

DRAFT

Santa Barbara City College

SBCC Campus & Building Assessments Report

April 2016



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Context

Following on the effort undertaken to develop and complete the Program and Aesthetic Design Standards for the three SBCC campuses, the consultant team has prepared the [SBCC Campus & Building Assessments Report](#). The intended purpose of this report, in addition to documenting the existing condition of the three campuses, is to effectively and appropriately inform the further development of the last phase of the project, the Facilities Master Plan – Step 3.

The effort to assess the existing conditions of the campus included:

- Building Assessments for the existing facilities that are defined as part of the PLLUMP scope and for Wake and Schott campuses
- Campus Site Assessments
- Wet Utilities Assessment
- Stormwater / Drainage Assessment
- Campus Signage and Wayfinding Assessment

Key Findings

The [SBCC Campus & Building Assessments Report](#) summarizes the key findings from the campus assessment effort. The consultant team identified the following as key findings to help inform SBCC and guide the development of the Facilities Master Plan:

Site / Landscape Assessment Findings:

- Main Campus suffers from aging paving that is prone to uplifting and cracking. Maintenance is inconsistent (and challenging) due to the wide discrepancy of materials used.
- Main Campus lacks a landscape master plan to inform a plant palette that could strengthen the compositional execution of plants, create a sense of place, and streamline maintenance practices.
- Many gathering spaces on Main Campus lack identity and a sense of place. They are frequently off the primary path of travel and lack adequate seating.
- A significant portion of Main Campus walkways, stairs, and ramps are non-compliant with ADA, prohibiting equal access to all campus facilities.
- Pathways shared between pedestrians, bicycles, skateboards, and in some cases service vehicles can be hazardous.
- Circulation is confusing on Main Campus with many desire lines created in the landscape. Contributing issues include inconsistent use of materials, insufficient widths, and poor layout that doesn't efficiently connect points.
- Both primary vehicular entries to Main Campus are not welcoming. They lack clear visibility and orientation. Issues include: lack of signage (including stop signs); pedestrians, bicycles, and vehicles converge dangerously; bus stops are poorly located; unsafe back up queues occur at stopping points; and the pedestrian path of travel is not fully accessible.
- Wake Campus offers a considerable opportunity to create a strong landscape amenity for SBCC and the surrounding community with ample parking and a substantial level area to centralize the architecture.

- Challenges on Wake Campus include providing accessible paths of travel from the parking lot into campus and managing the eucalyptus grove that frames the site.
- At Schott Campus, with the parking lot as the dominant landscape feature, the historic building lacks successful outdoor gathering spaces and pedestrian friendly connections.

Utilities / Stormwater Assessment Findings:

- Each campus appears to have utility infrastructure in place to serve the existing needs, although capacity of these systems cannot be confirmed without additional as-built information
- Future development and redevelopment will require Low Impact Development stormwater mitigation consideration. Adequate space should be allocated for these mitigation measures
- There do not appear to be any major flood concerns with respect to the existing or proposed development.

Facilities Assessment Findings:

- While the integrity of the buildings' roof and structure appear to be relatively well maintained, the finishes (primarily at the interiors of the buildings, but also occasionally at the exterior walls), are deteriorating due to age and exposure.
- Clearly evident in most of the assessed buildings was the degradation and poor condition of the ceilings, particularly the suspended ceilings.
- While SBCC has an ongoing initiative to replace lights within the facilities with more efficient (and code-compliant) LED fixtures, it was noted that much of the lighting system at all buildings is out of compliance with current California Energy Code requirements.
- The campus-wide fire alarm system appears to be fully functional and compliant with current code requirements.
- Mechanical systems, although not part of the scope of this assessment effort, were observed to be, in most cases, at the end of their functioning life.
- Consistent at all locations and reiterated by the Site Assessment effort), the existing condition provides no exterior path of travel to the entrance of the buildings that meet current accessibility requirements.
- Within the buildings, it was observed that measures had been taken to modernize building elements to more effectively provide an accessible path to and use of the restrooms and drinking fountains. Despite these measures, many of these elements remain out of compliance with current code and paths to them are made non-accessible by impediments like insufficient door clearances, damaged floor finishes, and inadequate vertical circulation.
- Signage is another consistent deficiency at all facilities. In addition to confusing site wayfinding strategies, the interior signage is inconsistent and oftentimes not compliant with accessibility and egress code requirements.

Site Assessment

SBCC's Main Campus has two primary vehicular entrances accessible from Cliff Drive: one on East Campus and one on West Campus. Additional entrances for bicycles and pedestrians are spread along the campus perimeter. All entrances, including the primary ones, lack a sense of arrival or campus orientation. Many entries are separated visually and physically from campus by parking or terrain.

Summary

While some entrances accommodate varied modes of transit, including cars, buses, bikes, skateboards, and pedestrians, their configuration often brings them together in ways that are confusing and unsafe. Current pathway configurations typically do not offer the most direct routes, and are often bypassed by students looking for the most direct route. The convergence of pedestrian and vehicular circulation is especially hazardous. Entrances meant to accommodate bus stops and passenger loading typically do not have enough space and often are not clearly marked. Overall, entrances do not contribute to a strong sense of place or campus identity.

Observation and visual inspection of the campus entrances on the SBCC Main campus were conducted on December 1 and 2, 2015. Campus entrances were identified, mapped, and photographed at various times of day over the two days.

**Assessment
Methods**

Campus entries can be broken down into two categories: primary and secondary. These designations are based on size as well as the amount of vehicular, bike, and pedestrian traffic. Below is a summary of our observations:

Observations

Primary East Campus Entrance

This entrance is located off Cliff Drive and serves vehicles, buses, bikes, and pedestrians. Lacking any signage, this entrance is easily missed from the road. Once visitors arrive, there is a lack of wayfinding or sense of passage. Paths and roads are circuitous and confusing to navigate. The entrance includes a bus stop, contributing to heavy pedestrian and bike traffic. Pedestrians and bikes often cross or ride in roads dangerously because paths are not direct, confusing, or nonexistent. Vehicular traffic often has a long queue at the kiosk and passenger loading areas, blocking traffic trying to access parking.

Observations



East Campus main entrance

- This entrance is heavily used by vehicles, pedestrians, bikes, and buses.
- Many modes of transit overlap haphazardly in this area, in particular pedestrians crossing through the vehicular lanes, to get to the bus stop.



