2014-18 FIVE YEAR CONSTRUCTION PLAN
(2014-15 FIRST FUNDING YEAR)

El Camino CCD (Compton)

Prepared in reference to the Community College Construction Act of 1980
and
approved on behalf of the local governing board for submission to
the office of the Chancellor, California Community Colleges

Signed _____
Dr. Keith Curry
(Chief Executive Officer)

Title Chief Exec. Officer/Provost

Date 8/9/2012

Contact Person Dr. Keith Curry

Telephone (310) 900-1600

Date Received at
Chancellor's Office

Chancellor's Office
reviewed by

Notice of Approval

List the address and acreage of every land unit owned by the district (Education Code 81821(e)). Please identify all locations, both on-campus and off-campus, grouped according to their "parent" institution. In the event the list is long or complicated, please substitute copies of college bulletins or other notices to the public which display similar information. The list should be current as of October the prior year

Address	Acreage
Compton College 1111 E. Artesia Boulevard Compton, CA 90221	88.0

Legislative Districts

Campus	Assembly	Senate	House
El Camino College Compton Center	55	28	0

Address

Compton College
1111 Artesia Blvd.
Artesia, CA 90221

No.	Project	Occupancy		Schedule of Funds						
	ASF	Total Cost	Source	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
1	Learning Resource Center			El Camino College Compton Center						
	15,911	2011/2012								
		$12,226,000	State							
		$2,894,809	NonState							
2	Infrastructure Replacement Phase 1 (H			El Camino College Compton Center						
		2012/2013								
		$29,677,000	State							
		$4,835,000	NonState							
3	Music Building #19 North Wing Renov			El Camino College Compton Center						
	3,677	2009/2010								
4	MIS Building #21 Upgrade (Print Shop			El Camino College Compton Center						
		2011/2012								
		$10,950,000	NonState							
5	Infrastructure Replacement Phase 2			El Camino College Compton Center						
		2013/2014								
		$17,248,000	State							
		$1,448,000	NonState							
6	Allied Health Building			El Camino College Compton Center						
	-238	2013/2014								
		$8,946,000	State							
		$2,000,000	NonState							
7	Instructional Building 1 Replacement			El Camino College Compton Center						
	-14,937	2017/2018			(P)(W)	(C)(E)				
		$14,154,000	State		$796,000	$13,358,000				
		$3,487,000	NonState		$858,000	$2,629,000				
8	Instructional Building 2 Replacement			El Camino College Compton Center						
	-2,875	2018/2019					(P)(W)	(C)	(E)	
		$17,159,000	State				$1,775,000	$14,857,000	$527,000	
		$1,906,000	NonState				$300,000	$1,606,000		
9	Student Services Center Replacement			El Camino College Compton Center						
	5,179	2019/2020					(P)(W)	(C)(E)		
		$6,948,000	State				$569,000	$6,379,000		
		$2,977,000	NonState				$244,000	$2,733,000		
10	Physical Education Complex Replacem			El Camino College Compton Center						
		2019/2020					(P)(W)	(C)	(E)	
		$4,106,000	NonState				$251,000	$3,577,000	$278,000	
11	Student Activities Center Replacement			El Camino College Compton Center						
	1,459	2018/2019		(P)(W)	(C)(E)					
		$6,232,000	NonState	$531,000	$5,701,000					
12	Administration Building Remodel			El Camino College Compton Center						
		2017/2018			(P)(W)	(C)				
		$3,661,000	NonState		$411,000	$3,250,000				
13	Media Arts Center Replacement			El Camino College Compton Center						
	9,542	2017/2018			(P)(W)	(C)(E)				
		$7,496,000	State		$616,000	$6,880,000				

No.	Project	Occupancy		Schedule of Funds						
	ASF	Total Cost	Source	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
14	Delta Building Renovation for Police		El Camino College Compton Center							
	25	2017/2018			(P)(W)	(C)(E)				
		$1,622,000	NonState		$83,000	$1,539,000				

District Lecture Capacity / Load Ratios

El Camino CCD (Compton)

No.	Project									
	Lect ASF	WSCH	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
6	Allied Health Building									
	2,750	5,814	2013/2014	56,617						
	El Camino College Compton Center			93%						
7	Instructional Building 1 Replacement									
	-602	-1,273	2017/2018					55,345		
	El Camino College Compton Center							74%		
13	Media Arts Center Replacement									
	900	1,903	2017/2018					57,247		
	El Camino College Compton Center							77%		
8	Instructional Building 2 Replacement									
	2,516	5,319	2018/2019						62,567	
	El Camino College Compton Center								80%	
9	Student Services Center Replacement									
	1,209	2,556	2019/2020							65,123
	El Camino College Compton Center									79%
10	Physical Education Complex Replacement									
	0	0	2019/2020							65,123
	El Camino College Compton Center									79%

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Lecture	Actual*/Projected WSCH	60,610	63,798	67,154	70,688	74,406	78,321	82,442
24,030	Cumulative Capacity	50,803	56,617	56,617	56,617	56,617	57,247	62,567
	Capacity/Load Ratio	84%	89%	84%	80%	76%	73%	76%

District Laboratory Capacity/Load Ratios

El Camino CCD (Compton)

No.	Project	Lab ASF	WSCH	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	3,000	1,167	2011/2012							
	El Camino College Compton Center										
6	Allied Health Building	4,275	1,998	2013/2014	24,523						
	El Camino College Compton Center				85%						
7	Instructional Building 1 Replacement	1,981	1,758	2017/2018					26,281		
	El Camino College Compton Center								74%		
13	Media Arts Center Replacement	618	240	2017/2018					26,521		
	El Camino College Compton Center								75%		
8	Instructional Building 2 Replacement	2,000	1,666	2018/2019						28,188	
	El Camino College Compton Center									75%	
9	Student Services Center Replacement	2,600	1,012	2019/2020							29,199
	El Camino College Compton Center										74%
10	Physical Education Complex Replacement	11,904	3,708	2019/2020							32,908
	El Camino College Compton Center										84%

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Laboratory	Actual*/Projected WSCH	28,929	30,451	32,053	33,739	35,514	37,383	39,350
59,529	Cumulative Capacity	21,358	24,523	24,523	24,523	24,523	26,521	28,188
	Capacity/Load Ratio	74%	81%	77%	73%	69%	71%	72%

District Office Capacity/Load Ratios

El Camino CCD (Compton)

No.	Project	Off ASF	FTE	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	-334	-2	2011/2012							
	El Camino College Compton Center										
6	Allied Health Building	1,530	11	2013/2014	253						
	El Camino College Compton Center				145%						
7	Instructional Building 1 Replacement	-2,364	-17	2017/2018					236		
	El Camino College Compton Center								130%		
12	Administration Building Remodel	0	0	2017/2018					236		
	El Camino College Compton Center								130%		
13	Media Arts Center Replacement	140	1	2017/2018					237		
	El Camino College Compton Center								130%		
14	Delta Building Renovation for Police	-2,935	-21	2017/2018					216		
	El Camino College Compton Center								119%		
8	Instructional Building 2 Replacement	-3,590	-26	2018/2019						191	
	El Camino College Compton Center									105%	
11	Student Activities Center Replacement	-1,708	-12	2018/2019						178	
	El Camino College Compton Center									99%	
9	Student Services Center Replacement	-4,506	-32	2019/2020							146
	El Camino College Compton Center										81%
10	Physical Education Complex Replacement	0	0	2019/2020							146
	El Camino College Compton Center										81%

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Office	Actual*/Projected FTE	175	176	178	180	182	181	181
34,246	Cumulative Capacity	245	253	253	253	253	216	178
	Capacity/Load Ratio	140%	144%	142%	141%	139%	120%	99%

District Library Capacity/Load Ratios

El Camino CCD (Compton)

No.	Project	Lib ASF	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	-645	2011/2012							
	El Camino College Compton Center									
6	Allied Health Building	1,795	2013/2014	21,559						
	El Camino College Compton Center			75%						
7	Instructional Building 1 Replacement	-7,354	2017/2018					14,205		
	El Camino College Compton Center							42%		
8	Instructional Building 2 Replacement	999	2018/2019						15,204	
	El Camino College Compton Center									
9	Student Services Center Replacement	6,500	2019/2020							21,704
	El Camino College Compton Center									

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Library	Actual*/Projected ASF	28,706	29,950	31,255	32,632	34,079	0	0
20,409	Cumulative Capacity	20,409	21,559	21,559	21,559	21,559	14,205	15,204
	Capacity/Load Ratio	71%	72%	69%	66%	63%		

District AV/TV Capacity/Load Ratios

El Camino CCD (Compton)

No.	Project	AVTV ASF	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	7,710	2011/2012							
	El Camino College Compton Center									
7	Instructional Building 1 Replacement	-316	2017/2018					11,288		
	El Camino College Compton Center							93%		
13	Media Arts Center Replacement	-116	2017/2018					11,172		
	El Camino College Compton Center							92%		
8	Instructional Building 2 Replacement	-2,462	2018/2019						8,710	
	El Camino College Compton Center									
9	Student Services Center Replacement	1,200	2019/2020							9,910
	El Camino College Compton Center									

AV/TV		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
	Actual*/Projected ASF	10,969	11,245	11,533	11,838	12,158	0	0
3,894	Cumulative Capacity	3,894	11,604	11,604	11,604	11,604	11,172	8,710
	Capacity/Load Ratio	35%	103%	101%	98%	95%		

District Load Distribution

Reference: Chancellor's Office Forecast

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory WSCH
Actual Fall							
2010	243	91,354	4,321	87,033	2,463	79,104	5,466
2011	246	90,496	6,326	84,170	3,358	54,702	26,110
Forecast							
2012	173	95,257	6,658	88,599	3,535	57,580	27,483
2013	175	100,269	7,009	93,260	3,721	60,610	28,929
2014	176	105,544	7,378	98,166	3,917	63,798	30,451
2015	178	111,096	7,766	103,330	4,123	67,154	32,053
2016	180	116,941	8,174	108,767	4,340	70,688	33,739
2017	182	123,093	8,604	114,489	4,568	74,406	35,514
2018	181	129,569	9,057	120,512	4,808	78,321	37,383

Instructional Load by Campus or Location

Reference: Chancellor's Office Forecast

WSCH Distributed to Campuses or Other Locations

	Actual			Projected						
Campus	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
El Camino College Compton Center	82,998	91,354	90,496	95,257	100,269	105,544	111,096	116,941	123,093	129,569
Total	82,998	91,354	90,496	95,257	100,269	105,544	111,096	116,941	123,093	129,569

Total District Library Load

Reference: Chancellor's Office Forecast of Day-Graded Enrollment

(a)	Total Day-Graded (b)	Number of Campuses (c)	Initial ASF (3,795/Camp) (d)	First 3,000 Day Graded (3.83/DG) (e)	Between 3k - 9k (3.39/DG) (f)	Above 9,000 (2.94/DG) (g)	Total ASF (d+e+f+g)
2012/2013	6,612	1	3,795	11,490	12,245		27,530
2013/2014	6,959	1	3,795	11,490	13,421		28,706
2014/2015	7,326	1	3,795	11,490	14,665		29,950
2015/2016	7,711	1	3,795	11,490	15,970		31,255
2016/2017	8,117	1	3,795	11,490	17,347		32,632
2017/2018	8,544	1	3,795	11,490	18,794		34,079
2018/2019	8,994	1	3,795	11,490	20,320		35,605

Library Load by Campus or Location

Reference: Chancellor's Office Forecast of Day-Graded Enrollment

Campus	2012	2013	2014	2015	2016	2017	2018
El Camino College Compton Center	27,530 (100%)	28,706 (100%)	29,950 (100%)	31,255 (100%)	32,632 (100%)	34,079 (100%)	(0%)
Total	27,530	28,706	29,950	31,255	32,632	34,079	35,605

