



## FACILITIES MASTER PLAN UPDATE

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Presented by

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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.

# TABLE OF CONTENTS



<b>Introduction.....</b>	<b>4</b>
<b>Purpose.....</b>	<b>5</b>
<b>Relevance .....</b>	<b>6</b>
<b>Schedule, Background &amp; Evolution of the Plan .....</b>	<b>7</b>
<b>Planning Parameters.....</b>	<b>8</b>
<b>Current Campus Map .....</b>	<b>9</b>
<b>Completed Projects.....</b>	<b>10</b>
<b>Completed Projects Map .....</b>	<b>11</b>
<b>Completed Projects: Central Plant .....</b>	<b>12</b>
<b>Completed Projects: Kinesiology, Dance, &amp; Athletics.....</b>	<b>13</b>
<b>Completed Projects: Learning Resource Center.....</b>	<b>14</b>
<b>Completed Projects: Student Services Building.....</b>	<b>15</b>
<b>Completed Projects: Student Union Building.....</b>	<b>16</b>
<b>Completed Projects: Applied Technology Building.....</b>	<b>17</b>
<b>Completed Projects: Campus Quad .....</b>	<b>18</b>
<b>Completed Projects: East Campus Drop-Off .....</b>	<b>19</b>
<b>Completed Projects: Pedestrian Bridge To Parking Lot 'A' .....</b>	<b>20</b>
<b>Completed Projects: El Monte Educational Center.....</b>	<b>21</b>
<b>Completed Projects: South Whittier Educational Center.....</b>	<b>22</b>
<b>Other Completed Projects .....</b>	<b>24</b>
<b>Planned Projects.....</b>	<b>25</b>
<b>Planned Projects Map .....</b>	<b>26</b>
<b>Critical Issues.....</b>	<b>27</b>
<b>Potential Plan Components .....</b>	<b>30</b>
<b>Potential Plan Components Map.....</b>	<b>32</b>

# INTRODUCTION



The process to update the Master Plan consisted of a review of progress in completing the elements of the 2006 Master Plan; a summary of on-going concerns and initiatives begun with the 2010 Update; and a draft description of the current update. A summary of this content was presented to the constituent groups to inform them of various plan components.

These groups included the Associated Students of Rio Hondo (ASRHC), The Administrative Council, The Planning and Fiscal and the CSEA-E Board. Meetings with these groups took place in November–December 2013 and January–February 2014.

The Board of Trustees was briefed on progress at a special board meeting held February 1, and at two subsequent board meetings during the spring of 2014.

# PURPOSE



The college sustains a number of ongoing, long-range planning efforts across a range of disciplines. These include the **Educational Master Plan (EMP)**, updated every ten years or sooner; **Program Reviews** and planning in connection with accreditation reaffirmation; and the **Facilities Master Plan**, which considers both the construction and operation of the physical assets of the college to support the EMP and initiatives, undertaken in response to accreditation reviews.

Also supporting the EMP is the **Technology Master Plan**. This plan is the result of ongoing efforts to evaluate and improve communication and data technology throughout the campus in support of instruction and administrative activities.

The current effort to update the 2006 Campus Facilities Master Plan (also previously updated in 2010) is being undertaken to accomplish the following:

1. Refresh the college community as to the underlying principles that guided the initial planning effort.
2. Update the college community as to the progress of the master plan components already initiated or completed, including planning for near-term projects.
3. Confirm the effectiveness of those components in achieving their objectives through feedback from the college community.
4. Identify opportunities within the framework of the existing master plan through dialogue with the college community.

In addition to planning efforts undertaken within the college community, the college also coordinates its planning efforts with the State Chancellor's Office. The college informs this regulatory agency of plans, aligns on-campus space utilization with specified standards, plans for changes in funding levels for both enrollment and maintenance expenditures, and meets requirements for future state funding of construction projects for which the college can demonstrate need.

This plan is updated each year with a five-year time horizon (Five Year Plan). Projects are proposed and reviewed at various phases as they receive approvals and move through documentation, agency approvals and construction. When state funding is available for construction, this is the mechanism by which those funds are allocated across the California Community College System. It also allows the state to monitor and anticipate the potential costs of ongoing maintenance and operations, which it funds on an annual basis. The initiatives included in this master plan update are necessarily coordinated with the current version of college's Five Year Plan. Changes made as a result of this update effort will be reflected in modifications to the Five Year Plan when it is next submitted.

