

STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
COVER PAGE (REV 07/16)

DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15

BUDGET YEAR 2017-18

BUSINESS UNIT: 6870 COBCP NO. 2 PRIORITY: 7 PROJECT ID: 0002129

DEPARTMENT: Board of Governors, California Community Colleges

PROJECT TITLE: Allan Hancock Joint Community College District, Allan Hancock College: Fine Arts Complex

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$945 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: P PROJ CAT: ECP CCCI/EPI: 5977/3202

SUMMARY OF PROPOSAL:

The Board of Governors, California Community Colleges requests \$945,000 for the preliminary plans phase of the Allan Hancock College Fine Arts Complex project. The project will construct a new, two-story, 52,506 assignable square foot (ASF) instructional building, which will replace two buildings that currently house the Fine and Applied Arts programs. The existing buildings are failing and the structural and fire and life safety systems do not conform to current standards. The new building will include lab and office space and will support modern instruction and learning methodologies between disciplines. Total project costs are \$48,057,000 (\$24,394,000 state funds and \$23,663,000 district funds).

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): N

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: \_\_\_\_\_

REQUIRES PROVISIONAL LANGUAGE (Y/N): N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

[Signature] 3/25/2017  
PREPARED BY DATE

[Signature] 3/27/17  
REVIEWED BY DATE

[Signature] 3/27/17  
DEPARTMENT DIRECTOR DATE

[Signature] 3/30/17  
AGENCY SECRETARY DATE

\*\*\*\*\*

DOF ANALYST USE

PPBA: \_\_\_\_\_

DATE SUBMITTED TO LEGISLATURE: \_\_\_\_\_

## A. PURPOSE OF THE PROJECT

The Allan Hancock College Fine Arts Complex project will construct an 88,046 gross square feet (GSF)/52,506 assignable square foot (ASF) Fine Arts complex. The project will consolidate the fine arts instructional facilities and provide space to facilitate interaction between disciplines, better space utilization (shared space), a technology network, and adequate ventilation/electrical power required to meet the needs of the current and expected growth of the program. Specifically, the new facility will house the Fine Arts, Applied Arts, Music, Dance programs, as well as new programs in Film Studies, Digital Media, and specialized lab space for Film Studies and Digital Media. Currently, these programs are dispersed throughout five on-campus and one off-campus space.

As part of this project, three instructional buildings (E, F, and O), which were constructed in the 1960's will be demolished. These buildings provide instructional program spaces, class lab spaces, and faculty offices for Fine and Applied Arts; however, the buildings have not been renovated and contain the original building systems that do not support current the academic programs for several reasons, including:

### Physical Access and Infrastructure Issues:

Building design limitations within the existing teaching spaces do not meet specialized program, seismic, fire safety and accessibility needs. A recent electrical infrastructure/seismic study stated that catastrophic failure of the 4.16kV electrical service for buildings E and F is imminent and the structural building envelope for buildings E and F does not meet current code requirements for seismic compliance. Although the campus main electrical service distribution system was upgraded to an energy efficient 12kV system in 2005, buildings E and F are serviced by the original 1960's 4.16kV electrical system that has experienced multiple failures since 2008 and continued system failure is imminent. In May 2014, the most recent catastrophic failure occurred when the main transformer exploded and caused a fire in close in proximity to the Child Development Center and a classroom building.

### Programmatic Issues:

Although the mechanical and electrical problems with the buildings are significant concerns in terms of the safety of faculty, students and staff, the buildings design limitations within the existing teaching spaces do not serve the instructional needs of the programs. The delivery of instructional programs is hindered due to the lack of technology and specialized facilities needed for the arts programs and spaces such as the computer lab. Inefficient space configuration also contributes to the need to share space. Remodeling or reconstruction of existing class lab spaces into specialized arts program type spaces presents a higher than normal risk and higher cost outcomes due to the nature of the concrete building structures and occupancy separation that are required by code due to the physical nature of the activities taught in the arts labs. The size of the current spaces does not comply with current accessibility standards. For the most part, there are no other facilities campus-wide that can be remodeled or reconstructed into specialized, large arts learning spaces or spaces capable of supporting the learning needs and technology requirements of the arts instructional programs. The fine arts programs are anticipated to grow and the existing buildings E and F cannot be enlarged enough to meet the growth.

The existing electrical and mechanical systems are energy inefficient, outdated, difficult to maintain due to their age, and the systems have reached the end of their useful life. The lack of appropriate infrastructure results in power outages and catastrophic failures. This causes interruptions in instruction and failure to deliver consistent support to the instructional programs.

To mitigate these problems, Allan Hancock College seeks a solution that meets the following criteria:

- Provides consolidation of the Fine and Applied Arts programs.
- Provides efficient and well-configured instructional and support spaces.
- Provides building systems that can support modern, state-of-the-art teaching (pedagogy).
- Provides a permanent facility that is code compliant and provides equal access to all.
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Provides a strategy that is consistent with the campus' Educational and Facilities Master Plan.
- Does not adversely impact the college's operations budget.

#### B. RELATIONSHIP TO THE STRATEGIC PLAN:

One of the objectives within the Allan Hancock College Educational and Facilities Master Plan is to upgrade and consolidate the fine arts facilities. Allan Hancock College offers comprehensive educational programs and services to ensure the educational success of students from our diverse community. The central campus space is literally the heart of the campus and it houses student center programs and activities that provide a positive environment for every student on campus, ultimately improving student enrollments and retention. The proposed building supports facility and technology improvements to meet the needs of students, employees, and the community and provides an up-to-date environment that is critical to the safety and success of the college's academic programs.

#### C. ALTERNATIVES:

During the initial planning for this project, three alternatives were considered to address the critical instructional delivery facilities needed for the fine arts programs which were consistent with the campus' educational and facilities master plans.

The feasible alternatives to this project include:

- Alternative 1 – Construct a new facility and demolish buildings E, F and O.
- Alternative 2 – Renovation with an addition.
- Alternative 3 – Purchase portables and construct Fine Arts Lab (maintain the existing Columbia Business Center lease).

Alternative #1 – Construct a new facility and demolish buildings E, F and O. This alternative demolishes the Buildings E, F and O (terminates the off-campus lease of the Columbia Business Center) and constructs an 88,046 GSF replacement building with 47,044 ASF lab, 5,096 ASF office, and 366 ASF other spaces for a total of 52,506 ASF. The estimated cost of this alternative @ CCCI 5977 and EPI 3202 is: \$48,057,000 (cost reflects escalation to the midpoint of construction).

Pros:

- Provides consolidation of the Fine and Applied Arts programs.
- Removes buildings with high seismic safety concerns.
- Provides permanent building systems that support modern, state-of-the-art teaching (pedagogy).
- Provides efficient and well-configured instructional and support spaces.
- Provides adequately sized laboratories with updated technology, which allows the arts program to meet the current and projected demand for programs.
- Provides a strategy that is consistent with the campus' strategic plan and does not adversely impact the college's operations budget.

Cons:

- None.

Alternative #2 – Renovation with an addition. This alternative proposes to terminate the lease of the Columbia Business Center (CBC) as stated in the Education and Facilities Master Plan and to consolidate the fine arts primarily near buildings D, E, and F. This alternative will require the reconstruction of the existing 10,089 ASF of buildings E and F and the addition of 49,105 ASF to accommodate the 21,461 ASF from the CBC; 10,084 ASF from building O; 10,089 ASF for music and art relocated from buildings E and F; and a 15,853 ASF expansion to meet the projected growth of the program. Cost of this alternative @ CCCI 5977 and EPI 3202: \$49,531,000.

Pros:

- Provides consolidation of the Fine and Applied Arts programs. The fine arts would be in the building complex of D, E, and F with the only exception of stage and costume construction, which remain in building O.
- Provides permanent campus spaces.
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Provides a strategy that is consistent with the campus' strategic plan and does not adversely impact the College's operations budget.

Cons:

- Is very expensive and at the completion of remodel the district will still have buildings which are not adaptable to modern educational technologies and the configuration of which will still not be suitable to the instruction offered in the buildings.
- Due to structural and infrastructure issues, renovating these buildings is costly. The cost to provide the reconstruction and replacement of existing space along with the necessary expansion will be approximately \$15 million more than the Alternative #1 at midpoint of construction.
- Does not provide efficient and well-configured instructional and support spaces. The additional square footage of the building in this location would extend into the commons area losing the basic design of the campus. The joining of the three buildings into one would also cut-off development of the cross axis as shown on the existing facilities master plan.
- The reconstruction of buildings E and F would cause a major disruption of programs housed in those buildings during the major reconstruction time period.

Alternative #3 – Purchase portables and construct Fine Arts Lab (maintain the existing CBC lease). This alternative maintains the existing CBC lease over the 40-year life cycle analysis and promotes the purchase of portables that will be located on campus for the 15,872 ASF space required for laboratories, faculty offices, and a permanent building for a new performing arts hall (which is impossible to accommodate in portable buildings). Cost of this alternative @ CCCI 5977 and EPI 3202: \$56,008,000.

Pros:

- Prevents most of the disruption on campus caused by construction.

Cons:

- Decentralization will make scheduling of classes by students, especially disabled student programs and services (DSPS) students, more difficult due to the travel time required between sites and will not support the anticipated WSCH and program growth.
- Does not provide permanent campus spaces that technologically support teaching of the academic programs. Tenant improvements to the leased space are not possible at the CBC.
- Does not provide a permanent facility that is code compliant and provides equal access to all.
- Does not provide efficient and well-configured instructional and support spaces.

- Adversely impacts the college's operations budget and is not consistent with campus' strategic plan.

**D. RECOMMENDED SOLUTION**

1. Which alternative and why?

Alternative #1 – construct a new facility and demolish buildings E, F and O is the chosen option because it meets all of the solution criteria. The new permanent building consolidates the Fine Arts program, provides state-of-the-art technology, appropriately configured learning spaces that support the academic and student services programs and contemporary pedagogy, constructs permanent facilities, provides ease of operation and security, increases efficiency of campus buildings, replaces aging infrastructure, replaces buildings with high seismic safety and ventilation concerns, and is the least cost alternative. Total project costs are \$48,057,000, which includes \$24,394,000 state funds and \$23,663,000 district funds. Of this amount, \$1,890,000 is for preliminary plans, \$1,426,000 is for working drawings, \$43,464,000 is for construction, and \$1,277,000 is for equipment.

2. Detailed scope description:

The project scope demolishes buildings E, F and O, and constructs a new two-story 88,046 GSF with 52,506 ASF replacement building consisting of 47,044 ASF laboratory space, 5,096 ASF office, and 366 ASF other space on a site adjacent to the Performing Arts Center. The new building will include spaces for Fine Arts, Applied Arts, Music, Dance, and new programs in Film Studies, Digital Media, including specialized lab space for Film Studies and Digital Media.

