SBCC

SANTA BARBARA CITY COLLEGE

Facility Master Plan

2019

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Welcome to Santa Barbara City College

Letter from the President

I am happy to present the 2019 Santa Barbara City College Facilities Master Plan. This document acknowledges our past planning efforts specific to our current facilities and will assist us as we determine future space needs for the College. This Master Plan is intended to be a foundational document that brings together numerous planning efforts.

A Master Plan process is time-consuming and requires the participation and collaboration of departments and individuals across the institution. I extend my sincere gratitude to the multitude of individuals who were involved in producing this document.

For over a century, Santa Barbara City College has contributed to the quality of life and economy of the community we serve by providing a high-quality and affordable education, training the next generation of our workforce, and serving as a center of cultural enrichment to our area. This document will assist us in continuing to be a leader in higher education for providing students with the physical resources needed to be successful.

Sincerely,

Helen Benjamin

Dr. Helen Benjamin
Interim Superintendent/President
Santa Barbara City College

Our Mission

As a public community college dedicated to the success of each student, Santa Barbara City College provides students a diverse learning environment that inspires curiosity and discovery, promotes global responsibility, and fosters opportunity for all.

Our Core Principles

Santa Barbara City College's core principles guide all aspects of instruction, organization, and innovation:

- Student-centered policies, practices, and programs
- Participatory governance
- A psychologically and physically supportive environment
- A free exchange of ideas across a diversity of learners
- The pursuit of excellence in all college endeavors

Source: SBCC 2014 Educational Master Plan / Approved by CPC 12/10/2013

Introduction

Nestled on the edge of the Pacific Ocean and flanked by the sweeping mountains and chaparral of the Los Padres National Forest, Santa Barbara has long been a cherished location. Its earliest inhabitants were the Chumash, and the cultural impact of those indigenous people remains strong. In the 18th century, the next wave of residents were Roman Catholic priests and ranchers from Spanish-governed Mexico, whose impact is marked by the many Spanish street names and the construction of the famous "Queen of the Missions" on Santa Barbara's upper Eastside. After the major earthquake of 1925, when most of the buildings downtown were destroyed, a local civic leader, Pearl Chase, convinced city planners to rebuild with a consistent style called Spanish Colonial Revival. The result of that decision is a city remarkably cohesive in its design style that typically includes red tile roofs, stucco walls, and colorful tile accents. This style is also present in a number of the buildings on the campus of Santa Barbara City College. Overall, the city of Santa Barbara is known for its natural and architectural beauty throughout the world.

The Board of Education for the Santa Barbara High School District established Santa Barbara Junior College in 1908 and conducted its first classes at 914 Santa Barbara Street. Santa Barbara Junior College was the second two-year institution established in California behind Fresno Junior College. Unfortunately, Santa Barbara Junior College was discontinued in 1917 and would not re-open until 1946 when the college welcomed 24 students to its original site. SBCC was reorganized by the high school district in the fall of 1946. Called Santa Barbara Junior College from its inception, the Santa Barbara Board of Education formally changed the name to Santa Barbara City College in July 1959.

Santa Barbara Junior College was established in 1908 as an extension of Santa Barbara High School, effectively grades 13 & 14. In 1921 the program was moved to the Santa Barbara State Teachers College campus (now the University of California Santa Barbara) and in 1926, the program was formally absorbed by the State Teachers College. The Junior College program went dormant until 1946 when the Santa Barbara High School District re-established the Junior College at a site located on Santa Barbara Street. Santa Barbara Junior College remained at this location until 1954 when space was made available by the opening of the new UCSB. It remained at this location until it was finally relocated to the present Main Campus site.

In the summer of 1959, the institution moved to its present and permanent location on the Santa Barbara Mesa, former site of the University of California at Santa Barbara. Situated on a 74-acre bluff, the campus overlooks the harbor and Pacific Ocean. Passage of a 1969 construction bond issue and a 1973 land acquisition bond issue ensured that the college would have a single, consolidated Main Campus.

Purpose

The purpose of the Facility Master Plan (FMP) is to provide a guide for future campus development. The Plan describes a path for the District to improve and maintain existing facilities to meet educational goals and objectives. The Plan should be viewed as a flexible and dynamic document being reviewed on a periodic basis as the economy changes, student needs evolve, and new educational trends emerge. The Plan, above all, must reflect the courses of action described in the Educational Master Plan. The success of the Plan will be measured by the commitment to adherence and implementation from all stakeholders at the College. Prior to this update, the most recent FMP was updated in the early 1980s.

The Plan represents an assessment at a given point in time. In order for it to be a truly useful and effective management tool, it should be considered a dynamic document that should be reviewed and adjusted on a periodic basis to reflect economic change, evolution of student needs, and emerging educational trends.

Objectives of the Plan

The objective of the 2019 Facility Master Plan is to evaluate, at a macro level, existing facilities qualitatively and quantitatively, for the purpose of:

- Assessment of the extent of capital improvements that may be required to provide technologically appropriate, cost effective and serviceable space to meet educational needs.
- Assessment of the magnitude and impact of any deferred maintenance issues.

The primary focus of the Plan is directed to a group of permanent buildings at the Main and two off-site campuses that are directly or indirectly central to the instructional process. For purposes of this Plan they are identified as Core buildings, and include:

Main Campus (74 Acres)

- East Campus
  - Administration & Career Education
  - Campus Center
  - Earth and Biological Science
  - Humanities
  - Physical Education
  - Physical Science
- West Campus
  - Business Communications
  - Drama Music & Garvin Theatre
  - Interdisciplinary Center
  - Learning Resource Center and Library
  - West Campus Center

Schott Campus (3 Acres)

- Main

Wake Campus (10 Acres)

- Wake Administration
- Multi-Purpose
- Classroom 1
- Laboratory 1
- Classroom 2
- Laboratory 2

Fact Sheets for each of the above identified buildings are presented later in the Plan.

Schott Campus

The Schott Campus was acquired by the District in 1978. It was a former 20,072 square foot (SF) elementary school consisting of the original buildings constructed in 1935. Subsequently, seven relocatable buildings to be used for instructional purposes in addition to one manufactured utility building were added to the site. Generally speaking, all of the buildings are in fair condition, with the exception of HVAC and plumbing systems in the original buildings and issues relating, universally, to fire protection and accessibility, which are considered to be in poor condition.

Wake Campus

The Wake Campus was acquired by the District in 1978. It was a former 42,514 SF elementary school, constructed in 1956 with a modular addition in 1970. Subsequently, nine relocatable buildings to be used for instructional purpose, in addition to a number of smaller utility buildings, were added to the site. Generally speaking, all of the buildings are in fair condition, with the exception of HVAC and plumbing systems in the original buildings and issues relating, universally, to accessibility, which are considered to be in poor condition.

Nomenclature

As a matter of convenience and for the purposes of discussion, the Main Campus will be characterized as East Campus (the facilities located on the East side of Loma Alta Drive) and West Campus (the facilities located on the West side of Loma Alta Drive).

The Wake Campus is located on North Turnpike Road in Santa Barbara County. The Schott Campus is located on West Padre Street in the city of Santa Barbara.

Planning Criteria

The criteria used in the development of this Plan is derived from:

- Selected archival reference documents
- Interviews with key personnel
- Field observation for familiarization with the condition of existing facilities

Data were compiled in a format that facilitated the development of meaningful analyses, assessments and conclusions.

The sites and facilities were physically observed, at a macro level, for the purpose of establishing a baseline for future renovation or modernization.

Planning Process

Once the Scope of the Plan was clearly defined, the process involved the execution of a systematic series of tasks:

- Data were gathered by interviews with key personnel, examination of archival records and documents, and conducting a field survey.
- Data in the form of existing documentation were gathered and reviewed with the specific purpose of identifying previously established goals and objectives. These documents include:
  - College Educational Master Plan
  - Space Inventory
  - Five Year Construction Plan (also known as the Five Year Capital Outlay Plan)
  - Selected archival record documents
- The data were compiled in a format that facilitated the development of analyses, assessments and conclusions.
- The site and existing facilities were physically surveyed at a macro level for the purpose of establishing a baseline for future renovation or modernization.

Overview & Existing Conditions

Master Plan Overview

Santa Barbara City College provides courses of instruction at three locations: Main Campus on Cliff Drive, Wake Campus on North Turnpike Road, and Schott Campus on West Padre Street. Additionally, there is a satellite facility located in leased space on Anacapa Street.

All three campuses are subjects of this Plan, with primary emphasis being focused on the Main Campus, giving specific attention to those facilities to be considered for replacement or modernization in order to provide proper spaces to support educational goals and objectives.

Evaluation of existing conditions was performed on a macro level, relying primarily on the experience and knowledge of the Facilities Staff with respect to the existing conditions of the various buildings. Exhaustive or detailed evaluations were not performed on the premise. A detailed assessment is best provided at the time a specific building is pending activity.

Main Campus Major Construction

Santa Barbara City College is one of the 115 community colleges in the California Community College System.

Construction programs were undertaken:

- Mid -1960's with construction of:
  - Physical Sciences
  - Physical Education
  - Campus Center
  - Sports Pavilion
  - Student Services
- Early to Mid -1970's with construction of:
  - Earth and Biological Sciences
  - Humanities
  - Drama Music
  - Pedestrian Bridge
- Late 1980's to Early 1990's with construction of:
  - Learning Resource Center and Library
  - Interdisciplinary Center
  - Campus Store
  - Business Communications
- Mid -2010's with construction of:
  - West Campus Center

Throughout this overall time frame there have been numerous renovations, modernizations and remodels executed on the various facilities.

Milestones

District

1908 Santa Barbara Junior College established as extension of the public school system.

1926 Junior College Program absorbed by the State Teachers College, effectively making the original program dormant.

1946 Junior College re-established opening at a downtown site on Santa Barbara Street.

1956 College moved to the Riviera Site in Santa Barbara.

1959 Mesa Site (current Main Campus) acquired.
Official name changed to Santa Barbara City College.
Enrollment: 2500

1961 Master Site Plan to accommodate enrollment of 4,500.

1964 Physical Sciences Building construction.

1971 Official name changed to Santa Barbara Community College District.

1972 State Proposition 20 establishing the California Costal Commission passed.

1973 Wolff Property (West Campus) acquired.
Enrollment: 7,300

1976 Junior College Construction Act passed. 10-year construction plan required to be updated annually.

1978 Wake Campus acquired.

1981 Schott Campus acquired.

Main Campus

1939 Industrial Education Unit (current MacDougall Administration and Career Education Building) constructed.

1959 Main Campus (current East Campus) acquired.

1963 Physical Education construction (Phase 1).

1964 Main Campus Expansion Plan.
Physical Sciences Building construction.

1965 MacDougall Administration and Career Education Building remodel.
Campus Center construction.
Sports Pavilion Building construction.
Student Services Building construction.

1968 Physical Education construction (Phase 2).

1970 Earth and Biological Science building construction.

1971 MacDougall Administration and Career Education Building remodel.
Physical Science building remodel.

1971-2 Health Occupations addition to MacDougall Administration and Career Education Building.

1973 Humanities Building construction.

1975 Early Learning Center construction.
Drama Music Building construction.

1976 Pedestrian Bridge construction.

1978 MacDougall Administration and Career Education Building renovations.

1987 Learning Resource Center construction.

1988 Interdisciplinary Center construction.

1989 Student Services Center remodel.

1990 Humanities third Floor addition.
West Campus Parking Structure construction.

1991 MacDougall Administration and Career Education Building remodel.
Campus Bookstore construction.
Business Communications Building construction.
East Campus Modular Building construction.
Student Services Building remodel.

1992 Campus Center Building remodel.
Campus Center Building addition.

1995 Campus Center HVAC renovation.

1997 Career Education Building: Health Technologies remodel.

2000 Earth and Biological Sciences Building renovation.

2001 Business Communication Center remodel.

2004 Sports Pavilion renovation.

2008 Photovoltaic Parking Carport construction.

2010 Pedestrian Bridge renovation.

2012 Drama Music modernization.
2015 Humanities Building modernization.
2016 Campus Store remodel.
2017 West Campus Center Building constructed.

Existing Conditions

For purposes of this Plan, the existing conditions for the College are described at a macro level. The primary source for these evaluations is the knowledge and experience of the District's Facilities and Operations staff, on the basis that their routine involvement with all aspects of facility operations provides first-hand knowledge.

Matrices FC-1 to FC-6 "Facilities Conditions Summary" (see Appendix) are intended to provide a subjective assessment of each of the various facility-related elements for each building identified in the Space Inventory report.

At such time as a building is to be considered for construction, modernization, or remodel, a detailed inspection of the facility and its component elements should be performed. This inspection should be concluded with a detailed report of the findings and recommendations, including a forecast of probable costs associated with any work to be performed.

Main Campus

Grounds & Approaches

Grounds and Approaches are those features not specifically associated with any given building and comprise the common areas of the campus. They consist of:

- Streets and Sidewalks
- Pathways
- Parking Lots
- Landscaping and Planting
- Hardscape (Paths and courtyards)
- Wayfinding
- Accessibility

In general, these features are considered to be in fair to good condition with the exception of:

- Parking Lot Paving
- Wayfinding
- Accessibility

These elements are in poor to fair condition and require repair, replacement, or upgrading. Recommendations addressing these items will be presented in the Considerations and Recommendations section of this report.

Core buildings

For purposes of this Report, the large, permanent structures on the Main Campus are identified as core buildings. A more detailed description will be found in the core buildings section of this report.

Matrix CB-1 "Core buildings Utilization, Existing Conditions and Recommendations" (see Appendix) provides a summary that indicates deficiencies in a number of infrastructure elements in a significant number of core buildings elements in poor condition that may require an inordinate amount of maintenance (often requiring costly repair) and jeopardize the functional operation of the building and its ability to provide reliable service.

Critical elements in poor condition include the following:

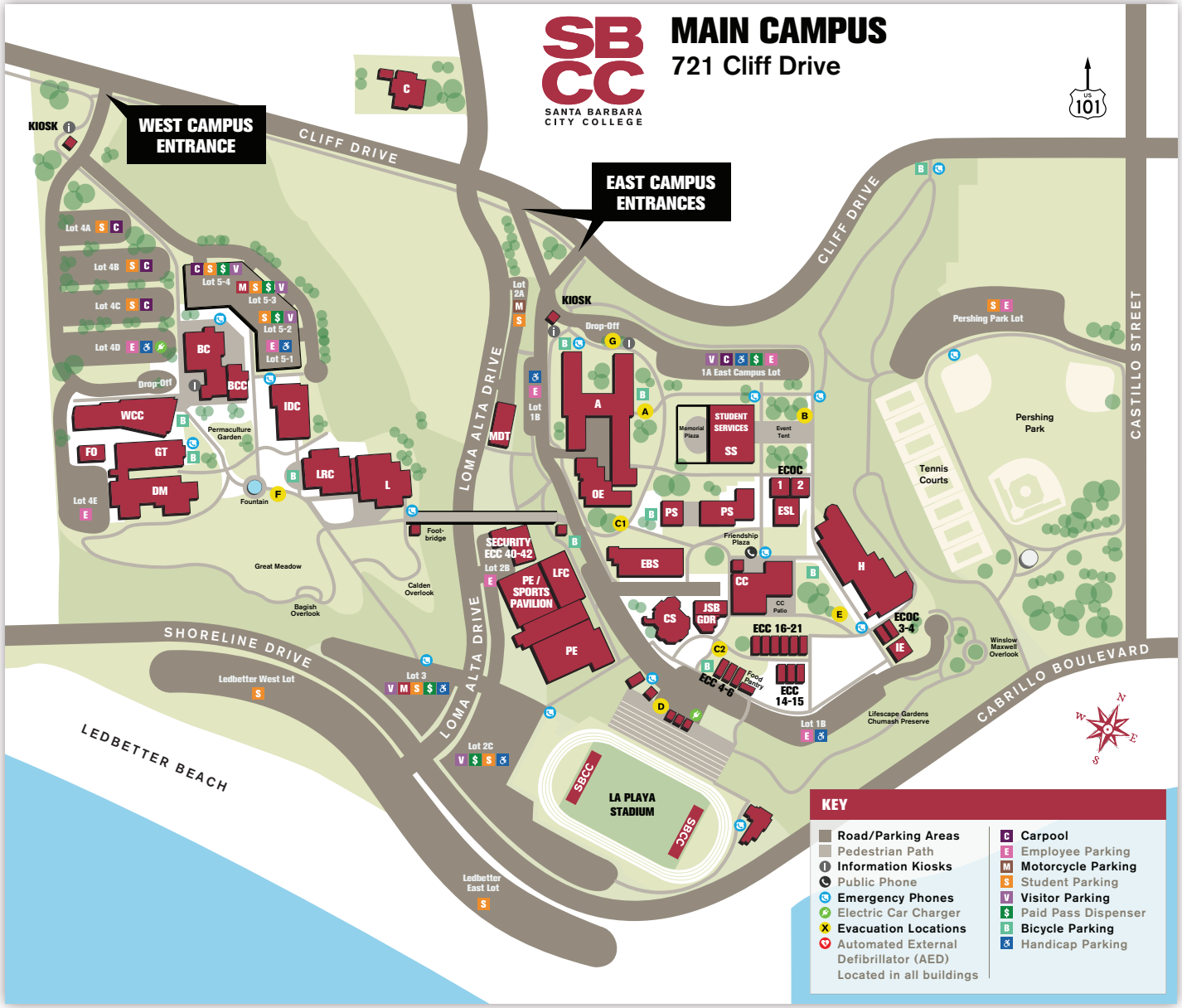
- HVAC
  - Administration and Career Education
  - Business Communications
  - Campus Center
  - Drama Music
  - Interdisciplinary Center
  - Physical Education
  - Physical Science
  - Student Services
- Plumbing
  - Administration and Career Education
  - Campus Center
  - Physical Education
  - Physical Science
  - Student Services
- Electrical
  - Campus Center
  - Physical Education
- Roofing
  - Administration and Career Education
  - Campus Center
- Accessibility
  - Administration and Career Education
  - Humanities

Remainder Buildings

For the most part, the remainder buildings fall into two categories:

- Modular (Portable) Buildings:
  Modular buildings are constructed in the factory as modules and assembled on site. The structures do not have permanent foundations and are constructed so as to have the feature of being relocatable to another location at some future time. There are twenty-one (nineteen on East Campus and two on West Campus) of these structures that house classrooms and offices. In general, the modular buildings are in poor condition, appearing to have outlived their serviceable lives.
- Pre-engineered Buildings:
  The components of pre-engineered buildings are fabricated to dimension in the factory, then delivered and erected on site. These structures are not designed and intended to be permanent structures having engineered foundations. Typically, these structures are relatively small and accommodate utility, support and storage functions for the college. In general, the pre-engineered buildings are in fair condition and capable of providing ongoing useful purposes.

Main Campus Map



Core Buildings

Business Communications Building

Year Constructed: 1994

Major Alterations: 2001

Gross Area (OGSF): 35,466 SF

Assignable Area (ASF): 22,269 SF

Utilization Rate (ASF/OGSF Ratio): 62.8%

Utilization Profile

- 9 Classrooms, 452 Stations
- 10 Class Labs, 166 Stations
- 27 Offices, 31 Stations
- 1 Study Rooms, 12 Stations
- 1 Meeting Rooms, 30 Stations
- Restrooms
  - 1 Men's
  - 1 Women's
  - 2 All Gender

Overview

The Business Communications (BC) Building is a three-level building centrally located on the West Campus, adjacent to the West Campus Center. Marketing, Business, and Communications are the primary disciplines in the BC building with classrooms on the second and third floor. The building is also home to the scheduling office, computer labs, staff and faculty offices, the Fe Bland Forum on the second level, and the West Campus Cafeteria and Communication Lab on the first level. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and, generally speaking, is considered to be in fair condition.
- Roofs: The roofing is a built-up system with gravel finish, and generally speaking, is considered to be in fair condition.
- Plumbing Systems: The plumbing systems associated with the restrooms need upgrading. Generally speaking, the plumbing system is in fair condition.
- HVAC Systems: The building is served by twenty fan coil units supplied by eight air handlers. Approximately half of these units are noisy due to inadequate vibration protection. While the equipment appears to be serviceable, the HVAC system overall is considered to be in poor to fair condition.

- Fire Protection: This building is monitored by a fire detection and alarm system. Generally speaking, the fire protection system is in fair condition.
- Electrical: The building needs an emergency generator for emergency lighting and IT closets. Generally speaking, the electrical system is in good condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in good condition.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $1,566,000
- Replacement Cost: $15,721,000
- Facility Condition Index (FCI): 9.96%

Probability for State funding, assuming no (0%), 25% or 50% local matching funds: Low

Best funding option: Local Bond

Campus Center

Year Constructed: 1965

Major Alterations: 1992

Gross Area (OGSF): 30,384 SF

Assignable Area (ASF): 27,356 SF

Utilization Rate (ASF/OGSF Ratio): 90.0%

Utilization Profile

- 3 Classrooms, 87 Stations
- 8 Class Labs, 164 Stations
- 13 Offices, 16 Stations
- 2 Study Rooms, 38 Stations
- 1 Meeting Rooms, 10 Stations
- Restrooms
  - 2 Men's
  - 2 Women's

Overview

The Campus Center (CC) building is a two-level building located on the south-central side of the East Campus adjacent to the Campus Store. Student Life, Associated Student Government, a student lounge area, a computer lab, as well as the main cafeteria and seating area are located on the second floor. Classrooms and offices as well as the STEM center and the Channels newspaper are located on the first floor. Culinary Arts is located on the south-central side of the Campus Center and in a smaller adjoining building. This section of the CC building has several classrooms, kitchens, labs, and dining areas such as the Gourmet Dining Room and the JSB cafe. It has an outdoor patio area in the front and back of the second floor, and serves as a hub for student life.

Infrastructure

- Structural: Generally speaking, the structural system is considered to be in poor condition.
- Roofs: The roofing is a built-up system with gravel finish, and generally speaking, is considered to be in poor condition and needs replacement.
- Plumbing Systems: Due to age, the domestic and industrial water supply and the sanitary waste systems need replacement. The plumbing systems associated with the restrooms need replacement. Generally speaking, the plumbing system is considered to be in poor condition.
- HVAC Systems: The existing equipment has long outlived its useful life and is considered to be in poor condition.
- Fire Protection: This building is monitored by a fire detection and alarm system. The kitchen equipment is provided protection with an Ansul system. Generally speaking, the fire protection system is considered to be in fair condition.

- Electrical: Due to age, the electrical distribution system, including panels and wiring, needs replacement. Interior lighting needs replacement. Emergency power and emergency lighting are required. Generally speaking, the electrical system is in poor condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in poor condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $11,395,000
- Replacement Cost: $18,675,000
- Facility Condition Index (FCI): 61.02%

Probability for State funding, assuming no (0%), 25% or 50% local matching funds: Low

Best funding option: Local Bond

Cartwright Learning Resource Center and Luria Library

Year Constructed: 1989

Major Alterations: None

Gross Area (OGSF): 52,327 SF

Assignable Area (ASF): 41,007 SF

Utilization Rate (ASF/OGSF Ratio): 78.4%

Utilization Profile

- 11 Classrooms, 11 Stations
- 14 Class Labs, 303 Stations
- 1 Library, 262 Stations
- 2 Electronic Carrels, 254 Stations
- 1 Meeting Rooms, 13 Stations
- Restrooms
  - » 2 Men's
  - » 2 Women's
  - » 3 All Gender

Overview

The Cartwright Learning Resources Center (LRC) and the Luria Library are one large building. The LRC resides in a one level building located on the west side of the West Campus and is attached to the second level of the Luria Library via a common central vestibule. The building incorporates classrooms, computer labs, reading areas, restrooms, tutor resources, and faculty and staff offices. Both areas experience high traffic and are a hub for student resources.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and, generally speaking, is considered to be in fair to good condition
- Roofs: The roofing is a built-up system with gravel finish, and, generally speaking, is considered to be in fair condition.
- Plumbing Systems: The entire plumbing system needs upgrading. Generally speaking, the plumbing system is in poor to fair condition.
- HVAC Systems: The building is served by three air handlers serving multiple VAV boxes, some of which have reheat coils. Over time the system has been modified by the addition of three heat pumps to replace VAV boxes. There are numerous operating deficiencies with the system, which require design changes and air balancing of the entire system. Generally speaking, the HVAC system is in fair condition.
- Fire Protection: This building is monitored by a fire detection and alarm system only, and is not provided with an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is considered to be in fair condition.

