

COMPTON COLLEGE

Affordable Student Housing – A Volumetric Modular Approach

COMMUNITY COLLEGE FACILITY COALITION (CCFC)
NOVEMBER 2023



YOUR PANEL



LARRY FRAPWELL
PRESIDENT

HPI ARCHITECTURE
(MODERATOR)



DR. KEITH CURRY
PRESIDENT/CEO

COMPTON COLLEGE



DARREN SEARY
MODULAR INDUSTRY EXPERT

OPTIMUM MODULAR
SOLUTIONS



IDA CLAIR
STATE ARCHITECT

CALIFORNIA DIVISION OF
THE STATE ARCHITECT



JEFF BACURIN
DIRECTOR | DESIGN

HPI ARCHITECTURE



AGENDA

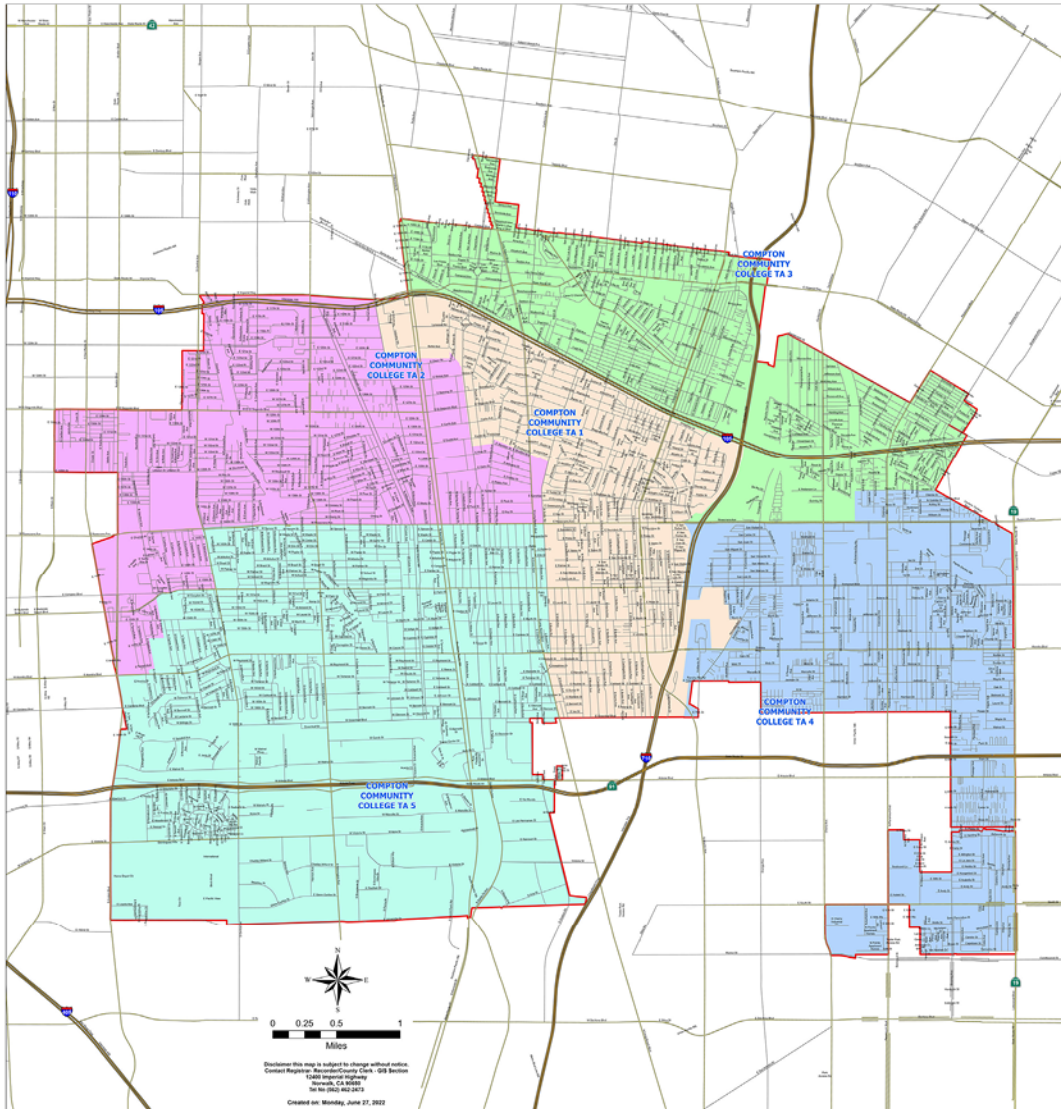
- Project Vision
- Project Overview
- What is Volumetric Modular Construction?
- Design Concerns and Challenges
- Design Solution
- Project Outcome





COMPTON COLLEGE
AT A GLANCE

COMPTON COLLEGE AT A GLANCE

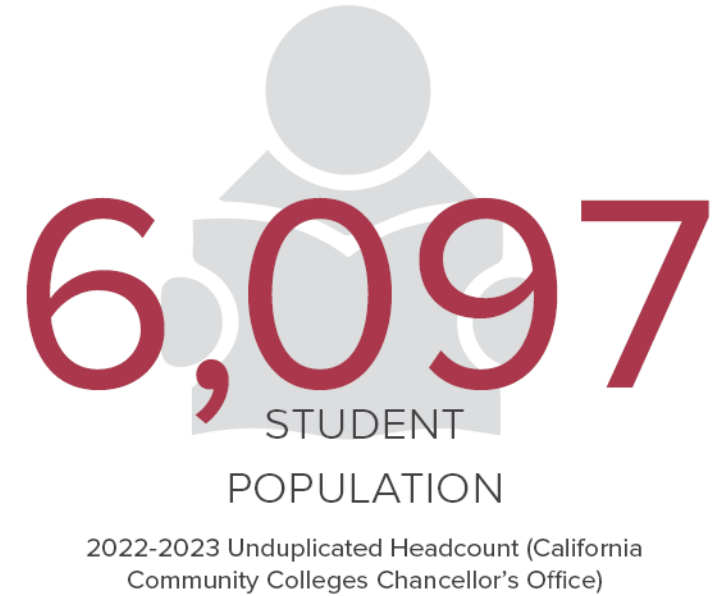


- Compton College is the 114th California Community College and achieved accreditation on June 7, 2017.
- Compton College serves the following communities Compton, Lynwood, Paramount and Willowbrook, as well as portions of Athens, Bellflower, Carson, Downey, Dominguez, Lakewood, Long Beach, and South Gate.