**Capacity Load Ratios**

The following table shows the net changes in space that will occur as the result of the proposed project and the capacity load ratios for Allan Hancock College immediately before the project and at project completion. This project will provide for much needed, modern instructional space. Upon completion of the project, laboratory spaces have reduced from 84% to 79.6%. Capacity load ratios less than 100% indicate that the campus needs additional space to serve its enrollment.

**Space Analysis (ASF):**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	0	47,044	5,096	0	0	366	52,506
Secondary	0	-32,867	-5,406	0	0	-5,758	-44,031
Net	0	14,177	-310	0	0	-5,392	8,475
<b>Beg. Cap/Load Ratios (2017)</b>	<b>124.2%</b>	<b>84.0%</b>	<b>176.1%</b>	<b>72.4%</b>	<b>27.7%</b>	<b>N/A</b>	<b>109.2%</b>
<b>End. Cap/Load Ratios (2021)</b>	<b>98.5%</b>	<b>79.6%</b>	<b>171.0%</b>	<b>64.3%</b>	<b>26.9%</b>	<b>N/A</b>	<b>95.6%</b>

3. Basis for cost information:

Cost for new construction was calculated using the Construction Cost Index 5977, the projected index at the time of anticipated mid-point construction, and Equipment Price Index 3202. The architect and consultant management professionals for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and a professional cost estimator has provided the cost estimates.

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors energy and sustainability policy. The design should incorporate sustainable

goals for site, energy efficiency, decrease in water use reduction, storm water and wastewater management, and occupant health. The design team will consider the following strategies:

- The building design will incorporate flat areas of roof (sloped 0.5 in 12, or less) that will make available a portion for the installation of photovoltaic solar panels;
- A green, vegetated roof, will occupy one-eighth (6,000 square feet, approx.) of the total roof area. The primary purpose will be to manage storm water runoff. The vegetated roof retains very little heat and will improve the building's overall HVAC efficiency;
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect;
- Low E dual glazing will be incorporated to reduce heat gain;
- Heating and cooling will be provided by a highly energy efficient HVAC system;
- Independent HVAC controls provided where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and sensors;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated;
- A strict recycling program will be required during construction; and
- Requested participation in the local utility's energy incentive program.

4. Factors/benefits for recommended other than the least expensive alternative.

This alternative meets all of the solution criteria.

5. Complete description of impact on support budget.

This project will not result in a need for additional faculty or staff positions. Due to the consolidation of the program and subsequent reduction in travel time to the leased off-site location, personnel costs will be slightly lower. The project will include installation of energy efficient mechanical, electrical and plumbing devices, which will reduce operational, and maintenance costs.

6. Identify and explain any project risks.

None at this time.

7. List requested interdepartmental coordination and/or special project approvals (including mandatory reviews and approvals, e.g. technology proposals).

Division of the State Architect and the State Fire Marshall review for structural safety, access compliance, Title 24, and fire life safety plan and field reviews.

E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

The California Community Colleges are exempt from the specific provisions of this Government Code Section.



STATE OF CALIFORNIA

Budget Year : 2017-18

CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Project Status New

FISCAL IMPACT WORKSHEET

Department Title: Board of Governors California Community Colleges  
 Project ID: 0002129  
 Budget Request (BR) Name: Allan Hancock Joint CCD, Allan Hancock College: Fine Arts Complex  
 Project Category: Enrollment Caseload Population

*Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).*

PROJECT RELATED COSTS	COST	TOTAL
AGENCY RETAINED:		
TOTAL AGENCY RETAINED		0
GROUP 2 EQUIPMENT		
New Furniture and Equipment - State Funded	638	
New Furniture and Equipment - Locally Funded	639	
TOTAL GROUP2 EQUIPMENT		1,277
IMPACT ON SUPPORT BUDGET		
ANNUAL ONGOING FUTURE COSTS		
TOTAL SUPPORT ANNUAL COSTS		0
ANNUAL ONGOING FUTURE SAVINGS		
TOTAL SUPPORT ANNUAL SAVINGS		0
ANNUAL ONGOING FUTURE REVENUE		
TOTAL SUPPORT ANNUAL REVENUE		0

STATE OF CALIFORNIA

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**Project Specific Proposals:** For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language below.

**Conceptual Proposals:** Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 below).

The project will replace imminent electrical service infrastructure failure in buildings with a new two-story, 88,046 gsf/52,506 asf instructional building. Third-party engineering evaluations indicate that mechanical and electrical systems are failing and structural and life/safety systems do not conform to current standards. There is a lack of infrastructure to support smart instructional technology, and the cost of renovation exceeds the cost of replacement. The project will construct a new facility to support the Fine and Applied Arts departments, and includes the demolition of buildings E, F and O.

## JCAF 31- Fine Arts Complex (Allan Hancock College/Allan Hancock Joint CCD)

CCI: 5754 (7/13) 

Reconst.	Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
	210	Class Lab	1000	Fine and Applied Arts					-582	-1,496	-1,496
	210	Class Lab	0612	Film Studies (including combined film/video)				4,850	2,266		4,850
	210	Class Lab	0614	Digital Media				4,935	2,306		4,935
	210	Class Lab	4901	Liberal Arts and Sciences, General				1,400	-298	-2,165	-765
	230	Individual Study Lab	1006	Technical Theater					-78	-200	-200
	210	Class Lab	1002	Art (Painting, Drawing and Sculpture)				8,064	1,056	-5,350	2,714
	210	Class Lab	1007	Dramatic Arts					-1,097	-2,820	-2,820
	210	Class Lab	1008	Dance				7,120	444	-5,980	1,140
	210	Class Lab	1009	Applied Design					-778	-2,000	-2,000
	210	Class Lab	1011	Photography				2,643	-370	-3,595	-952
	215	Class Lab Service	1002	Art (Painting, Drawing and Sculpture)					-969	-2,490	-2,490
	215	Class Lab Service	1009	Applied Design					-117	-300	-300
	215	Class Lab Service	1011	Photography					-117	-300	-300
	210	Class Lab	1004	Music				18,032	5,771	-3,200	14,832
	210	Class Lab	0956	Manufacturing and Industrial Technology					-772	-2,971	-2,971
	310	Office	0099	General Assignment				4,419		-5,406	-987
	350	Conference Room	0099	General Assignment				677			677
	620	Exhibition	1007	Dramatic Arts						-5,458	-5,458
	680	Meeting Room	1007	Dramatic Arts						-300	-300
	730	Storage	0099	General Assignment				135			135
	650	Lounge	0099	General Assignment				231			231
<b>Totals:</b>								<b>52,506</b>	<b>6,666</b>	<b>-44,031</b>	<b>8,475</b>

District Allan Hancock Joint Community  
 Location College District  
 Project Allan Hancock College  
 CFIS # Fine Arts Complex  
 40.02.116

Published CCI 5977  
 Month December-14  
 EPI 3202

PP Begin August-17  
 WD Begin February-18  
 Contract Award May-19  
 Project Completion May-21

Inflation factor 0.0042

**CONSTRUCTION:**

**Month of Estimate**

**CCI Index Level**

Utility Service  
 Site Development Service  
 Site Development General  
 Other Site Development  
 Reconstruction  
 New Construction  
 Energy Incentive 2%  
 Other Costs  
 Construction Contract Estimate

	December-14		
	5901	5977	Escalated Costs
Utility Service	\$ 353,000	\$ 358,000	\$ 461,000
Site Development Service	\$ 391,000	\$ 396,000	\$ 510,000
Site Development General	\$ 542,000	\$ 549,000	\$ 708,000
Other Site Development	\$ 25,000	\$ 25,000	\$ 33,000
Reconstruction	\$ -	\$ -	\$ -
New Construction	\$ 28,144,000	\$ 28,506,000	\$ 36,734,000
Energy Incentive 2%	\$ 563,000	\$ 570,000	\$ 734,000
Other Costs	\$ -	\$ -	\$ -
<b>Construction Contract Estimate</b>	<b>\$ 30,018,000</b>	<b>\$ 30,404,000</b>	<b>\$ 39,180,000</b>

Escalation from Date of Estimate to December 2014	CCCI	5901	\$ 30,018,000
Estimated Total Current Costs:	CCCI	5977	\$ 30,404,000
Escalation From December 2014 to Start of Construction	54	months	\$ 6,896,000
Escalation to Mid-point of Construction	12	months	\$ 1,880,000
Estimated Construction Contract at Award Date			\$ 8,776,000
			\$ 39,180,000

**EQUIPMENT:**

	3202	3202
Group 2 Equipment Allowance	\$ 1,277,000	\$ 1,277,000

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
(Project Cost Estimate)

District: Allan Hancock Joint Community College District  
 College: Allan Hancock College  
 Project Name: Fine Arts Complex  
 Prepared by: KBZ Architects

Date Prepared: 7/1/2014  
 Budget Ref. No.: \_\_\_\_\_  
 CFIS Ref No.: 40.02.116  
 Estimate CCI 5901 Budget CCI 5977  
 Estimate EPI 3202 Budget EPI 3202