Bus stop at East Campus main entrance

- The bus stop is heavily used, and not large enough to accommodate the number of people waiting in and moving through the space.
- Pathways to the bus stop are not direct and students frequently utilize roads to get to the stop.



East Campus main entrance

- A raised planter separates traffic at the East Campus entrance, blocking site lines.



East Campus main entrance kiosk

- Upon arriving at East Campus, wayfinding is unclear, especially for pedestrians.
- Cars back up at kiosk, causing congestion.

Observations

Primary West Campus Entrance

This entrance is located off Cliff Drive and is primarily used by vehicles. Buses, bikes, and pedestrians also use the entry. Site lines to campus signage at this entrance are poor, causing wayfinding problems. Upon arrival, there is a kiosk, but little else helps orient or direct visitors. Due to a lack of stop signs at intersections, pedestrians and vehicles overlap dangerously. The scale of the entrance causes pedestrians to seek more direct routes, cutting across intersections and creating hazards.



West Campus main entrance

- This entrance is primarily used by vehicles, though pedestrians and bikes have designated space.
- The entry sign is visible from Cliff Drive, however, site lines to this sign are poor.



West Campus main entrance, kiosk

- This kiosk greets visitors as they arrive on west campus, however, there is little else to provide a sense of arrival or direction at this entrance.



West Campus main entrance

- Students walk in the road, trying to find the most direct route.



West Campus main entrance

- Traffic does not have a stop sign at this intersection or at the kiosk.



Observations

Secondary East Campus Entrances

These entrances are unremarkable and lack a sense of arrival. While they are frequently used, these entrances do not provide signage to announce arrival and offer orientation. In addition, these entries are often located at the base of significant grade change, visually and physically separating them from campus and creating accessibility challenges. Because bikes are not allowed in the core of campus, bike parking at these entrances can get crowded.



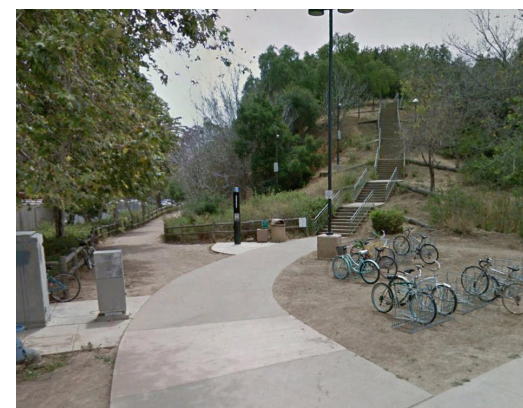
Sports Pavilion pedestrian entrance from Lot 2B

- Pedestrian access to East Campus from the lower parking lots is particularly indirect. Due to the terrain, mazes of stairs and ramps lead into the campus.



Sports Pavilion pedestrian entrance from Lot 2B

- Stairs and ramps continue past the Sports Pavilion. These must be traversed in order to reach the core of East Campus from the lower parking lots.



Cliff Drive Pedestrian Entrance

- Topographic change visually separates the Cliff Drive entrance from the campus.



Passenger drop off area by student services

- There is little signage or other wayfinding devices to orient visitors at this drop off.



Observations

Secondary West Campus Entrances

On West Campus, secondary bike and pedestrian entrances are unremarkable, but heavily used. These entrances do not provide signage to announce arrival and provide orientation. There is no clear path of travel, especially from entrances that require visitors to cross parking lots. Often located adjacent to parking, these entries are visually and physically separated from campus and have accessibility challenges.

Key Priority Issues

- Many entrances lack campus signage. The signage currently in place is not easily seen.
- Upon entering campus, wayfinding is unclear, and there is little orientation or direction.
- In many areas, pedestrians, bikes and vehicles converge dangerously.
- Entrances lack direct pedestrian pathways. Some lack pedestrian connections at all.
- Bike and vehicular circulation typically overlap.
- Some intersections do not have stop signs, causing hazards at crosswalks.
- Bus stops are poorly located and lack adequate seating, shelter and space.
- Bike and pedestrian circulation often overlap.
- Vehicular traffic is often congested at the kiosk and passenger loading zones.
- Secondary entrances lack signage and are typically separated from campus due to terrain or parking.
- Due to materials and slope, accessibility is a challenge.
- Lack of signage and sense of arrival results in regulatory issues like littering.
- Lack of infrastructure for bicycles does not support safe entry into campus from Cliff Drive.



Del Sol West Campus Pedestrian Entrance

- Pedestrian and bike entrances at Del Mar and Del Sol Avenues are poorly framed, but heavily used by the community.



Del Mar West Campus Pedestrian Entrance

- The entrances themselves poorly announce transition into the campus causing regulatory issues such as littering.



Lot 3 Pedestrian Entrance

- There is little wayfinding or sense of arrival at the thresholds between the parking lots and the campus paths. Due to the terrain, accessibility is an issue.



Bus stop at West Campus drop off circle

- This bus stop lacks seating and shelter and competes for space with passenger loading.
- There is little sense of arrival at this entry.



West Campus Entrance signage
 • Signage is not easily seen from Cliff Drive.



West Campus Entrance kiosk
 • Traffic exiting kiosk crosses pedestrian pathway and enters roadway without a stop sign.



West Campus Entrance, desire line
 • Students walk dangerously in roadway.



