



Facilities Master Plan Update **(DRAFT)**

January 20, 2021

Submitted to: The Rio Hondo Community College District Board of Trustees

By: Flewelling & Moody, Inc.

Introduction

The purpose of this update to the District's Facilities Master Plan is to identify projects that have yet to be completed from the 2005-2014 Campus Master Plan (CMP), the 2014 Facilities Master Plan Update. It also and recognizes potential facility needs based on the 2020 Educational Master Plan (EMP). Part of the development of this update includes summarized comments and suggestions regarding facilities from various user groups. The projects outlined and associated costs are to be used as starting point to develop detailed facility programs, prioritizing projects and addressing funding requirements.

This update should be correlated to anticipated enrollment demographics as identified in the (EMP) and the California Community Colleges FUSION Facilities documentation, which is being addressed by the District's FUSION consultant.

Background

The 2005-2014 Campus Master Plan (CMP) was a significant undertaking and continues to guide the campus building program. The 2014 Facilities Master Plan Update identified summarized construction and planning progress at that time along with post occupancy feedback.

In 2019, a building assessment was completed that identified the current condition of the campus facilities.

Educational master plans were completed in 2002 and 2016. In April 2020, a new Educational Master Plan (EMP) was completed and accepted by the Board of Trustees.

April 2020 also saw a major shift to remote learning as a response to the Covid-19 Stay-at-Home mandate. It will be important to address the educational master plan outcomes and the probability of remote learning being a significant change in the learning culture as part of this facilities master plan update.

Guiding Principles

The CMP identified *Guiding Principles* by which the plan was to be developed. They are included herein for continued consideration as part of this Master Plan Update.

- ***The Campus Plan shall be developed and maintained through a collaborative process.***
- *All segments of the college community should be allowed an opportunity for meaningful input in the development of the Campus Master Plan.*
- *The Campus Master Plan shall be reviewed annually by the Planning & Fiscal Council.*
- *Design of Instructional Buildings*
- *Related instructional programs should be clustered together.*

- *Spatial isolation of programs should be minimized except where appropriate, e.g. Public Service.*
- *The impact of construction on the instructional program shall be minimized.*
- *All technology systems should be integrated and efficient.*
- *Instructional buildings should be designed with maximum flexibility.*
- *The campus shall be accessible, convenient and safe.*
- *The campus should be accessible to all students and employees.*
- *There should be efficient and safe ways to navigate the campus.*
- *Parking should be sufficient and convenient to major sites.*
- *There should be convenient and safe drop-off locations.*

Aesthetics and Social Considerations

- *Open spaces shall be preserved.*
- *There should be a unified campus design.*
- *The campus should have a recognizable entrance.*
- *The natural environment, including the view, shall be preserved.*
- *The campus should have attractive gathering places, both indoors and outdoors.*
- *Student Services*
- *Student services should be combined into a one-stop facility and be accessible to all students.*
- *Student services should be easily accessible from off-campus with convenient parking.*

The following two Principles were of a general note.

- *Off-campus center(s) should be convenient for local residents and match the needs of local residents.*
- *Buildings and infrastructure should be environmentally sound.*

The CMP also identified Planning Principles, Strategies and Processes that should continue to guide the planning efforts.

2020 Educational Master Plan Summary

The 2020 EMP addressed enrollment trends as well as curriculum needs based on the regional demographics for the College going forward over the next 5 years. Based on data review and statistical analysis there will continue to be modest growth in enrollment. That enrollment will be via on-line participation or at the satellite campuses as well as on the main campus.

STEM programs along with the health sciences, career and technical education pathways continue to show strong growth opportunities for the College to help meet student and industry needs. Facilities will need to be upgraded or built to support these programs.

The Covid-19 pandemic and corresponding shutdown of the campus created an interesting outcome that will affect both educational planning and the future of the College's facilities. The quick pivot to on-line classes starting in April 2020 and continuing for the remainder of the semester shows that, while it is not without challenges, remote learning on a large scale is viable. Further, it will most likely be required for at least the next 1-2 years and may very well become a significant part of the educational culture going forward.

Excerpts from the 2020 Educational Master Plan

“Chapter 8: Bridging the Educational and Facilities Master Plans

Effective integration of the Educational and Facilities Master Plan requires the creation of a bridge, which develops and documents clearly articulated linkages between and among the institution's key planning documents....”

From the Comprehensive Planning Framework here are the proposed key Correlations between the EMP and the FMP

1. *To maximize access to programs and services and to build enrollments at all locations, including “off-site,” enhance facilities and technology:*
 - *calibrate facility renovations or new construction to enrollment projections and a strategic enrollment management plan;*
 - *improve IT infrastructure in accordance with a comprehensive technology plan;*
 - *invest in state-of-the-art telepresence (video-collaboration technology) that deliver high-definition video and stereophonic sound to link students and faculty from multiple locations and enable collaborations;*
 - *improve safety and security;*
 - *improve ADA access through Universal Design principles;*
 - *improve wayfinding at all locations;*
 - *as many students are working parents, expand Child Care facilities and ensure that students can always access childcare services whenever classes are in session;*
 - *Upgrade/renovate “off-site” spaces to incorporate faculty offices, counseling, small group meeting spaces, student gathering spaces, “quiet zones”.*
 - *Considering the high cost of housing and students' housing insecurities, explore options for low-cost student housing.*