- Electrical: Emergency lighting needs upgrading including connection to the emergency generator. Generally speaking, the electrical system is in fair condition.
- Telecommunications: The internal data cabling has been recently upgraded; however, the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the system is in fair to good condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $4,841,000
- Replacement Cost: $26,768,000
- Facility Condition Index (FCI): 18.09%

Probability for State funding, assuming no (0%), 25% or 50% local matching funds: Low

Best funding option: Local Bond

Drama Music Building and Garvin Theatre

Year Constructed: 1965

Major Alterations: 2002, 2008, 2012

Gross Area (OGSF): 463,325 SF

Assignable Area (ASF): 29,210 SF

Utilization Rate (ASF/OGSF Ratio): 42.4%

Utilization Profile

- 2 Classrooms, 87 Stations
- 26 Class Labs, 262 Stations
- 18 Offices, 19 Stations
- 1 Meeting Rooms, 12 Stations
- 4 Assembly Rooms, 506 Stations
- Restrooms
  - 2 Men's
  - 2 Women's

Overview

The Drama Music (DM) and Garvin Theatre building is a two-level building located on the West Campus adjacent to the West Campus Center and Facilities and Operations. The Drama Music building houses the Jurkowitz Theatre and the Garvin Theatre. It serves the Drama, Theatre, and Music Departments, with correlating offices, classrooms, and labs. SBCC Theatre productions are open to the community. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and, generally speaking, is considered to be in good condition.
- Roofs: The roofing systems consist of tile-sloped roofs and modified bitumen on flat roofs. Generally speaking, the roofing systems are considered to be in fair condition.

- Plumbing Systems: The plumbing systems associated with the restrooms need updating. Generally speaking, the plumbing system is in fair condition.
- HVAC Systems: The Music building is served by 14 pump systems, 8 of which are new (replaced during the last modernization). The original 6 systems have outlived their serviceable lives and need replacement. The system serving the Jurkowitz Theater is the original gas-electric system and, given its age, poor efficiency and serviceability problems, needs replacement. The system serving the Garvin Theater is a gas-electric package unit, in serviceable condition. Generally speaking, the HVAC system is in poor to fair condition.
- Fire Protection: This building is monitored by a fire detection and alarm system and is protected by an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is in fair condition.
- Electrical: Generally speaking, the electrical system is in good condition.
- Telecommunications: The internal data cabling was upgraded during the last modernization; however, the fiber-optic feed to the building needs upgrade/ replacement. Generally speaking, the telecommunications system is in fair

- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $12,873,000
- Replacement Cost: $25,486,000
- Facility Condition Index (FCI): 50.51%

Probability for State funding, assuming 50% local matching funds: Medium

Best funding option: State Bond (1st), Local Bond (2nd)

Earth and Biological Science Building

Year Constructed: 1970

Major Alterations: 2000

Gross Area (OGSF): 46,541 SF

Assignable Area (ASF): 24,038 SF

Utilization Rate (ASF/OGSF Ratio): 51.6%

Utilization Profile

- 3 Classrooms, 253 Stations
- 12 Class Labs, 286 Stations
- 23 Offices, 27 Stations
- 5 Study Rooms, 58 Stations
- Restrooms
  - » 3 Men's
  - » 3 Women's

Overview

The Earth and Biological Sciences Building resides in a three-level building located on the south-central side of the East Campus, adjacent to the Campus Store. Biology is the primary discipline in the upper two floors and Earth and Planetary Sciences occupies the lower two floors. The EBS building contains faculty offices, correlating classrooms, laboratories, stock rooms for equipment and specimens, preparation rooms, and departmental work space. A small green house is located on the outside of the office area with a small pond and sanctuary on the side of the building. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and concrete masonry and, generally speaking, is considered to be in fair condition.
- Roofs: The roofing is a built-up system with gravel finish, and, generally speaking, is considered to be in fair condition.

- Plumbing Systems: Domestic water lines are in fair condition and serviceable. Sanitary sewer lines are in poor condition and need replacement.
- HVAC Systems: The building is served by a roof-mounted chiller and boiler serving five air handlers. Generally speaking, the HVAC system is in good condition. The chiller and boiler are relatively new and should provide good service for the foreseeable future.
- Fire Protection: This building is monitored by a fire detection and alarm system. Generally speaking, the fire protection system is in fair condition.
- Electrical: The electrical distribution panels, lighting, and emergency generator need upgrading. Generally speaking, the electrical system is in fair condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.

- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $14,911,000
- Replacement Cost: $24,345,000
- Facility Condition Index (FCI): 61.25%

Probability for State funding, assuming 50% local matching funds: Medium

Best funding option: State Bond (1st), Local Bond (2nd)

Humanities Building

Year Constructed: 1975

Major Alterations: 1990, 2014

Gross Area (OGSF): 45,762 SF

Assignable Area (ASF): 35,323 SF

Utilization Rate (ASF/OGSF Ratio): 77.2%

Utilization Profile

- 15 Classrooms, 481 Stations
- 15 Class Labs, 446 Stations
- 34 Offices, 35 Stations
- 1 Study Rooms, 8 Stations
- Restrooms
  - » 5 Men's
  - » 5 Women's
  - » 2 All Gender

Overview

The Humanities building resides in a three-level building located on the north-east side of the East Campus. Computer Science, Language, Studio Art, Art History, Film and Television Production, and other arts- related disciplines are central to this building. The building incorporates the Atkinson Art Gallery, classrooms, studios, workshops, and faculty offices. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and generally speaking, is considered to be in fair to good condition.
- Roofs: The roofing for the main roof is a built-up system with gravel finish. The accessory roofs are single-ply rubber. Generally speaking, the structural system is considered to be in fair condition.

- Plumbing Systems: The plumbing system was updated during the 2012 modernization and, generally speaking, is considered to be in good condition.
- HVAC Systems: The building is served by two older air handlers and boilers and a relatively new chiller. The system does not currently operate at its design efficiency. Generally speaking, the HVAC system is in fair condition.
- Fire Protection: This building is monitored by a fire detection and alarm system only and is not provided with an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is in good condition.
- Electrical: The electrical system was updated during the 2012 modernization and, generally speaking, is considered to be in good condition.

- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $15,089,000
- Replacement Cost: $22,533,000
- Facility Condition Index (FCI): 66.97%

Probability for State funding, assuming 50% local matching funds: Medium

Best funding option: State Bond (1st), Local Bond (2nd)

Interdisciplinary Center

Year Constructed: 1991

Major Alterations: 2013, 2015

Gross Area (OGSF): 39,147 SF

Assignable Area (ASF): 23,220 SF

Utilization Rate (ASF/OGSF Ratio): 59.3%

Utilization Profile

- 22 Classrooms, 805 Stations
- 2 Class Labs, 40 Stations
- 64 Offices, 71 Stations
- 4 Study Rooms, 204 Stations
- 2 Meeting Rooms, 16 Stations
- Restrooms
  - 3 Men's
  - 3 Women's

Overview

The Interdisciplinary Center (IDC) resides in a three-level building located on the West Campus between the Business Communications Building and the Learning Resource Center. The Interdisciplinary Center (IDC) houses the Mathematics Department, the English Department, and several departments in the Social Science division. There are faculty offices on the third floor, classrooms on the second floor, and more classrooms and the popular Math Lab on the first floor. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and concrete masonry and, generally speaking, is considered to be in good condition.
- Roofs: The roofing systems consist of tile-sloped roofs and modified bitumen on flat roofs. Generally speaking, the roofing systems are considered to be in fair to good condition.

- Plumbing Systems: The plumbing systems associated with the restrooms need updating. Generally speaking, the plumbing system is in fair condition.
- HVAC Systems: The building is served by two air handlers. Heating is provided by a roof-mounted boiler; there is no cooling provided for this building. The infrastructure needs refurbishment, primarily due to inoperable and non-existent isolation valves. Generally speaking, the HVAC system is in poor condition.
- Fire Protection: This building is monitored by a fire detection and alarm system. Generally speaking, the fire protection system is in fair condition.
- Electrical: Electrical distribution panels need servicing; the emergency lighting needs upgrading and the building needs an emergency generator. Generally speaking, the electrical system is in fair condition.

- Telecommunications: The internal data cabling was upgraded during the last modernization, however, the fiber-optic feed to the building needs upgrade/ replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $2,992,000
- Replacement Cost: $19,101,000
- Facility Condition Index (FCI): 15.67%

Probability for State funding, assuming no (0%), 25% or 50% local matching funds: Low

Best funding option: Local Bond

La Playa Stadium

As part of the historic Joint Use Agreement with SBCC and the City of Santa Barbara, the La Playa stadium is on Santa Barbara City property but maintained by SBCC. The stadium and field are open to community use and also scheduled for athletic and physical education programs. The Nick Carter Track and Field is adjacent to Cabrillo Drive and the Santa Barbara Waterfront. The La Playa Stadium reaches up to the East Campus, aligned with the staff parking lots and the Luria Press Box and Conference Center. The Field House is located off the track area with restrooms, and there are restrooms at the top of the stadium. Access is through gates located at the top and bottom entrances.

Linda L. Geyser Memorial Field and Nick Carter Track

- Constructed in 1938
- Owned by the City of Santa Barbara.
- Stadium is part of the Joint Use Agreement with the City of Santa Barbara.
- SBCC is responsible for the maintenance and upkeep.
- Serves as the home venue for SBCC Vaqueros football, soccer and track and field events and graduation ceremonies.
- New artificial turf and track installed in 2002, 2010 and a new overlay on the track in 2016.
- New electronic scoreboard was installed in 2015.
- Restrooms
  - » Men's and Women's located at the top of the stadium.
  - » Men's and Women's located at field level.
- Deficiencies / Infrastructure
  1. Turf needs to be replaced within the next 2 years.
  2. Turf infrastructure needs to be upgraded (sprinklers, drainage, turf foundation).
  3. Track will need to be replaced in the next 3-4 years.
  4. Sewer lines for restrooms need to be replaced.
  5. Wood bleacher seating needs to be replaced.
  6. Concrete seating area/stairs need various repairs.

MacDougall Administration and Career Education Building: Administration

Year Constructed: 1939

Major Alterations: 1965, 1978, 1991, 1997

Gross Area (OGSF): 76,454 SF

Assignable Area (ASF): 49,594 SF

Utilization Rate (ASF/OGSF Ratio): 64.9%

Utilization Profile

- 12 Classrooms, 714 Stations
- 14 Class Labs, 159 Stations
- 93 Offices, 135 Stations
- 2 Study Rooms, 12 Stations
- 3 Meeting Rooms, 30 Stations
- Restrooms
  - » 2 Men's
  - » 3 Women's
  - » 3 All Gender

Overview

The MacDougall Administration and Career Education Building resides in a two-level building located centrally on the East Campus. The building is essentially one structure but comprised of two core buildings: the Administration Building and the Career Education Building (formerly the Occupational Education building). The first floor of the Administration Building incorporates executive and administration offices, fiscal services, duplicating, classrooms and other administrative departments. The second floor houses the SBCC Foundation, Information Technologies, Health Technologies, Nursing, including Emergency Medical Technician (EMT) programs, corresponding vocational labs, as well as general use lecture halls and offices. The Pedotti Courtyard, used for small college events, is located central to the Administration Building. This building is one of the core instructional and the core administrative building on campus.

Infrastructure

- Structural: The structural system consists of structural steel and concrete masonry and generally speaking, is considered to be in good condition.
- Roofs: The roofing is a built-up system with gravel finish and, generally speaking, is considered to be in fair condition.
- Plumbing Systems: Due to age, the domestic and industrial water supply and the sanitary waste systems need replacement. The plumbing systems associated with the restrooms need replacement. Generally speaking, the plumbing system is considered to be in poor condition.
- HVAC Systems: The building is served by multiple systems, each with multiple units. A small portion of the equipment is in good condition, but generally speaking, the HVAC system (primarily due to equipment age) is considered to be in poor condition.
- Fire Protection: This building is monitored by a fire detection and alarm system only, and is not provided with an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is considered to be in fair condition.

- Electrical: Electrical distribution panels need servicing and potentially some upgrade. Interior lighting and emergency lighting require upgrading, but generally speaking, the Electrical System is considered to be in fair condition. Emergency power is required for the IT Closets.
- Telecommunications: The telephone system was upgraded in 2017 and incorporates all campuses. The data cabling is new. However, the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in good condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $20,523,000
- Replacement Cost: $34,579,000
- Facility Condition Index (FCI): 59.35%

Probability for State funding, assuming no local matching funds: High

Best funding option: State Bond (1st), Local Bond (2nd)

MacDougall Administration and Career Education Building: Career Education

Year Constructed: 1976

Major Alterations: 1991, 1997

Gross Area (OGSF): 30,384 SF

Assignable Area (ASF): 27,356 SF

Utilization Rate (ASF/OGSF Ratio): 90.0%

Utilization Profile

- 3 Classrooms, 86 Stations
- 4 Class Labs, 85 Stations
- 10 Offices, 15 Stations
- Restrooms
  - 2 Men's
  - 2 Women's

Overview

The MacDougall Administration and Career Education Building resides in a two-level building located centrally on the East Campus. The building is essentially one structure but comprised of two core buildings; Administration Building and the Career Education Building (formerly the Occupational Education building). The Career Education Building resides in a two-level building located centrally on the East Campus toward the southwest. The building incorporates Photography, Drafting, CAD, and Media Arts classrooms, faculty offices, as well as Automotive Technologies centralized in the Auto Quad with its hands-on automotive technologies garage/lab and corresponding classrooms. The Career Education side of the building's first floor is also home to more classrooms, the Digital Arts program and its labs. This building is one of the core instructional and the core administrative building on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and, generally speaking, is considered to be in fair condition.
- Roofs: The roofing is a built-up system with gravel finish, and generally speaking, is considered to be in poor condition.
- Plumbing Systems: The plumbing system is in serviceable condition with the exception of the sanitary sewer lateral to the main, which needs replacement. The plumbing systems associated with the restrooms need replacement. Generally speaking, the plumbing system is considered to be in fair condition.
- HVAC Systems: The building is served by one chiller, one boiler, and three air handlers (two roof-mounted and one in the lower- level mechanical room). The primary equipment is in good condition, but secondary equipment (pumps, exhaust fans, etc.) is in poor condition. Generally speaking, the HVAC system is in fair condition.

- Fire Protection: This building is monitored by a fire detection and alarm system. Generally speaking, the fire protection system is in fair condition.
- Electrical: The electrical distribution panels, lighting, and emergency generator need upgrading. Generally speaking, the electrical system is in fair condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in poor condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $5,789,000
- Replacement Cost: $9,619,000
- Facility Condition Index (FCI): 60.18%

Probability for State funding, assuming 50% local matching funds: Medium

Best funding option: State Bond (1st), Local Bond (2nd)

Physical Science Building

Year Constructed: 1965

Major Alterations: 1971

Gross Area (OGSF): 22,767 SF

Assignable Area (ASF): 14,320 SF

Utilization Rate (ASF/OGSF Ratio): 62.9%

Utilization Profile

- 2 Classrooms, 134 Stations
- 7 Class Labs, 164 Stations
- 9 Offices, 12 Stations
- 4 Study Rooms, 13 Stations
- Restrooms
  - » 2 Men's
  - » 2 Women's

Overview

The Physical Sciences (PS) Building resides in a three-level building centrally located on the East Campus. The PS building is comprised of classrooms, a lecture hall, labs, library, and faculty offices comprised of Chemistry (second floor) and Physics (first floor). There is a second PS Building, west of the main PS Building, that serves solely to house a large lecture hall (PS 101) used primarily by Chemistry and the Astronomy Program in Earth and Planetary Sciences but also by other large classes.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete. There is evidence of significant settlement at the southwest side of the building. Generally speaking, the structural system is considered to be in fair to good condition.
- Roofs: The roofing is a cold built-up system with gravel finish, and generally speaking, is considered to be in poor to fair condition.
- Plumbing Systems: The plumbing system is the original construction and, given its age, needs replacement. Generally speaking, the plumbing system is in poor condition.
- HVAC Systems: The HVAC system for the Lecture Hall consists of a twinned furnace with two evaporator coils to provide cooling. This is a newer system and considered to be in relatively good condition. HVAC serving the Main Building is provided by segregated systems serving the West and East sides of the building. These are also newer systems and considered to be in relatively good condition. Select equipment has been identified as older and in need of replacement.
- Fire Protection: This building is monitored by a fire detection and alarm system only, and is not provided with an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is considered to be in fair condition.
- Electrical: The Main Building needs an upgrade to the emergency generator; the general infrastructure is in good condition. The lecture hall needs an emergency generator and an upgrade to emergency lighting; the general infrastructure is in fair condition.

- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in good condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $7,409,000
- Replacement Cost: $12,098,000
- Facility Condition Index (FCI): 61.24%

Physical Science Lecture Hall

The building is located on the Main Campus of Santa Barbara City College. The one-story 3,883 SF building contains a lecture hall and restrooms. Originally constructed in 1968, there have been no major renovations to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $1,159,000
- Replacement Cost: $2,119,000
- Facility Condition Index (FCI): 54.70%

Sports Pavilion / Physical Education Building

Year Constructed: 1965

Major Alterations: 2000

Gross Area (OGSF): 64,894 SF

Assignable Area (ASF): 52,605 SF

Utilization Rate (ASF/OGSF Ratio): 81.1%

Utilization Profile

- 5 Classrooms, 181 Stations
- 17 Offices, 23 Stations
- Athletic & Physical Education Spaces
- Restrooms
  - 1 Men's (Second Floor)
  - 1 Women's (Second Floor)
  - 1 All Gender (First Floor)

Overview

The Physical Education Building resides in a three-level building located on the south-west side of the East Campus. The building incorporates offices, classrooms, a gymnasium, training facilities, weight lifting and exercise equipment in the Life Fitness Center, dance rooms, and locker rooms for men and women. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete. There is evidence of settling and expansion in construction joints. The building is, generally speaking, considered to be in poor condition.
- Roofs:
  - Gymnasium: Cold Built-up System w/gravel finish
  - Dance Studio: Hot Rubberized Built-up System w/gravel finish
  - Coaches Offices & Locker Room: Cold Built-up System w/gravel finish
  - Accessory Roofs: Single-ply rubber

  Generally speaking, the roofing system is considered to be in fair condition.
- Plumbing Systems: The plumbing system is the original construction and, given its age, needs replacement. Generally speaking, the plumbing system is in poor condition.
- HVAC Systems: The Sports Pavilion is served by four air handlers providing heating only. The classroom areas are served by eight package heat pumps. Generally speaking, the HVAC system is in poor condition.
- Fire Protection: This building is monitored by a fire detection and alarm system only and is not provided with an automatic fire sprinkler (AFS) system. Generally speaking, the fire protection system is in fair condition.

- Electrical: The electrical system, including distribution panels and wiring, is original and needs replacement. The emergency generator and emergency lighting need upgrades. Generally speaking, the electrical system is in poor condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.
- Accessibility: Conditions relative to accessibility are considered to be in fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $5,789,000
- Replacement Cost: $9,619,000
- Facility Condition Index (FCI): 60.18%
- The building has a limited fire sprinkler system with fire hoses and extinguishers in cabinets.

Probability for State Funding: See Final Project Proposal (FPP) – Physical Education Building Replacement. Included in 2018-19 state spending plan.

Student Services Building

Year Constructed: 1965

Major Alterations: 1989

Gross Area (OGSF): 43,038 SF

Assignable Area (ASF): 18,253 SF

Utilization Rate (ASF/OGSF Ratio): 42.4%

Utilization Profile

- 78 Offices, 106 Stations
- 8 Study Rooms, 141 Stations
- 1 Meeting Room, 17 Stations
- Restrooms
  - 3 Men's
  - 3 Women's
  - 1 All Gender

Overview

The Student Services Building is a two-level building on the north-central side of the East Campus. The building is used as a hub for student needs including registration, counseling, financial aid, health care, transfers, entrance exams, student related services, and staff offices. This is a core building for student support and services.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete and, generally speaking, is considered to be in fair condition.
- Roofs: The roofing is a built-up system with gravel finish, and, generally speaking, is considered to be in fair condition.
- Plumbing Systems: Due to age, the sanitary waste plumbing is failing and needs to be replaced. Generally speaking, the plumbing system is in poor condition.
- HVAC Systems: The building is served by three air handlers, two chillers (currently operating at full capacity) and one boiler. There are two air handlers serving the upper and lower level. A third air handler was added to serve the EOPS area on the upper level; this unit presently cannot meet the demand. Universally, there are significant return air problems which need immediate correction. Generally speaking, the HVAC system equipment is in fair condition and most of the HVAC problems appear to be caused by poor design.
- Fire Protection: This building is monitored by a fire detection and alarm system only. Generally speaking, the fire protection system is in fair condition.
- Electrical: The electrical distribution panels, lighting and emergency lighting need upgrading, and the building needs an emergency generator. Generally speaking, the electrical system is in poor to fair condition.
- Telecommunications: The internal data cabling needs replacement, and the fiber-optic feed to the building needs upgrade/replacement. Generally speaking, the telecommunications system is in fair condition.

- Accessibility: Conditions relative to accessibility are considered to be in poor/ fair condition.
- Other: All construction occurring prior to 1978 likely contains some level of building materials that are now considered hazardous, including asbestos, lead-based paint, etc.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $10,412,000
- Replacement Cost: $18,051,000
- Facility Condition Index (FCI): 57.68%

Probability for State funding, assuming no (0%) local matching funds: High

Best funding option: State Bond; IPP submitted in 2018-19

West Campus Center

Year Constructed: 2018

Major Alterations: None

Gross Area (OGSF): 33,610 SF

Assignable Area (ASF): 25,653 SF

Utilization Rate (ASF/OGSF Ratio): 76.3%

Utilization Profile

- 23 Classrooms
- 12 Offices
- 3 Study Rooms
- Restrooms
  - 1 Men's
  - 1 Women's
  - 3 All Gender

Overview

The West Campus Center (WCC) is a three-story building located on the West Campus adjacent to the Drama Music Building. The WCC has Faculty offices and classrooms for multiple disciplines, such as American Sign Language, English, History, Justice Studies, Philosophy, Psychology, and Sociology, as well as several resource centers such as Center for Equity and Social Justice, Umoja Center, and Guided Pathways. This building is one of the core instructional buildings on campus.

Infrastructure

- Structural: The structural system consists of structural steel and lightweight concrete decks.
- Roofs: There is vegetated roofing at the first floor and built-up roofing at the second and third floors.
- Plumbing Systems: The plumbing system is all new. Domestic water serves restroom sinks and lavatories; reclaimed water serves the irrigation system, toilet fixtures, and all exterior hose bibbs with the exception of one located in the Mechanical Service Yard.
- HVAC Systems: The building is served by five condensers, multiple variable refrigeration flow (VRF) units, and fan coils. Heating is provided as required by point of use radiators.
- Fire Protection: This building is monitored by a fire detection and alarm system and is protected by an automatic fire sprinkler (AFS) system.
- Electrical: The electrical system is new and fed by a transformer shared with the Garvin Theater and the Facilities & Operations Building.
- Telecommunications: The internal data cabling is all new. The fiber-optic feed comes from the campus wide main and the copper feed comes from the Garvin Theater.
- Accessibility: Conditions relative to accessibility are considered to be in good condition and in compliance with all current regulations.

Facility Cost Estimates:

Not available due to building being new.

Additional Buildings

The building descriptions and information included in the Additional Buildings and Modular Buildings sections were compiled as part of the Executive Summary for the Facilities Utilization System Inventory Operating Network (FUSION) Assessment Report for Santa Barbara City College in 2018. FUSION is an online software program utilized by the CCC Chancellor's Office for the purpose of providing an up to date record of every facility and project at every Community College within California.

