Junior College Construction Act of 1967

1974-75
Preliminary Plan Package
For
SITE DEVELOPMENT
PHASE I
Santa Barbara Community College District
Santa Barbara City College
October 1, 1973
Revised November 6, 1973
Preliminary Plan Package

SITE DEVELOPMENT
PHASE I

Santa Barbara City College
October 1, 1973
Revised November 6, 1973

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1974-75
Preliminary Plan Package
SITE DEVELOPMENT PHASE I
Santa Barbara City College
October 1, 1973
Revised November 6, 1973

PROJECT DESCRIPTION

INTRODUCTION

This submittal represents the Preliminary Plan Package for the Site Development working drawings and construction funds in the 1974-75 Capital Improvement Program. The scope of this project has been modified from that listed in the Project Planning Guide previously submitted.

PROJECT DESCRIPTION

The Site Development proposed in this project is the initial work necessary to prepare 31.62 acres of additional undeveloped land immediately adjacent to the existing 42.69 acre Santa Barbara City College campus. The existing campus and additional land is shown on pages VII-2 and VII-3 of this report. The Site Development will be on Parcel A (8.4 acres,) and Parcel B (23.22 acres,) and an area connecting Parcel B to the existing campus crossing Loma Alta Drive near the existing Gymnasium. The Development proposed reflects the needs of the Santa Barbara Community College District Master Development Plan for 1973. See page VII-4 for Master Facilities Development Plan.

This project consists of grading, storm drainage, irrigation, erosion control planting, utility mains, and a pedestrian/utilities bridge. This work is necessary to protect the site from erosion, provide a fireline system for fire protection of the Drama and Music Facilities, and, with future extensions, all future buildings located on said Parcels A & B; provide safe access; provide utility mains to serve the Drama and Music Facilities, and, with future extensions, to serve all future buildings located on said Parcels A & B. Except as necessary to accomplish the above needs, grading and paving of parking areas are not included. Site lighting is not included except for the pedestrian/utilities bridge. Paving of roadways, walkways, and parking areas is not included.

The scope of this project has increased considerably from the Project Planning Guide. Previous estimates and scope by the District were found to be completely inadequate as the Master Plan was developed by the architectural consultants. The architects have included in their planning analysis a master site and utilities plan with detailed cost estimates. Consultants in mechanical, electrical, traffic, civil and landscape engineering have been used in the Master Plan and Site Development design and cost analysis. Additionally, the project has been expanded to include the pedestrian/utilities bridge that is required at this time due to the utilities core. All cost items have been detailed in the JCAF 32 support data sheets.
MASTER PLAN MAP DESCRIPTION
Santa Barbara Community College District
Santa Barbara City College

See Master Plan Map on page VII-4

The Campus Today: See map on page VII-1
The existing campus consist of 42.69 Acres bounded by Cliff Drive on the north, Loma Alta Drive on the west, La Playa Field and Shoreline Drive on the south, and Pershing Park on the east. It is on a raised mesa with views to the north, east and south. The Physical Education Building, parking, and many of the shared facilities are south and east of the mesa. By agreement with the City of Santa Barbara, a number of on-campus and off-campus facilities are shared. These include the Physical Education Building, La Playa Field, Pershing Park, and parking facilities. The previous master plan for the area east of Loma Alta Drive was for a campus of 5000 students, with the assumption that it would be necessary to acquire additional sites elsewhere in the future.

The Site Acquisition: See map on page VII-3
The passage of a bond issue in April 1973 now makes it possible to provide the necessary expansion of the campus on a site that is immediately adjacent to the present campus. The master plan now includes 31.62 Acres located west of Loma Alta Drive. This property is now in the process of being acquired. The site is a mesa, with views to the north, east, and south. Much of the site has been extensively benches in a cut-and-fill operation in anticipation of a large apartment project proposed by the owner. There are cliffs to the south and cliffs and a ravine on the east.

