

## **West Hills Community College District**

### **Facilities Master Plans**

**The West Hills Community College District invites proposals from prequalified firms to assist with the revision of the Facilities Master Plans (FMP) for its two colleges: West Hills College Lemoore, and West Hills College Coalinga, which includes West Hills College Coalinga's Firebaugh Center and Farm of the Future. The FMPs will be based on the colleges' mission and Educational Master Plans (EMPs):**

## **SECTION A- GENERAL INFORMATION**

### **INTRODUCTION**

**West Hills Community College District has a rich history of serving the educational needs of the west side of the San Joaquin Valley for almost 90 years**

**The district traces its roots back to 1932, when the Coalinga Extension Center for Fresno State College was founded to offer classes through the local high school district. In the 1940s, Coalinga College ended formal ties with Fresno State and came under the control of the Coalinga Union High School District. In 1956, a new 40 acre campus for the school opened on Cheny Lane in Coalinga. In 1961, the school separated from the high school district and, in 1969, became known as West Hills College.**

**As time went on, the college expanded its reach into surrounding communities. In 1962, Lemoore and Avenal became a part of the district. The following year, Riverdale and Tranquility High School Districts followed suit. Outreach increased in Firebaugh with the opening of the North District Center in 1971 and in Lemoore, with a West Hills presence at both Naval Air Station Lemoore and Lemoore High School.**

**While classes were offered as early as 1964 in Lemoore, a classroom and office were built in 1981 on land purchased from the city and named the Kings County Center. In the early 1990s, the California Postsecondary Commission designated West Hills College as the community college provider to the Hanford and Armona areas.**

**The approach of the new millennium brought even more changes. Online classes were offered starting in 1999. In 1998, approximately 107 acres of land was donated by the Pedersen, Senas families for the building of a full-fledged campus in Lemoore. The same year a \$195 million bond measure, Measure G, passed to fund the building of the college and remodeling at both the Coalinga and Firebaugh campuses.**

**The first new community college built in California in this century opened in 2002 west of Highway 41 on Bush Street. The campus earned college status from the Board of Governors in 2001 and full accreditation in 2006, giving the district two separate colleges, jointly governed by the West Hills Community College District. The colleges are West Hills College Coalinga and West Hills College Lemoore, which became the 109th community college in California.**

**That was just the beginning of a new phase of construction running into the 21st Century. In 1998, NDC Firebaugh moved to a new building. Several major bond measures were passed**

**Coalinga and provided \$11.6 million in funds to build new agriculture facilities at the Farm of Future and modernize several campus buildings**

**Measure E was passed in Lemoore at the same time, providing \$31 million in funding for several planned new buildings. The state-of-the-art Golden Eagle Arena opened in 2011 and a new 23,000 square foot Student Union opened in 2016**

**Measure Q, an \$11.8 million measure, was also passed in 2008 to provide funds for the North District Center; Firebaugh**

**Measure T, a \$20 million bond issue, was passed in 2014 to fund district-wide ongoing technology upgrades for the next 20 years**

**California Proposition 51 was passed in 2016 which has provided remaining funds needed to build a new 41,633 sq. ft. North District Center in Firebaugh. The center was renamed the Firebaugh Center in 2022 and opened in August of 2022**

**A new district office in Coalinga was opened in January of 2020**

**The district service area covers 3,500 square miles with colleges in Lemoore and Coalinga, the Firebaugh Center; a District office in Coalinga, three child development centers, and the Farm of the Future and Rodeo facility at the north end of Coalinga**

## **SCOPE OF PROJECT**

### **Facilities Master Plans**

**The District seeks detailed proposals from facilities consultants to assist with the revision of the existing facilities master plans that will be tied to the Colleges' new educational master plans**

**West Hills College Coalinga Educational Master Plan**

**<https://westhillscollege.com/district/about/documents/whc-coalinga-educational-master-plan.pdf>**

**West Hills College Lemoore Educational Master Plan**

**<https://westhillscollege.com/district/about/documents/whc-lemore-educational-master-plan.pdf>**

**Quent Facilities Master Plan**

**<https://www.westhillscollege.com/district/about/documents/whtcd-facilities-master-plan.pdf>**

**The current District's physical environment consists of four main locations and a district office (the district office is not included in the EMRs). The Project will result in two (2) EMRs**

- 1. West Hills College Coalinga main campus, which includes the Farm of the Future, the Rodeo Facility (Coalinga), and the Firebaugh Center in Firebaugh**
- 2. West Hills College Lemoore**

**The scope of the project includes the following**

**Project Initiation** This phase will allow the consultant to become familiar with available information and to assist the District with the establishment of a project schedule. For each of the two EMFs, there will be an initial strategy meeting with the executive team, one campus constituent meeting (includes students, faculty, and staff), and a final executive meeting. Key stakeholders will be identified and methods for ensuring their participation will be determined.

**Data Gathering and Analysis** The consultant shall receive, review and synthesize all available studies, reports, publications, data, and other pertinent information such as existing and proposed student and faculty FTE, athletics, and housing data, institutional plans, accreditation and self studies, facilities inventory, classroom and laboratory contact hours, college catalogs, etc. The consultant shall review the assembled materials and existing Facilities Master Plan then identify information gaps.

**Conduct Interviews with District Representatives** The consultant shall meet with the District executive team to define current priorities and anticipated changes, and research innovative opportunities for the future. The consultant will plan meetings, facilitate discussions, and prepare materials for presentation and dissemination.

**Field Studies** The consultant shall participate in a walk through of all campus facilities. A preliminary assessment of the highest and best long term use of existing facilities will be established. The plan will coordinate, define, and determine the following (based on an update of the existing EMF):

**Campus land use patterns**

**issues, including the opportunity for renewable energy resources, environmental conservation, and minimization of impacts on natural systems**  
**In coordination with District and College personnel, review current building condition surveys. Complete an assessment of all facilities and identify any deficiencies in existing buildings and sites, including program and service areas, utility systems and infrastructure, telecommunications and health and safety concerns**  
**Define implementation steps necessary to fulfill the needs identified, coordinating the identified scope of work with funding resources and creating a 10-year Planning Schedule for the work to be completed District wide**  
**Evaluate compliance with current codes, standards, and ADA regulations**  
**Update the campus map for West Hills College Lemoore**  
**Update the campus maps for West Hills College Colingato to include the main campus, the Farm of the Future, the Rodeo, and the Firebaugh Center**

**Master Plan Scenarios** The consultant shall prepare concept scenarios for the physical development of the College. Assumptions regarding college priorities will be reviewed and adjusted to match academic, strategic and student affairs goals, physical needs, and strategic positioning opportunities. The Executive Cabinet shall meet with the consultant to review and discuss the alternatives.

**Key Project Milestone for each of the two EMRs**

- One planning session with the executive team at the beginning of the project**
- One planning session with college departments, programs, units**
- Draft plan developed and available for District services and college review and comment**
- Meeting with the executive team to review draft plan**
- Draft plans revised**
- Final plans developed and made available for the college and District leadership to review and approve**
- Internal presentations to colleges and District leadership and committees**
- Board of Trustees action and adoption**

**Final Deliverables**

Two (2) identified Final Deliverables:
 

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**students and trustees**



