



SANTA MONICA COMMUNITY COLLEGE DISTRICT

Capital Outlay Program
Bond Project Descriptions
And Project Status

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Introduction

The District's capital outlay program consists of larger non-maintenance projects that are generally over \$100,000, typically financed by local taxpayer approved bonds. The capital projects include new buildings, replacement buildings, renovations, property acquisition, parking, site work, landscaping, infrastructure, security, and technology.

Over the last several decades, Santa Monica and Malibu voters have approved four safety and modernization bond measures in support of the college's career and academic programs:

Proposition T	1992	\$ 23,000,000
Measure U	2002	\$160,000,000
Measure S	2004	\$135,000,000
Measure AA	2008	\$295,000,000

By way of background, local bonds financed the original Main Campus, built in the 1950s and 1960s. However, in subsequent years until 1992, the District depended primarily on limited state funding, so only a few large projects were built. After the 1994 Northridge Earthquake and the extensive damage to the Main Campus, the District received federal FEMA support for rebuilding which started the current era of major construction on the campus.

In addition to the local bonds listed above, there has been significant financial support from federal, state and city sources along with the District's own capital funds.

The 1998 Facilities Master plan was a major effort in guiding the modernization and development of the Main Campus after the Northridge earthquake. Additional facility assessments were conducted in 2001, 2002, and 2003. In 2007, a master plan was added for the development of the Bundy Campus. In 2010, an update of the Facilities Master Plan was completed to address other safety and modernization improvements on the Main Campus and to incorporate the satellite campuses.

Highlights of the completed projects include the purchase of the Bundy Campus and Emeritus College, and the construction of the Theatre Arts, Broad Stage, HSS Building, Campus Quad and Information Technology. Projects currently in planning or construction include a new Child Development Center, a Malibu Campus, a Health, PE, Fitness and Dance Complex, Student Services, and a redeveloped Academy of Entertainment & Technology Campus with new facilities for KCRW.

The following chart shows the larger projects starting in 2002 with the total project cost:

Project	Funding Source	Total Cost	Status 6/30/13
Purchase of Bundy Site	U	\$30,280,878	Completed 2002
Emeritus College	U, SMC Foundation	\$9,603,782	Completed 2003
Purchase of 1738 Pearl Street	U	\$749,208	Completed 2003
Library Renovation & Expansion	T, State, FEMA	\$23,600,000	Completed 2003
PE/Dance/Athletics Office Relocation	U	\$2,797,033	Completed 2004
Math Complex	U	\$1,458,690	Completed 2004
Bundy Campus West Building	U	\$23,880,005	Completed 2005
Malibu Storm Water Infrastructure P-I	S	\$2,500,000	Completed 2005
Renovation of Theatre Arts	U	\$19,544,314	Completed 2006
Music Complex - Performing Arts	U	\$4,629,484	Completed 2007
HSS North/South	U, State, FEMA, City	\$29,240,945	Complete 2006/7
Shuttle Parking Acquisition & Constr.	U	\$18,969,509	Completed 2007
Malibu Storm Water Infrastructure P-II	S	\$2,500,000	Completed 2008
Broad Stage - Performing Arts	S, SMC Foundation	\$40,690,201	Completed 2008
Athletic Fields - John Adams	S	\$2,969,807	Completed 2008
Main Campus Quad	U	\$11,388,463	Completed 2008
Bundy New Driveway & Signal	S	\$3,825,841	Completed 2009
Athletic Fields - Corsair Field	S	\$4,440,065	Completed 2009
Pico Phase I - Lot 6 & Structures	S	\$1,018,009	Completed 2009
Infrastructure & Safety Phase I	U	\$4,003,084	Completed 2010
Purchase of 1516 Pico Blvd.	AA	\$1,748,667	Completed 2010
Purchase of 1510 Pico Blvd.	AA	\$4,009,228	Completed 2011
Purchase of 919 Santa Monica Blvd.	AA	\$9,029,287	Completed 2011
Bundy West Building Classroom Completion	AA	\$3,162,183	Completed 2012
Library Village Relocation & Bike Park	AA	\$1,448,275	Completed 2013
Bundy/Airport Parking	AA	\$2,035,375	Completed 2013
Information Technology	AA	\$21,827,508	Under Construction
Media & Technology – Academy Site	AA	\$91,919,056	Under Construction
East Wing - Performing Arts Center	AA	\$23,016,844	Under Construction
Health, PE, Fitness, Dance, Cent. Plant	S, AA	\$50,481,474	Bids Received
Security and Fire Alarm Upgrade	AA	\$9,570,794	In Design
Central Plant Loop Connections	AA	\$9,486,271	In DSA
Child Development Center	AA, City	\$13,176,578	In Design
Malibu Campus	S, AA	\$21,775,991	In DSA
Student Services	U, S, AA	\$109,862,122	In Design
Drescher/Pico Promenade	AA	\$2,442,585	Future Project
Math and Science	AA, State	\$87,944,336	Future Project
Career Opportunity Center	AA	\$0	Future Project