2. *To ensure that facilities support the highest quality delivery of instruction and student services:*
- *upgrade, renovate or expand facilities for current and future programs with strong enrollment growth and labor market demand, such as health sciences, gateway courses to health sciences (e.g., chemistry, anatomy/physiology), and STEM;*
 - *at all sites, build, or renovate current spaces to strategically co-locate services needed for programs that address students' basic needs (e.g., housing, food, health, services, mental health services, legal services);*
 - *to enable a collaborative team-based (or "case management") approach to student success, consider co-locating Guided Pathways instructional faculty, counselors, and support staff to help students easily access the full range of assistance they need;*
 - *build or renovate faculty offices, including spaces for adjunct faculty, who are the majority of faculty and serve the greatest number of students, ensure that adjunct faculty have access to the technological tools needed to maintain communications with their students; and,*
 - *To enhance student connections, build or redesign student gathering spaces (exterior and buildings), meeting rooms, tutoring and supplemental instruction spaces, and "quiet zones" for studying, relaxation, or meditation.*

Potential Projects based on the EMP

- Enhance technology capabilities throughout the campus
- Expand childcare facilities
- Create spaces that support current and future programs with strong enrollment growth opportunities in the following areas:
 - Health Sciences gateway courses
 - STEM
 - Nursing
 - Administration of Justice
 - Fire Science
 - Add space for enhanced Student Support Services at all locations (housing, food, health services, mental health services, legal services)
 - Add faculty offices and spaces for small group meetings, counseling
 - Campus wide accessibility
 - Add a combination of parking structures and new science facilities.

Potential locations to address these needs

- Renovate the Administration Building to add classrooms, faculty offices and enhance the IT hub.
- Create a combination of parking structures and a new STEM facility on the footprint of the existing Parking Lots B and C.
- Renovate or replace the Math and Science Building to support Health Sciences and Nursing and student health needs.
- Create a new parking structure at Parking Lot B, C or F.

- Expand/add childcare facilities adjacent to the existing Child Development structure.
- Renovate the Business Building.
- Renovate/expand the Wray Theater and Campus Inn or replace with a larger facility that would accommodate performance and meeting spaces.
- Expand the capacity at the El Monte , South Whittier and Fire Academy campuses to support specialized training and general education.

Summary of Listening Sessions with Various Campus User Groups

September 2, 2020 (Kevin Smith, President, Academic Senate, Sandra Hernandez, President, CSEA, Rudy Rios, President , Faculty Association, Dr. Laura Ramirez, Vice President, Academic Affairs).

- Presented the July 2020 Board of Trustees PowerPoint to the group.
- Graphic Arts/Media, Architecture, Computer Science facilities should be grouped together- heavy reliance on dedicated technology infrastructure.
- If the Business Building is renovated then programs need to be better organized within it.
- The Guided Pathways program needs space for offices, counselors and study areas.
- What is the status of the Arts Center project? It was supposed to be built where the Campus Inn is currently located.
- Some program classes/labs are located where space was available. They should be relocated to align with their core educational components.
- More spaces for STEM programs are needed.
- CTE and Technology programs need spaces designed specifically to support their respective programs.

September 4, 2020 (Gary Van Voorhis, Information Technology Services)

- General discussion regarding IT needs and planning for another update to the Technology Master Plan.
- COVID required a rapid shift to on line learning during the Stay-At-Home mandate. Overall faculty, staff and students were able to continue remotely.
- Going forward, the technology infrastructure will need to be expanded throughout the campus as reliance on technology increases.

September 23, 2020 (Classified Staff representatives Mario Valdes, Jason Dwyer, Luz Chavez, Sandra Hernandez, President, CSEA)

- Presented the July 2020 Board of Trustees PowerPoint to the group
- General discussion regarding the need to address major issues such as:
 - Roofs
 - Elevators
 - Site utility upgrades
 - Replacing old mechanical equipment
 - Repair roads and parking areas
 - Increase campus safety and emergency systems
 - Update science labs
 - Expand/add health science spaces

- Consider adding solar voltaic arrays to the campus

October 5, 2020 (Academic Senate- Kevin Smith, Sheila Lynch, Shirley Isaac, Dana Arazi, Matthew Schleicher, Jorge Huinguez, Michelle Bean, William Curington, Ava Korf).

- Presented the July 2020 Board of Trustees PowerPoint to the group.
- General Discussion regarding the existing science building and that many of the spaces were out of date.
- Suggestions regarding science facilities included:
 - Building a new state-of-the-art science building where the current science building is located.
 - Renovating the existing science building to bring it up to modern standards.
 - Renovating the existing science building for health sciences and other programs and building a new science building over parking lot B.
- What happened to the Fine Arts Building? What is its status?
- Build new permanent spaces to accommodate classes held in trailers.
- After the " L " Tower renovation is completed can the first floor of the current administration building be re-purposed with additional teaching spaces?