Total District AV, Radio, TV Load

Reference: Chancellor's Office Forecast of Day-Graded Enrollment

(a)	Total Day-Graded (b)	Number of Campuses (c)	Initial ASF (3,500/Camp) (d)	First 3,000 Day Graded (1.50/DG) (e)	Between 3k - 9k (0.75/DG) (f)	Above 9,000 (0.25/DG) (g)	Total ASF (d+e+f+g)
2012/2013	6,612	1	3,500	4,500	2,709		10,709
2013/2014	6,959	1	3,500	4,500	2,969		10,969
2014/2015	7,326	1	3,500	4,500	3,245		11,245
2015/2016	7,711	1	3,500	4,500	3,533		11,533
2016/2017	8,117	1	3,500	4,500	3,838		11,838
2017/2018	8,544	1	3,500	4,500	4,158		12,158
2018/2019	8,994	1	3,500	4,500	4,496		12,496

AV, Radio, TV Load by Campus or Location

Reference: Chancellor's Office Forecast of Day-Graded Enrollment

Campus	2012	2013	2014	2015	2016	2017	2018
El Camino College Compton Center	10,709 (100%)	10,969 (100%)	11,245 (100%)	11,533 (100%)	11,838 (100%)	12,158 (100%)	(0%)
Total	10,709	10,969	11,245	11,533	11,838	12,158	12,496

Campus Lecture Capacity / Load Ratios

El Camino College Compton Center

No.	Project									
	Lect ASF	WSCH	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
6	Allied Health Building									
	2,750	5,814	2013/2014	56,617						
	El Camino College Compton Center			93%						
7	Instructional Building 1 Replacement									
	-602	-1,273	2017/2018					55,345		
	El Camino College Compton Center							74%		
13	Media Arts Center Replacement									
	900	1,903	2017/2018					57,247		
	El Camino College Compton Center							77%		
8	Instructional Building 2 Replacement									
	2,516	5,319	2018/2019						62,567	
	El Camino College Compton Center								80%	
9	Student Services Center Replacement									
	1,209	2,556	2019/2020							65,123
	El Camino College Compton Center									79%
10	Physical Education Complex Replacement									
	0	0	2019/2020							65,123
	El Camino College Compton Center									79%

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Lecture	Actual*/Projected WSCH	60,610	63,798	67,154	70,688	74,406	78,321	82,442
24,030	Cumulative Capacity	50,803	56,617	56,617	56,617	56,617	57,247	62,567
	Capacity/Load Ratio	84%	89%	84%	80%	76%	73%	76%

Campus Laboratory Capacity/Load Ratios

El Camino College Compton Center

No.	Project									
	Lab ASF	WSCH	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center									
	3,000	1,167	2011/2012							
	El Camino College Compton Center									
6	Allied Health Building									
	4,275	1,998	2013/2014	24,523						
	El Camino College Compton Center			85%						
7	Instructional Building 1 Replacement									
	1,981	1,758	2017/2018					26,281		
	El Camino College Compton Center							74%		
13	Media Arts Center Replacement									
	618	240	2017/2018					26,521		
	El Camino College Compton Center							75%		
8	Instructional Building 2 Replacement									
	2,000	1,666	2018/2019						28,188	
	El Camino College Compton Center								75%	
9	Student Services Center Replacement									
	2,600	1,012	2019/2020							29,199
	El Camino College Compton Center									74%
10	Physical Education Complex Replacement									
	11,904	3,708	2019/2020							32,908
	El Camino College Compton Center									84%

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Laboratory	Actual*/Projected WSCH	28,929	30,451	32,053	33,739	35,514	37,383	39,350
59,529	Cumulative Capacity	21,358	24,523	24,523	24,523	24,523	26,521	28,188
	Capacity/Load Ratio	74%	81%	77%	73%	69%	71%	72%

Campus Office Capacity/Load Ratios

El Camino College Compton Center

No.	Project	Off ASF	FTE	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	-334	-2	2011/2012							
	El Camino College Compton Center										
6	Allied Health Building	1,530	11	2013/2014	253						
	El Camino College Compton Center				145%						
7	Instructional Building 1 Replacement	-2,364	-17	2017/2018					236		
	El Camino College Compton Center								130%		
12	Administration Building Remodel	0	0	2017/2018					236		
	El Camino College Compton Center								130%		
13	Media Arts Center Replacement	140	1	2017/2018					237		
	El Camino College Compton Center								130%		
14	Delta Building Renovation for Police	-2,935	-21	2017/2018					216		
	El Camino College Compton Center								119%		
8	Instructional Building 2 Replacement	-3,590	-26	2018/2019						191	
	El Camino College Compton Center									105%	
11	Student Activities Center Replacement	-1,708	-12	2018/2019						178	
	El Camino College Compton Center									99%	
9	Student Services Center Replacement	-4,506	-32	2019/2020							146
	El Camino College Compton Center										81%
10	Physical Education Complex Replacement	0	0	2019/2020							146
	El Camino College Compton Center										81%

Office		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
	Actual*/Projected FTE	175	176	178	180	182	181	181
34,246	Cumulative Capacity	245	253	253	253	253	216	178
	Capacity/Load Ratio	140%	144%	142%	141%	139%	120%	99%

Campus Library Capacity / Load Ratios

El Camino College Compton Center

No.	Project	Lib ASF	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	-645	2011/2012							
	El Camino College Compton Center									
6	Allied Health Building	1,795	2013/2014	21,559						
	El Camino College Compton Center			75%						
7	Instructional Building 1 Replacement	-7,354	2017/2018					14,205		
	El Camino College Compton Center							42%		
8	Instructional Building 2 Replacement	999	2018/2019						15,204	
	El Camino College Compton Center									
9	Student Services Center Replacement	6,500	2019/2020							21,704
	El Camino College Compton Center									

		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Library	Actual*/Projected ASF	28,706	29,950	31,255	32,632	34,079	0	0
20,409	Cumulative Capacity	20,409	21,559	21,559	21,559	21,559	14,205	15,204
	Capacity/Load Ratio	71%	72%	69%	66%	63%		

Campus AV/TV Capacity/Load Ratios

El Camino College Compton Center

No.	Project	AVTV ASF	Occupancy	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
1	Learning Resource Center	7,710	2011/2012							
	El Camino College Compton Center									
7	Instructional Building 1 Replacement	-316	2017/2018					11,288		
	El Camino College Compton Center							93%		
13	Media Arts Center Replacement	-116	2017/2018					11,172		
	El Camino College Compton Center							92%		
8	Instructional Building 2 Replacement	-2,462	2018/2019						8,710	
	El Camino College Compton Center									
9	Student Services Center Replacement	1,200	2019/2020							9,910
	El Camino College Compton Center									

AV/TV		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
	Actual*/Projected ASF	10,969	11,245	11,533	11,838	12,158	0	0
3,894	Cumulative Capacity	3,894	11,604	11,604	11,604	11,604	11,172	8,710
	Capacity/Load Ratio	35%	103%	101%	98%	95%		

Campus Load Distribution

Reference: Chancellor's Office Forecast

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory WSCH
Actual Fall							
2010	243	91,354	4,321	87,033	2,463	79,104	5,466
2011	246	90,496	6,326	84,170	3,358	54,702	26,110
Forecast							
2012	173	95,257	6,658	88,599	3,535	57,580	27,483
2013	175	100,269	7,009	93,260	3,721	60,610	28,929
2014	176	105,544	7,378	98,166	3,917	63,798	30,451
2015	178	111,096	7,766	103,330	4,123	67,154	32,053
2016	180	116,941	8,174	108,767	4,340	70,688	33,739
2017	182	123,093	8,604	114,489	4,568	74,406	35,514
2018	181	129,569	9,057	120,512	4,808	78,321	37,383

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	173.0		173.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2012 Totals	215.0	42.0	173.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	175.0		175.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2013 Totals	217.0	42.0	175.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	176.0		176.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2014 Totals	218.0	42.0	176.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	178.0		178.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2015 Totals	220.0	42.0	178.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	180.0		180.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2016 Totals	222.0	42.0	180.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	182.0		182.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2017 Totals	224.0	42.0	182.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Campus Worksheet for Computing FTE Instruction Staff

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

(a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c) (d)
Instructors	181.0		181.0
Counselors Include certificated special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	19.0	19.0	
Department Administrators	14.0	14.0	
Librarians Include certificated director of audio/visual, et. al.	5.0	5.0	
Institutional Administrators Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4.0	4.0	
Fall 2018 Totals	223.0	42.0	181.0

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.
Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Cumulative Summary of Existing and Proposed Areas, 2013-2019

	Priority and Year of Occupancy (a)		Classroom 100's (b)	Laboratory 200's (c)	Office 300's (d)	Library 400's (e)	AV Radio TV 530 - 535 (f)	P.E. 520 - 525 (g)	Assembly 610 - 625 (h)	Inactive 050 - 070 (i)	All Other Areas (j)	Total ASF (k)
Total ASF			24,030	59,529	34,246	20,409	3,894	24,181		42,406	52,629	261,324
6	2013/2014	Allied Health Building										
			2,750	4,275	1,530	1,795					-10,588	-238
			26,780	63,804	35,776	22,204					42,041	261,086
7	2017/2018	Instructional Building 1 Replacement										
			-602	1,981	-2,364	-7,354	-316				-6,282	-14,937
			26,178	65,785	33,412	14,850	3,578				35,759	246,149
8	2018/2019	Instructional Building 2 Replacement										
			2,516	2,000	-3,590	999	-2,462				-2,338	-2,875
			28,694	67,785	29,822	15,849	1,116				33,421	243,274
11	2018/2019	Student Activities Center Replacement										
					-1,708						3,167	1,459
					28,114						36,588	244,733
12	2017/2018	Administration Building Remodel										
13	2017/2018	Media Arts Center Replacement										
			900	618	140		-116				8,000	9,542
			29,594	68,403	28,254		1,000				44,588	254,275
14	2017/2018	Delta Building Renovation for Police										
					-2,935						2,960	25
					25,319						47,548	254,300
Total Existing and Proposed Space												
			29,594	68,403	25,319	15,849	1,000	24,181		42,406	47,548	254,300

Classrooms, Classroom Service (Room Type 100's)

	Net ASF	ASF/100 WSCH	Capacity WSCH
Totals	24,030	47.3	50,803

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
0100 Agriculture and Natural Resources		492		0956 Manufacturing and Industrial Technology	3,261	385	847
0116 Agricultural Power Equipment Technology		856		1000 Fine and Applied Arts	5,557	257	2,162
0200 Architecture and Related Technologies		257		1100 Foreign Language		150	
0300 Environmental Sciences and Technologies		235		1200 Health	2,194	214	1,025
0400 Biological Sciences	6,385	235	2,717	1300 Family and Consumer Sciences	2,060	257	802
0500 Business and Management	2,112	128	1,650	1400 Law		150	
0600 Media and Communications		214		1500 Humanities (Letters)		150	
0700 Information Technology	4,526	171	2,647	1600 Library Science		150	
0800 Education		321		1700 Mathematics	2,038	150	1,359
0900 Engineering & Industrial Technologies		321		1800 Military Studies		214	
0945 Industrial Systems Technology and Mainte	3,696	556	665	1900 Physical Sciences	6,934	257	2,698
0946 Environmental Control Technology (HVAC)		556		2000 Psychology		150	
0947 Diesel Technology	847	856	99	2100 Public and Protective Services		214	
0948 Automotive Technology	11,250	856	1,314	2200 Social Sciences		150	
0949 Automotive Collison Repair		856		3000 Commercial Services		214	
0950 Aeronautical and Aviation Technology		749		4900 Interdisciplinary Studies	8,669	257	3,373
0952 Construction Crafts Technology		749					
				Totals	59,529		21,358
				Campus Avg Lab ASF/100 WSCH		279	

Office and Office Service Areas (Room Type 300's)

	Net ASF	ASF per FTE	Capacity FTE
Totals	34,246	140	245

District Priority : **1 Learning Resource Center**

Project Type : ☐ Site Acquisition ☒ New Construction ☐ Reconstruction
☒ Replacement ☐ Infrastructure ☒ Equipment

Total Estimated Costs : $15,120,809

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		1999/2000	1999/2000	2000/2001	2001/2002	2011/2012
Estimated Cost		$287,000	$921,809	$11,905,000	$2,007,000	

Explain why this project is needed:

This project is a two-story, high-tech Learning Resource Center to replace the College`s current library that is located in an inadequate and seismic-unsafe structure. The new 30,000 ASF facility will provide a complete resource center with voice and data applications for individual and group learning to supplement structured instruction for the College`s growing diverse student population. This need has been compounded with the occupancy of the two newly completed educational facilities (Voc./Tech. and Math./Science). In addition to learning laboratories, student will have access to multi-media services, internet services and CD-ROM data systems. The exhibit/gallery area will provide space for cultural exhibits by students, faculty and residents of the community.

