Junior College Construction Act of 1967

1974-75
Preliminary Plan Package
For
Drama & Music Facilities

Santa Barbara Community College District
Santa Barbara City College
October 1, 1973
1974-75

Preliminary Plan Package

DRAMA & MUSIC FACILITIES

SANTA BARBARA CITY COLLEGE
October 1, 1973

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APPLICATION, ASSURANCES, AND AUTHENTICATION

District: Santa Barbara Community College  College: Santa Barbara City College
Project: Drama and Music Facilities  Budget Year  1974-75

1. The applicant hereby requests state funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.

2. The applicant hereby assures the Board of Governors of the California Community Colleges that:
   a. Pursuant to the provisions of Section 20052 of the Education Code no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of site for student or staff parking, single-purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed projects will be used for one or more of the purposes authorized in Section 20052 of the Education Code.
   b. Any state funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.
      If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
   c. Pursuant to the provisions of Sections 15302 and 15409 of the Education Code, approval of the final plans and specifications for construction will be obtained from both the Board of Governors of the California Community Colleges and the Department of General Services, Office of Architecture and Construction before any contract is let for the construction.
   d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function, assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Board of Governors of the California Community Colleges and the Department of General Services, Office of Architecture and Construction.
   e. Pursuant to the provisions of Section 20058 of the Education Code, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
f. Architectural or engineering supervision and inspection will be provided at the construction site to insure that the work was completed in compliance with the provisions of Section 15451 of the Education Code and that it conforms with the approved plans and specifications.

g. Pursuant to the provisions of Section 8 of the Budget Act, no contract will be awarded prior to the approval of the Public Works Board, unless excepted by the conditions of Section 20084 of the Education Code.

3. It is understood by the applicant that:

a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally approved by the Public Works Board.

b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.

c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.

4. It is further understood that:

a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.

b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.

c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.
IN WITNESS THEREOF, THE APPLICANT HAS CAUSED THIS APPLICATION TO BE DULY EXECUTED IN ITS NAME ON THE DATE SHOWN BELOW.

Santa Barbara Community College District
(Legal Name of Applicant District)

721 Cliff Drive, Santa Barbara, California 93109
(District Office Address)

(805) 965-0581
(Telephone number)

Drama and Music Facilities
(Project Name)

The Governing Board of the District has approved the submission of this application to the Board of Governors of the California Community Colleges and makes the assurances listed in the foregoing.

September 27, 1973
(Date)

KATHRYN O. ALEXANDER
(President of the Board of Trustees)

GLENN C. GOODER, Superintendent-President and
(Secretary of the Board of Trustees)

Attached is a copy of the Board Resolutions substantiating the approval of the application and the making of the assurances by the Governing Board.
RESOLUTION NO. 8

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

WHEREAS, the submission of Preliminary Plan Packages are required as part of the Ten Year Construction Plan (1974-75) under the provisions of the Community College Construction Act of 1967;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Santa Barbara Community College District has approved submission of the revised Preliminary Plan Package for the Drama and Music Facilities dated October 1, 1973, to the Board of Governors of the California Community Colleges in accordance with the Assurances listed therein.

PASSED AND ADOPTED this 27th day of September, 1973, by the following vote of the Board of Trustees:

(7) Ayes: Mrs. Alexander, Mrs. Gutshall, Dr. Dobbs, Mr. Frank, Mr. Garvin, Mrs. Powell, Mr. Wells

(0) Noes: None

(0) Absent: None

Kathryn O. Alexander, President
Board of Trustees
Santa Barbara Community College District
1974-75
Preliminary Plan Package

DRAMA & MUSIC FACILITIES
Santa Barbara City College
October 1, 1973

PROJECT DESCRIPTION

INTRODUCTION

This submittal represents the Preliminary Plan Package for the Drama and Music Facilities construction funds in the 1974-75 Capital Improvement Program. Working drawings for this project are included in the 1972-73 Capital Improvement Program and have not been released pending District revisions to the project. The revised project was submitted for construction in the 1973-74 Fiscal Year but was not initially funded due to low priority rating and subsequently deferred to allow the project to be reviewed by the District for relocation. The Santa Barbara City College Master Plan has been revised to include an additional 31.6 acres immediately adjacent to the existing 42.7 acre campus. The Drama & Music Facilities are to be located on the new site.