307,229
DISTRICT RESIDENTS

2020 U.S. Census



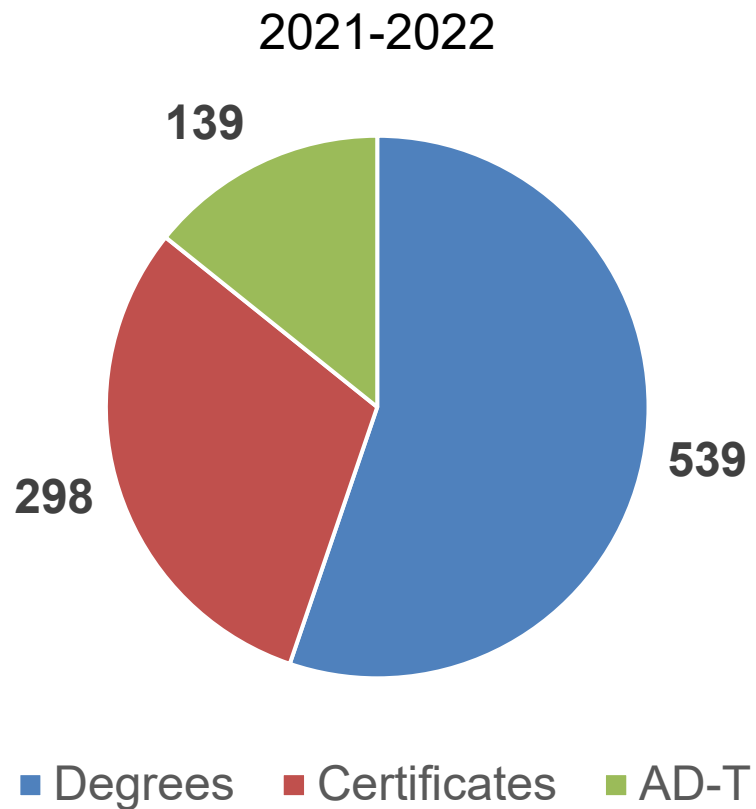
**TOP
4**

IN TRANSFER ADMIT
RATES TO CSU

Within Los Angeles County (Tableau.calstate.edu)

TOP CSU AND UC TRANSFER DESTINATIONS

- CSU Dominguez Hills
- CSU Long Beach
- CSU Fullerton
- UC Irvine
- UCLA
- UC Riverside



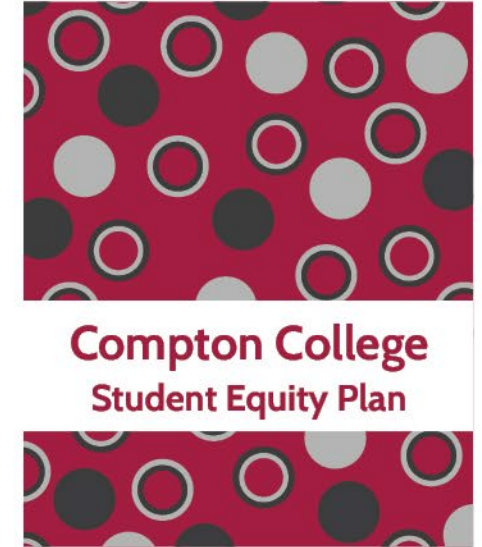
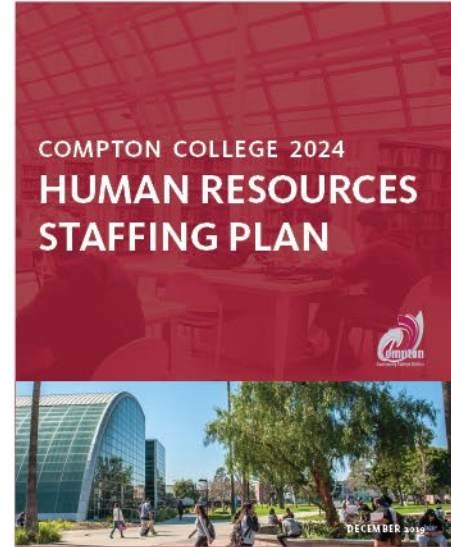
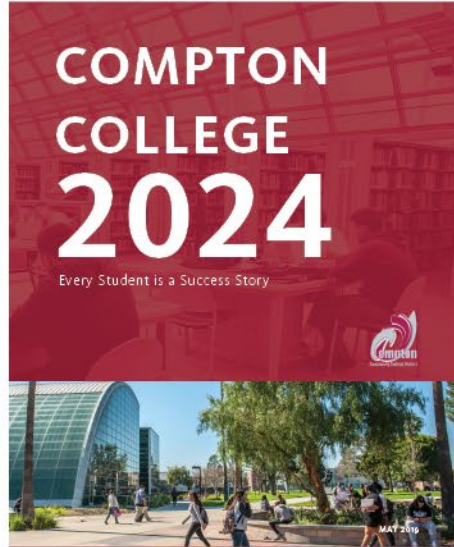
MOST POPULAR MAJORS:

- Business Administration
- Administration of Justice
- Childhood Education
- Nursing
- Psychology
- Sociology



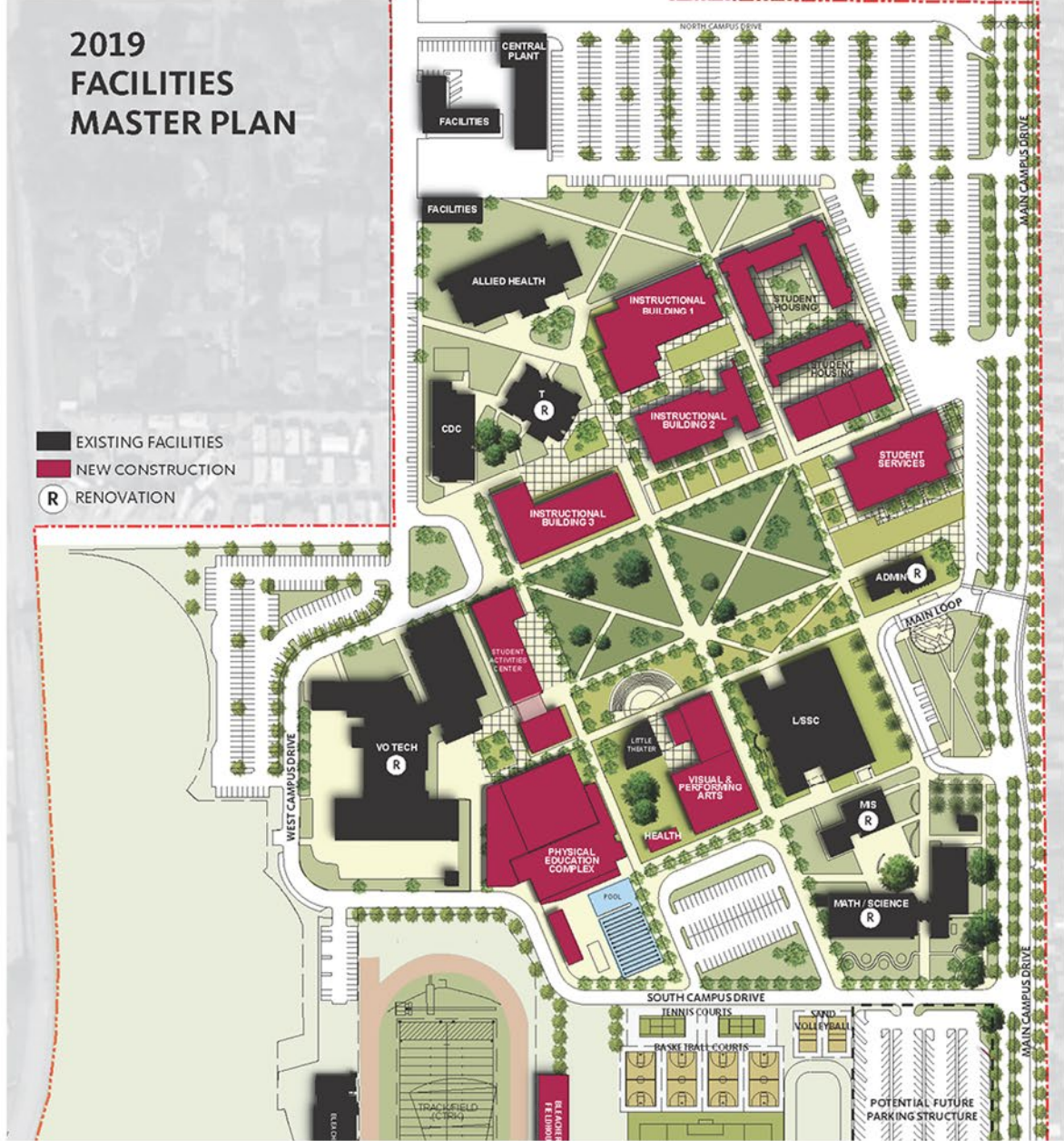
MOST POPULAR CERTIFICATE PROGRAMS:

- Air Conditioning and Refrigeration
- Auto Collision Repair & Painting
- Automotive Technology
- Childhood Education
- Cosmetology
- Liberal Studies



Institutional Effectiveness Planning

COMPTON COLLEGE STUDENT HOUSING





COMPTON COLLEGE
STUDENT BASIC NEEDS

COMPTON COLLEGE OUTPACES OTHER COMMUNITY COLLEGES IN FOOD INSECURITY.

	Food Insecurity	Housing Insecurity	Homelessness
Compton College – 2018	59%	68%	18%
California Community College - 2018	50%	60%	19%
Compton College - 2019	56%	63%	23%
#Real College Survey 2019	39%	46%	17%
Real College California - 2023	47%	58%	24%
Compton College - 2023	60%	42.7%	21%

ADDRESSING HUNGER ON CAMPUS

- **Monthly Mobile Food Pantry**
 - Open To The Public, Parking Lot F
 - Second Tuesday Every Month, 1-3 P.m.
- **Free Everytable Meals Daily At The On-Campus Cafeteria**
 - One Meal Daily For Students And Employees
- **Everytable Meal Delivery Service**
 - Students May Order Ten Meals Per Week



ADDRESSING HUNGER ON CAMPUS

• Weekly On-Campus Farmers' Market

- Partnership with Sustainable Economic Enterprise of Los Angeles (SEE-LA)
- Wednesdays 3:00-7:30 p.m. in Tartar Village (near Parking Lot A)
- Open to the Public
- EBT and WIC are accepted forms of payments. The market also matches EBT customers up to **\$20 a week**.
- \$20 vouchers for students; including dual enrolled students
- On average, **798** students pick up vouchers each week
- Total Amount Disbursed: **\$191,540**

• Compton College Food Pantry

- Located in the multipurpose room by the cafeteria.
- Students enrolled in the current semester of instruction are allowed to visit the pantry twice a week.



FREE



2023-2024 STUDENT
PARKING PERMITS

.....

**All students may park for free
on campus through June 30, 2024,
with a valid student parking permit.**

.....



METRO HAS PARTNERED WITH COMPTON COLLEGE TO OFFER STUDENTS A TAP GOPASS WITH UNLIMITED FREE RIDES ON METRO BUS AND RAIL, AND OTHER LOCAL TRANSIT AGENCIES.

STUDENT DEBT FORGIVENESS

In an effort to remove financial barriers and encourage students to return to college, the Compton CCD Board of Trustees approved a resolution to forgive outstanding enrollment fees.

- Summer 2021 – Spring 2023
- \$920,145.25
- 3,332 unique students



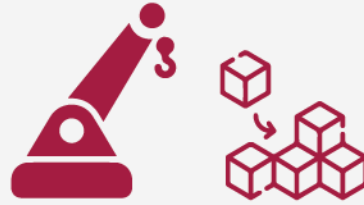
CARES/HEERF GRANT DISBURSEMENT

Term	# of Students	Funding	Total Disbursed
Spring 2020	1,389	CARES	\$485,800
Summer 2020	580	CARES	\$180,960
Fall 2020	1,272	CARES	\$522,200
Winter 2021	160	CARES	\$48,000
Spring 2021	576	CARES	\$300,881
Spring 2021	1,979	HEERF	\$496,729
Summer 2021	81	HEERF	\$147,602
Fall 2021	608	HEERF	\$795,800
Winter 2022	761	HEERF	\$150,000
Spring 2022	1,714	HEERF	\$451,178
Summer 2022	1,230	HEERF	\$591,630
Fall 2022	1,652	HEERF	\$971,966
Winter 2023	237	HEERF	\$481,440
Spring 2023	2,327	HEERF	\$2,173,668
Totals:	14,566		\$7,797,854

COMPTON STUDENT HOUSING PROJECT OVERVIEW



THREE -STORY PROJECT



**SITE BUILT AND PREFABRICATED
VOLUMETRIC MODULAR
RESIDENTIAL UNITS**



APPROX. 89,000 SF^T



TRADITIONAL STYLE UNITS
(50 UNITS = 100 BEDS TOTAL)



SEMI-SUITE UNITS
(50 UNITS = 100 BEDS TOTAL)



STUDIO UNITS
(50 UNITS = 50 BEDS TOTAL)



