Mr. Donald Trent
Director of Facilities and
Resource Development
Santa Barbara Community
College District
721 Cliff Drive
Santa Barbara, California

Subject: Children's Center Feasibility Studies

Dear Mr. Trent:

We are submitting herewith our completed feasibility studies
for the proposed Children's Center, on property generally
lying northeast of the intersection of Cliff Drive and
Weldon Place.

The property is well located for this use. It is isolated
from the existing campus but yet is within easy walking
distance of the campus. It would be generally convenient
to parents attending the college and those students interested
in child care and development.

On the other hand, the property is split in half by a natural
stream which has cut deeply into the sandy soil. The banks on
either side are so steep as to be hazardous in many places,
particularly for children. We anticipate that the stream
channel area will have to be carefully fenced off to prevent
children from wandering into it.

The only portion of the property usable for this facility is
the easterly half, which is the portion closest to the existing
campus. The terrain in this area, although irregular at present,
can be reshaped and utilized in a number of ways, allowing a
facility with a capacity of either 35 or 50 children.

The balance of the property, or the westerly half, is unfeasible
to develop for this type of use, and should remain in its present
natural state. Since the property is subject to approval of the
Coastal Commission, careful consideration must be given to pre-
serving the natural qualities of the site.

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The three schematic site plans represent the full range of possibilities for locating the building, the outdoor play areas, access roads and off-street parking area described. All of these schemes are based on the following criteria:

1. Building to be on one floor level, for maximum efficiency in operation and the necessity of close observation of the children served.

2. Outdoor play areas to be at or near the floor level of the building, and graded with only minimum slope for surface drainage.

3. Parking and access driveways to be as close to building as possible and as close to the level of the building as possible.

4. All areas to be accessible to the handicapped.

5. Building to be of wood frame construction and designed to allow for relocation in the future.

The building plans, while not shown on the small scale site plans, have been developed to a point where optimum building area could be determined, in relation to the program which you and the staff have outlined. The area required for a center for 50 children is 6200 sq.ft. and for 35 children is 5200 sq.ft.

These building areas were based on the following criteria:

1. Classroom space allowing an area of 35 sq.ft. per child. In the larger center this would be in two separate classrooms and for a smaller facility, one large classroom is assumed adequate. Each classroom to have adjoining storage rooms.

2. Toilet facilities for the children in accordance with the state formula, located to be accessible from the classroom as well as the outdoor play areas.

3. One special activity area, including childrens toilet and storage, to be utilized for instruction of college students in child care.

4. Administrative offices, conference room, a staff work room and serving kitchen (assuming meals will be delivered from the main campus).
5. Adult toilet rooms, custodial space and a mechanical-electrical equipment area.

6. Covered play areas located generally between classrooms and outdoor play areas. These are calculated at one-third of building floor area and included in the total area figures.

In most of our schemes, the playground area indicated is roughly twice the minimum area required by the state. Adequate level outdoor area which is easily supervised is one of the most important factors in the operation of a child-care facility, and this should not be compromised by poor site conditions.

One other factor, typical of all schemes, is the necessity to run a sewer main, 8 inches in diameter, to the property a distance of 650 ft. This has been researched with the City of Santa Barbara Public Works Department and is the only apparent way this property can be served. One hundred feet of the above distance will need to be bored under Cliff Drive and the entire line will require four manholes in that length.

The following is a brief resume of the schemes and the estimated construction costs for each.

**SCHEME A**

This schematic plan involves an access to the site directly from Cliff Drive with a parking area just inside the property. The building is situated on a leveled-out area cut into the hillside north of the parking lot. The building would be planned to orient the classrooms and playground area in the westerly portion of the leveled area. This places the play area and the building itself as far from Cliff Drive as possible and provides the most isolated classroom orientation and play area of any of the schemes. It also involves the least amount of site work and physical changes to the site of any of the schemes.

The area available for outdoor playground is small, however it does exceed state minimum standards. One way of increasing the width of this play area is to construct a platform or deck level with the "on grade" play area, supported along the creek bank by driven wood piles. Another possibility would be to purchase the small parcel to the west of the college parcel and extend the play area out into this property. These options, as you will note, are about the same in estimated cost.
Estimated Construction Cost for Scheme A

Off Site Work

Sewer main extension ........................................ $ 12,900.00
Cliff Drive access including deceleration lane, etc. ........ $ 5,100.00

Total Off-Site Work ........................................ $ 18,000.00

Site Work

Parking Area ................................................... $ 4,760.00
Sidewalk and stairway ......................................... $ 4,250.00
Retaining wall .................................................. $ 11,200.00
Grading ......................................................... $ 5,250.00
Storm drains .................................................... $ 2,000.00
Fencing .......................................................... $ 3,000.00
Landscaping, including bank stabilization and irrigation. $ 16,000.00

Total Site Work .............................................. $ 46,460.00

Building - Capacity for 50 children

6200 square feet at $38.00 per sq.ft. ....................... $235,600.00

$300,060.00

Contingency ................................................... $ 30,000.00

Total Construction Cost
Capacity for 50 children .................................... $330,060.00

Optional additions to Play Areas

1. Construction of wood framed deck level with on grade play area. $ 20,000.00

2. Purchase of adjoining property and grading work thereon to develop extension of level play area. (Assuming property can be purchased for $12,500.00.). $ 15,000.00
Alternate Scheme A Building -
with capacity for 35 children

5200 square feet at $38.00 per sq. ft. ........ $197,600.00
Site work as outlined above ................ $ 64,460.00

$262,060.00
Contingency ................ $ 26,000.00

Total Construction Cost
Capacity for 35 children .................. $288,060.00

Note: We believe that it would not be necessary
to provide the additional play area outlined above for this size of center.