Campus Store

The Campus Store is a two-level building located on the south-central side of the East Campus. The building incorporates retail space where textbooks and supplies are sold, a coffee shop, study area, staff offices, and a receiving dock. It has an outdoor seating area and serves as a hub for student life.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $1,142,000
- Replacement Cost: $9,899,000
- FCI: 11.54%

Cosmetology Academy

The Cosmetology Academy is located at 525 Anacapa Street in Santa Barbara. The property is owned by the Santa Barbara City College Foundation and leased to SBCC. The Academy is a laboratory for students to work and learn with supervision of instruction. The Academy serves local community customers as part of the certificated program. Faculty and staff offices supporting the program are also at the academy location.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $2,969,000
- Replacement Cost: $5,045,000
- FCI: 58.86%

English as a Second Language Building

The building is located on the Main Campus of Santa Barbara City College. The one-story 4,406 SF building primarily contains offices. Originally constructed in 1971, there have been no major renovations to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $1,998,000
- Replacement Cost: $1,707,000
- FCI: 117.04%

Facilities and Operations Building

The Facilities and Operations Building resides in a one-level building located on the south-central side of the West Campus adjacent to the Garvin Theatre. The building houses staff offices, the college maintenance shops, blueprint storage and a conference room. The one-story, 2,880 SF building was originally constructed in 1993. There has been one renovation: a garage bay was annexed for use as a plan storage room in 1999 with no major remodels to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $288,000
- Replacement Cost: $946,000
- FCI: 30.46%

Field House

The Field House Building resides in a one level building located next to the playing field at La Playa Stadium on the East Campus. The building houses staff offices, equipment, working area, storage, field maintenance facilities, and restrooms. The one-story 4,215 SF building was originally constructed in 1996 with no major remodels to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $298,000
- Replacement Cost: $2,998,000
- FCI: 9.95%

Marine Diving Technology Building

The Marine Diving Technology Building is two levels and located in a ravine near the footbridge connecting East and West Campuses on Loma Alta Drive. The building incorporates a single classroom, offices, repair shop, and storage area that includes several hyperbaric chambers. The Marine Diving Technology Building is a purpose-built facility dedicated to supporting Marine Diving Technician training. It houses a classroom, rigging and hyperbaric laboratory, training dive tanks, a helmet maintenance and repair room as well as a topside and underwater welding facility, and several staff offices. This building is one of the core instructional buildings on campus. The two-story 9,623 SF building was constructed in 1978. There have been no major renovations to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $3,091,000
- Replacement Cost: $5,034,000
- FCI: 61.41%

Probability for State funding, assuming 50% local match: Medium

Luria Press Box and Conference Center

The Press Box and Conference Center at the Stadium is located at La Playa Field on the Main Campus of Santa Barbara City College. The one-story, 1,357 SF buildings include one press facility and two conference rooms often utilized as classrooms. It was originally constructed in 2009 with no major remodels to date (2019).

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $0
- Replacement Cost: $648,000
- FCI: 0.00%

Orfalea Early Learning Center

The Orfalea Early Learning Center (OELC) is a one-level building located directly off Main Campus. Orfalea Early Learning Center is accredited by the National Association for the Education of Young Children (NAEYC). The center is also a laboratory school for the training of SBCC students enrolled in the Early Childhood Education Department. The Center serves children 6 months to 5 years of age or until they enter kindergarten. The building incorporates classrooms, play areas, and faculty offices. The one-story 5,588 SF building was constructed in 1977.

Facility Cost Estimates:

FUSION Facility Report / Executive Summary (Date: 19 Jun 2018)

- Current Repair Cost: $1,650,000
- Replacement Cost: $2,670,000
- FCI: 61.78%

Modular Buildings

Existing Modular Buildings: Main Campus

The ECC suite of modular units are located on the south-east corner of the East Campus. These modular units incorporate classrooms and staff and faculty offices. An additional suite of ECC modular units is located near the Marine Diving Technology Building underneath the foot-bridge connecting East and West Campuses on Loma Alta Drive. These modular units incorporate Campus Security, Purchasing, the Warehouse, and the Faculty Resource Center. The ECOC suite of modular units is located near Student Services on the East Campus. These modular units incorporate the Veterans Support Center, Middle College, and staff and faculty offices. Another ECOC suite of modular units is located near the International Education Building and houses the Human Resources Department. The International Education Building is located in the northeast corner of the East Campus. The building incorporates classrooms, studios, workshops, and faculty offices.

East Campus Classroom 1

East Campus Classroom 1 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 1993 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $98,000
- Replacement Cost: $315,000
- FCI: 30.98%

East Campus Classroom 2

East Campus Classroom 2 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed/placed here in 1993 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $98,000
- Replacement Cost: $315,000
- FCI: 30.98%

East Campus Classroom 3

East Campus Classroom 3 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed/placed here in 1993 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $98,000
- Replacement Cost: $315,000
- FCI: 30.98%

East Campus Classroom 4

East Campus Classroom 4 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2006 and has 1,440 SF with no major remodels to date (2019).

- Current Repair Cost: $14,000
- Replacement Cost: $473,000
- FCI: 2.95%

East Campus Classroom 5

East Campus Classroom 5 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2006 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $26,000
- Replacement Cost: $315,000
- FCI: 8.26%

East Campus Classroom 6

East Campus Classroom 6 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2006 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $13,000
- Replacement Cost: $315,000
- FCI: 4.22%

East Campus Classroom 14

East Campus Classroom 14 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed in 2007 and has 1,440 SF with no major remodels to date (2019).

- Current Repair Cost: $11,000
- Replacement Cost: $473,000
- FCI: 2.34%

East Campus Classroom 15

East Campus Classroom 15 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed in 2007 and has 1,440 SF with no major remodels to date (2019).

- Current Repair Cost: $11,000
- Replacement Cost: $473,000
- FCI: 2.34%

East Campus Classroom 16

East Campus Classroom 16 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,371.10
- Replacement Cost: $315,225.60
- FCI: 2.34%

East Campus Classroom 17

East Campus Classroom 17 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

East Campus Classroom 18

East Campus Classroom 18 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

East Campus Classroom 19

East Campus Classroom 19 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

East Campus Classroom 20

East Campus Classroom 20 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

East Campus Classroom 21

East Campus Classroom 21 is located on the East Main Campus of Santa Barbara City College. The classroom Modular Building was constructed in 2007 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

East Campus Office Complex 1

East Campus Office Complex 1 is located on the East Main Campus of Santa Barbara City College. The office building was constructed/placed in 1997 and has 1,920 SF with no major remodels to date (2019). The building has multiple offices.

- Current Repair Cost: $241,000
- Replacement Cost: $630,000
- FCI: 38.30%

East Campus Office Complex 2

East Campus Office Complex 2 is located on the East Main Campus of Santa Barbara City College. The office building was constructed/placed in 1997 and has 1,920 SF with no major remodels to date (2019). The building has multiple offices.

- Current Repair Cost: $241,000
- Replacement Cost: $630,000
- FCI: 38.30%

East Campus Office Complex 3

East Campus Office Complex 3 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2005 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $97,000
- Replacement Cost: $315,000
- FCI: 30.77%

East Campus Office Complex 4

East Campus Office Complex 4 is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2005 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $100,000
- Replacement Cost: $315,000
- FCI: 31.84%

Faculty Resource Center (ECC 40)

The Faculty Resource Center is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed and or placed in 2004 and has 1,920 SF with no major remodels to date (2019).

- Current Repair Cost: $15,000
- Replacement Cost: $630,000
- FCI: 2.34%

International Education Center

The International Education Center is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed in 2006 and has 1,440 SF with no major remodels to date (2019).

- Current Repair Cost: $50,000
- Replacement Cost: $473,000
- FCI: 10.58%

Security Office (ECC 41)

The Security Office is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed or placed in 2004 and has 1,920 SF. This building is located under the bridge by the Sports Pavilion. There have been no major remodels to date (2019).

- Current Repair Cost: $15,000
- Replacement Cost: $630,000
- FCI: 2.34%

Shipping and Receiving (ECC 42)

Shipping and Receiving is located on the East Main Campus of Santa Barbara City College. The classroom modular building was constructed/placed in 2006 and has 1,420 SF with no major remodels to date (2019).

- Current Repair Cost: $15,000
- Replacement Cost: $630,000
- FCI: 2.34%

Modular Buildings Removal

The modular structures listed below are located on the East, West, Schott, and Wake campuses. Many of these structures were originally installed for short-term utilization. SBCC has initiated a process to improve efficiency and costs by eliminating specific Modular Buildings that can be absorbed within existing permanent buildings. The following modular buildings have been removed:

- ECC 8, 9, 10, 11, 12, 13, 22, 23, 24, 25, 26a, 26b, 27a, 27b, 28, 29, 30, 31, 32, 33
- FRC 1 & 2
- RE 7
- WC 1, 2, 3, 4

Existing Modular Buildings that have been schedule to be removed:

- ECC 1, 2, 3, 4, 5, 6, 7 will remain to be used as dedicated classroom swing space for the PE / Athletics programs during the remodel of our PE/Athletics Building. Estimated removal in 2023
- ECC 4 is home to our Gateway program and still being used by this program
- ECC 5, 6, 7 are currently being used as classrooms
- ECC 16, 17, 18, 19, 20, 21 are being used as classrooms (with the exception of ECC 21 is a wellness center)

Schott Campus

Schott Campus Map

Existing Buildings

The Schott Campus is located at 310 West Padre Street, Santa Barbara, California. The one-story 20,072 SF building, located on Padre Street, is a former elementary school originally constructed in 1935. The building was renovated in 1981, the auditorium was renovated in 2001, and the electrical system was renovated/upgraded in 2005 with no major remodels to date (2019). Modular buildings were installed in 1989 and 1996.

The Schott Campus is primarily a one-level building, with a small second- floor loft in one area of the building. The building incorporates classrooms, computer labs, workshops, and faculty and staff offices. Classrooms are comprised of various areas such as ceramics, culinary, and computer labs, and an auditorium. The Schott Campus is considered a historic building due to its architectural design and construction dating to 1935. This campus and the Wake Campus primarily house the School of Extended Learn (SEL).

Utilization Profile

- 18 Classrooms
- 13 Offices
- 1 Auditorium
- Restrooms
  - » 1 Men's
  - » 1 Women's
  - » 1 All Gender
- Current Repair Cost: $1,666,000
- Replacement Cost: $9,590,000
- FCI: 17.37%

Probability for State funding, assuming 25% local match: High (Schott Campus Main)

Ceramics: Dry Clay Lab

The one-story 748 SF building was originally put in use and or constructed in 1983 and there have been no additions or major renovations to date (2019).

- Current Repair Cost: $104,000
- Replacement Cost: $73,000
- FCI: 142.01%

Ceramics: Wet Clay Lab

The one-story 748 SF building was originally constructed in 1983 and there have been no major renovations to date (2019).

- Current Repair Cost: $113,000
- Replacement Cost: $73,000
- FCI: 154.41%

Kiln Building

The one-story 555 SF building contains several firing kilns. Originally constructed and or placed in use in 1983, there have been no additions or major renovations to date (2019).

- Current Repair Cost: $73,000
- Replacement Cost: $54,000
- FCI: 134.12%

Maintenance Building

The one-story 748 SF building was originally put in use/constructed in 1983 and there have been no additions or major renovations to date (2019).

- Current Repair Cost: $103,000
- Replacement Cost: $73,000
- FCI: 141.81%

Modular Buildings

Classroom 28

The modular building was installed in 1996 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $97,000
- Replacement Cost: $315,000
- FCI: 30.77%

Classroom 29

The modular building was installed in 1996 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $338,000
- Replacement Cost: $315,000
- FCI: 107.13%

Classroom 30

The modular building was installed in 1996 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $338,000
- Replacement Cost: $315,000
- FCI: 107.34%

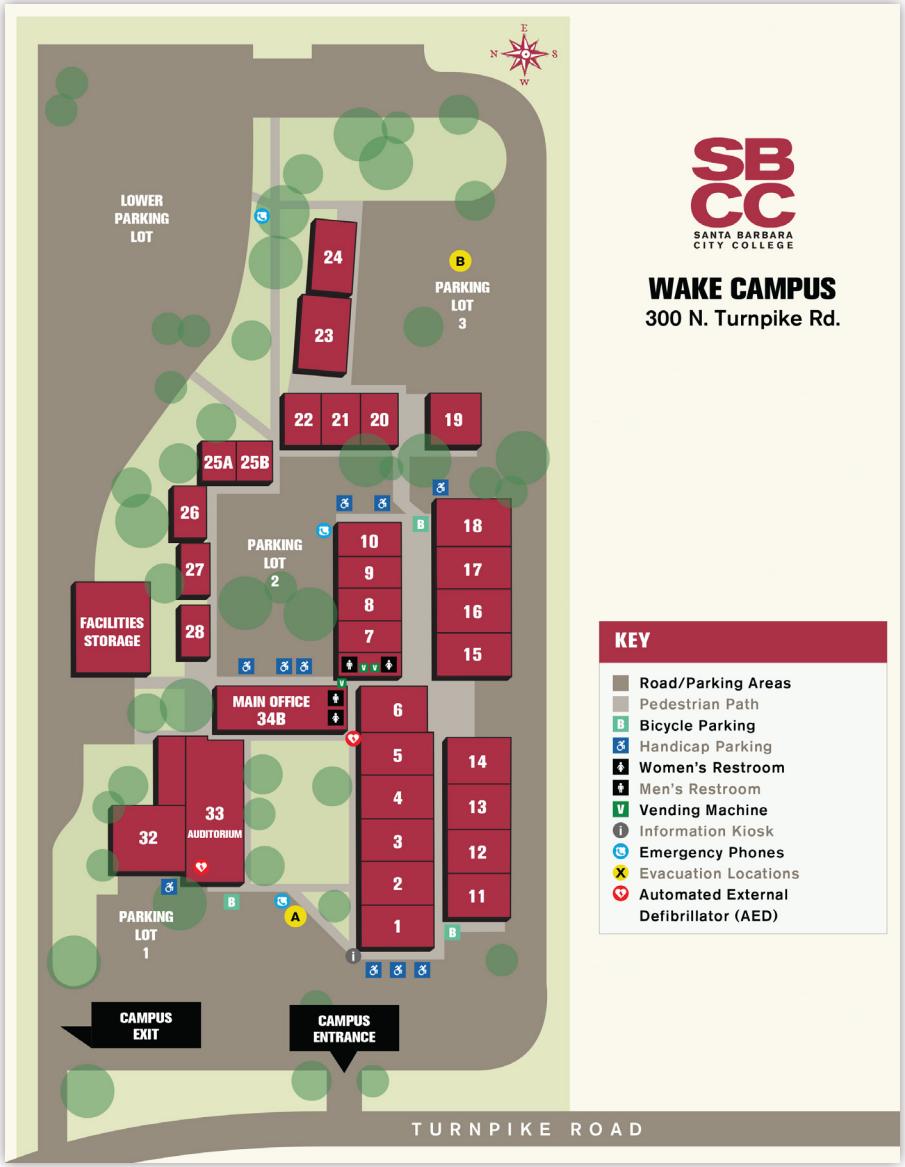
Classroom 31

The modular building was installed in 1996 and has 960 SF with no major remodels to date (2019).

- Current Repair Cost: $507,000
- Replacement Cost: $473,000
- FCI: 107.13%

Wake Campus

Wake Campus Map



Existing Buildings

The Wake Campus is located at 300 North Turnpike Road, Santa Barbara California. The one-story 53,968 SF building, located on Turnpike Road, is a former elementary school originally constructed in 1956. There have been no major renovations or remodels to date (2019). Modular buildings were installed in 1970, 1988, 1991, 2007, and 2010.

The Wake Campus has multiple one-level structures and modular buildings. These buildings incorporate classrooms, computer labs, workshops, an auditorium, and staff and faculty offices. Classrooms are utilized for woodworking, sewing, glass, jewelry and computer labs, as well as a Construction Academy, Professional Development, and an English as a Second Language (ESL) resource offices. This campus and the Schott Campus primarily house the School of Extended Learn (SEL).

Administration Building

The one-story 3,240 SF building contains administrative offices and restrooms. It was originally constructed in 1956 with no major remodel to date (2019).

- Current Repair Cost: $888,000
- Replacement Cost: $1,542,000
- FCI: 57.58%

Probability for State funding, assuming 25% local match: High (Wake Classroom 1-6 / Wake Lab 1 / 7-10)

Classrooms 1-6

The one-story 6,515 SF building contains classrooms and one office space. Originally constructed in 1956, there have been no additions or major renovations to date (2019).

- Current Repair Cost: $1,881,000
- Replacement Cost: $3,384,000
- FCI: 55.57%

Lab 1 / Rooms 7-10

The Classroom No.1 Building is located at the Wake Campus of Santa Barbara City College. The one-story 5,890 SF building contains classrooms. Originally constructed in 1956, there have been no major renovations to date (2019).

- Current Repair Cost: $1,952,000
- Replacement Cost: $3,376,000
- FCI: 57.83%

Lab-Classroom 11-14

The one-story 5,821 SF building contains classrooms. Originally constructed in 1956, there have been no major renovations or additions to date (2019) except for an enclosure for the stained-glass lab.

- Current Repair Cost: $1,730,000
- Replacement Cost: $3,023,000
- FCI: 57.24%

Lab 2 / Rooms 15-18

The one-story 5,196 SF building contains classrooms. Originally constructed in 1956, there have been no additions or major renovations to date (2019).

- Current Repair Cost: $1,545,000
- Replacement Cost: $2,699,000
- FCI: 57.24%

Multipurpose Building

The one-story 11,080 SF building contains an auditorium, kitchen, classrooms, and offices. There is a small basement which contains mechanical equipment. Originally constructed in 1956, there have been only minor renovations/ improvements with no major remodels to date (2019).

- Current Repair Cost: $3,561,000
- Replacement Cost: $6,250,000
- FCI: 56.98%

Modular Buildings

Facilities Storage

The building was installed here in 1970 and has 4,162 SF with no additions or major renovations to date (2019). Stored within the modular are drama props, costumes, and surplus equipment.

- Current Repair Cost: $1,713,000
- Replacement Cost: $1,461,000
- FCI: 117.25%

Room 19

Used as a classroom, the building was installed here in 2007 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

Room 20

Used as a classroom, the building was installed here in 2007 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

Room 21

Used as a classroom, the building was installed here in 2007 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

Room 22

Used as a classroom, the building was installed here in 2007 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

Room 23

Used as a classroom, the building was installed here in 2007 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $14,000
- Replacement Cost: $630,000
- FCI: 2.34%

Room 24

Used as a classroom, the building was installed here in 2007 and has 960 SF with a 100 SF addition with no major renovations to date (2019).

- Current Repair Cost: $7,000
- Replacement Cost: $315,000
- FCI: 2.34%

Room 25

Used as an office, the building was installed here in 1988 and has 1,056 SF with no major renovations to date (2019).

- Current Repair Cost: $372,000
- Replacement Cost: $346,000
- FCI: 107.34%

Room 26

Used as a classroom, the building was installed here in 1988 and has 897 SF with no major renovations to date (2019).

- Current Repair Cost: $338,000
- Replacement Cost: $315,000
- FCI: 107.34%

Room 27

Used as a classroom, the building was installed here in 1991 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $327,000
- Replacement Cost: $315,000
- FCI: 103.80%

Room 28

Used as a classroom, the building was installed here in 1991 and has 960 SF with no additions or major renovations to date (2019).

- Current Repair Cost: $327,000
- Replacement Cost: $315,000
- FCI: 103.80%

Deferred Maintenance

Assessment

The following assessment was completed in June 2017 by Vice President Business Services, Lyndsay Maas, Facilities Director, Rob Morales, Facilities Supervisor, Josh Murray and Facilities Supervisor, Mark Broomfield regarding deferred maintenance at the East, West, Schott and Wake campuses. It should be noted that many of the following observations and recommendations identified as deferred maintenance are not currently funded. State funding options for deferred maintenance are also limited.

Main Campus

- Fire sprinklers
- Fire alarms
- HVAC upgrade/installation
- Improvement of ADA access and signage
- Renovation and repaving of parking lots
- Restroom upgrade
- Roofing

MacDougall Administration and Career Education Building

- Repair roof: general deferred maintenance needs on roof, general cock and seal needed followed by water test.
- Paint Interior.
- Install appropriately sized HVAC system to heat and cool building based on current program needs.

Campus Center

- Deck Repair: complete grinding, resurfacing and resealing. Also repair drainage.
- Classroom Remediation: treat and remove mold, repair damage as needed.
- Food Service area floor drains: completely replace.
- Grease Traps: updating, installation and jetting of drains.
- Lighting upgrade to LEDs: survey starting week of June 19, 2017.
- Exterior cleaning of building followed by sanding and painting of exterior as well as interior.
- Steam Table piping to be replaced.
- Replacement of all carpeting to carpet tile.
- General upgrade/replacement of outdated kitchen equipment. Service existing equipment to verify efficient operation.
- Evaluation of building infrastructure upgrades and installation of utility meters.
- Removal and replacement of 40 yards of site work between Campus Center and Humanities due to cracks and lifting from settling.
- Re-caulking and inspection of roof: water test to verify roofing is in working condition.

Earth and Biological Sciences

- Install power to second-floor atrium for lighting, plug load. In addition, the glass needs to be resealed and re-glazed.
- Redesign building to include more office space for faculty and staff.
- Maintain roof: patching, water test, cleaning of drains to verify they are operational.
- Remove existing flooring on first and second floor and seal concrete flooring with epoxy to eliminate water intrusion.

Humanities

- Upgrade HVAC as the heating and cooling is insufficient and half of the building does not receive any airflow.
- Replace roof as only a small portion was replaced during the modernization of facility in 2012. The portion not touched leaks heavily.

La Playa Stadium

- Remove restrooms at field level on east end of field.
- On concrete stadium steps:
  - » Replace all wood bench seats.
  - » Repair concrete on steps.
  - » Install handrails.
- Install irrigation on turf for cleaning and cooling off the artificial turf.
- Replace turf and improve drainage.

Parking Lot 1 A (Carpool lot)

- Total replacement of asphalt to repair major cracks, holes and root damage.

Physical Education

- Roof and patios need repair/replacement:
  - » Second floor patio needs to be repaired. The concrete and tile have many fissures that lead to water leaks.
  - » Roof above locker room needs to replaced. Drains on Second Floor need to be replaced.
- ADA access (from lot 1 B to base of PE building) walls need to be resealed and repainted.
- Building stairwells need updating due to slip and fall issues.
- Second-floor retaining wall is cracked and has exposed rebar - needs to be replaced.
- Men's and Women's locker room/bathrooms need total replacement of fixtures, flooring etc. Install EPA water sense fixtures.
- Tile on second-floor lobby needs replacement. It is not to code and a slip and fall hazard.
- Update heating/cooling systems.
- Remove and replace all flooring in gym.

Physical Science building

- Update chemical storage area.
- Modernize labs.
- Roof maintenance needed - caulking, water test, patching.
- Paint Interior.
- Remodel/update restrooms.
- Modernize elevator.

Student Services

- Replace all sewer lines within Student Services Building, including a larger sewer line in second-floor restrooms.
- Upgrade plumbing fixtures and replace with fixtures that meet EPA Water Sense guidelines.
- Upgrade lighting to LEDs.
- Replace exterior pathways around building to address cracks and settling.
- Caulk, water test, and patch roof.
- Caulk and glaze window casing.
- Upgrade and/or replace plumbing and fixtures.
- Remodel/update restrooms.
- Upgrade main electrical panels
- Modernize elevator..
- **Health Services:** Complete remodel to improve circulation and learning.
  - » Update entrance, lobby, restrooms, and examination rooms.
  - » Remodel/update restrooms.
- **Financial Aid:** Programmable space needs to be redesigned to meet the curriculum changes.

Underground Utility

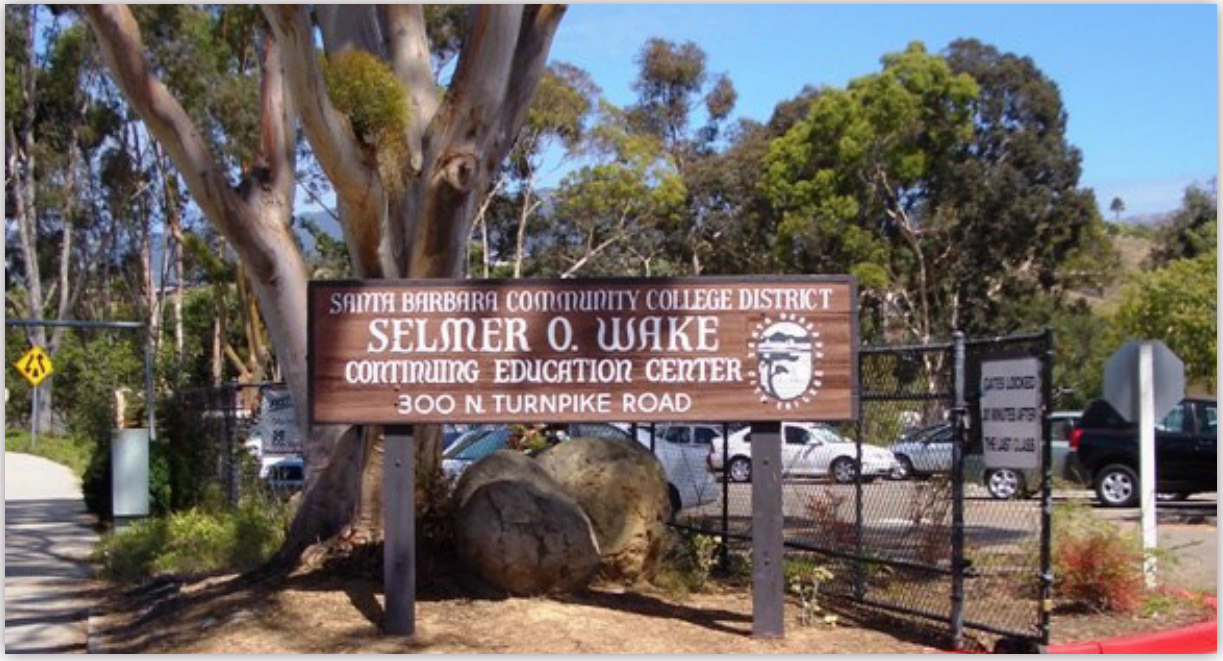
- Replace the entire East Campus sewer system. Major issues identified at MacDougall Administration and Career Education Building, Student Services, and the top of La Playa Stadium.
- Install water shut-off valves in the Student Services, Health Technologies, and Earth and Biological Sciences buildings. These shut-off valves need to be placed on each building to allow campus to shut down one building at a time. Currently the entire East Campus has to be shut down to fix a leak.