# RELEVANCE



## The Master Plan Update is critical to:

- **Educational Master Plan:** Goals for improvements in student success and initiatives to respond to changing conditions and needs within the RHC Services Community are reflected in the Facilities Master Plan in proposed renovation and new construction projects to provide adequate and appropriate space for instruction, administration and **student success**.
- **I.T. Master Plan:** Facilities are updated to accommodate new technology in the classroom and throughout the college. Similarly, new technology is incorporated into the new facilities in their planning phases.
- **Coordination with the State Chancellor's Office** The Facilities Master Plan is necessarily coordinated with the College's Five Year Plan. This is the vehicle by which the college aligns its planning with state standards and by which the state allocates money for new construction, seismic and other retrofits, as well as for annual maintenance and operations expenses.

# SCHEDULE, BACKGROUND & EVOLUTION OF THE PLAN



**SCHEDULE** Preliminary meetings with various constituent groups across campus were held beginning in December, 2013, concluding in February, 2014. A preliminary report was completed and presented to the Board of Trustees during a special board meeting held February 1, 2014, and further updated at two board meetings in the Spring of 2014.

**BACKGROUND** As this is an update to the approved College Facilities Master Plan, no major new initiatives were anticipated as a result of this effort. The 2006 Master Plan addressed a number of issues across the campus and in regards to the Off Site Centers in South Whittier, El Monte and Santa Fe Springs. Among these are: **Expanding Service to the Community; Accommodation of Growth; Access and Orientation** (including Parking); Pedestrian Circulation and Wayfinding; Improvements in Technology; Modernization and improved safety of facilities; Improved Energy Efficiency and Sustainability. The 2010 update addressed modifications that were a response to the detailed work associated with each of the projects identified in the 2006 Master Plan. The 2010 Update identified potential alternatives to elements of the original plan that proved unfeasible. The 2010 Update

gave a progress report on those elements that were completed, ongoing or yet to be undertaken, including the East Campus Drop-off in place of the proposed Rio Hondo Parkway. The East Campus Drop-off has since been completed.

**EVOLUTION OF THE PLAN** Even before the official adoption of the 2006 Master Plan and during the intervening time period, work had been initiated and progressed substantially on a number of the projects identified in the Master Plan. The process of designing individual projects, solving their specific planning and technical aspects provided a clearer focus on the precise nature of the future campus. These efforts have provided additional insights which have helped the specific characteristics of the plan evolve and improve. Through this process, the planning teams have been better able to see limitations of ideas formed earlier in the projects, as well as opportunities that were not seen as clearly. This is natural to any planning process and the planning team has been wise to utilize new information as it has presented itself. The Master Plan Update benefits from and includes these insights.

# PLANNING PARAMETERS



The initial facilities master planning effort solicited the ideas and opinions of the entire campus community in envisioning the college that they want Rio Hondo College to be as it moves into the future. A large section of the campus community contributed ideas as to how Rio Hondo College can best serve its community, its strengths and its challenges. These ideas were utilized to develop the Goals and Guiding Principles of the Master Plan. Many of the ideas were specific to the circumstances of the College before the bond funded improvement effort commenced and those were achieved with the already completed building projects listed in this document.

The participants in the planning process did not imagine that all aspirations for the campus would be achieved in the first phases of construction, or even with the

funds available from the original bond initiative. The plan identified needs and proposed actions looking 20 years into the future. Certainly some circumstances would change and some initiatives that would require additional sources of funding. Some of the proposals included in the updated facilities master plan are adjustments to changing circumstances. Some of the proposals can be accommodated with current funding and some will need new sources of funding to be identified in order to be achieved. The proposals included in the updated master plan will address anticipated growth and responded to perceived needs in the population of the college's service area. It will also account for the continuing need to modernize facilities, incorporate current technology and achieve greater energy efficiency.