District Priority No.: **1 Learning Resource Center**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary		3,000	700	12,410	7,710	6,180	30,000
Project Secondary			-1,034	-13,055			-14,089
Project Net ASF		3,000	-334	-645	7,710	6,180	15,911

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
4900 Interdisciplinary Studies	3,000	257	1,167				
Laboratory Totals					**3,000**		**1,167**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**-334**	140	**-2.39**

District Priority : **2 Infrastructure Replacement Phase 1 (H&S)**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☒ Replacement ☒ Infrastructure ☐ Equipment

Total Estimated Costs : $34,512,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2008/2009	2008/2009	2009/2010		2012/2013
Estimated Cost		$1,434,000	$1,588,000	$31,490,000		

Explain why this project is needed:

FPP Executive Summary
Compton Community College was originally constructed and occupied at its current location in the early 1950's. This included the utility infrastructure for the campus. Since that time, additional buildings have been added to the campus, instructional methods and equipment have significantly changed, and safety issues and environmental requirements have also significantly changed. As a result, the current campus faces serious risks to the health and life safety of the Students, Staff, Faculty and Public if the infrastructure that supports the campus is not properly updated, upgraded and corrected.

The Infrastructure FPP components will address two critical areas of potential risks to health, life safety and property for Compton Community College District:
Safety
- Fire Fighting Water Lines
- Electrical Service Safety
- Safety Lighting
- Code Blue Stations
- Security Camera System
- Emergency Communications

Public Health
- Sanitary Sewer Restoration
- Elimination of Standing Water

These risks and the proposed solutions for them are detailed in the following, more detailed, item-by-item discussion, and are reflected in the accompanying construction cost estimate.

Campus Background/History
Compton Community College was established in 1927 as a component of the Compton Union High School District. In 1933 the original campus was devastated by a major earthquake which struck the region, leaving only two buildings standing. In 1950 voters approved a bond issue separating the college from the high school district. The new college campus was then constructed at the college's present site, 1111 East Artesia Boulevard. Classes began on the new campus in the Fall of 1953. Following the original construction of the campus in 1953, the campus remained relatively intact, with only four additional buildings being constructed during the next 50 + years. These buildings were the Jane Astredo Allied Health Building completed in 1979, the Abel B. Sykes, Jr. Child Development Center opened in 1981, the Ralph C. Dills Vocational-Technology Center in two phases in 1999 and 2002, and the Math-Sciences building completed in 2003. Most recently, two additional buildings have been constructed, the Child Development Center, which was occupied in May of 2006, and the new Library / Learning Resource Center, which is scheduled to open in the fall of 2007.

With the addition of these six additional structures, the "Total Outside Gross Square Footage" (TOGSF) of facilities at the campus increased from 242,574 TOGSF to 459,873 TOGSF. However the infrastructure of the campus remained relatively unchanged and unimproved since the first buildings were constructed in the early 1950's, some 55 years ago.
The goal of this FPP is threefold:

- To address the inadequacies of the limited and aged campus infrastructure
- To address the imminent risk of catastrophic failure that the College faces without significant repair and replacement of this aged infrastructure, and
- To eliminate the significant threat to the safety of the Students, Faculty, Staff and Public that a failure of the current infrastructure poses, as well as the serious threat to the facilities and program of instruction that arises from the current status of the campus infrastructure.

The scope of the necessary upgrades to the existing campus infrastructure facilities covers multiple disciplines and aspects of campus infrastructure. These range from fire fighting life safety systems, to sanitary sewer systems, to roadway infrastructure for firefighting access, to student safety and security systems, and compliance with new environmental regulatory standards. Simply listed, the necessary repairs and improvements to the campus infrastructure address all of the following systems and disciplines:

- Fire Fighting/Fire Suppression Water Systems
- Separate Potable Water Distribution Systems
- Sanitary Sewer Systems
- Storm Drainage, Surface Run-off and On-site Retention Systems
- Natural Gas Distribution Systems
- Electrical Distribution System
- Site Lighting System
- Student/Staff Security System

The following narrative describes the problems with each of the above-listed infrastructure systems, the threats that the current status of these systems impose on the campus, and the nature of the required corrections to each of these systems.

Fire Fighting / Fire Suppression Water Systems
There are three separate problems with the existing water system on the campus. The first of these is the off-campus water system providing service to the campus, and the second is the nature of the on-campus water distribution system. The third is the need for a redundant connection to other external water supply systems for fire fighting and fire suppression.
The first of these problems exists with the fire suppression water service to the campus.
The Compton Community College Campus is currently served by the City of Compton municipal water system. The campus has been connected through an 8-inch supply line that connects to an 8-inch water line on Greenleaf Blvd on the north side of the Campus. In 2006, a second connection to the City of Compton water system had to be constructed which is comprised of a 10-inch waterline that connects to a 12-inch Compton City water main on Santa Fe Avenue on the west side of the campus. This second water connection was necessitated because while the fire flow tests conducted by the Compton City Fire Department as a part of the completion of the new Child Development Center were acceptable, those run for the LRC indicated that the City of Compton Municipal water system was not providing adequate flow and pressure to ensure the proper functioning of the fire sprinkler system in the Library/LRC, and the LRC cannot open without this correction being completed. (It should be noted that at the time of the initial approval of the CDC and the LRC projects, City fire flow tests indicated that the flow capacities were just barely at the minimum, and therefore the City opted for additional testing prior to occupancy of the first of the two projects.) This also means that no additional construction could occur on the campus without increasing the fire flow capacity both to the Campus and within the Campus.
The existing City of Compton water system, on average, yields a static water pressure of approximately 62 PSI in this area. This is not adequate pressure to properly operate the fire sprinkler system, and to provide adequate water flow to fight a fire. A possible reason the low fire flow rates is due to the geographic location of the Compton Community College Campus within the City of Compton water system. The campus lies at the very southeast corner of the city service area, thereby not receiving optimum hydraulic advantages of the municipal system. Also the water main in Greenleaf Avenue that was the only service point to the campus is only an 8-inch diameter water main, and there are substantial head-losses when flow demand is summoned at the school campus. Normally for a development like the Compton Community College campus, a fire flow of approximately 2500 GPM or greater would be optimal.
The second problem exists with the nature, size and capacity of the water distribution system on the campus.
The existing water distribution system within the Compton Community College Campus consists of a single 8-inch diameter looped waterline which encircles most buildings on the campus. On the whole, the on-campus water distribution system is adequate to satisfy the basic demands for domestic water service requirements on the Campus. However, the capacity of this

single loop distribution system to also satisfy fire flow demands—demands for both the operation of fire sprinklers in the few buildings that have them and for fire fighting—are questionable at best. As previously discussed, when the new Library/LRC was finalizing construction, the City's fire flow test results were deficient to supply adequate fire flow to the Library/LRC. To increase the fire flow for these two new facilities, a second, upsized and upgraded service connection—10 inch diameter versus the original 8 inch diameter Greenleaf connection—was made to the City of Compton system, and a portion of the campus loop distribution system was also increased to a 10-inch diameter pipe from the intersection of Santa Fe Ave and South Tartar Lane east to the campus looped water system. This 10-inch water line improvement also included the removal of two existing parallel 4-inch meters. The 4-inch meters along with the 8-inch water line created enough hydraulic restriction to justify the new 10-inch water line and two in-line 10" backflow valves.

The discovery and replacement of this type of hydraulic constriction demonstrates the need to completely upgrade/replace the entire water system with new, larger and separate water distribution systems—one for domestic water distribution, and one to provide adequate flow for fire sprinkler systems and fire fighting. The age of the existing water system infrastructure, along with its inadequate sizing combine to severely restrict any campus growth, and to meet the future fire flow demands for a safe community college campus.

Equally, if not more important to the water distribution system capacity, is the state of reliability of the existing water system. Based on recent conversations with Chevron Engineering and the college maintenance personnel, during fire flow testing many of the existing, fifty-five+ year old water line valves were witnessed to be in a state of inoperability and are in critical need of replacement. Reports by maintenance personnel indicate that some of these aged valves may not be accessible and may be permanently seized up in a partially closed position. This provides further evidence that the campus water system is operating outside of its effective service life. The water system was built in the early 1950's, and at 55+ years is well over the service life for the type and quality of materials used during that time period.

The third issue with the water distribution system is that of redundancy of connection and/or outside source of water for fire fighting and fire suppression.

Another significant component of reliability is the redundancy of system connections to supply emergency fire flows when a portion of the water system is either shut down for maintenance or undergoing emergency repairs. The existing campus water system has limited redundancy with the City of Compton water system supplying both of the connections to the Campus water system. Based on the critical nature of the occupancy on the campus, additional connections to the City of Long Beach water system to the south in Artesia Boulevard and to the Southern California Water Service Company system to the south is prudent to provide reliable and adequate fire flow for fighting fires on the campus.

Most importantly, the above described changes are necessary to ensure that the students, staff, visitors, maintenance personnel and the State of California have the basic right to have confidence that they have reliable water supply systems that will not only provide adequate and reliable domestic water service, but, more importantly, a water distribution system that will provide adequate and reliable fire life safety protection, both now and into the future.

Recommendations:

Our recommendation is to completely replace the water system with a modern, highly reliable split system which can meet or exceed the potential fire flow capacity for the college's long term growth.

As shown on the conceptual Water System Drawings (See Figure #1), a 10-inch diameter looped water main around the campus should be constructed for fire protection, with an additional 4 inch water line loop for domestic water service. Additionally, a new 12-inch diameter supply line needs to be installed to connect to the City of Compton water system, as well as new 12-inch connections needs to be made to the City of Long Beach water system and to the Southern California Water Service Company. Depending on the water pressures and supply available, the newly constructed 10-inch water main off of Santa Fe Ave might possibly remain. The proposed additional connection to the City of Long Beach or to California Water Service Company must be looked at with detailed attention to costs and water systems contribution to supply adequate fire flow. The proposed new 12-inch connection alternative on Greenleaf Ave also requires additional offsite water main construction. The water main on Greenleaf Ave will most likely need upgrading to a 10-inch or 12-inch water main all the way to Santa Fe Ave. The cost estimate reflects these probable costs.

To create redundancy in the water system as mentioned previously, the college is recommended to seek connection to the City of Long Beach water system or the California Water Service Company system.

Sanitary Sewer System

The existing sanitary sewer system consists of 6-inch and 8-inch vitrified clay sewer pipe that was originally constructed around the early 1930's. A more recently constructed portion of the sewer system is a 10-inch polyvinyl sewer pipe which is located at the southeast corner of the campus. There are two main sewer corridors serving the campus. The northern section of the sewer is the oldest and serves the northern portion of the campus. The southern portion of the sewer system, which recently has incurred numerous repairs, is somewhat newer. The existing sanitary sewer system is old and is past its useful service life.