PROJECT DESCRIPTION

The general scope of this project has not changed from the Preliminary Plan Package submitted in October 1973. The minor changes resulting from resiting the structure are in the upper entry level. Justification for the revised plan is included in the Statement To Accompany the JCAF 31 on Page III-4. This project is still to be a multi-purpose facility to provide instructional space for Music, Speech and Drama, as well as a Performance Hall for College and Community use. The Performance Hall will serve as a theater for the Drama Department, a concert hall for the Music Department, a small auditorium for College and Community events, a place for student meetings and for large group instruction.

The project will provide approximately 30,778 square feet of assignable space of which 8,606 ASF will provide teaching laboratory and practice room space for the Music Department. The Drama Department will be provided specifically with 2,784 ASF of teaching laboratory and, in addition, 15,247 ASF will be devoted to the Performance Hall and its associated spaces, seating 394 persons. In addition 2,830 ASF of general assignment classroom space will be provided. The 1,306 ASF of office space is listed and shown in this plan. However, it will be funded entirely with District funds.
# OUTLINE OF BUILDING SPACES

<table>
<thead>
<tr>
<th>Class</th>
<th>Subject Field &amp; Type of Space</th>
<th>Department &amp; Rooms</th>
<th>Type</th>
<th>Size</th>
<th>Area As Listed In PPP</th>
</tr>
</thead>
<tbody>
<tr>
<td>0800</td>
<td>GENERAL ACADEMIC</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>1 - 45 Sta Classroom</td>
<td>101</td>
<td>629</td>
<td></td>
<td>2830</td>
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<tr>
<td></td>
<td>1 - 45 Sta Classroom</td>
<td>101</td>
<td>633</td>
<td></td>
<td>3105</td>
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<tr>
<td></td>
<td>1 - 35 Sta Classroom</td>
<td>101</td>
<td>568</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 - 60 Sta Classroom (Part of Rehearsal Arena)</td>
<td>101</td>
<td>1000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total General Academic</td>
<td></td>
<td></td>
<td></td>
<td>2830</td>
</tr>
</tbody>
</table>

| 4200  | DRAMA                          |                    |      |      |                       |
|       | 1 - 20 Sta Scenery Lab         | 104                | 2391 |      | 2789                  |
|       | 1 Plastic Construction         | 107                | 218  |      | 2528                  |
|       | 1 Paint Storage                | 107                | 80   |      |                       |
|       | 1 Tool Storage                 | 107                | 100  |      |                       |
|       | Total Drama                    |                    |      |      | 2789                  |

| 4500  | MUSIC                          |                    |      |      |                       |
|       | 1 - 60 Sta Instrumental Lab    | 104                | 2123 |      |                       |
|       | 1 - 60 Sta Choral Lab          | 104                | 1930 |      |                       |
|       | 1 - 18 Sta Piano Lab           | 104                | 725  |      |                       |
|       | 1 - 60 Sta Appreciation Lab    | 104                | 943  |      |                       |
|       | 1 - 25 Sta Theory Lab          | 104                | 743  |      |                       |
|       | 1 Instrument Stor. & Repair    | 107                | 480  |      |                       |

**TOTAL BUILDING**

- **ASF**
- **OGSF**

Prepared by Don Trent

Date: Revised October 10, 1972
Revised October 1, 1973
# OUTLINE OF BUILDING SPACES