SCHEME B

This schematic plan provides for access to the site through the privately owned parcel to the west. This obviously involves additional time and expense to purchase that parcel, but it does provide the safest access to the usable portion of the site. Access would be from Weldon Place, which has very little traffic compared with Cliff Drive.

The building would be planned to orient the administration and special activity area on the north and west sides of the building toward the parking and access drive. The classrooms then would orient toward the south, and the outdoor play area would be located between the building and Cliff Drive.

In order to provide space for the building and play area in this scheme it is necessary to extend the existing culvert one hundred feet west and fill in that portion of the existing stream bed. This scheme involves considerably more on-site work than the previous one because of this necessity.
Estimated Construction Cost for Scheme B

Off Site Work

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Sewer main extension</td>
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Site Work

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Culvert extension and headwall</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>Parking area and access driveways</td>
<td>$5,200.00</td>
</tr>
<tr>
<td>Concrete walks and stairway</td>
<td>$4,000.00</td>
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<tr>
<td>Grading</td>
<td>$34,500.00</td>
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<tr>
<td>Storm drains</td>
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<tr>
<td>Fencing</td>
<td>$2,600.00</td>
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<tr>
<td>Landscaping</td>
<td>$16,000.00</td>
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Total Site Work: $70,800.00

Building - Capacity for 50 children

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>6200 sq.ft. at $38.00 per sq.ft.</td>
<td>$235,600.00</td>
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</tbody>
</table>

Estimated cost of adjoining parcel: $12,500.00

Contingency: $33,000.00

Total Construction Cost
Capacity for 50 children: $364,800.00

Alternate Scheme B Building -
with capacity for 35 children

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>5200 sq.ft. at $38.00 per sq.ft.</td>
<td>$197,600.00</td>
</tr>
<tr>
<td>Site work as outlined above</td>
<td>$83,700.00</td>
</tr>
<tr>
<td>Estimated cost of adjoining property</td>
<td>$12,500.00</td>
</tr>
</tbody>
</table>

Contingency: $29,000.00

Total Construction Cost
Capacity for 35 children: $322,800.00
SCHEME C

This schematic plan provides for access to the site directly from Weldon Place without passing through the adjoining parcel (as in the previous scheme). It is feasible to bring in an access driveway at about a ten percent grade and connect it to a parking area similarly sloped, all on the northerly side of the property.

The building in this case would be at a level lower than the parking lot, but would be accessible by ramps designed for the handicapped. The administration area and special services areas would be oriented toward the north and east of the building and the classroom area toward the west and south. The open play area would be west of the building and would again be on fill over a portion of the existing stream bed.

We illustrate in this scheme the possibility of utilizing concrete cribing which would reduce the culvert extension by at least forty feet and reduce the quantity of imported fill dirt. We cannot be certain if this method may be applied until soil tests and engineering studies are made, but it does at least seem to be a strong possibility.

Please note that only the smaller capacity of 35 children can be accommodated in this scheme because the location of the building is necessarily "wedged in" between property lines and the existing culvert. For this reason, and because of the rather awkward and hazardous access driveway, this scheme is, in our opinion, the least desirable of the three.

Estimated Construction Cost for Scheme C

**Off Site Work**

- Sewer main extension .................................. $ 12,900.00

**Site Work**

- Extension of culvert and headwall .................. $ 4,700.00
- Parking area and access drive ....................... $ 6,600.00
- Concrete sidewalks and ramps ....................... $ 2,130.00
- Grading .................................................. $ 15,750.00
- Concrete cribbing retaining fill slopes ........ $ 28,000.00
- Storm drains ........................................... $ 2,000.00
- Fencing .................................................. $ 2,500.00
- Landscaping, including bank stabilization & irrigation ......................................... $ 15,000.00

**Total Site Work** ..................................... $ 76,680.00 $ 76,680.00
Building - Capacity for 35 children

5200 sq.ft. at $38.00 per sq.ft. ........... $258,400.00

Contingency ... $35,000.00

Total Construction Cost
Capacity for 35 children ....... $382,980.00

These studies have been made with only a very limited aerial survey, in order to complete the study in the time allowed by our agreement. For this reason we wish to make it clearly understood that our estimates are subject to change in cut and fill calculations and related site work. Accuracy in these areas cannot be expected without a proper topographical survey.

Thank you again for this opportunity to be of service. If there are any questions, please let us know.

Sincerely,

Williams C. Hall

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<table>
<thead>
<tr>
<th>Event Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>Feasibility Study to Board - authorization to proceed with Schematic Drawings</td>
<td>September 26, 1974</td>
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<tr>
<td>Approve Schematic Drawings</td>
<td>October 24, 1974</td>
</tr>
<tr>
<td>Approve Preliminaries</td>
<td>November 28, 1974</td>
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<tr>
<td>Submit reports to environmental agencies</td>
<td>March 3, 1975</td>
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<tr>
<td>Complete Working Drawings</td>
<td>March 7, 1975</td>
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<tr>
<td>Approval by environmental agencies</td>
<td>May 5, 1975</td>
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<tr>
<td>OAC Plan Check complete</td>
<td>May 12, 1975</td>
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<tr>
<td>Advertise for bids</td>
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<td>Bids due</td>
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<td>Begin construction</td>
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<tr>
<td>Complete construction</td>
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<td>Install equipment</td>
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<td>Occupy</td>
<td>September 1976</td>
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