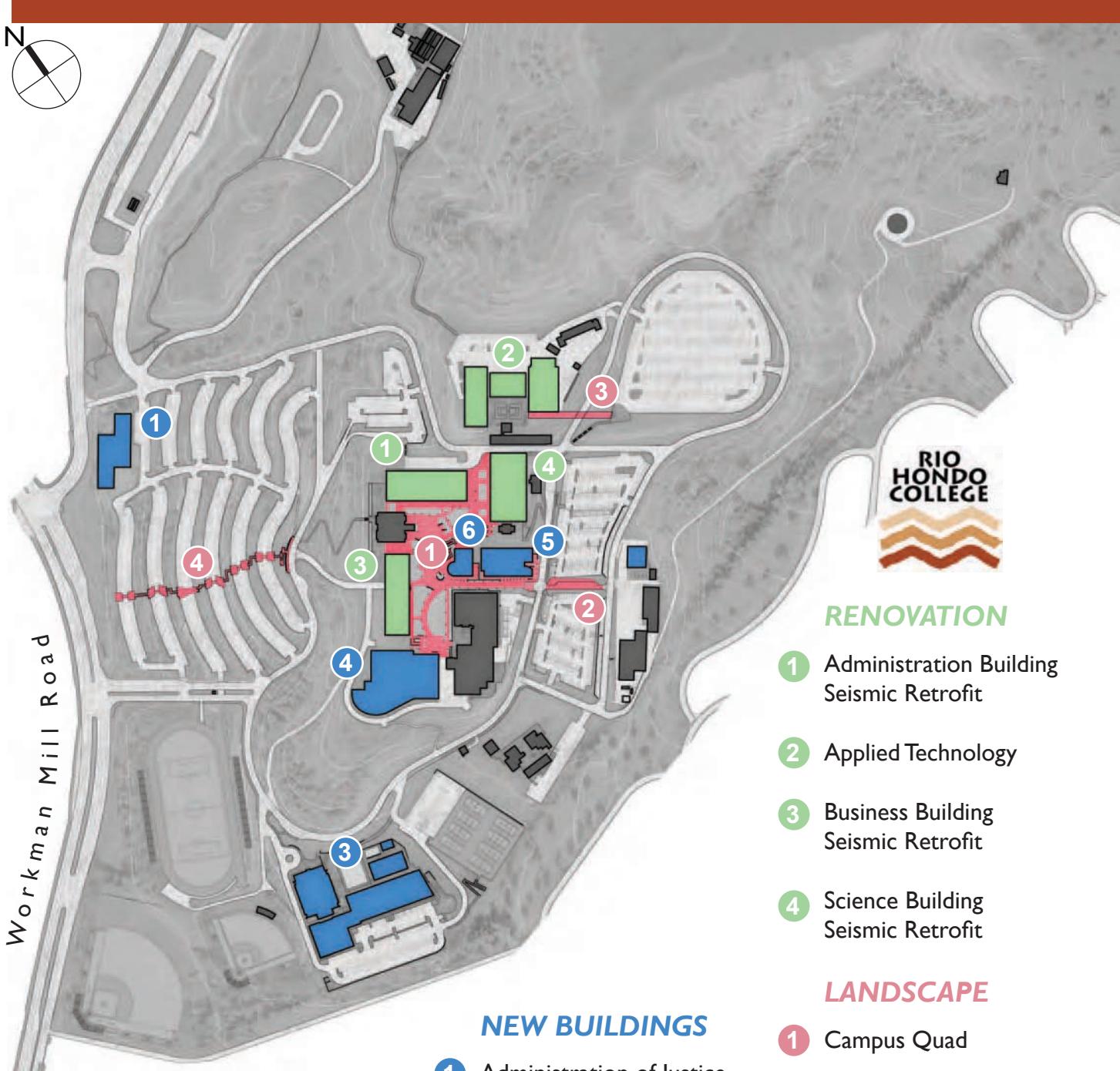
## CURRENT CAMPUS MAP

A	Administration Building	AT	Applied Technology	S	Science Building
AJ	Administration of Justice	B	Business Building	SS	Student Services
AJA	Admin. of Justice Annex	CI	Campus Inn	SU	Student Union
		CP	Central Plant	W	Wray Memorial Theater



## COMPLETED PROJECTS

In the seven-and-one-half years since the adoption of the Master Plan, a significant amount of progress has been made in all these areas and in general improvements to the campus. This has been accomplished through a combination of local bond funds and state funding. Completed Building Projects are indicated on the following campus map.



