MINUTES
SPECIAL MEETING OF BOARD OF TRUSTEES
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

September 24, 1974

4:00 p.m. - Board Room
Santa Barbara City College
Santa Barbara, California

The Special Meeting of the Board of Trustees of the Santa Barbara Community College District was called to order by President Kathryn O. Alexander at 4:01 p.m. in the Board Room of Santa Barbara City College, Santa Barbara, California.

Members present:

Mrs. Kathryn O. Alexander, President
Mrs. Ann Gutshall, Vice-President
Dr. Joe W. Dobbs
Mr. Sidney R. Frank (arrived at 4:11 pm)
Mr. James R. Garvin (left at 6:32 pm)
Mrs. Joyce H. Powell
Mr. Benjamin P. J. Wells (arrived at 4:11 pm)

Members absent:

No one

Others present for all or a portion of the meeting:

Dr. Glenn G. Gooder, Superintendent-President and Secretary-Clerk to the Board of Trustees
Dr. Donald K. Sorsabal, Administrative Dean, Business Services and Assistant Secretary-Clerk to the Board of Trustees (arrived at 4:10 pm)

Dr. Martin M. Bobgan, Administrative Dean, Continuing Education
Mr. M. L. Huglin, Administrative Dean, Instruction
Dr. Alfred Silvera, Administrative Dean, Student Services and Activities

Dr. John Forsyth, President, Academic Senate
Mr. Abelino Segura, President, Associated Student Body
Mr. Jim M. Williams, Director, College Information

Mr. Jeremy Kramer, Reporter, Santa Barbara News & Review

Mrs. Donna Coffman, Director, Children's Center
Mr. Melvin J. Elkins, Assistant Dean, Vocational/Technical
Mr. Robert E. Eyre, Director, Facilities & Operations
Miss Marie L. Gressel, Professor, Business Education
Mr. William C. Hall, Hall & Visioni, A.I.A.
Others present for all or a portion of the meeting - continued:

Dr. Joanne Hendrick, Assistant Professor, Vocational/Technical
Ms. Elizabeth Hodes, Assistant Professor, Mathematics
Mr. Burton P. Miller, Assistant to the Superintendent-President
Mr. John O’Ica, Professor, Business Education
Mr. Bob Ruppert, SBCC student
Mr. Jack Shaffer, Designer, John Robert Henderson, Architect
Mrs. Charlotte Spafford, Administrative Aide, Business Services
Mr. Merle E. Taylor, Professor, Business Education
Mr. Donald L. Trent, Director, Facilities Development

Mr. Theron E. Barnes, CSEA President and Audio-Visual Supervisor
Mrs. Elsie M. Brandt, Secretary to the Superintendent-President

Mrs. Alexander indicated a quorum of Board members was present and
opened the Special Meeting which had been called to continue with the items
of facilities development which had been postponed from the Special Meeting
held on September 19, 1974.

It was moved by Mrs. Gutshall, seconded by Dr. Dobbs, and passed by the
Board to form as a Committee-of-the-Whole in order to continue the informal
discussion of facilities projects.

Mrs. Alexander then declared the meeting open on an informal basis and
requested Dr. Gooder to start with the next project on the list.

Dr. Gooder stated that Mr. John Robert Henderson and Mr. Donald Trent
would speak to the first item on the list:

**Item #1: Site Development, Phase I, Preliminary Plan Package**

Mr. Trent stated that the Site Development project was originally sub-
mittted to the Chancellor's office in February of 1973 and preliminary draw-
ings in October of 1973. The State requested that the project be cut down
to include only necessary utility lines for the Drama/Music building, ero-
sion control and the bridge. The Preliminary Plan Package now being submitted
will provide justification for release of working drawing funds and as sup-
port data for the request of construction funds.

Mr. Henderson then proceeded to describe, while pointing to drawings,
many and varied details of the complete project and how it all related to
the Master Plan of the District. He emphasized how the pedestrian lanes,
utility lines and the bridge will tie the East and West campus together over
Loma Alta Drive.