Evidence of this age is noted with the recent total collapse of the vitrified clay sewer line.
Further, future growth cannot be accommodated with the existing system. Several portions of the existing sanitary sewer system are pressurized systems, which require and are operated by a series of pumps, which have a cost to operate and require regular maintenance. The proposed new sanitary sewer system would eliminate the need for the use of these pumps by installation of gravity collection system.
As noted previously, the existing campus sanitary sewer system currently connects into and is served by the City of Long Beach. Although the Los Angeles County Sanitation District does have sewer lines in the area and adjacent to the college, they are not servicing the college. Maintenance personnel at the College have indicated that maintenance has historically involved cleaning sewer lines to remove debris buildup. The primary cause of debris buildup has been due to solidification of grease in the pipes. Based on conversations with maintenance personnel, the concentrations of grease primarily originated from the Student Lounge/Cafeteria Building. More significantly, portions of the existing sewer system have recently experienced total collapse which created unhealthy and dangerous conditions until emergency repairs can be completed. The oldest parts of this system are over 75 years old and are well over the service life for the type and quality of materials used during that time period. A new sanitary sewer system will provide adequate functionality for current use and planned future growth.

Recommendation:
Our recommendation is to completely rebuild the sanitary sewer collection system on the campus with a modern, highly reliable system which can meet current capacity and provide for the College's long term growth, as shown on the attached sanitary sewer system drawings.
Evidence of the existing sanitary sewer system's age is noted with the recent collapsing of the vitrified clay sewer lines. Further, the sewer study report prepared by Boyle Engineering in November 2005 indicates that the then-approved expansion of the campus—the Performing Arts Center—would necessitate significant improvements to the sanitary sewer system.

Implementing a new sanitary sewer system will also eliminate the two sewer ejector pump systems and convert them to a gravity collection system, saving the College long term operational and maintenance costs. It is recommended that grease interceptor vaults to serve all buildings that have food services should also be installed to offset long term maintenance problems. This will eliminate grease buildup and it will satisfy new and ever stricter environmental requirements mandated for the sewer agency. Such vaults should be located external to the buildings and be sized adequately to meet the capacity requirements for each location.
To accomplish these steps, it is recommended that sewer service be transferred to the Los Angeles County Sanitation District (LACSD) A 36-inch diameter sanitary sewer overflow system would be located along Artesia Blvd along the south side of the Campus property inside an easement so that the sewer connection could be made outside of the Artesia Boulevard right-of-way. The depth of this sewer line is such that it will be capable of collecting the entire Campus site with a gravity system. In discussions with the LACSD, they indicated that such a connection would be allowed, however, since it is a relatively new system, the design and construction will be given detailed attention in order to preserve the integrity of the 36-inch diameter sewer main. The LACSD indicated however that they would prefer that the campus sewer collection system remained private.

Storm Drainage, Surfaced Run-off and On-site Retention Systems
The existing storm drain water system for the Campus is severely limited. Only the southwest portion of the school campus is served by a shallow buried 21-inch diameter storm drain main line. This storm line collects drainage around the Shower and Locker Room buildings and the Gym, only. This same system also picks up the lawn and courtyard drainage along the south side of the Math/Science Building, and a small portion of the access road fronting the south side of these buildings. However, the exact layout of the collection system is not fully well defined due to insufficient as-built information at the Campus. This 21-inch storm main line drains south along the east edge of the football field to a storm drain system in Artesia Boulevard.
The northeast portion of the site, which includes the largest of the parking lots and the entire area around the original linear classroom wings, surface drains east toward the main north-south access road—Campus Entry Drive—which is the entrance to the Campus, running between Artesia and Greenleaf. As this road is extremely flat, surface run-off water tends to collect and pond along this road is several spots every time it rains. This ponding disrupts access in the Administration Building, making it unsafe for the public and students to have access to the building whenever rainfall occurs. Water also ponds at both the north and south sides of the Math/Sciences Building, not only making pedestrian access difficult and dangerous, but also creates a driving hazard due to the depth of the ponding. The surface flow eventually drains toward Artesia Ave, however some drainage eventually flows into the residential neighborhood to the east.
An additional problem is the wear and tear that this ponding causes to the asphalt surface of Campus Entry Drive. The asphalt breaks up constantly due to the ponding, making the pedestrian surface rough and uneven, with large, loose pieces of asphalt and aggregate. This creates a significant tripping and injury hazard. This condition is constantly being repaired and patched, which is a significant and unnecessary cost to the operating budget for the College.

The ponding has also proven, in recent years to create a health hazard, as mosquitoes tend to breed in these large ponds. The health risk of this condition is further greatly exacerbated by the recent arrival of mosquitoes carrying West Nile Virus.
The westerly portion of the site, which includes the Maintenance Buildings, Allied Health Sciences Building, Child Development Center, Bookstore and the Vocational Technical building, all drain to the open concrete channel located north of the Major League Baseball fields.
The overall assessment of the drainage system is that it is grossly insufficient to properly remove storm water from around buildings, pedestrian walkways, pedestrian plaza areas, pick-up and drop-off areas, and especially from access roadways along the eastern side of the school. The total lack of an underground storm water collection system has compromised safety for maintenance personnel, staff and students and will continue to cause long term detriment to the buildings and parking lots if not attended to. In addition, the potential for mosquito breeding and possible West Nile Virus, and the injury potential of loose paving sections and ever-present loose gravel from deteriorating asphalt create significant health, safety and liability risks for the College.
Additionally, storm drain runoff and other surface water regulatory requirements have changed significantly over the last ten years. The following information has been compiled regarding current and future storm water requirements and how it may impact the College once it commences any reconstruction or expansion of the campus in the future:
WQMB (Water Quality Management Board): The State of California WQMB has no direct permit authority for this project, however they will mandate that site drainage for this project be handled in accordance with DSA requirements. Since DSA does not specifically address site storm water drainage, by default we refer to the 2001 California Building Code Section 3315.4. Here the site drainage requirements are deferred to the "building official or other appropriate jurisdiction" which in this case is the City of Compton, the Los Angeles County Flood Control District and the Los Angeles River Watershed. Although NPDES and SUSMP requirements are mandated to be complied with, the campus expansion project(s) including all construction activities therein shall comply with the following:
Basic Permit Requirements: Comply with NPDES (National Pollution Discharge Elimination System) Permit requirements if project disturbs `1 Acre of site. As part of the NPDES requirements, Contractor is to prepare and comply with SWPPP (Storm Water Pollution Prevention Plan) plan as approved by the City of Compton. Contractor is to implement as a condition of the SWPPP plan, any and all BMP`s as necessary to control pollutants during construction.
SUSMP Requirements: The College will be required to prepare and submit a Standard Urban Storm Water Mitigation Plan (SUSMP) to City of Compton for approval as part of the permit submittal for construction. This SUSMP plan is to implement as a condition of the SWPPP plan, any and all BMP`s which must be incorporated as necessary.
City of Compton Storm Water Policy: Per Alan Pyeatt at the City of Compton, the College will need to comply with the following: Should the permitted project exceed 5 Acres in disturbed area, whether in phases or in its entirety, then storm water detention will be required for the increased storm water run-off for the 100yr - 24 Hr storm event. This would be the difference in run-off quantity from the Pre-Developed (current condition) to the Post Developed conditions. Also, onsite infiltration will be encouraged should the site soil conditions be compatible as confirmed by a geotechnical evaluation. Storm water treatment is also recommended to be incorporated as part of the onsite storm water system design.
Los Angeles County Flood Control District: Per LACFCD permit counter, no additional storm water quantity control (detention) is required unless the post developed site condition increases the amount of runoff and discharge restrictions into Compton Creek are in place by LACFCD. The restriction threshold is similar based on a first come first serve capacity availability basis. Should additional capacity be used up by other development within the Compton Creek drainage basin before the college applies for a building permit, then detention will be required. IF capacity is available at the time of permit, then no detention is required.
Los Angeles River Water Shed Plan: The WQMB Core regulatory for SUSMP within the Los Angeles River Watershed shall comply with the numerical design standards for Best Management Practices (BMP's) for water quality and quantity. The post-construction treatment BMP's are to be designed to mitigate(infiltrate or treat) storm water runoff from the first ¾" inch of rainfall, prior to discharge to a storm water conveyance system, I.e. Compton Creek.
The net result is that the College needs to implement measures to provide for adequate drainage within the Campus, and initiate a plan to implement "Best Management Practices" to allow for proper storm water retention within the limits of the Campus.

Recommendation:
Both of the asphalt paved areas identified are recommended to be reconstructed to accommodate the new storm drainage system that is also recommended to be installed. By implementing the proposed re-grading plan along Campus Entry Drive it will serve to facilitate longevity of the new roadway paving and parking pavement sections, while it will also eliminate the extensive ponding of storm water. Further, these improvements will not only facilitate site access for students, staff, public and emergency fire life safety personnel and equipment.
The areas of the Campus Entry Drive and the site access reconstruction are shown on the attached drawing as shaded in red (See Figure #2). The existing campus main access road—Campus Entry Drive—which runs north and south along the east

property line, has failed and will require total replacement. The western perimeter access road which runs north and south from the northwest corner of the property to the north edge of the Vocational Technology Building is failing as well and must be replaced.
In addition to this roadway revisions, storm drain inlets and distributions system will be added to the campus, including the creation of several retention basins throughout the campus to provide for compliance with recent environmental quality regulations regarding storm water runoff. These are also included in Figure #2.

Natural Gas Distribution System
The original natural gas distribution system has experienced a serious degree of failure over time, with deteriorating and collapsing buried natural gas piping, and failing joints. As a result, gas-fired equipment and appliances—typically water heaters—have been replaced in several buildings with electric heaters, which are not as energy efficient. Additionally, as more of the 55+ year old gas piping deteriorates over time, the risk for serious fire or explosion exists throughout the existing campus and its buildings.

Recommendation:
The recommendation is to replace the remaining buried natural gas piping, and to restore gas service to the buildings that will likely remain over the long term of the campus life with new, safer piping.

Electrical Distribution System
—Primary and Secondary Electrical Distribution Systems
The primary and secondary electrical power distribution system at the North end of the Campus was designed and installed in the early 1950s. The existing transformer substation and the primary and secondary conductors were installed in 1951-2. Increased electrical demand in all of the educational and office spaces of the Campus has rendered the existing transformer substation inadequate for current load requirements. The primary and secondary distribution system is also in very poor condition with extensive and irreversible corrosion at terminal blocks, conductors, connectors and grounding clamps. This causes increased resistance in the distribution system with a corresponding increase in the likelihood of fire, short circuits and/or loss of power.

Recommendation:
Our recommendation is to install new, concrete encased conduits, new primary and secondary conductors and a new 1500 KVA transformer substation. The additional devices are shown on the conceptual Campus Electrical Distribution System Drawing. This project will be evaluated for submittal to the CCC/IOU Energy Efficiency Partnership and will incorporate best practices training for staff, energy-efficient technology and energy management implementation.

Site Lighting System
Currently, the site lighting system consists of various pole mounted cobra and/or shoebox style luminaries throughout the parking lots, with pole mounted single fixture lighting and low level illuminated bollards at pedestrian walkways, and building mounted wall packs. These fixtures vary in age, wattage and manufacturer and range in condition from fair to poor. The lighting controller systems are dated and inefficient. It appears that the backbone of the current lighting system was originally constructed circa 1955 and has been repaired and/or expanded to its current configuration.
Nighttime illumination at the campus is generally inadequate and/or non-existent. Most pedestrian walkways have less than 0.2 fc; most parking lots have less than 0.2 fc and most service, lawn and landscape areas lees than 0.1 fc. Many areas have no measurable illumination at all.
Nighttime students, staff, visitors and maintenance personnel are at risk both from a security standpoint as well as from those hazards normally associated inadequate lighting. People need to see what they are doing and where they are going.

Recommendation:
Our recommendation is to install new conduits, conductors and a lighting control system integrated into the currently installed ECMS. Existing lighting devices that have exceeded their lifecycle will be replaced and additional devices will be added to increase illumination levels to acceptable levels.
The additional devices are shown on the conceptual Campus-wide Lighting System Drawing. This project will be considered for submittal to the CCC/IOU Energy Efficiency Partnership and may incorporate best practices training for staff, energy-efficient technology and energy management implementation.