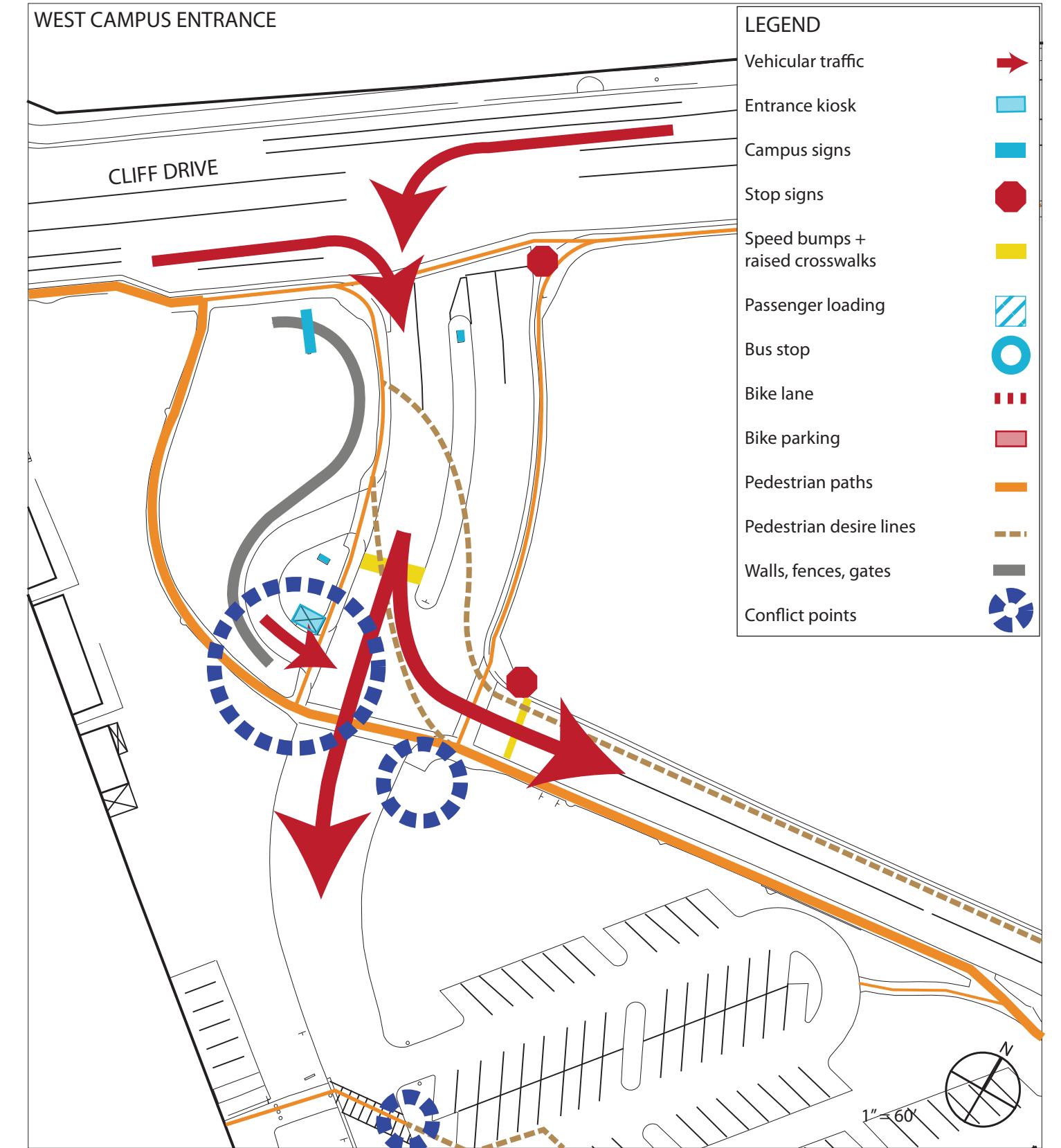
West Campus Entrance, sidewalk + crosswalk
 • Vehicles are not required to stop posing a hazard to pedestrians.



Del Sol Pedestrian Entrance
 • No continuous pedestrian pathway is provided through the parking lot.



West Campus Entrance intersection
 • No stop sign at intersection





East Campus entrance
 • No signage announces the main East Campus entrance.



East Campus bus stop
 • The bus shelter and connecting pathways are poorly located in relation to embarking and disembarking.



East Campus entrance
 • No crosswalk connects the sidewalk along Cliff Drive.



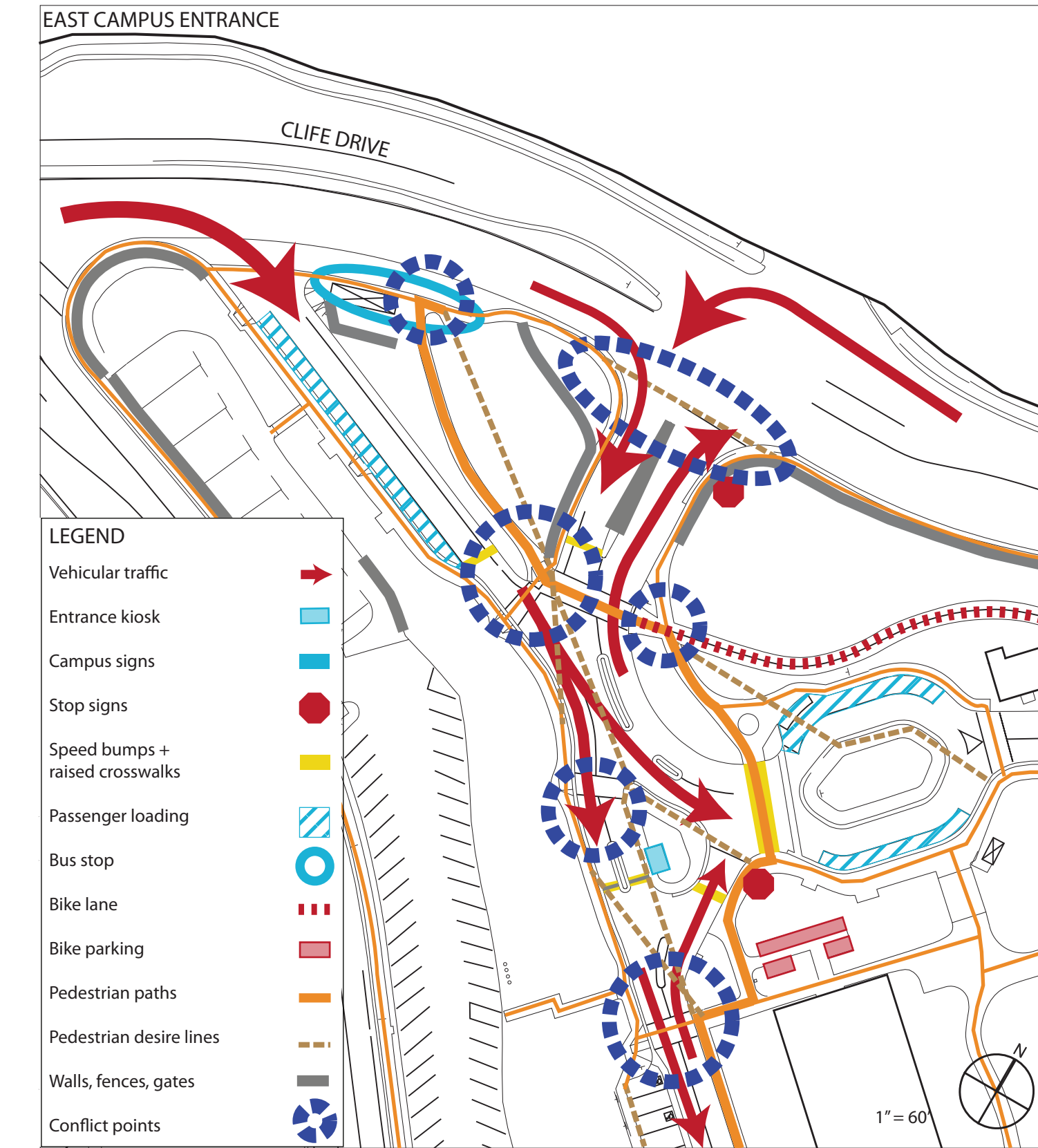
Bike lane at East Campus entrance
 • Bikes and pedestrians conflict along the only path dedicated to bikes on campus.