Section I – Detailed Project Information - Completed Projects:

Note: Project descriptions for projects completed in the past have not been updated, even if use or function may have changed since construction.

Emeritus College

Project Description: Emeritus College, a program designed for lifelong learning, was located in a rented storefront on the first level of a parking garage on 2nd Street. The program long ago outgrew its former home. The first use of Measure U bond funds was the purchase of a newly constructed four-story building further north on 2nd Street. This building gave Emeritus College a permanent home with room to accommodate all its programs including a computer room, exercise studios and art classroom. There is also a large multipurpose room on the first floor for lectures, films and productions. The building shell was completed when the District purchased the building and the interior improvements were completed by the College.

Project Schedule: *Completed 2003*

Project Bond Allocation: \$8,909,940, Total Project Cost \$9,603,782

Funding Sources: Measure U, SMC Foundation

Library Renovation and Expansion

Project Description: SMC's main library which was damaged in the 1994 Northridge Earthquake was seismically upgraded, modernized and expanded. The project added more book area, more study space and a large computer lab. Seating for students was more than doubled.

Project Schedule: *Completed 2003*

Project Bond Allocation: \$23,600,000

Funding Sources: Measure T, State, FEMA

Relocate Kinesiology, Dance, Recreation and Athletics

Project Description: The former offices of the Kinesiology, Dance, Recreation and Athletics departments were in a temporary building installed in 1976. The temporary buildings had numerous maintenance problems and code deficiencies. The College removed these buildings to create open space on the campus. The project resulted in a similar amount of offices and added a conference room and workroom to make a more useable office facility. The offices are on the second floor of the gymnasium complex where the east bleachers of the stadium used to be located making better use of the limited ground space on the campus.

Project Schedule: *Completed 2004*

Project Bond Allocation: \$2,797,033

Funding Sources: Measure U

Library Village Renovation – Math

Project Description: With the completion of the Library, the “Temporary Library” was made available for renovation. The Math department was working out of temporary buildings that were set up after the 1994 earthquake. Those buildings were removed to make way for the Liberal Arts – South Building. With this renovated facility, all of the Math department is located in one building with additional classroom and lab facilities.

Project Schedule: *Completed 2004*

Project Bond Allocation: \$1,458,690

Funding Sources: Measure U

Bundy Campus (Former BAE Systems Site next to Santa Monica Airport)

Project Description: The 1998 Santa Monica College Facilities Master Plan proposed that additional property be purchased for instructional facilities and parking. In December 2001, the SMC Board of Trustees approved the purchase of the 10.4 acre parcel of land south of the Santa Monica Airport owned and occupied by BAE Systems with about 1,200 employees. BAE accessed the property through two vehicular entrances through the Santa Monica Airport and one on Stewart Avenue. In May 2003, BAE Systems ceased occupancy. In July 2003, the SMC Board of Trustees approved certain property improvements, including roadway access to the lower portion of the property from Bundy, safety modifications, and utility relocations.

In September 2003, SMC began an ongoing series of neighborhood meetings with nearby residents. These meetings resulted in consensus for a 10-foot sound wall on the perimeter of the property along both the Stanwood Place and Stewart Avenue sides of the campus, along with hundreds of new trees and new landscaping. These improvements addressed quality of life issues by creating a buffer between the College and the residential neighborhood. The College intended to prohibit both vehicular and pedestrian access to the campus from Stewart Avenue (excepting emergency vehicles) and required all access from either Bundy or Airport Avenue.