Drawing No. 1 detailed the new entryway from Cliff Drive with walkways
down to parking lots. On Drawing No. 2 the roadway arrangements into the
parking lots, turn-around loop for buses, drop offs, etc., and the walking
patterns were pointed out. These patterns all relate very closely to the
Master Plan. On other drawings, details of the walkway across the bridge
were indicated and the provision for 12 parking spaces for handicapped per-
sons. The walkways are 12 ft. in width and the land grading will result in
5% slopes. Access will be available for fire trucks up the grade from the beach area to back of the new Drama/Music building. The bridge will support small scooter traffic for the Facilities & Operations Department.

Essentially there will be four parking lots. Cars will be well shielded between banks of ground as each lot drops down 4 - 6 ft.

Mr. Henderson responded to questions on the problem of water as the preliminary plans indicate drainage running into existing storm drain system. This is a workable system but not an ideal one, and there will have to be interaction with City officials and the State highway department. Mr. Trent and Dr. Sorsabal commented that there is a $75 per stool connection fee stipulated in the deed restrictions.

Drawing No. 4 showed the details of a 36-space parking lot, areas where bikes could be parked and provision for a pedestrian and bicycle entryway on Del Mar Avenue.

In the four planned parking lots, 363 spaces are allocated as follows:

| Lot    | Spaces  
<table>
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<tr>
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<tbody>
<tr>
<td>1st lot</td>
<td>80 cars + 10 for handicapped persons</td>
</tr>
<tr>
<td>2nd lot</td>
<td>126 small cars</td>
</tr>
<tr>
<td>3rd lot</td>
<td>89 cars</td>
</tr>
<tr>
<td>4th lot</td>
<td>58 cars</td>
</tr>
</tbody>
</table>

The consensus of opinion regarding bikes, from meetings of staff, faculty, and students, was that all bikes should be excluded from all walkways and the bridge and bike parking areas be allowed only on the periphery of the campus. It was estimated that it would take approximately five minutes to walk from the East to the West campus covering an area of about 1,000 ft. A study has been made of the number of bikes on campus at certain times and days and it was agreed that the study should be an on-going effort since the Master Plan calls for pedestrian campus.

A student questioned the cost involved in eliminating the parking lot near the Voc/Tech building project and putting in new lots on the West campus. Mr. Henderson stated that the existing lot was not part of the project at hand.

Dr. Dobbs requested student opinion on cars and bikes on campus. Mr. Abelino Segura responded that many students from an ecology viewpoint would like to eliminate all cars on campus. A car pool program is being revised this year and he expressed hope for a program giving recognition to those who ride bikes instead of cars.

Mr. Wells asked if there were other materials besides asphalt for the walkways and Mr. Henderson stated that there are lots of experiments being conducted but on a long-term cost basis, asphalt is highly recommended.

Construction cost was estimated at $155,000 including landscaping parking areas. There would be a minimum irrigation system in the meadow areas. Responding to Mr. Segura, Mr. Henderson indicated that a master list had been developed for exclusive use of native plants.
Mr. Henderson also announced that the approved Master Plan has been published and should be referred to regarding alternate plans of parking for the future. Dr. Gooder added that copies will be distributed at the next Board meeting.

Mr. Trent noted that other projects must be considered, for example: the lot at the end of the Voc/Tech project site will be torn up from start of the project until 1976; the Marine Tech project will hamper parking down below the hill; and he suggested that the parking lots be included in the Site Development project at this time.

Mr. Henderson then elaborated on the electrical, telephone, and future TV line systems, and light fixtures on walkways. He described the bridge as being built on concrete piers two-thirds of the 40 ft. height; heavy plank deck with posts set at 10 ft. intervals; lights on trellis sections; a canopied effect in the center; and lunch areas with benches at both ends. In response to Dr. Sorsabal, Mr. Henderson stated that eliminating the bridge would add greatly to costs of utility lines, grading problems and distance for the handicapped.

