ANTICIPATED TIME SCHEDULE

Project Planning Guide for construction
Preliminary Plan Package for working drawings and construction
Submit Environmental Impact Report
Submit Coastal Commission Report
Authorize working drawings
Approval by Environmental Agencies
Approval by Coastal Commission
OAC plan check begins
OAC plan check approval
Request PWB approval of working drawings and release of construction funds
PWB approval of working drawings and release construction funds
Advertise for construction bids
Bids due
Begin construction
Complete construction

January 15, 1974
October 1, 1974
May 13, 1074
May 13, 1974
July 12, 1974
July 15, 1974
July 15, 1974
September 16, 1974
November 1, 1974
March 3, 1975
March 24, 1975
April 14, 1975
April 21, 1975
May 6, 1975
May 22, 1975
November 21, 1975
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 fireprotection 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.
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 b/-

7. Furniture and movable equipment $ -0-

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

*Define with detail description on attachment.

<table>
<thead>
<tr>
<th>Project Data</th>
<th>Totals</th>
<th>Ratio</th>
<th>New Constr. Unit Cost a/</th>
<th>Total Bldg. Project Unit Cost b/</th>
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<td>Outside Gross Sq. Feet (OGSF)</td>
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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