Vehicular Access: The parking areas east of Loma Alta, on-campus, will be designated for time limit and restricted parking, with an entry from Loma Alta Drive.

The area west of Loma Alta will be reached via an entry off Cliff Drive. There will be secondary emergency access to each mesa, with emergency access loop on each mesa, utilizing the walkway system.

Pedestrian Access: Pedestrian and bicycle access will be from all adjacent roads, parking lots, and from the bikeway system now being planned by the City. The pedestrian-utilities bridge will link the east and west mesas. Bus turnarounds and loading area, and motorcycle parking areas will also be provided.

Parking: Plans have been prepared for three different volumes of parking, depending on future conditions. The middle and lower volumes can be handled with on-grade and shared parking. The upper projection level will require parking structures.
Program and Buildings: For planning purposes, enrollment is assumed to increase in the future from the present level of approximately 4,200 full time day and night students to 8,000. Expansion of the physical facilities on a roughly comparable basis is assumed for master physical planning purposes.

Physical facilities most difficult to relocate or most expensive to provide new, such as the Science Laboratories, will remain, and be expanded as necessary, on their existing sites.

To avoid excessive congestion east of Loma Alta, the major building and parking projects will occur on the site west of Loma Alta. The master plan indicates that approximately 80% of the future college building program will take place on the site west of Loma Alta. All parking shown on proposed site is required for student use.

One additional "shared" facility, with City and/or private funding participation, is being considered. It is a Performing Arts Pavilion. The College currently has joint powers agreements with the City of Santa Barbara for shared facilities. They are:

- City owned Pershing Park-College provides improvements (baseball and softball fields, tennis courts, sidewalks, lighting)—The City maintains the park and facilities—The College has first choice of facilities for physical education during the hours from 8:00 AM to 5:00 PM and the City for evening hours, holidays and week ends.

- City owned parking lots in Pershing Park, all lots north and south of Shoreline Drive from the base of the bluff (bleacher area of stadium) to the ocean available to students for parking in return for college allowing use of its facilities when not scheduled for classes.

This agreement will be re-negotiated to accommodate the new Master Plan, Site Acquisition, and the Performing Arts Pavilion, which will include one 1,500 to 2,500 seat concert hall type structure.

Preservation: Existing cliffs and ravines, along with their vegetation and trees, will be preserved and protected from erosion and development. The plan is designed to take maximum advantage of the magnificent sites and the mountain and ocean views.

Revised November 6, 1973
Preliminary Plan Cost Estimate 1974 - 75
(All Cost @ ENR 2080)

1. Site
   A. Purchase price of property $ -0-
   B. Appraisals $ -0-
   C. Costs incurred in escrow $ -0-
   D. Surveys $ -0-
   E. Other costs* $ -0-
   Total (Acquisition of Site) $ -0-

2. Plans
   A. Architect's fee for plans $ 55,188
   B. Office of Architecture, plan check fee $ 1,125
   C. Community College, plan check fee 1/7 of 1% $ 286
   D. Preliminary tests $ 1,000
   E. Other costs* $ 600
   Total (Plans) $ 58,199

3. Construction
   A. Utility service* $ 180,830
   B. Site development service* $ 132,132
   C. Site development general* $ 176,727
   D. Other site development* $ -0-
   E. Reconstruction* $ -0-
   F. New Construction (Building)
      (1) General Work $ 200,160
      (2) Mechanical $ -0-
      (3) Plumbing $ -0-
      (4) Electrical $ -0-
      (5) Other $ -0-
   Total (Construction) $ 689,849

4. Tests and Inspection $ 13,148

5. Contingency $ 34,492

6. Total Building Project (Items 1 through 5 above) $ 795,688

7. Furniture and movable equipment $ -0-

8. Total project cost (Items 6 and 7) $ 795,688

*Define with detail description on attachment.