ITEM	Quantity	Unit	Unit Cost	Subtotals	Total 5901	Midpoint 5977
<b>1. SITE ACQUISITION</b>					\$0	\$0
A. Site Acquisition				\$0		
<b>2. PRELIMINARY PLANS</b>					\$1,483,047	\$1,890,000
<b>A. Architectural Fee for Preliminary Plans</b>						
1. Architect fee for Schematic and Preliminary plans						
New Construction	\$30,017,988	x	8.0%	x 35.0%	\$840,504	\$1,097,000
Reconstruction	\$0	x	10.0%	x 35.0%	\$0	\$0
<b>B. Project Management Services</b>						
1. Project Administration/Management	\$30,017,988	x	1.0%		\$300,180	\$392,000
<b>C. Division of the State Architect Plan Check Fee</b>					\$218,863	\$277,000
1. Structural Safety Fee						
<input checked="" type="checkbox"/>	0.007	x	\$1,000,000		\$7,000	
<input type="checkbox"/>	0.005	x	\$29,017,988		\$145,090	
2. Fire, Life Safety Fee						
<input type="checkbox"/>	0.0030	x	\$1,000,000		\$3,000	
<input type="checkbox"/>	0.0020	x	\$4,000,000		\$8,000	
<input type="checkbox"/>	0.0010	x	\$20,000,000		\$20,000	
<input type="checkbox"/>	0.0005	x	\$5,017,988		\$2,509	
<input type="checkbox"/>	0.0001	x	\$0		\$0	
3. Access Compliance Fee						
<input type="checkbox"/>	0.0050	x	\$500,000		\$2,500	
<input type="checkbox"/>	0.0025	x	\$1,500,000		\$3,750	
<input type="checkbox"/>	0.0010	x	\$23,000,000		\$23,000	
<input type="checkbox"/>	0.0008	x	\$5,017,988		\$4,014	
<input type="checkbox"/>	0.0006	x	\$0		\$0	
<input type="checkbox"/>	0.0004	x	\$0		\$0	
<b>D. Preliminary Test (Soils Tests &amp; Geotechnical Report)</b>					\$43,500	\$44,000
1. Soils Tests & Geotechnical Reports					\$20,000	
2. Topographic/Land Survey					\$20,000	
3. Geologic Hazard Report					\$3,500	
<b>E. Other Costs (Special Consultants, Printing, Legal, Etc.)</b>					\$80,000	\$80,000
1. Data/Technology Consultant					\$50,000	
2. Acoustical Consultant					\$30,000	
3.					\$0	
4.					\$0	
<b>3. WORKING DRAWINGS</b>					\$1,106,341	\$1,426,000
<b>A. Architectural Fee for Working Drawings</b>						
1. Architect fee for Working Drawings						
New Construction	\$30,017,988	x	8.0%	x 40.0%	\$960,576	\$1,254,000
Reconstruction	\$0	x	10.0%	x 40.0%	\$0	\$0
<b>B. Project Management Services</b>						
1. Project Administration/Management	\$30,017,988	x	0.0%		\$0	\$0
<b>C. Division of the State Architect Plan Check Fee</b>					\$0	\$0
<input checked="" type="checkbox"/>						

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
 (Project Cost Estimate)

1. Structural Safety Fee							
<input type="checkbox"/> Y	0.0070	x	\$0		\$0		
	0.0050	x	\$0		\$0		
2. Fire, Life Safety Fee							
	0.0030	x	\$0		\$0		
	0.0020	x	\$0		\$0		
	0.0010	x	\$0		\$0		
	0.0005	x	\$0		\$0		
	0.0001	x	\$0		\$0		
2. Access Compliance Fee							
	0.0050	x	\$0		\$0		
	0.0025	x	\$0		\$0		
	0.0010	x	\$0		\$0		
	0.0008	x	\$0		\$0		
	0.0006	x	\$0		\$0		
	0.0004	x	\$0		\$0		
<b>D. Community Colleges Plan Check Fee</b>							
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost)							
	30,017,988	x	1.0%	x	0.28571	\$85,766	\$112,000
<b>E. Other Costs (Special Consultants, Printing, Legal, Etc.)</b>						\$60,000	\$60,000
1. Printing						\$25,000	
2. Advertising						\$20,000	
3. Legal Services						\$15,000	
<b>4. CONSTRUCTION - HARD COSTS</b>						<b>\$30,017,988</b>	<b>\$39,180,000</b>
<b>A. Utility Service</b>						<b>\$352,828</b>	<b>\$461,000</b>
(1) Gas							
(a) 2" MP PE	15	LF	\$22.50		\$338		\$441
(b) 2" PRV assembly	1	EA	\$750.00		\$750		\$979
(c) 3" MP PE	250	EA	\$23.75		\$5,938		\$7,750
(d) 2" Meter in service box	1	EA	\$2,400.00		\$2,400		\$3,133
Total Gas							\$9,425
(2) Fire Water							
(a) 6" PVC	105	LF	\$30.00		\$3,150		\$4,112
(b) 8" PVC	626	EA	\$60.00		\$37,560		\$49,025
(c) Post indicator valve	1	EA	\$2,020.00		\$2,020		\$2,637
(d) Test	1	EA	\$500.00		\$500		\$653
(e) Fire department connection	1	EA	\$700.00		\$700		\$914
(f) 6" check valve and box	1	EA	\$6,320.00		\$6,320		\$8,249
Total Fire							\$50,250
(3) Sanitation Sewer							
(a) 8" PVC	735	LF	\$35.00		\$25,725		\$33,577
(b) Clean out	4	EA	\$405.00		\$1,620		\$2,114
(c) Main connection	1	EA	\$1,500.00		\$1,500		\$1,958
Total SS							\$28,845
(4) Domestic Water							
(a) 4" pvc pipe	780	LF	\$21.00		\$16,380		\$21,380
(b) Tracer system	780	LF	\$6.00		\$4,680		\$6,109
(c) Test	1	EA	\$500.00		\$500		\$653
(d) Main connection	1	EA	\$1,200.00		\$1,200		\$1,566
Total Water							\$22,760
(5) Demolition and Replacement							
(a) Lump Sum Allowance	1	EA	\$10,000.00		\$10,000		\$13,052
(6) Electrical							
(a) 1000 AMP services 600v cu cable	1726	LF	\$110.00		\$189,860		\$247,813

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
(Project Cost Estimate)

(b) Slab Box	1	EA	\$15,000.00	\$15,000	\$19,579
(c) In Coming Power Services	1	LS	\$5,000.00	\$5,000	\$6,526
Total Electric			\$209,860		
(7) Signal and Communications					
(a) (1) Tel. FA, program, intercom, TV, LAN, and 2 spare ducts	201	LF	\$58.00	\$11,658	\$15,217
(b) PVC/Conc. 2-3" and 6-2"	201	LF	\$30.00	\$6,030	\$7,871
(c) 3' x 3' x 3' handhole	1	EA	\$4,000.00	\$4,000	\$5,221
Total signal			\$21,688		
<b>B. Site Development - Service</b>				<b>\$391,492</b>	<b>\$510,000</b>
(1) Retaining Walls					
(a) Concrete Site Walls	350	LF	\$200.00	\$70,000	\$91,367
(2) Rough Grading					
(a) Clear and grub	133,000	SF	\$0.07	\$9,310	\$12,152
(b) Site cut & fill	2,500	CY	\$10.10	\$25,250	\$32,957
(c) Site excavation under building pads (cut)	6,728	CY	\$10.10	\$67,953	\$88,695
(d) Site compacted fill under building pads	6,728	CY	\$10.10	\$67,953	\$88,695
(e) Site excavation under paving	1,731	CY	\$10.10	\$17,483	\$22,820
(f) Site compacted fill under paving	1,731	CY	\$10.10	\$17,483	\$22,820
Total RG			\$205,432		
(3) Storm Drainage					
(a) 18" x 18" Conc. Junction box	6	EA	\$1,950.00	\$11,700	\$15,271
(b) Cleanouts	9	EA	\$400.00	\$3,600	\$4,699
(c) Man Hole	1	EA	\$7,000.00	\$7,000	\$9,137
(d) 3" to 6" PVC	130	LF	\$35.00	\$4,550	\$5,939
(e) 8" PVC	160	LF	\$40.00	\$6,400	\$8,354
(f) 12" PVC Storm drain	750	LF	\$26.50	\$19,875	\$25,942
(g) 18" - 24" PVC Storm Drain	522	LF	\$58.00	\$30,276	\$39,518
(h) Gravel band at building and planter area	872	LF	\$8.50	\$7,412	\$9,674
Total SD			\$90,813		
(4) Temporary Barriers 6' CL fence @ perimeter of site	1,476	LF	\$12.60	\$18,598	\$24,274
(5) Erosion Control	133,000	SF	\$0.05	\$6,650	\$8,680
<b>C. Site Development - General</b>				<b>\$541,658</b>	<b>\$708,000</b>
(1) Paving and Walks					
(a) Concrete textured flatwork	18,306	SF	\$5.63	\$103,063	\$134,522
(b) Concrete paving for vehicular traffic	12,855	SF	\$15.66	\$201,309	\$262,758
(c) 6" Concrete Curb	475	LF	\$7.50	\$3,563	\$4,650
(d) A.C. Paved parking spaces	2,400	SF	\$8.50	\$20,400	\$26,627
(e) Vehicular Drivable Turf Block	255	LF	\$20.00	\$5,100	\$6,657
Total PW			\$333,435		
Site Amenities					
(1) Integrated Concrete Benches	490	LF	\$125.00	\$61,250	\$79,946
(2) Amphitheater of reclaimed timber decking.	1	LS	\$25,000.00	\$25,000	\$32,631
Total SA			\$86,250		
(3) Landscape and Irrigation					
(a) Planting and irrigation	12,561	SF	\$5.31	\$66,699	\$87,058
Total LI			\$66,699		
(3) Site Lighting					
(a) 12' Pole mounted site light	11	EA	\$1,365.00	\$15,015	\$19,598
(b) Path light	26	EA	\$800.00	\$20,800	\$27,149
(c) Site lighting feeders, underground	2,000	LF	\$9.73	\$19,460	\$25,400
Total SL			\$55,275		
<b>D. Other Site Development</b>				<b>\$25,000</b>	<b>\$33,000</b>
1. SWPPP	1	LS	\$25,000.00	\$25,000	\$32,631