<table>
<thead>
<tr>
<th>Class</th>
<th>Subject Field &amp; Type of Space</th>
<th>Department &amp; Rooms</th>
<th>Type</th>
<th>Size</th>
<th>Total ASF</th>
<th>Dept. ASF</th>
<th>As Listed In PPP ASF</th>
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<tbody>
<tr>
<td>4500</td>
<td>MUSIC (CONTINUED)</td>
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</tr>
<tr>
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<td>107</td>
<td>336</td>
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</tr>
<tr>
<td></td>
<td>1 Control</td>
<td>107</td>
<td>240</td>
<td></td>
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<tr>
<td></td>
<td>9 Practice Rooms</td>
<td>108</td>
<td>91</td>
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<tr>
<td></td>
<td>2 Practice Rooms</td>
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<td>132</td>
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<td>264</td>
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<tr>
<td></td>
<td>Total Music</td>
<td></td>
<td></td>
<td></td>
<td>8606</td>
<td></td>
<td>9328</td>
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<tr>
<td>8400</td>
<td>GENERAL SERVICE</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>1 - 394 Seat Auditorium</td>
<td>501</td>
<td>3196</td>
<td></td>
<td></td>
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<td>1 Auditorium Platform</td>
<td>501</td>
<td>2304</td>
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<td></td>
<td>1 Orchestra Pit</td>
<td>501</td>
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<td></td>
<td>1 Stage Property Storage</td>
<td>501</td>
<td>613</td>
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<td></td>
<td>1 Scene Storage</td>
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<td>821</td>
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<td></td>
<td>1 Lower Property Storage</td>
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<tr>
<td></td>
<td>1 Rehearsal Arena</td>
<td>501</td>
<td>1146</td>
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<tr>
<td></td>
<td>(1000 ASF for Classroom)</td>
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</tr>
<tr>
<td></td>
<td>1 Storage</td>
<td>501</td>
<td>224</td>
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<td></td>
<td>1 Arena Control</td>
<td>501</td>
<td>288</td>
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<tr>
<td></td>
<td>1 Aud. Sound Control</td>
<td>501</td>
<td>99</td>
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<td>1 Aud. Projection Room</td>
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<td>1 Aud. Light Control</td>
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<td>1 Observation</td>
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<td>121</td>
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<tr>
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<td>1 Observation</td>
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<td>91</td>
<td></td>
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</tr>
<tr>
<td></td>
<td><strong>TOTAL BUILDING</strong></td>
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</table>

Prepared by: Don Trent

Date: Revised October 19, 1972
Revised November 10, 1972
Revised October 1, 1973
<table>
<thead>
<tr>
<th>Class</th>
<th>Subject Field &amp; Type of Space</th>
<th>Type</th>
<th>Size</th>
<th>Item Total ASF</th>
<th>Dept. Total ASF</th>
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<tbody>
<tr>
<td>0400</td>
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<tr>
<td></td>
<td>1 Make-Up</td>
<td>501</td>
<td>627</td>
<td>392</td>
<td>14610</td>
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<td></td>
<td>2 Dressing Room</td>
<td>501</td>
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<tr>
<td></td>
<td>1 Costume</td>
<td>501</td>
<td>761</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>1 Foyer</td>
<td>501</td>
<td>1861</td>
<td>15247</td>
<td>14610</td>
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<tr>
<td></td>
<td>Ticket Booth</td>
<td>501</td>
<td>60</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total General Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>301</td>
<td>OFFICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5 Faculty Offices</td>
<td>301</td>
<td>93</td>
<td>464</td>
<td>1514</td>
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<tr>
<td></td>
<td>5 Faculty Offices</td>
<td>301</td>
<td>93</td>
<td>464</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 Conference</td>
<td>304</td>
<td>378</td>
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<td></td>
<td>Total Office</td>
<td></td>
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<tr>
<td></td>
<td>TOTAL BUILDING</td>
<td></td>
<td></td>
<td>30778</td>
<td>31086</td>
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<td>46038</td>
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</tr>
</tbody>
</table>

Prepared by: Don Cren

Date: Revised October 19, 1972
Revised November 10, 1972
Revised October 1, 1973
JUSTIFICATION

STATEMENT TO ACCOMPANY

JCAF 31

The Justification Statement submitted with the revised Preliminary Plan Package dated October 1972 has not changed and is repeated here in its entirety. The Justification for this submittal will follow.

The Preliminary Plan Package originally submitted for this project in October, 1960 for the 1970-71 program and revised in December, 1969 was found to be inadequate in terms of current Drama and Music standards of design with limited flexibility. The architectural firm of Daniel, Mann, Johnson, and Mendenhall in association with theater consultant, Paul Landry of Palo Alto and acoustical consultant, Ron McCay of Bolt, Beranek, and Newman, Inc. have worked with District staff to completely redesign this project using the same State approved program and budget.

1. Design Change

The building configuration now allows good external and internal circulation patterns to the specialized use areas. These patterns create convenient public access to performance areas and an efficient arrangement of support areas allowing a minimum of conflict moving from support area to performance. The project meets current State Drama Facility Standards. The spaces have been designed for a maximum of multi use in each specialized area while maintaining acoustical separation and architectural integrity. The total ASF in the revised plan is within 1% of the previous approved PPP while the OGSF has remained constant.

