



**Childcare Center**  
New Construction

# Los Angeles Southwest College, Consumer Studies and Child Development Center *Los Angeles, California*

TDM Architects Inc.

**TDM ARCHITECTS INC.**

930 Colorado Blvd.  
Los Angeles, CA 90041

Diran Depanion  
323/254-9200

**DESIGN TEAM**

Diran Depanion  
Ani Ouzounian  
Jose Corado  
Tyler Haigh  
Vinnie Diep  
Steven Straus

Steven Ormeyni & Associates,  
Playground Design

IDS, Structural Engineering  
DMA, Mechanical &  
Plumbing Engineering  
ECCO, Electrical Engineering

**OWNER/CLIENT**

Los Angeles Community  
College District  
Los Angeles, CA  
Larry Eizenberg,  
Facilities Director  
213/891-2400

Type of School and  
Grades Served:

College, Infant-Preschool

Capacity:

180 students (Infant/Preschool);

170 students (College)

Size of Site: 1.89 acres

Area of Building:

32,101 square feet

Volume of Building:

495,400 cubic feet

Space per Student:

91.7 square feet

Cost per Student: \$86,857

Square Foot Cost: \$457

Cost of Construction:

\$14.7 million

Total Project Cost: \$16.6 million

Completion Date: Aug. 2007

Percent of Completion: 100%



PARTIAL SOUTHWEST ELEVATION

Los Angeles Southwest College campus's build-able land area is severely fragmented due to on-site earthquake faults mapped during the initial stages of the discovery/site analysis process. Working with the geologists and the campus master plan architect, a triangular site was allocated for this project at the northeast corner of the campus, clear of the known seismic faults.

Due to the site's seismic issues, the buildings had to be a minimum of 100 feet from the fault line. In order to maximize the available land for new building square footage, the administration requested a second floor addition to the Child Development Center. The Consumer Studies Department, which also includes the Child Development Instructional Program, was added to the scope of the project to be housed on the second floor, raising the total area of the building to 32,000 square feet from the original



PARTIAL WEST ELEVATION



LOBBY CONTROL POINT

17,000 square feet.

The state-mandated separation between children and adult students was achieved by providing separate entrances and completely segregating the vertical circulation.

The Los Angeles Community College District mandated all new buildings to be LEED

certified. At this time we are on target to achieve the LEED Silver category for this project. A canopy structure in the playground area serves as a support structure for the photovoltaic panels while providing shade for the children's playground for the children's programmatic and licensing requirements. ■

PHOTOS: DIRAN DEPAIAN