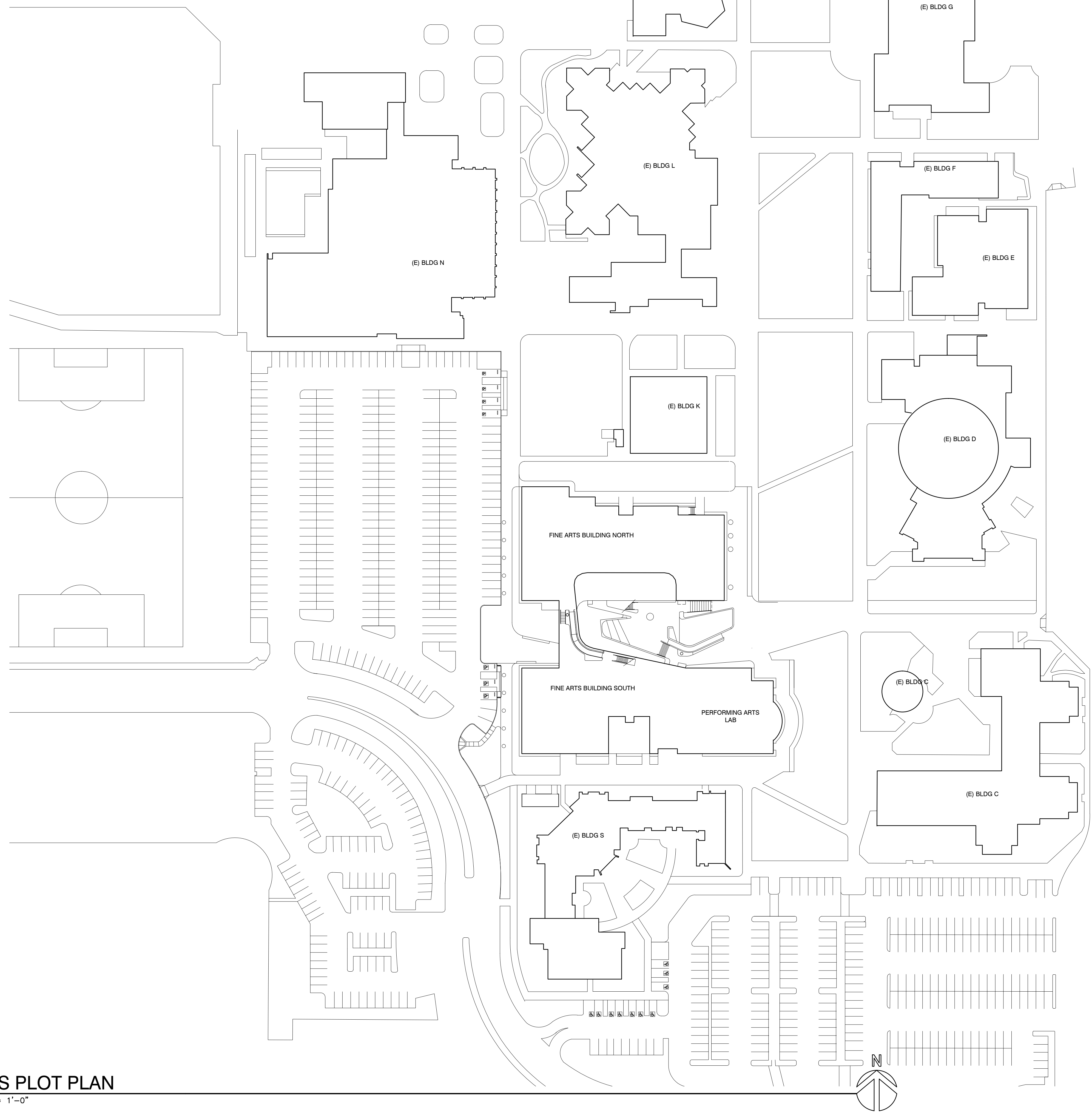
**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
(Project Cost Estimate)

	1	LS	\$0.00	\$0	\$0	
<b>E. Reconstruction</b>					<b>\$0</b>	<b>\$0</b>
			\$0.00	\$0	\$0	
<b>F. New Construction</b>					<b>\$28,144,127</b>	<b>\$36,734,000</b>
First Floor						
(1) Class/Lab Service 210-255, TOP 1002	3,098	ASF	\$501.00	\$1,552,098	\$2,025,865	
(2) Class/Lab Service 210-255, TOP 1004	6,449	ASF	\$614.00	\$3,959,686	\$5,168,352	
(3) Class/Lab Service 230-235, TOP 1005	1,149	ASF	\$614.00	\$705,486	\$920,831	
(4) Class/Lab Service 210-255, TOP 1006	10,434	ASF	\$558.00	\$5,822,172	\$7,599,349	
(5) Class/Lab Service 210-255, TOP 1008	7,120	ASF	\$558.00	\$3,972,960	\$5,185,678	
(6) Class/Lab Service 210-255, TOP 1030	1,121	ASF	\$501.00	\$561,621	\$733,052	
(7) Office (faculty) 310-315, TOP 0099	2,933	ASF	\$515.00	\$1,510,495	\$1,971,563	
(8) Office (admin.) 310-315, TOP 6000	390	ASF	\$495.00	\$193,050	\$251,977	
(9) Conference Room 350, TOP 0099	677	ASF	\$495.00	\$335,115	\$437,406	
(10) Lounge 650, TOP 0099	231	ASF	\$486.00	\$112,266	\$146,534	
Second Floor		ASF	\$0.00	\$0	\$0	
(11) Class/Lab Service 210, TOP 4900	1,400	ASF	\$488.00	\$683,200	\$891,742	
(12) Class/Lab Service 210-255, TOP 1002	4,966	ASF	\$501.00	\$2,487,966	\$3,247,400	
(13) Class/Lab Service 210-255, TOP 1011	2,643	ASF	\$501.00	\$1,324,143	\$1,728,328	
(14) Class Lab Service 210-255, TOP 1030	8,664	ASF	\$501.00	\$4,340,664	\$5,665,621	
(15) Office (faculty) 310-315, TOP 0099	1,096	ASF	\$515.00	\$564,440	\$736,731	
(16) Storage 730, TOP 0099	135	ASF	\$139.00	\$18,765	\$24,493	
Total ASF	52,506					
<b>G. Board of Governor's Energy Policy Allowance</b>					<b>\$562,883</b>	<b>\$734,000</b>
Energy Incentive (2% of New Building Costs)	\$28,144,127	x	2.0%	\$562,883	\$735,000	
Energy Incentive (3% of Renovated Building Costs)	\$0	x	3.0%	\$0	\$0	
<b>H. Other</b>					<b>\$0</b>	<b>\$0</b>
			\$0.00	\$0	\$0	
<b>5. CONTINGENCY</b>					<b>\$1,500,899</b>	<b>\$1,959,000</b>
A. Contingency - New Construction	\$30,017,988	x	5%	\$1,500,899	\$1,959,000	
B. Contingency - Reconstruction	\$0	x	7%	\$0	\$0	
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>					<b>\$600,360</b>	<b>\$784,000</b>
A. New Construction	\$30,017,988	x	8.0%	\$600,360	\$784,000	
B. Reconstruction	\$0	x	10.0%	\$0	\$0	
<b>7. TESTS AND INSPECTIONS</b>					<b>\$600,463</b>	<b>\$696,000</b>
A. Tests	\$30,017,988	@	1.00%	\$300,180	\$392,000	
B. DSA Inspections	24	mnths @	\$12,011	\$300,284	\$304,000	
<b>8. CONSTRUCTION MANAGEMENT &amp; LABOR COMPLIANCE PROGRAM</b>					<b>\$647,547</b>	<b>\$845,000</b>
A. Construction Management	\$30,017,988	x	2.00%	\$600,360	\$784,000	
B. Labor Compliance Program (.25% of state project costs)	\$18,874,766		0.25%	\$47,187	\$61,000	
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>					<b>\$33,367,258</b>	<b>\$43,464,000</b>
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>					<b>\$1,277,263</b>	<b>\$1,277,000</b>
<b>11. TOTAL PROJECT COST</b>					<b>\$37,233,909</b>	<b>\$48,057,000</b>

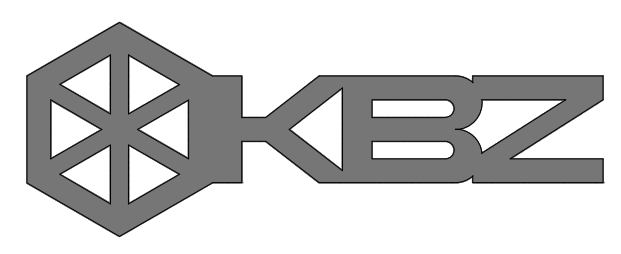
## JCAF 33- Fine Arts Complex (Allan Hancock College/Allan Hancock Joint CCD)

EPI:

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
210	Class Lab	1000	Fine and Applied Arts					-1,496	-1,496		\$0
210	Class Lab	0612	Film Studies (including combined film/video)				4,850		4,850	\$26.26	\$127,361
210	Class Lab	0614	Digital Media				4,935		4,935	\$26.26	\$129,593
210	Class Lab	4901	Liberal Arts and Sciences, General				1,400	-2,165	-765	\$28.53	\$0
230	Individual Study Lab	1006	Technical Theater					-200	-200	\$36.22	\$0
210	Class Lab	1002	Art (Painting, Drawing and Sculpture)				8,064	-5,350	2,714	\$36.65	\$99,468
210	Class Lab	1007	Dramatic Arts					-2,820	-2,820	\$36.65	\$0
210	Class Lab	1008	Dance				7,120	-5,980	1,140	\$36.65	\$41,781
210	Class Lab	1009	Applied Design					-2,000	-2,000	\$36.65	\$0
210	Class Lab	1011	Photography				2,643	-3,595	-952	\$36.65	\$0
215	Class Lab Service	1002	Art (Painting, Drawing and Sculpture)					-2,490	-2,490	\$36.65	\$0
215	Class Lab Service	1009	Applied Design					-300	-300	\$36.65	\$0
215	Class Lab Service	1011	Photography					-300	-300	\$36.65	\$0
210	Class Lab	1004	Music				18,032	-3,200	14,832	\$58.89	\$873,456
210	Class Lab	0956	Manufacturing and Industrial Technology					-2,971	-2,971	\$70.55	\$0
300 - 355	Faculty Offices	0099 - 4999					5,096	-5,406	-310	\$23.41	\$0
620-625	Exhibition Areas	6140, 6800, 6960						-5,458	-5,458		\$0
680-685	Meeting Rooms	0000-9600						-300	-300	\$24.26	\$0
730-735	Warehouse	6500-6599					135		135		\$0
650-655	Staff Lounge	0000-9600					231		231	\$24.26	\$5,604
<b>Totals:</b>							<b>52,506</b>	<b>-44,031</b>	<b>8,475</b>		<b>\$1,277,263</b>



**1** CAMPUS PLOT PLAN  
SCALE : 1/60" = 1'-0"



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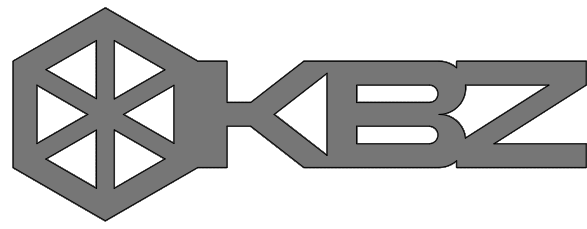
**STEVE DOWTY**  
PRINCIPLE IN CHARGE  
PROJECT MANAGER

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SHEET TITLE CAMPUS PLOT PLAN



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(E) BLDG C

FINE ARTS BUILDING NORTH

FINE ARTS BUILDING SOUTH

PERFORMING ARTS LAB

5	-	--/--	XX
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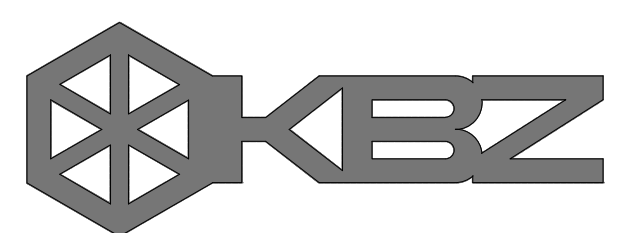
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SHEET SITE PLAN  
 TITLE