2. Plan Change

0800 - General Academic
Classroom ASF has been reduced 3%, however, the number of student stations has not been reduced, which reflects a commitment by the District to a higher utilization factor.

4200 - Drama
The Scenery Lab ASF exceeds the prior plan by 10% and reflects actual work space needs including speciality support areas for storage of supplies and tools.

4500 - Music
The total ASF for music related facilities has been reduced by 8% without a decrease of student stations. The present plan allows more efficient use of central storage and control areas which reduces the need for as much space in these areas.
8400 - General Service
The area of the Performance Hall and related support areas increased by 4%, however, the multi use capabilities for these facilities, which can operate concurrently or separately with the other major areas such as the Choral, Instrumental, and Rehearsal Arena make the plan very efficient.

Office
The office area has been reduced by 14% and is arranged not only for maximum convenience to teaching stations but also with provisions for faculty student interaction outside the teaching labs. The total office complex will be financed with District funds. The number of faculty stations corresponds to the projected need of the total Drama and Music Facility.

Justification for re-siting Drama and Music Facilities to an alternate location as recommended by the new plan.

The availability of 31.62 acres of land immediately adjacent to the Santa Barbara City College campus initiated a re-appraisal of the Master Plan of the existing campus. Architectural firms of John Robert Henderson AIA, and William Blurock and Partners AIA were commissioned to study District needs and make recommendations regarding the existing campus, projected growth, and effects upon the community.

The architects’ recommendations through a revised Master Development Plan have considered the relocation of the proposed Drama and Music Facilities essential from the standpoint of campus and community circulation patterns. The relocation has been accomplished without change to the assignable area within the building.
DIAGRAM OF BUILDING AREAS

DISTRICT: SANTA BARBARA C.C.  COLLEGE: SANTA BARBARA
PROJECT: DRAMA - MUSIC BUILDING
DMJM PROJECT NO. 51-1-51  X BASIC PLANS (24)

THIRD LEVEL

PREPARED BY: Michael T. Kelly
DATE: SEPTEMBER 24, 1953
# Diagram of Building Areas

## District Santa Barbara Community College, Santa Barbara

### Project: Drama-Music Building

**DMJM Project No. 51-1-51**

## Basement Level

<table>
<thead>
<tr>
<th>Room No.</th>
<th>Room Name</th>
<th>Size</th>
<th>Area Sq. Ft.</th>
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</thead>
<tbody>
<tr>
<td>01</td>
<td>Storage</td>
<td>64.0' x 25.0', 39.0' x 3.5', 10.0' x 10.0'</td>
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<tr>
<td>02</td>
<td>Orchestra Pit</td>
<td>39.0' x 10.0', 19.0' x 4.0', 1.5' x 4.0'</td>
<td>472</td>
</tr>
</tbody>
</table>

**Total Basement Level**

2,309

---

**Prepared By:**

[Signature]

**Date:** September 25, 1973
### Basement Level

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
<th>Total</th>
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<tbody>
<tr>
<td>1.</td>
<td>$28.0 \times 58.33$</td>
<td>$1,638$</td>
</tr>
<tr>
<td>2.</td>
<td>$(76.0 \times 5.0) + (76.0 \times 9.5) - 2 (9.5 \times 6) + (23 \times 4.0) - 2 (2)$</td>
<td>$892$</td>
</tr>
</tbody>
</table>

Total O.G.S.F. | $2,530$
### Diagram of Building Areas

**District:** Santa Barbara C.C.  
**College:** Santa Barbara  
**Project:** Drama - Music Building  
**DMJM Project No.:** 51-1-51  
**Basic Plans (2A):**