East Campus Entrance, roadway + crosswalk
 • Students walk dangerously in the road as crosswalks and sidewalks do not provide a direct route.



East Campus Entrance kiosk
 • Vehicles stack as some wait to stop at kiosk and others try to access parking.



Visitors arrive at the SBCC Main Campus by multiple modes of transportation including car, foot, bus, bike, or skateboard. The primary mode of transit across the campus is by foot, however, these paths lack clear hierarchy. The circuitous nature of the paths and the inconsistency of materials contributes to poor wayfinding. The scale and character of pathways do not always support the desired use of those pathways. In many cases, the scale of the path is undersized to accommodate the number of users.

Summary

Pedestrians walk freely along the vehicular roads on campus, which are designated for cars and bicycles. Service vehicles drive on narrow paths geared more toward pedestrians and lack a clearly designated route. Loading zones overlap with major pedestrian routes. These potentially dangerous conflicts are due to a lack of formal pathways or the desire for a more direct route from one destination to another. Desire lines are seen throughout the campus, indicating shortcuts or preferred paths of travel.

Bicycles and skateboards are a popular mode of travel to get to the campus, however the current path system does not accommodate the use of these sustainable modes of transportation. Skateboards are not allowed on campus and bicycles lack a designated route. Despite regulatory signage, bicycles and skateboards often occupy the pedestrian paths through campus.

Observation of pathways, methods of transportation, and users on the SBCC Main campus were conducted on December 1 and 2, 2015. Circulation modes were identified, mapped, and photographed at various times of day over the two days.

Assessment Methods

Circulation on the SBCC Main Campus can be understood in five main categories listed below. The hierarchy of pedestrian and bike paths may be broken down further, based on the amount of traffic and the other types of transit that overlap, as shown on the circulation diagrams. In many cases these categories are not discrete and overlap. Below is a summary of our observations of the predominant circulation modes found on campus:

Observations

- Pedestrian paths
- Desire lines
- Bus stops and passenger loading
- Bicycle paths and parking
- Service vehicle access

Observations Pedestrian Paths

The primary pedestrian path of travel through campus moves from the West Campus bus plaza across the Loma Alta Bridge to Friendship Plaza on East Campus. It is important to note that Loma Alta Bridge is the only pedestrian connection between East and West Campus, creating congestion. Secondary paths connect main destinations to the primary path; tertiary paths connect to additional building entries and gathering spaces. Garden paths lead through the Lifescape Gardens, Great Meadow and other garden spaces. Many paths have non-compliant segments due to slope or materials. There is a lack of primary circulation running north-south. The hierarchy of paths in this direction is an issue.



Primary pedestrian path, West Campus

- The primary path through campus lacks a clear sense of direction.



Secondary pedestrian path, East Campus

- Secondary paths are often circuitous, and due to slope and materials, are noncompliant.



Tertiary pedestrian path, East Campus

- Tertiary paths are often in poor condition, and due to slope and materials, are noncompliant.



Garden path, Great Meadow

- Garden paths often lack proper drainage and are noncompliant.

Observations

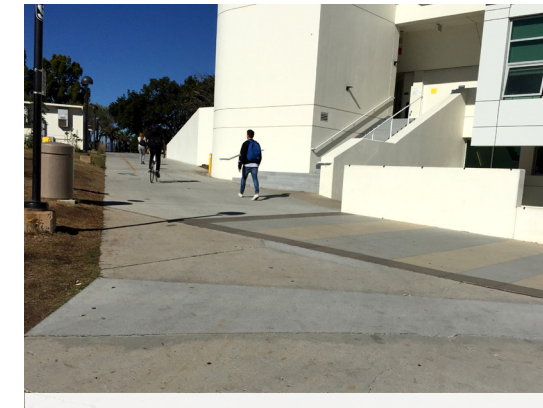
Overall, inconsistent materials and inappropriate path widths do not support the actual level of use or assist in intuitive wayfinding. Primary and secondary paths are often not wide enough to accommodate the amount of traffic they receive. This leads to adjacent landscape damage.

Accessible routes on campus are not always intuitive or logical to follow. This is in a large part due to the topography, and the physical relationships between buildings. In other areas, the accessible route is poorly integrated into the design of the space, causing it to be haphazard.



Primary pedestrian path, East Campus

- Paths along the main axis are often not wide enough, leading to adjacent landscape damage.



Secondary pedestrian path, East Campus

- Inconsistent paving material does not promote a clear hierarchy of pathways.



Accessible route near Sports Pavilion, East Campus

- Accessible routes are often indirect and confusing to navigate.



Primary pedestrian path, Loma Alta Bridge

- Loma Alta Bridge is the only pedestrian connection between East and West Campus.

Observations

Desire Lines

Desired paths can be found throughout the campus, indicating a preferred, often shorter, path of travel. Desire lines often move through planted areas around indirect ramps or stairs. Pedestrians walk through parking lots, roads, and planted areas. Many walkways are too narrow or don't connect directly. This creates landscape maintenance issues and causes safety hazards. Many pedestrian desire lines overlap with vehicle and bicycle traffic. In addition, campus service vehicles also move through areas without paths.



Desire line across lawn

- Students cut across the lawn in an area that lacks defined paths.