SHEET

10.2

**1** SITE PLAN  
 SCALE : 1/20" = 1'-0"



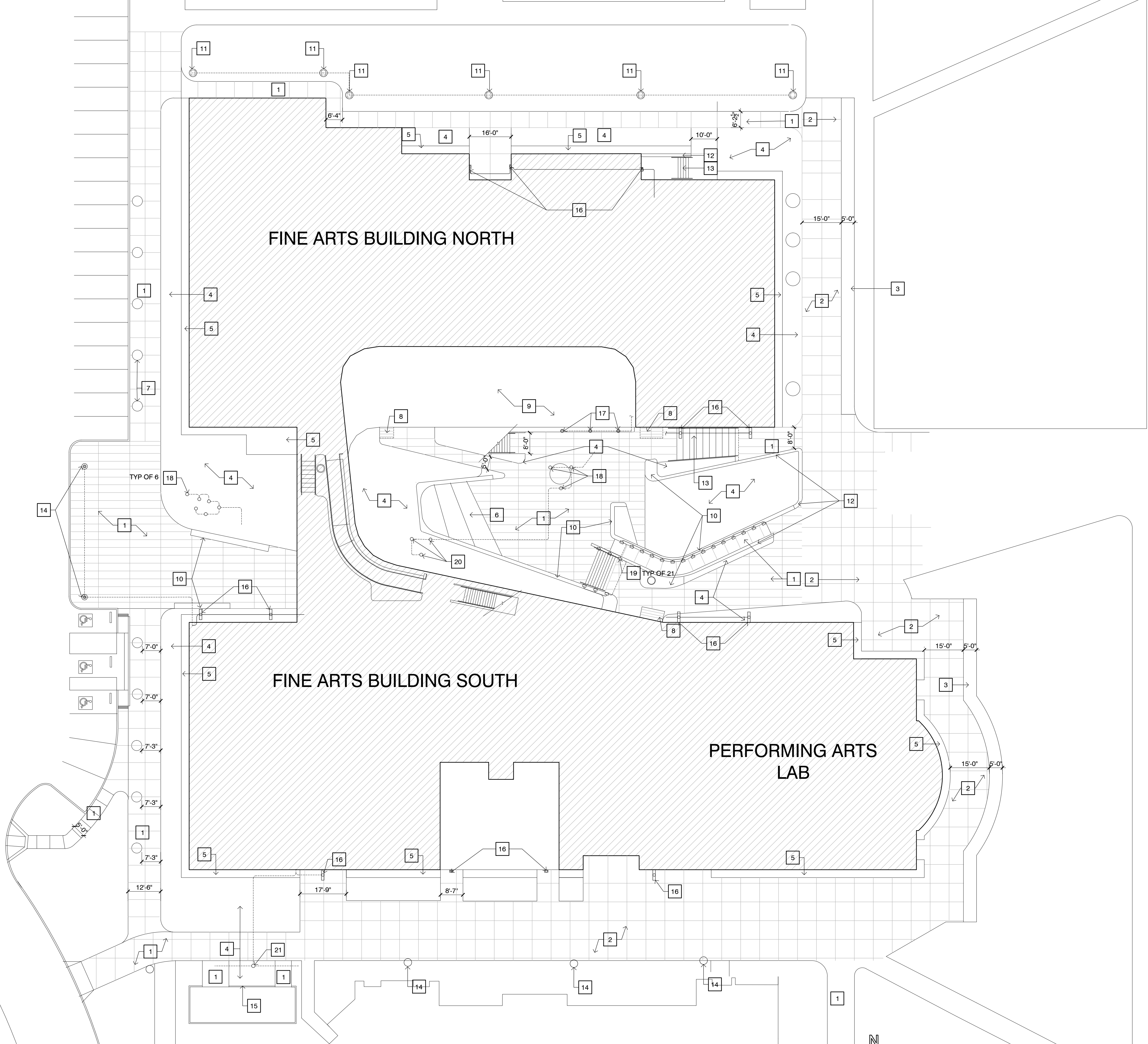
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**SITE PLAN KEYNOTES**

- 1 CONCRETE PAVING (PEDESTRIAN)
- 2 CONCRETE PAVING (VEHICULAR)
- 3 VEHICULAR DRIVABLE TURF BLOCK
- 4 PLANTING AREA
- 5 GRAVEL BAND AT BUILDING AND PLANTING AREA
- 6 WOOD AMPHITHEATER w/ RECLAIMED TIMBER DECKING
- 7 TREE PLANTING w/ CRUSHED STONE (MULCH)
- 8 WALK-OFF MAT
- 9 UPPER TERRACE PAVING
- 10 CONCRETE SEATWALL
- 11 CAMPUS STANDARD POLE LIGHT RELOCATED
- 12 CONCRETE RETAINING WALL
- 13 CONCRETE STEPS w/ HANDRAILS
- 14 POLE LIGHT
- 15 10' TALL CHAINLINK FENCE @ MECH AREA
- 16 INDIRECT/DIRECT FLUORESCENT FIXTURE
- 17 CEILING LIGHT FIXTURE AND OUTLET, HID, FLUORESCENT, LED OR INCANDESCENT
- 18 FLUSH IN GRADE UP-LIGHTS
- 19 RECESSED STEP LIGHTS
- 20 TELESCOPING IN GROUND UP-LIGHTS IN PLANTING AREA
- 21 (E) LIGHT POLE



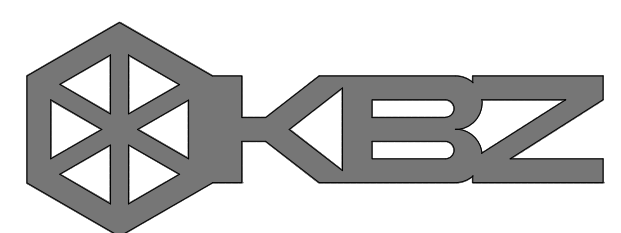
**1 SITE & LIGHTING PLAN**  
 SCALE : 1/20" = 1'-0"

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SHEET TITLE SITE & LIGHTING PLAN

SHEET



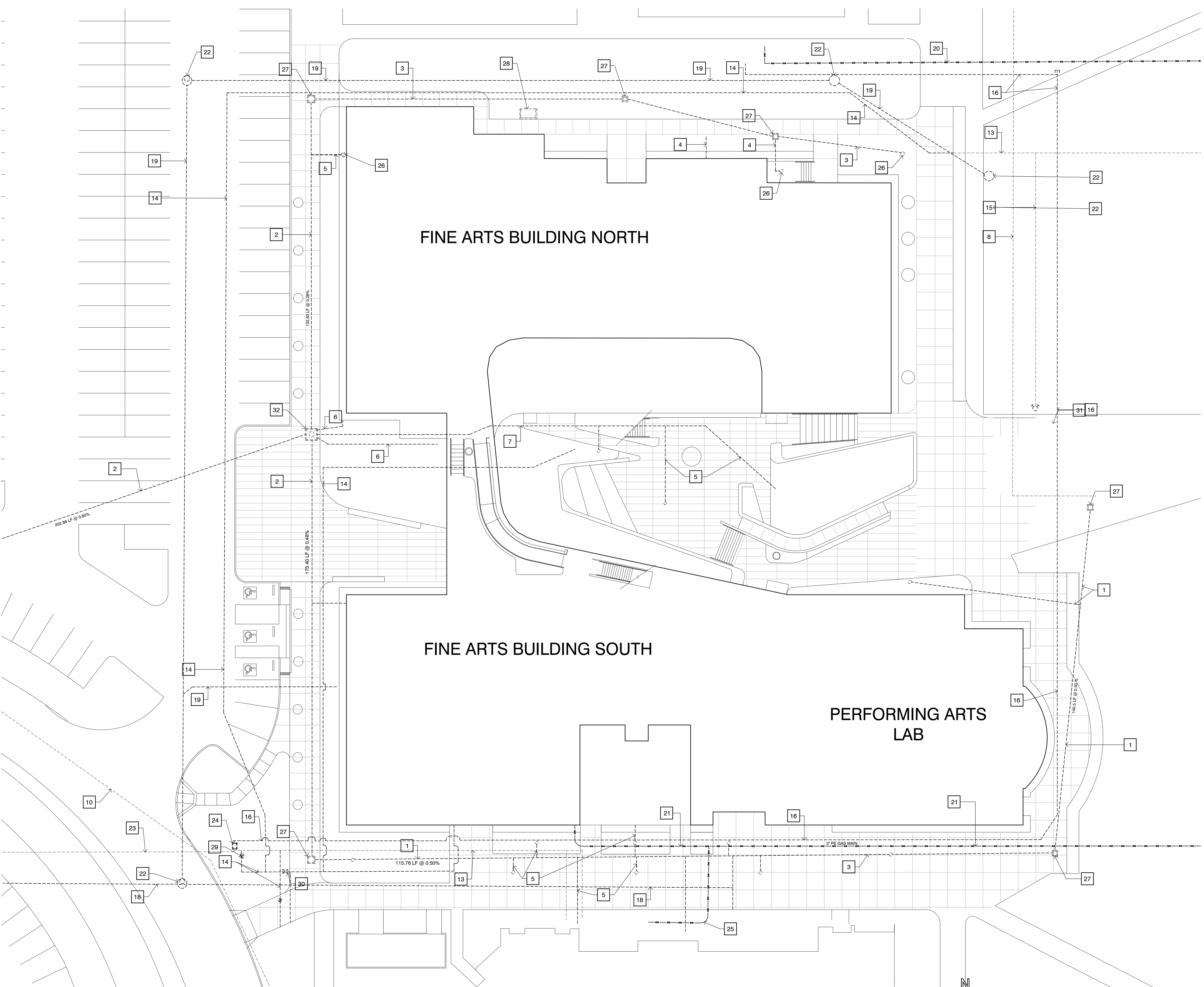
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**UTILITIES KEYNOTES**

