

ALLAN HANCOCK

JOINT COMMUNITY COLLEGE DISTRICT



Facilities Master Plan

// 2023 - 2033

ABRIDGED VERSION





Dear Colleagues, Friends and Neighbors:



Hardly a week goes by that I don't hear from several community members about the transformation of the campuses at Allan Hancock College. Usually, the conversation is about the prominent construction on the Santa Maria campus, but often it is also about the Public Safety Training Center and upgrades at the Lompoc Valley Campus. There is no doubt that Allan Hancock College has come a long way since it moved to its current location in Santa Maria some 70 years ago.

The past decade, in particular, included the most significant facility improvements in the history of the college by creating new student services buildings, unmatched training centers for public safety, state-of-the-art industrial technology classrooms, a fine arts complex that is fast becoming a regional jewel and upgrades to student wellness, STEM, athletic and performance spaces.

This 2023-2033 Facilities Master Plan is a roadmap for the next decade. It is the result of the tireless efforts of a task force made up of faculty, staff, and students who have spent countless hours assessing options, asking questions, and meeting with constituent groups. The result: a thoughtful and expansive plan that will guide the college's future.

The Facilities Master Plan is a living document, designed to ensure that the educational needs of students are adequately met. Our investments in infrastructure will continue to support the core mission of the college as we seek to Change the Odds for our community.

Thank you for taking the time to review this plan. We hope you find it to be as inspirational as it is functional.

With Bulldog Pride,

Kevin G. Walthers, Ph.D.
Superintendent / President

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SECTION 1

INTRODUCTION

As Allan Hancock College continues to evolve its campus, the need for a guiding document to help direct future growth is needed. We identify priorities for future development of the campuses, bookmark potential development sites on campuses and form a set of guiding principles for a cohesive identity through its physical environment.

Introduction to **Allan Hancock Joint Community College District**

Mission Statement

Allan Hancock College fosters an educational culture that values equity and diversity and engages students in an inclusive learning environment. We offer pathways that encourage our student population to achieve personal, career, and academic goals through coursework leading to skills building, certificates, associate degrees, and transfer to bachelor degree programs.

Vision Statement

Allan Hancock College makes the following commitments to our students, our community and each other:

- + We will change the odds for students by continuing to provide quality instruction while improving time to completion.
- + We will work to build inclusive communities that promote trust and social justice. Allan Hancock College is committed to equity and diversity by ensuring our actions are based on an awareness of the social and historical context of inclusionary practices.
- + We will work to address student financial challenges, including food and housing insecurities.
- + We will prepare our students emotionally, physically, and intellectually to pursue fulfilling careers that foster economic mobility.
- + We will provide an educational culture that values, nurtures, connects, and engages students.
- + We will provide opportunities that enhance student learning and promote the creative, intellectual, cultural, and economic vitality of our diverse community.
- + We will partner with the community to offer relevant and timely programs and services.
- + We will ensure a positive community presence by responding to community needs, including outreach to nontraditional students.
- + We will strive to ensure fiscal integrity and responsible management of resources.

Shared **Values**

Student Success | Equity | Academic Freedom | Diversity | Innovation
Mutual Respect | Inclusivity | Collaboration | Lifelong Learning
Excellence | Shared Governance



Allan Hancock College History

In 2020-2021, Allan Hancock College celebrated its centennial year. From its humble beginnings in 1920 with six students to its four locations with approximately 20,000 students served annually, the College has come a long way.

Allan Hancock College was founded in 1920 when the Santa Maria High School District established Santa Maria Junior College. Classes were held in high school rooms until 1937, when a bond issue passed and a college wing was built on the northwest corner of the high school campus. In 1954, because of expanding enrollment, the college moved from the high school to Hancock Field, which for a number of years had housed the original Santa Maria Airport, Hancock College of Aeronautics and, later, the University of Southern California's School of Aeronautics. In July 1954, the name of the college was changed to Allan Hancock College to honor Captain G. Allan Hancock, a prominent state and local community leader who owned the land and facilities of the airfield. In September 1954, the community voted to establish the Santa Maria Joint Junior College District. In 1963, the Lompoc Unified School District and Santa Ynez Union High School District were annexed to the community college district, and the district was renamed the Allan Hancock Joint Community College District. Today the district includes all of northern Santa Barbara County and small parts of San Luis Obispo and Ventura counties, including the cities of Santa Maria, Lompoc, Cuyama, Guadalupe, Solvang, Buellton and Vandenberg Space Force Base.

Facilities Master Plan

Included Sites



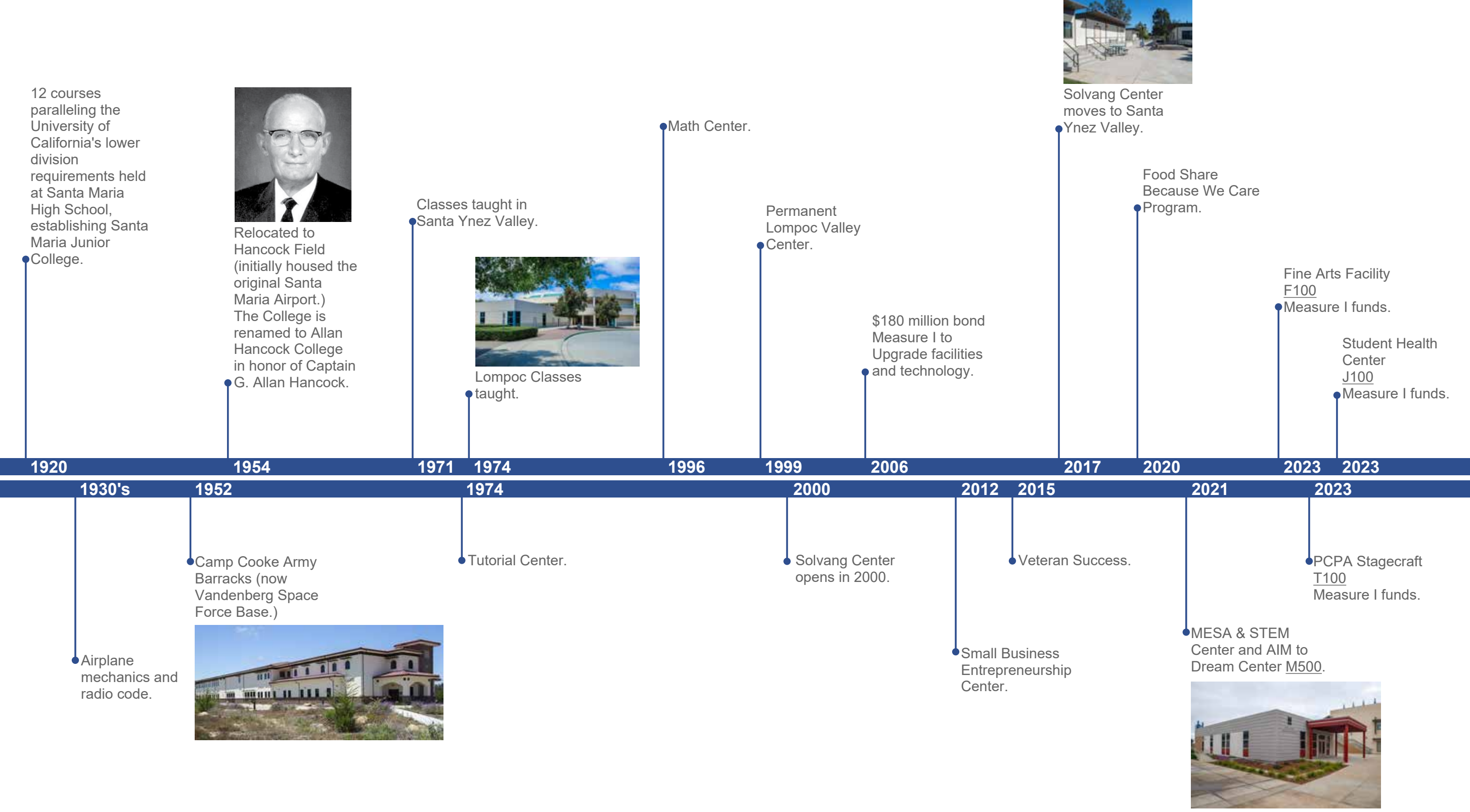
SANTA MARIA CAMPUS
800 South College Drive
Santa Maria, CA 93454-6399



LOMPOC VALLEY CENTER
Hancock Drive
Lompoc, CA 93436



Allan Hancock College History



Campus Facilities

Since the first classes taught in 1952 at the Camp Cooke Army barracks (now Vandenberg Space Force Base), the college has offered extensive courses in the community and remains committed to serving the Lompoc and Santa Ynez valleys. The College opened its Vandenberg Air Force Base Center (now Vandenberg Space Force Base Center) in 1957. Classes have been taught in the Santa Ynez Valley since 1971 and in Lompoc since 1974. The College completed construction of a permanent Lompoc Valley Center in spring 1999. The Solvang Center opened in August 2000, which later moved to the Santa Ynez Valley in 2017. In 2006, district voters passed a \$180 million bond Measure I to upgrade facilities and technology. Beginning in 2006, technology improvements have included a complete overhaul of the college's mainframe, resulting in the installation of an integrated campus system that includes student and employee databases, registration, financial aid, purchasing, payroll, and more.

Remaining Measure I facilities projects include a new 88,000-square foot fine arts facility, which is opened in 2023, and continuing technology enhancements.

Allan Hancock College has established itself as a premier educational institution serving residents from the Central Coast of California and beyond. It also contributes significantly to the local economy as the one of the largest employers in Northern Santa Barbara County, with approximately 1,300 employees. The history of Allan Hancock College is rich with accomplishment. Although the board of trustees, administration, faculty, and staff value the college's past, they also have a vision for the future, as do the 20,000 students each semester, who choose Allan Hancock College with the goal to "changing the odds" for themselves.

STUDENT SERVICES

STUDENT SERVICES

Student Success & Community Commitment

Starting in the late 1950s, the college began to offer remedial instruction, especially in mathematics and English. Since 1974, the Tutorial Center has helped students on an individual and group basis. The resulting search for more effective teaching methods led to the opening of the Writing Center in 1975. The Math Center was established in 1996. The Small Business Entrepreneurship Center opened in spring 2012. The College opened the Veteran Success Center, a space dedicated to providing services for U.S. military veterans and their dependents, in spring 2015. The newly built in 2021 **MESA & STEM Center** and AIM to Dream Center also provide support to help students succeed during their time at Hancock.

In March of 2020, Hancock expanded its Food Share Because We Care program by providing pre-bagged produce and nonperishable food to any member of the public twice per week at its Santa Maria campus. The food was provided by the Food Bank of Santa Barbara County, and bagged and distributed by Hancock student ambassadors, staff, and college volunteers. To date, the program has provided food to nearly 79,179 local households and a total of 358,603 individuals as of March 2021. AHJCCD is in the process of constructing a new Student Health Center and adjacent Student Pantry and Laundry to support its students.

Theater has formed a strong part of the college's relationship with the community. From its beginning in 1964, Pacific Conservatory Theatre (PCPA) has offered more than 500 plays and musicals, maintained a resident company of artists, and trained more than 10,000 actors and technicians. PCPA has also presented plays in Solvang since 1971, leading to the building of the Solvang Festival Theater in 1974. Alumni success runs the gamut from Academy Award winners to superior court judges and thousands of successful community leaders and citizens.

To support this AHJCCD is in the process of constructing new Stagecraft and Costume design shops (T100) on the north border of campus near O200.

Academics & Career Training

The college's curriculum has grown to meet the community's needs, from 12 courses in 1920 paralleling the University of California's lower division requirements, to more than 1,000 credit courses today. Programs have kept pace with changing needs since the very beginning, with such courses as airplane mechanics and radio code in the 1930s and '40s to agricultural plant pathology, Latinx studies, and LGBT studies today. To take advantage of rapidly changing educational technology, the college began offering instruction on television in 1972, and classes via video in 1989. In 1998, online classes were incorporated into the curriculum, with more than 200 now offered each semester.

The college also carries a 50-year tradition of offering extensive evening classes. In addition, classes are offered remotely via Zoom during scheduled meeting times. The Community Education program, active since 1973, offers hundreds of noncredit and fee-based classes. Program areas include English as a second language, basic skills, citizenship, short-term vocational and other curriculum areas.

In 2018, Hancock launched a program to begin offering bachelor's degrees. Hancock leadership partnered with officials from the University of La Verne to offer three on-site bachelor's degrees in public administration, business administration, and organizational management. The on-site bachelor's programs are aimed at current students who are enrolled in similar programs at Hancock, as well as alumni who want to return to the college to complete a bachelor's degree.

Facilities Master Plan

Purpose & Process

The Facilities Master Plan is a long-term vision for the growth and development and inter-knitting of campus facilities to support its educational agenda

Allan Hancock College is a single-college district with the main campus in Santa Maria, a smaller center in Lompoc, and satellite center at Santa Ynez High School. The college is committed to assuring safe and sufficient learning environments for all students, staff, and faculty regardless of location or mode of delivery. The integrity and quality of its programs and services are supported by designing and constructing facilities in compliance with California's Division of State Architect (DSA) requirements and the Americans with Disabilities Act (ADA). These same standards apply across all facilities owned and maintained by the college to ensure consistent services. As Allan Hancock College continues to evolve, the need for a guiding document to help direct future growth is needed. We identify priorities for future development of the campuses, bookmark potential development sites on campuses and form a set of guiding principles for a cohesive identity through its physical environment.

The **2023-2033 Facilities Master Plan** for both the Santa Maria and Lompoc Valley Center campuses is a long-range plan for the development of facilities to support the district's educational plan for student learning and success. It recommends site and facilities improvements that address the growth in enrollment and programs anticipated over the next decade. It describes campus development strategies to support the Educational Directions of the 2014-2020 AHJCCD Educational Master Plan and positions the district to maximize funding and partnership opportunities. The Facilities Master Plan presents an integrated planning process that supports accreditation.

Projects recommended in this Facilities Master Plan reflect the facility needs identified during the development of the plan and does not imply that all recommended projects will be constructed or implemented by 2034. Please refer to the Allan Hancock Joint Community College District's Five-Year Construction plan for major capital construction projects and funding and implementation strategies. Funding and implementation of minor projects may be combined with a major construction project or included in the district's scheduled maintenance plan or parking lot project plan. The Facilities Council's charge is to ensure the facilities master plan measures are being achieved, measured, and recalibrated. The plan will be evaluated annually by the Facilities Council, and the results will be presented at the annual planning retreat for dissemination and discussion.



Facilities Master Plan Process

The 2023-2033 AHJCCD Facilities Master Plan was developed through a five-step process that was facilitated by the 19six Planning Team.



The process to develop the 2023-2033 Allan Hancock Joint Community College District Facilities Master Plan (FMP) has been highly participatory and designed to integrate the many District constituencies, including students, staff, faculty, and administration. Based on user input, and physical facilities assessments, and analysis of available educational and enrollment data our recommendations were made to the JFacilities Council for the development of this Facilities Master Plan.

19six Architects worked with the Facilities Council to

- + Recommend site and facilities projects renovations and new construction.
- + Recommend project priority order and potential project budgets.

PHASE 1

01 CONSENSUS

The 19six team developed a timeline and schedule for the plan. The planning team reviewed all educational master plans, former facility master plans, infrastructure plan and other pertinent reports and data.

02 DISCOVERY

The 19six team met with the district facilities staff and collected information and visited every building and structure on both campuses to prepare a conditions report. We assessed facilities, user patterns and observable infrastructure.

PHASE 2

03 INPUT AND ANALYSIS

The 19six planning team conducted meetings with over 22 user groups representing various academic and administrative departments on campus. During these meetings, we discussed the facilities that these departments utilize and gathered insights on their positive and negative experiences, as well as their ideas for future facility support to achieve their educational goals.

04 STRATEGY

The 19six team used this input, as well as data on the facilities and enrollment, to identify planning priorities and assess options for addressing them. They considered these priorities in the context of the current and projected conditions at the college and analyzed their potential impact on the campus.

05 RECOMMENDATIONS

Recommendations were made in the form of campus plans, overlays and a project list.

SECTION 2

DATA ANALYSIS

Data Analysis

Educational Master Plan Goals + FMP

Implementing the Allan Hancock College Educational Master Plan 2020-21 to 2026-27

The goals of the Educational Master Plan primarily revolve around student engagement and maximizing student completion and transition to either a four-year college or employment. As due diligence for updating the Facility Master Plan, 19six Architects reviewed the Educational Master Plan as the context for assuring that the Facility Master Plan conforms to and facilitates the College's mission and ambitions. Many of these goals are in response to how learning happens due to the global pandemic and the permanent changes that it caused. It is recommended that there is a process for evaluating the progress of the Facilities Master Plan such as a yearly assessment by the Facilities Council.

Educational Master Plan Implications

01

STUDENT SERVICES SUPPORT

Reduce the student-to-counselor ratio and increase the capacity of the Counseling Center

Emphasize instructional and student services such as academic and career planning, financial planning, and development of study skills

Facilities Planning Strategy:

The Facilities Master Plan can address these by recommending that functions in Buildings A and B consolidate and rearrange existing spaces to be more efficient and accommodate services with the highest needs.

02

TECHNOLOGY SUPPORT

Provide adequate support to students and faculty to foster successful remote teaching and learning

Ensure existing classroom and campus spaces encourage student engagement and reflects multicultural and multi-ethnic backgrounds

Facilities Planning Strategy:

The Facilities Master Plan can address these by recommending that all new and modernized classrooms focus on providing flexibility, focus and new technology to classrooms. Focus on alternate types of study spaces to support learning communities and cohorts and after hours uses. See Appendix for ideas on flexible furniture arrangements and updated technologies and interactive learning strategies. Spaces need to be designed for ideal sound transmission and isolation. The FMP suggests a renovation to the current Library buildings on both LVC and SM campuses to better accommodate expanding student services in technology, and to accommodate night and weekend use.

03

IMPROVE EFFICIENCY

Consolidate related programs to free space for new uses.

Create flexible interdisciplinary space for programs and services.

Facilities Planning Strategy:

Fully develop the campus, including under utilized land areas. Remove Bldg W and E/F to free spaces for building new classrooms and services buildings.

Consider expansion of student services such as library access after hours, computer access on weekends and food services on LVC campus and at night on SM campus.

Data Analysis

Educational Master Plan Goals + FMP

Implementing the Educational Master Plan (continued)

04

NEW DEGREE PROGRAMS

Develop new degree programs that lead to an associate degree and transfer and implement an Associate Degree for Transfer (ADT) Create flexible interdisciplinary space for programs and services.

Emphasize instructional and student services such as academic and career planning, financial planning, and development of study skills

Facilities Planning Strategy:

Add new classroom and office spaces to accommodate new program growth and updating of current facilities.

05

ACADEMIC SUPPORT LVC

Increase student and academic support at the Lompoc Valley Center

Expand activities and events that promote student life at the Lompoc Valley Center.

Facilities Planning Strategy:

The FMP suggests a renovation to the current Building 1 to better accommodate expanding student services in technology, student dining and a general consolidation of spaces to better address current needs. FMP recommends creating plaza for outdoor lectures and gatherings. Modernize Library so it can offer after hours study access.

06

SUPPORT STUDENT JOURNEY

Provide a cross-functional student support approach and assist completion through Student Success Teams.

Build a more vibrant college-going culture through an engaging community presence.

Facilities Planning Strategy:

FMP identifies many learn + linger opportunities around both campuses as a strategy to support student mingling, study, and meetings.



Data Analysis

Previous Plan Implementations

Updates from Facilities Master Plan AHJCCD 2014-2024

- o The proposed demolition and replacement of the following buildings were not implemented
 - + Building E – Music
 - + Building K – Business Education
 - + Building M-300 – Science
 - + Portion of Building N – Sports Pavilion
 - + Building Q – Plant Services Office
 - + Building W – Student Health
- o The Fine Arts Complex has been completed (Bldg F)
- o The Ring Road circulation at Building W and Lot 6 remains incomplete
- o A proposed parking structure was not built
- o Use of the South Campus in Santa Maria remains underutilized

Allan Hancock College Technology Master Plan 2014-2020

- o Distance learning activities enhanced in some classrooms. Increased support for online student success still needed.
- o Smart Classrooms. All new construction, renovation, and site improvements need to comply with the District's Audio-Visual Systems Standard .



Data Analysis

Review Materials

Allan Hancock College Photovoltaic System Initiative

- o The college in conjunction with Forefront Power is in the process of permitting the construction of a photovoltaic system / shade structures at campus Parking Lots 1 (partial), 2, 3, 4 and 6 as part of its sustainability initiative.

City of Santa Maria Active Transportation Plan November 2020

- o The City of Santa Maria is studying expanding city-wide infrastructure for active transportation, e.g., sidewalks, shared paths and bike lanes – particularly along the periphery of Allan Hancock College's campus. The active transportation infrastructure is proposed to include street crossing and lighting improvements along College Drive and Jones Street.

Active Santa Maria SRTS Corridor Improvements

- o The City of Santa Maria is studying constructing a driverless vehicle path from the Transit Center towards the East, along Jones Street, which borders the northern edge of the Allan Hancock College campus. The driverless vehicle would run east -west continuously with a stop at the north edge of campus near the new Student Health Center.
- o The City of Santa Maria is studying constructing a Class I Shared Path from the Transit Center towards the East, along Jones Street, which borders the northern edge of the Allan Hancock College campus
- o The City of Santa Maria is studying constructing a Class II Bike Lane along Bradley Road, which borders the eastern edge of the Allan Hancock College campus
- o The City of Santa Maria is studying constructing various crossing improvements along the Allan Hancock College campus boundary, such as, at the intersections of College Drive and Jones Street; Bradley and Jones Street; midway between College Drive and Jones Street, along Jones Street; and midway between Jones Street and Sierra Madre, along Bradley Road.

City of Santa Maria Short Range Transit Plan August 2020+

- o Allan Hancock College is currently served by Santa Maria Area Transit's Bus Lines 2, 3, 7, Breeze 200 and SLORTA 10 with bus stops along College Drive, Bradley Road, Jones Street and Sierra Madre Avenue.
- o The City of Santa Maria is studying adjusting bus service to and around the Allan Hancock College campus by potentially incorporating a transit hub on the campus within 1 to 5 years of the date of the plan, i.e., 2020.



Data Analysis & Enrollment Projections

Space Needs Analysis

All community colleges in California are mandated by the California Community Colleges Chancellor's Office (CCCCO) to track its student and faculty populations in several different categories. These categories are used in multiple formulas that track enrollment and formulate future projections that can inform decisions about funding status and facility needs. Both the College and the CCCCCO track weekly student contact hours, full time equivalents of students (FTES) and faculty (FTEF), while accounting for differing space and class sizes between lecture spaces and lab spaces. With a clear picture of how many students are attending (as well as how often and in what types of programs), the College can make judgments about the current facilities capacity to determine and justify future funding requests to the State.

COVID-19 Pandemic

The data used in the AHCCCD facilities plan is from 2018, which may not accurately reflect the current needs and trends of the College due to the impact of the Covid-19 pandemic. From fall 2019 to fall 2020, there was a 24% decline in enrollment, including a 14% decline in credit headcount and a 71% decline in noncredit headcount. Despite a recovery in fall 2021, the overall impact between fall 2019 and fall 2021 was a 17% reduction in student population. It is important to consider these changes and their potential impact on the accuracy of the data when developing the facilities plan.

	FALL 2020	Fall 2021	Fall 2019 to Fall 2021	Fall 2019 to Fall 2021
	% Change from Previous Year	% Change from Previous Year	% Change from 2019	Net Change
AHC Total	-24%	9%	-17%	-2,589
AHC Credit (81% of total)	-14%	-4%	-17%	-2,041
AHC Noncredit Only (19% of total)	-71%	177%	-20%	-548

Community colleges have a crucial role to play in the American higher education system. These institutions enroll nearly half of all students who attend public schools and the majority of students from minority backgrounds. They are instrumental in providing workforce training, and often act as stepping stones to four-year colleges and universities. Recently, a study conducted by George Bulman and Robert Fairlie at the University of California, Santa Cruz, examined the effects of the pandemic on enrollment and student success in California's community colleges. (<https://www.future-ed.org/the-impact-of-covid-19-on-community-college-enrollment-and-student-success/>)



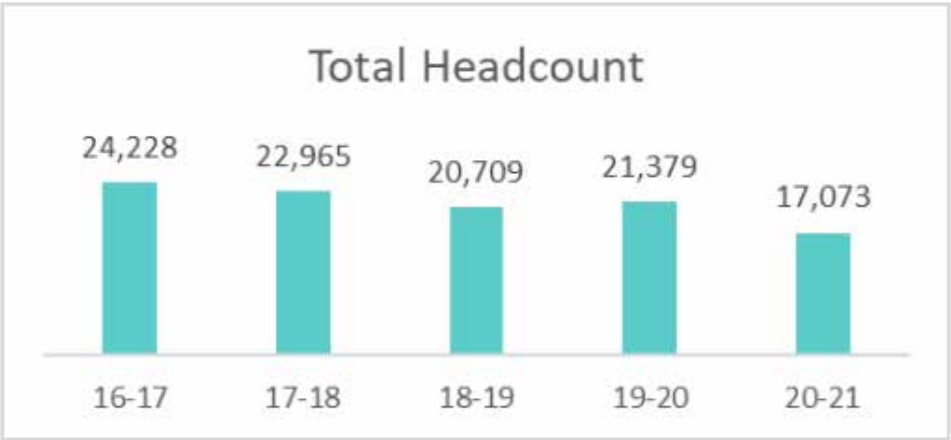
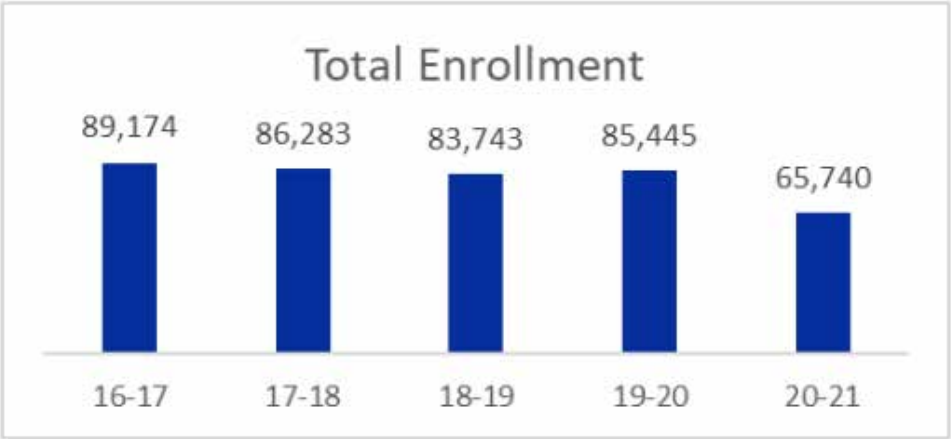
Data Analysis & Enrollment

Projections continued

Conclusions

- » The impact of COVID on college enrollment has not been equally distributed. Males and Latinx students were impacted the most, as were students 20 to 24 years old, first-time, first generation, and CTE students.
- » Institutions where there is more elasticity in capacity to move online suffered the least.
- » Community colleges that offer a variety of CTE and noncredit offerings experienced larger declines.
- » The pandemic impacted student persistence overall and with larger declines for some groups of students.

Allan Hancock College experienced a small decline in overall enrollments from 89,174 enrollments in 2016-2017 to 85,445 in 2019-2020, a -4% decline. However, from 2019-2020 to 2020-2021, the college experienced a -23% decrease during the pandemic. Overall, total enrollment declined 26% over the last five years.



Data Analysis & Enrollment

Projections continued

The heat map chart indicates that there are times of the day and week that classrooms and facilities are underutilized. This would be a first step in finding more swing space and classrooms to accommodate program growth or modernizations.

Term Spring 2023|Campus All|Department All|Discipline All|
Course Attribute All | Part of Term All

BeginTime	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6am	1	1	1	1	1	0	0
7am	6	11	10	9	6	1	1
8am	50	78	81	79	46	34	0
9am	84	99	96	95	26	12	0
10am	13	18	16	16	10	0	0
11am	61	51	67	52	15	1	0
12pm	55	49	60	44	12	4	1
1pm	32	63	52	53	41	39	0
2pm	30	47	42	50	11	1	0
3pm	17	28	22	28	4	0	0
4pm	16	10	15	5	0	0	0
5pm	23	32	24	31	2	2	0
6pm	83	85	64	78	14	0	0
7pm	29	29	31	25	1	0	0
8pm	7	11	5	11	2	0	0
9pm							
ONLINE	3	1	4	1	0	0	0



SECTION 3

FACILITY ASSESSMENTS

See Appendix for all Building Assessments.

Facility Assessments



The purpose of the facility assessments and user group meetings were to assess the condition of the College's existing buildings and facilities, to document the current and future space needs, as well as to identify any accessibility, functional, or code deficiencies that may need to be addressed in the Master Plan.

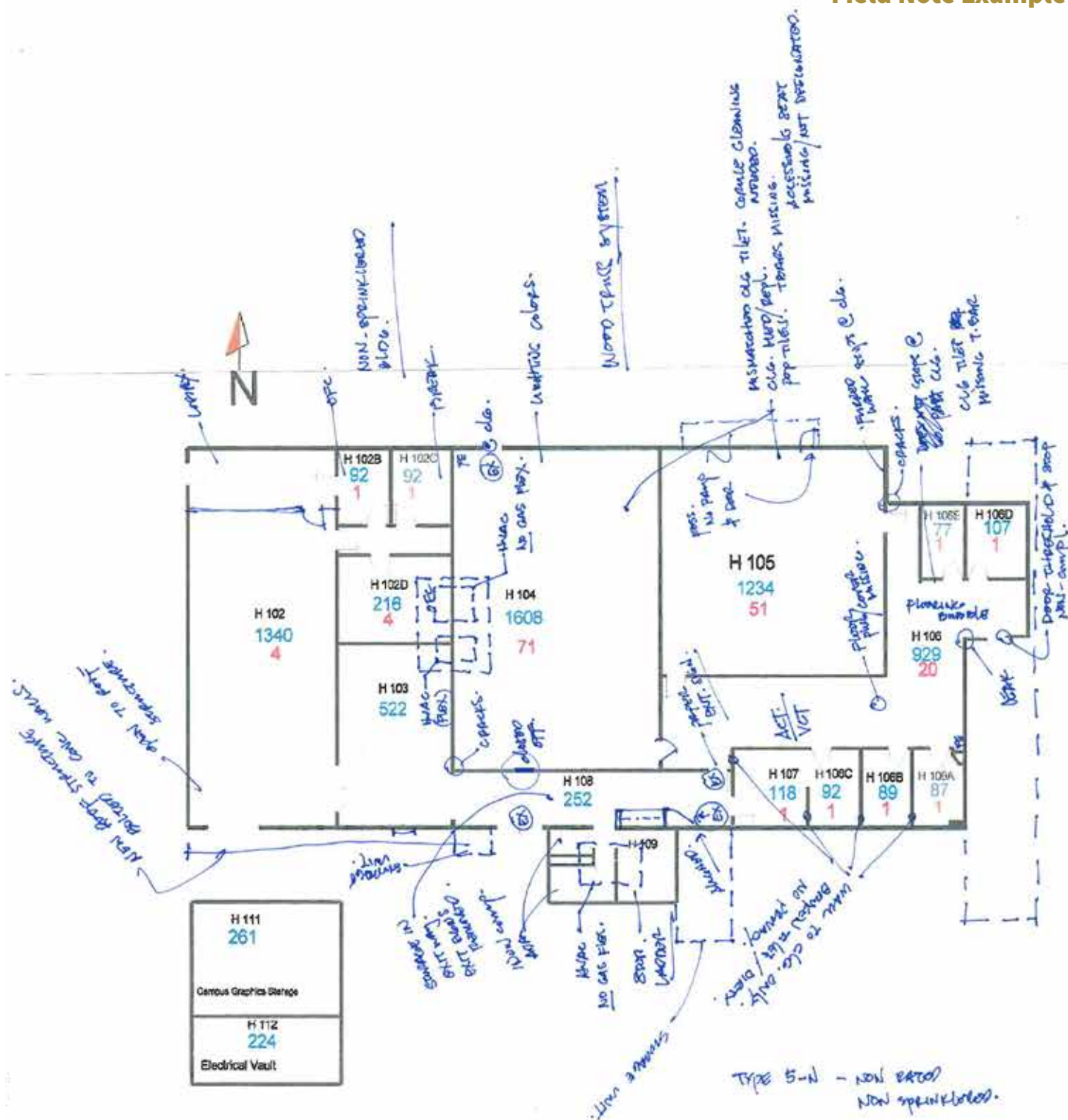
Building and Site Surveys

- » The team of 19six Architects carried out field surveys of the buildings on the College's Santa Maria Main Campus, Santa Maria South Campus and Lompoc Valley Center. These are summarized in the Appendix (Field Notes & Building Reports).
- » The field surveys analyzed the College's buildings with regards to the structural and environmental integrity of their exterior envelope, durability and functionality of their interior spaces, their compliance with life safety and physical accessibility standards, and their aesthetic contribution to the overall campus context.
- » Santa Maria Main Campus Evaluations: 24 buildings by 20 assessment categories
- » Santa Maria South Campus Evaluations: 4 buildings by 20 assessment categories
- » Lompoc Valley Center Evaluations: 7 buildings by 20 assessment categories

See Appendix for all building field surveys.