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimension</th>
<th>Total O.G.S.F.</th>
<th>Ground Level</th>
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<tbody>
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<td>1.</td>
<td>$39.5 \times 57.0 - (22.0 \times 13.0)$</td>
<td>$1,966$</td>
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<td>2.</td>
<td>$94.5 \times 34.0$</td>
<td>$3,213$</td>
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<tr>
<td>3.</td>
<td>$71.5 \times 64.0 - (2 \times 2 \times 6)$</td>
<td>$4,552$</td>
<td>=</td>
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<tr>
<td>4.</td>
<td>$57.0 \times 39.0$</td>
<td>$2,223$</td>
<td>=</td>
</tr>
<tr>
<td>5.</td>
<td>$67.5 \times 38.5$</td>
<td>$2,599$</td>
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<tr>
<td>6.</td>
<td>$10.0 \times 149.0 + 8.0 \times 24.0$</td>
<td>$1,682$</td>
<td>=</td>
</tr>
<tr>
<td>7.</td>
<td>$46.0 \times 25.0$</td>
<td>$1,150$</td>
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<tr>
<td>8.</td>
<td>$37.5 \times 54.0$</td>
<td>$2,025$</td>
<td>=</td>
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<tr>
<td>9.</td>
<td>$28.0 \times 10.0 + 9.0 \times 24.0$</td>
<td>$496$</td>
<td>=</td>
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<tr>
<td>10.</td>
<td>$76.0 \times 196.5 - (2289)$</td>
<td>$12,629$</td>
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<tr>
<td>A.</td>
<td>$24 \times 10 \times 0.5$</td>
<td>$120$</td>
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<td>B.</td>
<td>$22 \times 13 \times 0.5$</td>
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<td>C.</td>
<td>$16 \times 19 \times 0.5$</td>
<td>$152$</td>
<td>=</td>
</tr>
<tr>
<td>D.</td>
<td>$89 \times 10 \times 0.5$</td>
<td>$455$</td>
<td>=</td>
</tr>
<tr>
<td>E.</td>
<td>$11.5 \times 3.0 \times 0.5$</td>
<td>$17$</td>
<td>=</td>
</tr>
<tr>
<td>F.</td>
<td>$6.0 \times 36.0 \times 0.5$</td>
<td>$108$</td>
<td>=</td>
</tr>
<tr>
<td>G.</td>
<td>$(6.0 \times 53.0 + 13.0 \times 17.0) \times 0.5$</td>
<td>$270$</td>
<td>=</td>
</tr>
<tr>
<td>H.</td>
<td>$4.0 \times 3.0 \times 0.5$</td>
<td>$6$</td>
<td>=</td>
</tr>
<tr>
<td>K.</td>
<td>$4.5 \times 3.0 \times 0.5$</td>
<td>$7$</td>
<td>=</td>
</tr>
<tr>
<td>L.</td>
<td>$6.0 \times 3.0 \times 0.5$</td>
<td>$9$</td>
<td>=</td>
</tr>
</tbody>
</table>

Total O.G.S.F.: $33,822$
# Diagram of Building Areas

**District:** Santa Barbara C.C.  
**Project:** Drama - Music Building  
**College:** Santa Barbara  
**DMJM Project No.:** 51-1-51  
**Basic Plans:** (2A)

## Second Level

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>54.0 x 25.5</td>
<td>1,377</td>
</tr>
<tr>
<td>2.</td>
<td>13.0 x 25.5</td>
<td>331</td>
</tr>
<tr>
<td>3.</td>
<td>(16.5 x 17.0) + (76.0 x 71.75) - (5 x 8) - (7 x 16 x 3) - (40 x 7)</td>
<td>5,077</td>
</tr>
<tr>
<td>4.</td>
<td>21.5 x 17.0</td>
<td>366</td>
</tr>
</tbody>
</table>

**Total O.G.S.F.:** 7,151

---

**Prepared By:**  
**Date:** September 24, 1973
### Diagram of Building Areas

**District:** Santa Barbara C.C.  
**College:** Santa Barbara  
**Project:** Drama - Music Building  
**DMJM Project No.:** 51-1-51

#### Third Level

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>(6.0 x 12.0) + (6.0 x 5.0)</td>
<td>= 103</td>
</tr>
<tr>
<td>2.</td>
<td>(76.0 x 27.0) + (3.0 x 40.0)</td>
<td>= 2,172</td>
</tr>
<tr>
<td>3.</td>
<td>(40.0 x 15.0) + (3.0 x 4.0) - (5.0 x 13.0)</td>
<td>= 547</td>
</tr>
</tbody>
</table>

**Total O.G.S.F.:** 2,822

---

**Prepared By:** Michael T. Kelly  
**Date:** September 24, 1972
The California Community Colleges
Fiscal Affairs, Facilities Planning
JCAF 32 (PPP 7/71)

District SANTA BARBARA C. C.
College SANTA BARBARA
Project DRAMA/MUSIC BUILDING
DMJM PROJECT NO. 51-1-51

PRELIMINARY PLAN COST ESTIMATE 1974-1975
(@ ENR 2080)