Student/ Staff Security Systems
—Fire Detection and Alarms, Electronic Safety and Security Systems, Electronic Surveillance Systems, Data and Voice

Communications Systems, CATV Systems, Telephone Systems
Fire Detection and Fire Alarm Systems—Throughout all of the Campus, the fire detection and fire alarm systems are non-compliant, manually operated units, all of which have exceeded their useful life. All newer structures on the Campus have had to be stand-alone systems, which cannot be centrally monitored.

Electronic Safety, Security and Surveillance Systems—There is no centrally monitored safety or security system presently installed on the campus. Only the newer buildings have individual, remotely monitored intrusion detection systems.
There is no electronic surveillance system presently installed on the campus for Campus Security.
There is no Security Alert/Notification System (Emergency Code Blue System) or equipment on the Campus.

Data and Voice Communications Systems, CATV Systems, Telephone Systems—The basic data and voice communication system is non-functional but has been selectively augmented in a piecemeal “retrofit” manner with new data cabling and wireless technology.
The original Public Address system is totally non-functional. The existing telephone system is the only available emergency communication means available to reach throughout the entirety of the campus. Expansion of emergency communication systems beyond the current capacity of the telephone system is limited.
There is no CATV system presently installed on the campus.
The fire detection and alarm systems do not provide uniform and/or code compliant protection to the campus. In the event of an emergency, available options for communication with students, staff, visitors and maintenance personnel are quite limited. Conversely, there is no available means for requesting assistance generally available to any persons on the campus—Students, Faculty, Staff or Public. Currently campus security is provided solely by the Campus Police Force, who can only be contacted by phone.

Recommendation:
Our recommendation is to install new, integrated Security, Safety and Communication Systems. These systems would include a fully automatic fire alarm system, with centralized and addressable campus reporting, a classroom security and communication system, code blue interactive voice system and campus-wide video surveillance cameras. The security and safety system will be scaleable to allow for future technology and/or capability expansion and will consist in its proposed iteration of 32 PTZ video cameras, and 12 Code Blue pedestals located throughout the campus.
A conduit system will be installed composed of 4 each 5” diameter main conduits with vaults, pull-boxes and hand-holes as required for 3” feeders to allow for terminal installation of data, voice communication and CATV feeds. This system will also accommodate the cabling requirements for the addressable, automatic fire alarm system as well as the classroom security system. To take advantage of the open trenching for the security systems, new conduits for data and voice communication and CATV will also concurrently be installed.
These additional devices and conduits are shown on the conceptual Security and Communication Systems Drawing.

All of the above described work is documented on the attached plans and is incorporated into the attached detailed construction cost estimate. The construction cost estimate have also been incorporated into the JCAF 32. All of these attachments and drawings are included in the COBCP tab of the Fusion `Forms` section.

Original IPP Language:
The proposed project is to correct safety issues associated with the existing campus-wide utility infrastructure--with special emphasis on the electrical distribution system, and the code required fire suppression/fire fighting water distribution system. The infrastructure upgrades are required to safely support the increased electrical loads and demands that have resulted from recently constructed capital projects (Math/Science & Voc Tech) as well as the LRC, CDC and Stadium Upgrades that are currently under construction. The College`s existing utility infrastructure was developed at the time the original campus was constructed, and is over 50 years old. In addition to the degrading effects of age (50+ years) on the infrastructure systems, all of the existing academic and administrative spaces have experienced significant changes in electrical demands resulting from the addition of computers, and other electrical equipment to support current curriculum requirements and current teaching modalities, all of which are beyond the load requirements on which the original designs were based. Additionally, all of the newly constructed buildings, as well as those under construction, impose a significantly higher utility infrastructure demand (particularly electrical) than was envisioned to be accommodated in the original system design. Additionally, the fire code requirements for fire detection, fire suppression (fire sprinklers) and fire fighting have all significantly increased over the last 50 years. The campus barely meets current fire code requirements for fire suppression/fire fighting flow requirements based on flow tests required by the local fire agency in order to receive DSA Fire Marshal approval for the buildings currently under

construction. Recently passed storm water pollution prevention codes also cannot be met without significant modifications to the campus` limited storm water system. In order to prevent future catastrophic failure of these systems, a full evaluation of all existing campus infrastructure systems--fire suppression and fire fighting water systems, electrical distribution and communication systems, storm water systems, and other infrastructure systems must be evaluated for capacity to serve the campus and comply with current codes. Based on the results of this study, subsequent replacement of necessary infrastructure components is proposed.

In order to expedite the investigation and design of the required upgrades, and as a part of their local participation in the project, the District proposes to fund the P and W phases of the project from their GO bond funds in order to prevent significant difficulties from occurring when the LRC, CDC, and Stadium projects are completed.

This is an IPP for FY 2007/2008.

District Priority No.: **2 Infrastructure Replacement Phase 1 (H&S)**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary							
Project Secondary							
Project Net ASF							0

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)		Net ASF	ASF/100 WSCH	Capacity WSCH
	Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
				Laboratory Totals	**0**		**0**

Office and Office Service Areas (Room Type 300's)		Net ASF	ASF per FTE	Capacity FTE
	Office Totals	**0**	140	**0.00**

District Priority : **3 Music Building #19 North Wing Renovation**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☐ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs :

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2008/2009	2008/2009	2009/2010		2009/2010
Estimated Cost		$0	$0	$0		

Explain why this project is needed:

Complete the renovation of the northeast wing of the existing Music Building #19, and return this facility to the Space Inventory.

District Priority No.: **3 Music Building #19 North Wing Renovation**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary						3,677	3,677
Project Secondary							
Project Net ASF						3,677	3,677

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
Laboratory Totals					**0**		**0**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**0**	140	**0.00**

District Priority : **4 MIS Building #21 Upgrade (Print Shop)**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☐ Replacement ☒ Infrastructure ☐ Equipment

Total Estimated Costs : $10,950,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2010/2011	2010/2011	2011/2012	2011/2012	2011/2012
Estimated Cost		$750,000	$750,000	$5,950,000	$3,500,000	

Explain why this project is needed:

Renovate MIS Building (Print Shop) and upgrade campus network.

District Priority No.: **4 MIS Building #21 Upgrade (Print Shop)**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary						5,261	5,261
Project Secondary						-5,261	-5,261
Project Net ASF							0

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
Laboratory Totals					**0**		**0**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**0**	140	**0.00**

District Priority : **5 Infrastructure Replacement Phase 2**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☐ Replacement ☒ Infrastructure ☐ Equipment

Total Estimated Costs : $18,696,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2009/2010	2009/2010	2010/2011		2013/2014
Estimated Cost		$788,000	$825,000	$17,083,000		

Explain why this project is needed:

California Community Colleges Project Scenario Summary 2010 7/1/2008 3:04:26 PM
Infrastructure Replacement Phase 1 (H&S) (Official Version) Page 1
District: Compton Community College District Project Category A4 Occupancy Date 2012/2013
Campus: Compton Community College Last Revised Date 7/1/2008
Project Name: Infrastructure Replacement Phase 2 (H&S) District Priority 7
Project Description:
FPP Executive Summary : This project is Phase 2 of an Infrastructure Replacement project approved in the 08-09 Budget Year.

Compton Community College was originally constructed and occupied at its current location in the early 1950's. This included the utility infrastructure for the campus. Since that time, additional buildings have been added to the campus, instructional methods and equipment have significantly changed, and safety issues and environmental requirements have also significantly changed. As a result, the current campus faces serious risks to the health and life safety of the Students, Staff, Faculty and Public if the infrastructure that supports the campus is not properly updated, upgraded and corrected. The Infrastructure FPP components will address two critical areas of potential risks to health, life safety and property for Compton Community College District: Safety • Fire Fighting Water Lines • Electrical Service Safety • Safety Lighting • Code Blue Stations • Security Camera System • Emergency Communications Public Health • Sanitary Sewer Restoration • Elimination of Standing Water These risks and the proposed solutions for them are detailed in the following, more detailed, item-by-item discussion, and are reflected in the accompanying construction cost estimate. Campus Background/History Compton Community College was established in 1927 as a component of the Compton Union High School District. In 1933 the original campus was devastated by a major earthquake which struck the region, leaving only two buildings standing. In 1950 voters approved a bond issue separating the college from the high school district. The new college campus was then constructed at the college's present site, 1111 East Artesia Boulevard. Classes began on the new campus in the Fall of 1953. Following the original construction of the campus in 1953, the campus remained relatively intact, with only four additional buildings being constructed during the next 50 + years. These buildings were the Jane Astredo Allied Health Building completed in 1979, the Abel B. Sykes, Jr. Child Development Center opened in 1981, the Ralph C. Dills Vocational-Technology Center in two phases in 1999 and 2002, and the Math-Sciences building completed in 2003. Most recently, two additional buildings have been constructed, the Child Development Center, which was occupied in May of 2006, and the new Library / Learning Resource Center, which is scheduled to open in the fall of 2007. With the addition of these six additional structures, the "Total Outside Gross Square Footage" (TOGSF) of facilities at the campus increased from 242,574 TOGSF to 459,873 TOGSF. However the infrastructure of the campus remained relatively unchanged and unimproved since the first buildings were constructed in the early 1950's, some 55 years ago. The goal of this FPP is threefold: • To address the inadequacies of the limited and aged campus infrastructure • To address the imminent risk of catastrophic failure that the College faces without significant repair and replacement of this aged infrastructure, and • To eliminate the significant threat to the safety of the Students, Faculty, Staff and Public that a failure of the current infrastructure

poses, as well as the serious threat to the facilities and program of instruction that arises from the current status of the campus infrastructure. The scope of the necessary upgrades to the existing campus infrastructure facilities covers multiple disciplines and aspects of campus infrastructure. These range from fire fighting life safety systems, to sanitary sewer systems, to roadway infrastructure for firefighting access, to student safety and security systems, and compliance with new environmental regulatory standards. Simply listed, the necessary repairs and improvements to the campus infrastructure address all of the following systems and disciplines: • Fire Fighting/Fire Suppression Water Systems • Separate Potable Water Distribution Systems • Sanitary Sewer Systems • Storm Drainage, Surface Run-off and On-site Retention Systems • Natural Gas Distribution Systems • Electrical Distribution System • Site Lighting System • Student/Staff Security System The following narrative describes the problems with each of the above-listed infrastructure systems, the threats that the current status of these systems impose on the campus, and the nature of the required corrections to each of these systems. Fire Fighting / Fire Suppression Water Systems There are three separate problems with the existing water system on the campus. The first of these is the off-campus water system providing service to the campus, and the second is the nature of the on-campus water distribution system. The third is the need for a redundant connection to other external water supply systems for fire fighting and fire suppression. The first of these problems exists with the fire suppression water service to the campus. The Compton Community College Campus is currently served by the City of Compton municipal water system. The campus has been connected through an 8-inch supply line that connects to an 8-inch water line on Greenleaf Blvd on the north side of the Campus. In 2006, a second connection to the City of Compton water system had to be constructed which is comprised of a 10-inch waterline that connects to a 12-inch Compton City water main on Santa Fe Avenue on the west side of the campus. This second water connection was necessitated because while the fire flow tests conducted by the Compton City Fire Department as a part of the completion of the new Child Development Center were acceptable, those run for the LRC indicated that the City of Compton Municipal water system was not providing adequate flow and pressure to ensure the proper functioning of the fire sprinkler system in the Library/LRC, and the LRC cannot open without this correction being completed. (It should be noted that at the time of the initial approval of the CDC and the LRC projects, City fire flow tests indicated that the flow capacities were just barely at the minimum, and therefore the City opted for additional testing prior to occupancy of the first of the two projects.) This also means that no additional construction could occur on the campus without increasing the fire flow capacity both to the Campus and within the Campus. The existing City of Compton water system, on average, yields a static water pressure of approximately 62 PSI in this area. This is not adequate pressure to properly operate the fire sprinkler system, and to provide adequate water flow to fight a fire. A possible reason the low fire flow rates is due to the geographic location of the Compton Community College Campus within the City of Compton water system. The campus lies at the very southeast corner of the city service area, thereby not receiving optimum hydraulic advantages of the municipal system. Also the water main in Greenleaf Avenue that was the only service point to the campus is only an 8-inch diameter water main, and there are substantial head-losses when flow demand is summoned at the school campus. Normally for a development like the Compton Community College campus, a fire flow of approximately 2500 GPM or greater would be optimal. The second problem exists with the nature, size and capacity of the water distribution system on the campus. The existing water distribution system within the Compton Community College Campus consists of a single 8-inch diameter looped waterline which encircles most buildings on the campus. On the whole, the on-campus water distribution system is adequate to satisfy the basic demands for domestic water service requirements on the Campus. However, the capacity of this single loop distribution system to also satisfy fire flow demands—demands for both the operation of fire sprinklers in the few buildings that have them and for fire fighting—are questionable at best. As previously discussed, when the new Library/LRC was finalizing construction, the City's fire flow test results were deficient to supply adequate fire flow to the Library/LRC. To increase the fire flow for these two new facilities, a second, upsized and upgraded service connection—10 inch diameter versus the original 8 inch diameter Greenleaf connection—was made to the City of Compton system, and a portion of the campus loop distribution system was also increased to a 10-inch diameter pipe from the intersection of Santa Fe Ave and South Tartar Lane east to the campus looped water system. This 10-inch water line improvement also included the removal of two existing parallel 4-inch meters. The 4-inch meters along with the 8-inch water line created enough hydraulic restriction to justify the new 10-inch water line and two in-line 10" backflow valves. The discovery and replacement of this type of hydraulic constriction demonstrates the need to completely upgrade/replace the entire water system with new, larger and separate water distribution systems—one for domestic water distribution, and one to provide adequate flow for fire sprinkler systems and fire fighting. The age of the existing water system infrastructure, along with its inadequate sizing combine to severely restrict any campus growth, and to meet the future fire flow demands for a safe community college campus. Equally, if not more important to the water distribution system capacity, is the state of reliability of the existing water system. Based on recent conversations with Chevron Engineering and the college maintenance personnel, during fire flow testing many of the existing, fifty-five+ year old water line valves were witnessed to be in a state of inoperability and are in critical need of replacement. Reports by maintenance personnel indicate that some of these aged valves may not be accessible and may be permanently seized up in a partially closed position. This provides further evidence that the campus water system is operating outside of its effective service life. The water system was built in the early 1950's, and at 55+ years is well over the service life for the type and quality of materials used during that time period. The third issue with the water