The Facilities matrix summarizes all building surveys by campus and gives a priority factor to each building. The priority factor is based on the summation of interior, exterior, life safety, accessibility, structural assessment values factored by the age of the building.

Field Note Example



Building H

TYPE 5-N - NON RATED
NON SPRINKLED.

(N) Puffing w/in last 2 yrs.

Facility Assessment

Sample

ALLAN HANCOCK COLLEGE
SANTA MARIA CAMPUS - MAIN

FACILITY ASSESSMENT

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING A100

YEAR BUILT: 2013
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 34,788
NO. OF FLOORS: 2
STRUCTURE: Steel
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
COMMENT: Stl Struct / Mtl Framed / Membrane Roof
PROGRAM(S) / DEPARTMENT(S): Admissions, Counseling, Financial Aid, Cashier, COPE, CARE, Career Counseling, CALSOAP, CAN, Vice President of Student Services



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	3	10

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT / AV	WAYFINDING	RATING SUM
2	2	2	1	1	1	1	10

COMMENTS: Ceiling tiles were misaligned or popped out of seating in ceiling metal bar system; Room signage(s) is lacking or minimal; some ceiling tiles need replaced due to leaks; Rubber base coming off wall; Walls need repainted from marring/scuffs; A213A (Meeting Room) being used for storage (Covid)

LIFE SAFETY / ACCESSIBILITY

* Accessibility Access rating is based on CASp Report by Disability Access Consultants, LLC

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS*	DOORS / HARDWARE	SIGNAGE	RATING SUM
2	1	3	3	2	1	15

COMMENTS: Non-consistent actuator uses throughout building; Egress route signage missing, mislocated or not clearly visible; Missing fire extinguishers within proximity of egress doors, or incorrect on Emergency Egress Map (near doorways); Restrooms A152, A158, A251, A252 do not meet current Accessibility Compliance requirements; Under sink knee clear space was used for storage in most locations

PRIORITY FACTOR
4

Facility Assessment Summary

Santa Maria Campus

The following matrix summarizes the overall condition of each campus building.

ALLAN HANCOCK COLLEGE

FACILITY ASSESSMENT

SANTA MARIA CAMPUS - MAIN CAMPUS

Rating Key

No repair necessary
Cosmetic repair necessary
Preventative maintenance necessary
Repair necessary
Repair necessary for use past 2 years
Major repair needed for continued use
Consider Replacement

Priority Factor

1-5
6-10
11-15
16-20
21-25
26+

FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
A100	2013	8	4	
A200	2013	8	4	
B	2013	8	4	
C	1990	31	17	Repair necessary
D	1968	53	29	Repair necessary
E				To be Demolished
F				To be Demolished
G	1962	59	55	Interior Renovation
H	1971	50	47	Interior Renovation
H (Block House)	1971	50	24	PG&E (incl)
I100	1990	31	14	Maintenance
I200	1990	31	18	Interior Renovation
K	1964	57	31	Repair necessary
L	1962	59	48	Major Renovation
L (LRC)	2004	17	9	Cosmetic Repairs
N	1962	59	70	Major Renovation
M100	2000	21	10	Cosmetic Repairs
M300	1962	59	39	Repair necessary
M400	1962	59	46	Major Renovation
O100	2013	8	3	
O200	2013	8	3	
O200 (Yard)	2013	8	2	
O300	1966	55	53	To be Demolished
R	1951	70		Occupied/No Review
R2	1952	69		Occupied/No Review
S	2007	14	7	Cosmetic Repairs
S2	1950	71	30	Consider Replacement
W	1980	41	37	Consider Replacement

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation. The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.

Facility Assessment Summary

Santa Maria South Campus

The following matrix summarizes the necessary building repairs for each campus

ALLAN HANCOCK COLLEGE

FACILITY ASSESSMENT

SANTA MARIA CAMPUS - SOUTH CAMPUS

Rating Key

No repair necessary
Cosmetic repair necessary
Preventative maintenance necessary
Repair necessary
Repair necessary for use past 2 years
Major repair needed for continued use
Consider Replacement

Priority Factor

1-5
6-10
11-15
16-20
21-25
26+
37+

FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
P	1963	58	49	Consider Replacement
PA	1963	58	37	Consider Replacement
Q	1963	58	54	Consider Replacement
CBC	1991	30	24	Major Renovation

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation. The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.

Facility Assessment Summary

Lompoc Valley Center

The following matrix summarizes the necessary building repairs for each campus

ALLAN HANCOCK COLLEGE

FACILITY ASSESSMENT

LOMPOC VALLEY CAMPUS

Rating Key

No repair necessary
Cosmetic repair necessary
Preventative maintenance necessary
Repair necessary
Repair necessary for use past 2 years
Major repair needed for immediate continued use
Consider Replacement

Priority Factor

1-5

6-10

11-15

16-20

21-25

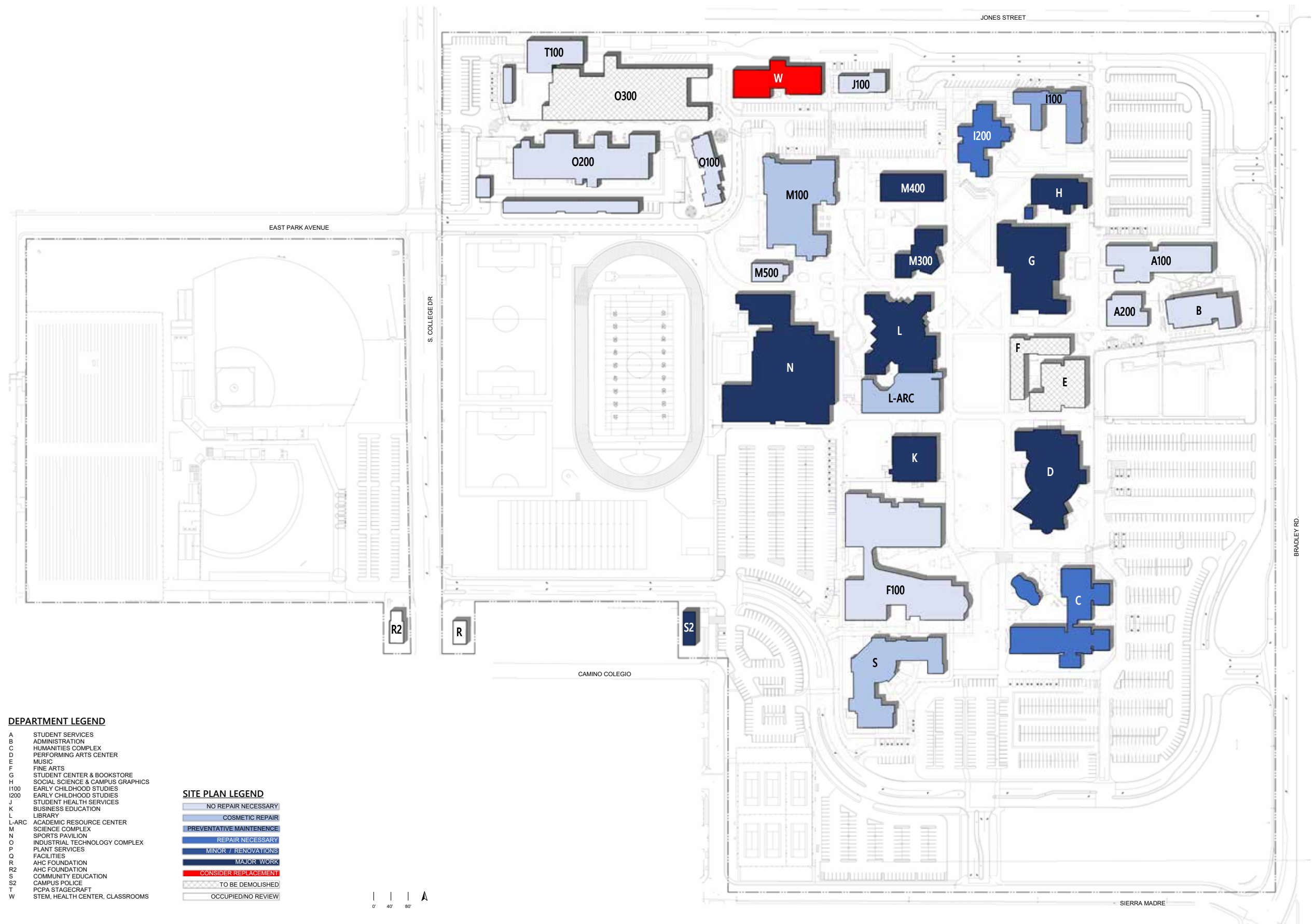
26+

37+

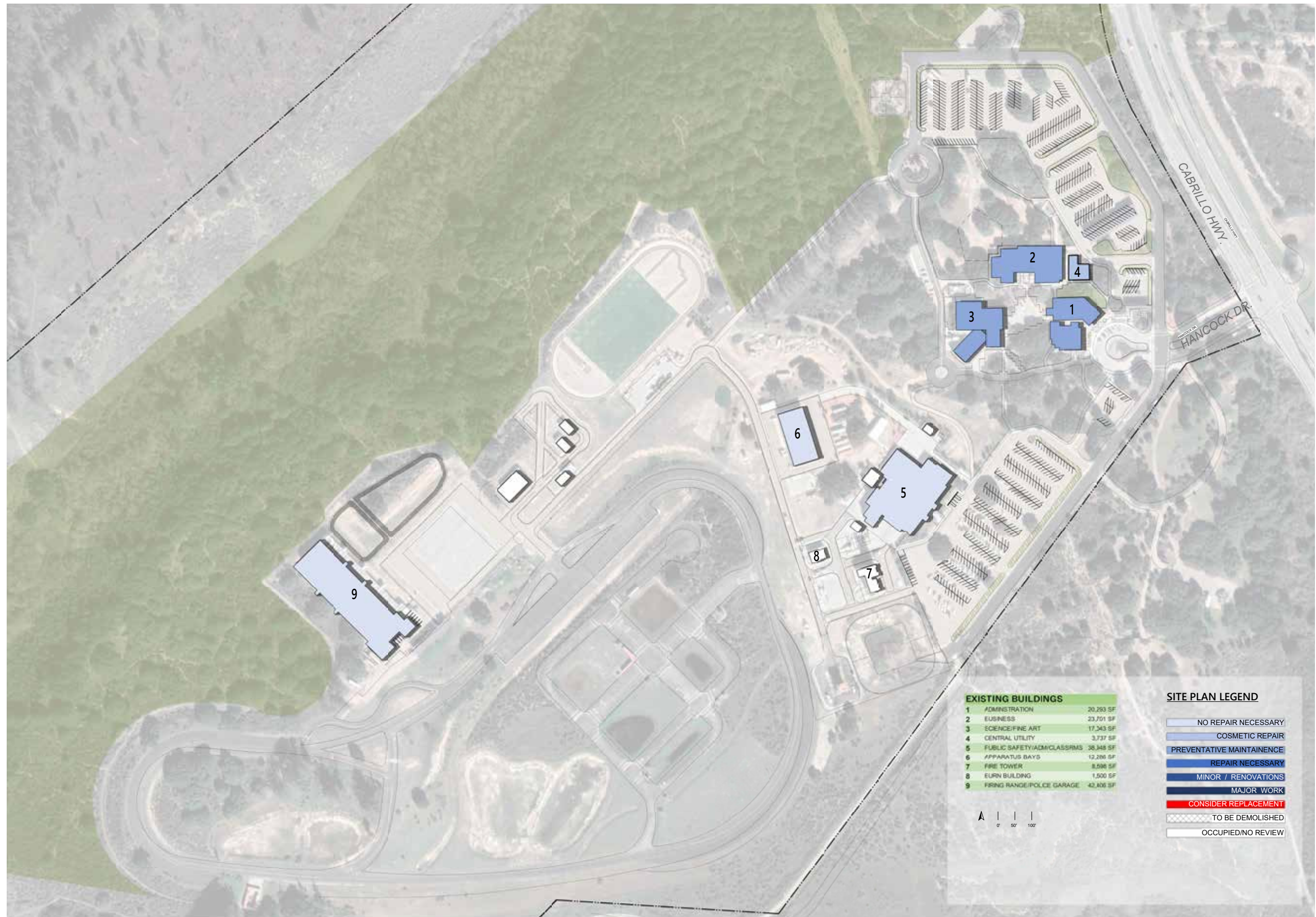
FACILITY ASSESSMENT SUMMARY

BUILDING	YEAR BUILT	AGE	PRIORITY FACTOR	REMARKS
BUILDING 1	1999	22	11	Minor Renovation
BUILDING 2	1999	22	12	Minor Renovation
BUILDING 3	1999	22	12	Minor Renovation
BUILDING 4	1999	22	6	
BUILDING 5	2013	8	3	
BUILDING 6	2014	7	3	
BUILDING 9	2014	7	2	

Please see each building's detailed facility assessment for the criteria factored into the Priority Factor valuation. The Priority Factor is the summation of exterior, interior and life safety / accessibility building assessment values factored by the age of the building.



Santa Maria Campus Facilities Assessment



Lompoc Valley Center **Facilities Assessment**

SECTION 4

USER GROUP MEETINGS

See Appendix for all summaries and meeting notes



User Group Meetings

During the User Group Meetings, members of the different program areas were consulted to understand how facilities impact the teaching or service objectives of the College. The meetings were aimed to review positive and negative aspects of each facility in order to better serve the college's educational objectives.



User Groups Interviews

1. South Campus
2. Industrial Technology
3. Health Science
4. Behavioral Science
5. Community Education
6. Performing Arts
7. Kinesiology / Athletics
8. Business Education
9. LVC Part 1 Public Safety
10. Business Administration
11. Public Safety
12. Health Services
13. Student Center
14. Humanities
15. Math Science
16. Library
17. Campus Graphics
18. Student Services
19. Grants Testing
20. LVC Part 2 Main Campus

User Group Meetings

Discussion Items

Below are the guidelines for the discussions:

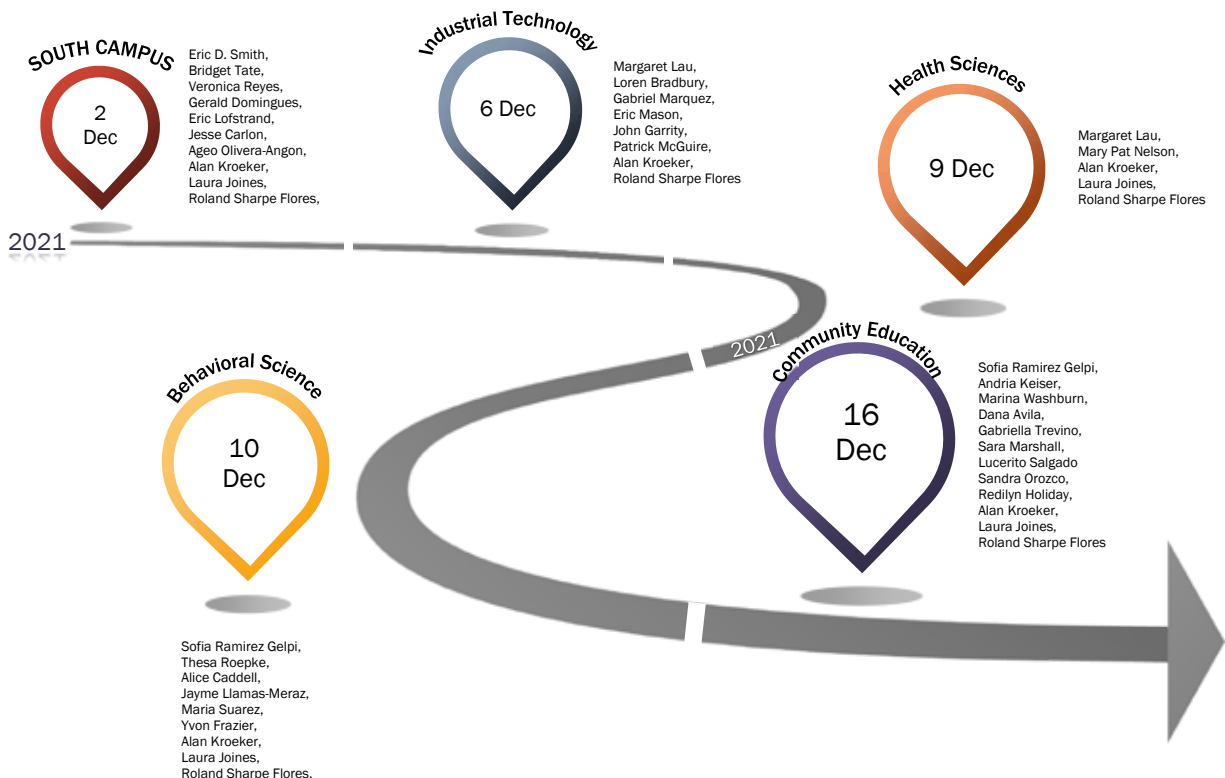
A. Based on the following areas, how do the space(s)/place(s) you use to teach and/or provide services to students facilitate meeting the college's educational objectives?

B. Based on the following areas, what are the existing facilities deficiencies? What's not working well or can be improved upon?

C. How do the space(s)/place(s) you use to teach and/or provide services to students hinder meeting the college's educational objectives? The areas that were discussed during these meetings include:

Entry / 'Front Door'
Security
Sustainability
Acoustics
HVAC / Thermal Comfort
Electrical Power
IT / Data / AV
Daylighting
Ventilation
Restrooms

D. What program growth areas identified in the Educational Master Plan will not be met by the current facilities? What program areas identified as declining in the Educational Master Plan will free up space that can be used for other purposes?



User Group Meetings

Discussion Items

E. Enrollment / demographic growth / changes.

1. What enrollment / demographic growth areas will not be met by the current facilities?
2. What enrollment / demographic programs are declining and will free up space that can be used for other purposes?

F. Site Conditions

G. How does the college's overall planning and character facilitate the college's educational objectives?

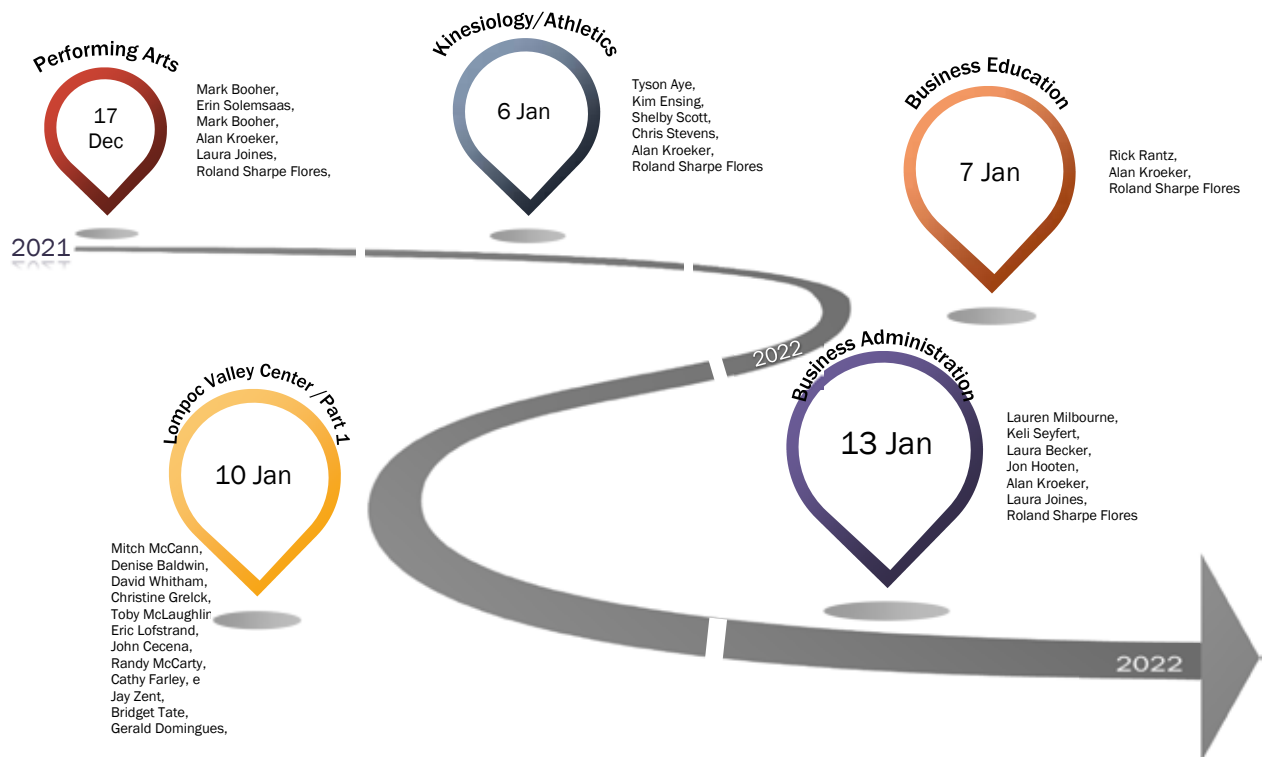
1. Campus building design
2. Key space(s) and/or place(s)
3. Collegiate atmosphere

H. How does the college's environmental infrastructure facilitate the college's educational objectives?

1. Pedestrian circulation / pathways
2. Landscaping
3. Wayfinding / signage
4. Vehicle / Transportation / Parking / Drop-off Access

I. How does the college's site utility infrastructure facilitate the college's educational objectives?

1. Gas, water, power
2. IT / WAP



User Group Meetings Summary Matrix

The User meetings were focused on gathering information from various user groups about their needs and concerns related to the physical spaces on the campus. The summary matrix identifies some common themes.

- » The need for better wayfinding within buildings on the Santa Maria Campus and for wayfinding both to buildings and within buildings on the Lompoc Valley Center campus.
- » Desire for more '3rd space' informal meeting, studying spaces both inside and outside to support collegiality

It's important to consider the needs of user groups, as they have different requirements and preferences for the spaces they use on campus based on the age and condition of their facilities. The last column in the summary matrix tracks the user groups with the most expressed needs at the meetings.

The spatial fit category refers to user requests for additional program space or rearranging of spaces to achieve a better fit. For example, the Public Safety building is too small for their needs and Math Science has space but not all located together. These items are specifically addressed in the Building/User Summaries in the Appendix.

SEE APPENDIX FOR A CONSOLIDATED SUMMARY OF EACH BUILDING

The consolidated summaries combine the findings from the physical building assessments and user group discussions. Despite the fact that the user groups were sometimes spread across multiple buildings, the 19six team found it beneficial to summarize the conclusions about each physical structure as a precursor to the Future Master Plan.

ALLAN HANCOCK COLLEGE USER ASSESSMENT MATRIX SANTA MARIA, SOUTH CAMPUS, LOMPOC VALLEY CENTER															
RATING KEY														1	
														2	
														3	
														Priority	
USER GROUP AREA	WAYFIND + SIGNAGE	ACOUSTICS	HEAT / COOL	ELEC/IT	DAYLIGHT + WINDOWS	TOILETS	SECURITY	BLD ACCESS	CAMPUS LOCATION	SPATIAL FIT / SIZE / LOOK	BUILDING ENTRY	SUSTAIN-ABILITY	3RD SPACE INFORMAL FOOD	SUM	PRIORITY FACTOR
1 SOUTH CAMPUS	3	1	3	2	2	2	3	3	3	3	2	1	1	25	
2 INDUSTRIAL TECHNOLOGY	2	1	1	1	1	2	2	1	1	1	1	2	2	18	
3 HEALTH SCIENCE	2	1	1	2	3	1	2	1	1	3	3	1	3	24	
4 BEHAVIORAL SCIENCE	2	2	2	2	1	1	2	1	1	2	1	1	1	19	
5 COMMUNITY EDUCATION	2	1	1	1	1	1	3	1	1	3	1	1	3	20	
6 PERFORMING ARTS	1	1	1	3	1	1	1	1	1	2	1	1	3	18	
7 KINESIOLOGY ATHL	3	3	3	3	3	3	2	3	1	3	2	2	3	34	
8 BUSINESS EDUCATION	2	2	1	2	1	2	1	1	1	3	2	1	2	21	
9 LVC Part 1 PUBLIC SAFETY	3	1	1	2	1	1	2	1	1	1	1	1	1	17	
10 BUSINESS ADM	2	1	2	1	1	1	2	1	1	1	1	1	2	17	
11 PUBLIC SAFETY	3	3	3	1	1	3	3	3	3	3	3	1	3	33	
12 HEALTH SERVICES	3	2	2	2	2	2	2	3	1	3	1	1	2	26	
13 STUDENT CENTER	3	2	1	2	2	2	1	1	1	2	1	2	3	23	
14 HUMANITIES	3	1	2	3	1	1	1	1	1	2	1	2	2	21	
15 MATH SCIENCE	3	2	2	3	2	1	1	1	1	3	2	1	2	24	
16 LIBRARY	3	3	1	3	1	1	3	1	1	3	1	1	3	25	
17 CAMPUS GRAPHICS	3	2	2	2	2	1	1	1	1	2	2	2	1	22	
18 STUDENT SERVICES	2	1	2	1	1	1	1	1	1	2	1	2	1	17	
19 GRANTS TESTING	2	1	2	1	1	1	1	1	1	2	1	2	1	17	
20 LVC Part 2 MAIN CAMPUS	3	1	1	2	1	1	1	1	1	1	1	1	1	16	
TOTALS	50	32	34	39	29	29	35	28	24	45	29	27	40		

SECTION 5

EXISTING CONDITIONS

Site Plans



Campus & Center Documented Plans

The following plans analyzed the existing conditions on the two campuses, allowing us to make informed projections about future needs in the master plan. This analysis of existing conditions will help ensure that Allan Hancock's facilities and infrastructure are sufficient to meet the needs of the community in the long term. The master plan, which is based on this analysis, will serve as a guide for decision-making and resource allocation, and will help ensure that the AHJCCD campuses are functional and well-designed.

SANTA MARIA CAMPUS

- » Facilities Assessment
- » Development History
- » Precinct Plan
- » Vehicular Circulation & Parking
- » Pedestrian / Bicycle Circulation
- » Existing Open Space
- » Sustainability Plan

SOUTH CAMPUS

- » Development History
- » Facilities Assessment

LOMPOC VALLEY CENTER

- » Facilities Assessment
- » Development History
- » Precinct Plan
- » Vehicular Circulation & Parking
- » Pedestrian & Bicycle Circulation
- » Existing Open Space
- » Sustainability Plan



Santa Maria Campus

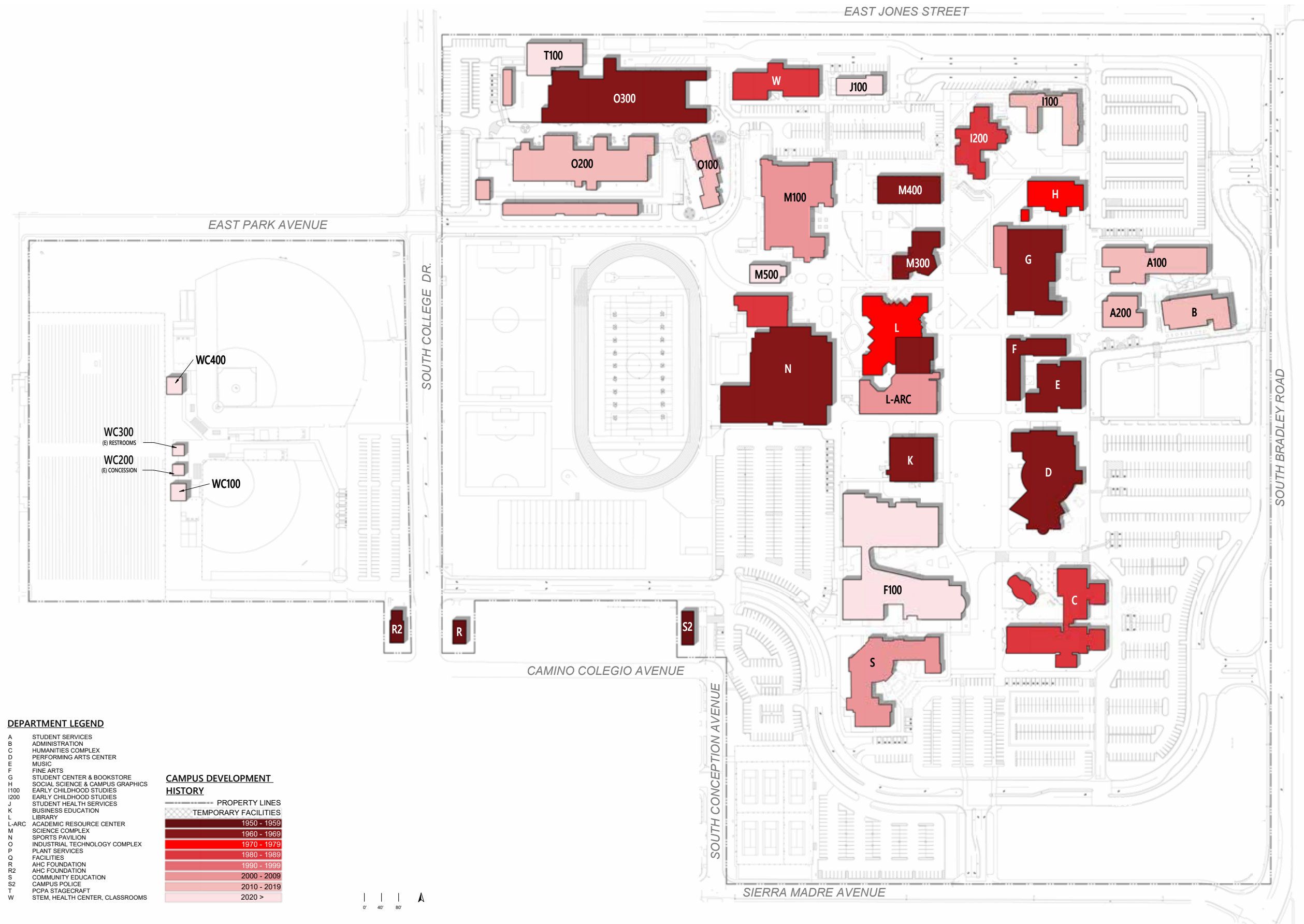
Development History

Precinct Plan

Vehicular Circulation & Parking

Pedestrian / Bicycle Circulation

Existing Open Space



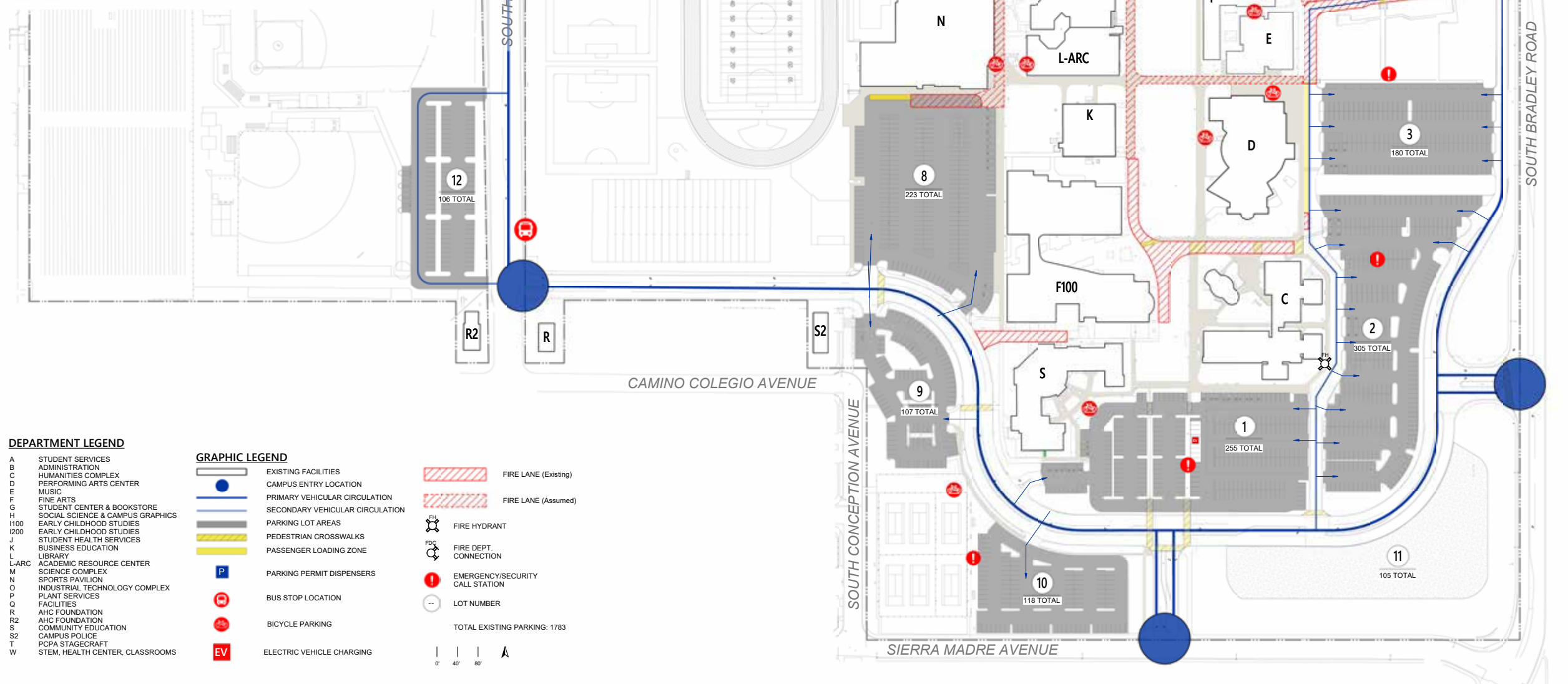
Santa Maria Campus **Development History**