Schott Campus

- Remove and replace parking lots.
  - » Replace and redesign drainage.
- Remove and replace concrete outside Room 21.
- Improve ADA access to auditorium.
- Repair concrete bases of pillars to address cracking.
- Add irrigation into islands in parking lot, including access to irrigation from Cottage, $150 sf. Total cost for trenching and accessing point of entry for reclaimed water is over $100,000.
- Install air conditioning and controls throughout campus.
- Treat for termites throughout campus.
- Remove and replace gutters on building.
- Redesign drainage for custodial closet, which currently floods.
- Remove turf and replace with drought-tolerant landscape.
- Install water shutoffs in each building to prevent the need to shut off entire campus when an issue arises.
- Install a new roll-up door for Facilities storage.
- Remove and replace ceramics (bldg. C and D) with updated facilities.
- Redesign kiln room with proper ventilation and fire suppression infrastructure.
- Redesign potter wheel space with updated design and technology.
- Update interior of Room 23.
- Update facilities space needs to be updated with proper storage and office space; Field House on Main Campus replication is ideal.
- Update/modernize restrooms with more efficient fixtures (EPA Water Sense).
- Move main transformer to different location to allow for more programmable space.
- Add central trash enclosure for dumpsters.
- Update fire sprinklers.
- Update fire alarms.
- Address HVAC and roofing needs in all portable buildings:
  - » HVAC
  - » Re-roofed
  - » Gutters
  - » Flooring

Wake Campus

- Remove and replace parking lots.
  - » Replace and redesign drainage.
- Remove and replace concrete pathways.
- Improve ADA access.
- Install irrigation into islands in parking lot.
- Install air conditioning and controls throughout campus.
- Treat for termites throughout campus.
- Remove and replace gutters on building.
- Redesign drainage for custodial closet: currently floods.
- Remove turf and replace with drought-tolerant landscape.
- Install water shut-offs in each building to prevent the need to shut off entire campus when an issue arises.
- Update exit doors in rooms 3-11.
- Update facilities with proper storage and office space: Field House on Main Campus replication is ideal.
- Update/modernize restrooms with more efficient fixtures (EPA Water Sense).
- Move main transformer to different location to allow for more programmable space.
- Add central trash enclosure for dumpsters.
- Update fire sprinklers.
- Update fire alarms.
- Address HVAC and roofing needs in all portable buildings:
  - » HVAC
  - » Re-roofed
  - » Gutters
  - » Flooring
- Replace Sewer Lines.



Building Prioritization

The SBCC Board of Trustees requested from staff a list to identify buildings being prioritized for replacement because of poor condition and/or lack of usability and the cost associated with these actions. The following chart was presented to and discussed at a scheduled Board of Trustee meeting in 2018.

RED	YELLOW	GREEN
1. Sports Pavilion	8. Physical Science	16. Campus Store
2. Student Services	9. Marine Technology	17. Humanities
3. Campus Center	10. Library/LRC	18. Luria Press Box & Conference Center
4. MacDougall Administration and Career Education	11. Earth and Biological Sciences	19. West Campus Center
5. Orfelea Early Learning Center	12. Interdisciplinary Center	
6. Schott Campus, including portable replacement	13. Business Communications	
7. Wake Campus, including portable replacement	14. Bridge	
	15. Drama Music and Garvin Theater	

Based on Business Services Building Analysis as of 6/25/18

RED: Buildings that are in the poorest conditions and need to be replaced or modernized urgently

YELLOW: Buildings that are in moderate condition

GREEN: Buildings that have been built or modernized recently

Best Funding Options

State funding continues for construction projects for the modernization and/or replacement of facilities at California community colleges. Whereas the number of projects waiting for funding has grown significantly over the years, the number of projects being approved and funded has decreased. There is growing concern over the lack of affordable housing for students. However, state funding for housing at community colleges has not been a reliable option and any housing development that has occurred in recent years has been through public-private partnerships. The chart below lists current buildings at SBCC and the probability of state funding based on different levels of matching funds from the College.

Building Name	Year Built	Last Addition	OGSF	ASF	Probability for State Funding Assuming No Local Match	Probability for State Funding Assuming 25% Local Match	Probability for State Funding Assuming 50% Local Match
MacDougall Administration	1939	1999	76,454	49,835	High	High	High
Student Services	1965	1991	43,038	18,173	High	High	High
Schott Campus	1935	1981	20,072	16,382	Medium	High	High
Physical Science	1965	1979	22,767	14,320	Low	Medium	High
Earth and Biological Sciences	1970	2002	46,541	23,891	Low	Low	Medium
Humanities	1975		45,762	35,334	Low	Low	Medium
Occupational Education	1976		18,389	14,922	Low	Low	Medium
Drama Music	1977	2011	46,325	28,890	Low	Low	Medium
Wake Classroom 1-6	1956		6,515	5,595	Medium	High	High
Wake Lab 1 / 7-10	1956		6,500	5,890	Medium	High	High
Marine Technology	1978		9,623	6,576	Low	Low	Medium
Cartwright Learning Resource Center	1989		52,327	41,800	Low	Low	Low
Interdisciplinary	1991		39,147	23,259	Low	Low	Low
Business Communications	1994	1994	35,466	22,269	Low	Low	Low

Potential Bond Projects

California Community Colleges have increasingly turned to their local community for support of a local bond in addressing the increased costs to modernize and improve their respective facilities and campuses. Whereas past practice of receiving financial support from the State of California continues to be an option, it is not feasible to expect that funding source to address all of the facility repairs and replacements currently at the College in the near future. The following is a list compiled from information obtained during the development of the Facility Master Plan and interviews and comments from members of the college community specific to projects that would benefit from a local bond measure.

New Buildings

- Campus Center Building replacement
- New permanent structure to replace modular buildings – Main Campus
- New permanent structure to replace modular buildings – Schott Campus
- New permanent structure to replace modular buildings – Wake Campus
- Physical Education Building Replacement – Local Funding Contribution

Modernization of Buildings

- MacDougall Administration and Career Education Building modernization
- Physical Science Building modernization
- Student Services Building modernization

Infrastructure

- Bridge replacement and widening
- Campus wide fire system replacement – Main, Schott, and Wake Campuses
- Campus wide sewer line replacement – Main Campus
- East and West campus entrance
- Emergency generators – Main, Schott, and Wake Campuses
- Parking lot re-pavement – Main, Schott, and Wake Campuses
- Photovoltaic system – Main Campus
- Physical Education building equipment
- Replacement of high voltage underground cabling – Main Campus
- Synthetic turf installation in Pershing Park softball/baseball infields
- Wayfinding improvement – Main Campus

Compliance

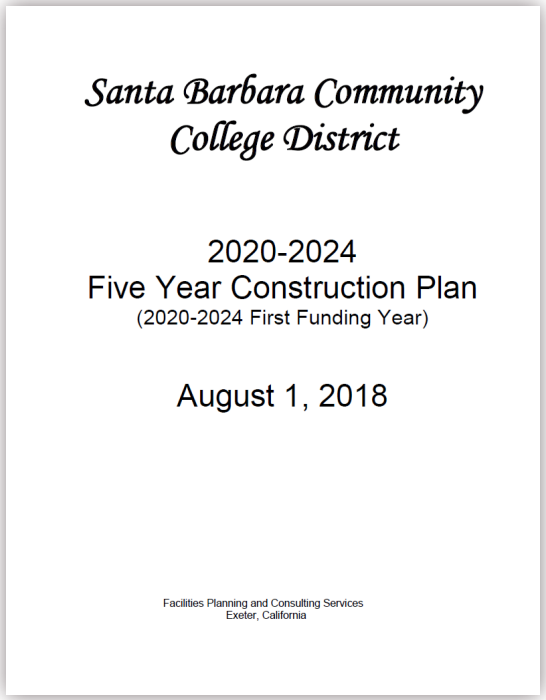
- ADA upgrades

Five Year Plan & Initial Project Proposals (IPP)

2018 Construction Plan

The Five Year Construction Plan is an annual summary of current and proposed capital outlay projects. The Five Year Construction Plan gives the California Community College Chancellor's Office an understanding of the capital improvement needs and projects at a community college, enabling the Chancellor's Office to make informed decisions regarding project priorities for state funding.

The SBCC Five Year Construction Plan was prepared in reference to the Community College Construction Act of 1980 and approved on behalf of the local governing board for submission to the Office of the Chancellor, California Community Colleges in 2018.



Initial Project Proposals (IPP) / Final Project Proposals (FPP)

An IPP or an FPP presents an overview of each capital outlay proposal that might become a "Capital Outlay Budget Change Proposal" (COBCP). A COBCP is a State Department of Finance and Chancellor's Office term used to encompass all documents prepared to request state funding for a project. A district/college does not prepare a COBCP. This form(s) is prepared by the Chancellor's Office from the information presented in IPPs and FPPs that are prepared by the district/college. IP's and FP's work in concert with the District's Five Year Construction Plan to provide information needed to determine a project's eligibility for funding.

The following IPP and FPP are for the Student Services Renovation Project and Physical Education Replacement at SBCC:

SBCC Initial Project Proposal (IPP) – Student Services Renovation (Project Funding Pending)

Project Description:

The Student Services Building on the Santa Barbara City College Main Campus was constructed in 1965. Most of the building systems, especially HVAC, have outlived their useful lives. There are also serious ADA compliance issues throughout the building that need to be addressed. The building is inefficient from a gross square footage/assignable square footage perspective and ineffective for the current needs of student services. In addition, several of the student services are being administered from portable buildings scattered around the campus. This project will renovate and expand the interior of the current Student Services building. Student services programs from several buildings will be consolidated into one facility so students can be supported in one centralized location. As part of the project, several portable buildings will be demolished.

Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:

As identified in the College's Educational Master Plan, SBCC is committed to creating an optimal physical and technological environment that ensures premiere service to students and the local community. The College encourages and supports instructional improvements and innovation that increase the quality and effectiveness of its programs, identifying `an environment that is psychologically and physically supportive of teaching and student learning` as one of its core principals. Aging facilities such as the Student Services Building must be modernized and brought up to current building code standards so the student services programs using the facility are provided an environment that is healthy and safe.

SBCC Initial Project Proposal (IPP) – Physical Education Replacement (Project Funding Approved)

Project Description:

The proposed project includes replacing the existing Physical Education Building with approximately equivalent square footage and equivalent building program comprised of the gym, locker rooms, Life Fitness Center, dance and group exercise rooms, offices and training room. The existing building was built in 1965 and is in poor condition due to age, construction type, and water intrusion issues. Largely the deterioration has occurred due to the location of the facility on the side of a hill. The current Facilities Condition Index (FCI) is 80%. The design and layout require that a large portion of interior wall jointly serves as a major retaining wall against the hillside, but the wall no longer has any waterproofing material to keep moisture out of the building. The steep drop of the hill also creates accessibility challenges for individuals travelling from the upper part of campus down to the facility and to the lower parking lots. The design of the new Physical Education Building would address these issues by locating the exterior wall away from the hillside and including a major vertical circulation element including an appropriately sized elevator accessing the upper campus. Replacing the existing building would also address any potential issues with the existing building's structural system and compliance with building codes. The design for the new facility could also relocate the building closer to the bridge and Marine Diving Technology Building which would locate it at a higher elevation and reduce the need for a gym swing space during construction. The Physical Education Building is almost fifty years old and is in poor condition. Replacement of the existing building will address building code deficiencies such as Structural Safety, ADA Accessibility, Fire Life Safety and Energy (Title 24) deficiencies. The replacement will also address the deficient elevator, restrooms, and stairs, failing building systems, energy inefficiency, inadequate air quality and the absence of fire sprinklers in the existing building. The project would also include removal of hazardous substances such as asbestos and lead in floor tiles, acoustical treatments and pipe coverings and will address water intrusion issues causing ongoing maintenance demands. The facility also does not successfully respond to the advantages of its siting as a major entry point to campus with adjacency to the ocean and beach.

Describe how this project supports the district's educational and facility Master Plan and Five Year Construction Plan:

SBCC encourages and supports instructional improvement and innovation that increases the quality and effectiveness of its programs based upon an environment that is psychologically and physically supportive of teaching and student learning. To support this goal, existing facilities such as the Physical Education Building must be reconstructed and brought up to current building code standards to support instructional technologies and to provide a safe, healthy, and pleasant working and learning environment.

Additional documents have been submitted to the State Chancellor's Office regarding the PE Building Replacement project:

- Submitted July 1, 2014 - An IPP (Initial Project Proposal) for the PE Building replacement project was submitted in the Five Year Construction Plan for funding year 2017-18. The related document is attached "Santa Barbara PE Replacement IPP 6-10-14"
- Submitted July 1, 2015 - An IPP (Initial Project Proposal) for the PE Building replacement project was submitted in the Five Year Construction Plan for funding year 2018-19. The related document is attached "Santa Barbara PE IPP 6-3-15."

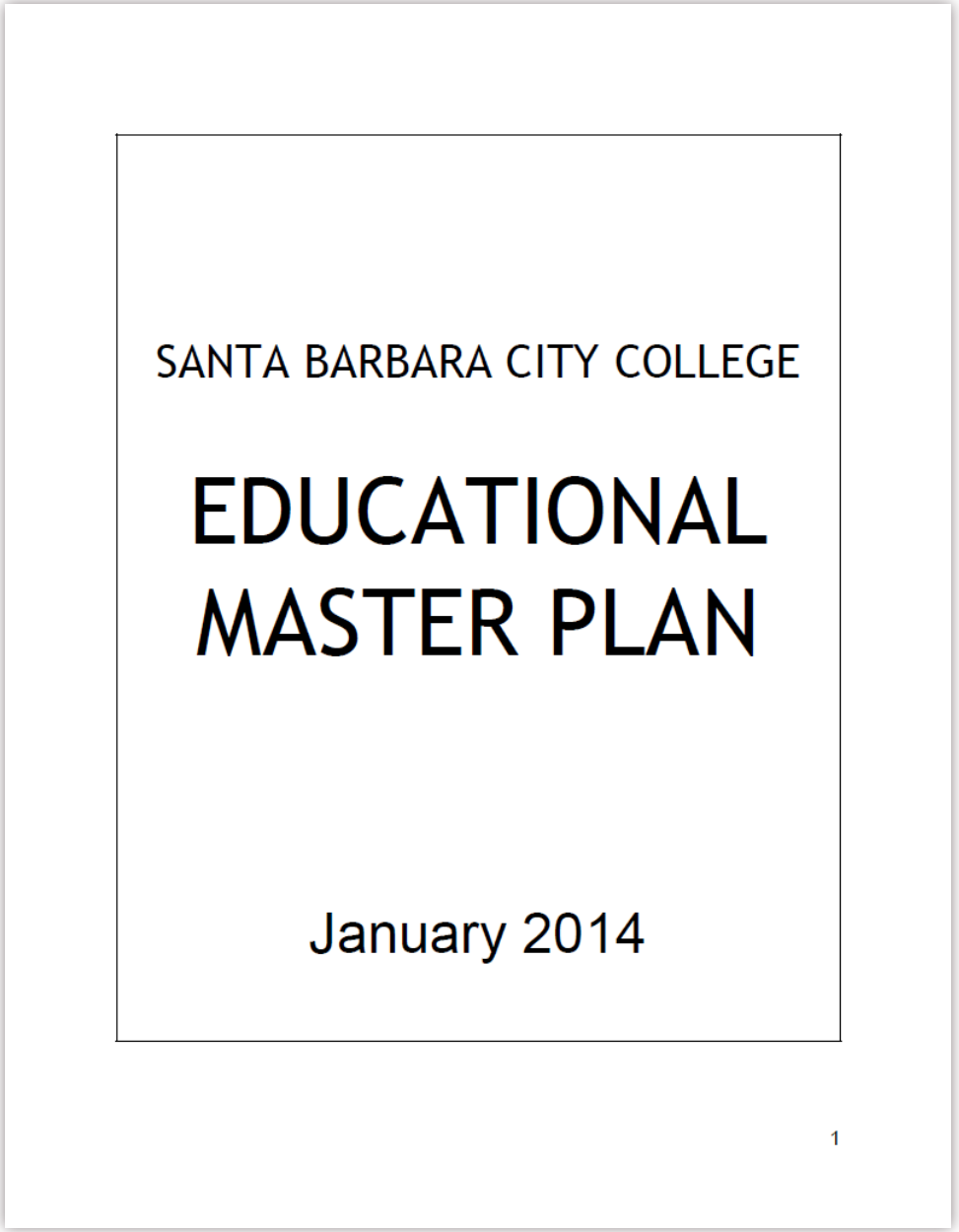
- Submitted July 1, 2016 - An FPP (Final Project Proposal) for the PE building replacement project was submitted with the Five Year Construction Plan for funding year 2018-19. The related document is attached "2018-19 PE Replacement FPP 6.1.16." Of interest will be pages 19-27, which is the Narrative of the FPP outlining the problems with the building and the solution. Also of interest are pages 32-34 which are proposed high-level drawings of the replacement building completed by KBZ Architects. The architecture firm will be selected through the bidding process. During design we cannot change the new building's location or shape of the building, but we can change where all the rooms are constructed on the inside of the building. We will also be able to determine what materials the building is constructed with and what colors are within the building. The inside of the building must have the same square footage as the existing building.
- Submitted July 1, 2016 - Engineering report dated May 15, 2016 submitted to Chancellor's Office with FFP on July 1, 2016 as supporting documentation from a third party that the building has seismic issues. This document is approximately 470 pages and on file.
- Submitted July 1, 2017 - An FPP (Final Project Proposal) Confirmation for the PE building replacement project was submitted along with the Five Year Construction Plan for funding year 2019-20. The related document is attached "2019-20 SBCC PE Replacement FPP Confirmation." This document is a re-affirmation of the prior year FPP document.

Educational Master Plan

The Santa Barbara City College 2014 Educational Master Plan was reviewed during the facility master planning process. Information provided in the document as well as other resources were utilized. The following information was not in the Educational Master Plan as it traditionally guides the development of the Facility Master Plan.

- An overview and assessment of the College and the area it serves to determine growth projections.
- Capacities for WSCH generation in the future and needs for space through the next 15 -20 years.
- Projections for future programs of instruction and student services needed and to determine the amount of space that will be required to accommodate these needs through the next 15 to 20 years.
- Information for facility master planners about appropriate and quantified space, by category that meets state educational codes and state standards.

The SBCC 2014 Educational Master Plan focused on strategic and integrated planning within the College's current planning structure.



SANTA BARBARA CITY COLLEGE

EDUCATIONAL MASTER PLAN

January 2014

1

Future Space Needs

FTES Trends

When determining the future space needs for Santa Barbara City College, an examination of current and projected enrollment trends was taken into consideration. In evaluating the last six years, the District has experienced a consistent decline in enrollments, with the exception of 2014-15, which saw a slight increase. Since 2014-15, there has been a continuous decline in FTES. The most notable decline was reported from 2014-15 to 2015-16 with a loss of over 1,300 FTES. Based on these trends, as well as other qualitative and quantitative data available to the District, a flat growth rate has been assumed for purposes of facility planning. While there may be a slight decrease or increase in future enrollments, there are no indications at this time that additional assignable square footage is required to support student enrollment levels. Although an increase in assignable square footage is not required across the District, the removal of temporary modular buildings and modernization of existing buildings is necessary to provide effective learning and working environments.

FTES Projections

	2012-2013	2013-2014	2014-2015	2015-2016	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Main Campus	15,460	14,193	15,644	14,555	13,380	12,839	13,190	13,364	13,632	13,751	13,871
Schott Campus	364	844	668	499	503	585	621	655	655	655	655
Wake Campus	1,013	1,019	852	748	753	1,025	1,088	1,148	1,148	1,148	1,148
Total	**16,837**	**16,056**	**17,164**	**15,802**	**14,636**	**14,449**	**14,899**	**15,166**	**15,435**	**15,554**	**15,674**

Source: Santa Barbara City College

FUSION Assessment

2018 Report

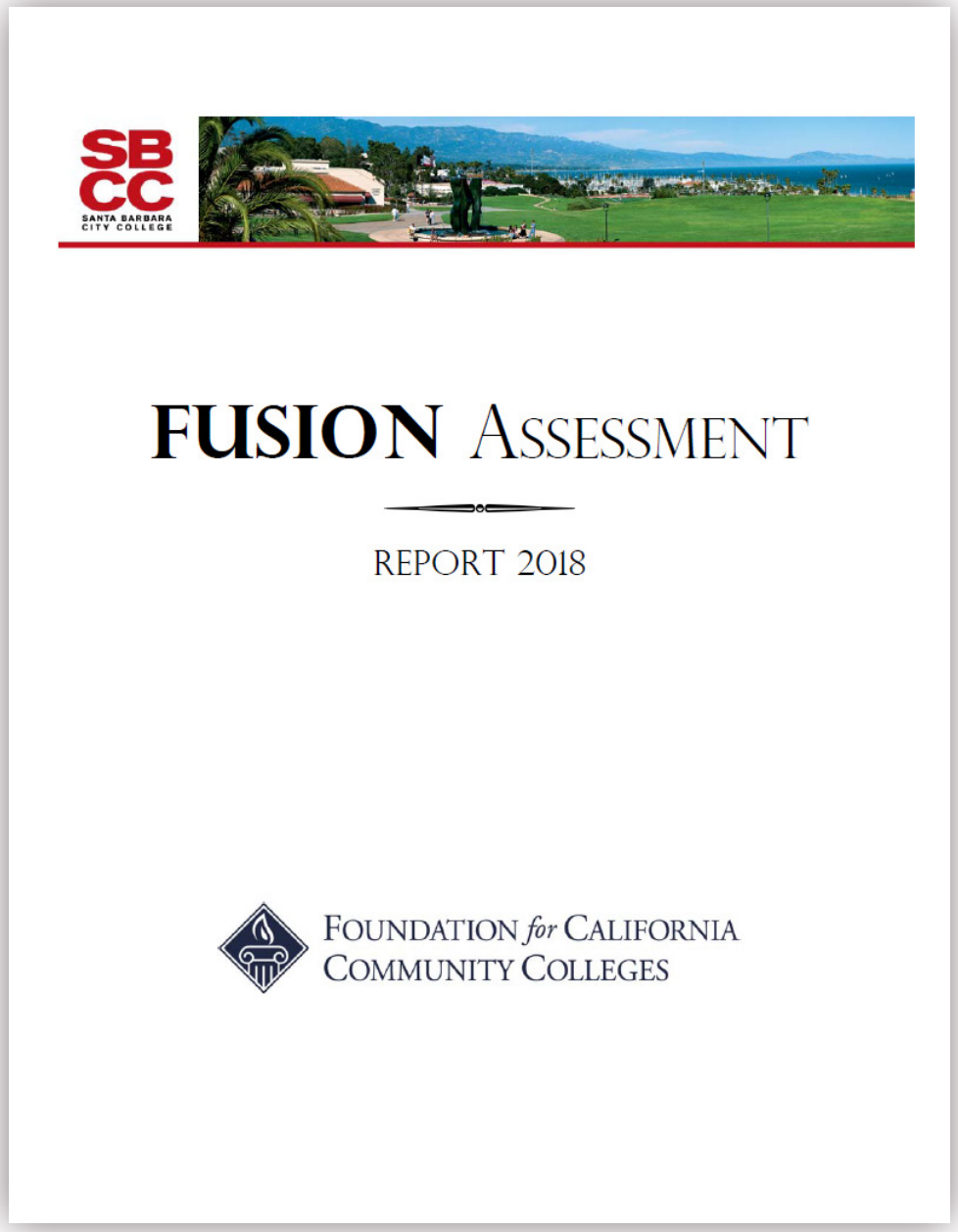
The FUSION Assessment report contains the Executive Summaries for each building assessed for the Santa Barbara Community College District performed by a consultant with the State of California.