- 1 (N) 12" HDPE SD
- 2 (N) 18" HDPE SD
- 3 (N) 12" PVC SD
- 4 (N) 3" PVC SD
- 5 (N) 6" PVC SD
- 6 FRENCH DRAIN ALONG FOOTING
- 7 8" PVC SD
- 8 (E) 6" SD
- 9 (E) UNDERGROUND TELEPHONE LINE
- 10 (E) 24" SD
- 11 (E) UNDERGROUND ELECTRICAL
- 12 (N) UNDERGROUND ELECTRICAL
- 13 (E) FIRE LINE
- 14 (N) 8" PVC FIRE LINE
- 15 (N) 6" PVC FIRE LINE
- 16 (N) 4" PVC MAIN WATER LINE
- 17 (N) UNDERGROUND TELEPHONE LINE
- 18 (E) MAIN SEWER LINE
- 19 (N) PVC SANITARY MAIN SEWER LINE
- 20 (N) 1.5" PE GAS LINE
- 21 (N) 3" PE MAIN GAS LINE
- 22 SEWER MANHOLE
- 23 (E) WATER LINE
- 24 SALVAGED WATER METER
- 25 (N) 2" PE GAS LAT LINE
- 26 STORM DRAIN INLET
- 27 18" x 18" CONC JUNCTION BOX
- 28 (E) UTILITY BOX TO BE PROTECTED AND HAVE NEW FRAME AND COVER ADJUST TO SURFACE
- 29 SALVAGED 8" DCVA, PROVIDE CONC PAD
- 30 POST INDICATOR VALVE
- 31 SALVAGED HYDRANT
- 32 48" x 48" STORM DRAIN MANHOLE



**1 UTILITIES SITE PLAN**  
 SCALE : 1/20" = 1'-0"

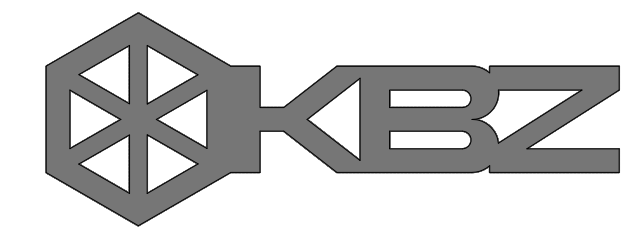
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 JOB. NO. 14017

SHEET UTILITIES SITE PLAN  
 TITLE

SHEET  
 TITLE

- ELECTRICAL / COMM KEYNOTES**
- 1 (E) UNDERGROUND TELEPHONE LINE
  - 2 (N) UNDERGROUND TELEPHONE LINE
  - 3 (E) UNDERGROUND ELECTRICAL
  - 4 (N) UNDERGROUND ELECTRICAL
  - 5 (E) MANHOLE
  - 6 (E) TRANSFORMER
  - 7 (N) TRANSFORMER & SWITCH
  - 8 (N) GENERATOR
  - 9 U.G PULL BOX (NORMAL POWER)
  - 10 (E) 5" CONDUIT ONLY STUB OUT
  - 11 LIGHTING PULL BOX
  - 12 (E) DUCT BANK w/ (1) 5" C w/ CABLE & (1) 5" C SPARE TO MANHOLE
  - 13 (N) MANHOLE 5' x 8' x 6.5' D
  - 14 5" CONDUIT ONLY
  - 15 (E) SECTIONALIZING SWITCH
  - 16 U.G PULL BOX (EMERGENCY POWER)
  - 17 U.G PULL BOX (COMMUNICATION)



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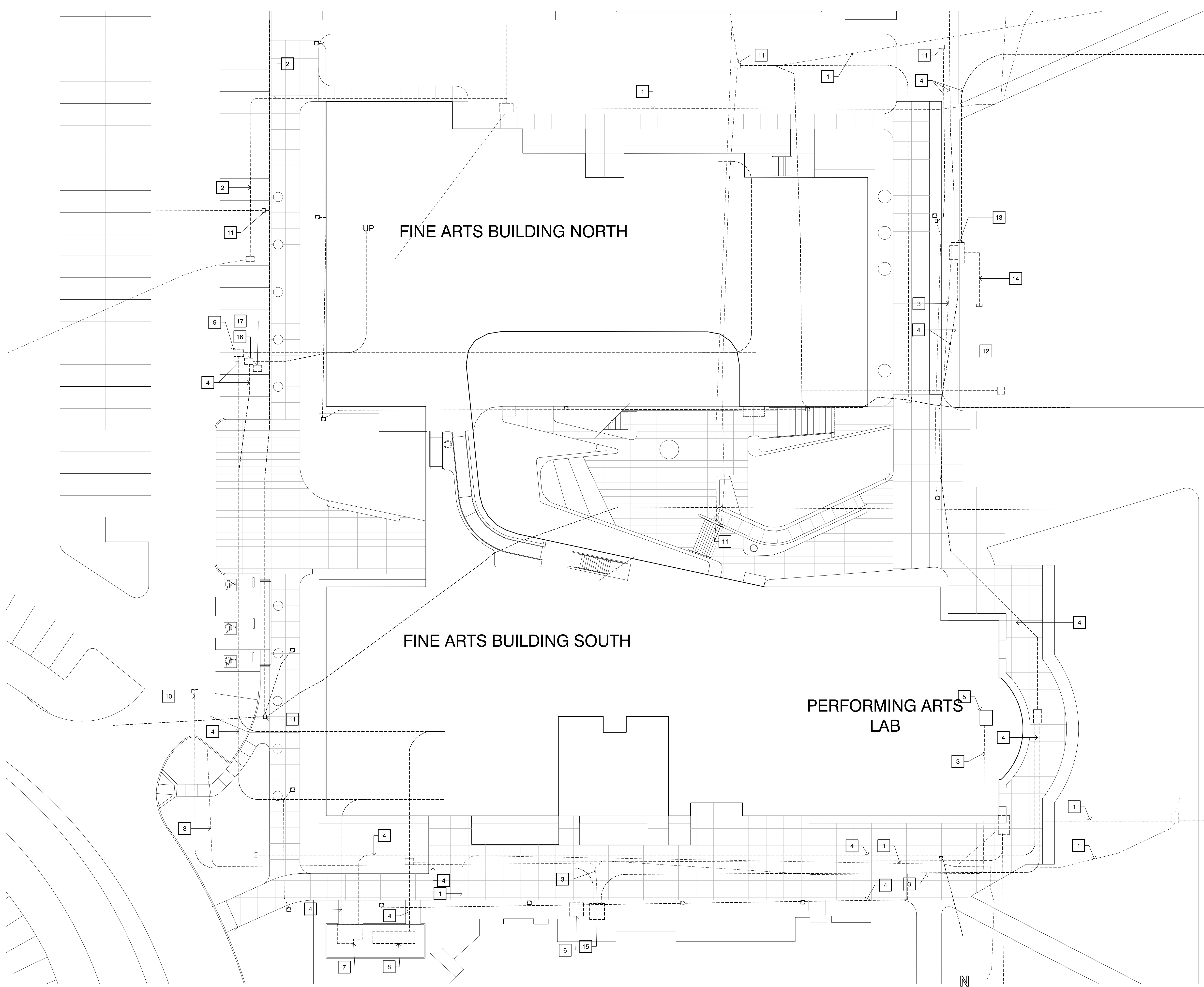
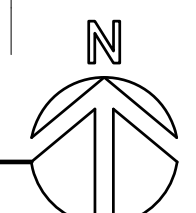
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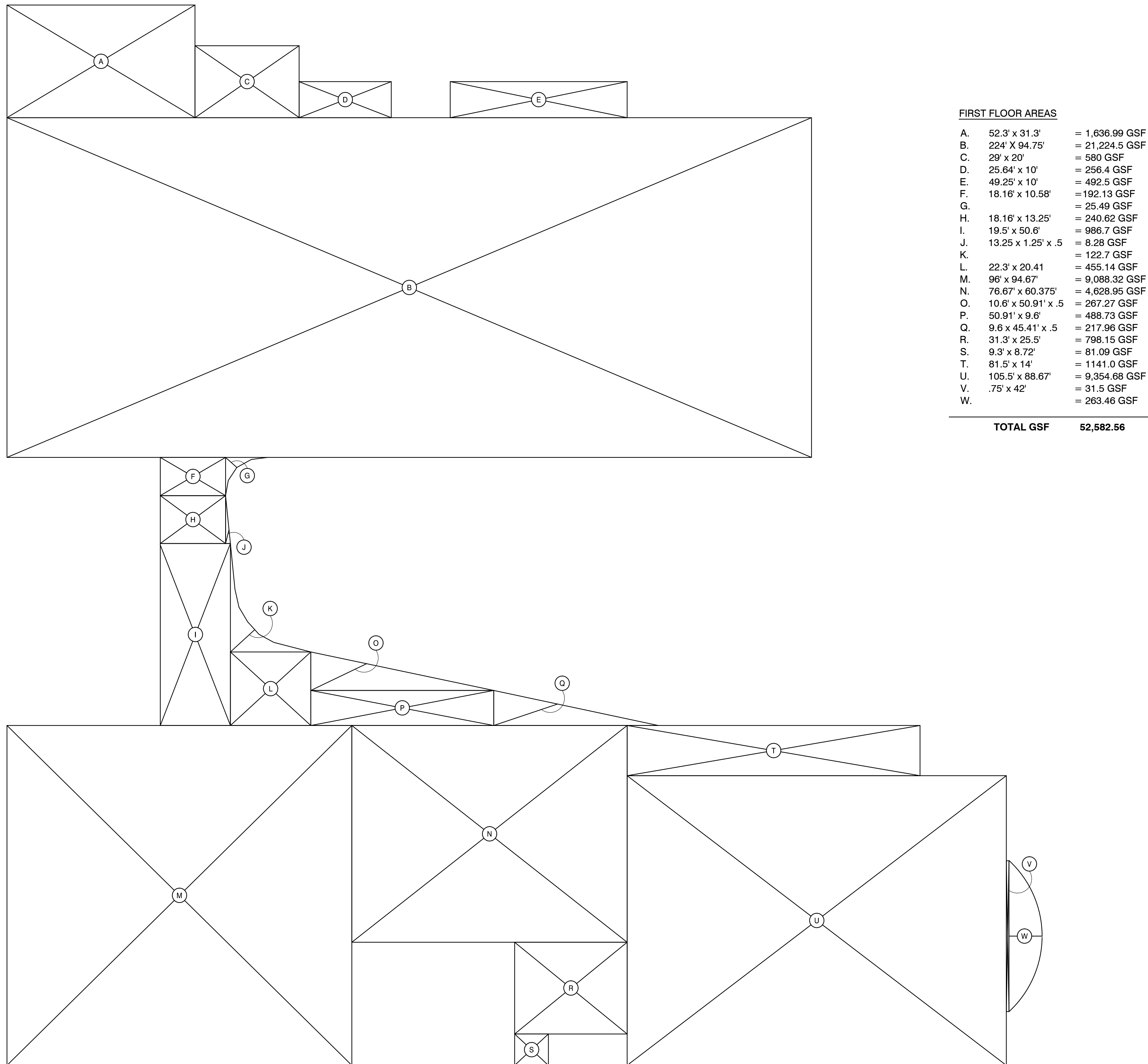
SHEET TITLE ELECT/COMM PLAN