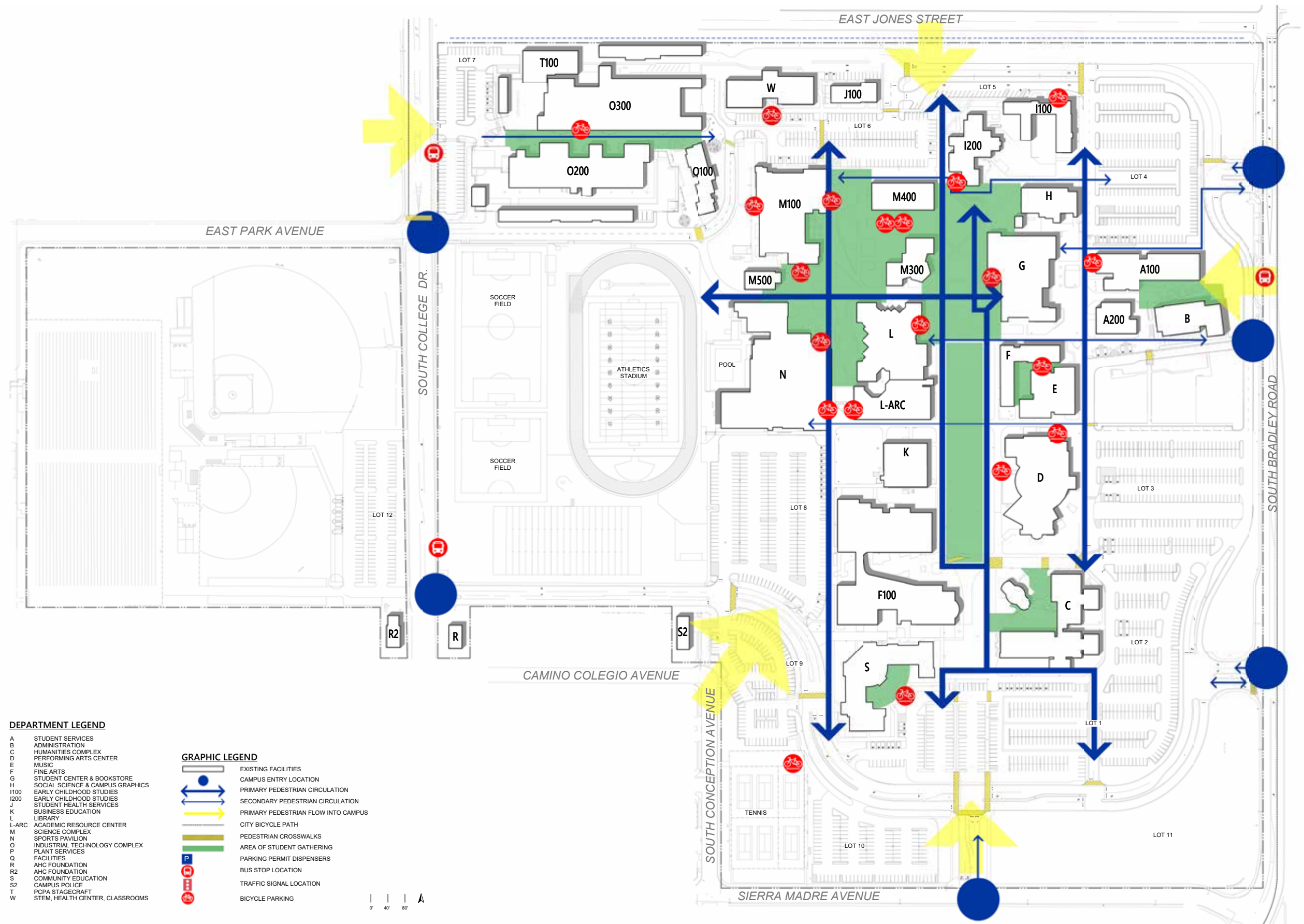
Santa Maria Campus **Precinct Plan**

EXISTING PARKING REPORT											
Lot 1	Reg	Acc	EVCS	*EVSE	Total	Lot 6	Reg	Acc	EVCS	*EVSE	Total
Existing Total	228	19	8	4	259	Existing Total	135	6			141
Required per 2022 code			81	13		Required per 2022 code			25	8	
Lot 2	Reg	Acc	EVCS	*EVSE	Total	Lot 7	Reg	Acc	EVCS	*EVSE	Total
Existing Total	297	8			305	Existing Total	92	6			98
Required per 2022 code			61	16		Required per 2022 code			17	4	
Lot 3	Reg	Acc	EVCS	*EVSE	Total	Lot 8	Reg	Acc	EVCS	*EVSE	Total
Existing Total	174	6			180	Existing Total	214	9			223
Required per 2022 code			35	9		Required per 2022 code			45	12	
Lot 4	Reg	Acc	EVCS	*EVSE	Total	Lot 9	Reg	Acc	EVCS	*EVSE	Total
Existing Total	210	7			217	Existing Total	106	1			107
Required per 2022 code			43	11		Required per 2022 code			25	6	
Lot 5	Reg	Acc	EVCS	*EVSE	Total	Lot 10	Reg	Acc	EVCS	*EVSE	Total
Existing Total	17	2			19	Existing Total	118				118
Required per 2022 code			4	0		Required per 2022 code			25	8	
Lot 1A	Reg	Acc	EVCS	*EVSE	Total	Lot 12	Reg	Acc	EVCS	*EVSE	Total
Existing Total	10	2	2		14	Existing Total	99	7			106
Required per 2022 code			4	0		Required per 2022 code			25	6	

* Number of EV Capable Spaces provided with EV Supply Equipment



Santa Maria Campus Existing Vehicular Circulation & Parking



Santa Maria Campus **Existing Pedestrian & Bicycle Circulation**



Santa Maria Campus **Existing Open Space**

South Campus

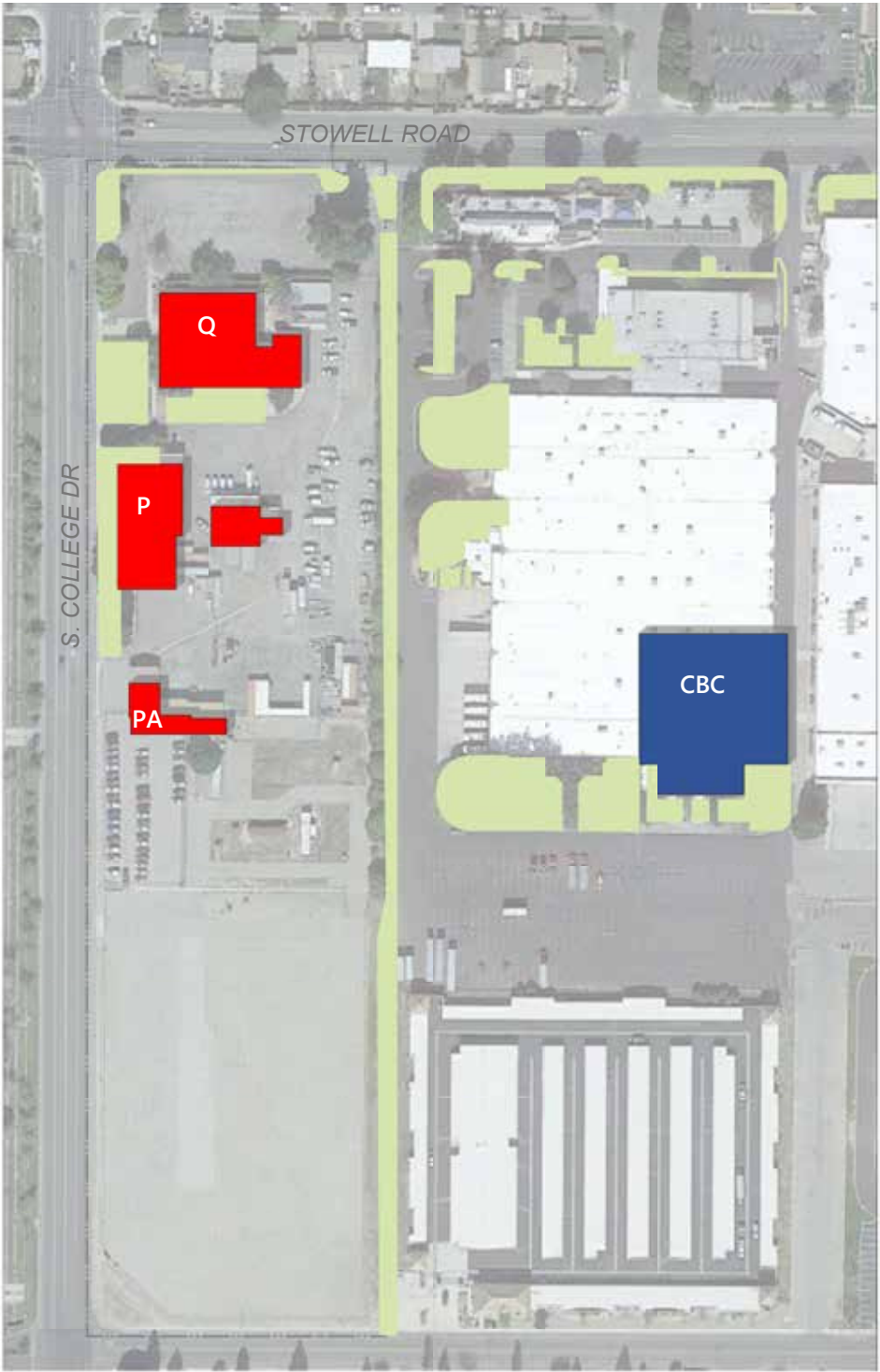
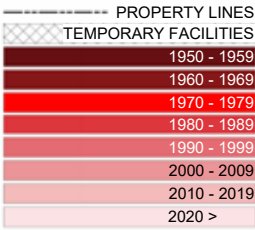
Development History
Facilities Assessment
Future Leasable Area



DEPARTMENT LEGEND
CBC COLUMBIA BUSINESS CENTER
P PLANT SERVICES SHOP
Q PLANT SERVICES OFFICES



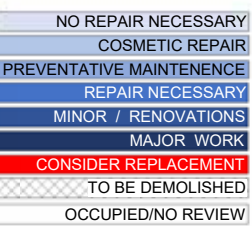
CAMPUS DEVELOPMENT HISTORY



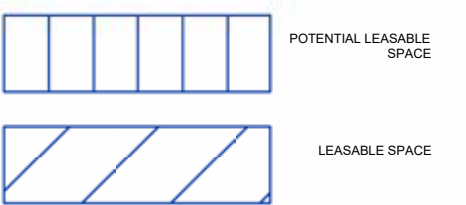
DEPARTMENT LEGEND
CBC COLUMBIA BUSINESS CENTER
P PLANT SERVICES SHOP
Q PLANT SERVICES OFFICES



SITE PLAN LEGEND



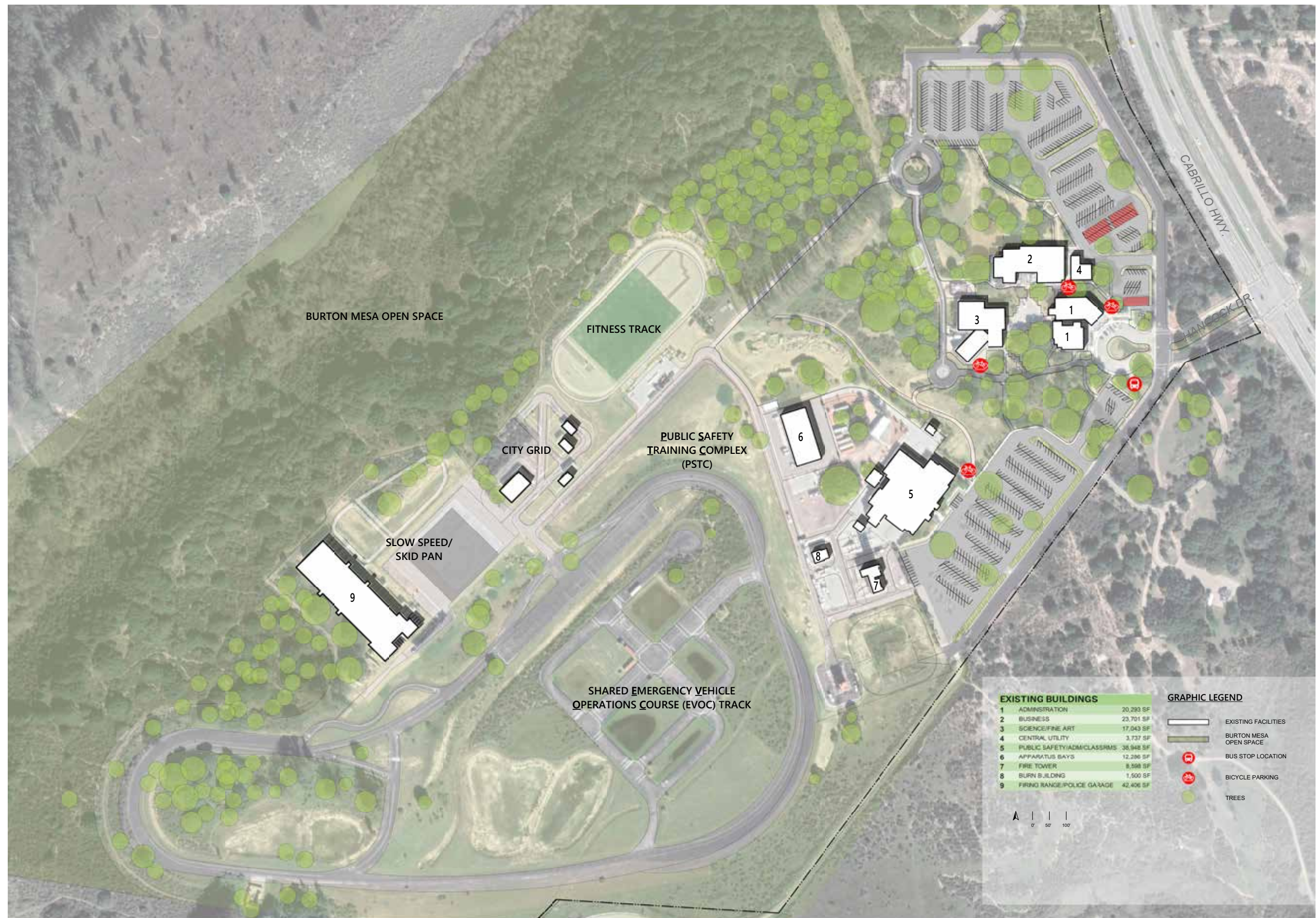
FUTURE USE



South Campus **Development History, Facilities Assessment, Leasable Area**

Lompoc Valley Center

Existing Site Plan
Campus Development History
Precinct Plan
Vehicular Circulation & Parking
Pedestrian & Bicycle Circulation



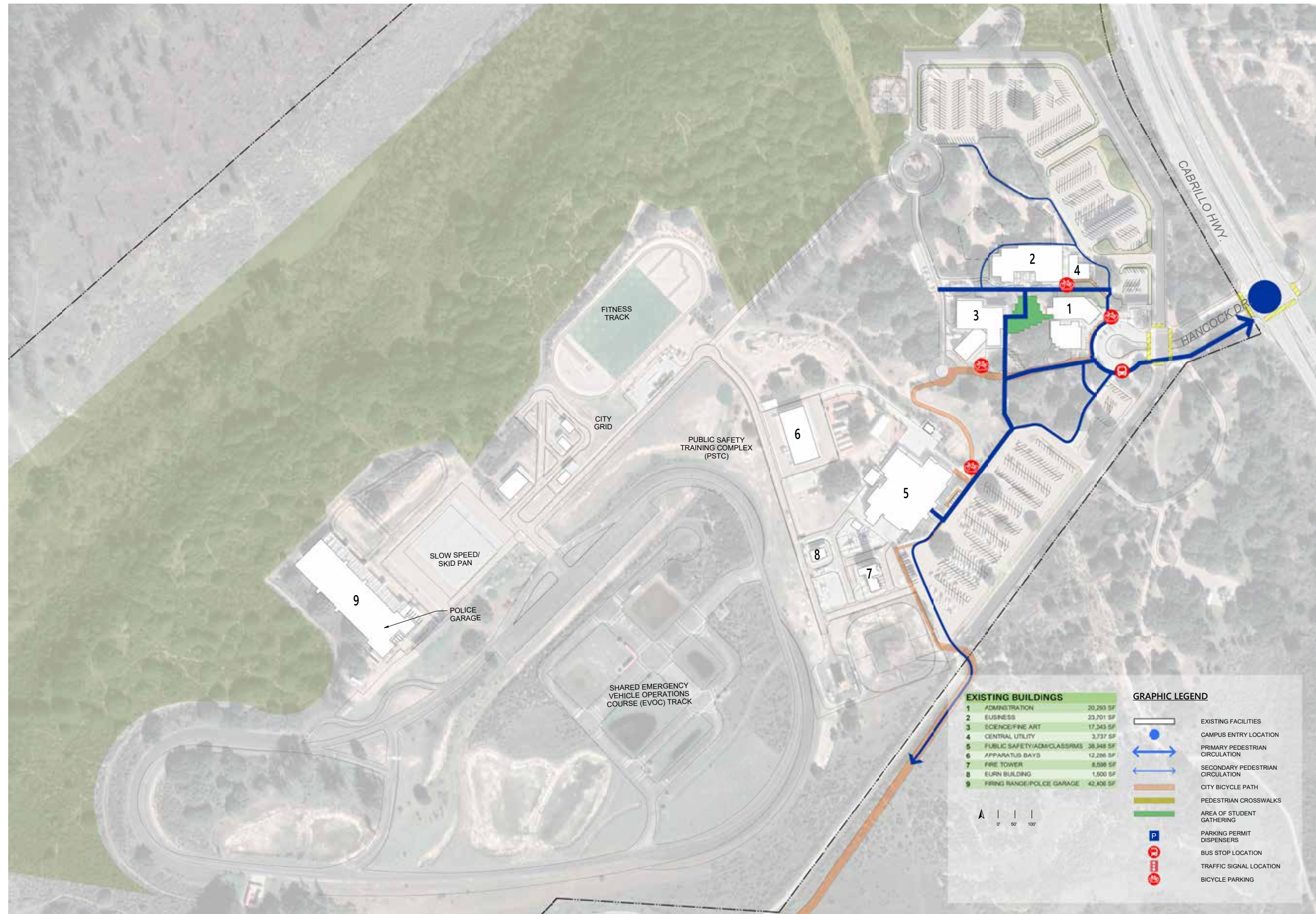
Lompoc Valley Center **Site Plan Existing**



Lompoc Valley Center Campus Development History



Lompoc Valley Center **Precinct Plan**



Lompoc Valley Center **Pedestrian & Bicycle Circulation**

SECTION 6

PROPOSED MASTER PLANS



Santa Maria Campus

Master Plan

The College uses annual updates, program reviews, and other planning processes to support programs, utilize efficiency, and review its facilities and equipment. To assure the feasibility and effectiveness of physical resources in supporting institutional programs and services, the College plans and evaluates its facilities and equipment on a regular basis, taking utilization and other relevant data into account. Long-range capital plans support institutional improvement goals and reflect projections of the total cost of ownership of new facilities and equipment.

To ensure long-range capital plans meet district needs and continue to support institutional improvement goals, the College developed the 2022-2034 Facilities Master Plan. The Educational Master Plan 2020-2026 informed the development of the 2022-2034 Facilities Master Plan recommendations. Much of the new building at the college was funded by the \$180 million Bond Measure I, approved by voters in 2006. However, the college has also used alternative funding sources, such as funds from the Capital Projects Fund and various federal, state, and local resources to fund capital facilities projects. Since 2006, funding from Bond Measure I of \$180 million has helped Allan Hancock College (AHC) construct state-of-the-art buildings. Bond-funded capital construction projects include the Fine Arts Complex, Mathematics, Engineering, Science Achievement/ Science, Technology, Engineering and Mathematics (MESA STEM) Center for Academic Success, Pacific Conservatory of the Performing Arts (PCPA) Stagecraft Building, and the Student Health Center, Student Pantry and Student Laundry. A new bond measure will be necessary to continue to construct, modernize, and repair facilities. Without a new bond measure, the district will be forced to rely on the unrestricted general fund to finance capital facilities needs.

CAPITAL IMPROVEMENT PROJECTS

College enrollment is not expected to return to pre-pandemic levels in the near term. Therefore, the primary focus of future capital improvement is through renovation or replacement of existing buildings and infrastructure rather than the construction of new facilities.

PROJECTS IN PROCESS /RECENTLY COMPLETED or IN CONSTRUCTION (Santa Maria Campus)



Fine Arts Complex

BLDG F FINE ARTS COMPLEX The College is nearing completion of an 88,000 SF Fine Arts Complex on the Santa Maria campus. The Fine Arts Complex is partially funded using state funds. In order to receive these funds, the state required the college to demolish Buildings O, E and F on campus.



MESA STEM Center

M500 MESA STEM STUDY SKILLS CENTER Completed in 2022 it was designed and built in 10 months, providing a much needed study center on campus.



PCPA Stagecraft

T100 PCPA STAGECRAFT 6500 SF Costume and Stagecraft shop is scheduled to be completed in 2023.

J100 STUDENT HEALTH CENTER This 7000sf project is scheduled to be completed in 2023 and features a student support services food pantry and laundry

BASEBALL/SOFTBALL RESTROOMS/CONCESSIONS This project is scheduled to be completed in 2023

BLDG N ATHLETICS MODERNIZATION The College has submitted a Final Project Proposal to the Chancellor's Office to modernize Building N (Gym). It is the first priority in the college's Five-Year Construction Plan. The college has developed conceptual plans for the building's modernization but is awaiting to be prioritized for full funding.

Facilities Maintenance

FACILITIES MAINTENANCE

The College maintains its facilities to support programs and services and allow the college to achieve its mission. The Facilities Department endeavors to provide safe, well-maintained, and inviting facilities and grounds that create a positive learning and working environments for all that attend, work, and visit the college campuses.

The Facilities Department maintains the educational facilities and supports other organizations through maintenance services. The “completed work order report,” available from the online work order system, provides evidence that facilities undergo routine maintenance and repair. The Facilities Department has completed many minor maintenance projects in the past two years to improve individual education programs, replace or repair aging infrastructure, and improve safety.

The following are some of the completed projects:

- » Building A & B Boiler Replacement
- » Building D Water Line Relocation
- » Separation of the Fire Water Loop
- » LED Light Replacement for Buildings A and B
- » Repaving of Parking lot 3
- » Building G HVAC Replacement
- » CBC (Columbia Business Center) restroom renovation
- » Building H Roof Replacement
- » Parking lot 9 LED Light Replacement

Pending Facilities projects to maximize functional space and improve efficiency and utilization:

- » PCPA Shade Structure
- » PCPA Speaker Upgrades
- » Skills Center Sewing Room Renovation
- » Building N Repainting and Locker Replacement
- » Bldg G Interior Modifications



DESIG. #B0C4DE FINE GRAIN	①
	PAINTE 1
DESIG. #A0A0A0 RECLAIMED WOOD	②
	PAINTE 2
DESIG. #808080 METAL FENCE	③
	PAINTE 3
DESIG. #606060 METAL FENCE	④
	PAINTE 4
DESIG. #404040 METAL FENCE	⑤
	PAINTE 5
COLOR PALETTE	



Master Plan

Guiding Principles (Santa Maria)

To enhance the overall campus environment, the guiding principles can be thought of as starting points for the planning process for all directives relevant to the Master Plan.

- 01** | Continue to prioritize sustainability and energy efficiency, and aim to achieve zero net energy and LEED Silver status in new buildings and major renovations.
- 02** | Continuation of Main Ring Road around campus to direct vehicular circulation outside of the main pedestrian areas.
- 03** | Increase / improve 'third spaces' (green spaces/plazas) and learn + linger activities to enhance the feeling of college cohesion. Preserving and enhancing open spaces for outdoor learning opportunities are encouraged. Design integrated open spaces between building forms on the campus core. Integrate open spaces into the scope of every new or modernized building project to encourage collegial learning opportunities.
- 04** | Reinforce main campus open space (green quadrangle) by limiting encroachment of building outlines and access roads. Any paving within campus center should be pedestrian style paving and not asphalt. Orient any new buildings to complement the current building layouts and the main green space/quadrangle. Conserve existing green space and develop only in areas with existing infrastructure.
- 05** | Consolidate college activities and operations onto the Main campus for access, convenience, cohesion and economy. Encourage walkability and access to transit.
- 06** | Site new buildings, paths, and roads to consider the context of the whole campus. The siting of new building, paths and roads should be considered within the context of the whole campus. Functional considerations among related activities, adjacencies and paths of travel are important to integrating the campus.
- 07** | Increase nighttime/weekend safety with activities and site design.



Master Plan

Campus Identity (Santa Maria)

LANDSCAPE AS INTEGRATING FACTOR

The first impression of the Santa Maria Campus is that it is open to the community and the vast majority of visitors respect and are protective of the campus. The main identifying feature of the Santa Maria campus is the large, open green quadrangle area at the center of the campus, which is emphasized by the surrounding buildings and landscaping. The campus features several types of softscapes that contribute to its identity, including plant palettes that are designed for low water use and specific to the local climate. There are many areas of landscape beauty on campus that provide a relaxing space for students to circulate between classes or meetings.

In order to meet current energy codes it is important to reduce hardscape and increase vegetated shading for buildings, which will increase the importance of landscaping.

Water quality and use are also areas of concern, particularly in light of climate change and drought. The campus is already transitioning to more native, drought-tolerant landscaping, and using recycled water for irrigation reduces water use.

Goals:

- » Reduce water use
- » Develop a native drought tolerant plant palette as a campus standard
- » Utilize storm water basin water
- » Protecting heritage trees on campus

CAMPUS ENTRY POINTS AND CIRCULATION

The campus would like to create a welcoming front door along the south end, with a vehicular drop-off circle aligned with the entry to the new Fine Arts building. This would allow for additional parking along the road and a clear point for coordinating drop-offs, and campus identity. Many students are currently dropped off on the campus by family and friends, and as the use of ride-hailing services increases, the need for dedicated passenger loading zones with adequate vehicle stacking space will grow.

The major campus bus stop, which is accessible and offers a clear path of travel to the campus, is currently located east of the Administration buildings. There has been discussion of adding another bus stop on campus in collaboration with the city of Santa Maria. The front door of the campus is on the south side, and it would be beneficial to have a bus stop in this area. Events and night-time campus activity often take place at the south end of the campus, near the Skills Building South and the new Fine Arts Building. It is important to have a safe, well-lit bus stop in this area for evening classes.



Master Plan

Campus Identity (both campuses)

ENGAGEMENT OF CAMPUS SPACES - College gathering areas

There has been a focus on creating outdoor spaces that provide opportunities for studying and learning. These spaces can range from larger areas suitable for holding a class to tables for group study sessions. Providing tables with shade and protection from the sun and wind can make outdoor spaces more comfortable and welcoming. The interest in “learn and linger” opportunities on campus shows a positive interest in increasing college cohesion. Both the Santa Maria and Lompoc campuses have climates that are conducive to outdoor “learn and linger” spaces. We have assessed both campuses for areas that either already meet this potential or could potentially meet it with minor renovations, such as the addition of shade, plantings, fencing, furniture, etc. *See Open Space Site Plan*

NIGHTTIME ENGAGEMENT AND SAFETY

Many community education and other CTE classes are held in the evening to support the Educational Master Plan’s strategic enrollment management plan, which aims to meet the diverse needs of part-time, full-time, and weekend students. To ensure campus safety at night, it is recommended to designate night-use areas and ensure proper lighting and safety call button infrastructure. A night-time food area, such as a food truck or healthy concession area, could serve as a positive addition to the night-time campus environment, which includes not only community education students but also faculty working late, theater-goers, sports events, and maintenance staff.

The college has implemented updates to door locks for potential lockdowns to ensure campus security. Campus police patrol the campus and are on call to escort students and staff to campus destinations during the evening. In addition, more campus cameras are being installed for security purposes. The college is also implementing the use of electronic keypad systems to increase security on campus. Santa Maria campus Buildings A, B, C, D, I, L, M, O, S2, S, and all buildings on the Lompoc campus have new security systems in place that can be controlled from a master lock.



Master Plan

Action Items (both campuses)

SUSTAINABILITY + CODE REQUIREMENTS

There are several CalGreen mandatory measures that should be taken into consideration for future development or modernization on campus, in order to comply with site development requirements. Below are items to consider in future development.

A. Light Pollution Reduction: To continue complying with CalGreen 2022 measures, use down-pointing, non-spread fixtures with a color temperature of less than 3000K. Exposure to blue light at night can harm human health and endanger wildlife, so it is important to use lighting with a color temperature of no more than 3000 Kelvins. To minimize the harmful effects of light pollution, lighting should

- » Only be on when needed
- » Only light the area that needs it
- » Be no brighter than necessary
- » Minimize blue light emissions
- » Eliminate upward-directed light

B. Reducing heat island effect by using hardscape alternatives such as light-colored materials or permeable pavers rather than hardscape like asphalt or concrete

C. Providing exterior wall shading through shading devices on windows and doors or vegetated shading for walls.

D. Solar Panel installation over parking lots for shading (in progress) The college is in the process of installing solar panels over parking lots to reduce energy use and storage.

E. EV Parking: CalGreen 2023 energy codes require the addition of both EV capable and EVSE (EV service equipment installed) parking. The additional amounts are shown on the future Parking Master plan. These would be triggered with any type of DSA approved renovations, modernizations or new construction. See Vehicular Circulation and Parking Plan

F. Bicycle Parking: CalGreen 2022 codes require an increase in bicycle parking for 8 bicycle parking spots per new building and to provide permanent secure bike parking of 2 spaces per new building. See Pedestrian and Bicycle Circulation Plan

G. Stormwater Design: To ensure that stormwater design complies with low impact development standards, it is important to mitigate and allow infiltration of stormwater runoff into filtration planters, cisterns, or planting areas. It may be worth reviewing the feasibility of converting the existing retention basin into underground water storage to use the land above for additional sports fields or parking.



Master Plan

Action Items (both campuses)

SUSTAINABILITY + ENERGY EFFICIENCY

The Chancellor's Office has set the following sustainability goals for the Community Colleges:

- » 50% of all new buildings and major renovations to be zero net energy (ZNE) by 2025
- » 100% of all new buildings and major renovation to be ZNE by 2030.
- » 50% of all new buildings and major renovations to achieve LEED Silver or equivalent rating by 2025
- » 100% of all new buildings and major renovations to achieve LEED Silver or equivalent rating by 2030

LEED is a program that incorporates sustainable building practices in several categories, including site, water, energy, materials, indoor environmental quality, and project-specific innovation. Projects meet prerequisites in each category and earn additional points to meet one of four levels of certification: Certified, Silver, Gold, or Platinum. LEED is widely recognized in the building industry and is a commonly used way to benchmark sustainable performance and communicate that performance to the public.

The college can use the LEED program to increase the sustainability of its facilities in the following ways:

- » Establishing a LEED certification standard for each new building or modernization
- » Utilizing the LEED-EBOM (Existing Buildings Operations and Maintenance) program for existing buildings

Energy efficiency is a critical component of sustainable building and, when viewed at the campus level, the impact can be significant. A building management system that is campus-wide can help the college's facilities department track energy use and reduce response time for problems. Energy dashboards that are posted online can engage users in conservation efforts.



Master Plan

Action Items (both campuses)

ENVIRONMENTAL QUALITY

There is significant interest in indoor air quality, natural ventilation, nighttime passive cooling (such as setting timers to open windows at night and close them in the day) Daylit learning environments, responsive HVAC systems and quality lighting were also topics of conversation in almost every user meeting. Creating a material connection with nature can be done in a facility by increasing natural light entering buildings, providing indoor -outdoor connections, bringing plants around and into buildings, providing outdoor spaces which feel open yet impart a sense of safety and control.

Indoor air quality can be affected by materials that release volatile organic compounds (VOC) into the air. These can include laminate flooring and virtually any surfaces that are touched by occupants. Since materials affect users for the lifetime of a building it is extremely critical to use certified materials. The future requirement for LEED Silver or equal buildings ensures that this is taken into consideration.