October 5, 2020 (Associated Students of Rio Hondo College board members, Shaina Phillips, Advisor)

- Presented the July 2020 Board of Trustees PowerPoint to the group
- General discussion included the following:
 - need to focus on updating existing buildings
 - Need a more robust Wi-Fi capability on campus
 - Science Building is out of date. Build a new science building.
 - Elevators need to be better maintained.
 - Are the buildings earthquake safe? (Explained that the buildings meet seismic safety requirements when built)
 - What will happen with the old administration spaces once staff relocates to the "L" tower?

October 6, 2020 Presented update to the Administrative Council.

2019 Building Assessment

The 2019 Building Assessment Report is a useful tool to determine long term deferred maintenance planning. A couple of elements stood out as needing immediate attention and the College is in the process of addressing. The first is the campus water system issues and its effect on the completion of the L-Tower project. The second is the infrastructure for campus heating and cooling system. With comprehensive solutions to these two elements future facilities will be able to be renovated or new facilities added without constraints to service them. The College should then consider updating its deferred maintenance plan based on this report.

Major Accomplishments Since 2006

A significant portion of the 2006 Facilities Master Plan has been constructed or is underway. The following list outlines the College's success in implementation to date.

Completed

New Buildings

Library/Resource Center
Central Plant
Student Services
Student Union
Kinesiology/Dance & Athletics
Administration of Justice
Fitness Center

Renovations

Administration Building Seismic Retrofit
Applied Technology
Business Building Seismic Retrofit
Science Building Seismic Retrofit
Santa Fe Springs Campus
Alterations to the Public Safety Training Building

Other

Campus Quad
East Campus Drop-off
Pedestrian Bridge
Terrace Steps (Partial)
Track and Soccer Field
Softball Field and Dugouts

Satellite Facilities

El Monte Education Center
South Whittier Educational Center

In Construction

L-Tower Renovations

In Planning

1. **Wray Theatre/Music Building Renovations-** Design Development Documentation underway.
2. **Transit Center-**Construction documents complete. Requires DSA approval.

3. **Fine Arts Center**-initial discussions only, no design was developed. The new Arts Center building will house studio, gallery, administration and support spaces for the visual arts programs on the site of the existing Campus Inn. The building is intended to have a large multi-purpose assembly space with food service, to take the place of the existing dining area. Combined with the renovation of the Wray theater building it will form a new arts complex.

Potential new projects identified in the CMP, the 2014 Update and this Update

1. Academic Commons

To be located on the site of the current business and arts building, this facility is projected to provide the largest amount of new classroom and faculty office space required to meet the anticipated growth of new students in the future. An alternative concept was identified in the 2014 update to have the existing business and arts building reconfigured for new instructional and offices.

Option 1- Construct a new Business and Arts building.

There is no facilities program identified currently. The existing building is approximately 43,000 square feet. For purposes of this option consider a new facility of approximately 50,000 square feet as a placeholder until the facility program is established.

Estimated Construction Cost \$35,000,000 (\$700/SF).

Option 2- Renovate the existing Business and Arts Building. There is no facilities program identified currently. The existing building is approximately 43,000 square feet.

Estimated Construction Cost \$17,200,000 (\$400/SF).

2. Parking Structures

Potential locations for parking structures were indicated as part of the CMP and is dependent on overall need. Locations for parking structures were identified in the CMP at Parking lots A, B, and C and adjacent to the Physical Education complex. Another potential location to consider is at Parking Lot F. As previously discussed in the CMP and 2014 Update, there are pros and cons for each location identified. While parking has always been a challenge, the College may wish to consider a multi-story structure with 800-1000 spaces.

Estimated Construction Cost \$12,000,000-15,000,000 (\$15,000/space)

3. Nursing and Health Sciences Facilities Expansion

The 2020 EMP specifically recognized the need for expanding the nursing and health sciences programs. Currently, per the 2019 Facilities Assessment Report, the Health Science labs/classrooms are housed in modular buildings that are at the end of their useful life. One option is to look at reconfiguring the existing administration building to accommodate expansion of these programs. A second option would be to create a new facility dedicated to these programs. A third option would be to build a new science/STEM building and reconfigure the existing science building to house these and other programs.

Option 1- Reconfigure the Existing Administration Building

Once the “L” Tower project is complete, the College’s administration services will be relocated to that building freeing up a substantial portion of the first floor. Overall, the administration building consists of approximately 65,000 gross square feet. The existing structure would require extensive re-programing to house health science labs, support spaces, classrooms and lecture spaces and other spaces beyond that required to house Health Sciences. The facility would require extensive renovation of all mechanical, plumbing and electrical components. Interim facilities would be required for approximately two years for displaced programs and uses while reconstruction takes place.

Estimated Construction Cost \$26,000,000 (\$400/SF)

Option 2- Construct a permanent Health Sciences Facility

There is no specific facility program yet developed for such an option. The Health Sciences program is currently housed in nine modular buildings totaling approximately 9000 square feet. None of the current spaces are specifically designed as labs, clinical practice spaces or support spaces. For purposes of this option consider a new facility of approximately 18,000 square feet as a placeholder until the facility program is established.