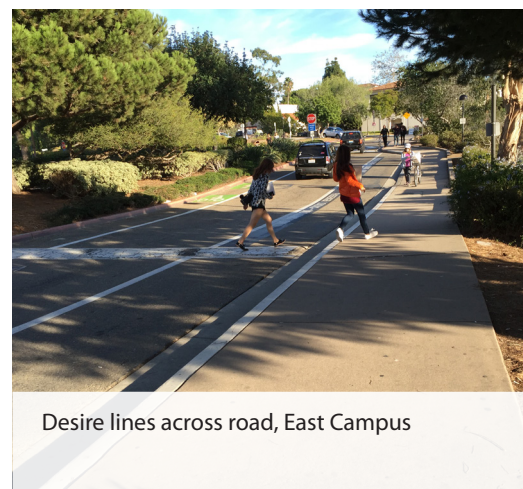
Service vehicle desire line through Great Meadow

- Campus service vehicles also use desire lines when a direct connection is not available.



Desire line across planted area, between paths

- Students cut across planted areas between paths, damaging vegetation.



Desire lines across road, East Campus

- Students cross roads and parking lots when it provides the most direct route, causing safety hazards.

Observations

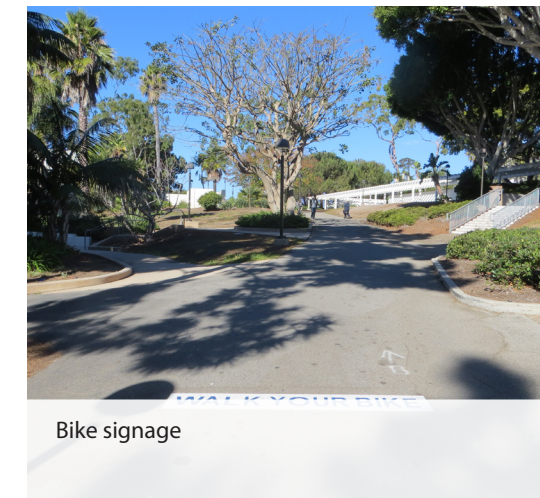
Bicycle Paths + Parking

Bikes are a popular mode of transportation to campus, yet there are minimal accommodations to cycle through and park in the core of campus. Per the California Commission's jurisdiction, vehicular parking cannot be expanded on campus. So bikes are seen as an increasingly important mode of transportation to campus. Designated bike lanes are generally located on the periphery and do not extend through to the academic buildings or connect directly to bike parking facilities. Bike parking at campus entrances and along the main axis can be crowded and uncontained, while large parking areas near academic buildings are often largely vacant. Despite frequent signage, bikes are often ridden on pedestrian paths, causing safety hazards.



Bike lane

- The campus only has one pathway just for bikes, which parallels Cliff Drive on East Campus.



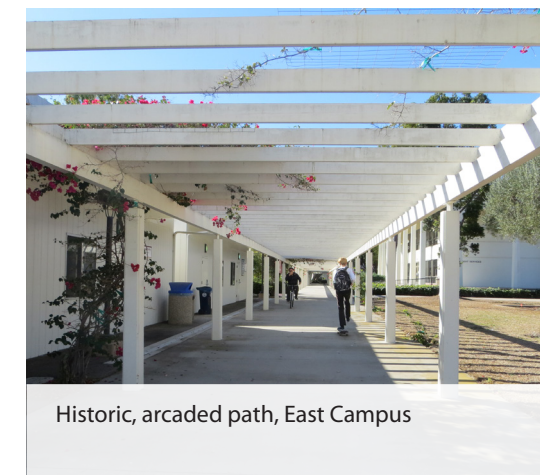
Bike signage

- Through most of campus, bikes are meant to be walked, not ridden.



Shared path, bikes and vehicles

- Bikes typically share space with vehicles on campus.



Historic, arcaded path, East Campus

- Bikes and skateboards often share pedestrian paths.



Over-abundant bike parking on East Campus



Bike parking and service on East Campus



Over-crowded bike parking at Lot 2C entrance

Observations

Service vehicles

Campus service vehicles, from smaller vehicles like golf carts to larger trucks and vans, drive and park on pedestrian pathways. This leads to overcrowding and damage to adjacent landscape. In addition, areas designated for service vehicles, such as driveways and loading docks, are often crossed by pedestrians when a walkway is not present, creating a safety hazard.



service vehicles on pedestrian paths

- Service vehicles use pedestrian paths, leading to adjacent landscape damage.



large service vehicles parked along pedestrian paths

- Large service vehicles cross pedestrian paths, causing potential paving and landscape damage and creating safety hazards.

Observations

Bus Stops + Passenger Loading Zones

There are two bus stops on campus: on Cliff Drive on the East Campus and at the circular drive adjacent to the Business and Communication Center on West Campus. Passenger loading zones are also located near the bus stops as well as the northeast parking lot and the Sports Pavilion on East Campus. Loading zones are scattered across campus with limited space and few wayfinding attributes.



bus stop, East Campus

- This bus stop lacks adequate space to accommodate arriving and departing passengers comfortably and safely.
- People embark and disembark far from the path that leads to the stop, causing students to use the adjacent roads to access the stop.



bus stop, west Campus

- This bus stop lacks shelter or seating and competes with passenger loading at the same location.



passenger loading by Student Services, East Campus

- Passenger loading areas tend to lack sufficient campus orientation or wayfinding.
- These areas are scattered across campus, as opposed to being centralized.