Biophilia is the idea that humans have an innate tendency to seek connections with nature and other forms of life. This hypothesis, popularized by biologist E.O. Wilson, suggests that biophilic design can have financial and educational benefits, such as faster patient healing in hospitals, higher test scores in schools, and increased productivity in offices. During the user meeting process, each group made comments about their desire for biophilic opportunities, such as the desire to:

- » to open up facilities to the outdoors,
- » increase connection to 3rd spaces that encourage interaction,
- » varied lighting solutions, (dynamic and diffuse light)
- » ability to individually adjust ventilation.
- » integrating visual connection with outside
- » thermal and airflow variability
- » presence of water

LEED Checklist



SURROUNDING DENSITY AND DIVERSE USES

This credit is intended to conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. It is intended to support neighborhood and local economies, promote walkability, and low or no carbon transportation, and reduce vehicle distance traveled for all. Furthermore, it is intended to improve public health by encouraging daily physical activity.



ACCESS TO QUALITY TRANSIT

This credit is intended to encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution, and other environmental and public health harms associated with motor vehicle use.



BICYCLE FACILITIES

This credit is intended to promote bicycling and transportation efficiency and reduce vehicle distance traveled. It is also intended to improve public health by encouraging utilitarian and recreational physical activity.



REDUCED PARKING FOOTPRINT

This credit is intended to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.



ELECTRIC VEHICLES

This credit is intended to reduce pollution by promoting alternatives to conventionally fueled automobiles.

Master Plan

Action items (both campuses)

FUTURE NEEDS / TECHNOLOGY

Technology demands will continue to grow and change in order to support the goal of the 2020-2026 Educational Master Plan to provide adequate support for successful remote teaching and learning at Allan Hancock College (AHC). Providing technology support at AHC is critical at both the transportation and individual levels.

At the large scale, AHC is working with the Chancellor's Office to ensure that 25% of fleet vehicles are zero-emission by 2025 and 50% by 2030. This goal will be met through the installation of electric charging stations on campus and the gradual shift to electric vehicles for leases and purchases.

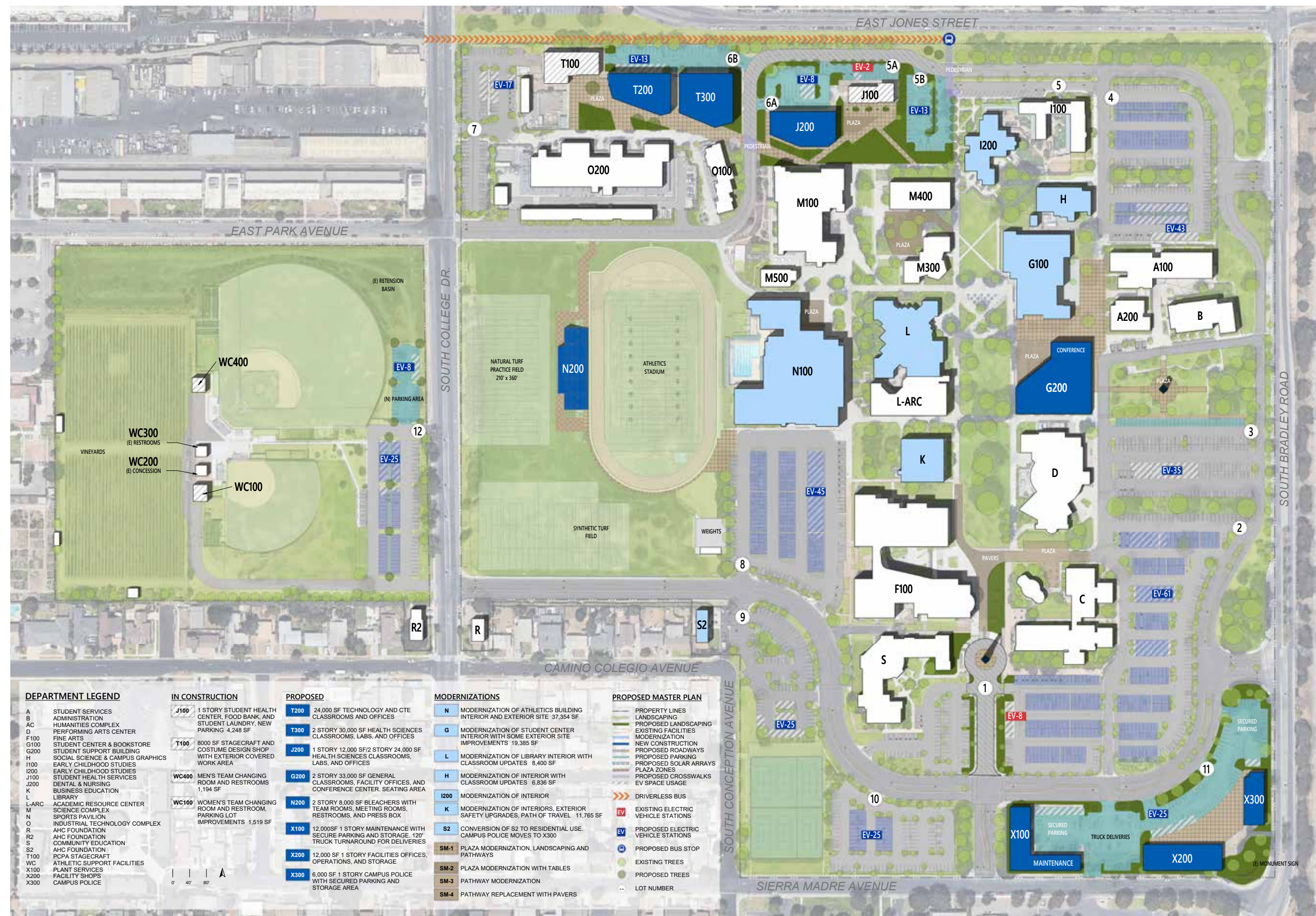
At the individual scale, the campus IT group maintains classroom equipment and anticipates future technology needs at the teaching level. In recent years, there has been a shift towards portable electronic devices, which require charging stations. There has also been an increase in the need for quiet or noise-isolated spaces to join virtual classrooms.

Future technology needs are changing rapidly and must be continuously assessed. Some potential developments that could affect the growth of the college include increasing demand for remote lectures on demand, class-to-class networking, and virtual class attendance.

LAND USE PRIORITIES

One main priority for cost savings is to consolidate the functions inside CBC into existing or new campus spaces and end the lease on that building. Other ideas for using the South campus site are to lease the entire site and move all operations and maintenance to the main campus in Santa Maria.





Santa Maria Campus Proposed Future Facilities Master Plan

Recommendations

Opportunities for Growth

Santa Maria Campus – J100 AREA

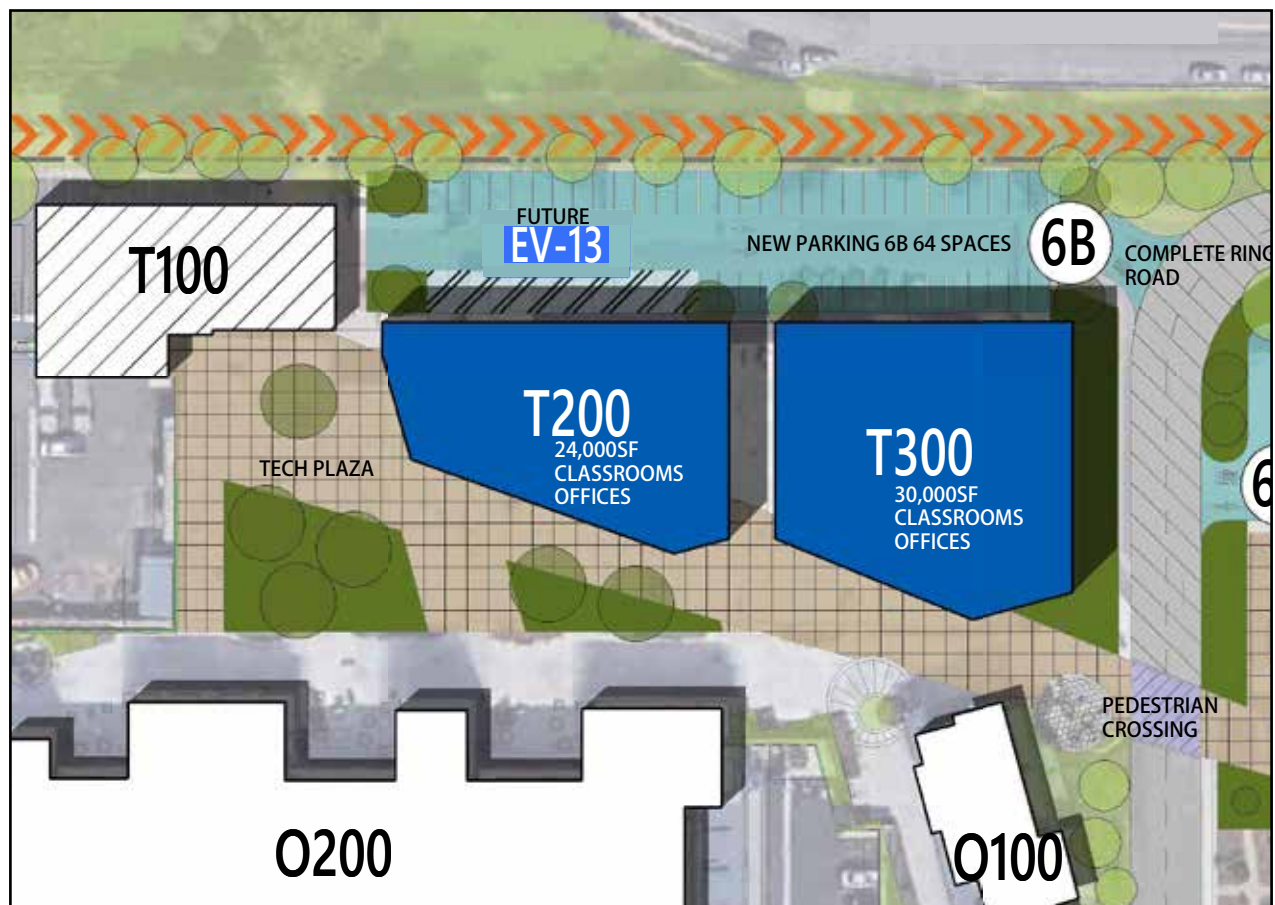
- » Complete the ring road on the north end of campus for traffic and pedestrian safety
- » Remove Building W
- » New Parking Lot 5A (15 spaces) 5B (54 spaces) 6A (45 spaces) Add EV/EVSE spaces
- » Proposed J200: 1 story 12,000SF or 2 story 24,000SF Health Sciences classrooms, labs and offices
- » Health/Science Plaza to connect with main quad + provide an end point for campus quad on north side as well as unity to the Science and Health campus, 18,000 sf
- » J100 4,250SF Student Health Center, Student Laundry, Student Pantry (in progress)
- » Pedestrian connection to west Tech campus T100, 200, 300 and O200
- » Pedestrian connection to driverless bus system and Jones St
- » Low wall along Jones St to define north edge of campus



Recommendations Opportunities for Growth

Santa Maria Campus T100 Area

- » T100 Stagecraft PCPA Shops (in progress)
- » Demolish Building O300 (temporary facilities /landscape area, temporary parking opportunities)
- » Temporary facilities area (Lot 6B 64 spaces) Add EV/EVSE spaces
- » Proposed T200 24,000 SF Technology and CTE classrooms and offices (2 story)
- » Proposed T300 30,000 SF Health Sciences classrooms, labs and offices (2 story)
- » Proposed 'Tech' Plaza for CTE and classrooms, 15,000SF
- » New CMU wall to secure T100 shop yard and define west edge of plaza
- » Define Pedestrian crossing to center of campus for safety across ring road



Recommendations

Opportunities for Growth

Building G200

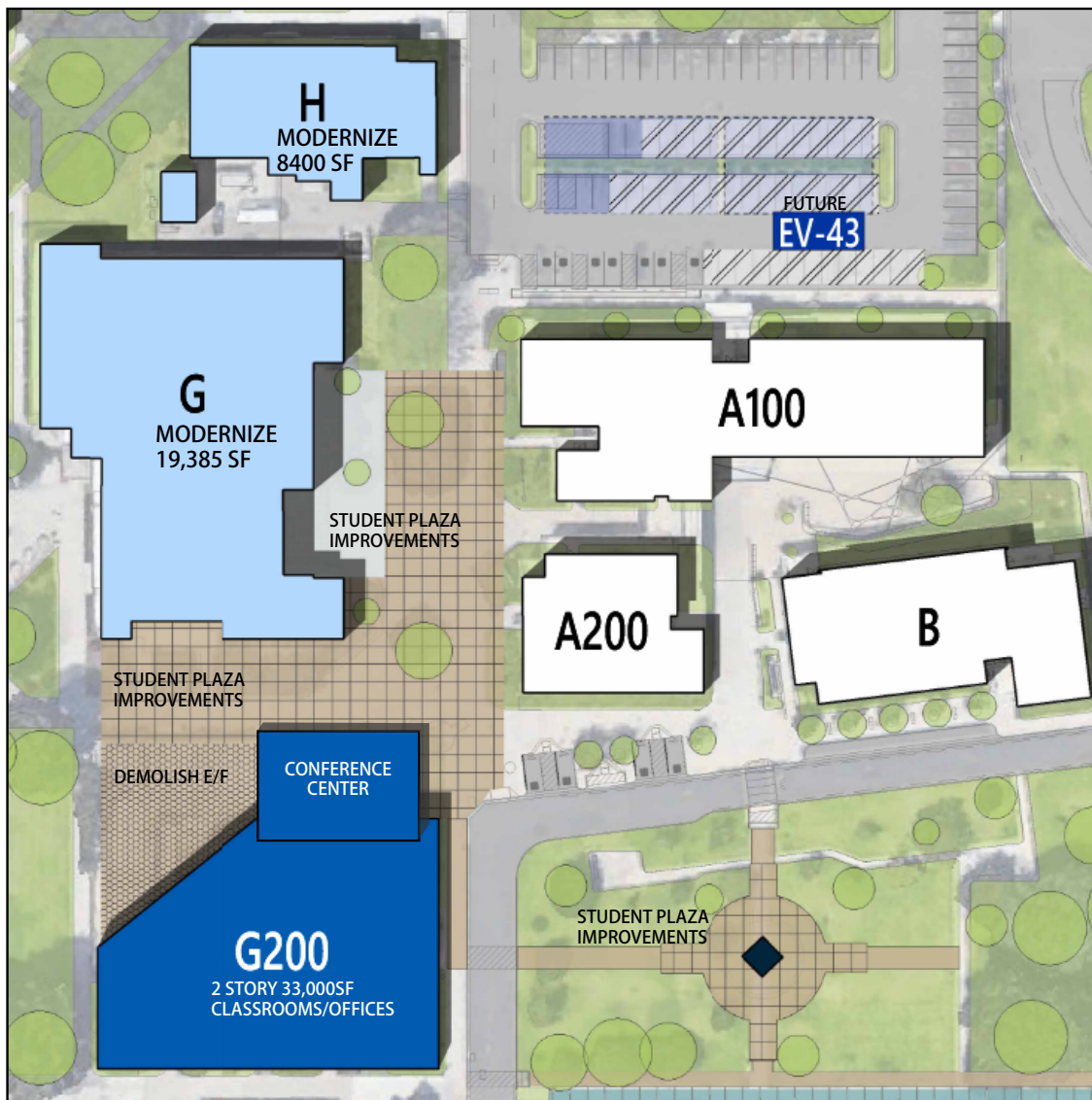
- » Demolishing E/F will create opportunity for temporary student learn and linger space. The proposed G200 is 33,000sf 2 story general classroom and office building with a Conference Center. Plaza improvement to the areas between Bldg. G and G200 and in front of A200.

Building H

- » This 8400sf building is planned to be modernized to accommodate any campus graphics growth and to modernize the existing classrooms to current College standards.

Building G

- » The current 19,385 sf Student bookstore and home of many student clubs and organizations needs a modernization and spatial redesign to accommodate new needs and priorities.



Recommendations Opportunities for Growth

Santa Maria Campus South Entry

- » Create a welcoming front door to the south end of campus with a vehicular drop-off circle and passenger loading to the Fine Arts building.
- » Vertical element in center of circle to mark entry to campus/ 90' Clock Tower
- » X100 12,000 SF 1 story Maintenance + Operations with secure parking and storage
- » Truck turnaround for deliveries and separate truck entry
- » X200 20,000 SF Facilities offices, operations, and storage
- » X300 9800 SF Campus Police with secured parking and storage area



Recommendations Opportunities for Growth

Santa Maria Campus Athletics

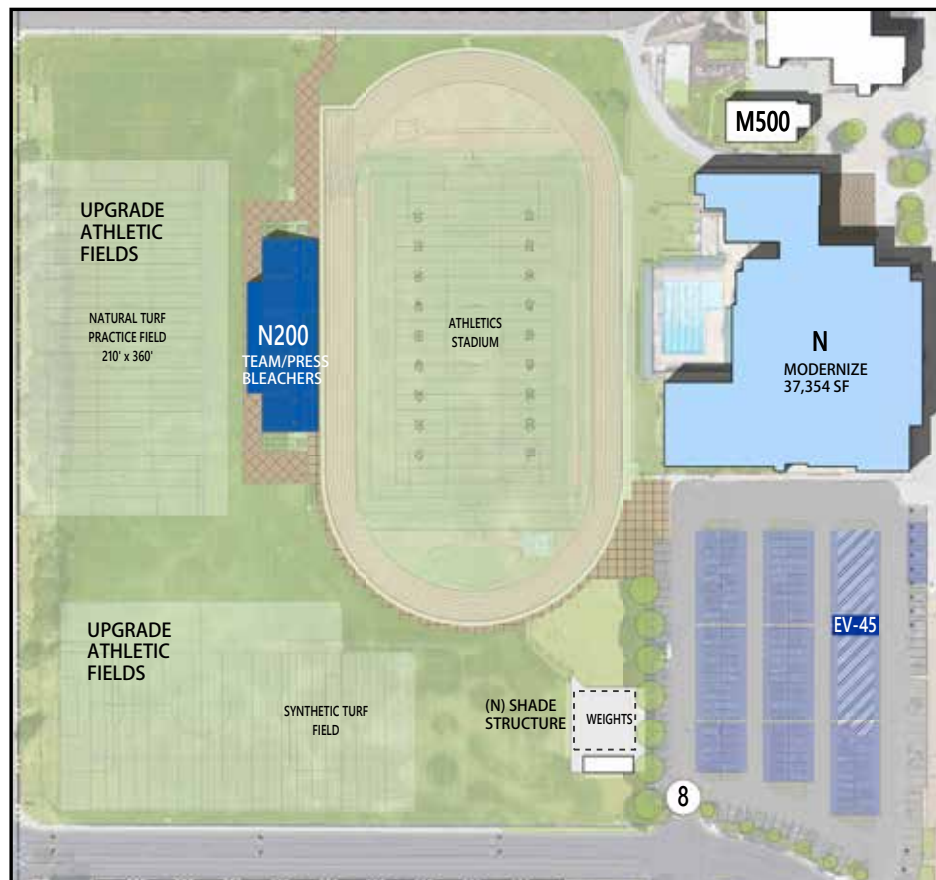
- » Modernization of Bldg N Athletics 37,354SF interior and exterior site improvements
- » Athletic fields upgraded to natural and synthetic turf
- » Remove vegetation along S College Dr to fit proper field size
- » Shading over Weight area
- » N200: 2 story 8000SF bleachers with team rooms, meeting rooms, toilet/showers, press box

Building N Renovation

- » Built in 1962 to serve an enrollment of 2,000 students, Building N is planned to be renovated and expanded to address the current and projected need for space to support the Kinesiology, Recreation, and Athletics programs. Recommendation is to retain the existing main gymnasium, while selectively removing non-functional building space and constructing new facilities. The project is intended to provide athletic training facilities, a physical fitness lab, lockers and showers, team facilities, and equipment storage.

Building N200 Athletics Stadium Support Facilities

- » This project expands the functionality of the athletics stadium, potentially allowing the Allan Hancock College football team to host games at home. A press/announcer booth and spectator seating is integrated with locker rooms and team rooms, restrooms, and a concession. Field lighting for night time use and AV system to support events, and commencement ceremonies are planned. Accessible paths and plazas, landscaping, and signage will link the stadium site to the campus-wide circulation systems.



Recommendations

Opportunities for Growth



Building K

- » Renovation of Bldg K is recommended to provide updated classrooms and offices for the Business program and the opportunity for updated, interdisciplinary classrooms. Updating restrooms, offices, meeting space and classrooms is needed as well as the technology network infrastructure to support innovative modes of instruction.



Building L

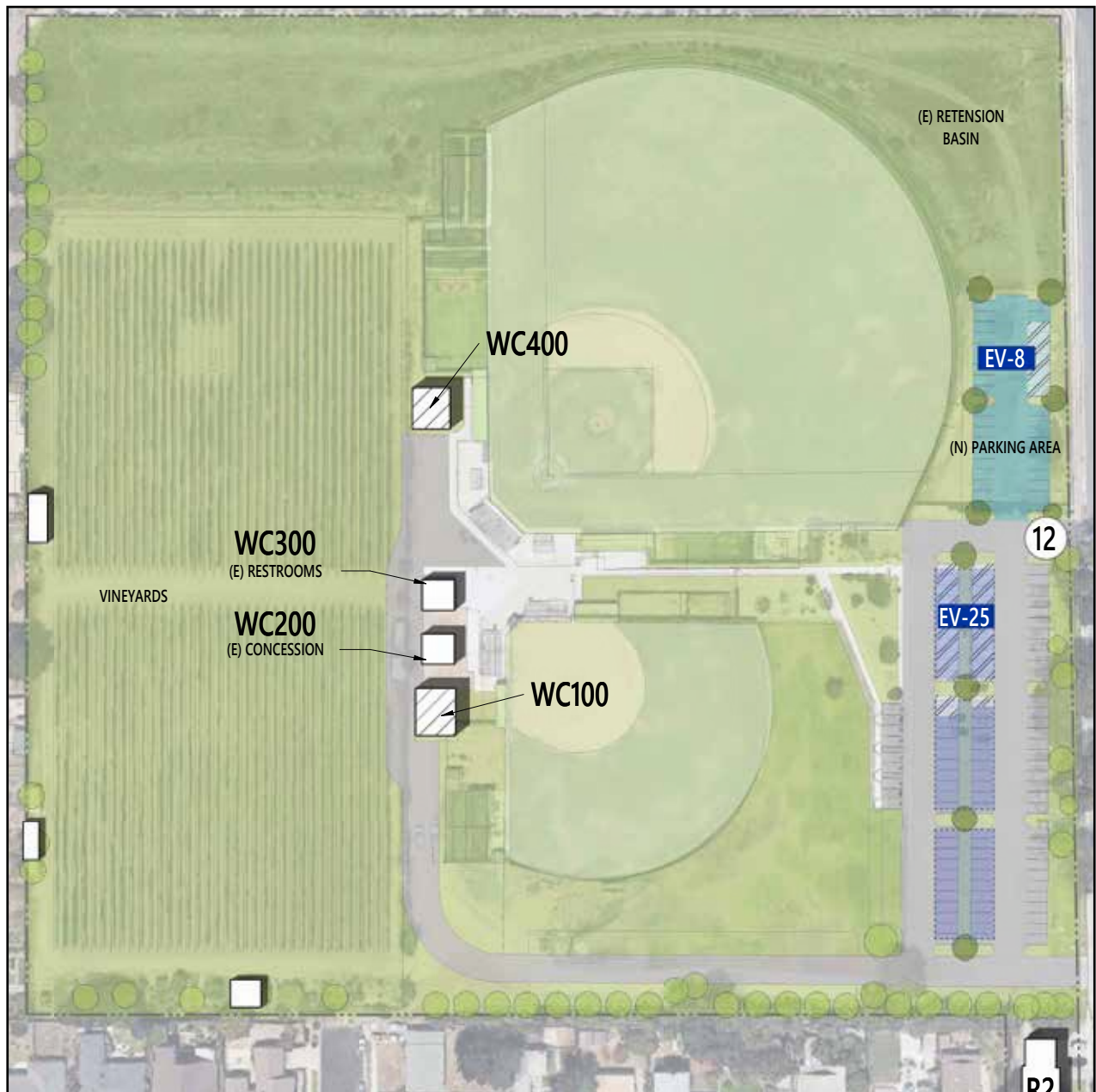
- » Modernization of Building L, Library is recommended. The building needs to be up to date with technology and modes of instruction and learning.

Recommendations

Opportunities for Growth

Santa Maria West Campus Athletics

- » U100: Men's team changing room and restrooms 1,194 SF
- » U200 Women's team changing room and restroom 1,159 SF
- » Add EV/EVSE charging spaces
- » Pedestrian crossing from Bldg N to baseball fields



Lompoc Valley Center



Master Plan

Campus Identity (LVC)

LANDSCAPE AS INTEGRATING FACTOR

The first impression of the nature integrated Lompoc Valley Campus is that it is adjacent to the Burton Mesa Open Space and the campus identity is of the oaks and native vegetation of the Burton Mesa. The native plants and old oaks are interspersed with buildings on the Lompoc Campus. The major circulation path is an exterior spine that keeps the Burton Mesa preserved. The campus features several types of softscapes that contribute to its identity, including plant palettes that are designed for low water use and specific to the local climate. There are many areas of landscape beauty on campus that provide a relaxing space for students to circulate between classes or meetings.

In order to meet current energy codes it is important to reduce hardscape and increase vegetated shading for buildings, which will increase the importance of landscaping.

Water quality and use are also areas of concern, particularly in light of climate change and drought. The campus is already transitioning to more native, drought-tolerant landscaping, and using recycled water for irrigation is reduces water use.

Goals:

- » Reduce water use
- » Develop a native drought tolerant plant palette as a campus standard
- » Utilize storm water basin water
- » Protecting heritage trees on campus
- » keep all exterior lighting Dark Sky compliant
- » Maintain and preserve natural beauty of campus by integrating outdoor areas and eating plazas

CAMPUS ENTRY POINTS AND CIRCULATION

The campus would like to create a clear wayfinding signage that would allow for coordinating drop-offs, clear circulation and campus identity.

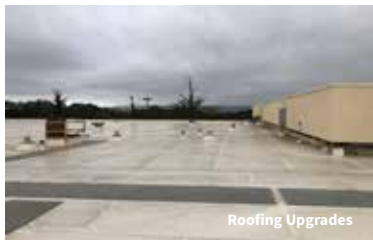


Lompoc Valley Center Master Plan

PROJECTS IN PROCESS /RECENTLY COMPLETED or IN CONSTRUCTION (Lompoc Campus)



Public Safety Building



Roofing Upgrades



Existing ECE Play Yard

BLDG 5 PUBLIC SAFETY MODULAR This 2000 SF building provided the extra office space needed for Public Safety next to the recently completed Public Safety Training Building.

BLDGS 1, 2, 3, 4 Roofing Upgrades and HVAC Replacement

PARKING LOTS - New curbs, drainage and landscape recently upgraded

IT UPGRADES to all buildings and classrooms on campus

EARLY CHILDHOOD EDUCATION OUTDOOR YARDS are planned to begin construction in 2023 This project was approved by DSA in 2022 to provide 12,000 sf of outdoor classroom area for the ECE program

NEW IRRIGATION timing system for skid pan

IMPROVED STORM DRAINAGE for EVOC track

UPGRADES TO THE ACOUSTICAL SOLUTIONS for the Firing Range and Roof Prop for fire fighting practice.

EXTERIOR REPAINTING of Buildings 1, 2, 3 & 4 at the Lompoc Valley Center



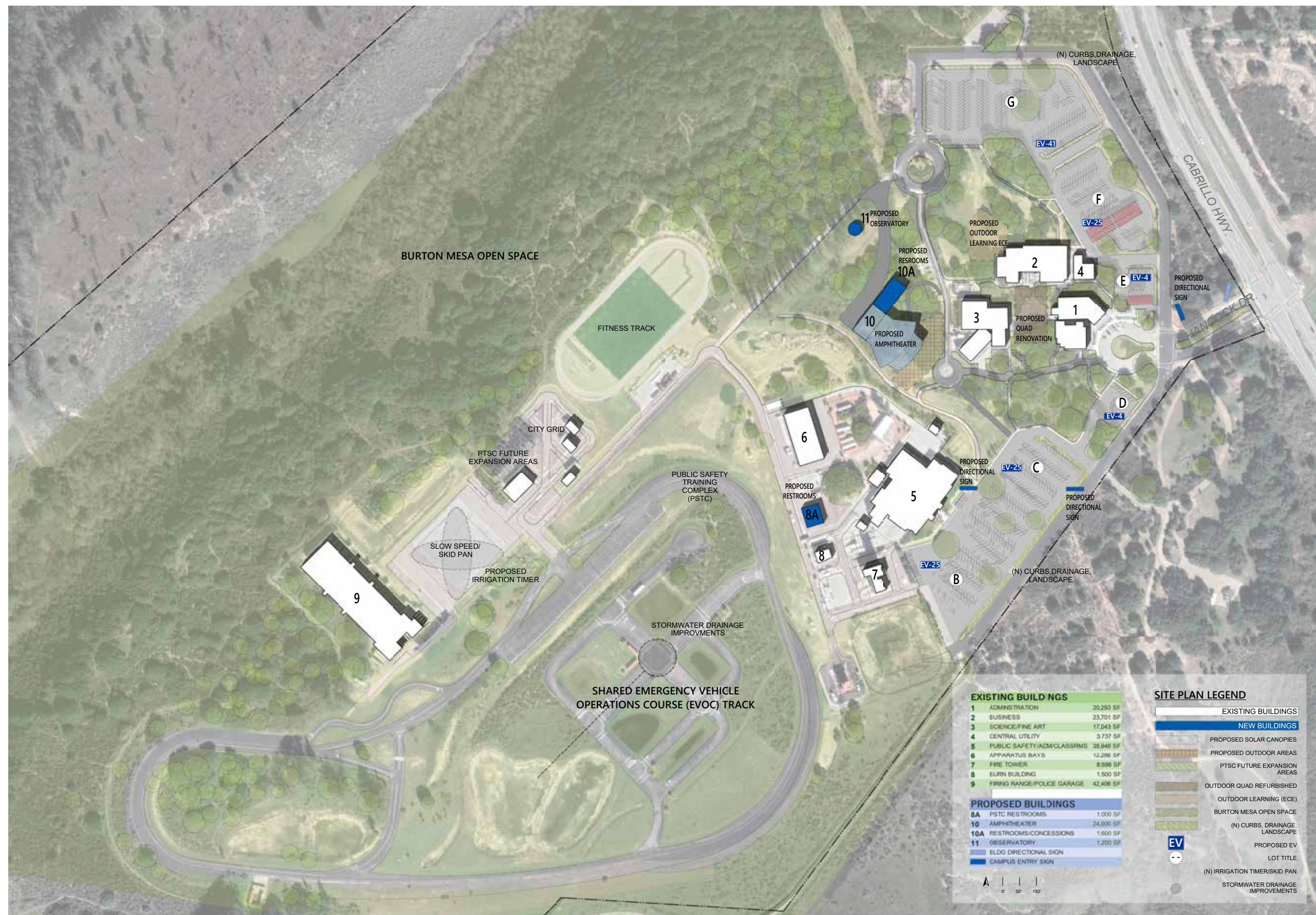
Master Plan

Guiding Principles (LVC)

To enhance the overall campus environment, the guiding principles can be thought of as starting points for the planning process for all directives relevant to the Master Plan.

- 01** | Continue to prioritize sustainability and energy efficiency, and aim to achieve zero net energy and LEED Silver status in new buildings and major renovations.
- 02** | Continue to provide upkeep and maintenance for all buildings and update classroom technology
- 03** | Increase / improve 'third spaces' (green spaces/plazas) and learn + linger activities to enhance the feeling of college cohesion. Preserving and enhancing open spaces for outdoor learning opportunities are encouraged. Design integrated open spaces between building forms on the campus core. Integrate open spaces into the scope of every new or modernized building project to encourage collegial learning opportunities.
- 04** | Site new buildings, paths, and roads to consider the context of the whole campus. The siting of new buildings, paths and roads should be considered within the context of the whole campus. Functional considerations of related activities, adjacencies and paths of travel are important to integrating the campus.
- 05** | Increase nighttime/weekend safety with activities and site design.