<table>
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<tr>
<th>Project Data</th>
<th>Totals</th>
<th>Ratio</th>
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<th>Total Bldg. Project Unit Cost b/</th>
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<td>Assignable Sq. Feet (ASF)</td>
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Prepared by John Robert Henderson, AIA

Date October 1, 1973
Revised November 6, 1973
PRELIMINARY PLAN COST ESTIMATE - SUPPORTING DATA

Santa Barbara Community College District  
Santa Barbara City College  
Site Development  
Phase I

1. SITE (District is in the process of acquiring site.)  

2. PLANS

   A. Architect's Fee for Plans  
      $689,849 @ 8%  
      $55,188

   B. Office of Architecture, Plan Check Fee  
      Pedestrian-Utilities Bridge $200,160  
      (1) Structural fee $200,160 @ 1/2% $1,000  
      (2) Physically handicapped fee 125  
      $1,125

   C. Community College, Plan Check Fee  
      $200,160 @ 1/20%  
      286

   D. Preliminary Test (soil test)  
      1,000

   E. Other Costs (legal advertising)  
      Total Plans 600  
      $58,199

3. CONSTRUCTION

   A. Utility Service  
      (1) Electrical  
         (a) Power  
         1. 1 5KV Switch &  
            Fuse @ $3,600 ea. $3,600  
         2. 1 Pull Box @  
            $325 ea. 325  
         3. 1,830 ft.-3 #2/0  
            (5KV) & 1 #2 (ground)  
            4"C. @ $15/ft. 27,450  
         4. 160 ft.-3 #2/0 (5KV)  
            & 1 #2 (ground) 4"C.  
            @ $14.75/ft. 2,360  
         5. 2 Pull Boxes @  
            $350 ea. 700  
         6. 4 H.V. Manholes @  
            $1,000 ea. 4,000  
            $38,435

         (b) Telephone  
         1. 1,500 ft.-3"C.O. @  
            $6.40/ft. $9,600  
         2. 160 ft.-3"C.O.  
            (rigid) @ $5.35/ft. 856

Revised November 6, 1973
3. CONSTRUCTION (Continued)
   A. Utility Service (Continued)
      (1) Electrical (Continued)
         (b) Telephone (Continued)
         3. 3 U.G. Pull Boxes
            @ $450 ea.                   $1,350
         4. 2 Pull Boxes @ $300 ea.  600
            ____________            ____________
            12,406

         (c) Signal System-Fire Alarm,
             Clock, Program
         1. 1,500 ft.-3 #12 &
            6 pr. #19-4"C. @
            $9.85/ft.              $14,775
         2. 160 ft.-3 #12 & 6
            pr. #19-4"C. (rigid)
            @ $9.40/ft.            1,504
         3. 3 U.G. Pull Boxes @
            $400 ea.               1,200
         4. 2 Pull Boxes @ $150
            ea.                    300
            ____________            ____________
            17,779

         (d) T.V., Multi-Media
         1. 1,500 ft. - 6 4"C.O.
            (ABS Duct) @
            $26.25/ft.            $39,375
         2. 160 ft. - 6 4"C.O.
            (rigid conduit) @
            $36/ft.               5,760
         3. 3 U.G. Pull Boxes
            @ $600 ea.           1,800
         4. 2 Pull Boxes @ $300
            ea.                   600
            ____________            ____________
            47,535
            Total - Electrical  $116,155

(2) Mechanical/Plumbing
   (a) Sanitary Sewer
   1. 8" diameter Vitrified
      Clay Pipe & Fittings
      930 L.F. @ $9.25             $8,603
      6" diameter Vitrified
      Clay Pipe & Fittings
      330 L.F. @ $8.25             2,723
   2. Manholes-Average
      depth 7ft. [4] @
      $600 ea.                    2,400
   3. Cleanouts [2] @ $130 ea.  260
   4. Connection into exist.
      street manhole with
      manhole drop &
      rechannel                350

IV-3
3. CONSTRUCTION (Continued)
   A. Utility Service (Continued)
      (2) Mechanical/Plumbing (Continued)
         (a) Sanitary Sewer (Continued)
         5. Santa Barbara City
            Assessment for Proportion of Street Sanitary
            Sewer Extension recently made $4,200
            $18,536