Estimated Construction Cost \$ \$10,800,000 (\$600/SF)

Option 3-Reconfigure the Science Building

The existing structure would require extensive re-programing to house health science labs, and support spaces and classrooms and lecture spaces in addition to math and science spaces. The facility would require extensive renovation of all structural, mechanical, plumbing and electrical components. Interim facilities would be required for approximately two years while reconstruction takes place. The existing Science Building has 135,288 square feet and has a current efficiency of 58.3%. A more typical efficiency would be 80%.

Estimated Construction Cost \$54,115,200 (\$400/SF)

4. Technology Infrastructure Improvements

Over the last few years and the College has been upgrading various elements of the campus’ and satellite facilities’ technology infrastructure. The 2020 COVID-19 pandemic has required significant changes with regard to remote learning. WI-FI systems are now the common standard rather than Ethernet or hard data connections, with exceptions, of course. The College needs to make adjustments and periodic upgrades to servers, fiber optic lines and other IT elements to support classroom devices, computer stations, printers, etc.

Estimated Cost: \$2,000,000-4,000,000

5. Expanded Student Services

There were anecdotal comments regarding adding space for Student Services. It may be prudent to re-examine the existing facility to see if a reconfiguration may address those needs.

Estimated Construction Cost: \$3,400,000 (\$100/SF)

6. Expanded and Renovated Childcare Facilities

Adding capacity to the existing childcare center, currently at 4,000 square feet plus a 960 square foot modular office, will allow more working parents the opportunity to attend college. The existing spaces require cosmetic renovation and the existing office should be replaced with a permanent space. The suggested overall increase in area should be 2,500-3,000 square feet.

Estimated Construction Cost \$875,000-1,050,000

7. Deferred Maintenance

There is a need for on-going deferred maintenance funding to address mechanical, plumbing, electrical (power and low voltage) and other building system components on existing facilities. There are significant issues with the Campus' central plant and distribution system that need to be resolved so that it operates efficiently. Roofs need to be replaced, door hardware and security elements require upgrades, parking lots need to be repaved etc.

Estimated Construction Cost \$6,000,000-9,000,000 (based over a 10 year period)