In March 2004, the SMC Board of Trustees approved the demolition and removal of Building #1, a very large one-story manufacturing and warehouse building; the demolition and removal of Building #3, a smaller one-story manufacturing building; the renovation of Building #4 (West Building), the four-story office building; and additional landscaping improvements. The removal of the manufacturing and warehouse facilities resulted in a reduction of 100,000 square feet of building space on the property. In accordance with CEQA, the Board of Trustees adopted a Mitigated Negative Declaration in connection with its approval of the adaptive reuse of Building #4. The four-story building is used for SMC’s Nursing program, Early Childhood Education program, Continuing Education program, and one floor for general education classes.

In July of 2004, construction commenced on a complete renovation of the West Building. The building was finished and opened for classes in summer of 2005.

In January of 2005, the Board of Trustees approved a group of architects and consultants to plan the long-term future of the site. A number of meetings were held with faculty, staff, students and community members to review possible future uses for the site. A master plan, environmental impact report and traffic study were approved by the Board in February of 2007.

Part of the master plan included a new traffic signal to enhance the safety of those entering the campus. The City of Los Angeles approved a new traffic signal and driveway for the campus.

Project Schedule: *West Building Completed 2005*
Master Plan and EIR Completed
Traffic signal and driveway, Completed 2009
Project Bond Allocation: West Building: \$23,880,005 (Includes related site work)
Driveway and traffic signal \$3,825,841
Funding Sources: Measure U and S (Driveway and Signal)

Renovation, Theater Arts

Project Description: Originally designed as a small children's theater and a radio theater, the Little Theater (later called the Main Stage) at Santa Monica College was first occupied in 1952.

It received some minor remodeling and renovation over the years but was never modified to accommodate its current use as a facility for the production of drama and musical theater. Its physical limitations severely restricted the type of productions which were presented, therefore limiting the experience of acting, directing, and technical theater students and restricting the creativity of students, faculty and staff. Along with numerous functional improvements, significant ADA and Fire Code upgrade and compliance measures were part of this project.

The project has full theatrical lighting and sound facilities, a larger stage with space above to fly scenery out of audience view, larger dressing rooms with showers and full costume shop. Scenery can now be built in the scene shop and moved to the stage, before all large scenery pieces were built on stage, limiting stage use for classes and rehearsals.

Project Schedule: *Completed 2006*
Project Bond Allocation: \$19,544,314
Funding Sources: Measure U

Music Complex

Project Description: The former Music Building was completed as part of the original campus in 1952. Since 1985, the SMC Music Department has added a symphony orchestra, concert band, and an opera workshop to its performance group offerings as well as increasing the number of applied music classes to include string, woodwind, brass and percussion classes as well as the piano, voice, recorder and guitar classes it has traditionally offered. The facility has 27 practice rooms instead of 14 in the former building. The additional practice rooms and support areas have significantly improved the quality of the educational experience for music students.

The Music department move was needed to make room for the planned Student Services complex which will take the ground space currently occupied by Music and the Amphitheater.

Project Schedule: *Completed 2007*
Project Bond Allocation: \$2,011,371, Total Project Cost \$4,629,484
Funding Sources: Measure U

Performing Arts Complex

Project Description: The Music and Performing Arts Complex, Madison Campus project is SMC's comprehensive teaching, exhibit and performance facility for the arts. Within the framework of SMC's overall mission, the facility strives to promote artistic excellence, creativity, collaboration, and the free exchange of ideas in an open, caring, challenging yet supportive community of learners, thereby building new and future generations of artists and audiences.

The Music and Performing Arts Complex serves as an academic institution, accommodating the arts education programs and departments of SMC and serving the College community through exceptional training in the performing arts. Throughout the academic year, the theater serves as a large classroom or lecture hall suitable for screenings, performance workshops, guest speakers, and other classroom activities and College-related uses.

The facility's intent is to present programs and performances that reflect the cultural diversity, the multiplicity of interests, and the full range of ages that characterize the students of SMC and the residents of the region. The theater hopes to set a new standard for artistic excellence for SMC students and to attract the highest caliber of visiting artists to the venue.

The theater is located on the 4.4-acre former Madison Elementary School leased from the Santa Monica-Malibu Unified School District for 66 years, at 1310 11th Street. The theater addition is about 34,000 square feet and the existing building is about 40,000 square feet. The facility has 541 seats and state of the art sound, lighting and production facilities. The project includes parking for 301 cars as well as improvements to the existing rehearsal hall.