distribution system is that of redundancy of connection and/or outside source of water for fire fighting and fire suppression. Another significant component of reliability is the redundancy of system connections to supply emergency fire flows when a portion of the water system is either shut down for maintenance or undergoing emergency repairs. The existing campus water system has limited redundancy with the City of Compton water system supplying both of the connections to the Campus water system. Based on the critical nature of the occupancy on the campus, additional connections to the City of Long Beach water system to the south in Artesia Boulevard and to the Southern California Water Service Company system to the south is prudent to provide reliable and adequate fire flow for fighting fires on the campus. Most importantly, the above described changes are necessary to ensure that the students, staff, visitors, maintenance personnel and the State of California have the basic right to have confidence that they have reliable water supply systems that will not only provide adequate and reliable domestic water service, but, more importantly, a water distribution system that will provide adequate and reliable fire life safety protection, both now and into the future. Recommendations: Our recommendation is to completely replace the water system with a modern, highly reliable split system which can meet or exceed the potential fire flow capacity for the college's long term growth. As shown on the conceptual Water System Drawings (See Figure #1), a 10-inch diameter looped water main around the campus should be constructed for fire protection, with an additional 4 inch water line loop for domestic water service. Additionally, a new 12-inch diameter supply line needs to be installed to connect to the City of Compton water system, as well as new 12-inch connections needs to be made to the City of Long Beach water system and to the Southern California Water Service Company. Depending on the water pressures and supply available, the newly constructed 10-inch water main off of Santa Fe Ave might possibly remain. The proposed additional connection to the City of Long Beach or to California Water Service Company must be looked at with detailed attention to costs and water systems contribution to supply adequate fire flow. The proposed new 12-inch connection alternative on Greenleaf Ave also requires additional offsite water main construction. The water main on Greenleaf Ave will most likely need upgrading to a 10-inch or 12-inch water main all the way to Santa Fe Ave. The cost estimate reflects these probable costs. To create redundancy in the water system as mentioned previously, the college is recommended to seek connection to the City of Long Beach water system or the California Water Service Company system. Sanitary Sewer System The existing sanitary sewer system consists of 6-inch and 8-inch vitrified clay sewer pipe that was originally constructed around the early 1930's. A more recently constructed portion of the sewer system is a 10-inch polyvinyl sewer pipe which is located at the southeast corner of the campus. There are two main sewer corridors serving the campus. The northern section of the sewer is the oldest and serves the northern portion of the campus. The southern portion of the sewer system, which recently has incurred numerous repairs, is somewhat newer. The existing sanitary sewer system is old and is past its useful service life. Evidence of this age is noted with the recent total collapse of the vitrified clay sewer line. Further, future growth cannot be accommodated with the existing system. Several portions of the existing sanitary sewer system are pressurized systems, which require and are operated by a series of pumps, which have a cost to operate and require regular maintenance. The proposed new sanitary sewer system would eliminate the need for the use of these pumps by installation of gravity collection system. As noted previously, the existing campus sanitary sewer system currently connects into and is served by the City of Long Beach. Although the Los Angeles County Sanitation District does have sewer lines in the area and adjacent to the college, they are not servicing the college. Maintenance personnel at the College have indicated that maintenance has historically involved cleaning sewer lines to remove debris buildup. The primary cause of debris buildup has been due to solidification of grease in the pipes. Based on conversations with maintenance personnel, the concentrations of grease primarily originated from the Student Lounge/Cafeteria Building. More significantly, portions of the existing sewer system have recently experienced total collapse which created unhealthy and dangerous conditions until emergency repairs can be completed. The oldest parts of this system are over 75 years old and are well over the service life for the type and quality of materials used during that time period. A new sanitary sewer system will provide adequate functionality for current use and planned future growth. Recommendation: Our recommendation is to completely rebuild the sanitary sewer collection system on the campus with a modern, highly reliable system which can meet current capacity and provide for the College's long term growth, as shown on the attached sanitary sewer system drawings. Evidence of the existing sanitary sewer system's age is noted with the recent collapsing of the vitrified clay sewer lines. Further, the sewer study report prepared by Boyle Engineering in November 2005 indicates that the then-approved expansion of the campus—the Performing Arts Center—would necessitate significant improvements to the sanitary sewer system. Implementing a new sanitary sewer system will also eliminate the two sewer ejector pump systems and convert them to a gravity collection system, saving the College long term operational and maintenance costs. It is recommended that grease interceptor vaults to serve all buildings that have food services should also be installed to offset long term maintenance problems. This will eliminate grease buildup and it will satisfy new and ever stricter environmental requirements mandated for the sewer agency. Such vaults should be located external to the buildings and be sized adequately to meet the capacity requirements for each location. To accomplish these steps, it is recommended that sewer service be transferred to the Los Angeles County Sanitation District (LACSD) A 36-inch diameter sanitary sewer overflow system would be located along Artesia Blvd along the south side of the Campus property inside an easement so that the sewer connection could be made outside of the Artesia Boulevard right-of-way. The depth of this sewer line is such that it will be capable of collecting the entire Campus site with a gravity system. In discussions with the LACSD, they indicated that such a

connection would be allowed, however, since it is a relatively new system, the design and construction will be given detailed attention in order to preserve the integrity of the 36-inch diameter sewer main. The LACSD indicated however that they would prefer that the campus sewer collection system remained private. Storm Drainage, Surfaced Run-off and On-site Retention Systems The existing storm drain water system for the Campus is severely limited. Only the southwest portion of the school campus is served by a shallow buried 21-inch diameter storm drain main line. This storm line collects drainage around the Shower and Locker Room buildings and the Gym, only. This same system also picks up the lawn and courtyard drainage along the south side of the Math/Science Building, and a small portion of the access road fronting the south side of these buildings. However, the exact layout of the collection system is not fully well defined due to insufficient as-built information at the Campus. This 21-inch storm main line drains south along the east edge of the football field to a storm drain system in Artesia Boulevard. The northeast portion of the site, which includes the largest of the parking lots and the entire area around the original linear classroom wings, surface drains east toward the main north-south access road—Campus Entry Drive—which is the entrance to the Campus, running between Artesia and Greenleaf. As this road is extremely flat, surface run-off water tends to collect and pond along this road is several spots every time it rains. This ponding disrupts access in the Administration Building, making it unsafe for the public and students to have access to the building whenever rainfall occurs. Water also ponds at both the north and south sides of the Math/Sciences Building, not only making pedestrian access difficult and dangerous, but also creates a driving hazard due to the depth of the ponding. The surface flow eventually drains toward Artesia Ave, however some drainage eventually flows into the residential neighborhood to the east. An additional problem is the wear and tear that this ponding causes to the asphalt surface of Campus Entry Drive. The asphalt breaks up constantly due to the ponding, making the pedestrian surface rough and uneven, with large, loose pieces of asphalt and aggregate. This creates a significant tripping and injury hazard. This condition is constantly being repaired and patched, which is a significant and unnecessary cost to the operating budget for the College. The ponding has also proven, in recent years to create a health hazard, as mosquitoes tend to breed in these large ponds. The health risk of this condition is further greatly exacerbated by the recent arrival of mosquitoes carrying West Nile Virus. The westerly portion of the site, which includes the Maintenance Buildings, Allied Health Sciences Building, Child Development Center, Bookstore and the Vocational Technical building, all drain to the open concrete channel located north of the Major League Baseball fields. The overall assessment of the drainage system is that it is grossly insufficient to properly remove storm water from around buildings, pedestrian walkways, pedestrian plaza areas, pick-up and drop-off areas, and especially from access roadways along the eastern side of the school. The total lack of an underground storm water collection system has compromised safety for maintenance personnel, staff and students and will continue to cause long term detriment to the buildings and parking lots if not attended to. In addition, the potential for mosquito breeding and possible West Nile Virus, and the injury potential of loose paving sections and ever-present loose gravel from deteriorating asphalt create significant health, safety and liability risks for the College. Additionally, storm drain runoff and other surface water regulatory requirements have changed significantly over the last ten years. The following information has been compiled regarding current and future storm water requirements and how it may impact the College once it commences any reconstruction or expansion of the campus in the future: WQMB (Water Quality Management Board): The State of California WQMB has no direct permit authority for this project, however they will mandate that site drainage for this project be handled in accordance with DSA requirements. Since DSA does not specifically address site storm water drainage, by default we refer to the 2001 California Building Code Section 3315.4. Here the site drainage requirements are deferred to the “building official or other appropriate jurisdiction” which in this case is the City of Compton, the Los Angeles County Flood Control District and the Los Angeles River Watershed. Although NPDES and SUSMP requirements are mandated to be complied with, the campus expansion project(s) including all construction activities therein shall comply with the following: Basic Permit Requirements: Comply with NPDES (National Pollution Discharge Elimination System) Permit requirements if project disturbs `1 Acre of site. As part of the NPDES requirements, Contractor is to prepare and comply with SWPPP (Storm Water Pollution Prevention Plan) plan as approved by the City of Compton. Contractor is to implement as a condition of the SWPPP plan, any and all BMP`s as necessary to control pollutants during construction. SUSMP Requirements: The College will be required to prepare and submit a Standard Urban Storm Water Mitigation Plan (SUSMP) to City of Compton for approval as part of the permit submittal for construction. This SUSMP plan is to implement as a condition of the SWPPP plan, any and all BMP`s which must be incorporated as necessary. City of Compton Storm Water Policy: Per Alan Pyeatt at the City of Compton, the College will need to comply with the following: Should the permitted project exceed 5 Acres in disturbed area, whether in phases or in its entirety, then storm water detention will be required for the increased storm water run-off for the 100yr - 24 Hr storm event. This would be the difference in run-off quantity from the Pre-Developed (current condition) to the Post Developed conditions. Also, onsite infiltration will be encouraged should the site soil conditions be compatible as confirmed by a geotechnical evaluation. Storm water treatment is also recommended to be incorporated as part of the onsite storm water system design. Los Angeles County Flood Control District: Per LACFCD permit counter, no additional storm water quantity control (detention) is required unless the post developed site condition increases the amount of runoff and discharge restrictions into Compton Creek are in place by LACFCD. The restriction threshold is similar based on a first come first serve capacity availability basis. Should additional capacity be used up by other development within the Compton Creek drainage basin before the college applies for a building permit, then