1. Site
   A. Purchase price of property
   B. Appraisals
   C. Costs incurred in escrow
   D. Surveys
   E. Other costs*
   Total (Acquisition of Site) $ NONE

2. Plans
   A. Architect's fee for plans (8%) $ 229,271
   B. Office of Architecture, plan check fee 14,329
   C. Community College, plan check fee 1,432
   D. Preliminary tests
   E. Other costs* Legal Advertising &
   Total (Plans) Physically Handicapped 750 $ 245,782

3. Construction
   A. Utility service*
   B. Site development service*
   C. Site development general*
   D. Other site development*
   E. Reconstruction*
   F. New Construction (Building)
      (1) General Work $ 1,919,886
      (2) Mechanical 229,424
      (3) Plumbing 52,222
      (4) Electrical 478,654
      (5) Other*
      Total (Construction) 2,680,186 a/ 2,865,892

4. Tests and Inspection

5. Contingency (ITEM 3 @ 5%) 51,330

6. Total Building Project (Items 1 through 5 above)
   143,295

7. Furniture and movable equipment

8. Total project cost (Items 6 and 7)
   $ 3,548,051

*Define with detail description on attachment.

<table>
<thead>
<tr>
<th>Project Data</th>
<th>Totals</th>
<th>Ratio</th>
<th>New Construction Unit Cost a/</th>
<th>Total Building Project Unit Cost b/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outside Gross Square Feet (OGSF)</td>
<td>46,325</td>
<td>1.00</td>
<td>57.86</td>
<td>71.37</td>
</tr>
<tr>
<td>Assignable Sq. Feet (ASF)</td>
<td>30,778</td>
<td>0.64</td>
<td>87.08</td>
<td>107.42</td>
</tr>
</tbody>
</table>

Prepared by Daniel, Mann, Johnson, & Mendenhall
Date SEPTEMBER 24, 1973

Michael T. Kelly, Project Architect
1974-75 Cost Estimate Detail Sheet
ENR 2080
Drama and Music Facilities

October 1, 1973

1. Site - District owned

2. Plans
   A. Architect's fee for plans
      8% x 2,865,892
      $229,271
   B. O.A.C. Plan check fee
      2,865,892 @ 1/2%
      14,329
   C. Community College plan check fee
      2,865,892 @ 1/20%
      1,432
   D. Preliminary soil tests
   E. Other costs
      Legal Advertising
      $500
      Physically handicapped
      250
      $750

   TOTAL PLANS
      245,782

3. Construction
   A. Utility service
      576
   B. Site development, service
      111,842
   C. Site development, general
      73,288
   D. Other site development
   E. Reconstruction
   F. New construction (buildings)
      (1) General Work
          1,919,886
      (2) Mechanical
          229,424
      (3) Plumbing
          52,222
      (4) Electrical
          478,654
      (5) Other
      TOTAL CONSTRUCTION
      2,865,892

4. Tests and Inspection
   51,330

5. Contingency
   2,865,892 @ 5%
   143,295
DRAMA-MUSIC BUILDING
DETAILED COST BREAKDOWN (ENR 2080)

Item: 3A - Utility Service

1. Electrical
   a. Trench & Backfill 10 l.f. @ 3.08 31
   b. 4" C. O. P. V. C. (Tel.) 25 l.f. @ 4.00 100
   c. 3" C. O. P. V. C. (Tel.) 25 l.f. @ 2.77 69
   d. 4" C. 3 #2/0 5 k.v. Shielded 25 l.f. @11.70 293
   e. 2" C. 15 #12 (Clock) 25 l.f. @ 3.31 83

   TOTAL ELECTRICAL 576
   TOTAL UTILITY SERVICE 576

3B - Site Development - Service

1. Rough Grading
   a. Cler & Grub 17,500 c.y. @ 0.07 1,225
   b. Cut & Store On Site 24,000 c.y. @ 2.46 59,040
   c. Cut, Fill & Compact 4,000 c.y. @ 0.95 3,800

   TOTAL ROUGH GRADING 64,065

2. Storm Drains
   a. 4" A. C. P. 2000D 500 l.f. @ 5.85 2,925
   b. 6" A. C. P. 2000D 86 l.f. @ 6.77 582
   c. 8" A. C. P. 2000D 382 l.f. @ 7.39 2,823
   d. 10" A. C. P. 2000D 100 l.f. @ 9.24 924
   e. Catch Basins 10 ea. @ 185.00 1,850
   f. Headwalls 3 ea. @ 308.00 924