Facilities Master Plan Update

June 19th, 2014



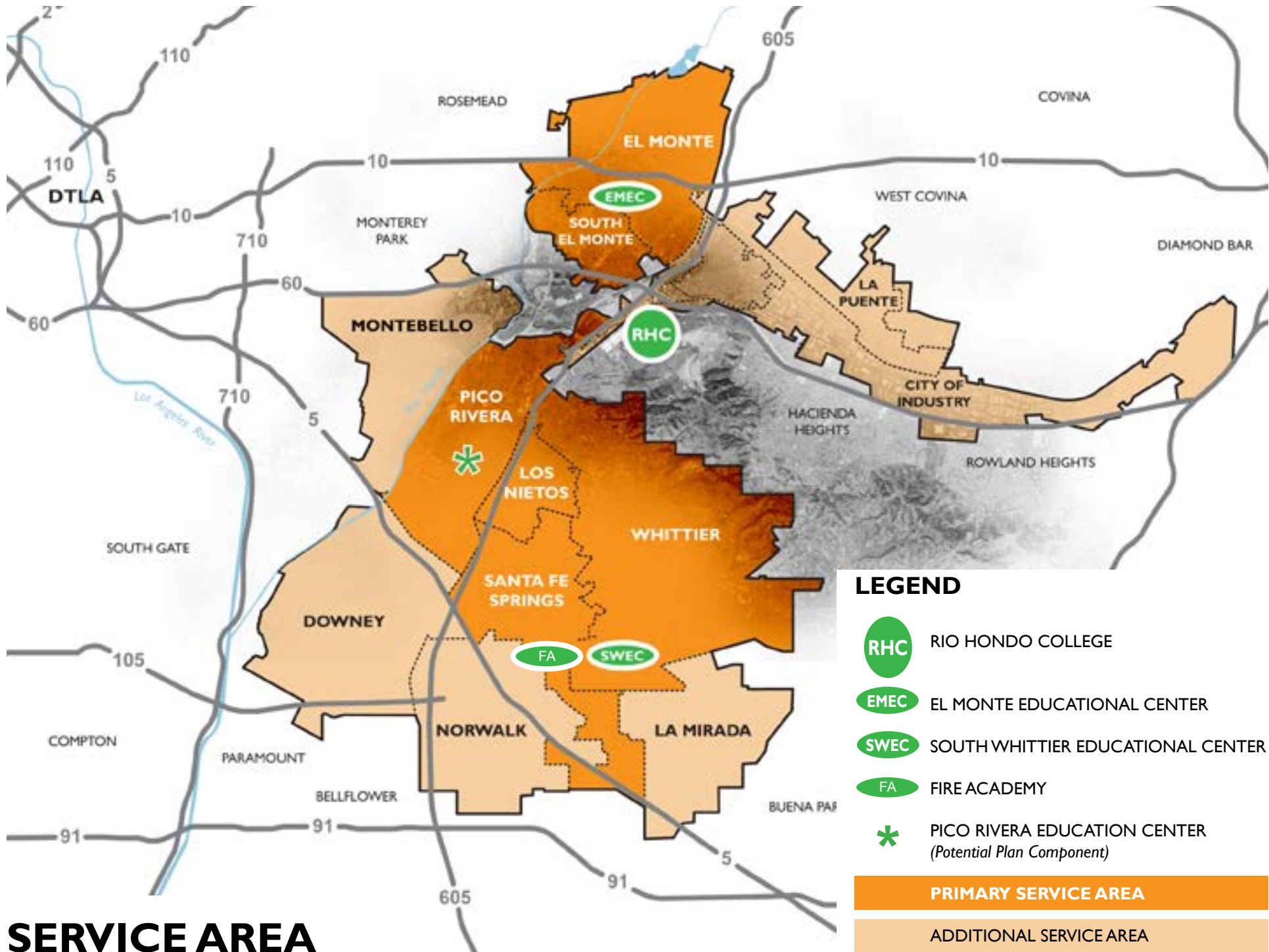
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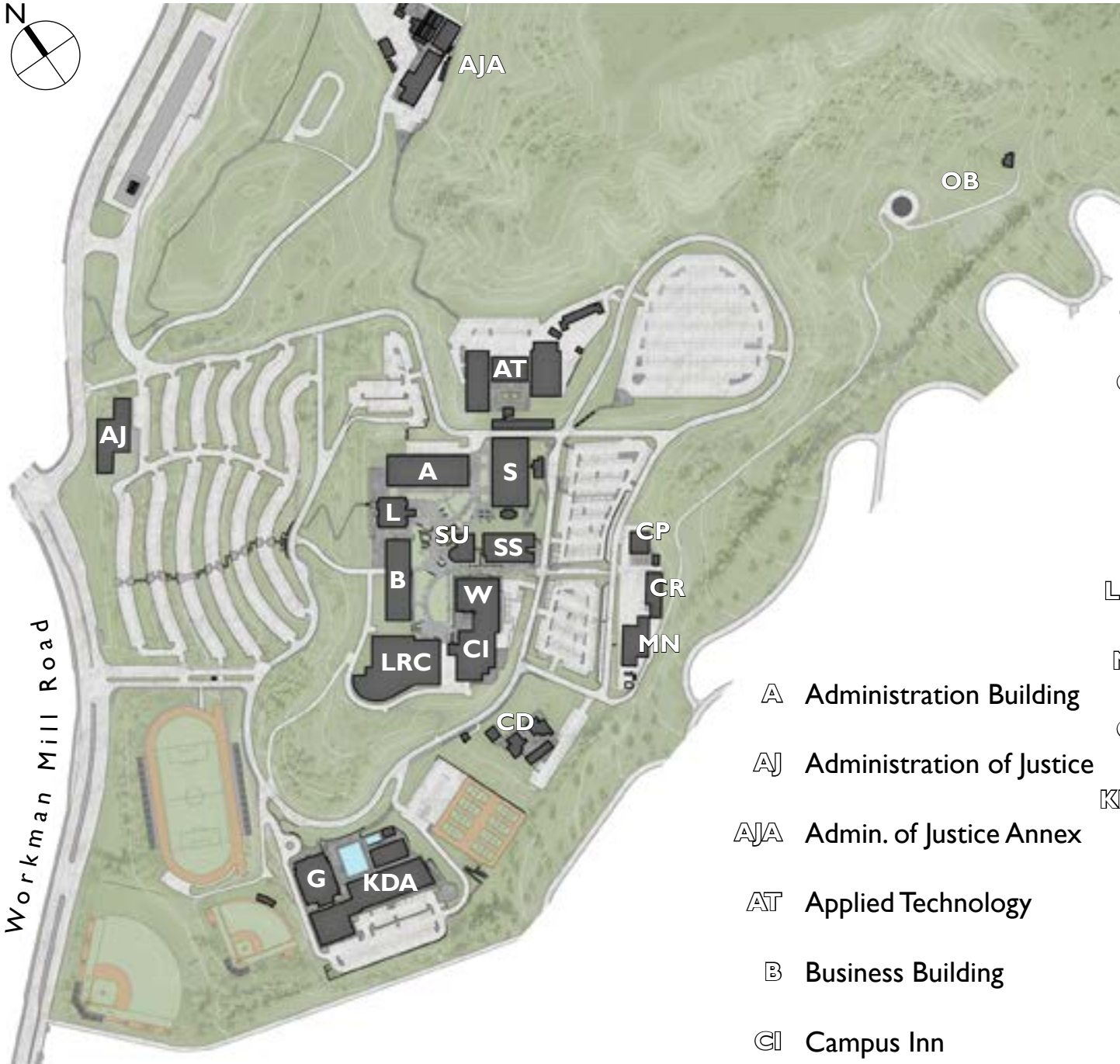




MISSION STATEMENT

Rio Hondo College is committed to the success of its diverse students and communities by providing dynamic educational opportunities and resources that lead to associate degrees, certificates, transfer, career and technical pathways, basic skills proficiency, and lifelong learning.