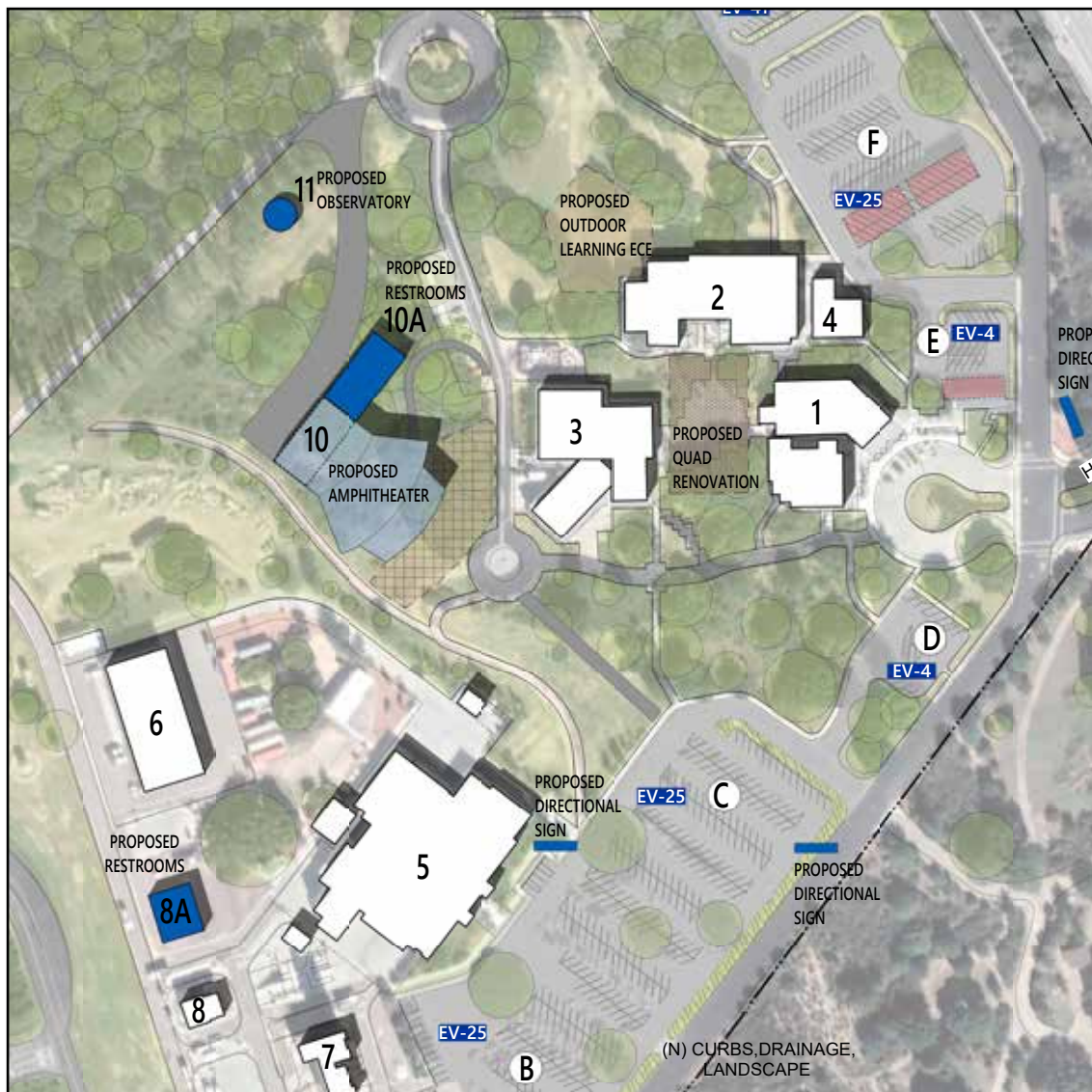




Lompoc Valley Center Master Plan

LOMPOC VALLEY CENTER Proposed Future Projects

- » 8A Proposed Public Safety outdoor restroom/shower near the Burn building to use for activities when inside is not an option due to heavy gear or contamination
- » 10, 10A Proposed outdoor Amphitheater with Greenroom and Restrooms
- » 11 Proposed Observatory
- » Site
 - New outdoor play yards for Early Childhood Studies Children's Center to maintain their certification. This Project has been DSA approved.
 - Continued curb/gutter and landscape improvements in all parking lots
 - Additional EV/EVSE parking
 - Proposed plaza renovation at center of Buildings 1,2 and 3
- » - New Directional/Wayfinding Signage

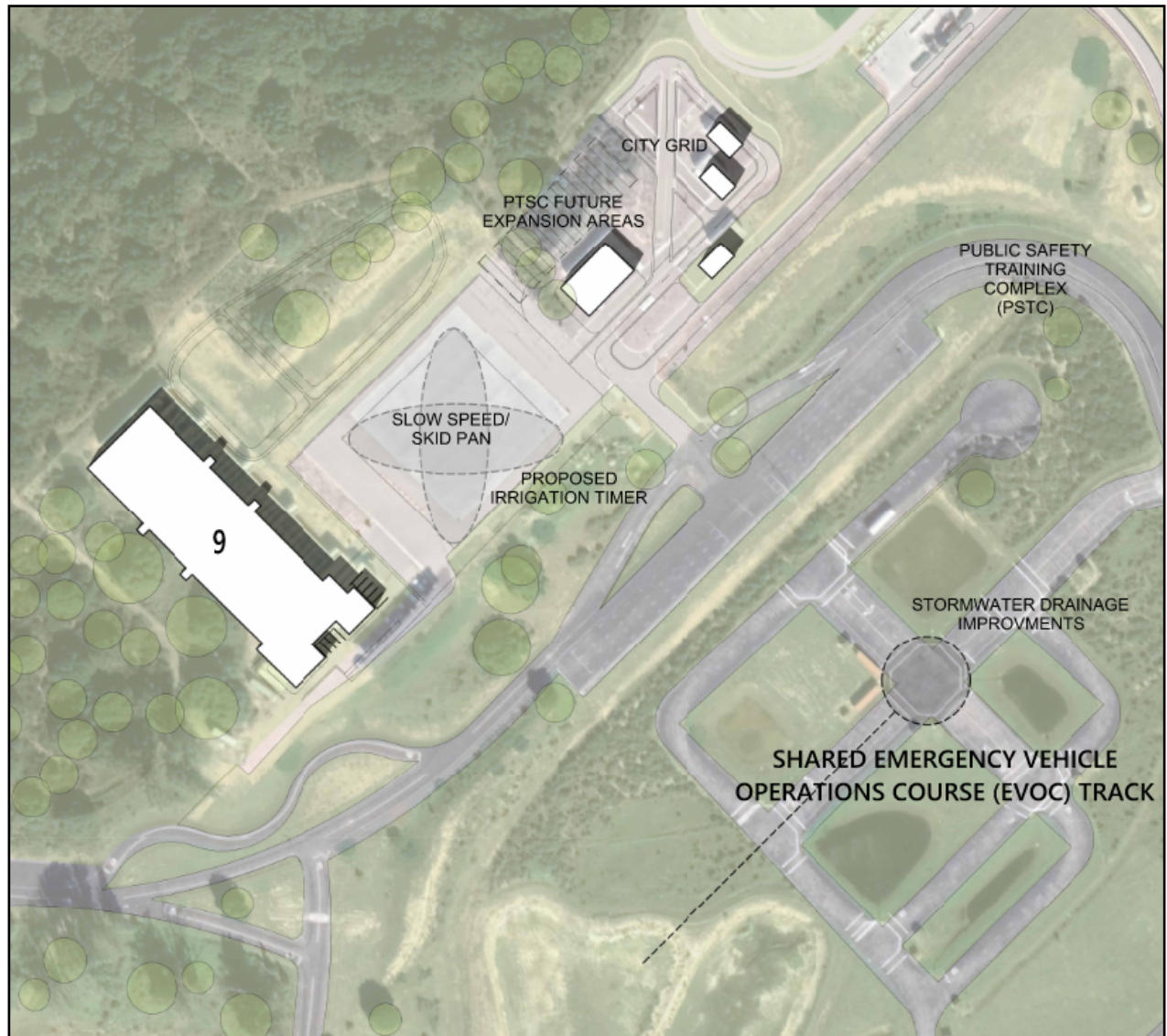


Recommendations Opportunities for Growth

LOMPOC VALLEY CENTER MASTER PLAN

» Site

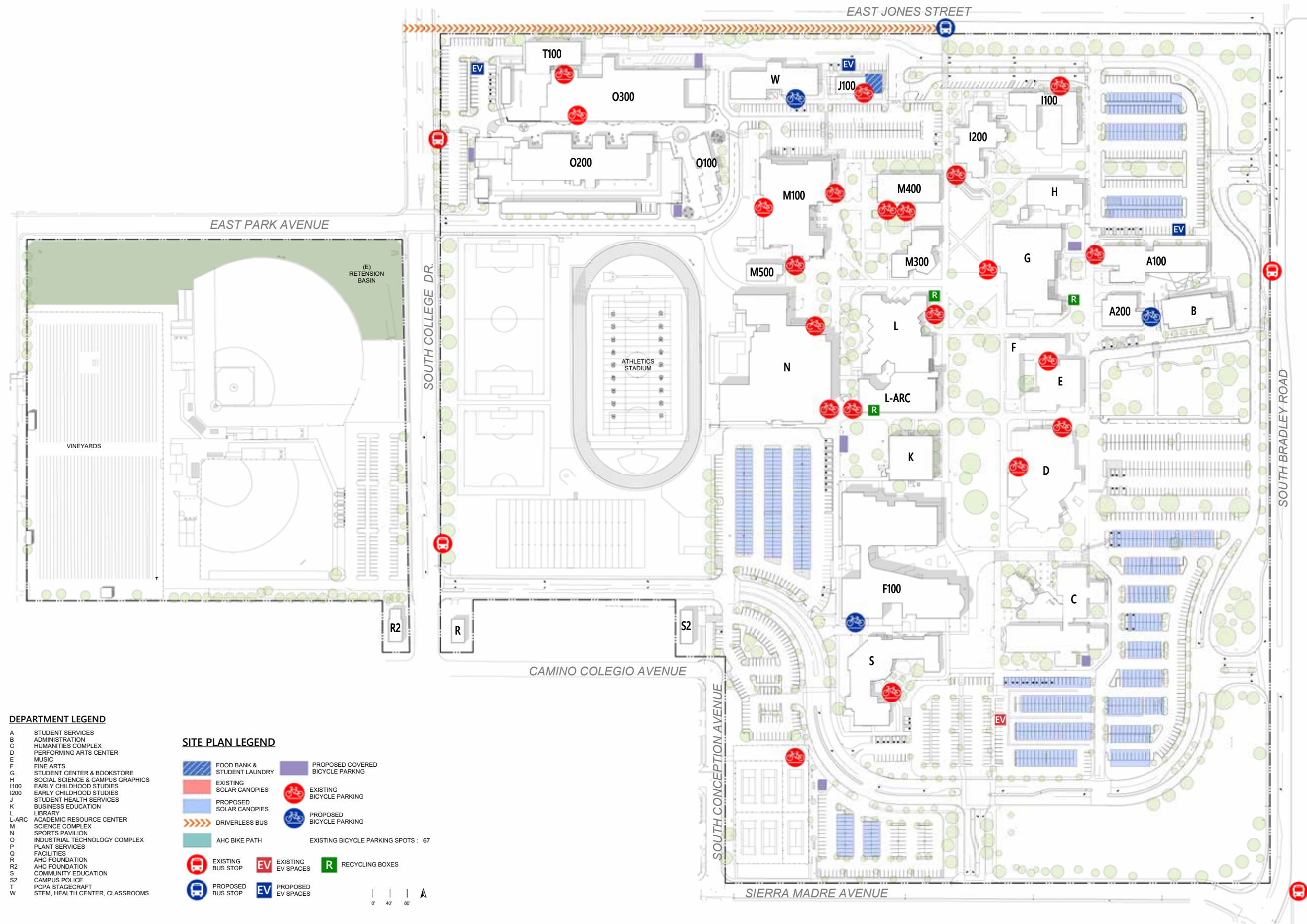
- Storm water drainage solution for EVOC driving areas
- Irrigation timers for water for skid pad to reduce water use
- New wayfinding signage at the entry to the campus and at Public Safety.



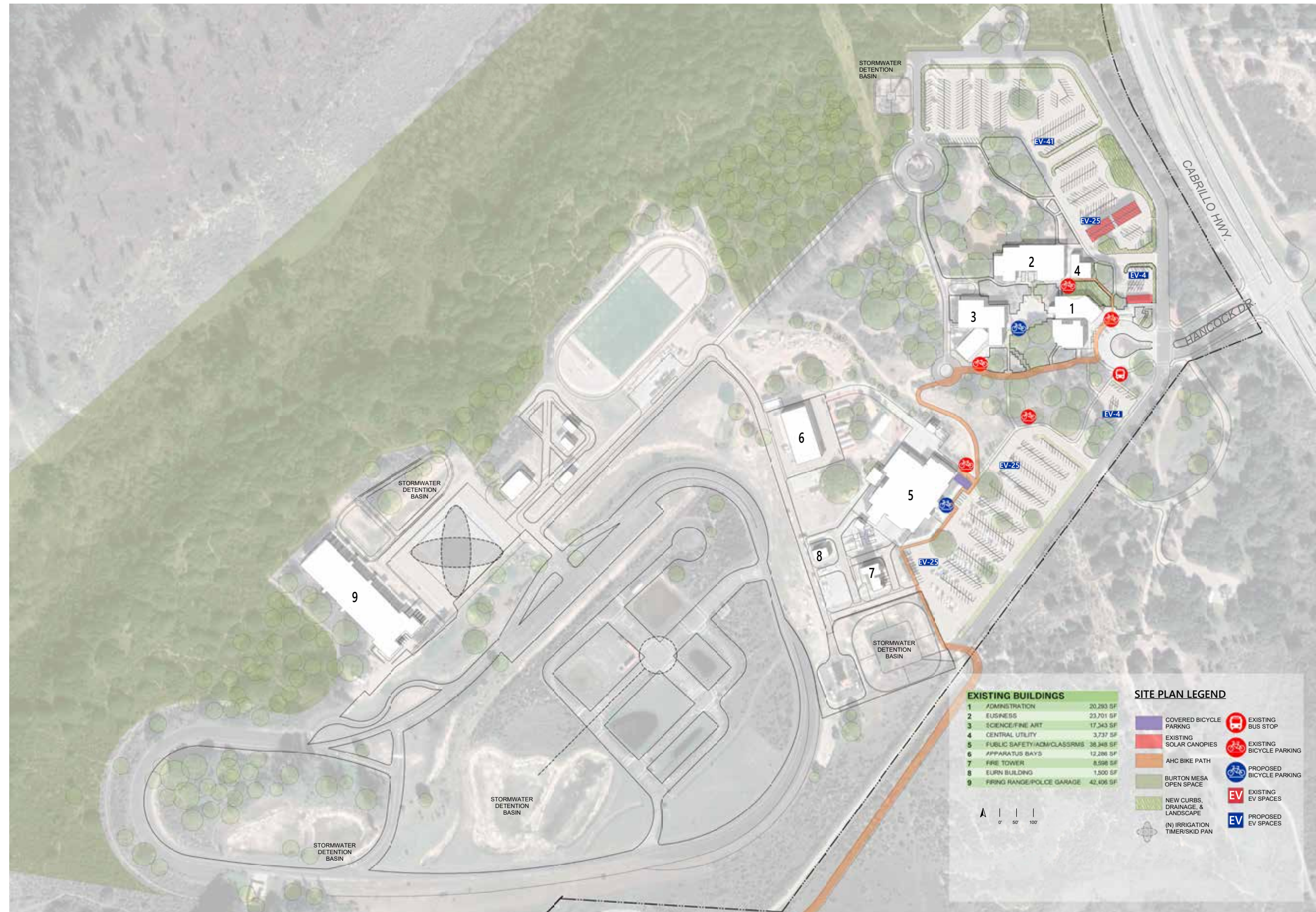
SECTION 7

SUSTAINABILITY





Santa Maria Campus Sustainability



Lompoc Valley Center Sustainability

A Vision of Sustainability at **AHJCCD**

AHJCCD aims to create a comprehensive framework for sustainability initiatives that:

- » Align with the State and State Chancellor's office's ambitions
- » Prepares AHJCCD to be competitive for future funding
- » Illustrates AHJCCD sustainability stewardship

The sustainability committee meets monthly allowing them to identify additional opportunities and sustainability initiatives and to pilot sustainable innovations.

Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their needs. There are three spheres of sustainability: environmental, social and economic. The environmental sphere, albeit the best known of the three spheres, will not lead to sustainable development alone. Maintaining its mission to transform lives through education, AHJCCD's vision of sustainability is one that betters its education system over a long-term horizon in all three spheres. Cost implications of sustainability initiatives cannot be so great that it impedes AHJCCD's commitment to affordable education for its diverse communities. Investments must have a sufficient return of investment to ensure economic responsibility over future operations at AHJCCD. AHJCCD evaluated each goal in this plan for its benefits and impacts to all stakeholders so as to maintain the course on AHJCCD's vision for sustainability.



Why Sustainability?

The Energy and Sustainability Policy of the Board of Governors of the California Community Colleges provides goals and guidance for districts to achieve energy conservation, sustainable building, and physical plant management best practices necessary to reduce energy consumption.

The development of an Energy and Sustainability plan is an institutional goal identified by the Facilities Council and the office of the Vice President. The plan is an approach to establish institutional sustainability in all areas of the College including instruction, operations, construction, facilities, energy production, landscape and maintenance.

The Allan Hancock College Sustainability Committee (AHSC) continues through the valued participation of the current task force members. In fulfillment of their charge, the task force recommended this updated Sustainability plan to the Facilities Council, for review and recommendation to the College Council. As an integral part of the 2024-2034 AHJCCD Facilities Master Plan, the Sustainability Plan will guide efforts to integrate sustainability in every aspect of college life.

State Chancellor Office of **Sustainability Policies**

The Board of Governors of the California Community Colleges' Energy and Sustainability Policy recommends energy efficiency and sustainability goals for California Community Colleges. The Board of Governors in 2020 adopted a Climate Change and Sustainability Policy as part of their ongoing commitment to providing California community college students and their community's sustainable and safe learning environments.

SUSTAINABILITY + ENERGY EFFICIENCY

The Chancellor's Office has set the following sustainability goals for the Community Colleges:

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Energy efficiency is a critical component of sustainable building and, when viewed at the campus level, the impact can be significant. A building management system that is campus-wide can help the college's facilities department track energy use and reduce response time for problems. Energy dashboards that are posted online can engage users in conservation efforts.

State Chancellor Office **Sustainability Goals**

In January of 2020, the Board of Governors of the California Community Colleges proposed 7 model goals that align with the vision of the California Climate Change Scoping Plan – the plan to achieve the State-wide carbon emission reduction goals outlined in Assembly Bill 32.

EMISSIONS

Reduce greenhouse gas emission levels below 1990 levels by 30% by 2025 and 40% by 2030.

ENERGY

Increase renewable energy consumption to 25% by 2025, and to 50% by 2030.

VEHICLES

Ensure 25% of fleet vehicles are zero-emission vehicles by 2025, and 50% by 2030.

CONSTRUCTION

50% of all new buildings and major renovations will be zero net energy (ZNE) by 2025, and 100% by 2030.

LEED SILVER

50% of all new building and major renovation will achieve LEED Silver or equivalent rating by 2025, and 100% by 2030.

PRODUCTS

Increase procurement of sustainable products and services compared to current levels by 20% by 2025, and 25% by 2030.

WASTE

Reduce municipal solid waste by 25% compared to current levels by 2025, and 50% by 2030.



AHJCCD Board Policy **3950 Sustainability**

“Sustainability is defined as meeting our needs today while ensuring that future generations can continue to meet their needs. Sustainability means long-term cultural, ecological and economic health and vitality. Environmental Sustainability is a process that maintains and enhances economic opportunity and community well-being for every segment of society while protecting and restoring the natural and social environment upon which people and economies depend.

As a member of the greater Santa Barbara County community, the Allan Hancock Joint Community College District plays a critical role in the educational and economic health of the region. As part of this responsibility, the district recognizes the importance of addressing sustainability in its daily operations to provide stewardship of the environment, and to provide students, employees, and visitors with knowledge that is intended to promote environmentally responsible behavior.

In order to continue the legacy of leadership in sustainability in all areas of the college, including instruction, operations, construction, facilities, land use, energy conservation, and environmental integrity; the board delegates to the superintendent/president the authority to develop practices and an Energy and Sustainability plan as part of the district’s educational and facilities master plan.”

Adopted August 20, 2013

Revised July 9, 2019



Current + Future Sustainable Practices



01 CAMPUS ENGAGEMENT

- » The AHSC engages the campus with events like the e-bike demo program
- » Bins with logos and instructions for recycling on campus are being distributed
- » Raised planter bed for organic farming at children's center in progress



02 OPERATIONS

Building Design and Construction:

- » Replacing outdated fluorescent light fixtures with efficient LED fixtures (ongoing)
- » Advanced lighting controls in buildings (ongoing)
- » Replacing HVAC units with higher efficiency units (ongoing)
- » Future Goals: All new buildings and renovations to meet CalGreen energy codes for 2023 including 50% of parking lots shaded and 20% of parking spaces EV designated and 5% EVSE ready
- » 50% of all new buildings and renovations to achieve LEED Silver and be ZNE (zero net energy) by 2025 and 100% by 2030

Clean and Renewable Energy:

- » 2 MW (Megawatt) solar tracking system utilizes and transforms campus parking lots into solar carports, which produces 200 kW of clean renewable energy. An added benefit is the reduction of 'heat island effect' from solar gain on the asphalt parking lot. Shading the asphalt parking lots will reduce overall campus temperatures. The shaded parking lot will also benefit the public by providing shaded parking spaces which will protect vehicles from direct sun exposure.
- » Installed a water bottle fill station at bldg. K, with future installations planned at SM and LVC campuses
- » Installed solar panels in the Children's Center and IT buildings on the roofs that supply electricity for those locations, and a solar field is in the works at the LVC
- » Received a LEED Gold certification for the Student Services Center, Early Childhood Studies Child Care Center, and a Silver certification for the Public Safety Training Complex



03 PURCHASING

Cleaning and Janitorial Purchasing:

- » Biobased, nontoxic cleaning and janitorial products are used by the campus
- » In Spring 2020, the SSCC Delegates passed Resolutions 03.06 – Sustainable Products from Auxiliary Organizations and 04.03 – Marine Degradable Food Service Ware for College Activities. These Resolutions called for the SSCC to work with student body associations at all California Community Colleges (CCC) to advance the use of reusable and/or sustainable utensils, drinkware, packaging products, and other items from sustainable manufacturers during contract negotiations with current and future auxiliary organizations.



04 PLANNING & ADMINISTRATION

Coordination & Planning:

- » Sustainable coordination takes place in the planning, preconstruction, and construction processes of every project on campus. It is the goal of the college to attain LEED Silver Certification on all new and future buildings.
- » Established architectural, viticulture, and gardening classes offering new technology education for sustainability
- » Future goals to achieve LEED silver and Zero Net Energy on all new and future construction by 2030.



05 INNOVATION & LEADERSHIP

Underrepresented Students:

- » A Food Bank and Student Laundry are student services currently being added to the Student Health Center building J100
- » Serving Underrepresented Students AHC supports students in every academic way possible to achieve their educational goals
- » Established a community garden
- » Installed 4 raised planter beds in the Children's Center so children can cultivate their own produce

Current + Future Sustainable Practices



06 TRANSPORTATION

Campus Fleet:

- » The fleet is gradually being converted to electric

Support for Sustainable Transportation:

- » Bicycles: AHCSC organized an EZ Bike Project event, a new electric bicycle (e-bike) demo program operated by SBCAG Traffic Solutions division. It offered free e-bike demos of various models including cargo bikes, cruisers, city bikes, and folding bikes to local residents and commuters as a measure to reduce traffic and air pollution in Santa Barbara County.
- » AHCSC is also finalizing selection of a covered bike rack with built-in charging for e-bikes that can be installed on the campuses.
- » Dedicated bike paths are being considered.

Electric/Hybrid Vehicles:

- » AHCSC advocated for the first EV charging station on campus with grants supplying most of the costs. More EV charging locations are planned on the Main campus. An EV charging is currently being installed on the LVC campus.
- » Any new construction will require roughly 20 of all parking spaces to be EV ready and 5% of all parking spaces to be EVSE operating (electric vehicle service equipment provided)
- » Proposed driverless bus system being developed in conjunction with City of Santa Maria.



07 GROUNDS

Landscape Management:

- » Replacement of landscaping and turf to native species for water conservation.
- » Initiated a new software system ArborPro which identifies all trees on campus and their health for maximum carbon offset
- » Majority of irrigation controllers on campus are weather based

Biodiversity:

- » The landscaping on campus aims for a variety of plant species. Landscapes with high biodiversity are more stable towards annual fluctuations in environmental conditions.

Future

- » 100% Green waste diversion as mandated by Assembly bill SB1383



08 WATER

Water Use:

- » Switched from domestic water to untreated well water in Oct. 2015 for the college's sports fields, which netted a savings of \$93,000. In 2016, the north half of the campus was switched to untreated well water, with a forecasted savings of \$55,00.
- » Water use in landscaping has been significantly reduced by gradually replacing landscaping with drought tolerant and native species.

Rainwater Management:

- » Weather based irrigation control system are now in place on campus which provides significant resource conservation
- » Traditional spray head irrigation systems have all been replaced with drip systems to save water
- » Stormwater management to minimize stormwater runoff with bioswales and ground retention. Reduce storm runoff by implementing bioswales into new construction.
- » Water use in landscaping has been significantly reduced by gradually replacing landscaping with drought tolerant and native species.

Current + Future Recycling Goals



09 WASTE

Waste Minimization and Diversion:

- » Diverted 5 tons of green waste from the landfill each month. Reducing Short-Lived Climate Super Pollutants like organic waste will have the fastest impact on the climate crisis. 100% green waste diversion as mandated in Assembly Bill SB1383 is taking place on both campuses with all organic water preassembly food waste and green waste
- » SC is supplying blue bins with a logo in every building for paper waste to encourage indoor waste recycling.
- » Indoor Recycling: 100% green waste diversion as mandated by SB 1383. Goal to recycle all paper and cardboard on campus
- » Enlisted to recycle used oil, Hazmat, and universal waste

Recycling Goals

Indoor Recycling: 100% green waste diversion as mandated by SB 1383. Goal to recycle all paper and cardboard on campus

- » Beverage containers
- » Metals
- » Cardboard
- » Pallets
- » Packaging materials
- » Furniture recycling and reuse
- » Shredded paper
- » VTC white paper pickup
- » Construction materials
- » White goods



LANDSCAPE WASTE DIVERSION GOALS

- » Grass mulching
- » Tree waste chipped and used for landscape mulch
- » Low-water use vegetation and native plants
- » Drip irrigation
- » Weather-based irrigation controls – based on evaporation rates and temp
- » Low-flow irrigation spray heads
- » Low-maintenance landscapes
- » Irrigation water separate from potable water goal to switch all irrigation to well water
- » High nitrate well water reduces need for fertilizer
- » Storm water to bioswales and ground table

HAZARDOUS MATERIAL RECYCLING GOALS

- » Recycling chemicals and paints
- » Recycling universal waste – light tubes, batteries, incandescent bulbs, light ballasts
- » Recycling electronic waste – computers, printers, monitors, radios, televisions, copiers
- » Recycling automotive oils, greases, and antifreeze
- » Utilizing non-hazardous parts cleaners
- » Recycling vehicle batteries and tires
- » Recycling used vehicles either through auction or scrap metal

PAPER REDUCTION GOALS

- » Electronic communications – Email – my Hancock Website
- » Two-sided copying
- » Recycled content copy paper
- » Book Rentals
- » Book buy-back program
- » Electronic textbooks
- » Books available to the library on loan

Current + Future Recycling Goals



FACILITIES GOALS

- » Automated energy management systems for HVAC and lighting
- » Timers and photo-sensors on parking lot and perimeter building lighting
- » lighting dual-function occupancy sensors
- » Updating HVAC system using less energy
- » Updating lighting systems using less energy – moving to LED technology
- » Replacing old boilers with high-efficiency units
- » Utilizing multi-stage tankless water heaters
- » Use of carpet squares for less waste
- » Low VOC paints and stains
- » Electric hand dryers
- » Green chemicals for cleaning
- » Waterless urinals
- » Automatic controls on water faucets and toilets
- » Recycling/trash bins
- » Installation of water bottle filling stations
- » Skylights for natural lighting
- » Parking lots – grinding asphalt – reusing as base materials
- » More sources for healthy locally purchased food on campus encourages 'stay all day' and reduces the number of trips off-campus
- » Sustainable Dining/ Food + Beverage Purchasing

TRANSPORTATION GOALS

- » Updating from older vehicles to more efficient electric vehicles
- » Covered bike parking
- » Additional walkways
- » Bus stops – adding more in the future

RECYCLED PRODUCTS PURCHASE GOALS

- » Entry mats and fatigue mats
- » Plastic piping for storm sewers
- » Copy paper
- » Recycled content paper towels and toilet paper