detention will be required. IF capacity is available at the time of permit, then no detention is required. Los Angeles River Water Shed Plan: The WQMB Core regulatory for SUSMP within the Los Angeles River Watershed shall comply with the numerical design standards for Best Management Practices (BMP's) for water quality and quantity. The post-construction treatment BMP's are to be designed to mitigate(infiltrate or treat) storm water runoff from the first ¾" inch of rainfall, prior to discharge to a storm water conveyance system, I.e. Compton Creek. The net result is that the College needs to implement measures to provide for adequate drainage within the Campus, and initiate a plan to implement "Best Management Practices" to allow for proper storm water retention within the limits of the Campus. Recommendation: Both of the asphalt paved areas identified are recommended to be reconstructed to accommodate the new storm drainage system that is also recommended to be installed. By implementing the proposed re-grading plan along Campus Entry Drive it will serve to facilitate longevity of the new roadway paving and parking pavement sections, while it will also eliminate the extensive ponding of storm water. Further, these improvements will not only facilitate site access for students, staff, public and emergency fire life safety personnel and equipment. The areas of the Campus Entry Drive and the site access reconstruction are shown on the attached drawing as shaded in red (See Figure #2). The existing campus main access road—Campus Entry Drive—which runs north and south along the east property line, has failed and will require total replacement. The western perimeter access road which runs north and south from the northwest corner of the property to the north edge of the Vocational Technology Building is failing as well and must be replaced. In addition to this roadway revisions, storm drain inlets and distributions system will be added to the campus, including the creation of several retention basins throughout the campus to provide for compliance with recent environmental quality regulations regarding storm water runoff. These are also included in Figure #2. Natural Gas Distribution System The original natural gas distribution system has experienced a serious degree of failure over time, with deteriorating and collapsing buried natural gas piping, and failing joints. As a result, gas-fired equipment and appliances—typically water heaters—have been replaced in several buildings with electric heaters, which are not as energy efficient. Additionally, as more of the 55+ year old gas piping deteriorates over time, the risk for serious fire or explosion exists throughout the existing campus and its buildings. Recommendation: The recommendation is to replace the remaining buried natural gas piping, and to restore gas service to the buildings that will likely remain over the long term of the campus life with new, safer piping. Electrical Distribution System —Primary and Secondary Electrical Distribution Systems The primary and secondary electrical power distribution system at the North end of the Campus was designed and installed in the early 1950s. The existing transformer substation and the primary and secondary conductors were installed in 1951-2. Increased electrical demand in all of the educational and office spaces of the Campus has rendered the existing transformer substation inadequate for current load requirements. The primary and secondary distribution system is also in very poor condition with extensive and irreversible corrosion at terminal blocks, conductors, connectors and grounding clamps. This causes increased resistance in the distribution system with a corresponding increase in the likelihood of fire, short circuits and/or loss of power. Recommendation: Our recommendation is to install new, concrete encased conduits, new primary and secondary conductors and a new 1500 KVA transformer substation. The additional devices are shown on the conceptual Campus Electrical Distribution System Drawing. This project will be evaluated for submittal to the CCC/IOU Energy Efficiency Partnership and will incorporate best practices training for staff, energy-efficient technology and energy management implementation. Site Lighting System Currently, the site lighting system consists of various pole mounted cobra and/or shoebox style luminaries throughout the parking lots, with pole mounted single fixture lighting and low level illuminated bollards at pedestrian walkways, and building mounted wall packs. These fixtures vary in age, wattage and manufacturer and range in condition from fair to poor. The lighting controller systems are dated and inefficient. It appears that the backbone of the current lighting system was originally constructed circa 1955 and has been repaired and/or expanded to its current configuration. Nighttime illumination at the campus is generally inadequate and/or non-existent. Most pedestrian walkways have less than 0.2 fc; most parking lots have less than 0.2 fc and most service, lawn and landscape areas lees than 0.1 fc. Many areas have no measurable illumination at all. Nighttime students, staff, visitors and maintenance personnel are at risk both from a security standpoint as well as from those hazards normally associated inadequate lighting. People need to see what they are doing and where they are going. Recommendation: Our recommendation is to install new conduits, conductors and a lighting control system integrated into the currently installed ECMS. Existing lighting devices that have exceeded their lifecycle will be replaced and additional devices will be added to increase illumination levels to acceptable levels. The additional devices are shown on the conceptual Campus-wide Lighting System Drawing. This project will be considered for submittal to the CCC/IOU Energy Efficiency Partnership and may incorporate best practices training for staff, energy-efficient technology and energy management implementation. Student/ Staff Security Systems —Fire Detection and Alarms, Electronic Safety and Security Systems, Electronic Surveillance Systems, Data and Voice Communications Systems, CATV Systems, Telephone Systems Fire Detection and Fire Alarm Systems—Throughout all of the Campus, the fire detection and fire alarm systems are non-compliant, manually operated units, all of which have exceeded their useful life. All newer structures on the Campus have had to be stand-alone systems, which cannot be centrally monitored. Electronic Safety, Security and Surveillance Systems—There is no centrally monitored safety or security system presently installed on the campus. Only the newer buildings have individual, remotely monitored intrusion detection systems. There is no electronic surveillance system presently installed on the campus for Campus Security. There is no Security Alert/Notification System (Emergency Code Blue System) or

equipment on the Campus. Data and Voice Communications Systems, CATV Systems, Telephone Systems—The basic data and voice communication system is non-functional but has been selectively augmented in a piecemeal “retrofit” manner with new data cabling and wireless technology. The original Public Address system is totally non-functional. The existing telephone system is the only available emergency communication means available to reach throughout the entirety of the campus. Expansion of emergency communication systems beyond the current capacity of the telephone system is limited. There is no CATV system presently installed on the campus. The fire detection and alarm systems do not provide uniform and/or code compliant protection to the campus. In the event of an emergency, available options for communication with students, staff, visitors and maintenance personnel are quite limited. Conversely, there is no available means for requesting assistance generally available to any persons on the campus—Students, Faculty, Staff or Public. Currently campus security is provided solely by the Campus Police Force, who can only be contacted by phone. Recommendation: Our recommendation is to install new, integrated Security, Safety and Communication Systems. These systems would include a fully automatic fire alarm system, with centralized and addressable campus reporting, a classroom security and communication system, code blue interactive voice system and campus-wide video surveillance cameras. The security and safety system will be scaleable to allow for future technology and/or capability expansion and will consist in its proposed iteration of 32 PTZ video cameras, and 12 Code Blue pedestals located throughout the campus. A conduit system will be installed composed of 4 each 5” diameter main conduits with vaults, pull-boxes and hand-holes as required for 3” feeders to allow for terminal installation of data, voice communication and CATV feeds. This system will also accommodate the cabling requirements for the addressable, automatic fire alarm system as well as the classroom security system. To take advantage of the open trenching for the security systems, new conduits for data and voice communication and CATV will also concurrently be installed. These additional devices and conduits are shown on the conceptual Security and Communication Systems Drawing. All of the above described work is documented on the attached plans and is incorporated into the attached detailed construction cost estimate. The construction cost estimate have also been incorporated into the JCAF 32. All of these attachments and drawings are included in the COBCP tab of the Fusion `Forms` section. Original IPP Language: The proposed project is to correct safety issues associated with the existing campus-wide utility infrastructure--with special emphasis on the electrical distribution system, and the code required fire suppression/fire fighting water distribution system. The infrastructure upgrades are required to safely support the increased electrical loads and demands that have resulted from recently constructed capital projects (Math/Science & Voc Tech) as well as the LRC, CDC and Stadium Upgrades that are currently under construction. The College`s existing utility infrastructure was developed at the time the original campus was constructed, and is over 50 years old. In addition to the degrading effects of age (50+ years) on the infrastructure systems, all of the existing academic and administrative spaces have experienced significant changes in electrical demands resulting from the addition of computers, and other electrical equipment to support current curriculum requirements and current teaching modalities, all of which are beyond the load requirements on which the original designs were based. Additionally, all of the newly constructed buildings, as well as those under construction, impose a significantly higher utility infrastructure demand (particularly electrical) than was envisioned to be accommodated in the original system design. Additionally, the fire code requirements for fire detection, fire suppression (fire sprinklers) and fire fighting have all significantly increased over the last 50 years. The campus barely meets current fire code requirements for fire suppression/fire fighting flow requirements based on flow tests required by the local fire agency in order to receive DSA Fire Marshal approval for the buildings currently under construction. Recently passed storm water pollution prevention codes also cannot be met without significant modifications to the campus` limited storm water system. In order to prevent future catastrophic failure of these systems, a full evaluation of all existing campus infrastructure systems--fire suppression and fire fighting water systems, electrical distribution and communication systems, storm water systems, and other infrastructure systems must be evaluated for capacity to serve the campus and comply with current codes. Based on the results of this study, subsequent replacement of necessary infrastructure components is proposed. In order to expedite the investigation and design of the required upgrades, and as a part of their local participation in the project, the District proposes to fund the P and W phases of the project from their GO bond funds in order to prevent significant difficulties from occurring when the LRC, CDC, and Stadium projects are completed. This is an IPP for FY 2007/2008.

District Priority No.: **5 Infrastructure Replacement Phase 2**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary							
Project Secondary							
Project Net ASF							0

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
Laboratory Totals					**0**		**0**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**0**	140	**0.00**

District Priority : **6 Allied Health Building**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☒ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $10,946,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2010/2011	2010/2011	2010/2011	2010/2011	2013/2014
Estimated Cost		$545,000	$425,000	$9,069,000	$907,000	

Explain why this project is needed:

The project involves the renovation and reactivation of the Allied Health Building #26 to provide functional, efficient and modern facilities for Allied Health instruction,

FACILITIES PROBLEMS
• The program has been displaced from the 13,983 ASF Allied Health Building because the facility was damaged by a flood in December 2006. Subsequent demolition of the flood-damaged interiors revealed an extensive infestation of mold.
• The instructional program is currently located in temporary facilities that are too small to efficiently house the curriculum. Disparate functions share inflexible spaces, and faculty offices are isolated from instructional spaces. The temporary facilities will be demolished because their mechanical, electrical, plumbing and seismic systems are severely inadequate. A permanent home is needed for Allied Health programs.
• The Allied Health Building is available for reuse, but it cannot be reactivated without a major restoration and renovation to repair flood damage, correct failed systems, update the building layout, and modernize the instructional technology infrastructure.

SCOPE OF WORK
• Renovate 13,983 ASF in the Allied Health Building to house Allied Health instruction, correct flood damage, and remove mold and hazardous materials.
• Reconfigure space and modernize instructional technology infrastructure to support current curriculum and learning methodologies.
• Provide compliant MEP systems and exceed energy efficiency requirements; improve structure, replace roof; remove earthen retaining wall, finish the building exterior, correct grading, culvert and sidewalk.
• Provide convenient access and utility to all users. Remove ADA non-compliant Forum control room from the Space Inventory, relocate Allied Health functions out of Building D and the Library.

READY ACCESS PROJECT
The proposal is submitted as a Ready Access project.