# COMPLETED PROJECTS MAP

## NEW BUILDINGS

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

## 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)

## SATELLITE FACILITIES

\*see page 'Service Area Map' for location of sate  
El Monte Educational Center



South Whittier Educational Center

## 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



1

### CAMPUS QUAD

## 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

## OTHER COMPLETED PROJECTS



- **Expanded On-Campus Tram System (Non-Bond Funded)** The campus acquired additional vehicles, which enabled more frequent pick-ups and an expanded number of locations on campus (and to off-campus parking when demand requires).
- **Campus Signage and Wayfinding Program** Two phases of new building identification and directional signage, both for vehicles and pedestrians, have increased the navigability of the campus.
- **Campus-Wide Landscape & Hardscape** Construction of new and repair of existing walkways have helped improve safety and accessibility across campus.
- **Site Utility Infrastructure** Campus-wide improvements and expansion of distribution networks for telecommunications, power, and building heating and cooling have been completed.
- **Campus-Wide Exterior Building Painting** All existing building exteriors were painted.
- **Partial Re-Striping of Surface Parking Lots** Some existing lots have been re-striped to improve safety, efficiency and legibility. Additionally, some lots were resurfaced.
- **Computer Hardware and Software Purchase & Replacement** The college made significant acquisitions of hardware and software to support instructional and administrative activities.
- **Improvement to Child Development Center Playground** Modifications were made to improve safety and access in the outdoor play areas at Child Development.
- **Installation of a “Blue Light” System on Campus** “Blue Light” emergency phones have been installed across campus in pedestrian and parking areas.
- **Seismic Safety Upgrades** Strengthening of Building Facades at the Administration Building, Library Tower and the Business Building were completed.

# PLANNED PROJECTS



Other projects included in the 2006 Master Plan that are yet to be undertaken are listed below.

These projects are included in the previous college Five Year plan on file with the State Chancellor's office. To one degree or another each of these projects addresses the need for growth, improved technology in learning environments and support spaces, modernization of facilities, improved energy efficiency and sustainability, enhanced structural performance in existing buildings, improved access, accessibility, orientation and wayfinding across campus.

- **Arts Center/ Demolition of the Campus Inn**

- This will address deficiencies in the existing instructional spaces for the arts program. The building program includes indoor and outdoor studio spaces, faculty and administrative offices, and exhibition spaces.

- **Music Building and Wray Theater Renovation**

- This will address deficiencies in the existing instructional and performance spaces, as well as improve technology, energy efficiency, and accessibility. Combined with the new Arts Center, this will form an arts district in that quadrant of the campus.

- **Library Tower Renovation (Including Seismic Retrofit)**

- Structural reinforcement to improve performance in an earthquake will accompany a full building renovation enabling college administration functions to be relocated to this building.