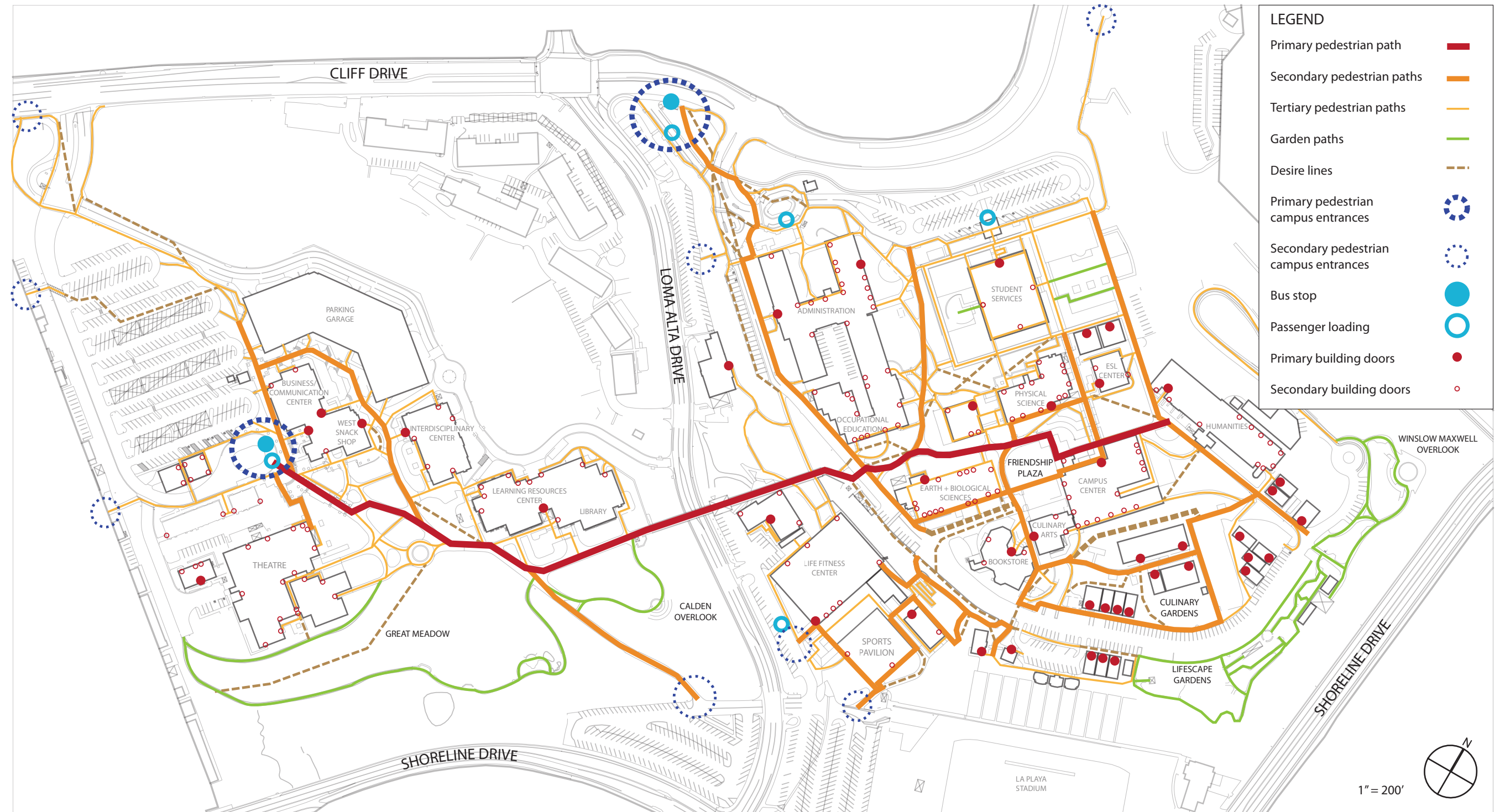


passenger loading by Administration, East Campus

- Passenger loading zones are often overcrowded with vehicles.