   TOTAL STORM DRAINS 10,028

3. Retaining Walls
   a. 28 x 10 280 s.f. @ 16.79 4,700
   b. 23 x 9 207 s.f. @ 15.68 3,246
   c. 100 x 7 700 s.f. @ 14.56 10,192
   d. 40 x 20 800 s.f. @ 17.92 14,336
   e. 60 x 4 240 s.f. @ 11.20 2,688
   f. Railing 154 l.f. @ 16.80 2,587

   TOTAL RETAINING WALLS 37,749

   TOTAL SITE DEVELOPMENT SERVICE 111,842
3C - Site Development - General

1. Paving & Walks
   a. 2" Pavement & 6" Base 38,368 s.f. @ 0.73 28,009
   b. Redwood Headers 3,090 l.f. @ 0.68 2,101
   c. Public Road Connection l.s. 4,312
   d. Signs l.s. 616
   e. P.C.C. Walk - 102 x 10 1,020 s.f. @ 1.12 1,142
      TOTAL PAVING & WALKS 36,180

2. Finish Grading 10,000 s.y. @ 0.07 700

3. Landscaping
   a. Irrigation 90,000 s.f. @ 0.19 17,100
   b. Trees - 5 Gal. 30 ea. @ 25.00 750
   c. Planning 90,000 s.f. @ 0.12 10,800
   d. Yard Lighting 18 ea. @ 4.31 7,758
      Sub-Total Landscaping 36,408

      TOTAL ITEMS C-2 & C-3 37,108

      TOTAL SITE DEVELOPMENT - GENERAL 73,288

Item 4 - Tests and Inspection
   a. Test 27,488
   b. Inspection, 14 months @ $1703 23,842
      TOTAL TESTS and INSPECTION $51,330
### ANTICIPATED TIME SCHEDULE

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plan Package for Construction</td>
<td>Oct. 1, 1973</td>
</tr>
<tr>
<td>Project Planning Guide Equipment (75-76)</td>
<td>Jan. 15, 1974</td>
</tr>
<tr>
<td>Request Release of Working Drawings Funds</td>
<td>Mar. 1, 1974</td>
</tr>
<tr>
<td>PWB Release of Funds</td>
<td>Mar. 25, 1974</td>
</tr>
<tr>
<td>Start Working Drawings</td>
<td>April 1, 1974</td>
</tr>
<tr>
<td>Complete Working Drawings</td>
<td>Aug. 2, 1974</td>
</tr>
<tr>
<td>Submit Environmental Impact Report</td>
<td>Aug. 5, 1974</td>
</tr>
<tr>
<td>Submit Coastal Commission Report</td>
<td>Aug. 5, 1974</td>
</tr>
<tr>
<td>Preliminary Plan Package for Equipment (75-76)</td>
<td>Oct. 1, 1974</td>
</tr>
<tr>
<td>Environmental Agency Approval</td>
<td>Oct. 10, 1974</td>
</tr>
<tr>
<td>Coastal Commission Approval</td>
<td>Oct. 10, 1974</td>
</tr>
<tr>
<td>OAC Plan Check Complete</td>
<td>Nov. 4, 1974</td>
</tr>
<tr>
<td>Request PWB Approval of Working Drawings</td>
<td>Nov. 4, 1974</td>
</tr>
<tr>
<td>PWB Approval of Working Drawings</td>
<td>Nov. 25, 1974</td>
</tr>
<tr>
<td>Advertise for Construction Bids</td>
<td>Dec. 3, 1974</td>
</tr>
<tr>
<td>Bids Due</td>
<td>Jan. 7, 1975</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>Jan. 20, 1975</td>
</tr>
<tr>
<td>Equipment Bids Due</td>
<td>Oct. 6, 1975</td>
</tr>
<tr>
<td>Complete Building Construction (14 months)</td>
<td>Mar. 21, 1976</td>
</tr>
<tr>
<td>Deliver Furniture and Equipment</td>
<td>April 5, 1976</td>
</tr>
<tr>
<td>Occupy</td>
<td>Sep. 1, 1976</td>
</tr>
</tbody>
</table>
FEDERAL FUNDS

District: Santa Barbara Community College  College: Santa Barbara City
Project: Drama and Music Facility

There are no Federal applications for funds pending on this project. A grant application was submitted under the Higher Education Act of 1965, Title VII, on November 29, 1972. The application was returned on July 9, 1973 unfunded as no appropriation was made by Congress under Sections 702 and 703 of the Title.