RESIDENT DIRECTOR UNIT



RECEPTION AREA /
ADMINISTRATIVE OFFICES



MAIL ROOM



LAUNDRY ROOMS



ALL GENDER
RESTROOMS



KID'S PLAY ROOM



FIRE LANE ACCESS



LANDSCAPED COURTYARD
WITH BBQ SEATING AREA



PEDESTRIAN PATH CONNECTING
TO MAIN CAMPUS



GRAB AND GO



SOCIAL LOUNGES



STUDY ROOMS



SHARED KITCHENS



GROUP RESTROOMS /
SHOWER ROOMS



CHILDREN'S APPARATUS AREA



ACCESSIBLE PARKING

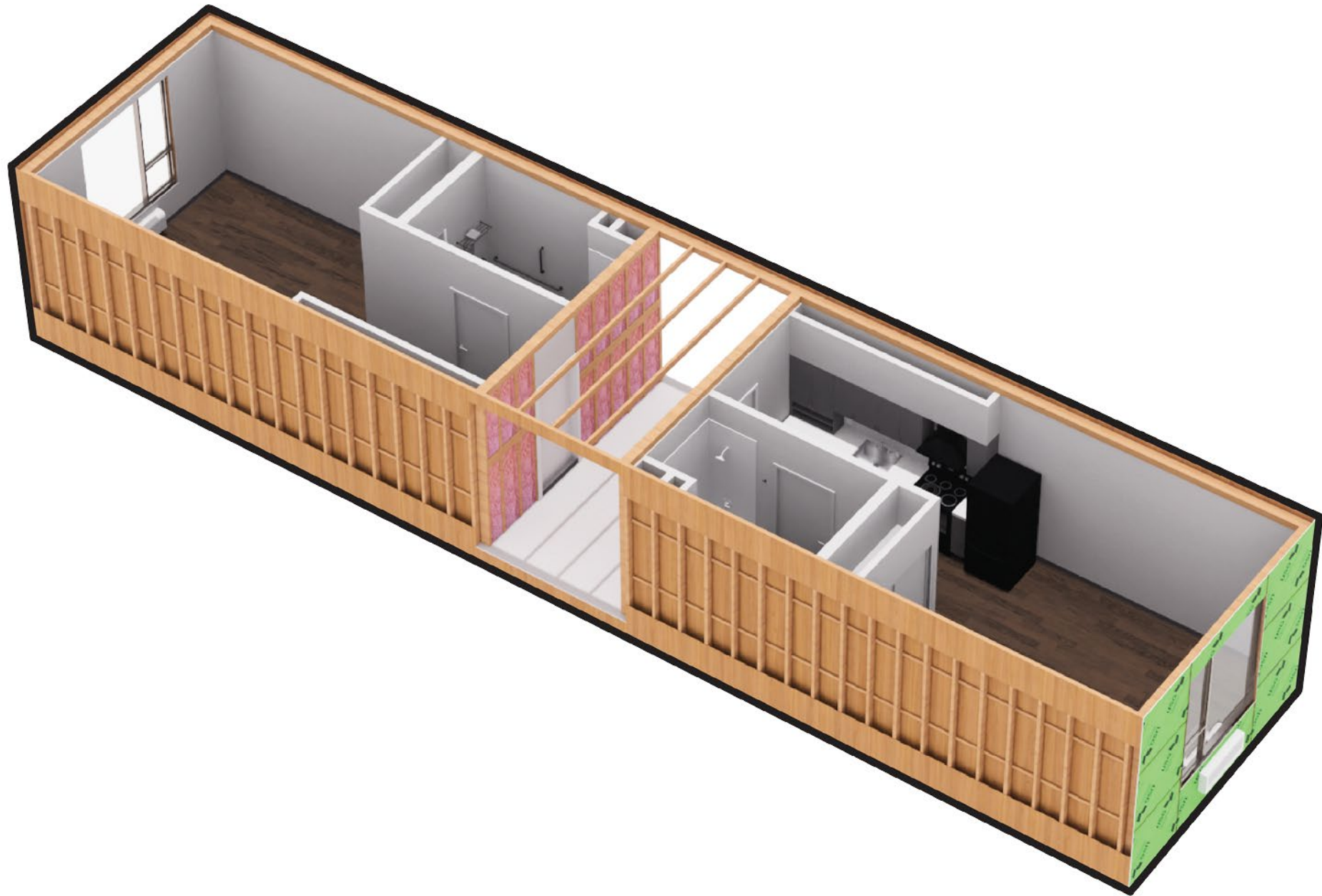
AMENITIES

SITE IMPROVEMENT

An architectural rendering of a modern, multi-story building with a prominent circular skylight on the upper level. The building features a mix of brick and glass facades. The foreground shows a paved plaza with several stylized human figures walking, and some landscaping with trees and bushes. The entire image is overlaid with a semi-transparent red color.

WHAT IS VOLUMETRIC MODULAR CONSTRUCTION?

VOLUMETRIC MODULAR CONSTRUCTION









1019-BU-11-706
A116

1019-BU-11-706
A116

BA-L3-T08
F-STREET

WINDOW
BA-L3-T08
F-STREET

B2-L1
F-STREET

B2-L
F-ST



F-S
BI-4

WINDOW
BI-4700
F-S1800

#3

PENSKE
Truck Rental

PENSKE
Truck Rental

OVERSIZE LOAD

OVERSIZE LOAD

YA JZ 932

389617

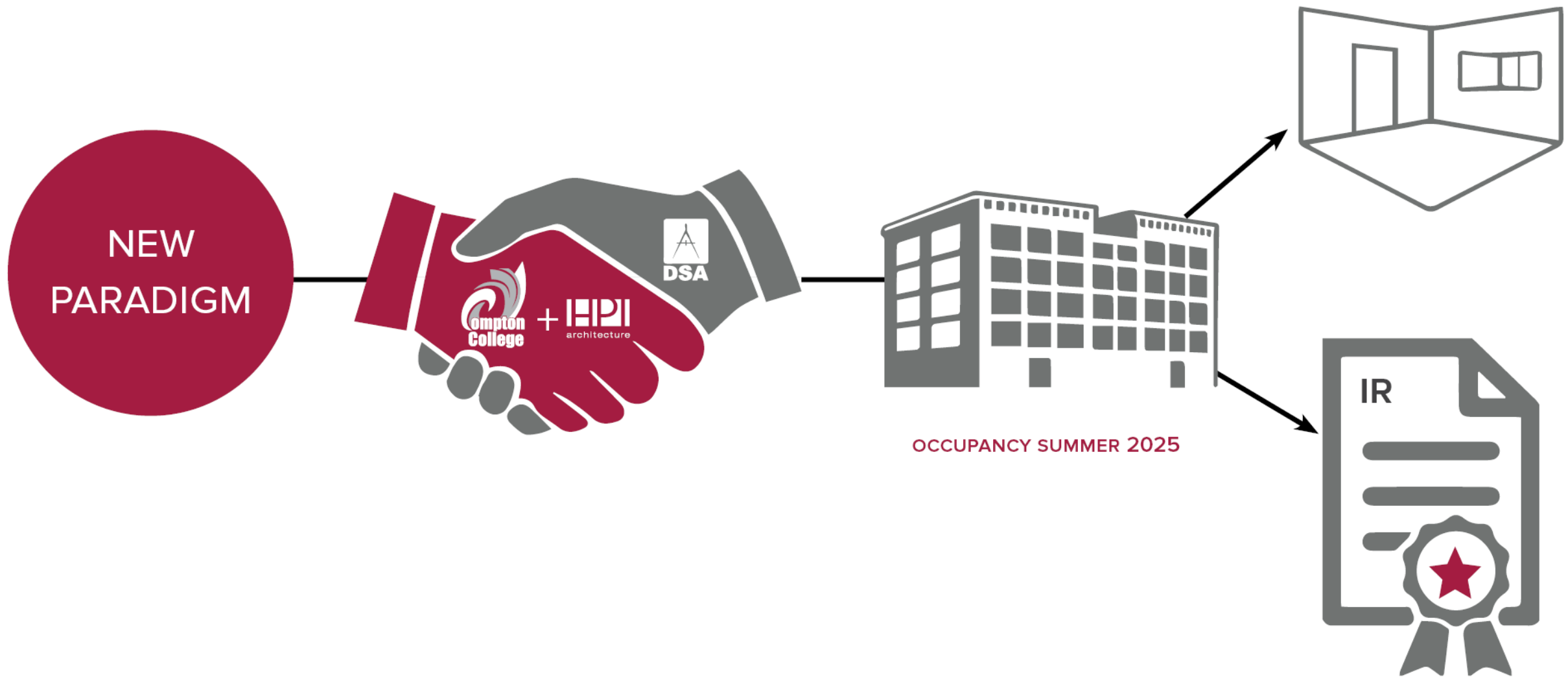
WEIGHT LIMIT
20000 LB



An architectural rendering of a modern, multi-story building with a prominent gabled roof and large glass windows. The scene is overlaid with a semi-transparent red filter. In the foreground, several stylized human figures are walking on a paved plaza, and there are some trees and landscaping. The overall aesthetic is clean and professional.