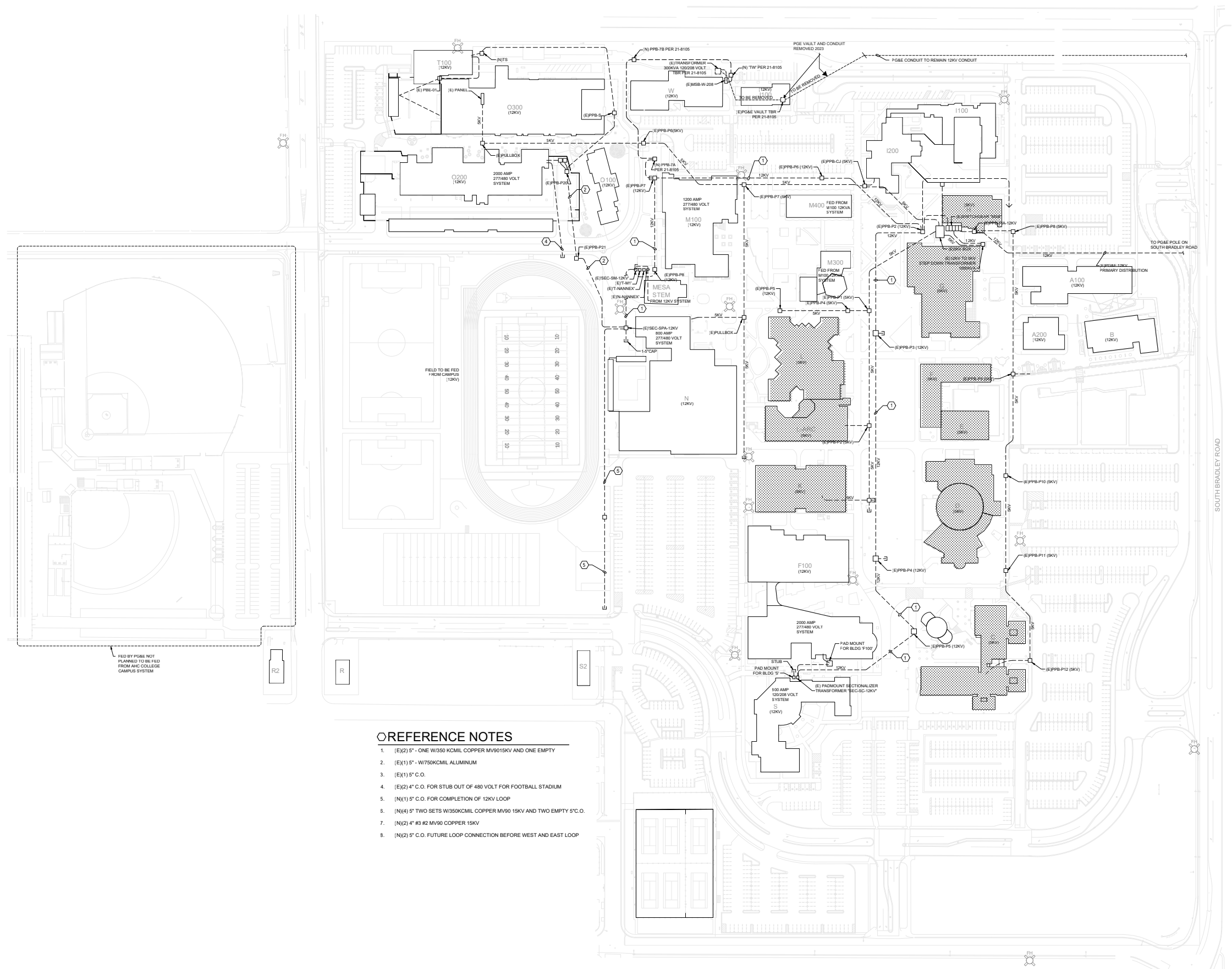


SECTION 8

ELECTRICAL INFRASTRUCTURE

Thoma Engineering

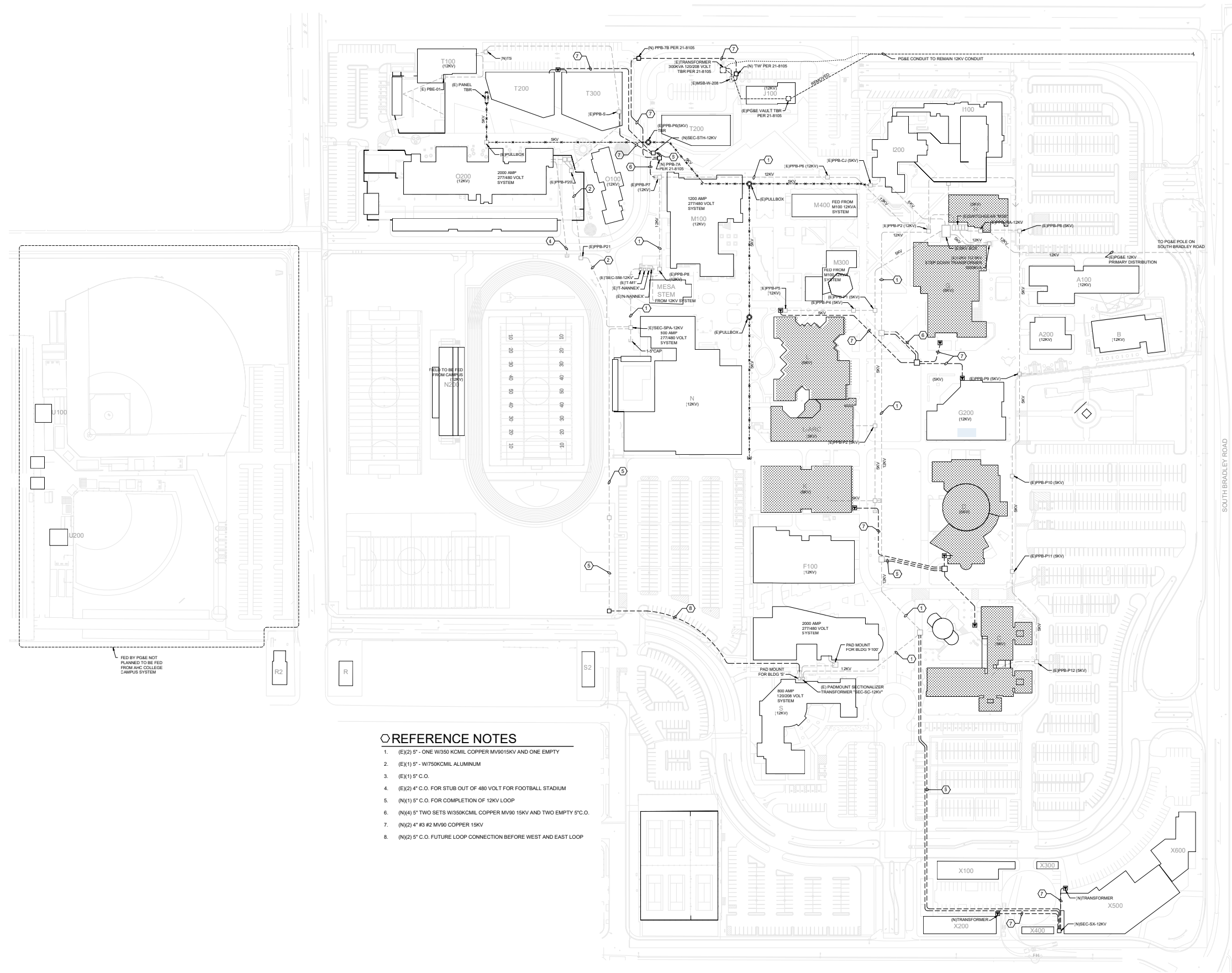




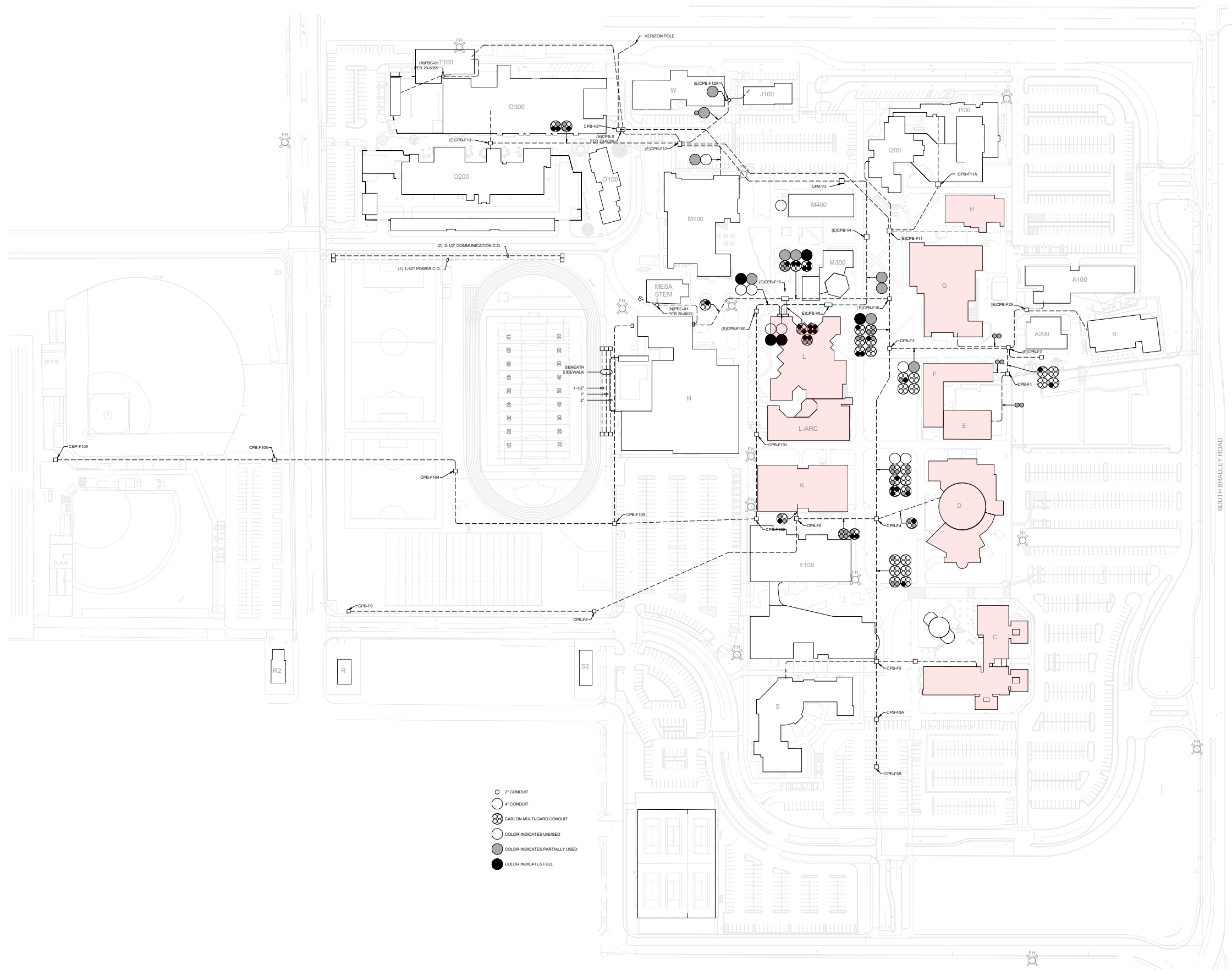
REFERENCE NOTES

1. (E)(2) 5" - ONE W/350 KCMIL COPPER MV9015KV AND ONE EMPTY
2. (E)(1) 5" - W/750KCMIL ALUMINUM
3. (E)(1) 5" C.O.
4. (E)(2) 4" C.O. FOR STUB OUT OF 480 VOLT FOR FOOTBALL STADIUM
5. (N)(1) 5" C.O. FOR COMPLETION OF 12KV LOOP
6. (N)(4) 5" TWO SETS W/350KCMIL COPPER MV90 15KV AND TWO EMPTY 5"C.O.
7. (N)(2) 4" #3 #2 MV90 COPPER 15KV
8. (N)(2) 5" C.O. FUTURE LOOP CONNECTION BEFORE WEST AND EAST LOOP

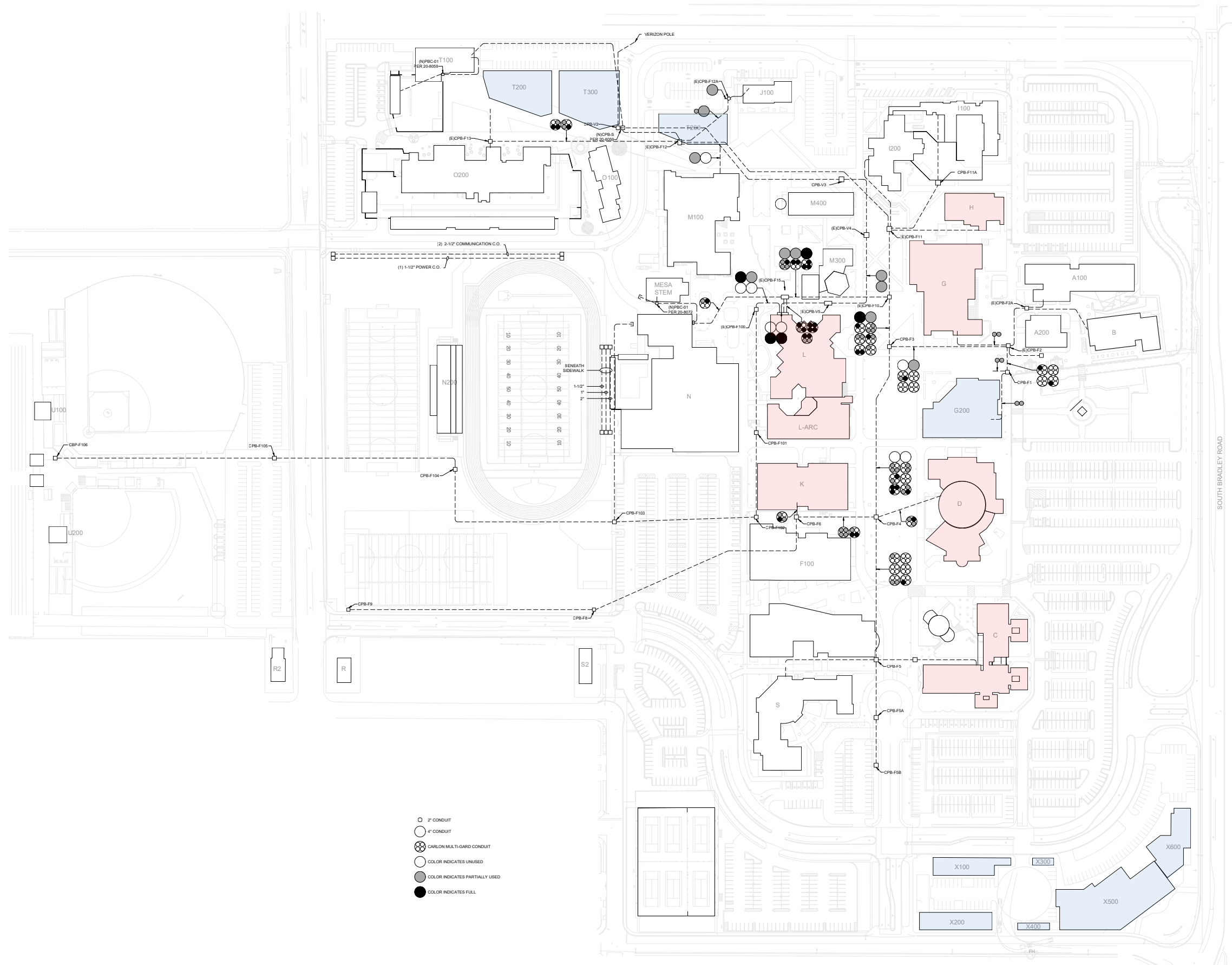
Santa Maria Campus **Existing Electrical Site Plan**



Santa Maria Campus Electrical Master Site Plan



Santa Maria Campus **Existing Communication Site Plan**



Santa Maria Campus **Communication Master Site Plan**

Electrical Master Planning Effort

The goal of this project is to update information in terms of the Campus Master Planning going into the future given the program needs of the campus community, facility, administration and the direction as defined by the architectural team. This report and these concepts can be used for planning and efficiencies of capital improvements that may take place in order to implement the master plan in terms of electrical and communication systems. These are concept plans and not construction documents.

This campus has developed over the past 60 years and through many changes to the way in which education is delivered to students. It is our goal to find ways in which to service the facilities on campus as well as maintain them for campus build out based on the most updated master plan for new buildings to be added for new or existing programs with state of the art electrical and communication systems.

Technology for electrical and communications systems continue to evolve daily and the goal will be to create reliable service that is cost effective and provides the college continuity of service for both systems moving into the future of the next number of decades. The original campus power distribution systems started with multiple buildings that were built to become a “campus” setting and appears to have been planned for a medium voltage 4160 volt (referred to as 5kv) nominal system that would be “master metered” with its own electrical distribution system with a PG&E utility company master meter. This distribution system became the campus owned infrastructure which includes metering enclosure for PG&E, underground conduit, cabling, transformers, switches etc. to serve the buildings on site and would be planned for expansion over years.

In the late 1990’s, the campus electrical system was at its capacity on the “5kv” system, which was limited by the size of the 1000kva PG&E owned transformer feeding the campus. The transformer was being periodically overloaded due to added loading at the campus over many years. At that time, it was determined that the campus move up to a higher voltage system and be more aligned with the more current technology and the PG&E rules, rates, equipment being used at the time and not be limited to the size transformer serving the campus. In approximately 2003, there was a need to build new buildings on campus such as the “Skills” Building “S” and also on the heels of that project was the “Math and Science” Building “M100”. This was the time that the campus saw the need to build a newer and larger capacity 12kv system to allow for new buildings and begin to replace the 5kv (limited capacity) system. Over time, existing buildings were modernized, replaced with new buildings, and changed use as education has evolved on the campus. The campus has expanded into other areas on the campus as well to meet the needs of the master plan. The campus has also expanded its overall footprint with adjacent parcels and needed the capacity to serve other future loads/buildings/facilities.

In the early 2000’s, a new 12,000 volt (12kv) 600 amp service was built on the campus adjacent to the existing 5kv original service which was primarily located in the small block building between Buildings “G” and “H”, which continues to service many of the buildings built back in the 1950’s and 1960’s. The costs of infrastructure to upgrade all existing buildings on campus that were still operational would have been financially prohibitive. The philosophy at this time (and remains to this day) was to “back feed” the older 5kv service as it was previously served by PG&E, but that a new 12kv PG&E service and campus owned system would replace the older 5kv service. Plans were to add all future electrical loads to the new campus owned 12kv service. At the same time, as the older buildings were renovated, modernized, removed and replaced, all such new or improved buildings and facilities would move on to the new 12kv service which has over 10 times the amount of capacity to service loads on the campus as well as to replace the older 60 to 70 year old infrastructure. It should be able to service the college until it is built out or at least to the foreseeable future.

Electrical Master Planning Effort

The new Skills Building “S” was the first building to be placed on the new campus owned 12kv service and Building “M” was the second building to be added to the 12kv service. It was also noted back in the planning stages of the new 12kv service, the fact that many of the buildings on the campus built in the early 1960’s were now over 40 to 50 years old and their electrical systems were near the end of life for not only the equipment, but also for lack of available capacity as newer buildings were being built with more electrical need for shops, laboratories, air conditioning, computer systems, lighting systems. For those reasons, it was necessary to upgrade electrical systems for renovation or replacement, and that would be the right time to upgrade the electrical infrastructure as capital projects were budgeting and financed onto the newer 12kv service installed in the early 2000’s. Some of these more recent projects include the new Student Services Building “A100 and A200, B, and I100, the Industrial Technology Building “O100 and O200”, the renovation of Building “N” the Gym Building, the Fine Arts Building “F100”, the “Mesa Stem” Building, the Building “T-100” which is the Stage Craft Building in the Industrial Technology area. All of these facilities have been brought on line from the new campus owned 12kv infrastructure. The football field, soccer fields and bleachers will be connected and have been programmed to be added to the newer 12kv services on campus as well.

At that time, the campus chose to leave the property to the West, across South College Drive, to be served by PG&E as the distance to route a campus 12kv system was too costly and had limited use for ballfield only.

MASTER PLANNING

The existing buildings that remain on the older 5kv distribution system, now on the 60 to 70 year old infrastructure, have been planned for upgrade as the campus makes improvements to their facilities. This master planning effort is an opportunity to be a road map as to how each of the existing buildings as well as the newly proposed building might connect to the existing campus 12kv infrastructure.

The master planning exhibits are the best understanding that we have with limited access to old record drawings to show how the campus is configured from both an electrical systems standpoint to the communications system stand point. All of these systems are underground and are not all visible. A significant amount of work will be needed to verify the infrastructure that we have shown on these plans. Many projects have been completed on this campus and not all plans have accurate “as-built” conditions or the notes on the drawings are unclear, unreadable, not available, or such don’t have complete drawings. It has been our goal to update the drawings to show existing conditions at this time and assuming Stage Craft Building T-100 are completed and that the Student Health Center J100 has been built. There remains additional information to collect from archives and possibly field investigations. Missing drawing files are an impediment to accuracy.

After attempting to show the existing conditions on our plans for the 5kv and 12kv electrical systems, the goal is to show how each of the existing building as well as the proposed building, renovated building, could be connected into the new 12kv system over time as they are considered for construction including several new proposed 12kv selector switches.

Electrical Master Planning Effort

This exercise is to depict the proposed layout (albeit a concept plan only) as to how each building will be served in the future. Ultimately the goal is to phase out the older 4160 volt (5kv) systems to replace older equipment with safer, more efficient state of the art systems. The plans hopefully will provide the campus audience a plan that will be a “road map” to achieving master plan goals over the next few decades. Again, as it has been explained, many of those older systems, are at the end of their expected lifetime and there are no guarantees that between the time that equipment is replaced there could be system failure. This master plan is a place to begin working with the architectural design team and campus facilities planning to move the program forward. As we discussed previously, education and teaching and administration continue to change, and hopefully for the benefit of the students in the community. This master plan is an attempt to do so, in an efficient way, for the good use of capital expenditures for such projects and achieving the goals of students, teachers, and administration.

The decisions of late 1990’s to develop the new 12kv system for both capacity as well as life expectancy has been a good one and one that has serviced the campus well to this date. But again, that being said, matriculating the older 5kv system to the new 12kv system is less than halfway completed and much more to be done.

FEATURES:

1. One of the master plan features that was “hatched” back in the 1999 planning phase was the ability to “sectionalize” or be able to separate a building or a group of buildings if a cable or equipment “fault” was experienced to allow for the rest of campus to remain energized or minimize the power outage. The campus system could remain energized while making routine maintenance of a building electrical system component to be de-energized and thereby not affecting the rest of the campus. The existing 5kv system connects many of the buildings onto one single feeder with no way to separate buildings from one another and if a part of the circuit was to fail, the entire circuit would be without power until the system failure was repaired or replaced.
2. Also notice that each switch is rated for 600amps at 12kv and that in the future, the full 600amp ampacity of the West and East side loop could be upgraded and a spare conduit at each part of the loop (2-5” conduits) with one that can be “paralleled” to double the capacity of the system if needed. Currently, each 12kv circuit on each of the “loop” circuits are rated at 300 amps and are labeled “West Loop” 12kv circuit and “South Loop” 12kv circuit and each are capable of servicing 6.2 megawatts. Together, the two existing 12kv circuits can service a total of 12.45 megawatts. To provide some perspective, before Building “S” and “M100” were added to the newer 12kv, the entire campus was approximately 1 megawatt in demand at peak time.
3. One additional feature of this system is the possibility that if the overall load of the campus ultimately is to be less than 6.2 megawatts, that a connection can be made to complete a “loop” so that each of the two 12kv loop feeders would be able to feed from either direction “West or East” and a failure on one of the loops would allow the other to complete a transfer and essentially isolate any main line fault that could inadvertently fault a cable to be taken out of service by simply switching operations to isolate the cable that is faulted. These features of the existing 12kv distribution system can be upgrades to the system as it is at this time and would be good upgrades in the future depending how large the load growth is over the time of the master plan. From an operations standpoint, the outage time and repair time to the system in the event of a failure would be reduced and have much less of an impact on students, teachers, faculty, staff and administration.

Electrical

Master Planning Effort

4. It might also be noted that some of the design philosophy to isolate buildings from other buildings were not followed with Building “O-200 and O-100” and isolation of the soccer and football fields. A number of electrical engineering firms have been involved with each group of projects and some of the philosophy has been lost in translation. The master plan has suggested several additional selector switches to provide separation of loads to an extent. Selector switches are not inexpensive and do require maintenance and operations from time to time, so the master plan has attempted to minimize the number of proposed 12kv selector switches. Space to locate, and in some case reconfigure the selector switches may require some space planning and rearrangement of other site attributes. Again, this is a master planning concept and not construction documents, so each project will need to take these issues into consideration.

5. Notice also that the master plan primarily makes an assumption that 12kv medium volt stepdown transformers to 277/480 or to 120/208 volt are relatively large and will likely not be able to be placed inside existing buildings due to clearance requirements for safety, noise, heat, fire ratings, space constraints, so the master plan is showing locations adjacent to the existing and new buildings to place a pad-mounted step down transformer. That being said, the exact location to place a transformer will be subject to the Owner’s wishes and Architect and Electrical Engineers judgement and these locations shown are diagrammatic and not necessarily expected to be where they show on these master planning documents.

FIELD INVESTIGATION AND VERIFICATION IS CRITICAL

A thorough site visit for both electrical systems as well as communications systems must be completed before any future work, making use of this master planning documentation, will dictate a more thorough field investigation. The same is true to determine condition of the older 5kv medium voltage switches, transfer, cabling, conduit systems, manholes, handholes, cable racking in manholes, visual observation of cabling and if there are splices and their condition.

In order to complete a communications master plan will require riser diagram and or a point to point communications systems diagram as well as a significant amount of field observation. This may require opening underground pull boxes, splice boxes, backboards within each building, entrance facilities, determining viability of existing pathways, conduits, cable trays available labeling and headend equipment. At this time, limited plans and as-built conditions are not available to us. Additionally, meetings with I.T. Staff and their campus goals must be understood before a master plan for communications systems can be proposed.

The way in which communications systems will be architected and implemented will likely be much different that how the electrical power distribution planning has evolved and therefore will be yet to be determined for a master plan. The plans prepared here-in, include the information we have been received to date.

APPENDIX

SUPPORTING DOCUMENT



Facility Assessments & User Summaries

SANTA MARIA CAMPUS

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING G
BUILDING H
BUILDING I100/ I200
BUILDING K
BUILDING L/L-ARC
BUILDING M100/200
BUILDING M300
BUILDING M400
BUILDING N
BUILDING O100/O200/O300

SANTA MARIA SOUTH CAMPUS

BUILDING P/PA/Q

LOMPOC VALLEY CENTER

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Student Services / Grants Testing **A100, A200, B**

Where:



Usability/Program:

Users expressed appreciation for being all in one place for centralization of services. Users like colors and aesthetic appeal of building and new accessible restrooms. Easy parking to front of campus.

Facility:

The buildings, constructed in 2013-2014, offer a relatively new work environment. However, users have expressed concerns about the HVAC system, as it is not adjustable and there are no operable windows. It has also been reported that the actuators on the exterior doors need repair. In addition, there have been reports of a ceiling leak in A303B, highlighting the need for regular roof maintenance and drain cleaning to prevent further leakage.

To Facilitate the College's Educational Objectives:

To better facilitate the college's educational objectives, some minor maintenance items and evaluations of spaces for internal program movement are needed. Many programs anticipate a 50% growth and others have too much space. Additionally, it has been suggested to add exterior tables in the area between buildings to create more usable outdoor space. It was reported that room numbers don't correlate with floor levels which is confusing. Suggested that door near financial aid should be exit only and the main entry should be near welcome desk.

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING A100

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 34,788

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Stl Struct / Mtl Framed / Membrane Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Admissions, Counseling, Financial Aid, Cashier, COPE, CARE, Career Counseling, CALSOAP, CAN, Vice President of Student Services



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	3	10

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	2	1	1	1	1	10

COMMENTS: Ceiling tiles were misaligned or popped out of seating in ceiling metal bar system; Room signage(s) is lacking or minimal; some ceiling tiles need replaced due to leaks; Rubber base coming off wall; Walls need repainted from marring/scuffs; A213A (Meeting Room) being used for storage (Covid)

LIFE SAFETY / ACCESSIBILITY

* Accessibility Access rating is based on CASp Report by Disability Access Consultants, LLC

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS*	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	3	3	2	1		15

COMMENTS: Non-consistent actuator uses throughout building; Egress route signage missing, mislocated or not clearly visible; Missing fire extinguishers within proximity of egress doors, or incorrect on Emergency Egress Map (near doorways); Restrooms A152, A158, A251, A252 do not meet current Accessibility Compliance requirements; Under sink knee clear space was used for storage in most locations

PRIORITY FACTOR
4

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING A200

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 7,894

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Stl Structure / Mtl Framed / Membrane Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Adaptive Computer Lab, Start Placement Testing, Institute Grants, Institution Effectiveness, Learning Assistance Program



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	2	1	1	1	2	10

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	2	1	1	1	1	10

COMMENTS: Room A402A was subdivided for another office/storage room; Ceiling tiles cracked or dirty; LED ceiling lighting at Stairwell did not work properly, and are difficult to replace when needed (per Gerald, facilities); Ceiling Leak at Room A303B; Archive Room A301 did not have Fireproofing spray protection (confirm if needed).

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	3	3	3	2		19

COMMENTS: Under sink knee clear space for accessibility was used for storage; Hallway A371 to Vestibule A370 had an interior door activated by actuator, however, door pull appears to be more than 5 pounds. Door Actuator at East end of Hallway A371 needs repaired; Appears to be only working on 1 door of the 2 door system; Exit Wall signs missing in several places; Sink at restroom A350 is too far at 7" from counter edge; Panic Hardware is missing at ground floor exit doors.

PRIORITY FACTOR
4

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Business Administration **Building B**

Where:



Usability/Program:

Since this is a relatively new building the usability meets the program function in most cases.

- Need infrastructure for remote meetings (IT technology and acoustical isolation)

Facility:

Building B was constructed in 2013. As a new facility there are little physical issues.

- Outdoor furniture requested in courtyard between Bldg. A and B
- HVAC needs adjustment

To Facilitate the College's Educational Objectives:

None, but see comments from A100 and A200

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING B

YEAR BUILT: 2013
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 12,128
NO. OF FLOORS: 2
STRUCTURE: Steel
FIRE SPRINKLER: Yes
FIRE ALARM: Yes
PROGRAM(S) / DEPARTMENT(S): Business Admin., Public Affairs, President/Superintendent, Academic Affairs,
College Advancement, Auxiliary Account's, Human Resources, Business Svcs

AGE: 8

COMMENT: Stl Structure / Mtl Framed / Membrane Roof



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	2	9
COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways.							

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	1	1	1	1	8
COMMENTS: Ceiling tiles cracked or dirty; Ceiling Leak at Room B207; Bent ceiling metal bar system.							

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	1	2	3	2		16
COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Panic Hardware is missing at ground floor exit doors.							

PRIORITY FACTOR
4

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Humanities **Building C**

Where:



Usability/Program:

The main program uses of Building C are English and Behavioral Science. 3 large classrooms C10, C11 and C12 are most frequently used as they are the largest. The usability and effectiveness of the program is enhanced by the easy to access faculty offices adjacent to an administrative suite. Faculty kitchenette is an much utilized resource. Programs have been hindered by technology access and IT issues in the classrooms, particularly with the implementation of hybrid teaching.

Facility:

The facility, Building C, constructed in 1990, has a fair longevity of 20-30 years due to its heavy timber structural frame and adaptability of interior spaces. However, there are several issues that need attention to maintain the building's integrity and support the college's educational objectives.

Facility issues include a need for roofing review to prevent water penetration. Exterior soffits suggest possible leaks in the standing seam drip edge flashing. inadequate mechanical and HVAC systems, and a reported termite problem.

- Mechanical and HVAC inadequate
- Termite problem reported but not confirmed
- Need 40+ people classrooms
- Need bicycle parking that is sheltered from rain

To Facilitate the College's Educational Objectives:

- Users expressed HVAC systems was inadequate.
- Classrooms to support teaching efficiency-Need expressed for 40+ occupancy classrooms
- IT/tech issues in classrooms
- Classrooms need to be renovated and updated.

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING C

YEAR BUILT: 1990

AGE: 31

RENOVATION(S):

DSA A#(S): 49002, 03-112371

GROSS AREA (SQ. FT.): 21,784

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Steel/Wood Construction / Membrane Roof

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Humanities Complex - English, Social/Behavioral Science, Languages, Communication



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	3	3	1	1	1	2	13

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways, or in faculty courtyard/alcove areas; Exterior wall soffit eaves are dirty with mold growth - need to determine cause of excessive growth; leaks appear to be under standing seam drip edge flashing; Roof hatch (C25) is too high off floor/platform - install ladder or steps to facilitate ease of transition; Building needs pressure washed; Single Pane glazing in metal frame; Building longevity is fair for the next 20-30 years due to structural frame and re-adaptability of interior spaces, however, roofing needs to be reviewed to assure there are no water penetrations which may deteriorate the structure

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	1	1	2	1	8

COMMENTS: Electrical room needs Exhaust Vent installed (heat build-up); Signage for C11 and C12 conflict with current plans (swap locations); verify roof equipment meets 10' clearance requirement between exhaust and supply intake; Faculty office ceilings are low (7'-4")

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	3	5	2	2		18

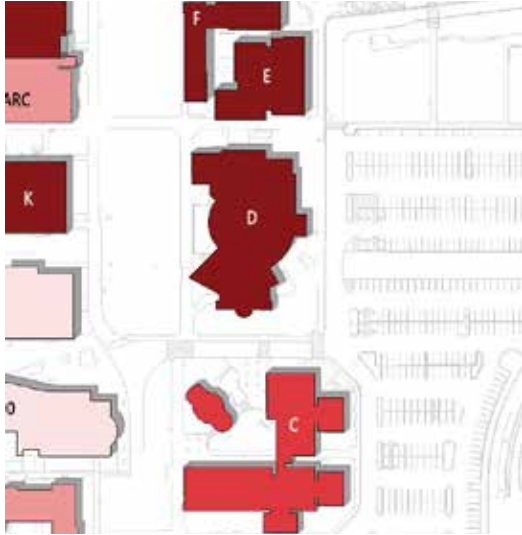
COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Staff Lounge (C23) needs roll-in sink installed; Accessible seat location in Forum (C40) appears to be in conflict with ground exit door access; Sidewalk joints outside C40 appear to be too wide (1"); Curb ramp near C12 has concrete settlement pulling away from building - also missing landing and truncated domes; Restroom clearances not met with current code; Men's RR (near C11) needs Ambulatory stall installed; Men's and Women's RR (near C30) do not have actuators to open doors

PRIORITY FACTOR
17

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Performing Arts **Building D**

Where:



Usability/Program:

Bldg D houses the theater and arts program and various dance and performance classes. The Marian Theatre is unique as an indoor amphitheater thrust space. The Severson Theatre is unique in being a black box theater.

Facility:

The facility was constructed in 1964-65 with updates and addition of the Black Box Theater in the 90's. The dance program will be re-located to the new Building F (Fine Arts).

- Concerns w/ updated technology for projections and theater use.
- Exterior informal gathering spaces could be improved with addition of seating etc.
- A ventilated/rain protected paint area in rear yard is needed
- Plans to upgrade sound system will improve experience within theater
- Theatre seating needs replacing/ ADA seating

To Facilitate the College's Educational Objectives:

- Update seating and ADA seating in Theatres
- Protected cover on back patio
- Continue planned sound system upgrade

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2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING D

YEAR BUILT: 1968

AGE: 53

RENOVATION(S):

DSA A#(S): 03-28519, 03-55153, 03-105066

GROSS AREA (SQ. FT.): 32,400

NO. OF FLOORS: 3

STRUCTURE: Hybrid

COMMENT: Conc/Steel/Wd Const. / Membrane Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Performing Arts Theatres, Studio Shop, Administrative, Dance Studio



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	3	2	1	1	1	11

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; ladder cage for exterior ladder (safety); Rooftop junction boxes need reviewed for maintenance (disjoined conduits, etc.); Roof drains to be cleared out

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	1	1	1	1	1	9

COMMENTS: Walls need new paint; carpet in D105/D105A need replaced; better diagrammatic wayfinding needed around building

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	3	6	3	1		21

COMMENTS: Under sink knee clear space for Acc clearance was used for storage; In some cases, a RO was installed taking up the clearance space; Lighted Exit Ceiling & Wall signs missing in several places; Front ticket counter needs mod for accessibility; Egress hallway (D175) near dressing rooms, conflict with door swing from Severson Theatre D178; Door actuators to be installed @ Front Lobby RR (D150/151); Door @ D106 near southeast exit needs "NOT AN EXIT" sign; Lighted signs needs maint. @ D106; Toilet grab bars located higher in some RR at 38" above flushing mechanism, however higher than 36" allowed (11B-609.4); some RR accessories higher than 40" max; Dbl sink @ D103, neither side is accessible; Exit Hallway out of Severson Theatre to Yard needs striped line @ new man-door exit; D70 hallway identified as exit, however, ramps to stage area are NOT to be used as exit (lack slope, signage, etc.); strobes missing in various locations;

PRIORITY FACTOR

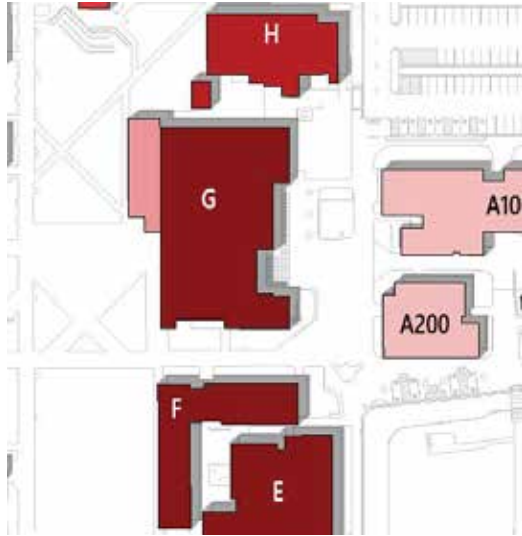
29

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Student Center, Bookstore, Cafeteria/Coffee, Student Lounge, Student Government, Staff Lounge, Classroom

Building G

Where:



Usability/Program:

- Overall, the space is not meeting the programmed needs for a student center to support meetings, food and student life.
- Misallocation of spaces to serve program needs for a student center (Excess in bookstore, east side underutilized, coffee shop creates congestion and blockage to flow)
- Students desired healthier food options

Facility:

The building was constructed in 1962 and some renovations occurred between 2000-2009. The OGSF is 27,498. and built of concrete. There are citations of wall repair, floor damage, inconsistent and outdated fluorescent lighting, lack of acoustical mitigation, electrical refurbishment needed, signage minimal and non-compliant restrooms.