General guidelines used to create list:

Building Definition

- Requires capital funding to obtain and/or replace
- Is connected to utilities
- Has a permanent foundation
- Has a roof and four walls ("Walls" can be as little as the structural supports, such as in a hay barn)
- Has a minimum of 6'6" headroom

Non-assignable buildings, such as parking structures, restroom buildings and athletic facilities, can be included in FUSION and classified so as to not affect CAP/LOAD rate or Weekly Student Contact Hours (WSCH). With the buildings in FUSION, we are able to make an assessment and include our estimates for replacement and remediation costs. These structures may not be eligible for State funding, but many districts find this information very useful to inform requests for local funding and for justifying expense and capital budgets.



Vehicle Circulation

Main Campus

Vehicle Circulation

Main campus has two entry points, one located at East campus and one located at West campus, both directly off of Cliff Drive. Cliff Drive experiences fast-moving cars and is highly congested with vehicular, bicycle, and pedestrian traffic. Turning left onto Cliff Drive off East and West campus is precarious due to a high volume of cross traffic and view obstruction by center dividers. Exits from East and West campus are comprised of only a stop sign into non-stopping traffic, which causes congestion and backup on both the campus roads and Cliff Drive.

Way-finding signage is not predominant on either East or West campus, contributing to congestion on campus roads and Cliff Drive.

Parking is located on both East and West campus, primarily at the campus perimeter, in addition to a parking structure on West Campus and lots near Leadbetter Beach and La Playa Stadium. Parking is limited on campus; however, SBCC has implemented a successful Transportation Demand Management Plan (TDMP) to offset parking demand. The TDMP has achieved a 12.5% reduction in single occupied vehicle use to date.

Bus routes are accessible on both East and West campus. The West campus bus stop provides direct access to campus, and the East campus bus stop is located near the entry on Cliff Drive, which contributes to congestion and obstructs oncoming traffic.

West Campus point of entry

Vehicle Parking

Vehicle parking on the Main Campus continues to be an issue, depending on the time and day when classes are in session. The following is the current number of parking spaces available.

Parking Space Counts as of 7/10/18

Student	876
Staff	408
Carpool	357
Handicap	49
Reserved	31
Medical	14
30 Min. Meter	13
Total Day Time Spaces	**1,748**
Pershing Park	228
Leadbetter Beach	480
Total Space Count	2,465

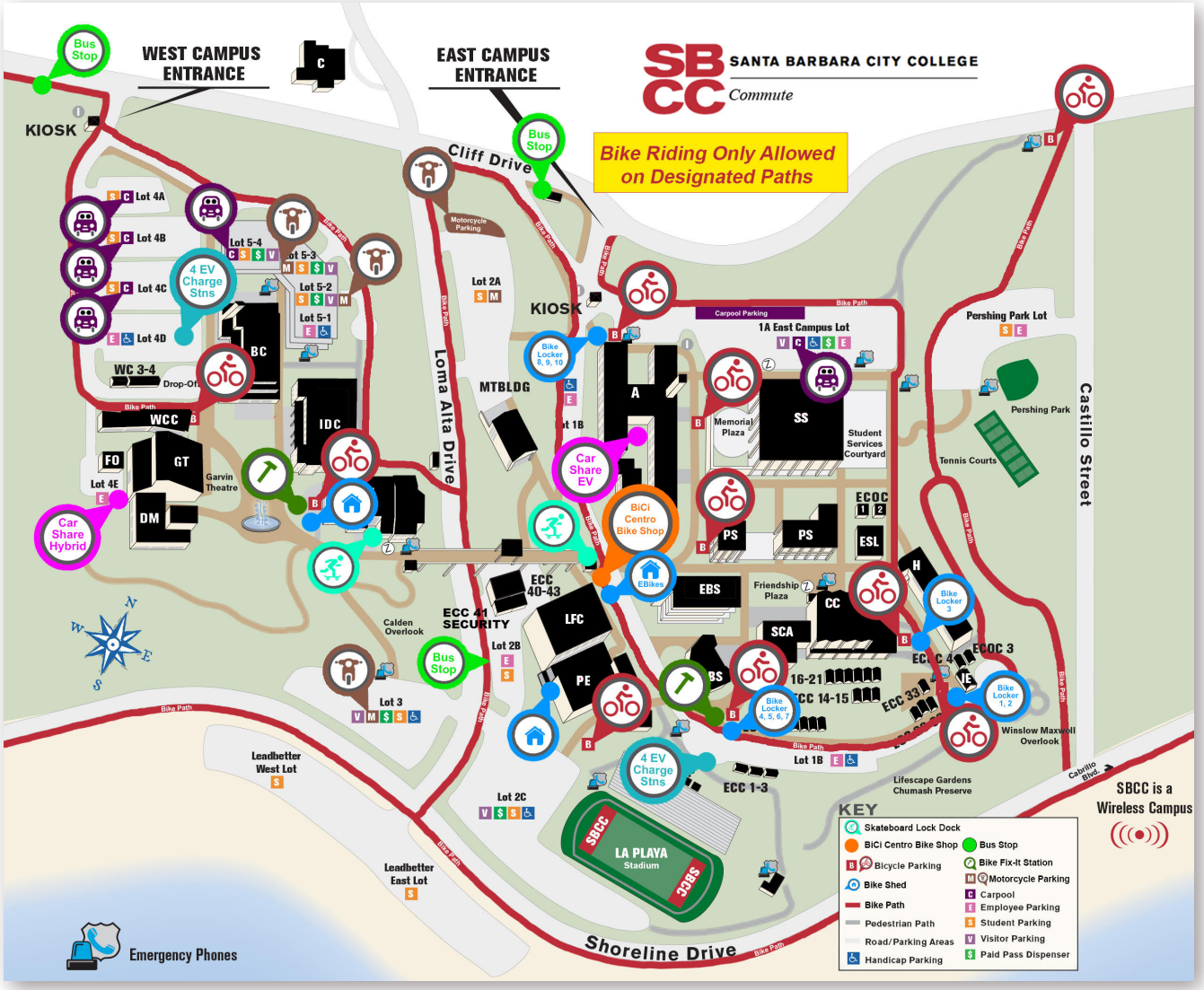
Estimated Student Count	**14,000**
Estimated Staff/Faculty Count	**1,600**

Bicycle Circulation

There is no continuous bicycle path network allowing ease of bicycle access to and within Main Campus.

The Transportation Demand Management Plan (TDMP) provided funding to increase bicycle circulation on campus; however, on campus pathways still lack a continuous path of travel.

All modes of transportation, including cars, buses, and bicycles, share the road, resulting in traffic congestion and potentially hazardous situations.



Pedestrian Circulation

Pedestrian circulation is extensive on both East and West Campus. Good pedestrian access supports the TDMP strategies and reduction in single-occupied vehicle use. Most pathways on campus are easily recognizable and offer the ability to access all buildings and spaces. Although most pedestrian paths within campus also support bicycle traffic, pedestrian activity represents the predominant manner in which individuals navigate both East and West Campus.

East Campus point of entry and adjacent East campus bus

SBCC has continued to focus efforts on ensuring safety of pedestrians, especially with regular congestion of vehicular traffic. On the east side of campus, pedestrians are often walking on roads instead of on sidewalks, creating a hazardous situation. Existing infrastructure including bridges, lanes, and pathways have been improved to ensure safe crossing of main arteries; however, further improvements can be made to reduce congestion, increase focus of pedestrian activity, and ensure safety at all points of intersection.

Schott Campus

Vehicle Circulation

The Schott Campus is one of two locations supporting SBCC's noncredit educational programs and School of Extended Learning. Bound by Bath Street, West Padres Street, Castillo Street, and housing, the Schott Campus experiences light congestion including vehicle, bicycle, pedestrian, and bus traffic during commute hours.

Parking lots are located near the building's perimeter, and adjacent street parking is also available. Parking is not in high demand and stakeholders typically can find parking in the lot or on the street. As the Schott Campus is small, way-finding signage is satisfactory and enables stakeholders to easily locate their destination.

The Schott Campus parking capacity as of Spring 2019 is 187 stalls.

Bus Circulation

A bus stop can be found directly adjacent to the campus on Bath Street, making it an easy option for stakeholders to use as an option for commuting to and from the campus.

Bicycle Circulation

There is no continuous bicycle path network allowing ease of bicycle access to the Schott campus. There are Class II bike paths on the Castillo and Bath Street couplet, which currently starts and stops at Mission Street (not reaching Schott). The City of Santa Barbara's Bike Master Plan has identified expanding the couplet on both Castillo and Bath two more blocks to reach Cottage Hospital and therefore the Class II bike lane will then reach the Schott Campus.

Pedestrian Circulation

There are ample sidewalks and crosswalks within the neighborhood to provide safe paths of travel for stakeholders to walk to campus.

Back Parking Lot

Wake Campus

Vehicle Circulation

The Wake Campus is one of two locations supporting SBCC's noncredit educational programs and School of Extended Learning. The campus has one main point of entry directly off of Turnpike Road. Upon turning into campus, there is a parking lot with ample parking for stakeholders. In addition to the front parking lot off of Turnpike Road, there is another parking lot available behind campus buildings. Parking is not in high demand and stakeholders typically can find parking in the lot.

The College is aware of the issues associated with the ingress and egress from the campus onto the local public streets and in adjacent neighborhoods. Any changes or improvements to address parking issues and traffic flow will be done in partnership with the appropriate local public agencies.

As the Wake Campus is small, way-finding signage is satisfactory and enables stakeholders to easily locate their destination.

The Wake Campus parking capacity as of Spring 2019 is 374 stalls.

Bicycle Circulation

There is a Class II bike path that runs along Turnpike Road allowing stakeholders to commute to and from the north and south safely to campus, and the Wake Campus does provide bicycle parking on site.

Bus Circulation

There is a bus stop about a half-mile from campus on the corner of Hollister/ Turnpike Road. Bus usage is not high due to the distance of the bus stop from campus. A closer bus drop-off would be preferred for stakeholders to utilize the bus.

Pedestrian Circulation

There are ample sidewalks for stakeholders to walk to and from campus. Turnpike Road has sidewalks starting at Calle Real which run up Turnpike to Cathedral Oaks, allowing safe paths of travel for walkers to and from the campus and in the adjacent neighborhoods.

Front Parking Lot

Back Parking Lot

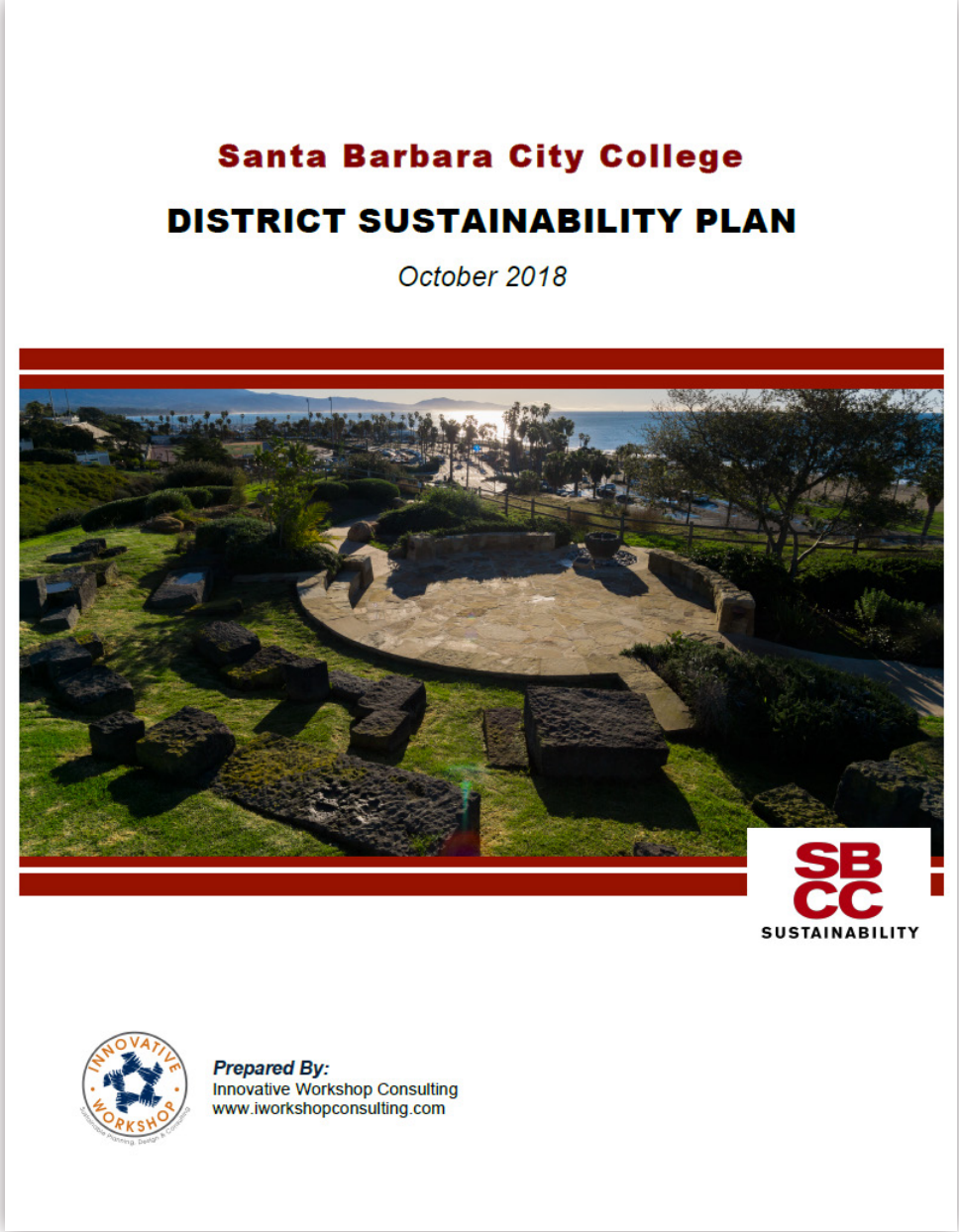
Sustainability

District Vision

Santa Barbara City College (SBCC) is committed to creating a healthy environment through a holistic and integrated approach to implementing sustainability projects throughout the District, as is stated in our Educational Master Plan. As a comprehensive community college with a proven history of academic excellence, SBCC understands the need to develop a roadmap for continuous improvement for purposes of enhancing student health and experience, and encouraging a District transition toward sustainability.

SBCC is committed to formally and publicly identifying the College's sustainability agenda to provide a transparent vision of sustainability and a strategic framework for creating a sustainable and resilient campus. We recognize that to be resilient and sustainable we must address environmental, social, and economic challenges simultaneously. As an educational institution, we feel that the creation of a more resilient and sustainable campus can be fully integrated into our curriculum and campus culture so as to better educate our students and prepare them for the challenges and opportunities in a rapidly changing world.

Our goal is to decrease our ecological footprint (or minimize our negative impacts on the environment), and make socially responsible decisions while maintaining or improving the quality of life and education at our college. We see this as an opportunity to make our college more resilient to inevitable change and to better train our students for an evolving marketplace.



Sustainability in Practice

Santa Barbara Community College District is committed to sustainability and has demonstrated outstanding leadership in high performance design, construction, and operations by implementing a variety of sustainability initiatives, and addressing and achieving District goals for resource efficiency. In 2018, the District updated its Campus Sustainability Plan, which was the collaborative effort of over sixty (60) campus stakeholders. The Plan identifies short-, intermediate-, and long-term goals for operational efficiency and sustainability. Understanding campus baselines, the Plan identifies action steps for saving operational dollars, reducing water consumption, improving waste management practices, increasing energy efficiency, and enhancing the District's ability to focus on the core mission for education. Since the Plan's development, the following achievements have been realized:

- 29% potable water use reduction.
- 62% diversion of landfill waste.
- 30% of campus electricity demand offset by installation of a 200kw photovoltaic array.
- 50,000 SF of EnergyStar reflective roofs.
- 100% exterior LED lighting retrofits.
- 20% of campus is comprised of native plants or Oak restoration.
- Implementation of sustainable operational policies such as Integrated Pest Management and Green Cleaning.
- First campus LEED certified project - tracking LEED PLATINUM.
- 44.5% commuting sustainably to campus and 12% single occupied vehicle use reduction (over 2015 baseline) through implementation of Transportation Demand Management Plan.
- Installation of 8 electric vehicle charging stations for stakeholder use as well as purchase of electric and hybrid cars for sustainable commuters to use during workday for errands/off-campus appointments.

Key Issues

District standards and programs for sustainable design and environmentally responsible operations have improved dramatically in recent years. However, current practices do not meet contemporary high-performance mandates.

Current challenges and opportunities for improvement include:

- Upgrade building MEP systems and building metering to promote energy efficiency.
- Continue to demonstrate a commitment to LEED standards.
- Implement necessary preventative maintenance measures for building systems.
- Improve operational policies and infrastructure for waste management, hardscape/landscape maintenance, storm water control, and protected habitats.
- Demonstrate responsible stewardship of natural resources and water usage.

Continued Planning

The FMP reinforces the District's commitment to excellence and intention to:

- Incorporate energy efficient practices, materials, and technologies.
- Raise public awareness about the importance of sustainability for the future.
- Develop campuses as learning environments that model sustainable practices.

The District recognizes that achieving resiliency requires the simultaneous analysis and understanding of environmental, social, and economic impacts of all measures implemented. In any projects incorporating emerging technologies to improve sustainability, the District will undertake a rigorous analysis of the cost effectiveness of these technologies and their contribution to overall fiscal responsibility in addition to their understanding of impacts on occupants and surrounding environments. The District is committed to updating the Sustainability Plan every three years and to improve campus environmental performance and publicly identifying the sustainability agenda to provide a transparent vision of sustainability and a strategic framework for creating a sustainable and resilient campus.

To review the District Sustainability Plan, visit the SBCC website under Business Service.

SBCC District Sustainability Plan —

http://www.sbcc.edu/businessservices/sustainability/index.php

Aesthetic Design Standards

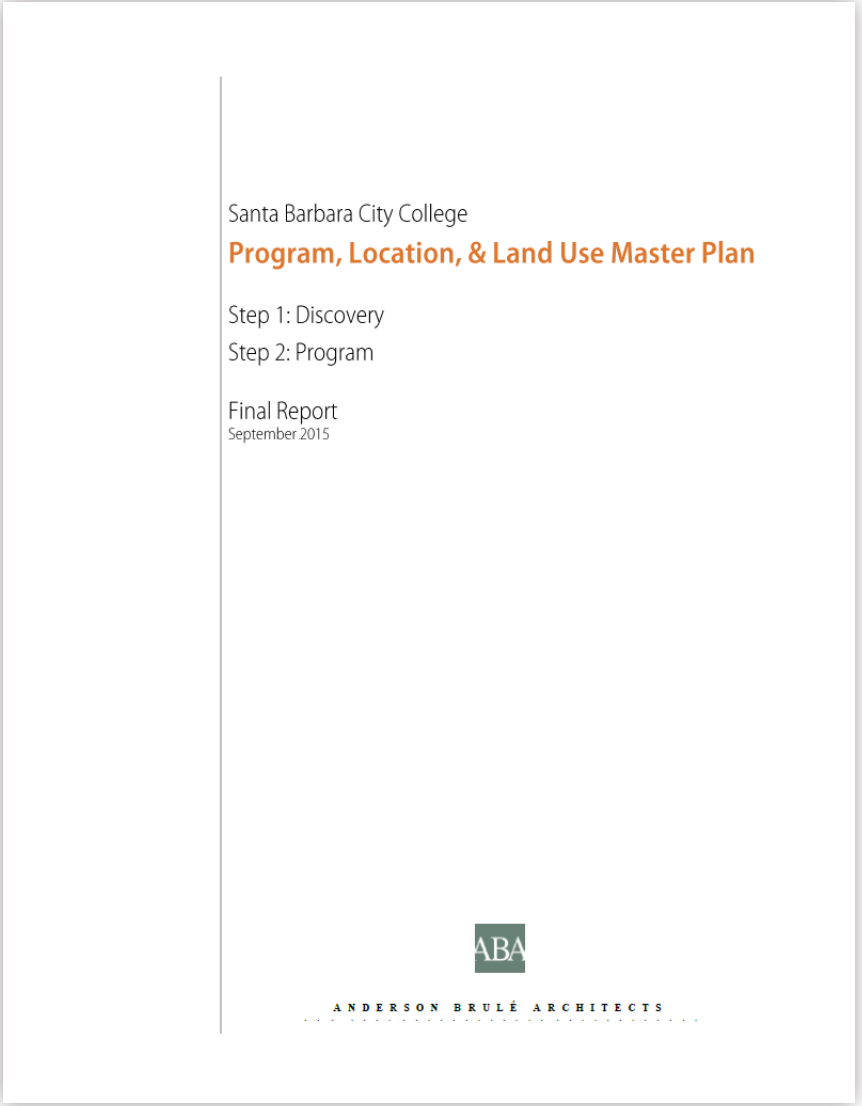
The Aesthetic Design Standards (ADS) are a means to communicate the desired look and feel for all future facilities, landscaping, and site work at each of the three campuses. The ADS are a component of the larger FMP and guide architects and designers to an end result that supports an overall aesthetic vision. Further, these standards focus on creating the most ideal setting for supporting a successful student experience.

Program Location & Land Use Master Plan (PLLUMP)

In 2013, Santa Barbara City College (SBCC) determined that a comprehensive long-range facility master plan focused on student success was a priority for the campus. Existing facilities and operations struggled to meet SBCC's current needs. SBCC had an architecture firm complete two phases of a SBCC Program Location and Land Use Master Plan (PLLUMP) in 2015 in preparation to complete the Facility Master Plan. PLLUMP was initiated in order to guide future development and renovation efforts for facilities, site work, and wayfinding as part of the long-range planning vision for the College. The long-range facility master plan would develop a holistic and strategic approach for modifying facilities and operations to optimally support SBCC's current and future needs. Thus, the PLLUMP process began and the necessary upgrades and campus needs began to be discovered and identified.

Early in the master planning process, focus groups and meetings were held with campus leaders and representatives, users, and the community to gather input and identify key issues, opportunities, and challenges: The FMP Committee conducted several workshops in 2017 to revisit PLLUMP and the communities current and projected needs and come up with new realistic goals for the District. These goals were completed using the stakeholder engagement process including community and campus forums between 2015 and 2017.

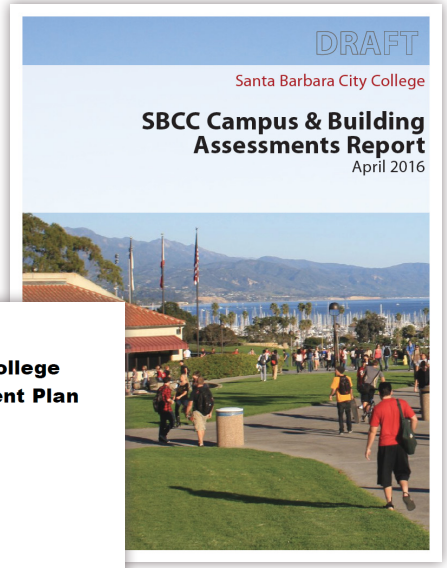
Feedback from both Phase 1 and 2 of PLLUMP using the College's integrating planning process was utilized by the Facility Master Plan Committee in developing the 2017 SBCC Facility Master Plan. The goals set forth by PLLUMP were very long term and required the relocation of most programs, buildings and college operations. PLLUMP Goals were subsequently determined not be a realistic for the District.