MODULAR CONCERNS AND CHALLENGES

A NEW PARADIGM



STEPS FOR A SUCCESSFUL SUBMITTAL:

- Pre-application meeting
- Structural Safety: Check DSA documents
 - IR PC-2
 - 1-MR
- Fire & Life Safety
- Energy
 - Solar ready
 - Heat Pump ready
 - Electric Cooktop ready
 - Electric Dryer ready



IR PC-2

PRE-CHECK (PC) DESIGN CRITERIA FOR MODULAR
BUILDINGS: 2022 CBC



1-MR

APPLICATION FOR NEW MANUFACTURED PERMANENT MODULAR
OR RELOCATABLE BUILDINGS

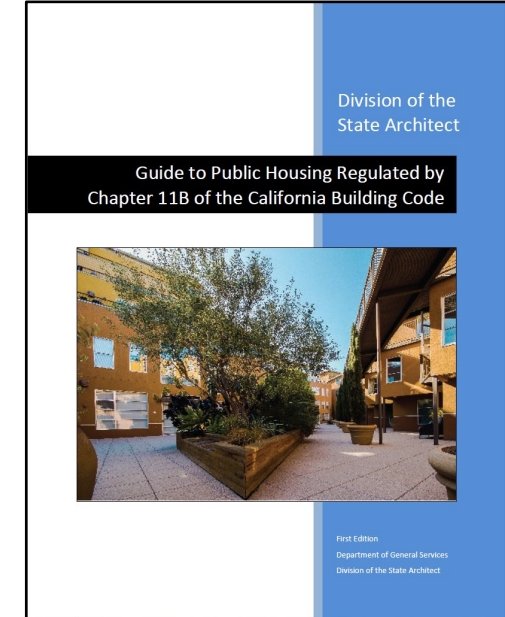
- Accessibility
 - Project is both:
 - Housing at a Place of Education
 - Public Housing
- Establishes specific requirements
 - Buildings with two or more stories must have an elevator
 - Access to one bathroom which has all fixtures in one room or in compartmented and interconnected rooms
- Sustainability
 - No building-specific CALGreen requirements apply
 - If on campus, shade trees and EV Charging requirements apply



IR 11B-11

BATHROOMS IN NEWLY CONSTRUCTED HOUSING
FACILITIES FOR UNDERGRADUATE STUDENTS AT A PUBLIC
SCHOOL, COLLEGE OR UNIVERSITY

[Guide to Public Housing](#)



AB 358 – COMMUNITY COLLEGE STUDENT HOUSING

Submittals **AFTER** 01/01/24

Chapter 83 Statutes of 2023
Chaptered: 7/21/23

Knowns:

- Designates “residential housing” as a building used as a residence for students attending a campus of a community college, and defines that “residential housing” is not a “school building”
- Removes DSA from review for structural safety and accessibility plan approval and construction oversight
- CCDs can submit to DSA upon request, and if requested, shall be designed to the Field Act unless utilizing CCD alternative code provisions (PR 21-01)
- If on a campus and adjacent to other “school buildings” housing will need to be physically and functionally separate, and shall identified as a non-Field Act structure (EDC 81160, CAC 4-310)

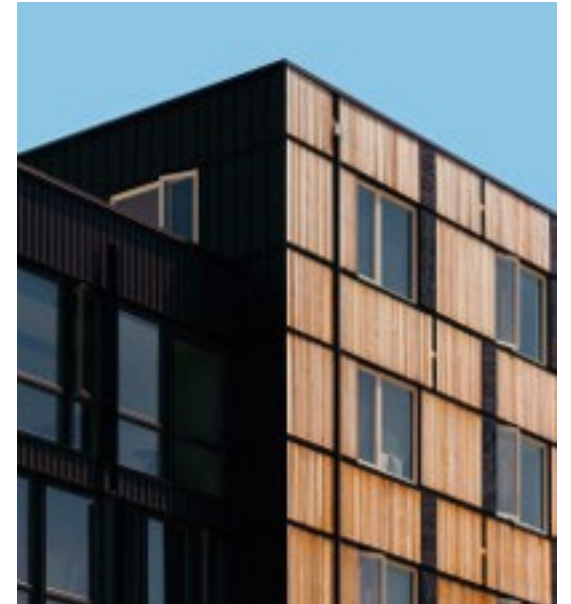


Photo by [Matt Reames](#) on [Unsplash](#)

AB 358 – COMMUNITY COLLEGE STUDENT HOUSING

Submittals **AFTER** 01/01/24

Discussion of Issues:

- DSA retains fire & life safety review authority?
- Are site improvements and parking facilities reviewed by DSA when on a community college campus?
- When DSA is “requested” to review, is field oversight included?
- Are local authorities required to accept projects for review?
- If CCDs go to local authorities for review, are they subject to local ordinances?
- Is CCD student housing subject to CALGreen residential mandatory measures?
- DSA was only removed from plan approval authority for access compliance.
Does it retain enforcement authority?

- **DSA REVIEW & APPROVAL**
 - STRUCTURAL
 - FIRE & LIFE SAFETY
 - ACCESSIBILITY
- **MODULAR DESIGN LIMITATIONS**
 - FUNCTIONALITY
 - AESTHETICS



An architectural rendering of a modern, multi-story building with a prominent gabled roof and large glass windows. The scene is overlaid with a semi-transparent red filter. In the foreground, several stylized human figures are walking on a paved plaza. The text "DESIGN SOLUTION" is centered in a white, sans-serif font.

DESIGN SOLUTION

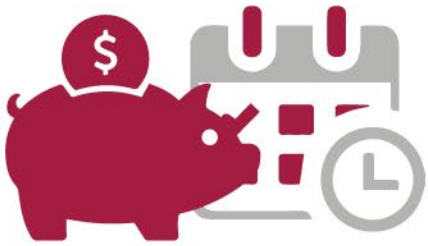
PROJECT GOALS



ALLEVIATE MISCONCEPTIONS
ABOUT “LOOK” OF MODULAR
BUILDINGS



DON'T COMPROMISE
ON FUNCTIONALITY



MINIMIZE COST
& SCHEDULE



MAXIMUM
QUALITY

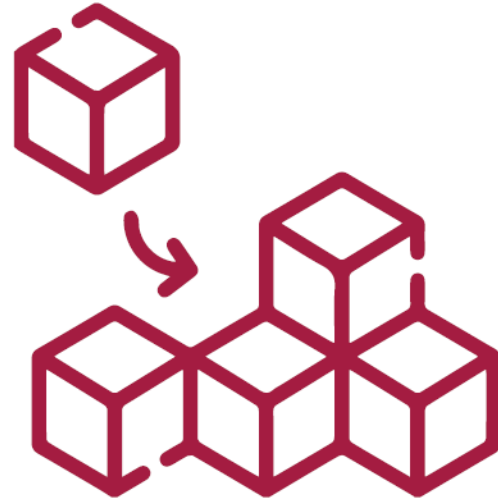


ACHIEVING DfMA

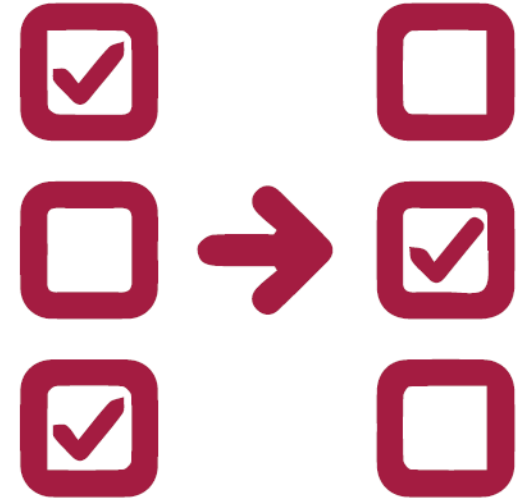
- Design for Manufacturing & Assembly (DfMA)
- Implement DfMA to achieve:



MINIMIZE ONSITE WORK

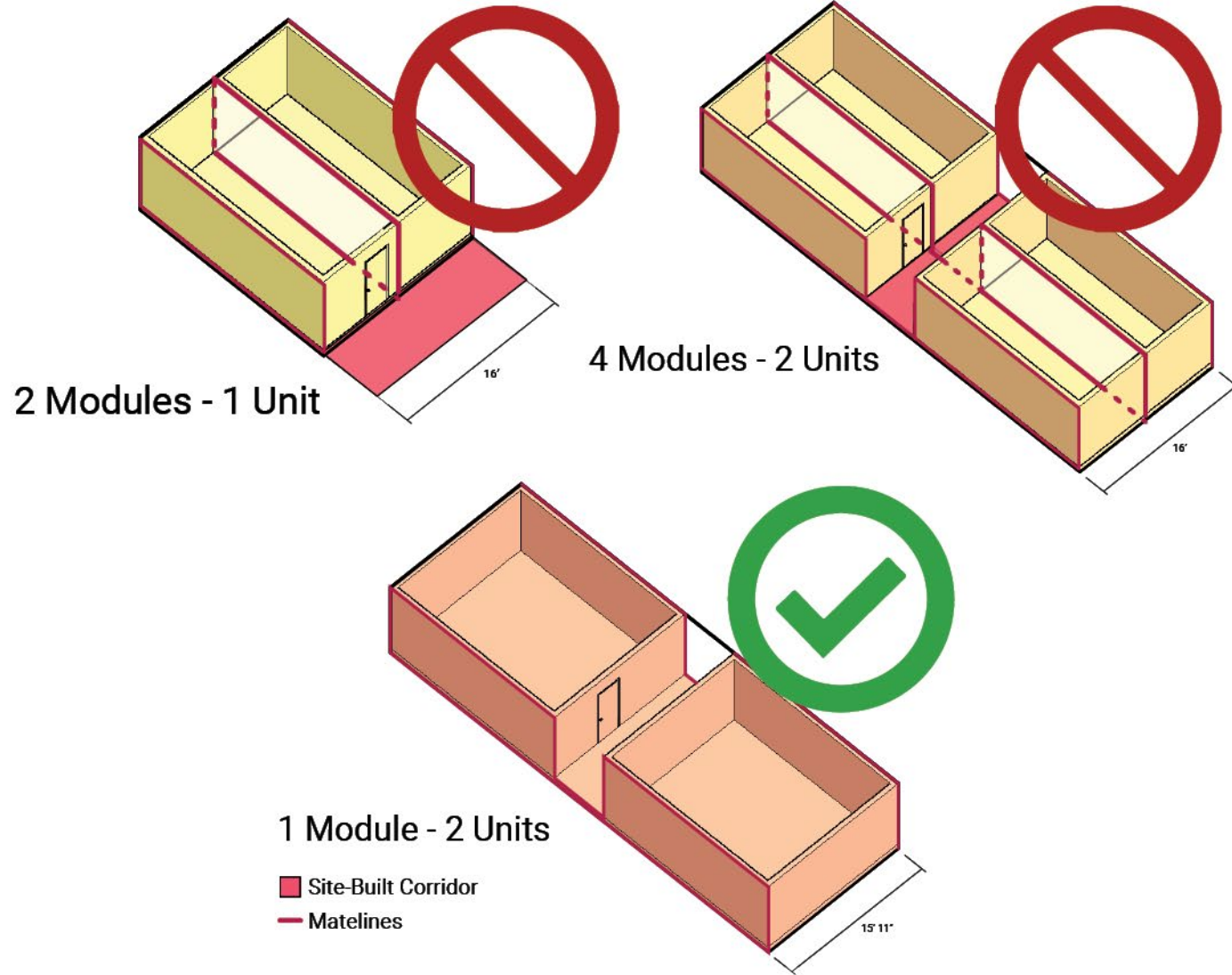


MINIMIZE QUANTITY OF
MODULES



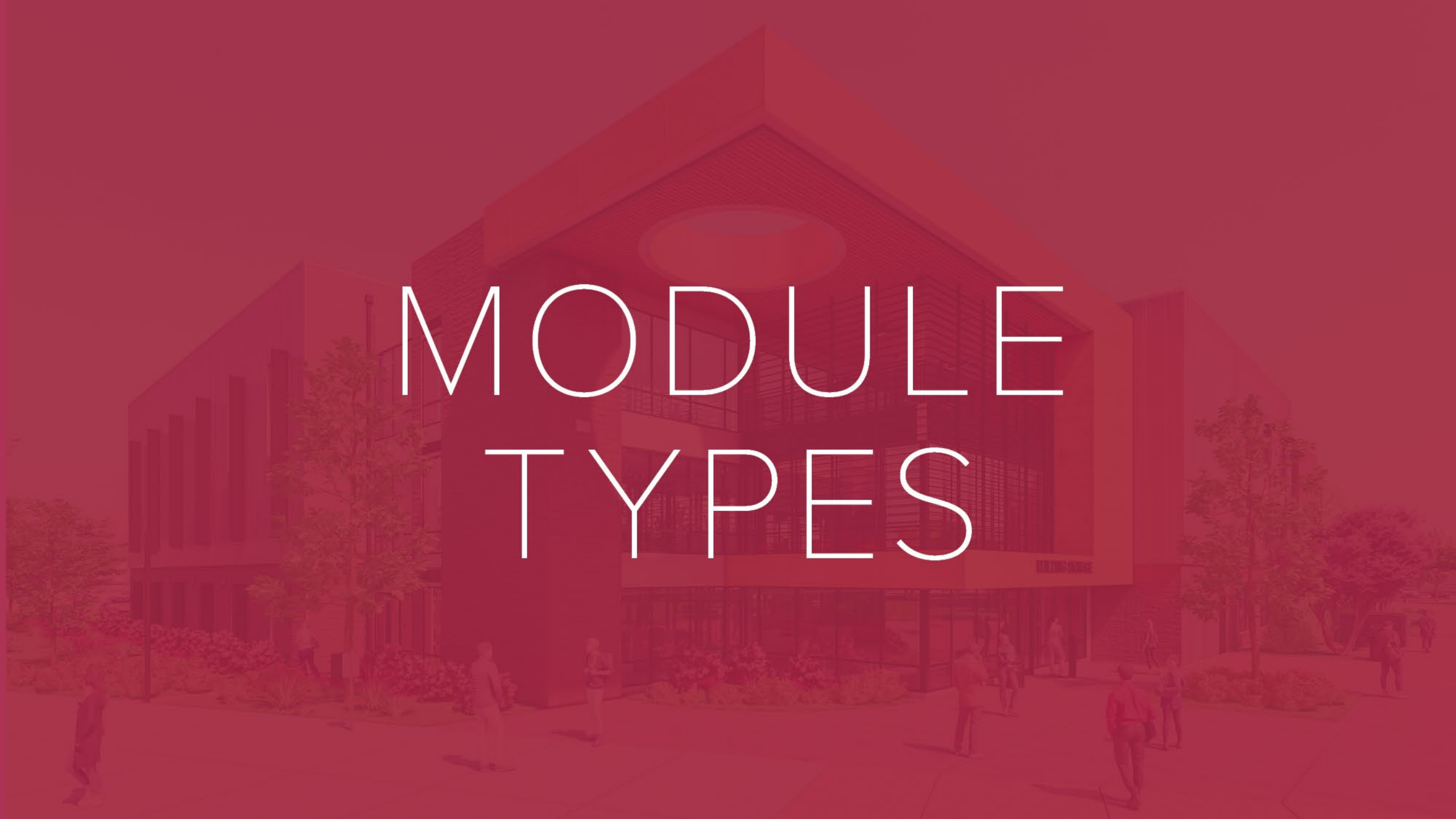
MINIMIZE MODULE TYPES

DESIGN SOLUTIONS



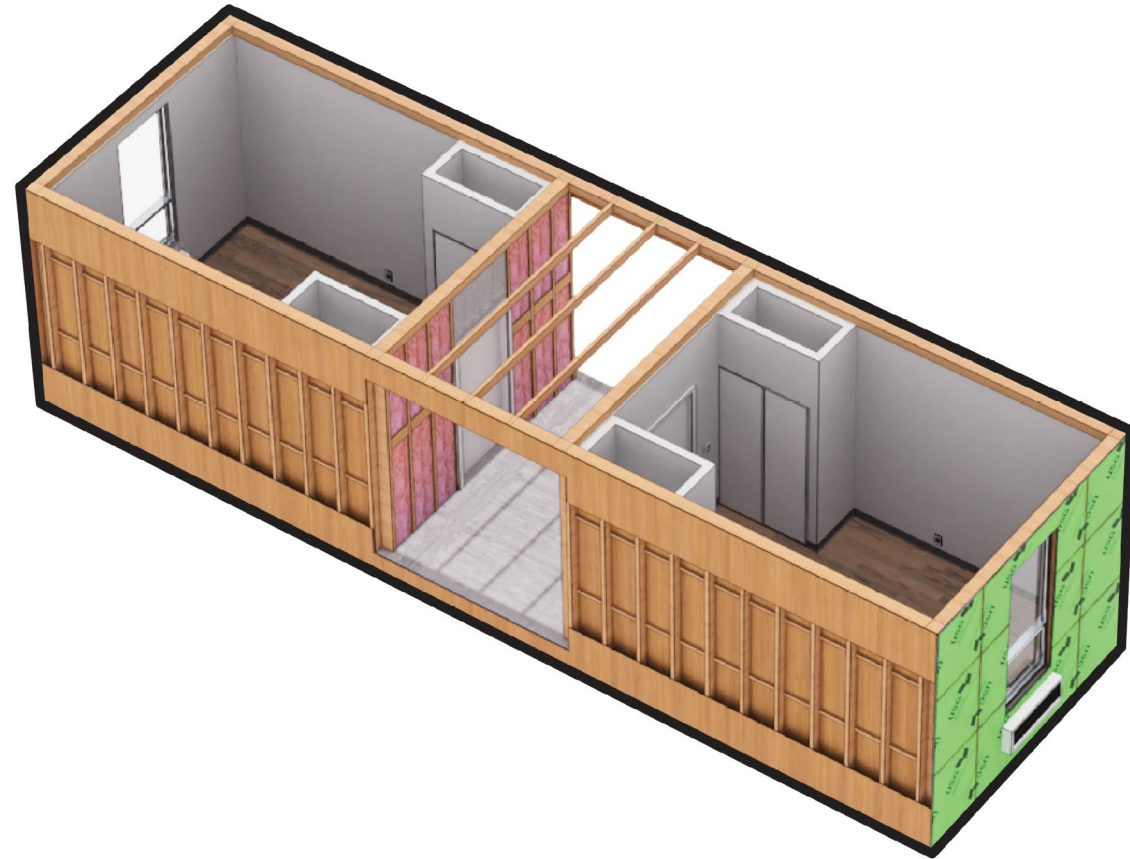
DESIGN SOLUTIONS - DfMA Cost & Schedule Savings

	Single Modules	Double Modules	Potential Cost Savings	Potential Time Savings
No. of Modules	364	90		
Corridors	Site-Built	Modular		
Transportation	Ave. Cost of Transportation (Per Mod)	\$4,500	\$5,500	
	Approx. Total Cost of Transportation	\$1,638,000	\$495,000	\$1,143,000
	Ave. No. of Days to Transport (Per Mod)	0.20	0.20	
	Approx. No. of Days to Transport	73	18	55 Days (W) 11 Weeks 3 Months
Installation (Set)	Ave. Cost of Set (Per Mod)	\$6,500	\$7,250	
	Approx. Total Cost of Set	\$2,366,000	\$652,500	\$1,713,500
	Ave. No. of Days to Set (Per Mod) (Typ. 7 per Day)	0.14	0.14	
	Approx. No. of Days to Set	52	13	39 Days (W) 8 Weeks 2 Months
Additional On-Site Work*	Approx. Additional Cost of Site-Built Interior Matelines	\$520,000	\$-	\$520,000
	* Excludes Site-Built Corridors			
	Approx. Additional Days for Site-Built Scopes	104	0	104 Days (W) 21 Weeks 5 Months
			\$3,376,500	198 Days 40 Weeks 10 Months