(b) Natural Gas Service
   1. 4" gas main line &
      fittings 1070 L.F.
      @ $6.25/ft. $6,688
   2. 4" main shut-off
      valves [1] @ $275 ea. 275
   3. 4" stub-out tees
      (capped) [1] @ $100 ea. 100
   4. (Connection into exist.
      street gas main) L.S. 200
   5. Concrete Vault as per
      Gas Co. L.S. 700
         7,963

(c) Fire Prevention System
   1. 10" diameter fire main
      line & fittings
      910 L.F. @ $10.75 $9,783
   2. 12" dia. fire main
      line & fittings
      570 L.F. @ $12.75 7,268
   3. 10" dia. sectional
      valves & boxes [2]
      @ $600 ea. 1,200
   4. Connection into exist.
      12" dia. street main
      L.S. 350
   5. 12" main shut-off
      valve in street @ $600
      ea. 600
   6. 12"x6" tee & 6" valve
      to domestic L.S. 410
   7. Detector check valve
      assembly, consisting of
      (installed): 12" dia.
      detector check valve;
      12" dia. shut-off valves;
      valve boxes: 3/4" detector check meter &
      piping; meter vault 3,450
   8. Fire hydrants [2] @ $750 ea.: complete
      assembly with connecting
3. CONSTRUCTION (Continued)
A. Utility Service (Continued)
   (2) Mechanical/Plumbing (Continued)
     (c) Fire Prevention System (Continued)
     8. Fire hydrants (Continued)
        fittings to main, 6" branch line, Shut-off valve, hydrant with 6" bury, break-off valve, 4" steamer and 2-1/2" hose connectors
        $1,500
        $24,561

     (d) Domestic Water System
     1. 6" domestic water turbo meter assembly including strainer; check valve; 6" shut-off valves; vault; fittings and connection into stub-out tee (Epoxy lined fittings.) L.S.
        $ 4,400
     2. 6" water main line-blue bell PVC 4-1 hydrostatic ratio (type 150) 1010 L.F.
        @ $6.50/ft.
        6,565
     3. 6" stub-out tees (1)
        @ $150 ea.
        150
     4. Santa Barbara City Assessment for proportion of street main 2,500
        $13,615

        Total-Mechanical/Plumbing $64,675

        Total - Utility Service $180,830

B. Site Development Service
   (1) Demolition
       none

   (2) Rough Grading (for Rough Grading in connection with bridge, see 3.f.) (Includes erosion control, jute mesh, & other erosion control preparation. For description of work, see "Outline Specifications." For location of areas referred to below, see "Erosion Control" drawing.)
3. CONSTRUCTION (Continued)
   B. Site Development Service (Continued)
      (2) Rough Grading (Continued).
         (a) Area "A"
             Grading, plant materials
             and irrigation 266,849
             S.F. @ $0.07                $18,679
         (b) Area "B"
             548,159 S.F. @ $0.04
             Note: For Storm
             drainage, see sub-
             paragraph 3.                 21,926
         (c) Area "C"
             171,844 S.F. x 30%
             @ $0.12                    6,186
         (d) Area "D"
             195,584 S.F. x 10%
             @ $0.12                    2,347

         Total - Rough Grading       $49,138

      (3) Storm Drains
         (a) 10" pipe, 1,100 L.F.
             @ $11.15                $12,265
         (b) 12" pipe, 260 L.F.
             @ $13.38                3,479
         (c) 14" pipe, 150 L.F.
             @ $16.73                2,510
         (d) 16" pipe, 700 L.F.
             @ $20.07                14,049
         (e) 18" pipe, 480 L.F.
             @ $22.30                10,704
         (f) 24" pipe, 220 L.F.
             @ $33.45                7,359
         (g) 36" pipe, 200 L.F.
             @ $40.14                8,028
         (h) 14 catch basins, plus
             energy dissipator       2,600