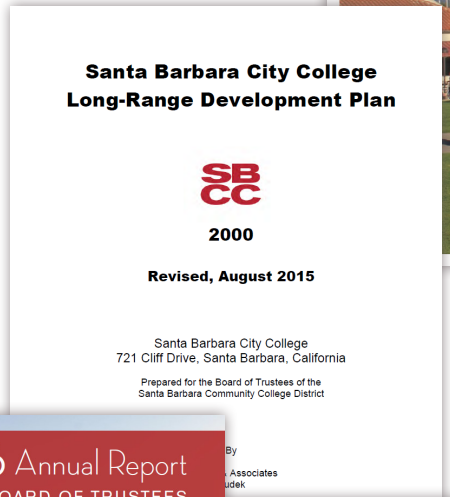


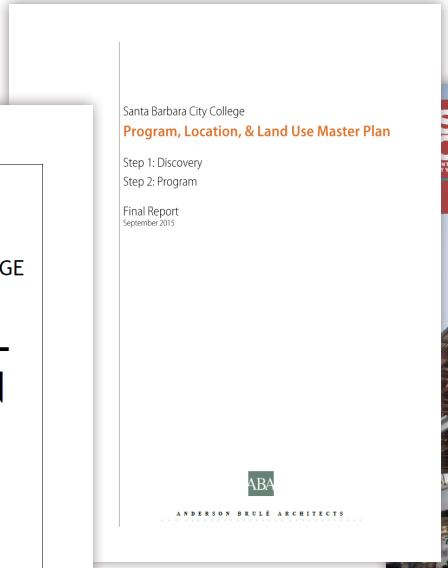
Additional Documents/Reports

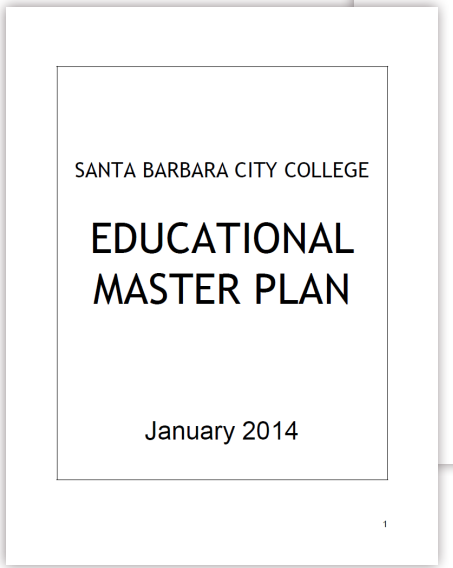
The following documents/reports were reviewed and contributed in the development of the Facility Master Plan.

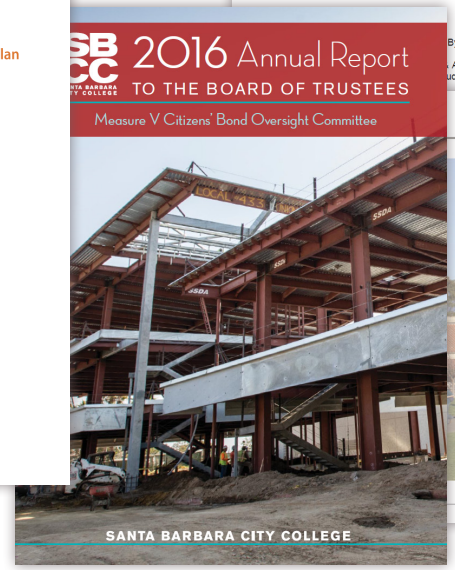
- SBCC Building Prioritization – 6/25/2018
- 2017-18 SBCC Report to the Community
- 2015 SBCC Program, Location & Land Use Master Plan
- SBCC Long-Range Development Plan – Revised August 2015
- 2015 SBCC Campus & Building Assessment Report
- 2014 and 2019 SBCC District Sustainability Plans
- 2014 SBCC Educational Master Plan
- Measure V Citizen Oversight Committee Annual Reports
- SBCC Facility Master Plan
- City of Santa Barbara Sea Level Rise Adaptation Plan / Coastal Land Use Plan
- MAAS Companies Analytical Reports











Considerations & Recommendations

Considerations

Project Administration

The administration of a capital project is a process that requires consideration and resolution of a number of different elements. The process begins with a plan that defines the strategies involved to achieve resolution of the various elements and successful completion of the project. The plan identifies and prioritizes all of the individual elements or activities, from inception through completion and ultimately through operation. While there is some latitude for concurrent activities, the process, for the most part, is linear and sequential. The "Project Process Flow" chart (see Appendix) graphically describes the basic structure of the Plan.

Elements to be considered in the overall administration of a project include:

- Community Engagement
- Project Management
- Project Scope
- Regulatory Agency Interface
- Scopes of Professional Services
- Existing Conditions Survey and Report
- Project Needs Assessment & Program
- Pre-Construction Services
- Project Delivery Methodology
- Project Selection Criteria
- Systems & Controls

Project Management

The process begins at the initiation of the Project with the selection of a Project Manager, who, acting as the Owner's Agent, provides oversight for the Project in its entirety. Project Management services may be provided internally by the District staff or as an independent consulting service. At the core of the overall strategy for project management is a system-driven, "cradle to grave" approach. The Project should be administered from a documented set of protocols that address all aspects of the project process, including a clear understanding of:

- Scope, schedule, and budget established for the project
- Impact of regulatory agencies (DSA, EPA, Coastal Commission, etc.)
- Identification of consulting services required to complete the Project, that may include:
  - Geotechnical
  - Environmental
  - Design Team (Architect and consulting Engineers)
  - Special Inspection
  - Inspector of Record
- Scope of professional services to be required for the Project
- Selection process of all consultants retained to provide professional services that may include:
  - Preparation of the Request for Qualifications
  - Methodology for selection
  - Interview or Presentation (if required)
- Contractual obligations and scope of services to be provided by the project's consultants, including:
  - Description of all services to be provided
  - Number of Design Submittals
    - Schematic Design
    - Design Development
    - Construction Document Review Submittal
    - Bid Documents
    - Approved Construction Documents

  - » Content of Design Submittals
    - Drawings
    - Specifications
    - Design Schedule
    - Design Budget
    - Other
- Project Delivery means and methods
- Construction Contract, including all terms, conditions, milestones, penalties, etc.
- Protocols used for the administration of all contracts related to the execution of the project
- Documentation and reporting procedures for District Administration
- Closeout procedures for the Project
- Project Accounting System

Project Scope

The beginning of the process is a clear, concise statement describing the intended scope of the Project. The Project Scope Statement needs to provide sufficient detail to:

- Identify Regulatory Agencies
- Develop Scope of Service requirements for the various Project consultants
- Develop preliminary budgets and schedules

Regulatory Agency Interface

Once the Project Scope has been established, all issues that involve the review and approval of any agency having regulatory authority for review and approval of any aspect of the Project should be identified, including a description of the issues to be considered. This is a critical element for the following reasons:

- Agencies having regulatory authority are, by nature, bureaucracies. As such, the application – submittal – review – resubmittal – approval process typically requires a substantial duration of time and can have a significant impact on the project schedule. Additionally, the associated fees, both agency and consultant, can have a significant impact on the overall project budget.
- Identification of these requirements will determine the breadth of consultant services required.

Scopes of Professional Services

The execution of the Project will require the professional services of a number of qualified professionals that may include:

- Design Team (Architects & Engineers)
- Environmental Consulting Engineer
- Geotechnical Consulting Engineer
- Pre-Construction Services
- Construction Inspection
- Special Inspection and Testing

At a minimum, selection of the firms providing these services should be based on:

- Statement of Qualifications
- Formal Proposal
- Prior relevant experience
- Direct interviews with prior clients

Should the scope and scale of the project warrant, it may be desirable to conduct formal presentations from a short list of the most qualified responders.

Design Team

The consultant who designs and documents the project is a consortium of consulting engineers led by the Architect of Record (AOR). The Engineering Consultants may include:

- Civil
- Landscape
- Structural
- Mechanical
  - » Heating, Ventilating & Air-Conditioning (HVAC)
  - » Plumbing
  - » Fire Protection

- Electrical
  - » Power & Signal
  - » Lighting
- Acoustical
- Food Service
- Other

The Design Team has responsibility for all architectural and engineering design for the Project. From the design conclusions, Construction Documents in the form of Drawings and Specifications will be prepared to:

- Secure bids from qualified contractors
- Secure approvals from all relevant regulatory agencies
- Construct the Project

Beyond documentation, the Design Team also has responsibility for an array of traditional services associated with Construction Administration of the project, including:

- Construction oversight to ensure conformance with Construction Documents
- Review and Approval of Construction Product & Shop Drawing Submittals
- Response to periodic Request for Information related to clarification of the Construction Documents
- Review and Approval of periodic Contractor Payment Applications
- Survey of the completed Work and issuance of the “punch List” noting defective or incomplete Work

Consideration should be given to retaining the Design Team that will provide the following services:

- Existing Conditions Survey & Report (See discussion below)
- Needs Assessment and Project Program (See discussion below)

Environmental Consultant

Large scale projects, particularly those that involve new construction, are likely to trigger the involvement of State Regulatory Agencies, including:

- California Coastal Commission
- California Natural Resources Agency
- California Environmental Protection Agency

If determined that the project will generate environmental issues, the services of and Environmental Consultant will be required. The Environmental Consultant has the responsibility of qualifying and quantifying those issues and interfacing with the appropriate agency for resolution.

Geotechnical Consultant

In the event a project, either new construction or an addition, will be affected by the stability of the underlying soil, it will be necessary to retain the services of a qualified Geotechnical Engineer to conduct an investigation of the affected soil and issue a report of the findings, including recommendations as to the type of building foundation that may be required.

Construction Inspection

Projects approved by the Division of the State Architect require continuous construction inspection by a State Certified Inspector of Record (IOR). The IOR contracts directly with the District and must be approved by the Division of the State Architect (DSA) and acceptable to the Architect of Record (AOR),

At a minimum, each project requires at least one IOR. However, large, complex projects may require additional support.

Special Inspections and Testing

There are some aspects of construction that require the services of a qualified Inspection and Testing Agency, certified by the DSA. These activities may include, the following:

- Materials Testing (structural metals, concrete masonry, cured concrete samples, etc.)
- Special Inspection (welding, concrete masonry erection, anchorage inspection, etc.)

Existing Conditions Survey

All reference to Existing Conditions in this report are observations, opinions, and judgements that have been made at a macro level and rely substantively on the knowledge and experience of the Maintenance and Operations Staff. It is beyond the scope of this report to conduct detailed surveys or issue detailed reports.

For those projects determined to require modification to existing structure or systems, a detailed Existing Conditions Survey should be commissioned and a detailed Report of the findings issued. A comprehensive Existing Conditions Survey will examine and evaluate all aspects of a building, including:

- Grounds & Approaches
- Building Exterior Systems & Finishes
- Building Interior Systems & Finishes
- Roofing Systems
- Structural Systems
- Plumbing Systems
- Heating, Ventilating and Air Conditioning Systems
- Fire Protection Systems
- Electrical Power & Lighting Systems
- Low Voltage Systems (IT & Telecommunications)
- Accessibility and ADA Compliance

The subsequent Report will describe the systems and their relative physical condition and will make recommendations for inclusion in the project design. The mission of the Existing Conditions Survey is to provide sufficient information for the design team to properly address known or suspected deficiencies at the outset, thereby mitigating Construction Change Orders that may result or the necessity to address them during construction.

In order for the Survey and the Report to be credible, it is vitally important that the effort be executed by a qualified consultant who has demonstrated credentials and experience in such evaluations. It is equally important that the content of the Report be thoroughly reviewed and understood by the District. Once accepted, the Report then becomes a key component for the basis of any design effort going forward. It is the responsibility of the Design team to demonstrate they understand the findings and that their design effort responds to those findings.

It should be noted that there is tremendous benefit to requiring the successful design team (Architect and Consulting Engineers), as part of their Professional Services, to conduct the survey and prepare the report for the following reasons:

- It provides the design team first-hand knowledge of conditions to be resolved.
- As designers and engineers, the team is responsible for the accepted findings.

It should be noted that as a result of the findings of the Survey, it would not be unusual to modify the original Scope of the Project and/or Scope of Design Services.

Project Needs Assessment & Program

In order for any given project to fulfill the desired goals and objectives, there must be a clear and concise summarization of the design parameters for the project. The Project Program is a written document that defines the expected outcomes and establishes those parameters, including:

- Functional requirements
- Space requirements
- Environmental considerations
- Code and regulatory requirements

Data for the program is gathered by means of:

- Research of existing documentation related to the project, such as:
  - Record Documents of prior construction
  - Other archival data
- Interviews with select key personnel, including:
  - District Administration
  - User Groups
  - Maintenance Staff
  - Risk Management

It is vitally important that the conclusions of the program document are reviewed, understood, and agreed to by the District.

Similar to the benefits cited in the Existing Conditions section above, the task of developing the Project Program is best executed by the design team as part of their Professional Services for the same reasons:

- First-hand knowledge of the programmatic requirements for design
- Responsibility for the accepted findings

It should also be noted that project engineers and other professionals should be included in this process.

Pre-Construction Services

At the outset of the Design Phase of the Project, consideration should be given to including the services of a qualified Construction Manager (CM), as a consultant to the District, to provide Pre-Construction Services, which, at each design submittal, include:

- Constructability reviews at each design submittal
- Construction Schedule Projections at each design submittal
- Construction Cost Projections at each design submittal

Traditional Architectural services include the above itemized elements. However, historically speaking, the independent review of the CM has proven to be far more realistic than that of the Architect, for the fundamental reason is the CM is much more closely aligned with the construction industry.

Project Delivery Methodology

There are two basic methods by which to deliver the material project:

- General Contractor. The project is bid and constructed under a single Construction Contract. The General Contractor (GC) is responsible for securing bids from qualified subcontractors and to oversee the execution of their work. The General Contractor is responsible for:
  - » Scheduling of all construction related activities
  - » Coordinating the operations of the various sub-contractors
  - » Administering and documenting all changes to the contractual work of the project
  - » Preparing and validating all payment applications
  - » Validation and documentation associated with changes to the scope of the Work of a project
  - » Certification of payment applications
- Construction Manager over Multiple Prime Trades. The Construction Manager (CM) oversees the efforts and activities of multiple Prime Trade Contractors. In this model Prime Trade Contractor contract directly with the District and the CM performs the administrative duties and responsibilities of the GC in the model above. There are two methods of administering this service:
  - » Construction Manager – Not at Risk. In this model the CM operates as a consultant to the District. They have no liability or responsibility for any portion of the construction, including delays or cost overruns.
  - » Construction Manager – At Risk. In this model the CM accepts liability and responsibility for those portions of construction for which they are responsible, most notably schedule and administrative duties.

Project Selection Criteria

Care should be taken in the selection and prioritization of projects to be considered as part of the Facility Master Plan. Generally speaking, permanent structures can be expected to have a serviceable life cycle of 30 – 50 years. During that cycle the building should be able to operate efficiently and cost effectively while serving the facilities needs of the College. During that cycle expectation, certain conditions should be anticipated:

- Functional requirements change over time
- Technology improves
- Facilities require routine maintenance, including scheduled housekeeping and periodic refurbishment
- Component parts of the facility's infrastructure require periodic upgrades and/or replacement. Typically, component equipment and systems can be expected to have serviceable lives of 5 (paint, roofing, weatherproofing, etc.) to 25 years (equipment).
- Older structures that were designed to the current codes of their day but are not compliant with current codes and regulations, including such items as:
  - » Presence of hazardous materials, including asbestos, lead based paints, etc.

- Structural code changes that have occurred subsequent to the buildings original design, with emphasis on seismic design
- Accessibility for persons with disabilities

Systems & Controls

A systematic, college-wide approach for all planning and budgeting activities should be implemented as part of a comprehensive Master Planning process. The College uses a protocol of on-going assessment of all current functions and activities as well as assessing future programs, services and facilities. To enhance the strength of the integrated planning process and the allocation of resources, a Total Cost of Ownership model must be included (per accreditation standards) to add a critical dimension to the proactive planning and budgeting process.

Total Cost of Ownership

Total Cost of Ownership (TCO) as used for college facilities, is defined as the systematic quantification of all costs generated over the useful lifespan of the facility. Typically, this will encompass a life span of 30 to 50 years. The purpose of the TCO is to determine a value that will accurately reflect the true, effective cost of the facility, including planning, design, management, construction and equipping the facility. Also included are the recurring costs of facility operation, including staffing, institutional support services, replaceable equipment, supplies, maintenance, custodial services technology services, utilities and related routine operating expenses for the facility,

To implement the TCO process, the District must establish a standardized procedure for determining the Total Cost of Ownership for existing facilities as well as for future construction, remodeling, or renovation projects. This process may also be considered for satellite facilities.

The purpose of the TCO is to provide an institutionally agreed upon, systematic procedure by which each existing facility in the District is evaluated. At the same time, it is essential to establish a quantitative database that will assist the College in determining the viability of existing facilities as well as the feasibility of construction, remodeling, or renovating future facilities.

The objectives to be achieved by the implementation of the Total Cost of Ownership are to:

- Establish a systematic procedure for the evaluation of existing and proposed College facilities
- Develop a process for the evaluation of facilities that can be integrated into an overall program
- Develop a procedure for the assessment of existing and proposed facilities that utilizes existing data from College archives as well as information from the California Community College Chancellor's Office
- Ensure that the database developed for the procedure is compatible with current state reporting systems, such as Facilities Utilization Space Inventory Option Net (FUSION)
- Develop the prototype system in a manner that allows the college to routinely update the information in the system and add additional data elements that may be needed as part of the institutional planning and budgeting process

Table TCO-1 (see Appendix) Total Cost of Ownership Model puts forth an example of a suggested template to be utilized in the assessment of a facility project, either new construction or renovation. Costs itemized in the analysis are derived from the general operating fund for the District from the prior fiscal year. It should be noted that a pro-rata share of costs associated with major infrastructure project should be allocated to any given analysis.

Table TCO-2 (see Appendix), Total Cost of Ownership Procedure, Fiscal Analysis provides a template to fold in on-going fixed costs to the evaluation process.

Recommendations

Project Selection & Development

For purposes of this Plan, the focus of discussion is directed generally to major projects, and more specifically those projects that are required to support educational goals and objectives as well as those that are required to address aging or deficient building systems. As previously stated, the recommendations put forth herein rely heavily on the input, knowledge and experience of the District as it applies to facility needs. As specific projects are identified and in order to properly schedule and budget them, it will be critically beneficial to undertake detailed existing conditions surveys and needs assessments.

Business Communications Building

The Business Communications Building is a 35,466 SF, two-story structure that was constructed in 1994 and remodeled in 2001. The facility is generally in fair condition. The building is conditioned with multiple fan coil units, some of which are quite noisy due to lack of vibration isolation. The HVAC system and component equipment should be evaluated and upgraded as necessary.

Campus Center

The Campus Center is a 30,824 SF, two-story structure that was constructed in 1965. A remodel and addition were completed in 1992. The facility is generally in poor condition and recommended for replacement.

Historically, the facility was previously identified for replacement as part of the State Bond Funds. The project was completed to the point of soliciting bids for construction. Those bids exceeded the funds allocated and the project was abandoned, and, for the short term, there are no immediate plans to pursue the replacement due to lack of funding

At this point in time, College Administration has authorized funds to make necessary structural upgrades and utility modifications to make the building functional and serviceable. Going forward, the building remains in poor condition and it is recommended for replacement.

Cartwright Learning Resource Center (LRC) and Luria Library

A recommendation from the previous PLLUMP report and desire of students was to make additional small study space available and to consider integrating the Faculty Resource Center (FRC) into the LRC.

Drama Music Building

The Drama Music Building is a 46,325 SF, two-story structure that was constructed in 1965. There have been three modernizations (2002, 2008 & 2012). The facility is generally in fair condition with the exception of the HVAC System. The building is conditioned with multiple heat pump units; some of the units have outlived their serviceable lives and some of the units are newer having been replaced as part of modernization. The HVAC system and component equipment should be evaluated and upgraded as necessary.

The roofing for the Drama Music Building is aging and needs to be replaced.

Earth and Biological Sciences Building

The Earth and Biological Sciences Building is a 46,541 SF building that was constructed in 1970 and renovated in 2000. The building is considered to be, generally, in fair condition, with the exception of the plumbing infrastructure, particularly the sewer line infrastructure.

The sewer line infrastructure should be replaced; the supply systems should be further evaluated with consideration for replacement. Additionally, the flooring on the second and the third floor of the EBS building needs to be removed and resurfaced to prevent further water intrusion from its lab and classrooms.

Humanities Building

The Humanities Building was constructed in 1975 and modernized in 2014. With the recent modernization, the building is considered to be, generally, in good condition with the exception of the HVAC system. The air handlers were not replaced. Consequently, cooling can be problematic.

The HVAC system design should be re-evaluated and aging equipment replaced as necessary.

The roofing for the Humanities Building is aging and needs to be replaced.

Interdisciplinary Center

The Interdisciplinary Center is a 39,147 SF, three-story structure that was constructed in 1991. There have been two minor modernizations (2013 & 2015). The facility is generally in fair condition with the exception of the HVAC System. The building is conditioned with two air handlers and multiple variable air volume boxes; the system does not provide cooling throughout the entire building. Being a high-volume classroom building with poor air circulation, it is recommended to install an HVAC system adequate to heat and cool the entire building to be brought up to the level of other educational buildings of this type.

La Playa Stadium

La Playa stadium was constructed in 1938. This is a high volume and high traffic area, used by local community members, high schools, special events and SBCC physical education classes and athletics.

The stadium turf needs to be replaced within the next two years, and the turf infrastructure needs to be upgraded (sprinklers, drainage, turf foundation). The stadium track will need to be replaced in the next 3-4 years. Additionally, the sewer lines for the stadium restrooms need to be replaced. The wood bleacher seating and concrete seating area/stairs are in need of a modernization or replacement to be brought up to the level of other college buildings of this type. This includes ADA compliance upgrades.

MacDougall Administration and Career Education Building: Administration

The MacDougall Administration and Career Education Building is a 76,454 SF, two-story structure that was constructed in 1939. There have been two additions (1971 & 1972) and three modifications (1965, 1978 & 1991) to the building. The HVAC, plumbing, electrical, and roofing are in poor condition. The primary HVAC equipment is either near or beyond its serviceable life and should be replaced. The plumbing, electrical, and roofing infrastructure are aging and should be replaced.

The MacDougall Administration and Career Education Building needs major modernization to be brought up to the level of other college and educational buildings of this type. This historical building is salvageable and is recommended for modernization versus replacement.

MacDougall Administration and Career Education Building: Career Education

The Career Education Building is an 18,389 SF, two-story structure that was constructed in 1976. The facility is generally in poor condition and should be further evaluated for replacement or modernization. It has been noted that pedestrian circulation within the building is awkward and inefficient. A more detailed evaluation of the building will determine the most cost-effective way to proceed.

The Career Education Building needs major modernization and should be included with the MacDougall Administration and Career Education Building modernization to be brought up to the level of other college and educational buildings of this type. This historical building is salvageable and is recommended for modernization versus replacement.

Student Services Building

The Student Services Building is a 43,038 SF, two-story structure that was constructed in 1965 and remodeled in 1989. Originally built as the school library, the current floor plan does not enhance the flow of students or the ease of use. This leads to concerns regarding Guided Pathways, centralization of student services, and functionality of such department locations.

The facility is generally in poor condition and should be further evaluated for replacement or modernization. A more detailed evaluation of the building will determine the most cost-effective way to proceed.

The Student Services Building is in need of a modernization to be brought up to the level of other college buildings of this type. This building is salvageable and is recommended for modernization versus replacement. A modernization of floors, walls, ceilings, HVAC, plumbing, lighting, and signage is recommended.

Schott Campus

The Schott Campus has historical significance and is beloved by the community, but has not had a comprehensive modernization since the buildings were built over 80 years ago. The interior building finishes, casework, equipment, utilities, and HVAC systems are aging, deficient and worn, have reached the end of their useful life, and would benefit from a significant modernization to meet the quality and life-cycle of similar educational facilities.

Additionally, it is recommended to replace modular/portable structures with permanent facilities.

The buildings have been fairly well maintained, but are not fully functional for their intended uses. The main building is historic, yet salvageable, and is recommended for modernization versus replacement.

Wake Campus

The Wake campus is well used and beloved by the community, but has not had a comprehensive modernization since the buildings were built almost 60 years ago.

Some of the buildings' exterior patios have been renovated without proper construction techniques and have locked exits causing potential life safety hazards. The Kitchen cafeteria has new fixtures and is in good condition, but is also under-utilized.

The building has been generally well maintained but is not fully functional for its intended uses.

Additionally, it is recommended to replace modular/portable structures with permanent facilities.