In regard to estimated costs, Mr. Henderson reported that at the request of the State he had prepared two complete budgets: 1) complete project without parking, and 2) parking area only. A summary budget combining the two would amount to $827,987, as follows:

- Utility services $ 192,779
- Site development services, storm drains, grading 127,125
- Site development general, erosion control, walls 290,092
- Pedestrian bridge, grading, lighting, etc. 217,991

Total Estimated Construction Costs: $ 827,987

The total figure includes an amount of $155,847 for the parking lots on the West campus. The figures had been prepared on a 2250 Engineering News Index and allow for a 8% increase at the mid-point of construction, as the present index is 2080. Unit prices can be supplied, if desired.

Mrs. Alexander stated that a written submittal of figures should be presented at the next Board meeting, and thanked Mr. Henderson for his presentation.

Mrs. Alexander, at the request of other Board members, asked if a breakdown could be given on the amount of funds available at this point that were uncommitted. Dr. Gooder responded that the information had been gathered due to a request made at the last Special Meeting. He quoted some figures from the handwritten report he had in hand which included architect fees and other fees over and above construction costs. A short discussion followed on the general condition of current bonds, future marketable bonds, and options open to the Board. Dr. Gooder assured the Board members that a full written report would be presented at the next regular Board meeting.
the Children's Center should be situated on one level only and at the same level with the play area. The site actually lends itself to plans with more than one level. Parking is required for at least 10-12 cars for staff and guests and should be closely related to the building. There is no parking of any kind on the street. Proposed plans being presented are for a 35-child center (about 5,200 sq.ft.) and a 50-child center (about 6,200 sq. ft.) and both include staff working rooms and classrooms for Child Care Training Program. Plans comply with State standards of 75 sq.ft. per child requirements.

Plan "A" showed the main building in the southeast corner off of Cliff Drive and entrance driveway on Cliff Drive; parking for 13 cars; building on levelled-out pad; area for dropping off children; retaining wall; play area west of building. This plan has the smallest play area which could be enlarged by creating a wooden deck over piles level with the turf play area, or purchase the property to the West to extend the play area by levelling out this portion.

Plan "B" showed access from Weldon Place and would require purchase of the adjoining property; driveway leading into parking area containing 12 spaces plus space for loading and unloading; building located about as Plan "A"; two classrooms facing almost due south; play area on Cliff Drive cut into the hillside with screening required; and about 100 ft. of culvert would have to be extended to the west.

Mr. Hall estimated purchase of the adjoining property might be $12,500. The major problem is the sewar line would have to be brought from the main campus - a distance of almost 650 feet.

Plan "C" showed the driveway off of Weldon Place in the other corner with a 10% grade down to parking area which will be sloped; main building in corner of property with play are to west of building on Cliff Drive (play area larger than Plan "A"). This plan is for 35-child capacity only as a large building could not be constructed in this layout.

Mrs. Coffman, Director of the Children's Center, informed Mrs. Alexander that the present Children's Center has an enrollment of 47 children.

Overall estimates were as follows:

Plan "A": $330,060 - 50 children
       $288,060 - 35 children

Plan "B": $364,800 - 50 children
       $322,800 - 35 children

Plan "C": $382,980 - 35 children only
In response to questions whether it was really feasible to spend District money on this site, Mr. Hall indicated that the following construction costs would apply if the site were level with all utility lines close by:

| Minimum of 50 children | $ 255,000 |
| " " 35 children | $ 217,000 |

Mrs. Alexander thanked Mr. Hall for his report and presentation of drawings.

In noting that a great deal of information had been given for Board members to consider, Mrs. Alexander requested that the last two items on the Facilities Development list be postponed until the next regular Board meeting on Thursday, September 26.

A motion was made by Mr. Frank, seconded by Dr. Dobbs, to reconvene as a Special Meeting of the Board of Trustees.

Upon motion of Mr. Frank, seconded by Dr. Dobbs, the Board of Trustees of the Santa Barbara Community College District adjourned their Special Meeting at 6:36 p.m.

ATTEST:

MRS. KATHRYN O. ALEXANDER
President, Board of Trustees
Santa Barbara Community College District

DR. GLENN G. GOODER
Superintendent-President and Secretary-Clerk to the Board of Trustees

Approved by the Board of Trustees

on October 10, 1974.