District Priority No.: **6 Allied Health Building**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	2,750	4,275	1,530	1,795		3,395	13,745
Project Secondary						-13,983	-13,983
Project Net ASF	2,750	4,275	1,530	1,795		-10,588	-238

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**2,750**	47.3	**5,814**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
1200 Health	4,275	214	1,998				
Laboratory Totals	**4,275**		**1,998**				

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**1,530**	140	**10.93**

District Priority : **7 Instructional Building 1 Replacement**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction ☐ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $17,641,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2017/2018
Estimated Cost		$678,000	$976,000	$15,987,000	$0	

Explain why this project is needed:

The proposed project involves the replacement of existing facilities with appropriate space to support modern instruction and learning methodologies.

FACILITIES PROBLEMS INCLUDE:
• The existing E, F and G Row Buildings were constructed in 1953. There has been no comprehensive renovation of the buildings since that time. The facilities are deteriorating and currently configured as ‘make-shift’ instructional space.
• Third-party engineering evaluations indicate that mechanical, electrical and plumbing systems are failing, and structural and life/safety systems do not conform to current standards.
• There is a critical lack of infrastructure to support ‘smart’ instructional technology.
• The M1 - ESL/Speech trailer and M2 - Americorps Trailer are underutilized or unused because they are deteriorated.
• The estimated cost of renovation exceeds the cost of replacement.

SOLUTION CRITERIA:
• The criteria for the solution are to replace underutilized, aged and dysfunctional buildings with modern instructional facilities, and to replace portables with permanent space.

SCOPE OF WORK:
• Construct a replacement facility to house general instruction and shared computer labs.
Demolish 2 wings of building E, 1 wing of building F, all of building G, and modulars M1 and M2.

District Priority No.: **7 Instructional Building 1 Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	9,575	4,175	3,180			250	17,180
Project Secondary	-10,177	-2,194	-5,544	-7,354	-316	-6,532	-32,117
Project Net ASF	-602	1,981	-2,364	-7,354	-316	-6,282	-14,937

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**-602**	47.3	**-1,273**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
				1200 Health	-2,194	214	-1,025
2200 Social Sciences	4,175	150	2,783				
				Laboratory Totals	**1,981**		**1,758**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**-2,364**	140	**-16.89**

District Priority : **8 Instructional Building 2 Replacement**

Project Type : ☐ Site Acquisition ☒ New Construction ☐ Reconstruction
☒ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $19,065,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2015/2016	2015/2016	2016/2017	2017/2018	2018/2019
Estimated Cost		$1,006,000	$1,069,000	$16,463,000	$527,000	

Explain why this project is needed:

The proposed project involves the replacement of existing facilities with appropriate space to support modern instruction and learning methodologies.

FACILITIES PROBLEMS INCLUDE:
• The existing D row, E-row, and F row buildings were constructed in 1953. There has been no comprehensive renovation of the buildings since that time other than Building D had some minimual work. The facilities are currently configured as 'make-shift' instructional space.
• Third-party engineering evaluations indicate that mechanical, electrical and plumbing systems are failing, and structural and life/safety systems do not conform to current standards.
• There is a critical lack of infrastructure to support 'smart' instructional technology.
• The estimated cost of renovation exceeds the cost of replacement.

SOLUTION CRITERIA:
• The criteria for the solution is to replace underutilized, aged and dysfunctional buildings with modern instructional facilities, and to replace portables with permanent space.

SCOPE OF WORK:
• Construct a replacement facility to house general instruction and shared computer labs.
• Demolish the remaining E row building #6 (the first phase was demolished with Instructional Bldg #1). Demolish the remaining F wing (first phase was demolished with Instructional Bldg #1). Demolish a portion of Bldg D wing (row building). A portion of Building D remains

District Priority No.: **8 Instructional Building 2 Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	9,200	3,200	2,190	1,600	1,000	2,970	20,160
Project Secondary	-6,684	-1,200	-5,780	-601	-3,462	-5,308	-23,035
Project Net ASF	2,516	2,000	-3,590	999	-2,462	-2,338	-2,875

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**2,516**	47.3	**5,319**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
1500 Humanities (Letters)	3,200	150	2,133				
				4900 Interdisciplinary Studies	-1,200	257	-467
				Laboratory Totals	**2,000**		**1,666**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**-3,590**	140	**-25.64**

District Priority : **9 Student Services Center Replacement**

Project Type : ☐ Site Acquisition ☒ New Construction ☐ Reconstruction
☒ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $9,925,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2015/2016	2015/2016	2016/2017	2016/2017	2019/2020
Estimated Cost		$400,000	$413,000	$8,483,000	$629,000	

Explain why this project is needed:

The proposed project involves the replacement of existing facilities with appropriate space to support modern delivery of student support services.

FACILITIES PROBLEMS INCLUDE:
• The existing C-wings were constructed in 1953. There has been no comprehensive renovation of the buildings since that time. The facilities are currently configured as 'make-shift' instructional space.
• The remaining D row building was constructed in 1953; the building is inadequate to support campus use
• Third-party engineering evaluations indicate that mechanical, electrical and plumbing systems are failing, and structural and life/safety systems do not conform to current standards.
• There is a critical lack of infrastructure to support 'smart' technology.
• The estimated cost of renovation exceeds the cost of replacement.

SOLUTION CRITERIA:
• The criteria for the solution are to replace underutilized, aged and dysfunctional buildings with modern facilities.

SCOPE OF WORK:
• Construct a replacement facility to house student support services in one centralized location.
• Demolish C wing #4 and the remaining portion of the D wing #5.

District Priority No.: **9 Student Services Center Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	2,000	2,600	3,700	6,500	1,200		16,000
Project Secondary	-791		-8,206			-1,824	-10,821
Project Net ASF	1,209	2,600	-4,506	6,500	1,200	-1,824	5,179

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**1,209**	47.3	**2,556**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
4900 Other Interdisciplinary Studies	2,600	257	1,012				
Laboratory Totals	**2,600**		**1,012**				

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**-4,506**	140	**-32.19**

District Priority : **10 Physical Education Complex Replacement**

Project Type : ☐ Site Acquisition ☐ New Construction ☐ Reconstruction
☒ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $4,106,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2015/2016	2015/2016	2016/2017	2017/2018	2019/2020
Estimated Cost		$113,000	$138,000	$3,577,000	$278,000	

Explain why this project is needed:

The proposed project involves the replacement of existing Physical Education facilities with appropriate space to support modern instruction and learning methodologies, and to replace and activate unused spaces.

FACILITIES PROBLEMS INCLUDE:
• The existing Men's Shower/Locker Building and the Special Services Students Building were constructed in 1953. The Gym and Pool Service Building were built in the early 1960s. There has been no comprehensive renovation of the buildings since that time. The facilities are currently configured as 'make-shift' instructional space.
• The Women's showers and lockers areas in Building U #25 locked and unused because the MEP systems have failed and the facility is inadequate to support any campus function.
• Third-party engineering evaluations indicate that mechanical, electrical and plumbing systems are failing, and structural and life/safety systems do not conform to current standards.
• The Gym is used heavily by students and member of the community; this facility is a critical resource in the Compton community.
• The estimated cost of renovation exceeds the cost of replacement.

SOLUTION CRITERIA:
• The criteria for the solution are to replace underutilized, aged and dysfunctional buildings with modern Physical Education/Athletics facilities, and to replace and activate unused spaces.

SCOPE OF WORK:
• Construct a replacement facility to house Physical Education instruction, Athletics events, and community activities.
• Demolish Gym #13, Men Shower + Lockers #18, Pool Building #20, Special Services Students building #22, Women Shower + Lockers #25.

District Priority No.: **10 Physical Education Complex Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	1,138	11,904	3,122			24,905	41,069
Project Secondary	-1,138		-3,122			-36,809	-41,069
Project Net ASF		11,904				-11,904	0

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
0800 Physical Education	11,904	321	3,708				
Laboratory Totals	**11,904**		**3,708**				

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**0**	140	**0.00**

District Priority : **11 Student Activities Center Replacement**

Project Type : ☐ Site Acquisition ☐ New Construction ☐ Reconstruction
☒ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $6,232,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2012/2013	2012/2013	2013/2014	2013/2014	2018/2019
Estimated Cost		$321,000	$210,000	$5,386,000	$315,000	

Explain why this project is needed:

Construct a replacement facility to house Student Activities, Bookstore, Cafeteria.

Demolish Student Activities + Bookstore #23, Student Lounge Cafeteria #24.

District Priority No.: **11 Student Activities Center Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary						12,700	12,700
Project Secondary			-1,708			-9,533	-11,241
Project Net ASF			-1,708			3,167	1,459

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)		Net ASF	ASF/100 WSCH	Capacity WSCH
	Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
				Laboratory Totals	**0**		**0**

Office and Office Service Areas (Room Type 300's)		Net ASF	ASF per FTE	Capacity FTE
	Office Totals	**-1,708**	140	**-12.20**

District Priority : **12 Administration Building Remodel**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☐ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $3,661,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015		2017/2018
Estimated Cost		$231,000	$180,000	$3,250,000		

Explain why this project is needed:

Renovate the Administration Buildiing #1 to consolidate Administration functions.

District Priority No.: **12 Administration Building Remodel**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary			4,229			839	5,068
Project Secondary			-4,229			-839	-5,068
Project Net ASF							0

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)		Net ASF	ASF/100 WSCH	Capacity WSCH
	Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
				Laboratory Totals	**0**		**0**

Office and Office Service Areas (Room Type 300's)		Net ASF	ASF per FTE	Capacity FTE
	Office Totals	**0**	140	**0.00**

District Priority : **13 Media Arts Center Replacement**

Project Type : ☐ Site Acquisition ☐ New Construction ☐ Reconstruction
☐ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $7,496,000

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2017/2018
Estimated Cost		$303,000	$313,000	$6,531,000	$349,000	

Explain why this project is needed:

Construct a replacement faciilty to house Media Arts instruction.

Demolish the Music Building #19.

District Priority No.: **13 Media Arts Center Replacement**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary	900	4,300	500			8,000	13,700
Project Secondary		-3,682	-360		-116		-4,158
Project Net ASF	900	618	140		-116	8,000	9,542

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)	Net ASF	ASF/100 WSCH	Capacity WSCH
Classroom Totals	**900**	47.3	**1,903**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
1000 Fine and Applied Arts	3,300	257	1,284	1000 Fine and Applied Arts	-661	257	-257
1000 Music	1,000	257	389	1000 Music	-3,021	257	-1,175
				Laboratory Totals	**618**		**240**

Office and Office Service Areas (Room Type 300's)	Net ASF	ASF per FTE	Capacity FTE
Office Totals	**140**	140	**1.00**

District Priority : **14 Delta Building Renovation for Police**

Project Type : ☐ Site Acquisition ☐ New Construction ☒ Reconstruction
☐ Replacement ☐ Infrastructure ☐ Equipment

Total Estimated Costs : $1,622,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2017/2018
Estimated Cost		$52,000	$31,000	$728,000	$811,000	

Explain why this project is needed:

Renovate and reconfigure the Delta Child Care Facility #31 to house Campus Police functions after the Foster Care training functions are relocated to other instructional facilities.

District Priority No.: **14 Delta Building Renovation for Police**

Outline of Project Space - Buildings and Remodelings

	Classroom Type 100's	Laboratory 210 - 255	Office Type 300's	Library Type 400's	AV - TV 530 - 535	All Other	Total ASF
Project Primary						3,280	3,280
Project Secondary			-2,935			-320	-3,255
Project Net ASF			-2,935			2,960	25

Project Net Capacity

Classrooms, Classroom Service (Room Type 100's)		Net ASF	ASF/100 WSCH	Capacity WSCH
	Classroom Totals	**0**	47.3	**0**

Laboratories and Laboratory Service Areas (Room Types 210, 215, 220, 225, 230, 235, 255)

Primary Effect				Secondary Effect			
TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH	TOP Code/Description	Net ASF	ASF/100 WSCH	Capacity WSCH
				Laboratory Totals	**0**		**0**

Office and Office Service Areas (Room Type 300's)		Net ASF	ASF per FTE	Capacity FTE
	Office Totals	**-2,935**	140	**-20.96**