Project Schedule: *Completed 2008*

Project Bond Allocation: \$37,697,625, Total Project Cost \$40,690,201

Funding Sources: Measure S and SMC Foundation

Earthquake Replacement Liberal Arts North

Earthquake Replacement Liberal Arts South

Project Description: The Liberal Arts Building, originally constructed in 1952, was extensively damaged during the 1994 Northridge Earthquake. The College determined that the replacement of the Liberal Arts Building was a more sensible, safe, and prudent course of action to take, rather than restoring the building back to its original 1952 configuration with respect to poor functionality, low technology and low efficiency.

The building has two wings, one for the history department and another for the social sciences. The first phase has nine classrooms and faculty offices, the second phase has 15 classrooms and faculty offices including lab and tutoring space. Each classroom is a "smart" classroom wired for computer and instructional technology.

The District has obtained funding from a variety of sources including federal, state and local (City of Santa Monica). Due to the funding timelines of the granting agencies the construction on one wing was started before funds were released for the second wing.

Project Schedule North: *Completed 2006*

Project Schedule South: *Completed 2007*

Project Bond Allocation: \$12,613,550, Total Project Cost \$29,240,945

Funding Sources: City of Santa Monica Earthquake Redevelopment, State, FEMA, Measure

Shuttle Replacement Parking

Project Description: The College has operated a shuttle parking lot at the Santa Monica Airport since 1988. This remote shuttle lot has played a major part in the college's transportation management program. In November of 2005 the City of Santa Monica commenced construction of a public park at the Airport and temporarily moved the shuttle lot to a beach parking lot. The beach lot was not suitable for long-term use by the College and the City asked the College to leave the location after the spring semester. In January of 2007, the College completed a purchase of 2.35 acres from Verizon at the corner of Stewart and Exposition in Santa Monica. Soon thereafter construction commenced on a 220-space parking lot which opened for fall 2007.

Project Schedule: *Completed 2007*

Project Bond Allocation: \$18,969,509

Funding Sources: Measure U

Northwest Quad Development

Project Description: Santa Monica College has very limited land space. Over the years, both the number of students and the number of buildings have grown on campus. In addition to this, after the 1994 Northridge earthquake a large number of temporary structures were placed on the campus to hold programs that were dislodged from their original buildings for repairs and renovations.

With the planned removal of many of the temporary structures, the College had the opportunity to create some much need open space on the campus. In addition, the 1998 Master Plan called for the removal of the Amphitheater to make way for the planned Student Services complex. An area needs to be provided for student events that were formally held in the Amphitheater. The new Library, Campus Theater, and Liberal Arts face the new "quad" area creating a central focal point for this portion of the campus.

Project Schedule: *Completed 2008*

Project Bond Allocation: \$11,388,463

Funding Sources: Measure U

Campus Infrastructure/Safety

Project Description: The major portion of the Santa Monica College campus was opened in 1952. Much of the original infrastructure still remains. Some of the infrastructure was damaged in the 1994 Northridge Earthquake. Pieces of the original infrastructure have been repaired and replaced over the years on a piecemeal basis. Changes in technology have rendered much of the original infrastructure obsolete. In addition, changes in society require that additional efforts are needed to provide a safe and secure environment for the campus community. Other safety upgrades include earthquake retrofits.

This project updates the infrastructure for traffic, water, gas, sewer, electrical, fire and security based upon recent master planning efforts. It also includes a suitable facility for the College's Information Technology area. The changes will be coordinated with building construction activity in the area. As part of the infrastructure project, the College will address circulation including improvement of the Pico Blvd. presentation, signage and way finding.

Project Schedule: *Substantially Complete*

Project Bond Allocation: \$4,003,084

Funding Sources: Measure U

Physical Education and Athletic Fields

Project Description: SMC currently offers credit classes in physical education, athletics, and kinesiology; non-credit courses in health and conditioning (through Emeritus College); and not-for credit courses in recreation and fitness (through Continuing and Community Education). Compared to most other campuses, SMC is deficient in field space. The Physical Education program lacks outdoor facilities available at other campuses, including a baseball field, a softball field, and a practice field for football, a soccer field, outdoor volleyball courts, and outdoor basketball courts. The District rents field space in order to offer some of these programs; however, there is insufficient field space in Santa Monica.

This project provided for field improvements and for the retrofit of existing College fields and athletic facilities or other fields available to the College for year-round usage. The first renovation was the John Adams Middle School Field. This field is shared by the College, Santa Monica-Malibu Unified School District, City of Santa Monica and community groups. The second field project was the SMC Corsair Field. All fields are made available for community use when not in instructional use.