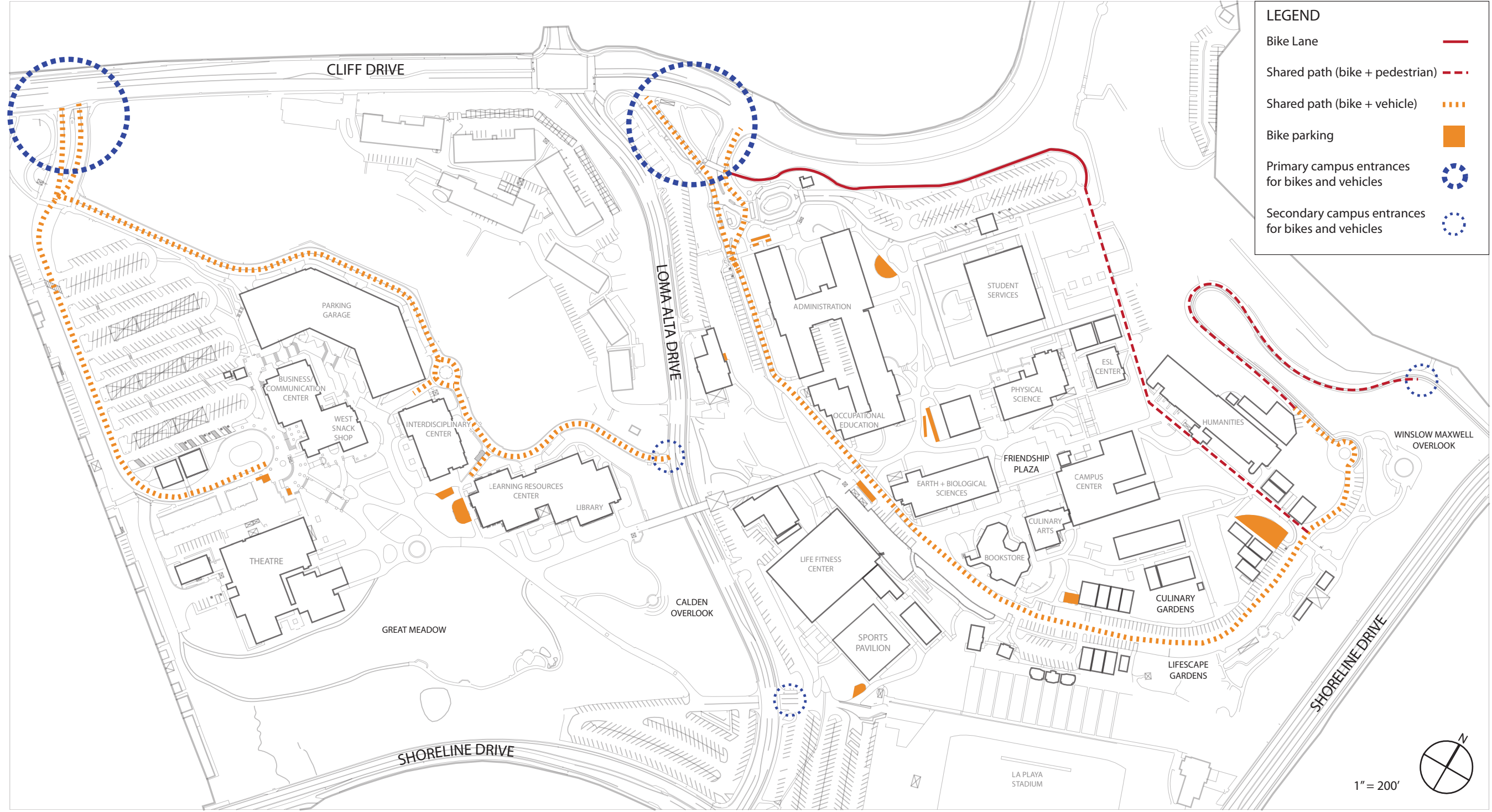
Key Priority Issues

- Vehicular, bike and pedestrian circulation often overlap causing safety hazards.
- Circulation and wayfinding along the primary path of travel is often unclear.
- Primary paths are often not wide enough to accommodate traffic, leading to landscape damage.
- There is only one pedestrian connection that links East and West Campus.
- Secondary and tertiary paths are often circuitous and have segments with non-compliant slopes.
- Accessible routes are often unclear and confusing to navigate.
- An eclectic, often unstructured use of materials increases circulation and wayfinding issues.
- The campus only has one path just for bikes.
- Bikes typically share space with vehicles.
- Skateboards and bikes are not allowed on pedestrian paths, but are often used.
- Bike parking is typically located away from designated bike circulation.
- Pedestrian desire lines often overlap dangerously with other modes of transportation.
- Desire lines often damage vegetation and other materials.
- Service vehicles use pedestrian paths, damaging materials and causing safety hazards.
- Service vehicles create desire lines when more direct access is wanted.
- Bus stops do not offer adequate shelter or seating and are not well-sited in relation to embark and disembark locations.
- Passenger loading zones are small, often over-crowded, and scattered across campus.

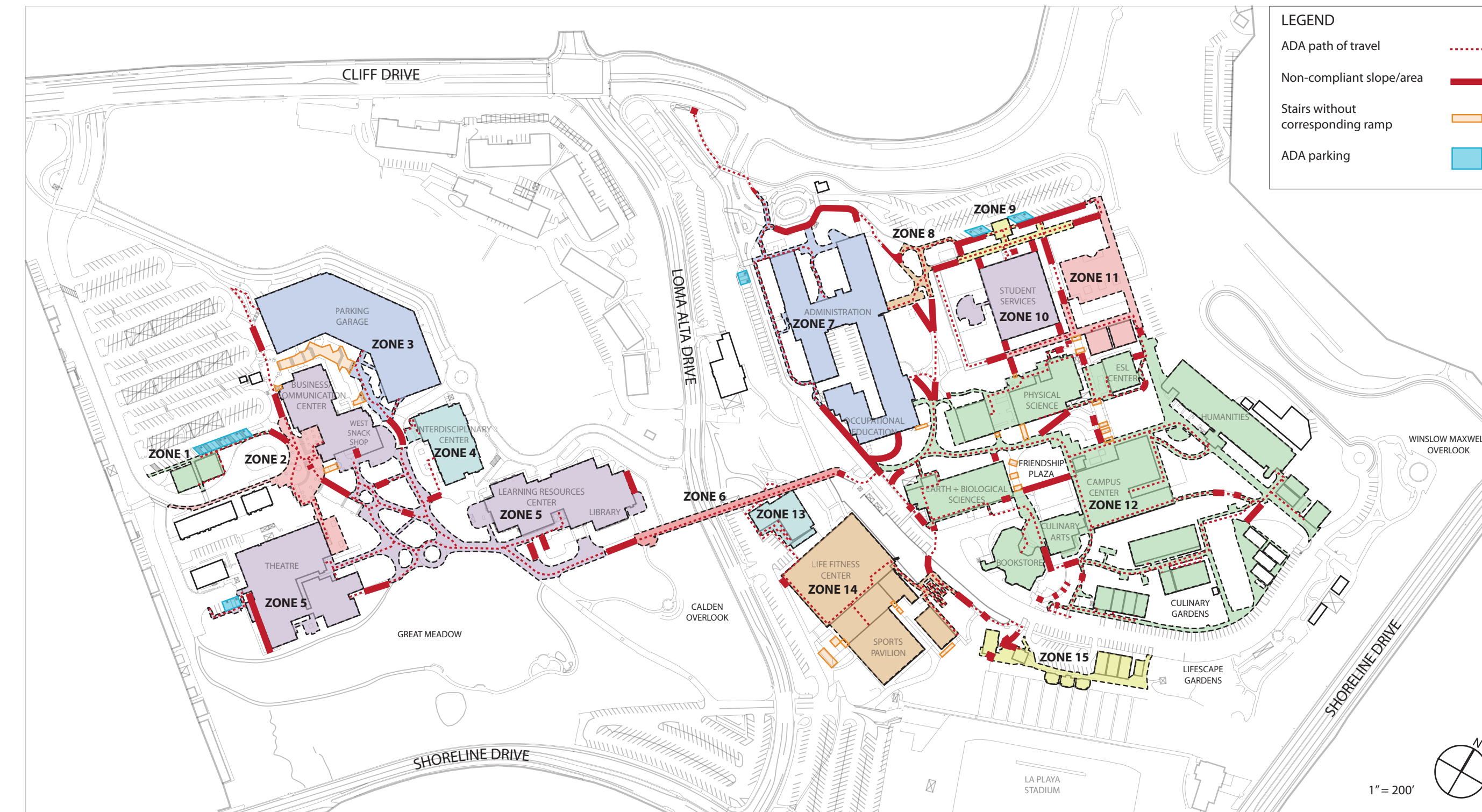


PEDESTRIAN CIRCULATION ASSESSMENT SITE PLAN

Main Campus: Campus Entrances + Bike Circulation



BIKE + VEHICLE CIRCULATION ASSESSMENT SITE PLAN



The SBCC Main Campus is a vibrant and active. Students tend to stay for the day, enjoying the temperate climate and socializing outside. It is also used heavily by local residents as a park-like space. Visitors often appropriate gathering spaces to meet their needs.

Summary

Types of gathering spaces vary greatly across campus, from the Great Meadow to small courtyards, and several common factors contribute to their level of success. In general, proximity to main routes of travel, appropriate scale, and flexible seating contribute to the success of gathering spaces on the campus. The most successful and well-used gathering spaces are those that are located along the main axis of the campus, have direct sunlight and comfortable, informal seating which promotes socializing or studying, and have iconic elements such as views, monuments, or special trees. These types of spaces are generally highly visible to passersby and are easily accessible and inviting. The less successful spaces are typically tucked away from primary paths of travel, are sunken or surrounded by walls, and lack appropriate furnishings or elements which give the space scale and identity.

Observation of gathering spaces and users on the SBCC Main campus were conducted on December 1 and 2, 2015. Seven types of gathering spaces were identified, mapped, and photographed at various times of day over the two days.