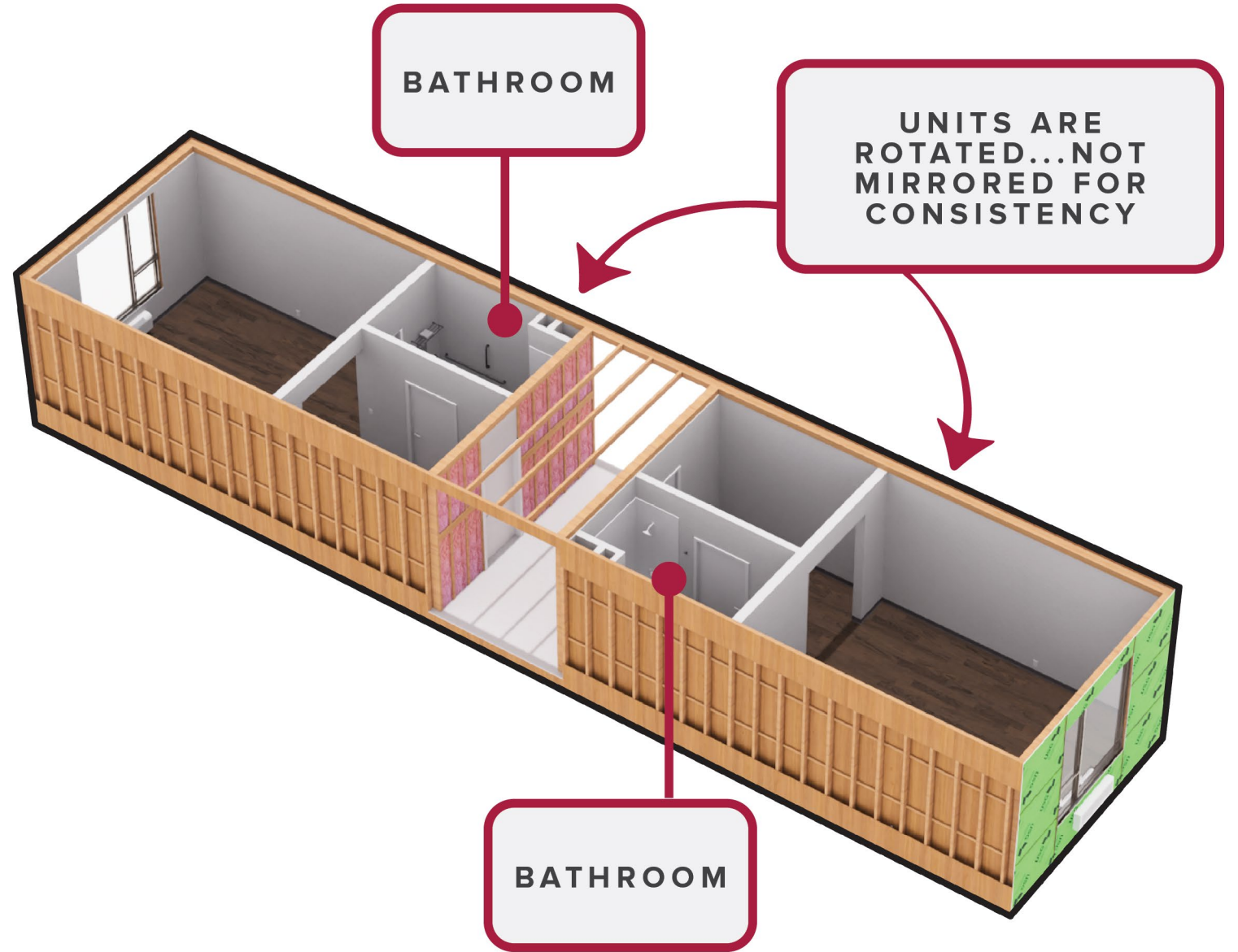
An architectural rendering of a modern, multi-story building with a prominent circular skylight on the roof. The building features large windows and a mix of brick and concrete materials. People are shown walking on the sidewalk in front of the building, and there are trees and landscaping. The entire image is overlaid with a semi-transparent red filter.

MODULE TYPES

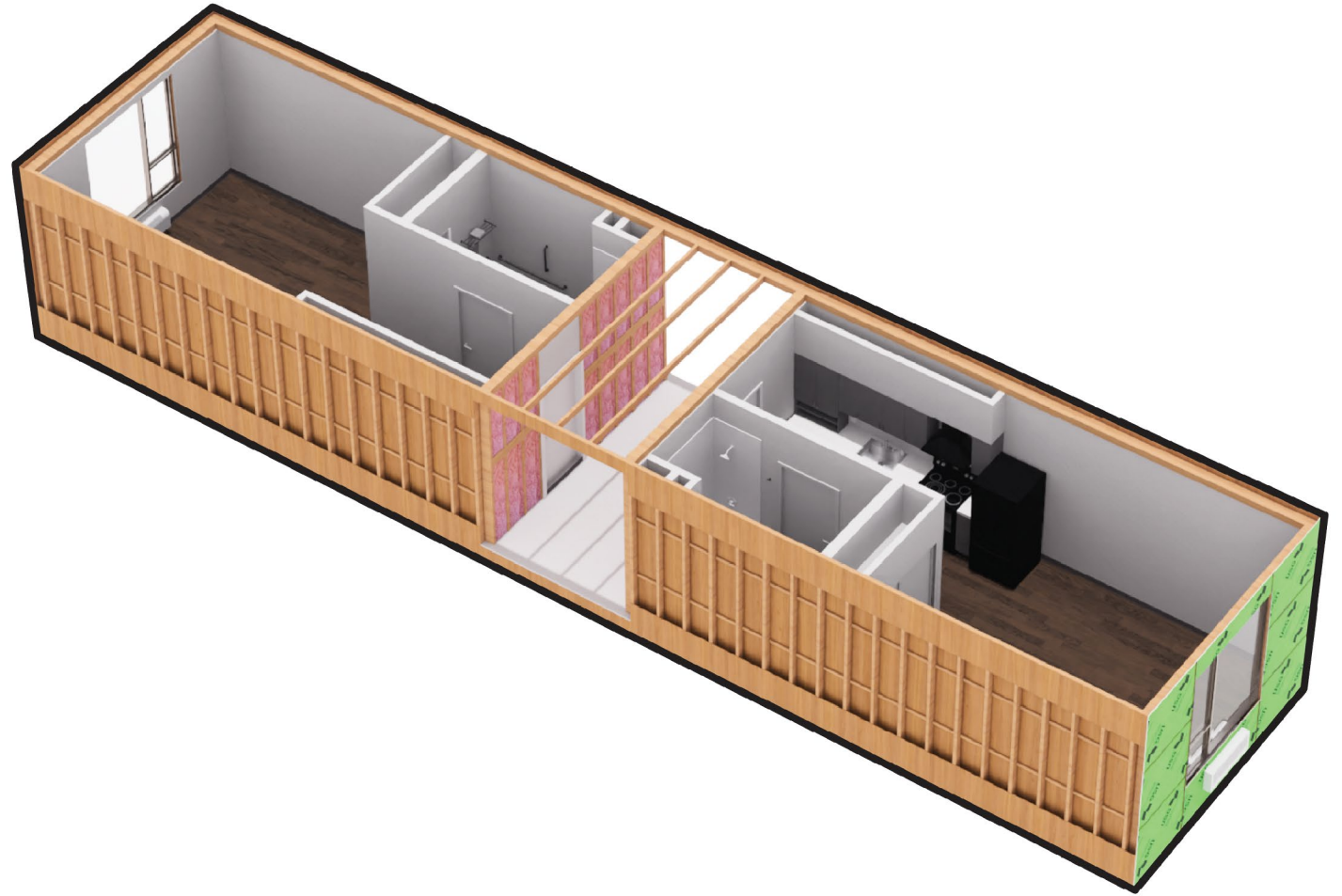
UNIT DESIGN - TRADITIONAL



UNIT DESIGN - SEMI-SUITE



UNIT DESIGN - STUDIO



An architectural rendering of a modern, multi-story building with a prominent gabled roof and large glass windows. The scene is overlaid with a semi-transparent red filter. In the foreground, several stylized human figures are walking on a paved plaza. The text "HYBRID CONSTRUCTION" is centered over the image in a white, sans-serif font.

HYBRID CONSTRUCTION



MAIN ENTRY

MAIN ENTRY



COURTYARD



AERIAL VIEW



WING A 1ST FLOOR LOBBY



WING A 2ND & 3RD FLOOR STUDY ROOM



WING A 3RD FLOOR "THE SOCIAL"
TOWN HALL CONFIGURATION

An architectural rendering of a modern, multi-story building with a prominent gabled roof and a large circular skylight. The building features a mix of brick and glass facades. In the foreground, there is a paved plaza with several stylized human figures walking, suggesting a public or commercial space. The entire image is overlaid with a semi-transparent red color, and the text "PROJECT OUTCOME" is centered in a white, sans-serif font.

PROJECT OUTCOME

SUPPORTING COMPTON COLLEGE'S MISSION



Providing an affordable housing option that enables students from all income backgrounds access to campus resources

Providing opportunities for students to foster personal growth as part of a vibrant 24/7 campus community



Creating an environment that provides the opportunity for students to focus on educational goals and career development





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