- CR Central Receiving
- CD Child Development Center
- G Gymnasium
- L 'L' Building
- LRC Learning Resource Center
- MN Maintenance
- OB Observatory
- A Administration Building
- AJ Administration of Justice
- AJA Admin. of Justice Annex
- AT Applied Technology
- B Business Building
- CI Campus Inn
- CP Central Plant
- S Science Building
- SS Student Services
- SU Student Union
- W Wray Memorial Theater

CURRENT CAMPUS MAP

PURPOSE

- Update the 2006 Facilities Master Plan
- Summarize construction progress, including planning efforts for forthcoming projects
- Determine effectiveness of completed projects through post-occupancy feedback from the College Community

RELEVANCE

The Master Plan Update is a critical to:

- Educational Master Plan
- I.T. Master Plan
- Coordination with the State Chancellor's Office
- Planning for changes to enrollment and maintenance/operations budgets
- Demonstrating demand for facilities and eligibility for future State funding of construction projects



Workman Mill Road

COMPLETED PROJECTS

RENOVATION

- ① Administration Building Seismic Retrofit
- ② Applied Technology
- ③ Business Building Seismic Retrofit
- ④ Science Building Seismic Retrofit

LANDSCAPE

- ① Campus Quad
- ② East Campus Drop-Off
- ③ Pedestrian Bridge
- ④ Terrace Steps (Partial)

NEW BUILDINGS

- ① Administration of Justice
- ② Central Plant
- ③ Kinesiology, Dance, & Athletics
- ④ Learning Resource Center
- ⑤ Student Services
- ⑥ Student Union

SATELLITE FACILITIES

*see page 'Service Area Map' for location of satellites

- EMEC** El Monte Educational Center
- SWEC** South Whittier Educational Center

OTHER COMPLETED PROJECTS

- Expanded On-Campus Tram System (Non-Bond Funded)
- Campus Signage and Wayfinding Program
- Campus-Wide Landscape & Hardscape
- Site Utility Infrastructure
- Campus-Wide Exterior Building Painting
- Partial Re-Striping of Surface Parking Lots
- Computer Hardware Purchase & Replacement
- Computer Software Purchase
- Improvement to Child Development Center Playground
- Installation of a “Blue Light” System on Campus