- **Business Administration Renovation**

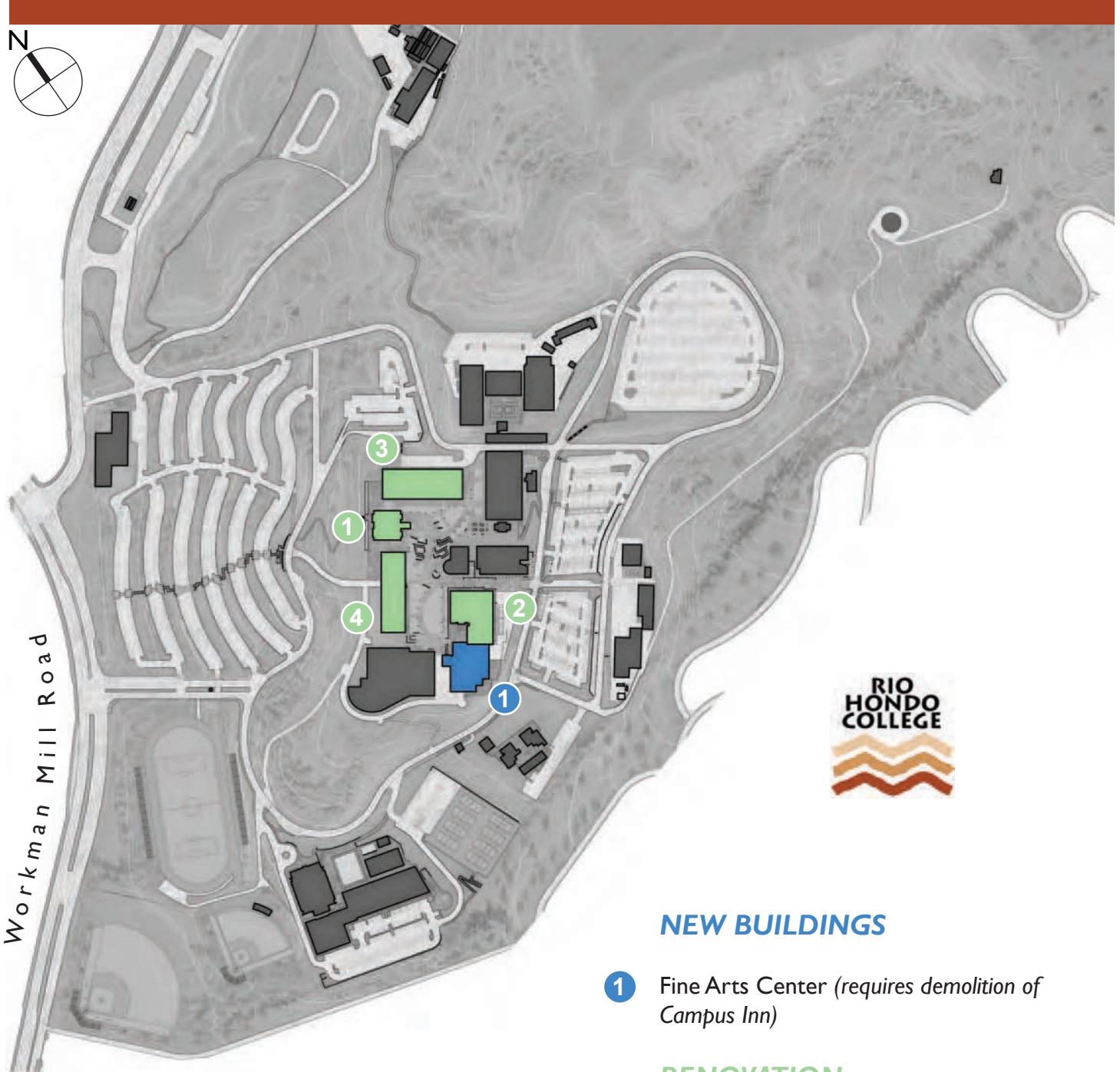
- Completion of the Arts Center will create the opportunity to expand instructional space, improve technology and energy efficiency in the Business Building. Expand instructional space, improve technology and improve energy efficiency in the Business Building.

- **Administration Building Renovation**

- Relocation of College Administration to the Library Tower will create the opportunity to expand instructional space within this building.

- **Science Building**

- Space vacated by Student Service functions moving into completed buildings enables the Bookstore and Campus Print Shop to move into the Administration Building. The relocation of the bookstore to the Administration Building enables the former bookstore space to be converted to instructional space.



# PLANNED PROJECTS MAP

## 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

# CRITICAL ISSUES



**ACCESS AND ORIENTATION** As the name of the original proposition that funded the bond indicated, the primary set of goals around the campus improvement projects has been and continues to be access. This refers not only to the challenges that the hillside campus presents to students arriving and utilizing the college, but also access to modern facilities and resources, programs and technology both on the campus and throughout the community. The need to improve the legibility and navigability of the campus remains.

**SERVING THE COMMUNITY** Serving the community is of course the primary goal of Rio Hondo College. It has traditionally done this through programs offered on its main campus. Specialized training in public safety has been offered at off campus centers located in Santa Fe Springs, at the Fire Academy; and in South Whittier at the Sheriff's Training Academy and Regional Services (STARS) campus. Rio Hondo Hondo College South Whittier Educational Center had been utilizing several classrooms at this location for general education instruction. Under the bond-funded program, a new classroom building was constructed at this site, increasing the capacity of the College to offer programming. At the El Monte Educational Center, the College constructed three classrooms and one lab at which it offers instructional programming. The capacity of these off site centers can potentially be greatly increased and they may be part of a strategy to make programming more accessible to the service community.