Project Schedule: John Adams Middle School Field, *Completed 2008*
SMC Corsair Field, *Completed 2009*

Project Bond Allocation: \$7,409.872

Funding Sources: Measure S

Bundy West Building Classroom Completion

Project Description: Approximately 6,500 of unplanned space was left available when the West Building was completed at the Bundy Campus in 2005. With the expansion of the Workforce Development program along with the need for classroom swing space during construction at other sites, the vacant space was converted to academic use.

Project Schedule: *Completed 2012*

Estimated Project Cost: \$3,162,183

Funding Sources: Measure AA

Information Technology Relocation (Main Campus)

Project Description: The Information Technology department located in Drescher Hall supports the use of information systems on campus. The current server room can no longer support the power and air conditioning needs of the increasingly more powerful servers that are in use today. The plan is to move the department to a new building adjacent to the College's Media Center, which is located on the south end of the Library. Much of the campus technology infrastructure is already located in the Media Center, and the departments work cooperatively on many projects. The project will consist of a new 14,000 SF building and 11,000 SF remodeling of the existing Media Center. The space vacated in Drescher Hall will be converted to academic use as part of a future project.

Project Schedule: *Completed June 2015*

Estimated Project Cost: \$23,275,783

Funding Sources: Measure AA

Section II - Projects in Division of State Architect (DSA) Review

Malibu Site Acquisition and Facility

Project Description: In the 1970s and early 1980s, Santa Monica College offered about 70 general education classes and several non-credit classes in Malibu throughout a semester. Today, the program is limited to a few classes offered in school district buildings.

The recommended site acquisition and facility will be a classroom facility to provide general education classes, science, art and Emeritus College classes. There is also an interpretive center to highlight natural environment and history of Malibu and a Sheriff's sub-station. The District has worked cooperatively with the City of Malibu and the County of Los Angeles in planning a site at the Malibu Civic Center.

Project Schedule: In DSA

Estimated Project Cost: \$26,775,991

Funding Sources: Measure S, AA

Student Services Building

Project Description: In conformance with the 1998 SMC Adopted Master Plan, this project will combine and provide improved user access to various student services and some administrative functions.

The new Student Services portion of this proposed building will facilitate the centralization of all Student Services operations that are also presently dispersed throughout the campus and housed in temporary buildings. This project provides office and service space for approximately 25 Student Services functions.

The Administration portion of this proposed project will house Academic and Student Services administrators to be integrated along with the Student Services functions to provide a one-stop service delivery location. The new building will be sited near the Pico Boulevard main entrance to the SMC campus and thereby provide immediate access for students and members of the college community.

This proposed project also includes accommodation for vehicular access/egress, and underground parking, all in compliance with the Master Plan goal to provide more below grade vehicle parking at the main campus.

Project Schedule: *Phase I completed*; Phase II in DSA

Estimated Project Cost: \$109,862,122

Funding Sources: Measure S, U and AA

Section III – Projects in Construction

East Wing Earthquake Renovation – Performing Arts Campus

Project Description: During the construction of other improvements recently at the Performing Arts Campus (formerly the Madison site), it was discovered by the engineers that earthquake renovations required after the 1933 Long Beach Earthquake were never performed. The new facility will consist of a large multipurpose room to house Music Department rehearsal and performances plus other special event. On the upper level there will be two specialized music classrooms, one for piano and one for voice.

Project Schedule: In Construction, estimated completion February 2016

Estimated Project Cost: \$23,016,844

Funding Sources: Measure AA

Replacement Health, Fitness, Dance, and PE Building plus Central Plant (Main Campus)

Project Description: The systems of the existing building are in poor condition and the fire safety system needs upgrading. A new replacement building would also provide today's more specialized fitness and individual sports labs, as well as remedy an existing deficiency in support facilities for women and an existing deficiency in practice and demonstration rooms for dance. The new building consists of athletic facilities, fitness center with climbing wall, fitness studios and dance studios.

Since this building is located in the center of campus, it is an ideal location for the central cooling plant which is an energy efficiency project designed to generate chilled water for efficiently for air cooling in buildings throughout the main campus.