COMPLETED PROJECTS



1 ADMINISTRATION OF JUSTICE BUILDING

COMPLETED PROJECTS



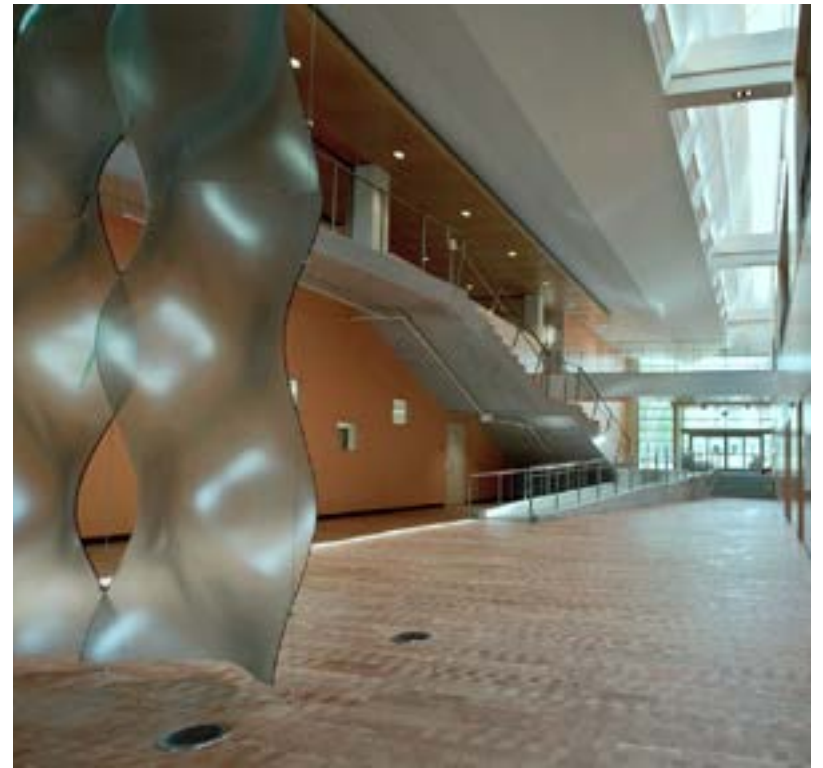
2 CENTRAL PLANT

COMPLETED PROJECTS



3 KINESIOLOGY, DANCE, & ATHLETICS

COMPLETED PROJECTS



4 LEARNING RESOURCE CENTER

COMPLETED PROJECTS



5 STUDENT SERVICES BUILDING

COMPLETED PROJECTS



6 STUDENT UNION BUILDING

COMPLETED PROJECTS



2 APPLIED TECHNOLOGY BUILDING

COMPLETED PROJECTS



COMPLETED PROJECTS



2 EAST CAMPUS DROP-OFF

COMPLETED PROJECTS



3 PEDESTRIAN BRIDGE TO PARKING LOT 'A'

COMPLETED PROJECTS

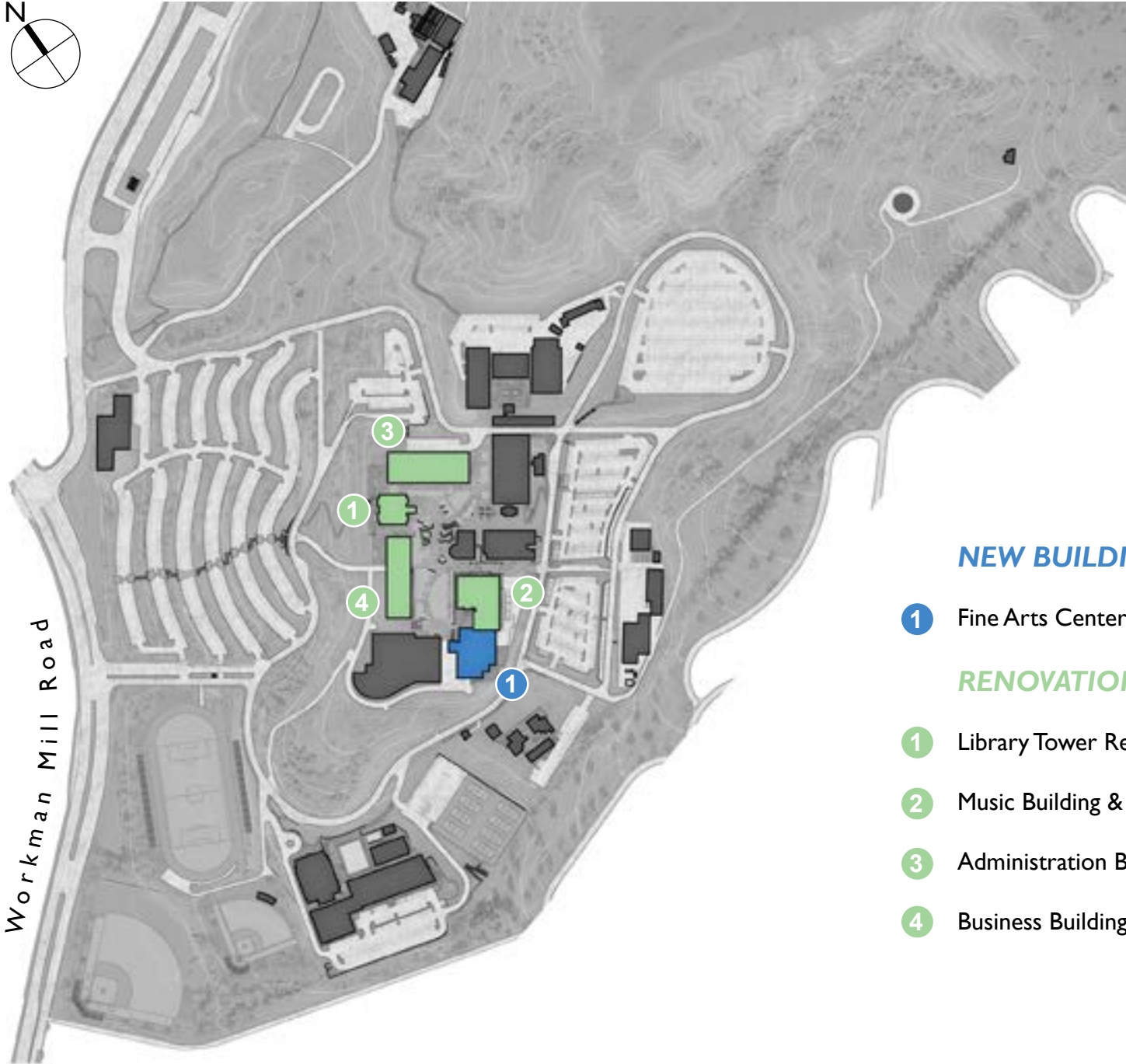
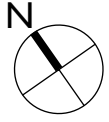


 **EL MONTE EDUCATIONAL CENTER**

COMPLETED PROJECTS



SOUTH WHITTIER EDUCATIONAL CENTER



NEW BUILDINGS

- 1 Fine Arts Center (*requires demolition of Campus Inn*)

RENOVATION

- 1 Library Tower Renovation
- 2 Music Building & Wray Theater Renovation
- 3 Administration Building Renovation
- 4 Business Building Renovation

PLANNED PROJECTS

**see following page for additional information.*

PLANNED PROJECTS *(Included in 5-Year Plan on File with the State Chancellor's Office)*

- **Library Tower Renovation**

- Seismic Retrofit
- Enables relocation of College Administration from Administration Building
- Makes Administration Building available for renovation and change of use

- **Fine Arts Center & Demolition of Campus Inn**

- Addresses deficiencies in existing instructional spaces for the arts programs
- Makes portions of Business Building available for renovation and change of use (see below)

- **Music Building & Wray Theater Renovation**

- Addresses deficiencies in existing instructional and performance spaces
- Improves technology, energy efficiency, and accessibility

- **Administration Building Renovation**

- Expand instructional spaces
- Relocation of Bookstore and Print Shop
- Improve technology and potential seismic retrofit (if required)