The role played by the Off-site Centers continues to be discussed by the Board of Trustees. As a possible strategy to increase the College's outreach to the community,

consideration of an expanded role for the off-site centers in South Whittier and El Monte is an option, as is the establishment of another center. Programming located within the community, could be used as a means of introducing the wider range of courses available on campus; so that while students start out attending introductory courses off campus, then eventually move onto campus to complete more advanced courses or to take advantage of other services offered by the college. Alternatively, a more complete range of courses and services could be located at one or more of these sites so that travel to the main campus is not generally required. In both these scenarios, there is a trade-off between the greater convenience of proximity to home and work that the off campus center provides vs. the proximity to other courses and services that exists on campus, at least in the near term.

The intention behind such strategies is to reach more students so that current student take more courses, non-students become students, the service to the community provided by the college becomes more wide spread and the benefits to the community are greater. These centers also become a means for the college to receive feedback and become an important conduit of communication between the college and the community.

In support of this discussion, a detailed assessment of community needs was completed at the time of the 2010 update. This work sought to understand a number of aspects about the college's service community, starting with basic parameters such as the limits of its geographic area; the college's role in the regional vs. the local community; where the primary population centers

# CRITICAL ISSUES



of the area are located and finally; growth projections for those populations. With regard to populations, the study attempted to discern pertinent information from the demographic description of community constituents comparing the typical student profile to the profile of the community as a whole.

Based on the understandings developed through the above listed efforts, a description of essential characteristics for each center, and their constituent components, including Classroom Space, Specialty Labs, the need for Outdoor Classroom Space, etc. could be determined. Naturally sites would be developed with respect to the locations of existing population centers and programs will be established to fill an existing or strongly evidenced potential need. Connections to the community (near community or commercial centers) will probably be essential and have proven successful in other similar districts. The expectation will be for these centers to expand, through the addition of more classes and programs at these locations; and to channel students to the main campus. Part of the task is to identify the business model that facilitates the programming best able to meet the Colleges' goals.

**ACCOMMODATING GROWTH** The Educational Master Plan completed in 2002, projected growth in enrollment of 2% per year. This was the document that the original Facilities Master plan was based on and continues to underpin the current planning efforts. While enrollment growth was suppressed for a period due to the challenging economic environment in which the community and region continue to operate, that same environment creates an even larger demand for the skills and training offered by

RHC. With improved fiscal conditions at the state level, funding current and near-future enrollment is more robust. The 2014 EMP discusses present enrollment and future growth. At this time, the college anticipates that the overall projected growth rate of 2% per year will continue to be valid over the long term.

Over the long term, the master plan update accounts for the added capacity created by new instructional spaces in the existing Administrative Building. This space will be made available by shifting administrative functions to the Library Tower, made available by the completion of the Learning Resource Center. Other space has become available in the Science Building as some functions formerly located there were moved to the Student Center.

The new Arts Center, which will occupy the site of the Campus Inn, will create 26,000 ASF of classroom, studio, faculty offices and exhibition space. Completion of this project will free up space in the Business Building for additional classroom plus other instructional and support spaces. Construction of the new Arts Center has been combined with, and is moving through the review process at the State Chancellor's Office in tandem with the renovation to the Wray Theater. These projects are also dependent on the passage of state bonds for a portion of their funding. Many of these projects are interconnected in that the completion of one creates opportunities for improvements to take place in other buildings.

**PARKING: CURRENT CONDITIONS** Current parking demand exceeds capacity only during the first few weeks of the fall semester. The College

# CRITICAL ISSUES



has undertaken a number of initiatives to utilize the available parking as efficiently as possible. Information regarding parking space availability and other assistance is displayed to drivers entering the campus from Workman Mill Road. The campus tram system has been expanded through the acquisition of new vehicles and location of more stops in hopes of increasing utilization of more remote spaces in the terraced lots. A number of new parking spaces have been created along the margins of existing lots A, B and C.