The Wake Campus is in need of a significant modernization to be brought up to the level of other college and educational buildings of this type. A modernization of entrances, floors, walls, ceilings, lighting, mechanical, plumbing, fixtures, and equipment is recommended.

Parking Lots

In 2012 the District commissioned an evaluation of all of the paved areas for the three campuses. The report, "Asphalt Pavement Assessment," provided evaluation and recommendations (including projected costs) for management of pavement. The report goes into some detail about the condition, level of use, and prioritization of the various paved areas and makes recommendations (Reconstruction, Rehabilitation, or Maintenance) as to a course of remedial action. It is recommended that all of the paved areas be reconstructed / rehabilitated in accordance with the findings of the report. It should be pointed out that the report is now 5+ years old and there is a high probability that some of the paved areas have deteriorated further. The original study should be reviewed and updated as necessary to accurately reflect current existing conditions prior to soliciting bids for pavement remediation.

As a side note, the open parking lots should be considered for future construction of photovoltaic shade structures. All parking lots, including the current parking lots at Wake and Schott Campus should be replaced.

Accessibility

One of the more sensitive issues associated with facilities is compliance with building code and statutory requirements as relative to accessibility.

Title 24 of the California Administrative Code sets out the state building code requirements and governs new construction. The Americans with Disabilities Act (ADA) sets out the federal legal requirements regardless of when construction occurs and is intended to ensure that all facilities are compliant regardless of age. With the exception of dangerous or safety issues, Title 24 has no enforcement authority over existing conditions. The provisions of ADA, as law, has enforcement authority over all conditions, regardless of age.

Codes and regulations relative to Accessibility are dynamic. As time passes, new codes and regulations have been instituted and existing ones have been modified and updated. What was compliant 10 years ago does not necessarily meet current regulations.

The College, as a public institution, has a heightened responsibility to remain current with Accessibility issues. As a point of departure, it is recommended that the District commission a study that surveys all three campuses and issues a subsequent detailed report for each campus describing:

- Existing conditions
- Non-conforming or non-compliant conditions
- Recommended additions, modifications, and upgrades necessary to ensure compliance
- Recommended schedule for implementation of remedial action
- Projection of probable costs for remediation

The survey and report should be performed by a qualified consultant with established credentials for this type of survey.

Ingress & Egress

East and West Campus entrances needs to be redesigned because of the current situation with vehicles, bicycles, and pedestrians all sharing the same limited space to enter and leave the campus.

The redesign of current bike paths from the Marine Tech/Lot 2A to Lot 1B with appropriate slope and safety measures would accommodate bike commuters. It is essential to improve the ingress/egress to the East and West campus point of entry (Cliff Drive/Loma Alta Drive) to eliminate pedestrian/vehicle/bike currently utilizing the same space when entering the campuses.

Wayfinding

Traffic management, both vehicular and pedestrian, is a critical element to the efficient operation of the College. This is especially true given the complex nature of campus layouts, the ever-changing turnover of the student population and the inclusion of occasional visitors. The two most effective tools for traffic management are:

- Maps that present clear and descriptive locations and directions
- Uniform signage that provides clear direction to intended destinations

The Wayfinding Program is specifically directed to campus circulation, and not intended to account for the internal circulation of specific buildings.

As a point of departure, it is recommended that the District commission a study that surveys all three campuses and issues a subsequent detailed report for each campus describing:

- Existing Conditions
- Recommended additions, modifications, and upgrades necessary to ensure compliance
- Recommended schedule for implementation of action
- Projection of probable costs for implementation

The survey and report should be performed by a qualified consultant with established credentials for this type of survey.

Note: There is a potential cost benefit by combining this Study with the Accessibility Study as opposed to conducting them separately. However, it should be noted that if this course of action is selected, it is recommended that the subsequent reports should be stand-alone.

Deferred Maintenance

The District does not currently maintain a log to identify and track deferred maintenance items, which include items such:

- Painting
- Floor covering replacement
- Roof covering replacement
- Equipment replacement
- Door & hardware
- Paving maintenance
- Equipment maintenance

It is recommended that a list of all current operational items that require repair, replacement, scheduled, or routine maintenance be developed. From that list, a budget and a schedule should be developed that responds to the resolution of the item. This list should be developed in a format that creates a Deferred Maintenance Log, which in turn will be the basis of future budgeting for deferred maintenance items.

Infrastructure

There are a number of projects that due to age, and not cited above, require upgrade or replacement. These projects include:

- Campus wide sanitary sewer system upgrade
- Energy Management System upgrade
- Low Voltage Systems, including Fiber Optics upgrade
- Addition of utility meters dedicated to individual buildings to support sustainability measures
- Construction of photovoltaic shade structures in open parking as a means of managing future electrical consumption expense
- All fire alarm systems at all three campuses
- Parking lots re-paved
- Identify & address ADA deficiencies on all campuses
- Pedestrian bridge replacement
- Emergency generators

Modular buildings

There are a number of temporary structures, identified as modulars, located on Main campus, specifically:

- East Campus Classroom Complex (15,840 SF)
- East Campus Office Center (5,760 SF)
- Modulars serve a number of different functions:
  - Overflow space for periods of high enrollment
  - Swing space for existing buildings that will be affected by construction activities

Projections of space requirements based on future enrollment projections indicate that there will be a surplus of instructional space. Using the 2020-2021 Enrollment Projection and the projected ASF Summary, the College's instructional space needs are as follows:

	Classroom	Lab
Space Available	77,004 SF	114,851 SF
Space Required	61,872 SF	84,050 SF
Surplus Space	(15,132) SF	(30,801) SF

It is reasonable to assume that, based on the above projections, there will also be a surplus of office space.

This surplus space provides the College with a number of opportunities:

- Spaces may be designated Inactive and reserved for swing space for future replacement/modernization projects
- Permanent building spaces can be repurposed
- Older modular buildings can be removed

Modulars serve a number of different functions, such as overflow space for periods of high enrollment and swing space for existing buildings that will be affected by construction activities. However, generally speaking, the current modular buildings have outlived their serviceable lives, and should be replaced. It is recommended that an evaluation be commissioned to quantify and qualify future needs for these spaces with the intent of reducing or eliminating the modular buildings.

It is recommended to replace all modular/portable structures with permanent facilities.

Abbreviations & Terminology

The following definitions are intended to describe terms as they apply to the content of this document:

A

ADA

Americans with Disabilities Act.

AFS

Automatic Fire Sprinkler.

AOR

Architect of Record. The AOR is the Architect who has the contractual responsibility to provide architectural and engineering services or the design of the Project.

ASF

Assignable Square Feet. ASF is a quantification of space directly attributable to the educational process.

Accessibility

The ability to provide barrier-free access to persons with disabilities.

C

CM

The Construction Manager is a consultant to the Owner whose responsibilities include scheduling and coordinating the direct construction activities of a project, including all of the administrative associated with:

- Validation and documentation associated with Changes to the scope of the Work of a project
- Certification of Payment Applications

D

DSA

Division of the State Architect. This is the regulatory agency for the approval of building design and oversight of construction inspection.

E

EMP

Educational Master Plan. The portion of the college's Master Plan that defines the educational goals of the college.

Escalation

Escalation is the projected increase in the cost of construction from the date of the estimate to the mid-point of construction duration. Escalation is estimated at the rate of 3%/year.

F

FCI

Facilities Condition Index is a term to describe the relative condition of a campus building. The higher the percentage, the larger the capital needed to keep the building in a functioning state.

FMP

Facility Master Plan. That portion of the College's Master Plan that defines the facility related goals and objectives of the College.

FPP

Final Project Proposal. The FPP is the document submitted to the California Community College's Chancellor's Office that justifies the Project Scope and estimated cost for implementation of a project requested in the District's Five Year Capital Outlay Plan.

FTES

Full Time Equivalent Student.

FUSION

Facilities Utilization System Inventory Operating Network (FUSION) is an online software program utilized by the CCC Chancellor's Office for the purpose of providing an up-to-date record of every facility and project at every Community College within California.

G

GSF

Gross Square Feet.

H

Hard Costs

Hard costs are those expenses directly associated with physical construction.

I

IOR

Inspector of Record. The IOR is a building inspector certified by the Division of the State Architect to provide continuous construction inspection services for the project.

IPP

Initial Project Proposal. The IPP is the document submitted to the California Community College's Chancellor's Office to introduce the concept and impacts on space for each Project Proposal so that a determination can be made as to which projects should continue with more planning and development. It is submitted with the District's Five Year Capital Outlay Plan.

M

Maintainability

The ability to preserve a facility and its infrastructure in serviceable condition without any extraordinary means or methods.

Modernization

Modernization includes the major renovation of a facility and it's infrastructure to be consistent with contemporary standards and regulations.

O

OGSF

The Outside Gross Square Footage (OGSF) represents the all-inclusive area of the building.

P

Path of Travel

The route a person would normally take to get from one point to another. Its relevance to facility planning is most commonly used to address accessibility issues.

Program

Educational course of instruction.

Project Manager

For purposes of this report, the Project Manager is the Owner's Representative and acts on the Owner's behalf on all project-related matters.

Project Program or Program Document

A published document that establishes the purpose, goals and objectives, and baseline criteria to be used in the design of a Project.

Project Program or Program Document

The means and methods of constructing the project. The two most common methods are:

- General Contractor
- Construction Manager of Multiple Prime Trades

Punch List

The punch list is a written itemization of deficiencies and incomplete work identified as the result of a job walk performed by the Architect, the Contractor, and the Project Manager at or near the completion of the work.

R

Renovation

Facility modification to refurbish the fit and finish of the space.

Realignment

Rearrangement or reorganization of the functional utilization of a space.

S

Soft Costs

Soft costs are project related expenses other than the direct construction costs, including:

- Legal Fees
- Consultant Fees
- Design Fees
- Regulatory Agency Fees
- Administration Costs

Sustainability

- Utilization of products or materials that provide a long life cycle through ordinary or routine maintenance.
- Utilization of resources that are considered renewable.

Swing Space

Space that is utilized for the temporary relocation of Classrooms, Labs, Offices and other utilitarian spaces that have been displaced to accommodate construction activities.

Space Inventory

Annual facility survey and report (submitted to the Chancellor's Office of the California Community Colleges) that quantifies the inventory of Assignable Square feet for the District.

T

TCO

Total Cost of Ownership.

U

Utilization Rate

The Utilization Rate is an efficiency factor that measures the assignable square footage (ASF) of a building relative to the overall gross square footage (OGSF) of the building.

W

Wayfinding

The act of providing a comprehensive signage program that directs a person from any given point to a desired destination. The critical feature of this program is to clearly describe the accessible path of travel for disabled persons.

WSCH

Weekly Student Contact Hours.

Appendix

Facilities Conditions Summary

FC-1: Main Campus (East)

Facilities Conditions Key	
1	Poor
3	Fair
5	Good
P	Potential (Subject to investigation)

	Building Name	Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials (1)	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
Primary Buildings	Common Areas	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	A MacDougal Administration and Career Ed.	1	1939	76,454	–	–	–	–	5	3	3	3	5	P	1	1	3	3	3
	CBS Campus Book Store	3	1993	18,283	–	–	–	–	5	5	3	3	5	–	1	3	3	3	3
	CC Campus Center	4	1965	30,384	–	–	–	–	1	1	1	3	1	P	1	1	3	1	3
	EBS Earth and Biological Science	8	1970	46,541	–	–	–	–	3	3	3	3	3	P	5	3	2	3	3
	H Humanities	12	1975	45,762	–	–	–	–	3	3	3	1	3	P	3	3	3	3	3
	ESL ESL Center	14	1971	5,200	–	–	–	–	1	1	1	3	1	P	3	N/A	1	1	3
	MDT Marine Diving Technology	16	1978	9,623	–	–	–	–	3	1	3	1	3	P	5	1	3	1	3
	OE Occupational Education	17	1976	18,389	–	–	–	–	5	1	1	1	3	P	1	1	3	3	3
	PE Sports Pavilion	18	1965	64,894	–	–	–	–	1	1	3	3	1	P	1	1	3	1	3
	PS Physical Science	19	1965	22,767	–	–	–	–	5	1	5	3	3	P	1	1	3	3	3
	PS Physical Science Lecture	20	1968	3,883	–	–	–	–	5	1	3	1	3	P	3	1	3	3	3
	SS Student Service	24	1965	43,038	–	–	–	–	3	1	3	2	3	P	1	1	3	3	3

Facilities Conditions Matrix Notes:

(1) For the purposes of this report, Hazardous Materials is confined to the materials of construction (asbestos, lead based paint, PCB, etc.). As a general rule, most hazardous materials were banned from construction in 1978. Issues related to the handling of hazardous materials used for instruction or maintenance purposes have not been considered.

(2) The West Campus Center is scheduled for completion in 2017 and is not included in the 2017 - 18 Space Inventory. It is included here for the purpose of portraying a current overview of campus facilities.

(3) Cosmetology Academy is off-campus in a leased facility located at 525 Anacapa St.

FC-2: Main Campus (East) continued

		Building Name	Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials (1)	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
Secondary Buildings		Children's Center	5	1977	5,588	–	–	–	–	1	1	1	1	1	P	1	1	1	1	3
	ECC1	E Campus Classroom 01	45	1993	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECC2	E Campus Classroom 02	46	1993	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECC3	E Campus Classroom 03	47	1993	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECC4	E Campus Classroom 04	97	2006	1,440	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC5	E Campus Classroom 05	88	2006	960	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC6	E Campus Classroom 06	89	2006	960	–	–	–	–	1	3	1	1	1	–	1	N/A	3	3	3
	ECC7	E Campus Classroom 07	90	2006	960	–	–	–	–	3	3	3	3	3	–	3	N/A	3	3	3
	ECC14	E Campus Classroom 14	98	2007	1,440	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC15	E Campus Classroom 15	99	2007	1,440	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC16	E Campus Classroom 16	105	2007	960	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC17	E Campus Classroom 17	104	2007	960	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC18	E Campus Classroom 18	103	2007	960	–	–	–	–	1	3	1	1	1	–	3	N/A	3	3	3
	ECC19	E Campus Classroom 19	102	2007	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECC20	E Campus Classroom 20	101	2007	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECC21	E Campus Classroom 21	100	2007	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECOC1	E Campus Office Center I	70	1993	1,920	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECOC2	E Campus Office Center II	71	1993	1,920	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECOC3	E Campus Office Center III	91	1997	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
	ECOC4	E Campus Office Center IV	92	2005	960	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Field House	11	1996	5,515	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Press Box & Conference Center	21	2009	1,357	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Security Kiosk	22	1983	49	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Security Office	82	2004	1,920	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Stadium Rest Room	85	1994	1,030	–	–	–	–	3	3	3		3	–	3	3	3	3	3
		Stadium Ticket / Snack Bar	86	1994	500	–	–	–	–	3	3	3		3	–	3	N/A	3	3	3
		Snack Bar	93	1974	565	–	–	–	–	3	3	3		3	–	3	3	3	3	3

FC-3: Main Campus (East)

		Building Name	Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials [1]	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
Primary		Common Areas	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	BC	Business Communications	2	1994	35,466	–	–	–	–	3	3	3	3	3	–	1	3	3	3	3
	IDC	Interdisciplinary Center	13	1991	39,147	–	–	–	–	3	1	3	3	3	–	1	3	3	3	3
	LRC	Cartwright Learning Resource Center	15	1989	52,327	–	–	–	–	5	3	3	3	3	–	3	3	3	3	3
	DM	Drama Music	7	1977	46,325	–	–	–	–	1	3	3	3	3	P	1	2	3	3	3
	WCOCB	West Campus Center [2]		2017		–	–	–	–	5	5	5	5	5	–	5	5	5	5	3
Secondary Buildings	FO	Facilities Operations	10	1993	2,880	–	–	–	–	3	3	5	3	3	–	3	3	3	3	3
		Security Kiosk	23	1990	65	–	–	–	–	3	1	1	3	3	–	N/A	N/A	N/A	1	3
	IE	International Education Center	72	2006	1,440	–	–	–	–	3	3	5	3	3	–	3	N/A	3	3	3
		Shipping & Receiving	78	2004	1,920	–	–	–	–	3	3	5	3	3	–	5	N/A	3	3	3
		Facility Resource Center	81	2004	1,920	–	–	–	–	3	3	5	3	3	–	5	N/A	3	3	3
		W Campus Classroom 3	108	2008	1,920	–	–	–	–	3	1	5	1	3	–	3	N/A	3	3	3
		W Campus Classroom 4	109	2008	2,400	–	–	–	–	3	1	5	1	3	–	3	N/A	3	3	3
		Electrical Supply Shed	110	2011	24	–	–	–	–	3	3	3	3	3	–	3	N/A	3	3	N/A
		Electrical Storage Shed	111	2014	48	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Horticulture Greenhouse	112	2012	520	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Facilities Storage 1	113	2012	700	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Facilities Storage 2	117	2011	80	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Earth Bio Greenhouse	114	1970	696	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Parking Structure	115	1992	166,000	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		EH Shed	116	2005	1,020	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Fleet Services Storage 1	118	2012	196	–	–	–	–	3	3	3	3	3	–	N/A	N/A	3	3	N/A
		Drama Storage 1	119	2012	96	–	–	–	–	3	3	3	N/A	3	–	N/A	N/A	N/A	1	N/A

FC-4: Satellite Facility

Building Name		Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials [1]	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
COSACA	Cosmetology Academy [3]	6	N/A	N/A	–	–	–	–	N/A	3	N/A		N/A	N/A	3	3	3	3	3

FC-5: Schott Campus

Building Name		Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials [1]	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
	Common Areas	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Schott Campus Main	35	1935	20,072	–	–	–	–	5	3	5	3	3	P	1	2	1	1	3
	Kiln Building	36	1983	555	–	–	–	–	3	2	3	1	3	–	N/A	N/A	1	3	3
	Ceramics Dry Clay Lab	37	1983	748	–	–	–	–	3	2	5	1	3	–	N/A	N/A	1	3	3
	Ceramics Wet Clay Lab	38	1983	748	–	–	–	–	3	2	5	1	3	–	N/A	N/A	1	3	3
	Storage 3 (Maintenance)	39	1983	748	–	–	–	–	3	2	5	1	3	–	N/A	N/A	1	3	3
	Storage 4 (Clay)	40	1983	80	–	–	–	–	3	2	5	1	3	–	N/A	N/A	1	3	3
	R Classroom 28	41	1996	960	–	–	–	–	3	3	1	1	3	–	1	N/A	1	3	3
	R Classroom 29	42	1989	960	–	–	–	–	3	3	1	1	3	–	1	N/A	1	3	3
	R Classroom 30	43	1989	960	–	–	–	–	3	3	1	1	3	–	1	N/A	1	3	3
	R Classroom 31	44	1989	1,440	–	–	–	–	3	3	1	1	3	–	1	N/A	1	3	3

FC-6: Wake Campus

Building Name	Space Inventory No.	Year Built	OGSF	Drives & Parking Lots	Sidewalks & Pathways	Grounds & Approaches	Accessibility	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Haz. Materials [1]	HVAC	Plumbing	Fire Protection	Electrical	Tel Comm.
Common Areas	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	3
Wake Administration	25	1956	3,240	–	–	–	–	4	3	5	2	5	P	4	1	3	3	3
Multipurpose	26	1956	11,080	–	–	–	–	4	2	5	3	5	P	1	1	3	3	3
Classroom 1	27	1956	6,515	–	–	–	–	4	3	5	2	5	P	3	1	3	3	3
Laboratory 1	28	1956	6,500	–	–	–	–	4	2	5	1	3	P	1	1	3	3	3
Classroom 2 (Lab)	29	1956	5,821	–	–	–	–	4	1	5	2	5	P	1	1	3	3	3
Laboratory 2	30	1956	5,196	–	–	–	–	4	1	5	2	5	P	1	1	3	3	3
Modular 10	31	1970	4,162	–	–	–	–	1	3	4	2	2	–	3	N/A	N/A	3	3
Relocatable 2	32	1991	960	–	–	–	–	3	3	1	1	3	–	3	N/A	N/A	3	3
Relocatable 3	33	1988	960	–	–	–	–	3	3	1	1	3	–	3	N/A	N/A	3	3
Relocatable 4	34	1988	1,056	–	–	–	–	3	3	1	1	3	–	3	N/A	N/A	3	3
Relocatable 1	35	1991	960	–	–	–	–	3	3	1	1	3	–	3	N/A	N/A	3	3
Facilities Storage 3	36	2010	120	–	–	–	–	3	3	3	1	3	–	N/A	N/A	N/A	3	3
IT Server 1	37	2010	84	–	–	–	–	3	3	3	1	3	–	N/A	N/A	N/A	3	3
IT Server 2	38	2010	84	–	–	–	–	3	3	3	1	3	–	3	N/A	N/A	3	3
Facilities Storage 4	39	2010	240	–	–	–	–	3	3	3	1	3	–	N/A	N/A	N/A	3	3
Building 23	40	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3
Building 24	41	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3
Building 19	42	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3
Building 20	43	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3
Building 21	44	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3
Building 22	45	2007	960	–	–	–	–	3	2	1	1	3	–	3	N/A	N/A	3	3

Core Buildings Utilization, Existing Conditions and Recommendations Summary

CB-1: Main Campus

Facility Conditions Key	
1	Poor
3	Fair
5	Good
P	Very likely present

Recommendations Key	
●	Strong Replacement
○	Consider Replacement
■	When construction requires, take all necessary abatement measures

	Building	Building Utilization			Building Milestones					Building Conditions (A)											Recommendation: Renovation										
		OGSF	ASF	Utilization Rate (B)	Year Constructed	Modernization	Renovation	Remodel	Addition	Building Exterior	Building Interior	Roofs	Accessibility	Structural System	Hazardous Materials (C)	HVAC	Plumbing	Fire Protection	Electrical	Telecom.	Replace	Modernize	Building Exterior	Building Interior	Roofs	Accessibility	Hazardous Materials	HVAC	Plumbing	Fire Protection	Electrical	Telecommunications
East Campus	Administration	76,454	49,594	64.9%	1939		1978	1965 1991	1971 1972	5	3	3	3	5	P	1	1	3	3	5	-	-	-	-	-	○	■	●	●	-	-	-
	Campus Center	30,384	27,356	90.0%	1965			1992	1992	1	1	1	3	1	P	1	1	3	1	1	●	-	-	-	-	-	-	-	-	-	-	-
	Earth and Bioscience	46,541	24,038	51.6%	1970		2000			3	3	3	3	3	P	5	3	2	3	3	-	-	-	-	-	○	■	-	●	-	○	-
	Humanities	45,762	35,323	77.2%	1975	2012			1990	3	3	3	1	5	P	3	5	5	5	5	-	-	-	-	-	●	■	○	-	-	-	-
	Occupational Education	18,389	14,899	81.0%	1976			2013		5	1	1	1	3	P	1	1	3	3	3	-	●	-	-	-	-	■	-	-	-	○	-
	Physical Education	64,894	52,605	81.1%	1965		2000			1	1	3	3	1	P	1	1	3	1	3	●	-	-	-	-	-	-	-	-	-	-	-
	Physical Science	22,767	14,320	62.9%	1965			1971		3	1	5	3	2	P	4	1	3	3	2	-	-	-	●	-	○	■	-	●	-	○	-
	Student Services	43,038	18,253	42.4%	1965			1989		3	1	3	2	3	P	1	1	3	3	3	-	-	-	●	-	○	■	●	●	-	○	-
West Camus	Business Communications	35,466	22,269	62.8%	1994			2001		3	3	3	3	3	-	1	3	3	4	5	-	-	-	-	-	○	-	○	-	-	-	-
	Drama Music	46,325	29,210	63.1%	1965	2002 2008 2012				1	3	3	3	5	-	3	2	3	3	5	-	-	●	-	-	○	-	●	○	-	-	-
	Interdisciplinary	39,147	23,220	59.3%	1991	2013 2015				3	1	4	3	3	-	1	3	3	3	3	-	-	-	●	-	○	-	●	-	-	-	-
	Learning Resource Center	52,327	41,007	78.4%	1989					5	3	3	3	3	-	3	3	3	4	3	-	-	-	-	-	○	-	●	-	-	-	-
	West Campus Center	25,529	TBD	TBD	2018					5	5	5	5	5	-	5	5	5	5	3	-	-	-	-	-	-	-	-	-	-	-	-

(A) Evaluation of Building Conditions is subjective and derived from the knowledge and experience of the SBCC Facility Maintenance and Operations Staff.