         Total - Storm Drains
         On Site                    $60,994

      (i) For culvert system
          under Loma Alta:
          1. 280 LF of 54" reinf.
              conc. pipe @ $50.00          $14,000
          2. 5600SF of pavement
              removal & replacement @ $1.00  5,600
          3. Headwall & wingwalls        2,400

         Total - Storm Drains
         In Road                      $22,000

IV-6
3. CONSTRUCTION (Continued)

B. Site Development Service (Continued)

(3) Storm drains (Continued)

Total - Storm Drains $82,994

(4) Retaining Walls

Total - Site Development Service $132,132

C. Site Development, General

(1) Paving & walks (For work connected with the pedestrian-utilities bridge, see 3.f., "New Construction")

none

(2) Wall, screens, fences and railing (For work connected with the pedestrian-utilities bridge, see 3.f., "New Construction")

none

(3) Finish Grading (See "Outline Specifications")

none

(4) Landscaping (Note: For locations of areas referred to below, see "Erosion Control" dwg. For descrip. of work, see "Outline Spec."

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<td>Area D</td>
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Total - Landscaping $176,727

IV-7
3. **CONSTRUCTION (Continued)**
   C. Site Development, General (Continued)

   Total - Site Development, General  $176,727
   D. Other Site Development  none
   E. Reconstruction  none

   F. New Construction
   (1) Pedestrian-Utilities Bridge
   (Note: Utility lines and conduit work cost connected with the bridge are in 3.A.
   Utility Service.)
   (a) Rough grading and site drainage  $5,000
   (b) Paving, walls, lighting  15,000
   (c) Architectural and structural, 7280 S.F.
   @ $22.00  160,160
   (d) Landscape erosion control at adjacent banks  20,000

   Total - New Construction  200,160

   G. Other  none
   Total Construction  $689,849

4. **TEST AND INSPECTION**

   A. Test, $689,849 @ 1%  $6,898
   B. Inspection, 5 months @ $1,250  6,250
   Total Test & Inspection  13,148

5. **CONTINGENCY**

   A. $689,849 @ 5%  34,492

6. **TOTAL BUILDING PROJECT**  $795,688

7. **FURNITURE AND MOVABLE EQUIPMENT**  None

8. **TOTAL PROJECT COST**  $795,688

Prepared by  John Robert Henderson, AIA

Date  October 1, 1973
Revised  November 6, 1973
5. **CONTINGENCY**
   
   A. $974,371 @ 5% $48,719

6. **TOTAL BUILDING PROJECT** $1,119,858

7. **FURNITURE AND MOBILE EQUIPMENT** None

8. **TOTAL PROJECT COST** $1,119,858

Prepared by ________________________________

Date October 1, 1973
ANTICIPATED TIME SCHEDULE

Preliminary Plan Package for Working Drawings And Construction          Oct. 1, 1973
Request Approval to use District Funds for Working Drawings Per Education Code 20084 Apr. 1, 1974
Authorize Working Drawings                                             May 10, 1974
Submit Environmental Impact Report                                     May 13, 1974
Submit Coastal Commission Report                                      May 13, 1974
Approval By Environmental Agencies                                     July 15, 1974
Approval By Coastal Commission                                        July 15, 1974
OAC Plan Check Begins                                                  July 15, 1974
OAC Plan Check Approval                                                Sept. 2, 1974
Request PWB Approval of Working Drawings and Release of Construction Funds Sept. 2, 1974
PWB Approval of Working Drawings and Release Construction Funds        Sept. 30, 1974
Advertise for Construction Bids                                       Oct. 15, 1974
Oct. 22, 1974
Bids Due                                                              Nov. 12, 1974
Begin Construction                                                     Nov. 21, 1974
Complete Construction                                                  May 15, 1975
FEDERAL FUNDS

District: Santa Barbara Community College  College: Santa Barbara City

Project: Site Development

There are no Federal applications for funds pending on this project. All funding will be from local bonds and matching funds from the State of California through the Junior College Construction Act of 1967.
SANTA BARBARA CITY COLLEGE