Once Terrace Walk is completed and the Upper Terrace Walk has been constructed (as part of the Automotive Plaza and drop-off proposed in the 2010 update) more of the available spaces in the lower terrace lots will be better connected to main campus activities and therefore be more useful. This system of walks, stairs and open spaces will also be the pathway by which students, staff and faculty commuting to campus by bus will access the campus core. Landings along its route are natural locations for tram stops, informational signage, emergency telephones, etc. Landscaping, paving materials, signage and lighting associated with the Terrace Walk will make it clearly identifiable as the pathway for moving to the campus core and will therefore function as a means of orientation for anyone using the Terraced Lots. Also, with the completion of the new Administration of Justice Building many of the spaces in the Lower

Terrace Lots are convenient to that facility and so the use patterns have adjusted, increasing the utilization of those spaces.

Anticipated growth will continue to put pressure on available parking resources. There are several strategies to develop additional parking spaces that were identified as part of the 2010 Update planning process. Alternative locations for structured parking at various scales were evaluated. Smaller scale structures have the advantage of being incrementally less expensive and distribute parking in both student and faculty/staff lots, so use patterns would not necessarily need to change. The overall number of spaces created by any of these structures is relatively small and therefore would require the construction of several lots. This potentially extends the overall time construction operations might be ongoing and the area of campus affected.

# POTENTIAL PLAN COMPONENTS



During the course of the 2010 update an effort to understand the physical limitations of the campus and its capacity for growth was undertaken. The motivation for this was simply to understand the time period within which the campus could continue to meet anticipated growth in the number of students and amount of programming offered through construction of new facilities. These limitations include the amount of buildable land available, either due to terrain or underlying geologic conditions. Aspects of campus expansion include availability of building sites and ability to expand existing roadway capacity. This study involved an assessment of reasonableness, with regard to the efforts to locate and construct a new building. Almost any physical limitation can be overcome with a willingness to spend an extraordinary amount of money, it just might not be reasonable to do so. The criteria by which reasonableness is determined may

shift in the future, or some unknown and overriding criteria may present themselves that justify an extraordinary undertaking to achieve a particular goal on the campus, so these judgments may be revised at that time. A conclusion of these studies indicates that while it would be wise to reserve the level campus area occupied by parking lots B and C for future campus buildings (potentially coupled with structured parking), there is no identified need at the projected growth rate for additional instruction space into the foreseeable future beyond what would be achieved by the previously listed Planned Projects.

Other projects identified as part of the 2010 update to complete the progress made in increasing the accessibility and navigability of the campus include those on the following page.

# POTENTIAL PLAN COMPONENTS



- **Rio Plaza (Rio Transportation Park)**

- A proposed improved bus stop, with greater seating capacity, shade and weather protection, along with lockers for bus line cyclists and public rest rooms. A sloping walkway and generous steps would connect the bus stop to the beginning of the Terraced Steps and the first on-campus tram stop. Rio Plaza would also enhance the physical presence of the College along Workman Mill Road.

- **Upper Terrace Walk**

- A proposed series of terraces and walkways that form a connection from the top of the Terrace Steps to the foot of the Library Tower would be the final and essential phase in the link between the terraced parking areas and the main pedestrian spaces of the campus. It would be integrated into the design for the West Plaza Automobile drop off as well.

- **Directional Signs, Phase 3**

- Signage installation will continue, consistent with Phase 1 and Phase 2 projects, as well as 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.

- **Campus-wide Lighting Project**

- Interior lighting and ballasts will be replaced with energy efficient types. Primary funding will come from Proposition 39.

- **Off-Site Educational Center**

- Off-site center within the El Rancho School District site will serve the residents of Pico Rivera and surrounding communities. Existing buildings will be renovated to house classrooms and office space.

## RENOVATION PROJECTS

- **Science Building**

- Spaces made available by the relocation of some functions to the Student Services and Student Union Buildings, and planned relocations to the Administration Building will allow for renovation, expansion and modernization of spaces in the Science Building for 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 1. It will be re-purposed for advanced officer training, Homeland Security training, and other uses as needed to benefit the Administration of Justice program.



# POTENTIAL PLAN COMPONENTS MAP

## 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