(B) The Utilization Rate is the ratio of Assignable Square Footage (ASF) to Overall Gross Square Footage (OGSF).

(C) Hazardous Materials (asbestos containing materials lead based paints, etc.) of construction. Likely to be used prior to 1978.

Space Allocation Summary

SAS-1: Main Campus

Building Designation	A	BC	BS	CC	CH	CA	DM
Building Name	Administration	Business Com.	Bookstore	Campus Center	Child Center	Cosmetology	Drama Music
Space Inventory No.	1	2	3	4	5	6	7
Space Utilization	12 Classrooms 14 Class Labs 93 Offices 2 Read/Study 3 Meeting Rooms	9 Classrooms 10 Class Labs 27 Offices 1 Read/Study 1 Meeting Room	3 Offices 4 Merchandising	3 Classrooms 8 Class Labs 13 Offices 2 Read/Study 1 Meeting Room	2 Class Labs 5 Offices 2 Child Care	6 Class Labs 1 Office	2 Classrooms 26 Class Labs 18 Offices 1 Meeting Room

Space Category	Description	Assignable Square Footage						
0	Inactive	64	-	-	815	-	-	-
110	Classroom	13,875	9,522	-	1,645	-	-	1,563
115	Classroom Svc.	152	449	-	129	-	-	299
210	Class Lab	12,708	5,508	-	5,948	842	5,858	6,739
215	Class Lab Svc.	1,335	418	-	5,282	-	257	1,734
310	Office	14,519	3,054	450	1,466	477	627	1,580
315	Office Svc.	3,347	373	-	617	422	-	147
400	Library	-	-	-	1,570	-	-	-
410	Read / Study	522	380	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	2,244	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	15,702
630-635	Food Service	-	1,839	-	8,458	-	-	-
680-655	Lounge / Lounge Svc.	149	-	228	865	-	795	224
660-665	Merchandising	-	-	13,345	-	-	-	-
670-690	Meeting / Recreation	1,115	553		465	-	-	240
710-715	Data Processing / Comp.	1,417	-	-	96	-	-	75
720-770	Physical Plant	391	173	256	-	-	379	-
800	Other	-	-	-	-	-	-	907
	Total	**49,594**	**22,269**	**14,279**	**27,356**	**3,985**	**7,916**	**29,210**

SAS-2: Main Campus

Building Designation	BC	FO	FH	H	IC	ES	LR
Building Name	Earth & Bio Sci.	Fac. & Ops.	Field House	Humanities	Interdisciplinary	ESL	Learn. Resource
Space Inventory No.	8	10	11	12	13	14	15
Space Utilization	3 Classrooms 12 Class Labs 23 Offices 5 Read/Study	6 Offices 1 Meeting Room 4 Shops	1 Office 2 Phys. Ed.	15 Classrooms 15 Class Labs 34 Offices 1 Read/Study 4 Meeting Rooms	22 Classrooms 2 Class Labs 64 Offices 4 Read/Study 2 Meeting Rooms	17 Offices 1 Read / Study	11 Offices 1 Library (Stack) 10 Read/Study 2 Meeting Rooms

Space Category	Description	Assignable Square Footage						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	4,424	-	-	7,654	12,883	-	-
115	Classroom Svc.	2,273	-	-	88	-	-	-
210	Class Lab	8,949	-	-	17,205	1,570	-	-
215	Class Lab Svc.	3,950	-	-	2,189	-	-	-
310	Office	2,422	756	112	3,282	5,918	2,260	1,435
315	Office Svc.	40	-	-	-	310	342	82
400	Library	-	-	-	-	-	-	29,098
410	Read / Study	1,743	-	-	162	1,794	312	8,439
520	Physical Education	-	-	-	-	-		-
525	Physical Education Svc.	-	-	2,355	-	-	-	-
530-535	AV / TV	-	-	-	-	180	-	87
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	3,339	-	-	-
630-635	Food Service	-	-	-	-	-	-	600
680-655	Lounge / Lounge Svc.	-	-	-	264	290	177	585
660-665	Merchandising	-	-	-	-		-	-
670-690	Meeting / Recreation	-	282	-	700	275	-	432
710-715	Data Processing / Comp.	237	-	-	-	-	-	249
720-770	Physical Plant	-	1,368	2,748	440	-	-	-
800	Other	-	-	-	-	-	-	-
	Total	**24,038**	**2,406**	**5,215**	**35,323**	**23,220**	**3,091**	**41,007**

SAS-3: Main Campus

Building Designation	MT	OE	PE	PS		PB	SK
Building Name	Marine Tech.	Occupation Ed.	Physical Ed.	Physical Sci.	Phys. Sci. Lect.	Press Box	Sec. Kiosk (E)
Space Inventory No.	16	17	18	19	20	21	22
Space Utilization	1 Classroom 2 Class Labs 5 Offices	3 Classrooms 4 Class Labs 10 Offices	5 Classrooms 17 Offices 2 Athletic / PE 22 Athletic / PE Svc. 2 Meeting Rooms	2 Classrooms 7 Class Labs 9 Offices 4 Read/Study	1 Classroom	2 Meeting Rooms 2 Athletic / PE Svc.	

Space Category	Description	Assignable Square Footage						
0	Inactive	-	-	3,393	-	-	-	-
110	Classroom	766	2,924	3,583	2,172	1,988	-	-
115	Classroom Svc.	-	-	30	-	187	-	-
210	Class Lab	3,311	8,502	-	6,756	-	-	-
215	Class Lab Svc.	1,851	1,419	-	3,461	-	-	-
310	Office	518	1,318	2,972	1,313	-	-	-
315	Office Svc.	-	-	147	-	-	-	-
400	Library	-	-	-	548	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	22,160	-	-	-	-
525	Physical Education Svc.	-	-	19,082	-	-	305	-
530-535	AV / TV	-	-	-	-	33	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	341	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	897	-	-	840	-
710-715	Data Processing / Comp.	123	-	-	70	-	-	-
720-770	Physical Plant	-	736	-	-	-	-	-
800	Other	-	-	-	-	-	-	35
	Total	**6,569**	**14,899**	**52,605**	**14,320**	**2,208**	**1,145**	**35**

SAS-4: Main Campus

Building Designation	SK	SS	CA				
Building Name	Sec. Kiosk (W)	Student Services	E Campus Class 1	E Campus Class 2	E Campus Class 3	E Campus Office 1	E Campus Office 2
Space Inventory No.	23	24	45	46	47	70	71
Space Utilization		79 Offices 7 Read/Study 1 Meeting Room	1 Classroom	1 Classrooms	1 Classrooms	13 Offices	16 Offices

Space Category	Description	Assignable Square Footage						
0	Inactive	-	-	-	-	-	192	-
110	Classroom	-	-	897	897	897	-	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	10,016	-	-	-	950	1,029
315	Office Svc.	-	2,231	-	-	-	-	77
400	Library	-	3,577	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	624	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	409	-	-	-	-	-
710-715	Data Processing / Comp.	-	40	-	-	-	-	20
720-770	Physical Plant	-	-	-	-	-	-	-
800	Other	35	1,356	-	-	-	-	-
	Total	**35**	**18,253**	**897**	**897**	**897**	**1,142**	**1,126**

SAS-5: Main Campus

Building Designation	**IE**						
Building Name	**Int'l. Education**	**Ship / Receive**	**Faculty Res. Ctr.**	**Security Office**	**Ticket/Snack Bar**	**E Campus Class 5**	**E Campus Class 6**
Space Inventory No.	**72**	**78**	**81**	**82**	**86**	**88**	**89**
Space Utilization	8 Offices	1 Storage	1 Office	1 Office		1 Classroom	1 Classroom
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	-	-	-	-	-	897	897
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	1,196	-	1,824	1,824	-	-	-
315	Office Svc.	63	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	23	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	388	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	-	1,824	-	-	-	-	-
800	Other	-	-	-	-	-	-	-
	Total	**1,259**	**1,824**	**1,824**	**1,824**	**411**	**897**	**897**

SAS-6: Main Campus

Building Designation							
Building Name	**E Campus Class 7**	**E Campus Office 4**	**E Campus Office 3**	**Snack Bar**	**E Campus Class**	**E Campus Class**	**E Campus Class**
Space Inventory No.	**90**	**91**	**92**	**93**	**97**	**98**	**99**
Space Utilization	1 Classroom	6 Offices	6 Offices	1 Food Service	2 Offices 1 Read/Study	1 Classroom 3 Offices	1 Classroom 4 Officers
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	897	-	-	-	-	896	628
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	420	420	-	300	300	405
315	Office Svc.	-	-	-	-	-	-	106
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	1,068	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	515	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	96
720-770	Physical Plant	-	-	-	-	-	-	-
800	Other	-	-	-	-	-	-	-
	Total	**897**	**420**	**420**	**515**	**1,368**	**1,196**	**1,235**

SAS-7: Main Campus

	Building Designation							
	Building Name	**E Campus Class**	**E Campus Class**	**E Campus Class**	**E Campus Class**	**E Campus Class**	**E Campus Class**	**W Campus Class**
	Space Inventory No.	**100**	**101**	**102**	**103**	**104**	**105**	**108**
	Space Utilization	1 Other	1 Other	1 Other	1 Other	1 Other	1 Other	4 Other
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	-	-	-	-	-	-	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	-	-	-	-	-	-
315	Office Svc.	-	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	-	-	-	-	-	-	-
800	Other	912	912	912	912	912	912	1,824
	Total	**912**	**912**	**912**	**912**	**912**	**912**	**1,824**

SAS-8: Main Campus

Building Designation							
Building Name	**W Campus Class 4**	**Elec. Supply Shed**	**Elec. Storage Shed**	**Greenhouse**	**Fac. Storage 1**	**Greenhouse**	**EH Shed**
Space Inventory No.	**109**	**110**	**111**	**112**	**113**	**114**	**116**
Space Utilization	4 Other						
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	-	-	-	-	-	-	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	-	-	-	-	-	-
315	Office Svc.	-	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	22	44	-	-	-	-
580	Greenhouse	-	-	-	500	-	680	1,000
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	130	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	-	-	-	-	406	-	-
800	Other	2,383	-	-	-	-	-	-
	Total	**2,383**	**22**	**44**	**500**	**536**	**680**	**1,000**

SAS-9: Main Campus

Building Designation				**WCC**			
Building Name	**Facilities Storage 2**	**Fleet Svcs. Storage**	**Drama Storage 1**	**W. Campus Ctr.**			
Space Inventory No.	**117**	**118**	**119**	**TBD**			
Space Utilization				12 Classrooms 6 Offices			
Space Category	**Description**	**Assignable Square Footage**					
0	Inactive	-	-	-	-		
110	Classroom	-	-	-	-		
115	Classroom Svc.	-	-	-	-		
210	Class Lab	-	-	-	-		
215	Class Lab Svc.	-	-	-	-		
310	Office	-	-	-	-		
315	Office Svc.	-	-	-	-		
400	Library	-	-	-	-		
410	Read / Study	-	-	-	-		
520	Physical Education	-	-	-	-		
525	Physical Education Svc.	-	-	-	-		
530-535	AV / TV	-	-	-	-		
540-555	Clinic / Demonstration	-	-	-	-		
580	Greenhouse	-	-	-	-		
610-625	Assembly/ Exhibition	-	-	90	-		
630-635	Food Service	-	-	-	-		
680-655	Lounge / Lounge Svc.	-	-	-	-		
660-665	Merchandising	-	-	-	-		
670-690	Meeting / Recreation	-	-	-	-		
710-715	Data Processing / Comp.	-	-	-	-		
720-770	Physical Plant	76	180	-	-		
800	Other	-	-	-	-		
	Total	**76**	**180**	**90**	**TBD**		

SAS-10: Schott Campus

Building Designation							
Building Name	**Center Main**	**Kiln**	**Ceramics Dry Lab.**	**Ceramics Wet Lab.**	**Storage 3 Maint.**	**Storage 4 Clay**	**R Classroom 28**
Space Inventory No.	**35**	**36**	**37**	**38**	**39**	**40**	**41**
Space Utilization	5 Classrooms 9 Class Labs 20 Offices	1 Class Lab	2 Class Labs	1 Class Lab			1 Classroom

Space Category	Description	Assignable Square Footage						
0	Inactive	222	-	-	-	-	-	-
110	Classroom	4,718	-	-	-	-	-	897
115	Classroom Svc.	370	-	-	-	-	-	-
210	Class Lab	6,488	466	593	680	-	-	-
215	Class Lab Svc.	392	-	-	-	-	71	-
310	Office	2,811	-	-	-	-	-	-
315	Office Svc.	424	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	91	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	258	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-		-	-	-	-
710-715	Data Processing / Comp.	76	-	-	-	-	-	-
720-770	Physical Plant	72	-	-	-	660	-	-
800	Other	-	-	-	-	-	-	-
	Total	**15,922**	**466**	**593**	**680**	**660**	**71**	**897**

SAS-11: Schott Campus

Building Designation							
Building Name	**R Classroom 29**	**R Classroom 29**	**R Classroom 29**				
Space Inventory No.	**42**	**42**	**44**				
Space Utilization	1 Classrooms	1 Classroom	1 Classroom				
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	897	897	1,365	-	-	-	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	-	-	-	-	-	-
315	Office Svc.	-	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	-	-	-	-	-	-	-
800	Other	-	-	-	-	-	-	-
	Total	**897**	**897**	**1,365**	**0**	**0**	**0**	**0**

SAS-12: Wake Campus

Building Designation							
Building Name	**Administration**	**Multi-Purpose**	**Classroom 1**	**Laboratory 1**	**Classroom 2**	**Laboratory 2**	**Modular 10**
Space Inventory No.	**25**	**26**	**27**	**28**	**29**	**30**	**31**
Space Utilization	8 Offices	2 Class Labs	4 Class Labs 5 Offices	2 Classrooms 5 Class Labs	2 Class Labs 5 Offices 2 Child Care	6 Class Labs 1 Office	2 Classrooms 26 Class Labs 18 Offices 1 Meeting Room
Space Category	**Description**	**Assignable Square Footage**					
0	Inactive	-	1,327	-	-	-	-	-
110	Classroom	-	-	-	1,838	1,838	1,838	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	1,437	3,676	4,052	1,694	919	-
215	Class Lab Svc.	-	310	-	-	-	-	-
310	Office	1,622	-	1,120	-	919	-	-
315	Office Svc.	383	-	799	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	919	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	4,476	-	-	-	-	-
630-635	Food Service	98	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	150	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	80	-
720-770	Physical Plant	-	-	-	-	-	-	4,032
800	Other	-	-	-	-	-	-	-
	Total	**2,253**	**7,550**	**5,595**	**5,890**	**4,451**	**3,756**	**4,032**

SAS-13: Wake Campus

Building Designation							
Building Name	**Relocatable 2**	**Relocatable 3**	**Relocatable 4**	**Relocatable 1**	**Fac. Storage 3**	**IT Server 1**	**IT Server 2**
Space Inventory No.	**32**	**33**	**34**	**35**	**36**	**37**	**38**
Space Utilization	1 Classroom	1 Classroom	4 Office	1 Classroom			18 Offices 1 Meeting Room
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	897	897	-	897	-	-	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	-	-	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	-	800	-	-	-	-
315	Office Svc.	-	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	-	-	200	-	110	80	80
800	Other	-	-	-	-	-	-	-
	Total	**897**	**897**	**1,000**	**897**	**110**	**80**	**80**

SAS-14: Wake Campus

Building Designation							
Building Name	**Fac. Storage 4**	**Building 23**	**Building 24**	**Building 19**	**Building 20**	**Building 21**	**Building 22**
Space Inventory No.	**39**	**40**	**41**	**42**	**43**	**44**	**45**
Space Utilization		1 Class Lab			1 Classroom	1 Classroom	2 Offices
Space Category	**Description**	**Assignable Square Footage**						
0	Inactive	-	-	-	-	-	-	-
110	Classroom	-	-	-	-	897	897	-
115	Classroom Svc.	-	-	-	-	-	-	-
210	Class Lab	-	897	15	-	-	-	-
215	Class Lab Svc.	-	-	-	-	-	-	-
310	Office	-	-	-	-	-	-	886
315	Office Svc.	-	-	-	-	-	-	-
400	Library	-	-	-	-	-	-	-
410	Read / Study	-	-	-	-	-	-	-
520	Physical Education	-	-	-	-	-	-	-
525	Physical Education Svc.	-	-	-	-	-	-	-
530-535	AV / TV	-	-	-	-	-	-	-
540-555	Clinic / Demonstration	-	-	-	-	-	-	-
580	Greenhouse	-	-	-	-	-	-	-
610-625	Assembly/ Exhibition	-	-	-	-	-	-	-
630-635	Food Service	-	-	-	-	-	-	-
680-655	Lounge / Lounge Svc.	-	-	-	-	-	-	-
660-665	Merchandising	-	-	-	-	-	-	-
670-690	Meeting / Recreation	-	-	-	-	-	-	-
710-715	Data Processing / Comp.	-	-	-	-	-	-	-
720-770	Physical Plant	220	-	-	-	-	-	-
800	Other	-	-	-	897	-	-	-
	Total	**220**	**897**	**15**	**897**	**897**	**897**	**886**

Total Cost of Ownership Templates

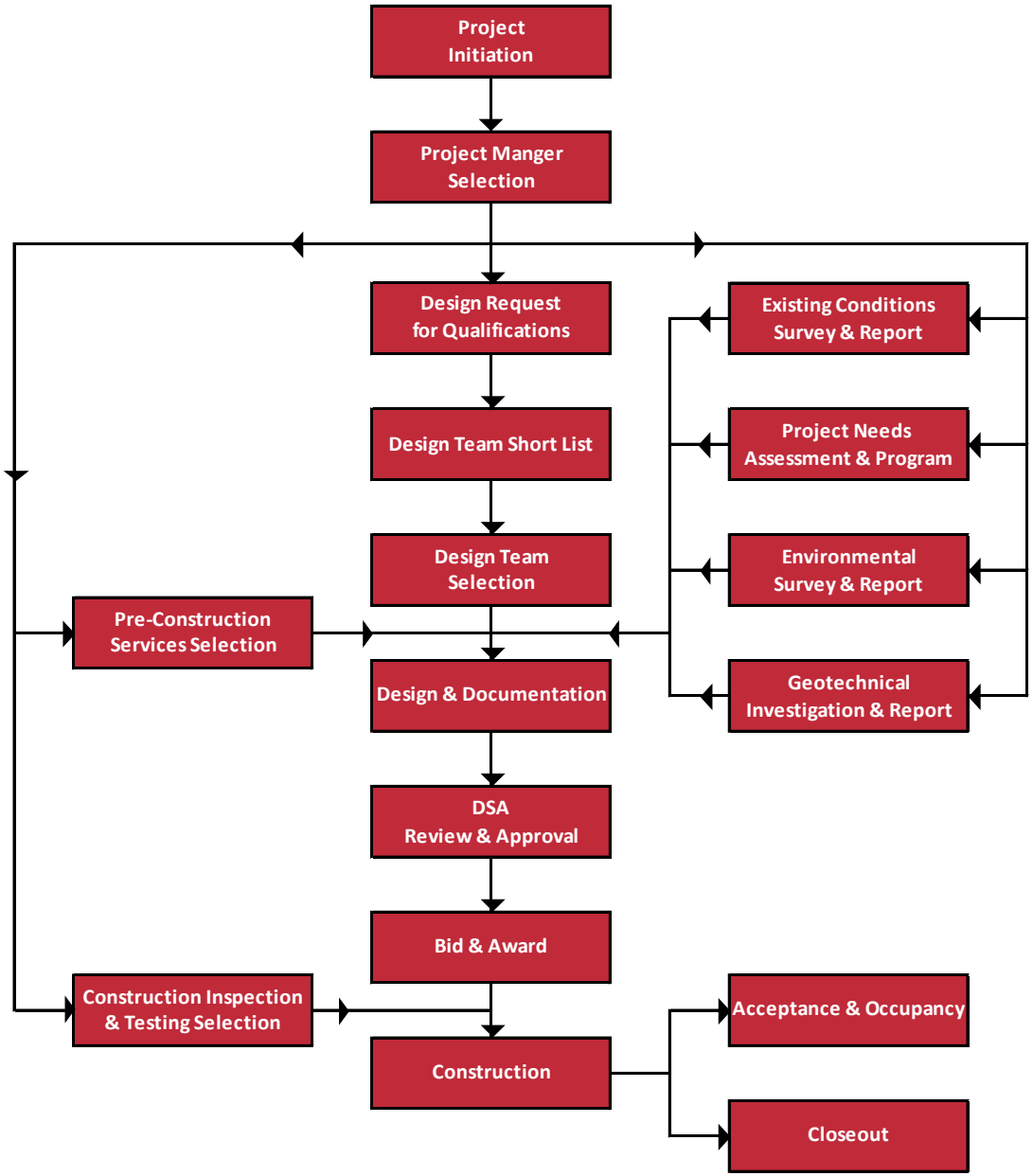
TCO-1: Total Cost of Ownership Model

College:	**Dept. / Div.:**
Date:	**Planning Year:**
Requestor:	
Project Title:	
A. Name of Facility	
B. State Inventory Building No. (If existing)	
C. Project Description	
D. Project Justification	
E. Building History	
F. Assignable Square Footage (ASF)	
G. Gross Square Footage (GSF)	
H. Initial Date or Occupancy	
I. Programs / Services Housed in this Facility:	
J. Total Project Cost	
1 Construction Cost	
2 Architecture / Engineering Costs	
3 State Contribution	
4 Local Contribution	
5 TOTAL Project Cost	
K. Analysis of Interior Space	
1 Classroom (100) Space	
2 Laboratory (200) Space	
3 Office (300) Space	
4 Library (400) Space	
5 AV /TV (500) Space	
6 All Other Spaces	
L. Weekly Student Contact Hour (WSCH) Capacity	
M. Capacity Load Ratio / Utilization of Facility	
1 Classroom Load (State Standard) 32-35 Hrs./Wk.	
2 Classroom Use (f-06) _____ Hrs./Wk.	
3 Laboratory Load (State Standard) 32-35 Hrs./Wk.	
4 Laboratory Use (f-06) _____ Hrs./Wk.	

TCO-2: Total Cost of Ownership Procedure - Fiscal Analysis

Facility:	
TCO Factor	
Assignable Square Feet (ASF)	
Gross Square Feet (GSF)	
Initial Date of Occupancy	
Total Cost of Facility	
Space Allocation	
Classroom	
Laboratory	
Office	
Library	
AV / TV	
All Other	
WSCH Capacity	
Capacity Load Ratios	
Classroom	
Laboratory	
Office	
Library	
AV / TV	
Faculty Costs (2FTEF)	
Support Staff Costs (_ FTE)	
Instructional Aide (_ FTE)	
Facilities Management (_ FTE)	
Infrastructure Operating Costs (Pro-rata share of Total)	
Electrical	
Water / Sewer / Waste Management	
Gas	
Maintenance Operation Costs	
Custodial	
Service Contracts	
Supplies	
Maintenance / Operating Costs	
Landscaping / Grounds / Parking	
Equipment & Supplies	
Insurance Costs	
District-wide Indirect Cost Factor (0.668 of all other costs)	

Capital Projects Process Flow



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Board of Trustees

- Dr. Peter Haslund — Area 1
- Robert Miller — Area 2
- Veronica Gallardo — Area 3
- Craig Nielsen — Area 4
- Marsha Croninger — Area 5
- Jonathan Abboud — Area 6
- Kate Parker — Area 7

Administration

- Helen Benjamin — Interim Superintendent / President
- Pamela Ralston — Executive Vice President, Educational Programs
- Lyndsay Maas — Vice President, Business Services
- Monalisa Hasson — Vice President, Human Resources
- Paul Bishop — Vice President, Information Technology
- James Zavas — Controller

MAAS Companies Inc.

- Jeff Kellogg
- Steve Hubbard
- Lori Maas-O'Keefe
- Bo Ralston

Meetings / Draft Review

- Planning & Resource Committee
- Board of Trustees (October 11, 2018)
- City of Santa Barbara / City Administrator, Community Development, Planning
- County of Santa Barbara / Second District Supervisor Janet Wolf
- SBCC Planning & Resources
- SBCC Academic Senate
- CSEA/Classified Consultative Group
- College Planning Council
- President Council
- SBCC Deans
- Facilities & Safety Committee
- Associated Student Group (ASG)
- SBCC Foundation Board of Trustees
- Community Forum / Schott
- Community Forum / Wake
- Community Forum / Main Campus
- Board of Trustees (Approval of FMP TBD)