EXISTING FACILITIES

1973

LEGEND

ADMINISTRATION BUILDING-----A
CAMPUS CENTER-------------C
LIBRARY------------------L
PHYSICAL EDUCATION------P
PHYSICAL SCIENCE---------S
SCIENCE LECTURE HALL-----PS
LIFE SCIENCE & GEOLOGY----LSG
TEMPORARY BUILDINGS------T
PORTABLE BUILDINGS-------R
BOOKSTORE-PORTABLE-------R-5
SOCIAL SCIENCE CENTER-----SS
HUMAN RELATIONS BUILDING--H

JOINT USE
IA PLAYA STADIUM--------LPS
PERSEING PARK-----------PP
LOS EANOS POOL----------LBP
OUTLINE SPECIFICATIONS

District: Santa Barbara Community College
College: Santa Barbara City College

Project: Site Development Phase I
Budget Year: 1974-75

Sanitary Sewer: All sanitary sewers shall be extra strength, vitrified clay pipe and fittings with factory-mechanical compression joints, as approved by the Clay Pipe Institute. Interpace "Speed Seal" or Pacific Clay Products Co. "Wedge Lock", or equal.

Manholes: Pre-cast sections, concrete reinforced, centrifugally-spun with eccentric cone and galvanized cast-iron steps. Manhole covers and frames similar to products of following foundries: Apex No.X-1174; Ajax Sheet No.200; Alhambra No.A-1170. Minimum cover on top of sewer pipe to be 60 inches.

Water System:
Fire Line System: Class 200 cement asbestos pipe with cast-iron fittings and 200 pound gate valves or 150 pound cement lined Ductile Iron pipe and cement lined C.I. fittings. Twelve inch (12") detector check valve assembly with inlet and outlet shut-off valves, detector check meter and meter vault. Minimum cover above top of piping shall be 40". Fire hydrant assemblies (total of two [2]) consisting of hydrant, 6-inch bury, break-off check valve, and line shut-off valve. Future hydrants will be added, for a total of 8, to serve all future buildings west of Loma Alta Drive.

Domestic Water System: Lines shall be of Ring-Tite Class 150 PVC blue bell pipe with a 4-1 hydrostatic safety factor. Fittings may be of same material or of fiber glass or of cement lined cast-iron with bell adaptable to joining with PVC type of pipe. System shall be complete with 6-inch meter and vault, valves and branch up to within approximately 10 feet of the Drama & Music Facility. All future buildings west of Loma Alta will be fed from the 6-inch main.

Gas System: Piping shall be Schedule 40 black steel pipe with welding type fittings and lubricated plug valves with extended stems. All piping shall have protective wrap. System will distribute gas to the building at 5 psi pressure with reduction at the building by a pressure reducing station. Minimum cover above top of pipe shall be 36". Meter installation shall be by the Southern California Gas Company. All future buildings west of Loma Alta will be fed from the main.

Electrical Utilities---General: The work shall include electrical utilities for the site west of Loma Alta Drive, including all ties to the existing campus systems. It shall consist of high

VIII-1
Electrical Utilities--General (Continued):

Voltage power, telephones, communication and signal systems and provisions for future closed circuit T.V., multi-media and computers.

Power: There is existing a 16,000 volt Southern California Edison Company service extending from a power pole at the north side of Cliff Drive to 3-500 KVA transformer bank in an enclosure on the south side. This transformation provides 4160 volt, 3-phase, 3-wire service into the switchgear room of the main building where it is metered at this voltage. There are two (2) distribution 5KV switch and fuse feeding the existing main building and the existing site east of Loma Alta Drive.

Add a new 5KV switch and fuse to the existing system and extend 4160 volt, 3-phase feed across Loma Alta Drive to the area west of Loma Alta Drive; utilizing the pedestrian-utilities bridge for carrying the feed across Loma Alta Drive. All future buildings west of Loma Alta will be fed from this feeder.