SHEET

**10.2.3**

**1 ELECTRICAL / COMMUNICATION PLAN**  
 SCALE : 1/20" = 1'-0"



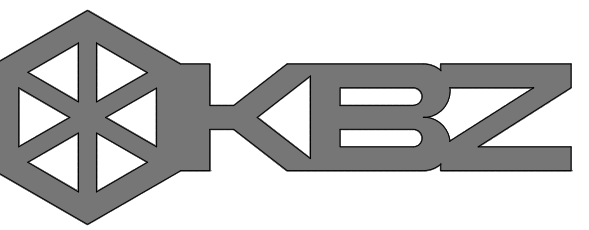
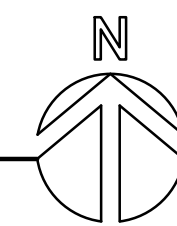


**FIRST FLOOR AREAS**

A.	52.3' x 31.3'	= 1,636.99 GSF
B.	224' X 94.75'	= 21,224.5 GSF
C.	29' x 20'	= 580 GSF
D.	25.64' x 10'	= 256.4 GSF
E.	49.25' x 10'	= 492.5 GSF
F.	18.16' x 10.58'	= 192.13 GSF
G.		= 25.49 GSF
H.	18.16' x 13.25'	= 240.62 GSF
I.	19.5' x 50.6'	= 986.7 GSF
J.	13.25 x 1.25' x .5	= 8.28 GSF
K.		= 122.7 GSF
L.	22.3' x 20.41	= 455.14 GSF
M.	96' x 94.67'	= 9,088.32 GSF
N.	76.67' x 60.375'	= 4,628.95 GSF
O.	10.6' x 50.91' x .5	= 267.27 GSF
P.	50.91' x 9.6'	= 488.73 GSF
Q.	9.6 x 45.41' x .5	= 217.96 GSF
R.	31.3' x 25.5'	= 798.15 GSF
S.	9.3' x 8.72'	= 81.09 GSF
T.	81.5' x 14'	= 1141.0 GSF
U.	105.5' x 88.67'	= 9,354.68 GSF
V.	.75' x 42'	= 31.5 GSF
W.		= 263.46 GSF

**TOTAL GSF 52,582.56**

**1 BUILDING DIAGRAM FIRST FLOOR PLAN**  
SCALE : 1/16" = 1'-0"



**KRUGER BENSEN ZIEMER ARCHITECTS, INC. AIA**  
30 W. ARPELLAGA STREET SANTA BARBARA CA 93101  
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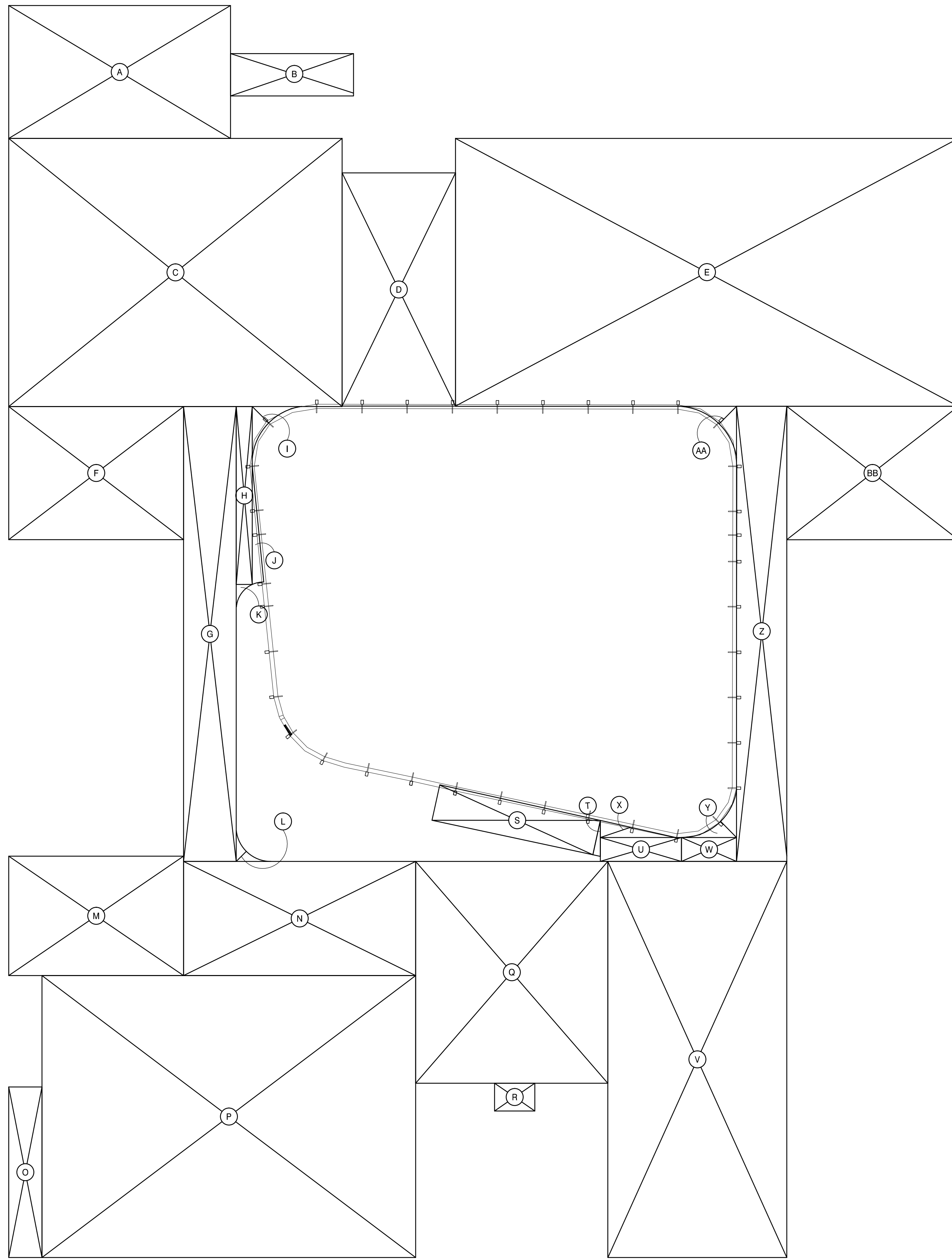
**STEVE DOWTY**  
PRINCIPLE IN CHARGE  
PROJECT MANAGER

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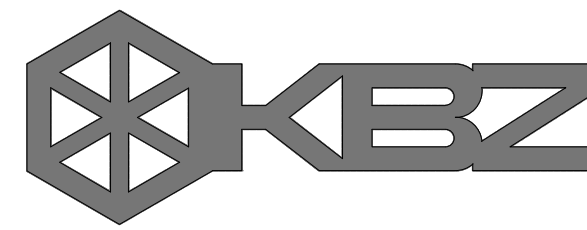
SHEET TITLE FIRST FLOOR PLAN



**SECOND FLOOR AREAS**

A.	52.3' x 31.3'	= 1,636.99 GSF
B.	29' x 10'	= 290 GSF
C.	78.58 x 63.16	= 4,965.47 GSF
D.	26.75 x 55.1'	= 1,473.9 GSF
E.	118.58 x 63.1	= 7,482.39 GSF
F.	41.25' x 31.3'	= 1,291.12 GSF
G.	12.41 x 107.25'	= 25.49 GSF
H.	3.75 x 41.91'	= 157.16 GSF
I.		= 37.76 GSF
J.		= 37.32 GSF
K.		= 6.19 GSF
L.		= 14.04 GSF
M.	41.25' x 28.16'	= 1,161.6 GSF
N.	54.67 x 26.91'	= 1,471.16 GSF
O.	7.83' x 40.16'	= 314.45 GSF
P.	88.1' x 66.41'	= 5,850.72 GSF
Q.	45.3 x 52.25	= 2,366.92 GSF
R.	6.5' x 9.5'	= 61.75 GSF
S.	37.83 x 1.83'	= 81.09 GSF
T.		= 7.3 GSF
U.	5.58' x 19.1'	= 106.57 GSF
V.	42.16' x 92.41'	= 3,896 GSF
W.	12.91' x 5.58'	= 72.03 GSF
X.	19.1' x 4' x .5	= 38.2 GSF
Y.		= 35.69 GSF
Z.	11.83' x 107.3'	= 1,269.35 GSF
AA.		= 42.6 GSF
BB.	40.41' x 31.41'	= 1,269.27 GSF
<b>TOTAL GSF</b>		<b>35,462.53</b>

**1 BUILDING DIAGRAM SECOND FLOOR PLAN**  
SCALE : 1/16" = 1'-0"



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SHEET TITLE SECOND FLOOR PLAN

SHEET

**10.3.1**



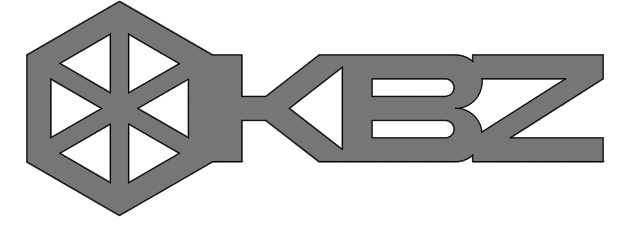
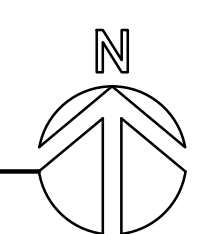
**FIRST FLOOR LEGEND**

ROOM TYPE	DESCRIPTION	ASF	TOP #
	210-255 CLASS LAB/ SERVICES	3,098	1002
	210-255 CLASS LAB/ SERVICES	18,032	1004
	210-255 CLASS LAB/ SERVICES	1,121	0612
	210-255 CLASS LAB/ SERVICES	7,120	1008
	310-315 OFFICE	3,323	0099
	350 CONFERENCE ROOM	677	0099
	650 LOUNGE	231	0099
		<b>33,602 TOTAL ASF</b>	
	BUILDING SERVICES: CIRCULATION, MECHANICAL & ELECTRICAL ROOMS, WALLS, RESTROOMS, ETC.		<b>18,315 GSF</b>

**FLOOR AREAS**

FIRST FLOOR	=	33,602 ASF	51,917 GSF
SECOND FLOOR	=	18,904 ASF	36,129 GSF
<b>BUILDING FLOOR AREA TOTAL</b>		<b>52,506 ASF</b>	<b>88,046 GSF</b>