- **Business Building Renovation**

- Expand instructional spaces
- Improve technology and energy efficiency

CRITICAL ISSUES | Access & Orientation

- Campus access has and will continue to serve as a primary factor in establishing the goals of the Facility Master Plan
- Access & Orientation refers to:
 - 1.Challenges inherent to a hillside campus
 - 2.Campus legibility & navigability
 - 3.Increasing community access to modern facilities, resources, programs, and technology

CRITICAL ISSUES | Serving the Community

- Serving the community is the primary goal of the Facilities Master Plan
- **Off-Site Centers**
 - Facilities at SWEC, EMEC, and the FIRE ACADEMY are currently used for both specialized training and general education.
 - The capacity of these facilities can be greatly increased.
 - Off-Site centers could serve as nodes for “gateway programs” that eventually result in students attending programs on the main campus.
 - Off-site Centers would be developed with respect to locations of existing population centers and programming established to fill existing or strongly evidenced potential need.

CRITICAL ISSUES | Accommodating Growth

- The 2002 Educational Master Plan (EMP) projected a 2% annual growth of enrollments.
- The demand for facilities outlined by the 2006 Facilities Master Plan (FMP) is based, in part, on the the 2002 EMP growth projection.
- Enrollment growth was suppressed as a result of budget cuts stemming from the State depressed economy.
- State funding for community colleges is anticipated to increase in the near-term as the fiscal condition of the State continues to improve.
- The rate of long term growth is currently under review as part of the effort to update the Educational Master Plan. Adjustments to the Facilities Master Plan will be made in future updates if required to accommodate growth at a more accelerated rate than previously anticipated.

CRITICAL ISSUES | Parking

- Current parking demand exceeds capacity during the first couple of weeks of each semester.
- The College has undertaken several initiatives to increase the utilization of available parking:
 1. Parking availability is displayed to drivers entering the campus from Workman Mill Road.
 2. The tram system has been expanded through the acquisition of new vehicles and increased number of stops in remote spaces in terraced parking lots.
 3. Completion of the Upper Terrace Walk will improve the connection of remote lots to the main campus quad.
 4. Off-campus parking is utilized during the first few weeks of the Fall Semester, when demand is highest. This is not necessary at any other time of the year.
- Anticipated growth will continue to put pressure on available resources.
- Several strategies for increasing parking capacity were developed during the 2010 Master Plan Update.



RENOVATION

- ① Administration of Justice Annex Renovation
- ② Science Building Renovation

LANDSCAPE

- ① Rio Plaza
- ② Upper Terrace Walk

OFFSITE CENTERS

- * See 'Service Area Map' for potential location

POTENTIAL PLAN COMPONENTS

*see following page for additional information regarding "Potential Projects"

POTENTIAL PLAN COMPONENTS

- During the 2010 Master Plan Update, a study was conducted to better understand the physical limitations of the campus and its capacity for growth.
- The study concluded that, while it would be wise to reserve the level portions of campus currently occupied by Parking Lots 'B' & 'C' for future building projects, ***there is no identified need at the projected growth rate for additional instructional space beyond the additional space included in the planned projects:***
 1. New instructional space made available in the Administration Building once administration functions move to the renovated Library Tower.
 2. New instructional space in the new Fine Arts Building.
 3. Reconfigured instructional space in the Business Building will be made available once the Art Department relocates to the new Fine Arts Building.

POTENTIAL PLAN COMPONENTS *Cont'd*

- **Upper Terrace Walk**

- A proposed series of terraces and walkways that connect the existing Terrace Steps to the foot of the Library Tower.
- Safely links the terrace parking lots to the main pedestrian areas of campus.

- **Rio Plaza**

- A proposed improved bus stop, bicycle lockers, and public rest rooms.
- Creates a visible presence for the College along Workman Mill Road.
- Connects to the base of the existing Terrace Steps and first tram stop through a series of ramps and generous steps.

- **Directional Signs, Phase 3**

- Continue signage installation consistent with Phase 1 and Phase 2 projects.
- Installation in areas of campus not covered by Phase 1 and Phase 2.
- Consideration will be given to wayfinding for both interior and exterior of existing buildings.

POTENTIAL PLAN COMPONENTS Cont'd

- **Campus-Wide Lighting Project**
 - Replacement of interior lighting and ballasts with energy efficient types.
 - Primary funding from Proposition 39.
- **Nursing & Health Facilities Expansion**
 - Examination of current space utilization in existing Science Building, as required for accommodation of the expanding demand for Nursing and Health Facilities.
- **Science Building Renovation**
 - Renovation of other areas in the existing Science Building, as required to accommodate programs displaced by the expansion of Nursing and Health Facilities.
- **Administration of Justice Annex Renovation**
 - The annex building is currently under-utilized following the completion of the new Administration of Justice Building in Parking Lot I.
 - Annex building to be re-purposed for advanced officer training, Homeland Security training, and other uses as needed to advance the Administration of Justice program.
- **Pico Rivera Educational Center**
 - Off-site center to serve the residents of Pico Rivera and surrounding communities.
 - Location within the El Rancho School District site.
 - Existing buildings will be renovated to house classrooms and office space.