- The existing skylights are dirty and/or the glazing is dated/worn
- Need gender neutral restrooms
- Need charging outlets
- Space allocation needs updating

To Facilitate the College's Educational Objectives:

The building structure overall has integrity and lifespan, but it needs a spatial interior renovation to update functions, spaces and furnishings. Misallocation of spaces, outdated finishes and colors. Needs more daylighting and acoustic control. Currently being reroofed. Requests for upgraded food quality and eating areas. Possible monitors or upgraded technology to accommodate group viewing of events as part of student life.

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING G (STUDENT CENTER)

YEAR BUILT: 1962
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 27,498
NO. OF FLOORS: 1
STRUCTURE: Concrete
COMMENT:

FIRE SPRINKLER: No
FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Bookstore, Cafeteria/Kitchen, Coffee Shop, Student Lounge, Student Activities, Veteran Success Center, Staff Lounge, Lecture/Classroom

AGE: 59



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	5	3	1	1	3	17

COMMENTS: Roofing is asphalt with ballast, there is evidence of roof ponding, blocked/broken roof drains; single pane glazing in aluminum frame(s); Lack of security control point or security infrastructure; facilities requesting separate roof access on exterior of building to allow for 24h access, since existing roof ladder is within Bookstore Lease Area and subject to operation times;

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
3	3	3	4	3	3	4	23

COMMENTS: Several existing interior walls requires repainting and/or repair; Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; Flooring in Bookstore and Cafeteria Kitchen requires repair/replacement; Fluorescent light fixtures distributed unevenly throughout the building (existing skylights do not provide sufficient lighting for building interior); Lack of acoustical mitigation of sound from Cafeteria to interior of building; Veteran Success Center requires electrical system refurbishment; Room signage(s) is lacking or minimal for all spaces except for Cafeteria and Bookstore

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	3	3	4	3		21

COMMENTS: Lack of fire extinguishers within proximity of emergency egress points; Non-accessibility compliant fixtures and/or access clearance(s) in all restrooms; Panic door hardware lacking at most egress doors; Egress route confirmation/clarification (and associated signage) required

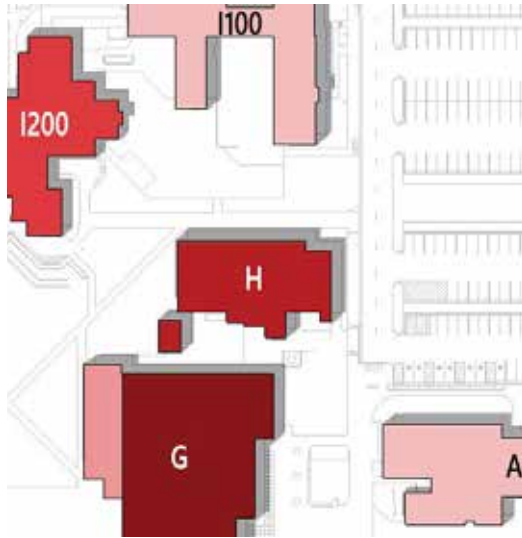
PRIORITY FACTOR

55

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Campus Graphics, Applied Behavioral Sciences Offices & Classroom **Building H**

Where:



Usability/Program:

Bldg H contains the campus graphics facility and behavioral sciences offices and lecture rooms. Wayfinding and signage needed. Significant acoustical issues from equipment. Lack of natural daylighting for proper color matching and worker positivity. College branding needed because no one knows the service is there, not just students, but including delivery trucks.

Facility:

This building from 1971 is 8788 OGSF and is a concrete structure with wood joist/truss roof. There is damaged and water-stained acoustical ceiling tile throughout the building. Building has buckling VCT flooring in main corridors, and outdated fluorescent light fixtures. Electrical upgrades are needed and better IT access. Suggestion for solar tubes in roof to provide natural lighting. Mitigate noise issues with interior acoustic finishes and controls. Recently reroofed. Cosmetic replacement of ceiling tiles needed throughout.

To Facilitate the College's Educational Objectives:

Minor building renovation to include electrical upgrades, life safety upgrades, door accessibility and door hardware upgrades, skylight replacement and interior finishes replaced. Lack of security around campus electrical switchgear needs upgrading. Classrooms need updating as they are some of the few larger classrooms on campus.

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6=	Major repair needed for immediate continued use	26+

BUILDING H

YEAR BUILT: 1971

AGE: 50

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 8,072 (less Block House)

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Concrete Structure, Wood Joist/Truss Roof

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Behavioral Sciences (offices and lecture rooms), Campus Graphics (offices and workrooms)



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	2	3	1	1	3	14

COMMENTS: Concrete wall structure not easily adaptable; Wood joist roof structure does not assure longevity; Roof maintenance, i.e., drain cleaning - required to ensure proper drainage performance; Lack of security control point or security infrastructure; Single pane glazing in aluminum frame(s)

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	4	3	4	4	3	3	23

COMMENTS: Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; Buckling VCT flooring in main corridor(s); Fluorescent light fixtures; Non-full height (office) partitions, i.e. acoustics issue(s); IT/AV installed post-occupancy; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
5	1	5	2	5	5		29

COMMENTS: Non-accessibility compliant restrooms; Non-accessibility compliant entrance, i.e. ramp slope and door hardware; Egress route signage is missing, mislocated or not clearly visible; Issue with means of egress through a storage corridor (horizontal egress); Missing fire extinguishers within proximity of egress doors; Main entrance/egress doors furnished with non-accessibility compliant hardware, e.g., threshold(s), door stops, etc.

PRIORITY FACTOR
47

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6=	Major repair needed for immediate continued use	26+

BUILDING H - BLOCK HOUSE

YEAR BUILT: 1971

AGE: 50

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 716

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Concrete Block, Wood Joist, Steel / Metal Deck

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Facilities (Campus Electrical Switch Gear), Campus Graphics (Storage)



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	3	3	NA	NA	NA	4	12

COMMENTS: Concrete block wall exhibits water damage, e.g., mold, stains, spalling; Lack of security infrastructure given hazards of electrical switch gear equipment

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
NA	NA	NA	NA	NA	NA	5	5

COMMENTS: Lack of signage(s) identifying functional program given its associated hazards, i.e., electricity

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
5	1	NA	NA	5	5		22

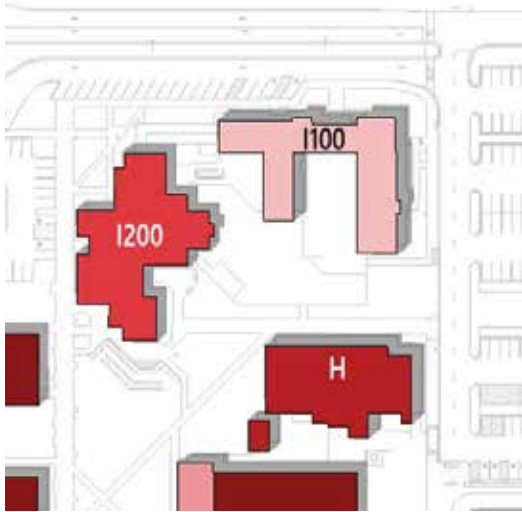
COMMENTS: No fire extinguishers within proximity of egress door; Lack of hazard signage or clearance demarcation around electrical equipment; Door hardware is aged/rusted - difficult to operate

PRIORITY FACTOR
24

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Applied Behavioral Science **Buildings I-100, I-200**

Where:



Usability/Program:

Includes Culinary Arts, Childhood Studies, Education, Family and Consumer Science, Food Science, Interior Design, Fashion Program growth is expected in the TK and after school programs. Program expansion at the Lompoc early Education Center for 2 additional classrooms is expected.

Facility:

I-100 constructed 1993 with an update in 2014 is a steel structure. It is 20,000 OGSF

I-200 constructed 1980-89 is a wood structure with membrane roof

I-100 Programs include early childhood development center and administration, observation and kitchen.

This building is in good condition. Some ceiling tiles need replacement. Exterior play yards are scheduled to be renovated in 2023.

I-200 Programs include classes for early childhood development, interiors, fashion design, culinary arts, pantry and staff offices. Overall, some issues with the fit of new teaching needs and methods and the older size and configuration of spaces. The interiors need a refresh.

Some concerns with the security of front doors and secure entry points. Since new programmable door lock system some education is required to bring users up to date on door locking methods.

Confusing wayfinding and signage were mentioned many times. The building is difficult to locate classrooms, offices etc. No sense of front door. Improved signage would help

Accessibility issues were mentioned in rooms I-217 and I-216.

Evidence of past external building leaks from assessment report.

To Facilitate the College's Educational Objectives:

- Update locks and security hardware (provide education about new lock system)
- Update Bldg. I-200 interiors, signage and wayfinding
- Yard expansion for LVC & SM campus at existing child development

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5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING I100

YEAR BUILT: 1990

AGE: 31

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.):

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Stl Struct/ Mtl Frame / Memb. & Std Seam Rf

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Early Childhood Development, Classrooms, Administrative, Observation, Kitchen



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	2	9

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Evidence of leaks in Water Heater room

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	1	1	1	1	1	9

COMMENTS: Ceiling tiles cracked or dirty; walls need painting (scuffs); ceiling grilles need cleaned - adjacent tiles to be replaced also

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	1	3	1	1		12

COMMENTS: Under sink knee clear space for Acc clearance was used for storage; In some cases, a RO was installed taking up the clearance space; Lighted Exit Ceiling & Wall signs missing in several places; wall shelves next to doors at restrooms are encroaching into door clearance space; Door I112 does not have proper clearance on push side; Egress from playground areas needs further study as appears they combine into the single exit next to Bldg H.

PRIORITY FACTOR
14

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING I200

YEAR BUILT: 1980

AGE: 41

RENOVATION(S):

DSA A#(S): 50872

GROSS AREA (SQ. FT.):

NO. OF FLOORS: 1

STRUCTURE: Wood

COMMENT: Wd Structure / Memb. & Std Seam Rf

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Early Childhood Development, Interiors & Fashion Design, Culinary (for dietary planning), Pantry, Staff Offices



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	2	9

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	1	1	1	1	1	9

COMMENTS: Ceiling tiles cracked or dirty; walls need painting (scuffs); ceiling grilles need cleaned - adjacent tiles to be replaced also

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	1	3	1	1		12

COMMENTS: Under sink knee clear space for Acc clearance was used for storage; In some cases, a RO was installed taking up the clearance space; Lighted Exit Ceiling & Wall signs missing in several places; Egress from playground areas needs further study as appears they combine into the single exit next to Bldg H; Accessible clearances issues at I219, I216; Paper Towel encroaching into clearance at wall (I220 & I221); Countertops high at I216 & I216B; Egress issue through play yards (same as I100) these rooms appear to exit only through yard

PRIORITY FACTOR
18

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Business Education **Building K**

Where:



Usability/Program:

Business Education includes Business Administration, Business Management, Information Systems, and Computer Technology • Signage needed

- No reception area or secure entry point
- Inadequate teaching classroom (IT/WIFI limited, room acoustic, no sound isolation)
- Room size insufficient for more than 30 occupants
- Only means of access to upper classroom and faculty offices is an unreliable elevator

Facility:

Building K was built in 1964 and is 18,648 OGSF. It is concrete construction with wood infill system. Interiors are aging and inadequately sized. Railing system on second floor exterior circulation does not meet current codes for safety. Exterior stairs/handrails/railings do not meet current codes.

To Facilitate the College's Educational Objectives:

- Need for larger, updated classrooms for high enrollment courses such as accounting and business
- Need for informal gathering spaces
- Need for reliable upper floor access and immediate safety updates to 2nd floor railings at exterior circulation
- Need ADA updates and interior renovation to re-assign spatial needs, upgrade restrooms to meet ADA and provide updated teaching spaces.

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING K

YEAR BUILT: 1964

AGE: 57

RENOVATION(S):

DSA A#(S): 24265, 54884

GROSS AREA (SQ. FT.): 18,648

NO. OF FLOORS: 2

STRUCTURE: Concrete

COMMENT: Conc Const / Wood Infill / Membrane Roof

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Business Education



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	3	2	1	1	1	11

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Building longevity is fair for the next 20-30 years due to concrete frame and re-adapatbility of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	2	1	1	2	10

COMMENTS: Popcorn texture at ceiling (old) - remove to provide "new" fresh look for classrooms; former lighting boxes need covered/patched; Ceiling Leaks; Daylight not controlled - single pane, metal frame windows; Walls need new paint; Lighting tube colors mismatched - needs replaced to LED; former conduit and wiring for air handlers need removed; Broken ceiling metal bar system needs repaired; Supply grilles need cleaned; Clerestory windows at 1st floor "dropped ceiling" conditions are mostly not operable due to sagging structural supports;

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	3	4	3	2		18

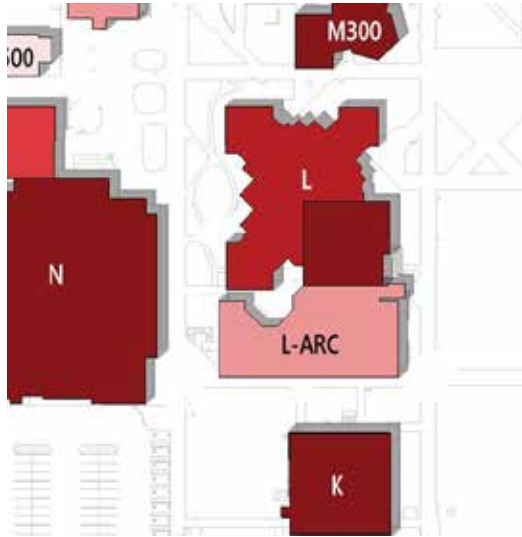
COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Panic Hardware is old model; Accessible desks/workstations not included; strobes missing throughout building; round door knobs need replaced to lever type; Faculty restrooms on 2nd floor need to be converted to Single Occupancy Restrooms; Hallway at Faculty offices near restroom needs to be cleared out for egress; Yellow guardrail at roof hatch needs repaired; thresholds not compliant need replaced; Women's RR at 1st floor appears to have clearance issues at Accessible Stall; 2nd Floor Railing & Stair Railing need replaced to meet current code

PRIORITY FACTOR
31

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Library, Learning Resource Center **Building L / Building L-Arc**

Where:



Usability/Program:

Signage/wayfinding is needed. Library requested an IT help desk in the library. Programmatically the IT team does not need to be in the Library. There are possible other locations which would give the Library more space. Need expressed for quiet study spaces or places to join a class via internet. Lack of outlets. Having a variety of group and individual collaborative spaces is desired. Access to exterior study spaces would be useful.

Facility:

The North part of Bldg. L is the Library, built in 1962 and is 20,126sf and has a concrete construction system. The Learning Resource Center (L-ARC) was built in 2004 and is 25,700sf with a hybrid construction system of concrete block, metal deck and structural steel. The combined square footage is 45,826 OGSF. The Library is in great need of an interior renovation and update to the electrical/IT. Rearranging some interior spaces to use rooms that are underutilized recommended.

To Facilitate the College's Educational Objectives:

Roof maintenance is needed to ensure proper drainage and to prevent leaks. The ACT ceiling on second floor shows signs of water stains. Constant ceiling tile repairs are done. Corridor lighting is very low. There was a new roof installed recently.

The building is limited in renovations by the concrete structure. The needs of a Library have vastly changed since the 60's. Many user group attendees stated the need for acoustical privacy of the library in being divided into smaller rooms. Joining class via internet has become a reality and providing students with a quiet place to join a class is now a rising need. The lighting is poor, the IT system, electrical outlets and WIFI are minimal. Restrooms need major upgrades to meet ADA codes. The building is in major need of a renovation or replacement.

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Rating Key		Priority Factor
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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING L (NORTH) - LIBRARY

YEAR BUILT: 1962
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 20,126
NO. OF FLOORS: 1
STRUCTURE: Concrete
FIRE SPRINKLER: No
FIRE ALARM: Yes
COMMENT:
PROGRAM(S) / DEPARTMENT(S): Library, Campus Data and MDF Center

AGE: 59



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	5	3	1	1	3	16

COMMENTS: Concrete wall structure not easily adaptable; Roof maintenance, i.e., leaf/pine needle removal and address minor ponding issues - required to ensure proper drainage performance; Single pane glazing in steel/aluminum frame(s); Library Service Area (Circulation Desk) too distant from Main Entrance to provide adequate security control point

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	4	1	4	1	2	3	16

COMMENTS: Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; 12"x12" acoustical ceiling tile (typically asbestos) in several spaces throughout the building; Fluorescent light fixtures; Poor, uneven lighting throughout building; IT/AV System, i.e., WiFi - is fair; Room/Area identification signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	4	3	2	2	4		25

COMMENTS: Occupancy load confirmation/clarification (and associated signage) required, particularly, at spaces associated with Campus Data and MDF Center (no fire alarm annunciators, strobes, or pull boxes); 12"x12" acoustical ceiling tile (typically asbestos) in several spaces throughout the building; Non-accessibility compliant clearance(s) in all restrooms and in staff breakroom; Egress route confirmation/clarification (and associated signage) required

PRIORITY FACTOR
48

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING L (SOUTH) - LEARNING RESOURCE CENTER (LRC)

YEAR BUILT: 2004

AGE: 17

RENOVATION(S):

DSA A#(S): 03-107467

GROSS AREA (SQ. FT.): 25,700

NO. OF FLOORS: 2

STRUCTURE: Hybrid

COMMENT: Concrete Block, Metal Deck, Structural Steel

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Writing Lab, Tutorial Center, Teacher Learning Center, Multimedia Services, Faculty Offices and Gallery



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	2	1	1	1	1	9

COMMENTS: Roof maintenance, i.e., leaf/pine needle removal - required to ensure proper drainage performance

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	3	1	1	3	12

COMMENTS: Lighting levels in public corridors is very low (dark); Mis-colored or (water) stained acoustical ceiling tile at second floor; Room identification signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	2	1	1	2		12

COMMENTS: Occupancy load confirmation/clarification (and associated signage) required at second floor media services spaces and meeting rooms; Egress route confirmation/clarification (and associated signage) required at second floor media services spaces; Minor non-accessibility compliant clearance(s) in all restrooms; Under sink clearances obstructed by stored materials, which inhibit accessibility

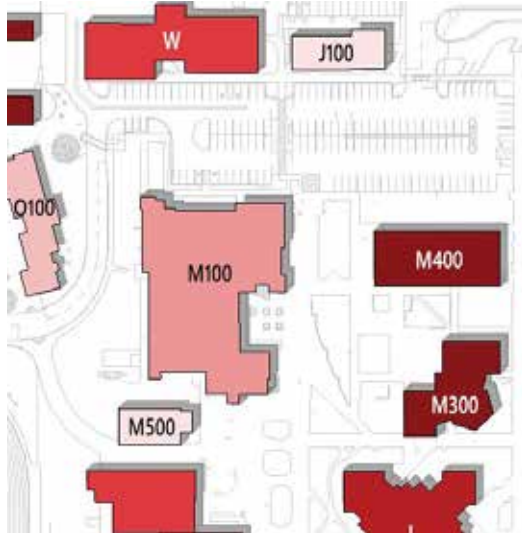
PRIORITY FACTOR
9

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Math Science & Health Science

Building M100, M200, M300, M400

Where:



Usability/Program:

The separation of classrooms and faculty offices between buildings and the inadequacy of some of the classrooms hinders the program development. The buildings lack a Science ‘reception’ area and ‘front door’. There are no meeting spaces nor gathering spaces to unite the departments and enable ‘learn + linger’ opportunities. Lack of clear signage and wayfinding make it difficult for students to navigate. Acoustical mitigation between classes makes it difficult to teach.

Science program generally centered in M100/200 with faculty offices, and Nursing Skills lab in Bldg. W. Some classes in M400 as well. Unclear front door or reception area. Limited informal meeting area indoor and outdoor. Nursing/Dental programs are anticipated to increase in size to meet local demand thus there will be a future need for updated program spaces to reflect current teaching methods. It would be best to have this future space near M100 to keep the program areas together.

Having the ‘third space’ for external or internal informal meetings and learning is an important part of the program. There is currently no space like this inside of M100. There is a new patio to the south of M100 shared with Mesa Stem. Creating more protected outdoor spaces could meet some of this demand.

continued on next page

Math Science

Building M100, M200, M300, M400

M100 / M200 Built in 2000 of a steel structure, metal framing and membrane roof.

Building M100 /M200 needs an electrical power infrastructure upgrade to support current teaching methods and technology. There is no solid data to confirm these desires, but the User Groups expressed that there is a shortage of Chemistry Labs due to shared facilities among various programs and projected program growth. There is a projected need for four to six (4-6) new Chemistry Labs, inclusive of renovating two (2) existing labs. Mention was also made of Microbiology labs being needed. Demolition of Building W requires the replacement of the Math/Science related instructional spaces within the building. Need was expressed for three to four (3-4) instructional spaces that can accommodate a 60-person occupancy.

M300 Built in 1962, it is a hybrid tilt up concrete and steel structure with a membrane roof. Due to its structural integrity, building longevity is fair for the next 20 years. Roof needs maintenance and drain cleaning to prevent ponding and potential leakage. Interiors show signs of serious wear. Lighting and ceiling tiles are out of date and show signs of leakage. Flooring is worn and needs replacing. Single pane windows need to be replaced with operable insulated windows. Numerous accessible path of travel issues and ADA code updates needed.

M400 Built in 1962, is a steel structure, tilt up concrete panels and a membrane roof.

The exterior is now in adequate shape since it was reroofed and the building was painted. M400 lacks operable windows and many complaints are centered around the lack of ventilation, and sufficient cooling or thermal comfort. The ceilings show signs of previous leaks, cracks and dirt. Single frame windows and lack of roof insulation make thermal control not possible. Electric power panels are insufficient to support loads for laboratories. Lighting needs replacement (insufficient/fluorescents out of date) and lighting kelvin colors are different throughout the room which lead to eye fatigue. ADA compliance is not met in door hardware, thresholds. Exit signs do not meet current codes.

- No daylighting in offices
- No thermal comfort
- Electric power insufficient to support teaching labs
- No acoustical mitigation
- No front door
- ADA door hardware and threshold non-compliant

To bring the building up to current codes for thermal comfort, lighting, ADA access, electric power and IT technology, and installing an HVAC system would most likely lead to a seismic recalculation of the building. Alterations to an existing school building where the cost of alteration exceeds 50% of the replacement value of the existing building would trigger a seismic evaluation as well as increasing the effective seismic weight in any story by more than 10%. This would be triggered if HVAC were placed on a roof or the ceiling and roof insulation replaced. All items considered, it would cost less and yield a better result to eventually replace the building.

To Facilitate the College's Educational Objectives:

- Expand classroom and laboratory spaces to support growth of nursing / dental programs
- Replace classrooms/labs in M400 and Bldg. W
- Add outdoor gathering spaces as a science plaza area
- Increase signage and way-finding around and within buildings

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING M100

YEAR BUILT: 2000

AGE: 21

RENOVATION(S):

DSA A#(S): 108321

GROSS AREA (SQ. FT.): 43,381

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Steel Structure / Mtl Frame / Membrane Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Math, Science, Anthropology, Chemistry, Engineering, Physics, Nursing, Dental Assisting



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	3	1	1	1	2	11

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Roof walkway pads detaching from roof - needs refastening; HVAC units have panels missing exposing interior workings; Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	2	2	1	1	9

COMMENTS: Ceiling tiles cracked or dirty; Ceiling Leaks; Mechanical Ceiling Grilles not matching in classrooms; Lighting color mismatched; No easy access to roof from 2nd floor - always in closets in offices

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	1	2	1	1		9

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Classrooms appear to be missing accessible desk/workstations; Door clearances vary around building, exterior door M101 missing 12" push side clearance; Counters at 36" above floor, when 34" is standard for accessibility; Sinks in classrooms missing sliding doors for undersink access; Men's RR (near M116) needs Ambulatory Stall; missing strobes; Ambulatory stalls missing from 2nd floor

PRIORITY FACTOR
10

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6=	Major repair needed for immediate continued use	26+

BUILDING M300

YEAR BUILT: 1962
RENOVATION(S):
DSA A#(S): 19877
GROSS AREA (SQ. FT.):
NO. OF FLOORS: 1
STRUCTURE: Hybrid
FIRE SPRINKLER: No
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Marine Biology, Chemistry, Physics

AGE: 59

COMMENT: Stl Structure / Tilt-Up Conc / Membrane Roof



(INSERT BUILDING IMAGE)

CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
2	2	5	2	1	1	1	16

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Possible drainage issue above M300 where corrugated plastic piping is used to redirect water flow to other locations, causing a "dam" and blocking sheet flow; Building longevity is fair for the next 20-30 years due to structural frame

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	2	2	1	1	2	11

COMMENTS: Ceiling tiles cracked or dirty; Ceiling Leaks; Flooring worn due to age; Drywall holes need patched; Daylight not controlled - single pane, metal frame windows; Walls need new paint; Lighting fluor. tube colors mismatched;

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	2	5	2	2		17

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Panic Hardware is old model; Accessible desks/workstations not included; counter at M309C break area is 37" high, max is 34";

PRIORITY FACTOR
39

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING M400

YEAR BUILT: 1962

AGE: 59

RENOVATION(S):

DSA A#(S): 54884

GROSS AREA (SQ. FT.):

NO. OF FLOORS: 1

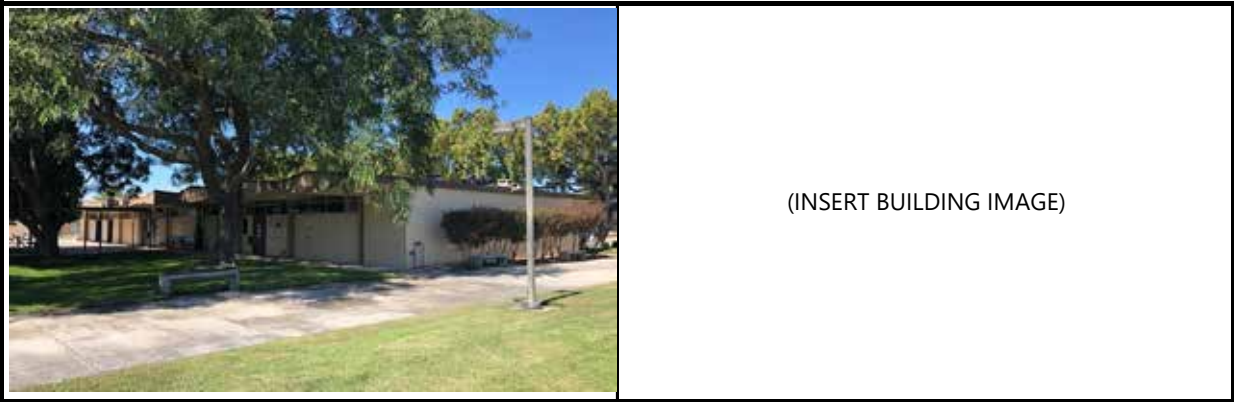
STRUCTURE: Hybrid

COMMENT: Stl Structure / Tilt-Up Conc / Membrane Roof

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Math, Computer Repair/Programming



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
2	2	5	2	1	1	1	16

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; M400-Significant debris from adjacent trees, with no circuit slopes around roof drains; "Sawtooth" roof slope design allows for ponding when there is no runoff/running flow to drains; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Building longevity is fair for the next 20-30 years, however, classroom needs/requirements and MEP need addressing for continued use.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	2	3	4	4	2	18

COMMENTS: Ceiling tiles cracked or dirty; Ceiling Leaks; Flooring worn due to age; Drywall holes need patched; Daylight not controlled - single pane, metal frame windows; AV/IT systems installed post-construction (cable chases on wall or ceiling surfaces); Walls need new paint; Lighting tube colors mismatched; M400 - old "hydraulic heating" system (uses boilers for heat supply) - cooling only able Faculty offices; M433 & M434 lighting issues where not enough light is provided. M434 has 40 old 300W incandescent fixtures which cannot be relamped; missing electrical box cover plates; Sound transmission between rooms is high

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	n/a	3	3	2		14

COMMENTS: Undersink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Panic Hardware is old model; Thresholds non-compliant; Accessible desks/workstations not included; strobes missing throughout;

PRIORITY FACTOR
46

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Kinesiology Athletics **Building N**



Usability/Program:

- Facility does not accommodate any recreational use unless enrolled in fitness courses
- Gymnasium ventilation is not functional or dependable
- Stage used as overflow team room
- Locker rooms are out of date, broken, do not meet current ADA codes, too small
- Open Showers not properly configured for current needs
- Team lockers not designed for today's needs
- Pool is non-competitive size, no starting blocks
- Kinesiology instruction occurs in another building because no facilities available

Facility:

The building was constructed in 1962 and is a concrete and steel structure that is 53,715OGSF. There are many areas on concrete ceiling roof plank/panel that are spalling/cracking with reinforcing exposed. Single pane glazing in aluminum frames with inoperable vents or inaccessible hardware. Lack of security due to multiple entries and no control points. Popcorn ceiling and 12" x 12" ceiling tiles throughout the building. Inadequate lighting. Damaged acoustic ceiling tiles stained by water. Buckling flooring and finishes throughout building. Cracking/spalling concrete floors at various locations. Beyond the poor condition of the building the life safety and accessibility are the biggest concerns. Door hardware, locking mechanisms need upgrading for safety and ADA. Staff locker/restroom spaces are inaccessible. Multiple non-accessible locker areas, shower areas, restrooms. And all locker rooms/restrooms are in very poor condition.

To Facilitate the College's Educational Objectives:

- Functional locker rooms are a necessity for educational programs and competitive teams
- Updated faculty offices and meeting rooms
- Classrooms need to meet current technology
- Security needed into restrooms/locker rooms/building access.

Competitive Sports:

- Team Rooms for both men and women
- Adequately ventilated and sized weight room for both men and women

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6=	Major repair needed for immediate continued use	26+

BUILDING N (GYMNASIUM)

YEAR BUILT: 1962

AGE: 59

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 53,715

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Concrete, Metal (Gym), Wood Joists (Women's Locker)

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Gymnasium, Pool, Athletic Staff Offices, Staff Locker, Men's Locker/Shower Facilities, Women's Locker/Shower Facilities, Team Lockers



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
4	2	3	3	1	1	3	21

COMMENTS: Concrete ceiling roof plank/panel is spalling/cracking with reinforcing exposed at several locations throughout the building; Single pane glazing in aluminum frame(s) with inoperable vents and/or non-accessible hardware; Lack of adequate security due to more than one, central entry point/control point.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
4	4	4	4	3	4	4	27

COMMENTS: Wall and ceiling paint peeling at several locations throughout the building; 'Popcorn' ceiling finish peeling at several locations throughout the building; 12"x12" acoustical ceiling tile (typically asbestos) in spaces throughout the building; Inadequate lighting at locker and office areas (fluorescent); Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; Buckling flooring finish(es) throughout building; Cracking/spalling concrete floors at various location(s) in building; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	4	6	6	4	5		35

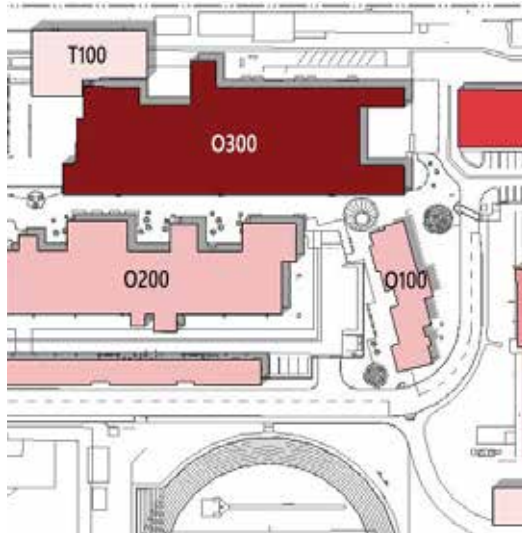
COMMENTS: All Staff Locker spaces, particularly the restroom/shower are inaccessible (non-compliant); Various spaces are not accessible throughout the complex, e.g., Press Box, office(s) in women's wing; Non-accessibility compliant clearance(s) in all restrooms; Non-accessibility compliant fixtures in some restrooms and locker room showers; 12"x12" acoustical ceiling tile (typically asbestos) in spaces throughout the building; Egress route confirmation/clarification (and associated signage) required; Confirmation/clarification of fire extinguisher quantity and location required; Concessions stand is not accessible

PRIORITY FACTOR
70

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Industrial Technology **Building 0100, 0200**

Where:



Usability/Program:

This user group is housed in the relatively new O100 and O200 buildings. (2010-2019)

Some suggestions were made for:

- Wayfinding and signage
- Recycling was limited at the outdoor yard. Need a method for disposal of larger items

Program growth was anticipated by Faculty in the following areas:

- Architecture (Articulation with Cal Poly, SLO)
- Welding
- Auto tech-electric /hybrid electric
- Machining/Industrial Tech

Facility:

Since the buildings were built within the past 10 years there are no deficient conditions.