Project Schedule: In Construction, estimated completion December 2016

Estimated Project Cost: \$50,481,474

Funding Sources: Measure S, AA, State Energy Incentives, Energy Cost Savings

Media and Technology-Driven Programs Complex (Academy Campus)

Project Description: The College operates a variety of programs in the digital arts, media, communication, and broadcasting fields. These programs currently reside in 1950s era buildings that cannot support the modern infrastructure necessary for digital and online programs. A new Media and Technology complex is proposed to house these digital technology-intensive programs. The facilities will have the data, communications, electrical, and ventilation systems necessary to support these programs in the future. The proposed location is a campus site in the heart of Santa Monica's media and entertainment district where some of SMC's existing digital arts programs are housed. One phase of the project would renovate and add additional space to the existing building to house and expand SMC's Communication programs. An additional phase would relocate the College's radio station KCRW, which has outgrown its space, into a new building on the site. Moving KCRW, a nationally-recognized leader in new media and online delivery, to this site would provide a dynamic asset to SMC's current and future media and technology-driven instructional programs.

Project Schedule: In Construction, estimated completion August 2016

Estimated Project Cost: \$91,919,056

Funding Sources: Measure AA, KCRW Foundation

Security and Fire Alarm

Project Description: To better protect student and staff during emergency situations the college is upgrading all its security systems, including access control, video surveillance, and intrusion alarms as well as its fire alarm and mass notification systems to newer digital technologies.

Project Schedule: In Construction, estimated completion December 2015

Estimated Project Cost: \$9,570,794

Funding Sources: Measure AA

Section IV – Projects in Active Planning Phases

Early Childhood Development Lab & Replacement Childcare Center

Project Description: SMC currently has no dedicated childcare facility and offers lab instruction through various local childcare providers. The District lacks a teaching laboratory facility in Early Childhood Education available at many other community colleges. This project provides for a childcare center for college students and the community plus a new Early Childhood Development Lab to be operated in conjunction with the childcare facility. The District will seek public agency, institutional, and non-profit partnerships in order to reduce capital costs and to operate the facility in a cost-effective manner. The City of Santa Monica is a partner in this project, providing the site at the Civic Center and a portion of the building funds.

Project Schedule: Received City of Santa Monica Approvals, In Design

Estimated Project Cost: \$13,176,578

Funding Sources: Measure S with City of Santa Monica

Energy Efficiency Projects

Project Description: This project provides for upgrades to existing and future District facilities, for energy efficiency, including the use of certain energy generation and cogeneration technologies, and to meet modern sustainability practice.

Project Schedule: Solar and Energy Efficiency Projects – In Planning

Estimated Project Cost: \$7,151,138

Funding Sources: Measure S, District Capital Funds, State Energy Incentives, Energy Cost Savings

Section IV – Future Projects

Projects not yet in active planning:

Replacement Math and Science Extension Building (Main Campus)

Project Description: The math department is currently operating in a temporary facility that is nearing the end of its life cycle. Additionally, new California regulations require an increase in minimum math competencies beginning in Fall 2009. The current facility lacks the infrastructure to support modern classroom technology. The Earth, Life, and Physical Sciences programs are operating in spaces that are too small and scattered around the campus. This inhibits the sharing of resources and incurs expensive replacement costs for laboratory teaching materials. There are insufficient science lab classrooms to offer needed course sections for the Allied Health and Nursing program.

New Career Opportunity and Career Advancement Instructional and Job-Training Building (Bundy Campus)

Project Description: SMC's workforce development program is now regarded as one of the most successful in California. A new facility would provide the program with modern classrooms that can be adapted to ongoing need, including the one-stop services often required in training and working with employers to hire employees new to the workforce. The facility would house training programs provided by College, City, County, and other agency providers. The new facility would also allow SMC to provide advanced instruction tailored to the needs of the Westside workforce, in partnership with other agencies. The facility is included in the Bundy Campus Master Plan.

Drescher Hall: Academic Facilities Modernization, Pico Promenade

Project Description: A current project includes the transformation of the Pico Boulevard side of the campus. One component of this project is a remodel of Drescher Hall, built in the 1960s for the teaching of vocational trades. The building lacks modern infrastructure and is not easily accessible on the first floor. The Photography Department is currently split between this building and the Business Building. This modernization project consolidates the photo program in one location in Drescher Hall and accommodates an expanded use of digital photo technologies. Also, ESL (English as a Second Language) is currently in temporary facilities located at the far edge of campus. This project will consolidate ESL in Drescher Hall and provide an opportunity for program modernizations and improvements. The modernization will also provide a fire system upgrade.

This project would also make improvements to the college frontage on Pico including a transit plaza to serve the increasing number of students that take advantage of public transportation.