All funding will be from local bonds and matching funds from the State of California through the Junior College Construction Act of 1967.
OUTLINE SPECIFICATIONS

District: Santa Barbara Community College - Santa Barbara City College

Project: Drama-Music Building

24 September 1973

CONSTRUCTION

Site Clearing and Grading: All vegetation, organic matter and debris shall be stripped and removed from the job site. All trees as noted shall be left in place and protected from damage.

Earthwork for Structures: Regrade site. All fill, backfill and subgrades shall be compacted to at least 90%.

Asphalt Concrete Paving: Paving shall be as per Standard Specifications, January 1971 of the State of California, Business and Transportation Agency, Department of Public Works, Division of Highways.

General Concrete Work: Reinforced concrete foundations and footings.

Unit Masonry: Grade A hollow lightweight load bearing concrete masonry units conforming to ASTM C 90.

Exterior Floor Tile: Gail International Corporation's "Brickplate," nominal size 4" x 8".


Roofing Tile: Shall be Mission "S" tile as manufactured by San Valle Tile Company.

Sheet Metal: Galvanized gravel stops, reglets, counter flashing and wall louvers.

Hollow Metal Doors and Frames: Steel doors and frames as noted.

Finish Hardware: To match existing and keyed to Grand Master Key System on Campus.

Floor Covering: Vinyl asbestos tile 1/8" x 12" x 12" where noted. Ceramic tile in all toilet rooms. Wool fiber or nylon 46 ounce per square yard carpeting where noted.

VIII-1
Painting: Interior 3-coat finishes. Exterior, concrete, textured coating spray-on; all other surfaces 3-coat finish.

Toilet Partitions: Use galvanized-bonderized steel.

Theater Seating: American Seating, Model 32-002, 22" wide, without tablet arm.

MECHANICAL

Heating: Two centralized heat ventilating and air conditioning systems. Chiller, boiler, pumps, etc. located on roof. Hot and cold water pipes run to fan system for distribution to zones.

Plumbing: Stock plumbing fixtures with wall mounted water closets and urinals.

ELECTRICAL

Exterior Lighting: As required for safety, decoration or utility purposes.

Lighting: In general, lighting fixtures will be recessed 2' x 4' fluorescent with acrylic plastic prismatic diffusers. In closets and service areas, lighting will be incandescent. Theater and Rehearsal Arena shall have special stage lighting systems with dimming capabilities, house lighting, and emergency lighting. Special sound systems will also be provided in these two rooms. In Choral and Instrumental rooms, systems with capability to record and reproduce music will be provided.

Emergency Generator: Shall be gas operated to provide emergency power to exit signs and emergency lighting.

Receptacles: Shall meet general and specific requirements including waterproof, multiple outlet assemblies, floor outlets, and special stage and arena requirements.

Signal System: Shall be compatible with existing system. System conduit and wires shall be brought out to 5 feet outside building wall. Connection to existing system shall be Not-In-Contract.

Fire Alarm System: Scope same as Signal System.

Telephone System: Conduit only.

Power: SKJ primary cables shall be brought out to 5 feet of outside building wall to receive power furnished by Owner. Connection of primary cables at 5 feet location shall be performed by Owner. Secondary voltage of 277/480 volt will be provided for fluorescent lighting system and mechanical equipment. Dry type transformers with secondary voltage of 120/208 volt will be located at various electrical rooms for receptacle loads.
Power Wiring: Electrical connections to all mechanical equipment and controls including all necessary panelboards and motor control centers will be provided.

UTILITIES

Services: Water, gas, sanitary and storm sewer services will be available at the site.
Preliminary Plan Package

DRAMA & MUSIC FACILITIES

Santa Barbara City College

October 1, 1973

PRELIMINARY PLANS

Drawings are bound separately and are included with this application.

1. Site Plan
2. Ground Level
3. Second Level
4. Third Level
5. Basement Plan Reflecting Ceiling
6. Elevations
7. Elevations
8. Court Elevations
9. Sections
10. Sections
11. Grading-Mechanical
12. Electrical