I. PROJECT DESCRIPTION

Statement: This planning guide is a request for support of working drawings, construction, and equipment funds for areas being remodeled in the existing Administration Building on the Santa Barbara City College campus in the 1975-76 fiscal year.

Historical Perspective: This project is a secondary effect of a previous project "Drama and Music Facilities" in which construction funds are requested in the 1974-75 fiscal year. The assignable area in the existing Administration Building that will be vacated by the Drama and Music Departments in the Spring of 1976 is to be remodeled for other uses under this project. The project was submitted for funding during the 1974-75 fiscal year but was deferred automatically when the Drama and Music Facility proposed for completion in Fall 1975 was deferred for one year. This project is listed as priority No. 10 in the current Ten Year Construction Plan.

Educational Master Plan: This project is a part of the District plan to expand occupational centered programs and individualized study opportunity. The Business Division will be expanded in available individualized study area and class labs. The vocational are of Graphic Arts will be expanded and Industrial Technology will be provided facilities on campus.

Justification: This project provides for renovation of vacated music lab and practice areas into classroom and vocational labs more consistent with both the existing and proposed program in the area. The existing Administration Building has been designated by the Master Facilities Plan to be the occupational and vocational center of the campus. Fall 1972 WSCCH indicated a need for an additional 2,443 ASF Business Lab and 853 ASF Drafting Lab. Expansion of Admissions, Records, and Counseling Services is necessary to meet additional services required by increased enrollment. The Graphic Arts expansion provides printing service to the District as well as serving as an instructional lab.

Scope: This project consists of remodeling within the existing Administration Building. The following areas will be affected:

First Floor: The existing District Print Shop will expand from 1,645 to 1,980 ASF. The expansion will cause the relocation of the present duplication service (Room 114E) to the area presently used by Administrative Business Services, which will in turn be relocated into a portable structure at District expense. The Print Shop expansion will allow more efficient use of the Graphic Arts area, acoustical separation for instructional use. The existing maintenance warehouse areas (Rooms 115 through 116) will require modification due to access restrictions caused by construction of the new Vocational Technology Building.
District: Santa Barbara Community College  College: Santa Barbara City

Project: Administration Building Renovations

PROJECT DESCRIPTION (cont'd.)

Scope: First Floor (cont'd.)

The area presently housing Admissions, Records and Counseling will be remodeled to accommodate increased services required by these departments. The efficiency of these services will be increased by additional space and better circulation (Rooms 121 through 124 and 130 through 145.)

Second Floor: The old drama auditorium (Room 210) will be converted to a Board Room capable of a variety of meeting types such as community advisory meetings, special lecture series and some large classes in addition to Board of Trustees meetings. The room will be equipped with AV-TV capabilities, speech oriented acoustical characteristics, and modern lighting system. It will seat approximately 216. The existing Board Room (Room 152) will be converted to a conference room and business lab. The area adjacent to the old auditorium will be adapted for business individualized study lab. (Room 208) The music lab areas on this floor will be converted to expansion of vocational programs in photo, electronics, and drafting (Rooms 213 through 218.) Business labs will be expanded into adjacent classrooms.

Campus Development Plan: This project is consistent with the campus Facilities Development Plan in that the renovated areas are those vacated by the Drama and Music Departments upon completion of the proposed Drama and Music Facilities in Spring 1976. The project will allow for the gradual transformation of the existing administration into the occupational-vocational center of the campus.

Secondary Effects: The secondary effects of the renovations are the upgrading of existing capacity, the addition of 2,115 ASF of lab space in the vocational area and an expansion of support services—all accomplished within existing facilities without new construction.

Projected Growth: The anticipated growth for the District will be an increase of WSCH need of 7,770 from Fall 1972 to occupancy date of this project in the Fall of 1975, and continued growth of an additional 5,333 WSCH by the Fall of 1980. Figures I and II indicate steady increase of the occupational-centered programs.

Education Code Section 20084 will be used to allow the District to authorize the architect to proceed with working drawings prior to July 1, 1975 when funds are anticipated.
II. CONSTRUCTION SCHEDULE

Submit Project Planning Guide for working drawings, construction, and equipment
Submit Preliminary Plan Package for building and initial equipment
Request release of working drawing funds
PWB release of funds
Start working drawings
OAC Plan check complete
Request PWB approval of working drawings
PWB approval of working drawings
Advertise for construction bids
Bids due
Begin construction
Equipment Bids due
Complete building construction
Install furniture and equipment
Occupy

January 15, 1974
October 1, 1974
May 1, 1975
May 26, 1975
June 17, 1975
November 24, 1975
December 1, 1975
December 29, 1975
January 14, 1976
February 12, 1976
February 21, 1976
July 1, 1976
September 1, 1976
September 1, 1976

II-1
COST ESTIMATE FOR 1975-76 CONSTRUCTION PROGRAM

1. Site
   a. Purchase price of property
   b. Appraisals
   c. Costs incurred in escrow
   d. Surveys
   e. Other costs
   Total (acquisition of Site) $...

2. Plans
   a. Architect's fee for plans
   b. Office of Architecture, plan check fee
   c. Community College, plan check fee
   d. Preliminary tests
   e. Other costs
   Total plans $36,961

3. Construction
   a. Site Development
      (1) Utility Service
      (2) Site development service
      (3) Site development general $281,075
   b. Reconstruction
   c. New Construction (Building)
      (1) General Work
      (2) Mechanical
      (3) Plumbing
      (4) Electrical
      (5) Other costs $281,075
   Total (Construction) $281,075

4. Tests and Inspection
   $2,811

5. Contingency
   $28,108

6. Total Building Project (Items 2 through 5 above) $348,955

7. Furniture and movable equipment $150,088

8. Total project cost at 20 cities: average Engineering News Record Construction Index of 2080 $499,043

<table>
<thead>
<tr>
<th>Building Project Data</th>
<th>Totals</th>
<th>Ratio</th>
<th>New Constr. Unit Cost</th>
<th>Total Bldg. Project Unit Cost</th>
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<tbody>
<tr>
<td>Outside Gross Sq. Ft. (OGSF)</td>
<td>NA</td>
<td>1.09</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td>Assignable Sq. Ft. (ASF)</td>
<td>15,488</td>
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<td>22.59</td>
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Prepared by Don Trent
Date January 15, 1974