**1 FIRST FLOOR PLAN**  
SCALE : 1/16" = 1'-0"



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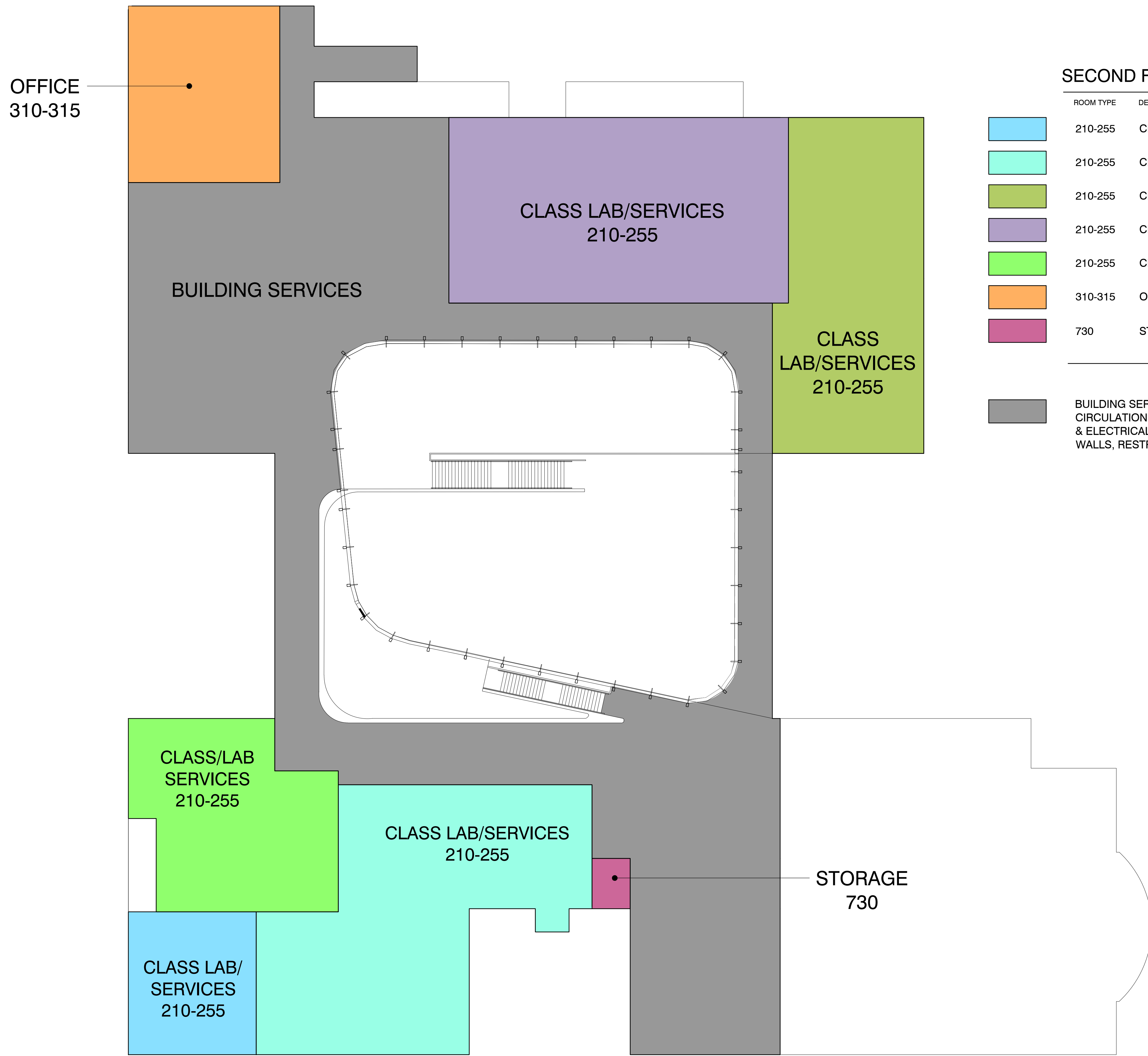
**STEVE DOWTY**  
PRINCIPLE IN CHARGE  
PROJECT MANAGER

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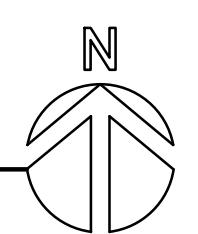
SHEET TITLE FIRST FLOOR PLAN



**SECOND FLOOR LEGEND**

ROOM TYPE	DESCRIPTION	ASF	TOP #
	210-255 CLASS LAB/ SERVICES	1,400	4901
	210-255 CLASS LAB/ SERVICES	4,966	1002
	210-255 CLASS LAB/ SERVICES	3,729	0612
	210-255 CLASS LAB/ SERVICES	4,935	0614
	210-255 CLASS LAB/ SERVICES	2,643	1011
	310-315 OFFICE	1,096	0099
	730 STORAGE	135	0099
		<b>18,904 TOTAL ASF</b>	
	<b>BUILDING SERVICES: CIRCULATION, MECHANICAL &amp; ELECTRICAL ROOMS, WALLS, RESTROOMS, ETC.</b>		<b>17,225 GSF</b>

**1 SECOND FLOOR PLAN**  
SCALE : 1/16" = 1'-0"



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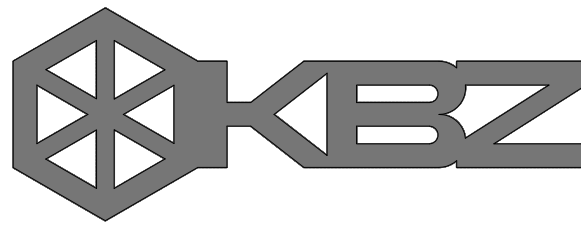
**STEVE DOWTY**  
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 PROJECT MANAGER

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SHEET TITLE SECOND FLOOR PLAN

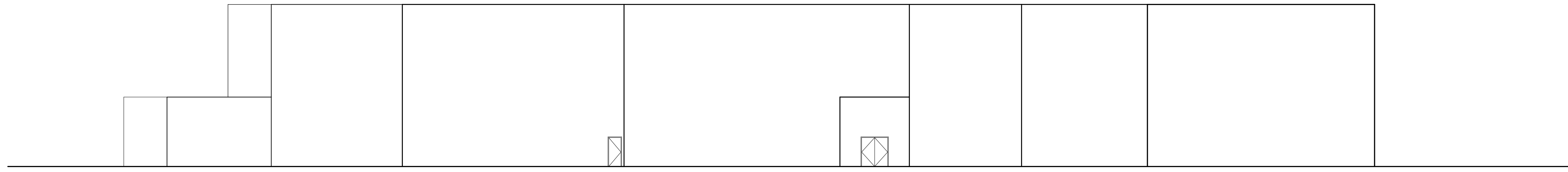


**KRUGER BENSEN ZIEMER ARCHITECTS, INC. AIA**  
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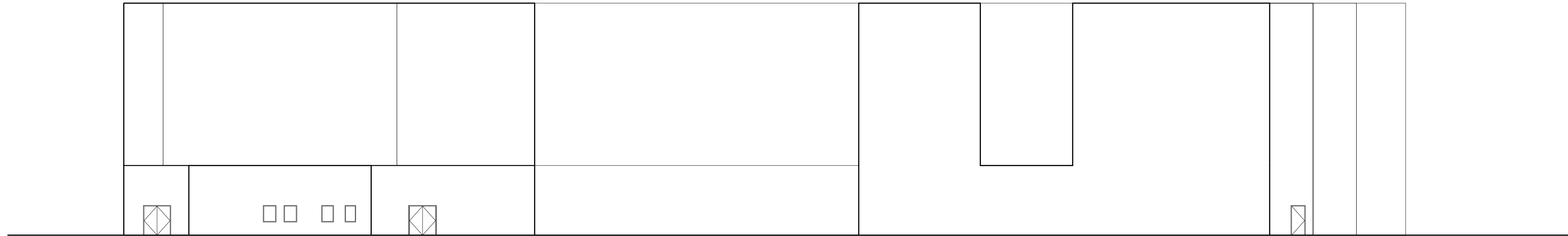
**STEVE DOWTY**  
 PRINCIPLE IN CHARGE

-  
 PROJECT MANAGER

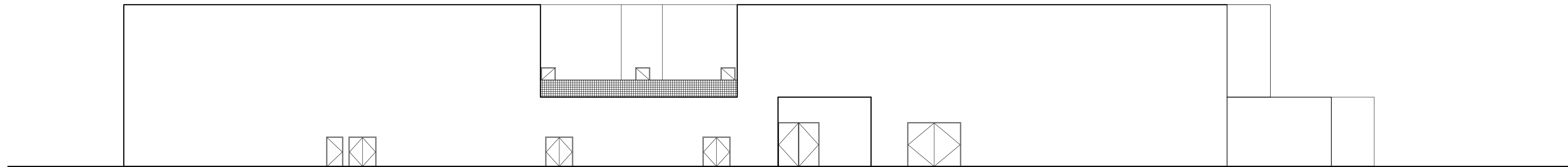
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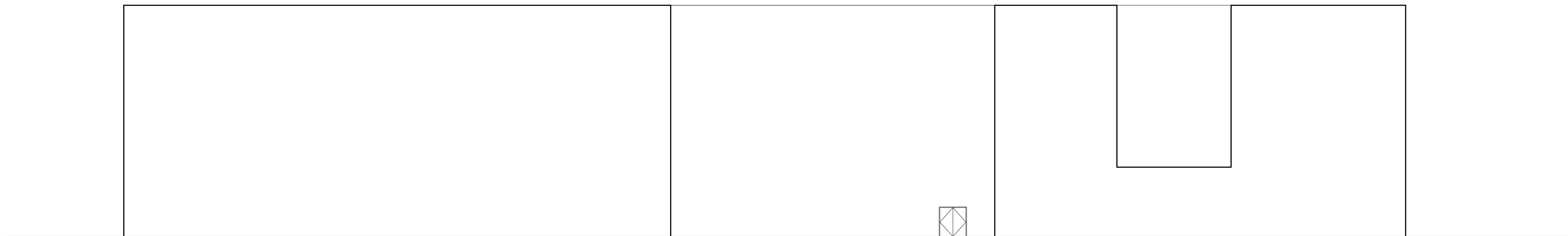
**1 NORTH ELEVATION**  
 SCALE : 1/16" = 1'-0"



**2 EAST ELEVATION**  
 SCALE : 1/16" = 1'-0"



**3 SOUTH ELEVATION**  
 SCALE : 1/16" = 1'-0"



**4 WEST ELEVATION**  
 SCALE : 1/16" = 1'-0"

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SHEET TITLE EXTERIOR ELEVATIONS

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