- Public Toilets: The adjacent O200 has restrooms that are open to students however there was some concern with nighttime access and safety.
- Enhanced security needed in the Outdoor Teaching labs to prevent theft
- Lack of interior gathering areas for students for informal meetings or student showcases

To Facilitate the College's Educational Objectives:

- Re-label room signs
- Increase recycling in yard

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING O100

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S): 03-114374

GROSS AREA (SQ. FT.): 8,851 (includes protected occupied canopies)

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Stl Struct/ Mtl Frame / Memb. & Std Seam Rf

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): CAD Lab, Architecture Lab, Industrial Technology, Offices, Classrooms



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	2	1	9

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Roof drains appear to sheet flow to sidewalk below - possible conflict/issue with pedestrian traffic; missing splash blocks; Solar Tubes dirty (need cleaning)

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	1	1	1	1	8

COMMENTS: Ceiling tiles cracked or dirty

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	2	2	1	1		10

COMMENTS: Under sink knee clear space for Acc clearance was used for storage; In some cases, a RO was installed taking up the clearance space; Lighted Exit Ceiling & Wall signs missing in several places; Horizontal eaves are not sprinklered (needs verification); Accessible workstations appear to be missing from classrooms; Single Occupant restrooms do not meet 60" clearance requirement at Toilet-Sink distance; Paper Towel dispenser at 45"(max 40"); Unknown why Office O111 has Fire Extinguisher inside (no sign on exterior) - or how to get if needed; Exit signs missing from O113A

PRIORITY FACTOR

3

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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING O200

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S): 03-114374

GROSS AREA (SQ. FT.): 5,0471 (includes protected occupied canopies, bays, 2nd floor attic)

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Stl Struct/ Mtl Frame / Memb. & Std Seam Rf

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Ind. Tech Lab, Auto Repair, Engine Lab, Transmission Shop, Machine Shop, Welding Shop, Body Shop, Winery, Offices, Classrooms



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	2	1	9

COMMENTS: Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Roof drains appear to sheet flow to sidewalk below - possible conflict/issue with pedestrian traffic; missing splash blocks; Solar Tubes dirty (need cleaning); vegetation needs removed at all outdoor gutters and roof drain locations;

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	1	1	1	1	8

COMMENTS: Ceiling tiles cracked or dirty; Metal frame above O208 needs to be realigned; Wall Rating needs reviewed between offices/workshop areas; Wall separations between bays need verification; Large "attic" space above restrooms O250/251 leading to roof (finished and used for storage)/partial insulation only; cove base missing at outside restrooms adjacent to O216

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	2	1	1	1		9

COMMENTS: Under sink knee clear space for Acc clearance was used for storage; In some cases, a RO was installed taking up the clearance space; Lighted Exit Ceiling & Wall signs missing in several places; Horizontal eaves are not sprinklered (needs verification); Accessible workstations appear to be missing from classrooms;

PRIORITY FACTOR
3

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING O200 - Outdoor Yard Areas

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S): 03-114374

GROSS AREA (SQ. FT.): (included with O200)

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: CMU walls w/ metal roof

FIRE SPRINKLER: Yes

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Paint Shop, Welding Area, Wheel Alignment, Storage Bays



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	1	8

COMMENTS: n/a

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
		1	1			1	3

COMMENTS: Not applicable

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1		2	1	1		8

COMMENTS: Accessible path of travel direction needed from exterior doors of Lab rooms to direct to exits; Exit signs at gates (frames located, but no sign face); Panic hardware for gates;

PRIORITY FACTOR
2

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING O300

YEAR BUILT: 1966

AGE: 55

RENOVATION(S):

DSA A#(S): 27070, 54884

GROSS AREA (SQ. FT.): 45,933

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Stl Struct/Tilt-Up Conc/Wd Jsts/Membrane Rf

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Auto Repair, Classrooms, Outdoor Bay Areas, Graphics, Facilities Management, IT, Photography, Film Production, PCPA



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
2	2	4	3	1	1	2	17

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways; Facilities needs proper outdoor storage of materials, equipment, etc.; Building longevity is poor for the next 20-30 years due to wood joists/frame, apparent leaks, and re-adaptability of interior spaces; current interior circulation spaces appear to be used as classrooms/lab/photo studio; possible electrical power availability issues

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
3	3	4	4	3	4	3	24

COMMENTS: Ceiling tiles cracked or dirty; Ceiling Leaks; Flooring worn due to age; Drywall holes need patched; Daylight not controlled - single pane, metal frame, awning type windows; AV/IT systems installed post-construction; Walls need new paint

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
4	1	2	4	3	2		21

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Panic Hardware is missing at ground floor exit door; Thresholds non-compliant; Accessible pathway through outdoor yards not clear; Accessible desks/workstations not included; building pedestrian traffic flow is inefficient

PRIORITY FACTOR
53

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Community Education Building S

Where:



Usability/Program:

- Size of building limits program capacity. Program is growing and is a revenue generator
- Outdoor informal spaces requested (There is ample exterior area to add tables and lighting)
- Food access requested because most programs occur in evening (food truck/ snack machines?)

Facility:

Bldg. S was constructed in 2000-2009 timeframe.

- Wayfinding and signage needs updating
- IT tech issues involving mitigation.
- Request for operable windows to be installed

Overall, the programs are popular and increasing in size, according to Community Education. The request was made for multiple new classrooms, informal learning and gathering areas, a place to sell/eat food since the programs mostly occur at night. The building has a forecourt which is an adequate size to put more tables, night lighting and safety measures for nighttime campus use.

To Facilitate the College's Educational Objectives:

The facility is aging, and the program is expanding. The location is good for night access with ample parking and EV parking. Some easy fixes are to provide more exterior gathering zones, tables, and night site lighting. Expanding the program areas into adjacent buildings or into an addition is recommended. Recommend installation of operable windows, updating locks, wayfinding signage.

-Desire to expand and rebrand as the School of Extended Learning.

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6=	Major repair needed for immediate continued use	26+

BUILDING S

YEAR BUILT: 2007

AGE: 14

RENOVATION(S):

DSA A#(S): 03-108102

GROSS AREA (SQ. FT.): 19,221

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Stl Structure / Mtl Frame / Membrane Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Community Education, Culinary, Counseling (non-credit), Foster Kinship, Cosmetology, Photography



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	3	2	1	1	1	11
COMMENTS: Unknown leak of black asphaltic liquid (waterproofing?) from undersills of clerestory windows - investigation needed to confirm building envelope seal; Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces							

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	1	1	1	1	1	9
COMMENTS: Painting needed to remove scuffs; ceiling tiles need reseated into metal bar system;							

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	2	2	1	1		10
COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Men's RR needs "ambulatory stall" installed; No sliders for sink undercabinet doors; No accessible table at Testing Room S126							

PRIORITY FACTOR
7

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Campus Police **Building S2**

Where:



Usability/Program:

The building is vastly undersized to meet the needs of Campus Police. There are 20 current staff and 27 projected in the future.

- No staff meeting area, no waiting room or reception
- No sound isolation
- Insecure record storage which is a violation of Federal requirements

Facility:

The current building is a converted residence on the edge of campus. It is not large enough, nor suitable for a campus police office. The facility would be better converted to campus housing.

- Need reception to serve walk-up customers, ADA accessible
- Need storage for records that meet federal requirements
- Need video security system
- Locker/changing room needed
- Secure storage (evidence, emergency response equipment)

To Facilitate the College's Educational Objectives:

- Updated secured facility that is a minimum of 3500sf
- Location suggested on main campus for access and as visual deterrent to possible offenders
- New facility should support ample parking and secured storage

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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING S2 - POLICE

YEAR BUILT: 1950

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 2,279

NO. OF FLOORS: 1

STRUCTURE: Wood

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): AHC Police Department

AGE: 71

COMMENT: Wood Structure / Shingle Roof



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	2	1	1	1	3	11

COMMENTS: Police Department appears to lack "secure" image; Additional Parking spaces needed to accommodate vehicles and Command Trailer; Building longevity is poor for the next 20-30 years due to wood frame and non-adaptability of interior spaces or ease of expandability to building

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS: Ceiling is low due to raised flooring (sunken living room formerly); No detention area - unknown if needed in future; Security should be tied in with Campus feeds (unknown to what extent currently) as a single point of reference

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	2	2	1	1		10

COMMENTS: Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Single Occupant restroom in main area is not accessible - does not meet current clearances; Chief's Restroom does not meet accessible clearance requirements (former Master Bathroom); Accessible parking stall to entry door is missing pole sign, Accessible Sign is "reversed/backwards" and "NO PARKING" is missing from loading area, truncated domes missing; Accessible Ramp is 9% slope at lower section

PRIORITY FACTOR
30

ALLAN HANCOCK COLLEGE SANTA MARIA CAMPUS

Student Health Services, Science Faculty Offices & Classrooms **Building W**

Where:



Usability/Program:

All program support needs will be met in the new Student Health Center.

The academic program for Health Science and the Medical Billing and Nursing programs still needs an additional instruction and skills lab. Replacement of science classrooms and faculty offices needed upon demolition of W.

Facility:

Bldg. W came from Vandenberg AFB as a used building in 1986. It was never DSA certified which causes concern with new building approvals on campus. The assumption is made that Bldg. W will be demolished/replaced. It has numerous spatial and life safety issues. In terms of the site itself surveillance along Jones St is needed for W and in the adjacently located new Student Health Center.

To Facilitate the College's Educational Objectives:

Relocation of Medical Billing and Nursing Assisting programs from Bldg. W need additional instruction space and a skills lab with dedicated storage. The Medical Billing and Nursing Assisting programs are isolated from the other Health Science programs in Building M100. Replacement of the approximately six classrooms and faculty offices needs to be planned.

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5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING W (W100)

YEAR BUILT: 1980

AGE: 41

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 12,240

NO. OF FLOORS: 1

STRUCTURE: Wood

COMMENT: Wd Structure / Wd Joists / Membrane Roof

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): MESA Center, Student Health Services, University Programs, Dean – Academic Affairs, Classrooms



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
3	3	5	4	1	1	2	22

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Lack of security control point of security infrastructure to monitor public activities, or locked/secured doorways. Longevity of structure for the next 20-30 years is questionable due to aging foundation/raised flooring and wood construction; Wood windows (single pane frames) & trim blistering;

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	3	2	2	1	5	2	17

COMMENTS: Ceiling tiles cracked or dirty; Lack of a "centralized" mechanical system does not allow for proper conditioning of spaces and monitoring, resulting in possible over-conditioning of space or obtaining a balanced temperature throughout the building; Possible asbestos (needs verification) for 12x12 ceiling mounted tile; Room W18 needs AV system installed (using cart for projector stand); Daylighting only available at south wall of building, while most classrooms are at the rear (north side)

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
4	1	2	2	3	2		19

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Front courtyard area ramps/steps are not compliant with current standards. West ramp/side exit egress pathway into vehicle drive aisle access; Strobes missing at various locations; No designated Accessible desk seating at classrooms; No direct accessible pathway to O100 buildings, across drive aisle; Restrooms W13 & W15 need 18" clearance at accessible stall locations; Restrooms need ambulatory stall; truncated domes missing from curb ramp

PRIORITY FACTOR

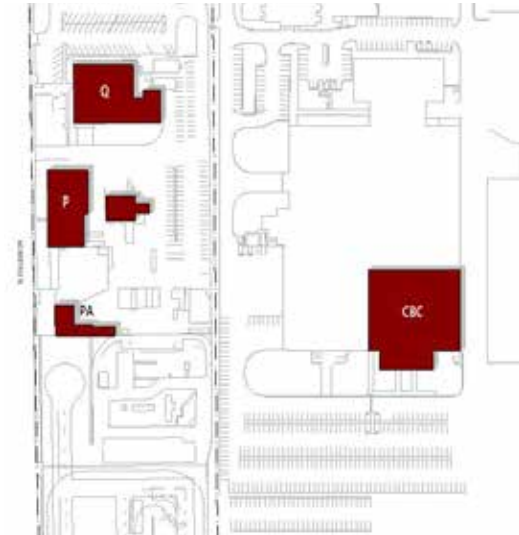
37

ALLAN HANCOCK COLLEGE SOUTH CAMPUS

Maintenance

Building Q, P, PA, CBC

Where:



Usability/Program:

This user group is based off the main campus in Bldgs. P, PA and CBC.

The main issue is the remote location from the main campus, and the inefficiencies associated with the location. Even though there is sufficient space it makes supervising workers and responding to problems on the main campus more difficult. Reasons such as logistics, staff supervision, time management, consolidation, communication, response time, security and shipping/mail confusion were brought forward. Many security concerns and losses from the site. Deferred maintenance of all structures and HVAC systems means that the buildings will need major upgrades to continue functionality. Generally, the facilities are in poor condition due to age and deferred maintenance. The facility also needs electric charging stations to meet the future use of electric campus facilities vehicles.

Facility:

Consideration has been made of moving the entire maintenance facility to the 'south portion of the main campus. This would also include a new facility for public safety which is currently housed in an inadequate residential building. Facilities is a critical infrastructure need to support the campus functions.

To Facilitate the College's Educational Objectives:

- Move maintenance and all associated functions to one location on the main campus

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5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING CBC (COLUMBIA BUSINESS CENTER)

YEAR BUILT: 1991
RENOVATION(S):
DSA A#(S):
GROSS AREA (SQ. FT.): 35,380
NO. OF FLOORS: 1
STRUCTURE: Steel
FIRE SPRINKLER: Yes
FIRE ALARM: No
PROGRAM(S) / DEPARTMENT(S): Theatre, Dance, Community Education

AGE: 30

COMMENT:



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	3	3	1	1	3	15

COMMENTS: Interior evidence, i.e., ceilings - of water leak/damage; Single pane glazing in aluminum frame(s); Lack of adequate security due to more than one, central entry point/control point.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	4	2	3	1	3	3	18

COMMENTS: Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; Acoustical ceiling tile sagging throughout building; Fluorescent light fixtures and little to no daylight; IT/AV systems installed post-occupancy, i.e., exposed wiring and surface mounted conduits; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	3	2	3	5		21

COMMENTS: Egress route confirmation/clarification (and associated signage) required, particularly for higher occupancy spaces, e.g., more than 50 persons; Non-accessibility complaint fixtures and clearances in some of the restrooms; Main entrance is not accessibility compliant, i.e. entrance walkways/ramps do not have accessibility compliant handrails for ramps with a greater than 5% slope; There is non-accessible permanent casework throughout the building;

PRIORITY FACTOR
24

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1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING P

YEAR BUILT: 1963

AGE: 58

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 14,124

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Steel Roof Structure, Masonry Walls

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Shop, Shipping & Receiving, Mailroom, Storage



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	3	3	1	1	3	15

COMMENTS: Exterior masonry walls need repainting at certain locations and repainting, overall; Roof maintenance, i.e., leaf/pine needle removal - required to ensure proper drainage performance; Single pane glazing in aluminum frame(s); Lack of adequate security due to more than one, central entry point/control point.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	4	2	3	1	2	4	18

COMMENTS: 12"x12" acoustical ceiling tile (typically asbestos) in one (1) office in the building; Fluorescent light fixtures unevenly located/distributed; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
4	3	5	2	3	5		29

COMMENTS: Egress route confirmation/clarification (and associated signage) required - existing egress signage (if any) is paper (non-durable); Both restrooms are not accessibility compliant with regards to fixture and clearances; Lack of accessible entry/egress and clear Path of Travel (POT); Occupancy/life safety confirmation/clarification required for temporary/furniture system open-topped office located storage area

PRIORITY FACTOR
49

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING PA (TRANSPORTATION)

YEAR BUILT: 1963

AGE: 58

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 4,584

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Steel Roof Structure, Masonry Walls

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Paint Shop, Transportation



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	3	3	1	1	3	15

COMMENTS: Exterior masonry walls need repainting at certain locations and repainting, overall; Roof maintenance, i.e., leaf/pine needle removal - required to ensure proper drainage performance; Single pane glazing in aluminum frame(s); Lack of adequate security due to more than one, central entry point/control point.

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	3	1	1	3	11

COMMENTS: Fluorescent light fixtures unevenly located/distributed; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	1	2	3	3		17

COMMENTS: Egress route confirmation/clarification (and associated signage) required - existing egress signage (if any) is paper (non-durable); Lack of accessible entry/egress and clear Path of Travel (POT)

PRIORITY FACTOR
37

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING Q (FACILITIES)

YEAR BUILT: 1963

AGE: 58

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 15,036

NO. OF FLOORS: 1

STRUCTURE: Concrete

COMMENT: Concrete, Steel, Wood Joists, Masonry

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Facilities, Storage



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	2	5	3	1	1	1	15

COMMENTS: Exterior masonry walls need repainting at certain locations and repainting, overall; Roof is a damaged asphalt membrane that also requires maintenance, i.e., leaf/pine needle removal - required to ensure adequate protection and drainage performance; Single pane glazing in aluminum frame(s) with inoperable vents and/or no accessible hardware

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
3	4	2	3	3	3	3	21

COMMENTS: A portion of existing interior partitions are a modular wall system to underside of ACT ceiling - acoustical issue; Damaged, mis-colored or (water) stained acoustical ceiling tile throughout the building; 12"x12" acoustical ceiling tile (typically asbestos) in spaces within the building; Fluorescent light fixtures - many without lenses; HVAC system is not functioning properly at IDF Room; Room signage(s) is lacking or minimal

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
5	4	4	3	3	3		31

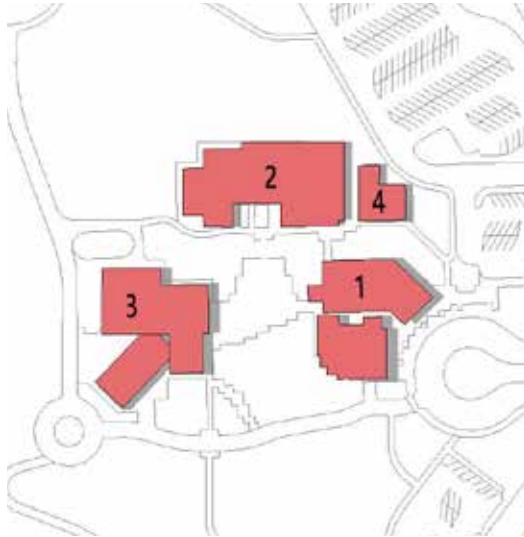
COMMENTS: The building is not a DSA-approved educational facility; Egress route confirmation/clarification (and associated signage) required - existing egress signage (if any) is paper (non-durable); 12"x12" acoustical ceiling tile (typically asbestos) in spaces within the building; Non-accessibility compliant fixtures and clearances in all restrooms; There are non-accessible spaces within the building due to floor changes/steps; There is non-accessible permanent casework throughout the building;

PRIORITY FACTOR
54

ALLAN HANCOCK COLLEGE LOMPOC VALLEY CENTER

Building 1, 2, 3, & 4 of North Campus **20 LVC Part 2 - Main Campus**

Where:



Usability/Program:

- Identification of spaces and programs poor because of way-finding
- Suggestion for Planetarium to support astronomy and physics
- Room acoustics and sound isolation of Room 3109 in Building 3 do not facilitate teaching
- There is a need for additional Science-related instructional space/lab to accommodate an additional 8-14 science sections. Repurpose Rooms 3106 and 3109 in Building 3 for Science Lab

Facility:

- Way-finding signage needed at entry to campus and a directional map outside of all buildings
- Coordinated sign program needed.
- Chillers and boilers have been updated on the campus
- IT is upgrading from CAT-5. IT plans to upgrade all podiums and projectors in classrooms on LVC campus
- Suggestion for Amphitheater to serve campus

Buildings 1, 2, 3

- Roof maintenance via drain cleaning planned to prevent ponding and leakage
- Install vented door in 3-117 to prevent heat buildup and allow roof exhaust to work
- Some ceiling tiles show signs of leakage. Hole through floor 2-103F.
- Minor ADA clearances needed

To Facilitate the College's Educational Objectives:

In general, for the age of the buildings on the North LVC campus they are in very good condition to support programs for the next 20-30 years. The enrollment of the LVC campus is down, however, some programs are increasing in enrollment. It is reported that Public Safety majors are increasing and the need for nursing and related programs continues to increase. There are many underutilized classrooms and work areas on the upper North campus which could be re-purposed for programs that are growing. The child development lab yards need to be constructed to ensure an accredited program.

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Rating Key		Priority Factor
1=	No repair necessary	1-5
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3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 1

YEAR BUILT: 1999

AGE: 22

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 20,983

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Stl Struct / Metal Framed / Built-Up Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Administration, Library, Bookstore, Student Health, EOPS, LAP



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	5	1	1	1	1	12

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Room 1-204/5/6 is former Cafeteria/Kitchen. There are no other eating facilities on campus. Need to provide location for students to eat/gather/socialize to create learning and cooperative environment; Expansion joint between Admin and Library needs replacement with other than gasket - sheet metal cap for durability; Roof drains have plant growth - remove to prevent plant roots from clogging system; Roof panels need mold or mildew growth removed to prevent breakdown of material surface protective layer; Roof screen needs maintenance (cleaned, patched, painted); Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	1	1	1	1	1	8

COMMENTS: Ceiling tiles cracked, dirty or missing; Ceiling Leaks; Walls need new paint; Carpet coming off floor at 102K; Corroded HW Tank (1-107); Lighting needs converted to LED bulbs; WIFI router observed in Mechanical Room on a chair (not mounted to wall, etc.); Wayfinding signs need braille counterpart;

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	2	3	2	2		15

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Campus Police office needs Accessible height counter (exterior & interior); Single Occupant Toilet Rooms off 1-102 do not meet clearance requirements; Exit landing at 1-102 (west side) is 4.4% (max 2.1%); Electrical Room has no Fire Protection; Men's and Women's RR door access have clearance issues; Egress out of 1-206 through hallway being used for storage; New utilidor piping needs "accessible barrier" railing to prevent tripping issues, Remove defibrillator box from 1-102 Toilet Room which blocks door

PRIORITY FACTOR

11

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2=	Cosmetic repair necessary	6-10
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4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 2

YEAR BUILT: 1999

AGE: 22

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 23,701

NO. OF FLOORS: 2

STRUCTURE: Steel

COMMENT: Stl Struct / Metal Framed / Built-Up Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): "Aim to Dream" Center, Classrooms, Lab Rooms, Child Development Center, Writing Lab, Nursing, Covid Testing Lab (Temporary)



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	5	1	1	1	1	12

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Roofing may need resealing at layers - assessment needed; Roof drains have plant growth - remove to prevent plant roots from clogging system; Roof panels need mold or mildew growth removed to prevent breakdown of material surface protective layer; Roof screen needs maintenance (cleaned, patched, painted); Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	2	2	1	1	1	1	9

COMMENTS: Ceiling tiles cracked, dirty or missing; Ceiling Leaks; Walls need new paint where peeling; carpet splitting along seams (age related); Hole thru floor at 2-103F (unknown); Diagonal crack at 2-203 (unknown - no cracks on exterior side); Carpet buckling at 2-201; Ceiling leak at Writing Lab 2-214 which appear to be related to equipment screens above (patch, seal, repaint screen frames); Noisy equipment above 2-103 (air balance issue)

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
3	1	2	4	2	2		18

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Emergency strobes missing in various locations; Issue with Accessible Door Clearances at Restroom Doors; Ambulatory Stall needed in Men's Restrooms; Women's Restroom has Ambulatory stall, however, door is incorrect for clearance requirements; Utilidor Pipe (newly installed) needs Accessible Barrier to prevent tripping; Egress out of Work Room 2-122A appears to only be through adjacent classroom

PRIORITY FACTOR

12

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 3

YEAR BUILT: 1999

AGE: 22

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 17,043

NO. OF FLOORS: 1

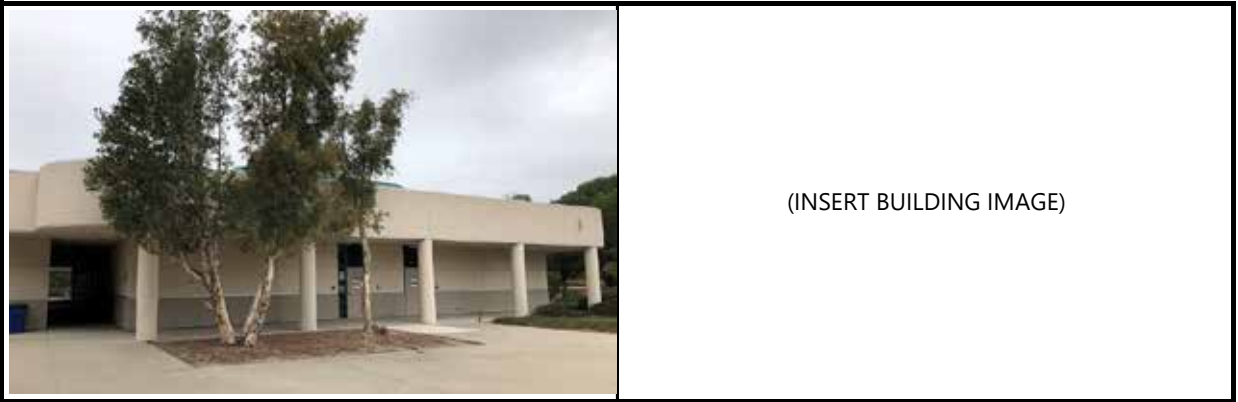
STRUCTURE: Steel

COMMENT: Stl Struct / Metal Framed / Built-Up Roof

FIRE SPRINKLER: Yes

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Science, Chemistry, Astronomy, Fine Art, Dance, Fashion, Facilities Maintenance



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	5	1	1	1	1	12

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
2	2	2	1	1	1	1	10

COMMENTS: Ceiling tiles cracked, dirty or missing; Ceiling Leaks; Walls need new paint where peeling; Cove Base missing from M/W restrooms adjacent to 3-116AB; Electrical Room 3-117 had excessive heat build-up - roof exhaust vent installed, needs vented door to allow for cross ventilation

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	2	2	1	2		13

COMMENTS: Under sink knee clear space for accessible clearance was used for storage; In some cases, a Reverse Osmosis System (RO) was installed taking up the clearance space; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Emergency strobes missing in various locations; Issue with Accessible Door Clearances at Restroom Doors; Utilidor Pipe (newly installed) needs Accessible Barrier to prevent tripping; Restroom at Facilities (3-108) toilet-sink measurement is 4'10", 5'0" required; Room 3-109 has 4 sinks with accessible doors, 2 were observed to have storage and clearance issues (the other 2 were blocked); Counters at Astronomy appear to be non-compliant

PRIORITY FACTOR
12

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Rating Key		Priority Factor
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2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 4 - Central Utility

YEAR BUILT: 1999

AGE: 22

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 3,737

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Stl Struct / CMU Walls / Built-Up Roof

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Central Utility Plant / Switchgear



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	5	n/a	1	1	n/a	10
COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Building longevity is good for the next 20-30 years due to structural frame, space availability, and ability to be redesigned as needed to serve the utility needs							

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
n/a	n/a	1	n/a	n/a	1	n/a	2
COMMENTS:							

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
2	1	n/a	1	1	n/a		8
COMMENTS: Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Utilidor Pipe (newly installed) needs Accessible Barrier to prevent tripping; No panic hardware on exit doors; No fire protection installed (may not be needed - since outdoor and no adjacent occupancies)							

PRIORITY FACTOR
6

ALLAN HANCOCK COLLEGE LOMPOC VALLEY CENTER

Public Safety Training Complex **LVC Buildings 5, 6, 7, 8, 9**

Where:



Usability/Program:

Program growth potential is limited by classroom availability.

- Signage at roadway is insufficient and causes confusion
- Lack of campus wide emergency communication
- Unreliable electrical power with frequent outages
- There is smoke intake into the ventilation and mechanical system during “burn” days
- There is a need to create an identity for the campus through AHC associated signage

Facility:

Buildings were recently constructed in 2013-2014.

- May need more classroom space in 5-10 years
- Need updated secure access points to training yard with electric access gates
- Exterior restrooms and paving needed near Burn Building
- Water reclamation for Skid Pad
- Increase storm water drainage at EVOC track
- Continue curb / drainage / landscape replacement in parking areas

To Facilitate the College’s Educational Objectives:

- Plan for expansion of classrooms/storage, changing areas
- Add exterior accessed restrooms

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 5 - Public Safety Training

YEAR BUILT: 2013

AGE: 8

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 38,984

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Stl Struct / CMU Walls / Membrane Roof

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Public Safety Training - Police & Fire Academies; EMT Academy/Training



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	1	8

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Roof Hatch at 5-121 has pull handle on far side of hatch making it difficult to close; Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS: Pendant Lighting does not have seismic restraining ties; Director wants to use "wasted space" at 5-124 hallway; Drop Ceiling at Break Room 5-119 may help with noise; Leaks at 5-143 ceiling; Rubber Base coming off at Men's and Women's showers in locker room

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	1	2	1	1		9

COMMENTS: Under sink knee clear space for accessible clearance used for storage; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Ambulatory stall needed at Men's lockers 5-192; Panic Hardware appears to be missing in some locations (CASP report to confirm); Exterior doors 5-118 & 5-120 do not have 24" pull side clearance at exterior concrete landing; Exterior exit door to "grinder" near 5-128 needs painted line to Man Gate; Man Gate needs panic hardware for exiting

PRIORITY FACTOR

3

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Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 6 - Apparatus Storage

YEAR BUILT: 2014

AGE: 7

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 12,286

NO. OF FLOORS: 1

STRUCTURE: Steel

COMMENT: Stl Struct/Mtl Framed Walls/Standing Seam

FIRE SPRINKLER: No

FIRE ALARM: Yes

PROGRAM(S) / DEPARTMENT(S): Apparatus Storage (Academy Vehicles)



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	1	8

COMMENTS: Drainage issue with water sheeting off door then seeping under door into room - install new door "lip" depression so water sheets down then away from building; Building longevity is good for the next 20-30 years due to structural frame and re-adaptability of interior spaces; Outdoor C-Trains are being used/converted into service rooms, i.e. storage, maintenance shop, workshop, etc. New metal building with appropriate rooms should be installed

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	2	1	1	1	8

COMMENTS: Vehicle Bay could use skylights to reduce need for lighting

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	2	1	1	1	1		10

COMMENTS: Under sink knee clear space for accessible clearance used for storage; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places;

PRIORITY FACTOR
3

This worksheet establishes data for determination of priority projects across a campus and/or at the district-wide level. Please note that the findings in this spreadsheet are based on the architect's field observations only. In the event any hazardous, structural, or fire and life safety discrepancies are witnessed by the architect, the district may be required to conduct additional testing or research to ensure the safety of the students, staff, and community. The architect will report any findings of this nature to the district.

Rating Key		Priority Factor
1=	No repair necessary	1-5
2=	Cosmetic repair necessary	6-10
3=	Preventative maintenance necessary	11-15
4=	Repair necessary	16-20
5=	Repair necessary for use past 2 years	21-25
6=	Major repair needed for immediate continued use	26+

BUILDING 9 - Shooting Range / Armory

YEAR BUILT: 2014

AGE: 7

RENOVATION(S):

DSA A#(S):

GROSS AREA (SQ. FT.): 42,406

NO. OF FLOORS: 1

STRUCTURE: Hybrid

COMMENT: Stl Struct / CMU Walls

FIRE SPRINKLER: No

FIRE ALARM: No

PROGRAM(S) / DEPARTMENT(S): Shooting / Firing Range / Armory / Driving Skid Course



CONDITIONS ASSESSMENT

EXTERIOR

STRUCTURE	ENVELOPE/ WALL(S)	ROOFING	WINDOWS / GLAZING	SITE / LANDSCAPING	SITE UTILITIES	SECURITY	RATING SUM
1	1	1	1	1	1	1	8

COMMENTS: Roof maintenance, i.e. drain cleaning - required to ensure proper drainage performance and prevent ponding; Issue with creatures making it inside the range area; Building longevity is good for the next 20-30 years due to structural frame, however, is specific to continued use due to its design (i.e. could not be converted into classrooms).

INTERIOR

WALL FINISH(ES)	CEILING(S)	FLOORING	LIGHTING / DAYLIGHT	ACOUSTICS	SYSTEMS - MEP / IT /AV	WAYFINDING	RATING SUM
1	1	1	1	1	1	1	7

COMMENTS: Entry doors to classroom/breakroom area are in opposing directions - should be consistent with swing direction for flow of traffic

LIFE SAFETY / ACCESSIBILITY

LIFE SAFETY / EGRESS	HAZARD MATERIALS	RESTROOMS	ACCESSIBILITY ACCESS	DOORS / HARDWARE	SIGNAGE		RATING SUM
1	1	1	1	1	1		8

COMMENTS: Under sink knee clear space for accessible clearance used for storage; Lighted Exit Ceiling signs, and Exit Wall signs missing in several places; Exit sign needs to be removed from east wall as it is roll down door (no man door);

PRIORITY FACTOR
2