Telephone: There is a main telephone service to the existing campus originating from the same location as the power service. A telephone equipment room is provided at the north end of the existing main building.

Telephone distribution to the area West of Loma Alta shall consist of conduit extension from the existing pull box located south of the existing main building; utilizing the pedestrian-utilities bridge. It shall include pull boxes and manholes as required.

Clock Program and Fire Alarm: The existing fire alarm system consists of a monitored system where the read-out is located at the main office. Each building has a separate system with annunciation through the monitor system. Distribution for the monitoring shall be included.

Fire alarm evacuation all-call bell circuit conduit and wiring shall be included.

Included shall be secondary clock correction and operating circuit, program system for night lighting control and heating system control.

Distribution from the existing campus to the area west of Loma Alta shall utilize the pedestrian-utilities bridge.

T.V., Multi-Media, Computer Systems: Conduit systems for the future T.V., Multi-Media and Computer Systems shall be provided. Distribution from the existing campus to the area west of Loma Alta shall utilize the pedestrian-utilities bridge.
Erosion Control: This project consists of developing erosion control measures and underground drainage for the new campus site, as an integral element of the Master Plan. Due to extensive benching of Parcel B, and due to the very fine sandy soil, the site is presently eroding at a rapid rate, with considerable silt flow to the area south of campus. Grading shall be kept to a minimum as required in the various areas in varying degrees of intensity. Minimal grading and treatment of the bluff to preserve its natural character would be accomplished in this phase. Care would be taken to preserve the existing trees in the existing ravine.

Area A: Consists of those areas which provide essential accessways to the Drama & Music Facilities. Accessways serve one or more of the following: pedestrians, bicycles, buses, cars, motorcycles, service vehicles, and emergency vehicles. Relatively precise rough grading is included in order to avoid redoing the grades with heavy equipment in subsequent finish grading and paving construction activities. Precise finish grading, together with permanent plant materials and irrigation systems, are included in order to insure protection from flooding and erosion in the immediate vicinity of paved areas.

Area B: Consists of those areas not included in areas A, C or D. The work involves minimal grading as necessary to round off sharp ridges and toes of slopes and to direct surface run-off to the catch basins. A permanent underground drainage system is included in order to reduce present and future surface run-off to the steeper areas. Minimal ground cover and a minimal irrigation system are included so as to prevent further surface erosion.

Area C: Consists of minimal regrading of some portions of the bluffs; plus groundcover, jute mesh stabilization; shrubbery, trees and low ground cover as required for portions of the bluffs in order to provide erosion control and less hazardous slopes; with minimal disturbance of the general character of the area.

Area D: Consists of removal of excess fill and alluvium placed in the natural ravine as a result of the site grading for the previously-proposed apartments project; plus minimal restorative planting and placement of rocks.

Grading: Fill all gullies and smooth out all slopes and pads cut under a previous contract. Round off tops and bottoms of all graded slopes above and below existing pads. Approximately 30% of the bluff to the south is to be graded back to a 3:1 slope; the balance to be left in its natural state. Provide positive controlled drainage at all times.
Drainage: Concrete catch basins with standard traffic weight covers. Use reinforced concrete pipe with tongue and groove joints and Class IV cement asbestos pipe with plastic sleeve couplings.

Irrigation: Rubber ring PVC 1-1/2" and over for main line. Class 315 PVC under 1-1/2". Lateral lines, not under static pressure, to be Class 200 PVC.

Plantings: Jute Mesh on all 1-1/2:1 and 2:1 slopes. Grass seeded with Alta fescue by means of hydraulic equipment with a built-in agitation system. Trees, shrubs, and groundcover according to standard practice. No plant material larger than 5 gallon size.
Preliminary Plan Package

SITE DEVELOPMENT

Santa Barbara City College
October 1, 1973

Preliminary Plans

1. Utilities Plan

2. Pedestrian Utilities Plan, Elevation, Section

3. Site Development Plan