its November 2017 Closed Session meeting.
• Allegheny Casualty Company v. Suffolk Construction Company, Inc., Fidelity and Deposit Company of Maryland, LACCD.

[End of Report]
Attachment 1

Legal Fees, Costs (“Fees”) and Stop Notice Trends

- In 2011 legal fees and costs incurred represented 1% of the total construction costs incurred for the same year ($257,869,088);
- In 2012 legal fees and costs incurred represented 2% of the total construction costs incurred for the same year ($305,741,310);
- In 2013, legal fees and costs incurred represented 4% of the total construction costs incurred for the same year ($174,434,446);
- In 2014, legal fees and costs incurred represented 6% of the total construction costs incurred for the same year ($146,644,312);
- In 2015, legal fees and costs incurred represented 2% of the total construction costs incurred for the same year ($169,066,093); and
- In 2016, legal fees and costs incurred also represented 2% of the total construction costs incurred for the same year ($162,482,793).