Assessment Methods

The gathering spaces on SBCC's Main Campus can be divided into seven types. The age, execution, maintenance, and scale of these spaces vary widely. Below is a summary of our observations of the following gathering space types:

Observations

- Courtyards
- Plazas + Amphitheaters
- Corridors + Pathways
- Outdoor Dining
- Gardens + Groves
- Overlooks + Memorials
- The Great Meadow

Observations

Courtyards

Courtyards were noted to be most successful when they are visible or easily accessible from a main path, have plentiful sunlight but are not glaring, and comfortable, flexible seating. Well-used courtyards vary in size and include the main entrance to the Luria Library, those outside the Physical Science buildings, and north of the Administration Building. Particularly under utilized courtyards include the Humanities Building Courtyard and Interdisciplinary Center Courtyard.



Humanities Building Courtyard

- This courtyard is not easily visible or accessible from the building or adjacent path.
- The seating is inflexible and uncomfortable and there is no relief from direct sun.



Administration Building Central Courtyard

- This courtyard supports circulation and shaded space to linger.



Interdisciplinary Center Courtyard

- This courtyard is hidden, underutilized and lacks any notable landscape features.
- The tall walls are forboding and make the space feel sunken.



Administration Building North Courtyard

- With filtered sunlight and greenery, the space feels intimate, supporting small meetings and studying.

Observations

Plazas + Amphitheaters

Friendship Plaza, adjacent to the Campus Center, is the main gathering space on campus. It is adjacent to the primary pedestrian path through campus and is active throughout the day. An iconic tree gives it identity and scale, and the proximity to outdoor dining makes it a destination. In contrast, the vacant Sports Pavilion plaza is over-scaled and under-used. Other successful plazas are those that are highly visible, located near main destinations, and have iconic views.



Friendship Plaza

- An iconic tree gives the plaza identity and shade and cafe tables and chairs make the space flexible.
- The terminus of the primary pedestrian path brings a constant flow of activity.



Luria Library Entrance Plaza

- This plaza is highly visible and has ocean views, however, there is little shade and furnishings do not support a range of activity.



Sports Pavilion Plaza

- This plaza is vast and empty lacking furnishings or shade.
- People move through this space without lingering.



La Playa Stadium Plaza

- This plaza has stunning views and unique program.
- There is plentiful seating, though it is not flexible.

Observations

Corridors + Pathways

Campus corridors offer gathering spaces, where passersby meet each other and stop to chat or rest along their way. Informal seating along the pathways, such as seat walls on planters or monuments, allow for groups or individuals to sit and gather. These types of “collisions” are desirable, fostering a strong sense of campus community.



sculpture fountain, primary campus corridor

- The iconic fountain is a well-known, active campus landmark.
- The fountain wall offers informal seating.



parking garage corridor, West Campus

- Seating nooks with benches and dappled sunlight offer places to stop and linger.



colonnade outside Physical Sciences

- Benches are located on the edge of this colonnade, offering a highly visible, shaded space to sit.



Friendship Plaza, East Campus

- The plaza’s location along the primary pedestrian pathway and adjacent dining services makes it a constantly active space.



Observations

Outdoor Dining

Friendship Plaza, the West Snack Shop and JSB Café all offer outdoor dining. This type of gathering space is generally successful, and each of these spaces can get extremely busy throughout the day with students eating, socializing and studying in the flexible seating arrangements. Because the outdoor dining areas can get crowded, especially during meal times, the campus could benefit from larger, shaded spaces for outdoor dining.



Friendship Plaza + Campus Center Dining

- Multiple food vendor options make this space a popular meeting spot for lunch, a coffee, or a study space.
- Cafe tables and chairs make the space flexible.



West Snack Shop

- Located by the only dining facility on the East Campus, this dining plaza is often crowded.
- Wind screens define the space and restrict flexible expansion during busy times.



JSB Cafe

- This dining area is very popular and typically crowded.
- Walls and gates define and constrict space, there is limited ability to even circulate.



picnic tables

- Sporadically placed across campus, picnic tables offer a quieter, more intimate outdoor dining experience.
- Many are randomly sited and offer little sense of place.



Observations

Gardens + Groves

Gardens and groves are an important type of gathering space on the Main Campus and are found in a range of sizes with varying degrees of success. Several academic programs as well as the college's community volunteer programs maintain a few of the gardens, making them an asset not only to SBCC but to the larger community. Large gardens like the Lifescape Gardens and Administration Building courtyard offer peaceful and quiet settings for groups or individuals.



Lifescape Gardens

- The Lifescape Gardens offer academic and community programs as well as peaceful retreat on campus.



Culinary Gardens

- The utilitarian vegetable gardens provide hands-on learning opportunities for students and community members.



Lifescape Gardens

- Seating is tucked away throughout the gardens, offering a quiet space, however, additional seating that is more visible and accessible could be beneficial.



Courtyard in Lifescape Gardens

- While the scale of this space provides an intimate setting, there is little shade.



Observations

The Great Meadow

The Great Meadow is one of the most iconic gathering spaces on the Main Campus and is popular among students and the greater community. The sweeping views, direct sun, and sculpted topography are attract individuals who want pause between classes and provide an appropriate setting various gatherings, large and small. While expansive enough to support large campus and community events, the Meadow typically also offers a quiet, contemplative space, away from the main campus corridors with expansive views of the surrounding landscape.



Great Meadow

- The Meadow is often used by the community as a dog park.
- Due to the drought, irrigation has been turned off and the dry turf grass is perhaps less inviting for gathering than it once was.



Great Meadow, community event

- The Great Meadow is large enough to host community events such as car shows.



Observations

Overlooks + Memorials

Overlooks and memorials are generally located away from primary paths, and draw visitors who are seeking quiet, contemplative space. Often overlooked, these spaces could be more noticeable and celebrated if consolidated in fewer, more defined locations. The materials used in these spaces are highly varied and often incohesive. The most successful of these spaces benefit from expansive views and a variety of seating that supports intimate gathering.



Bagish Overlook

- Bagish Overlook is well-used due to attractive views.
- The materials of the site are incohesive and busy, distracting from the view beyond, and accessibility is a concern.



memorial plaza by Student Services

- This walled space is large and underutilized with seat walls that do not promote socializing or lingering.



memorial monuments at West Campus entrance

- These memorials stand alone in a low-traffic area, are unrelated to other memorials on campus, and are not connected to any defined pathway.

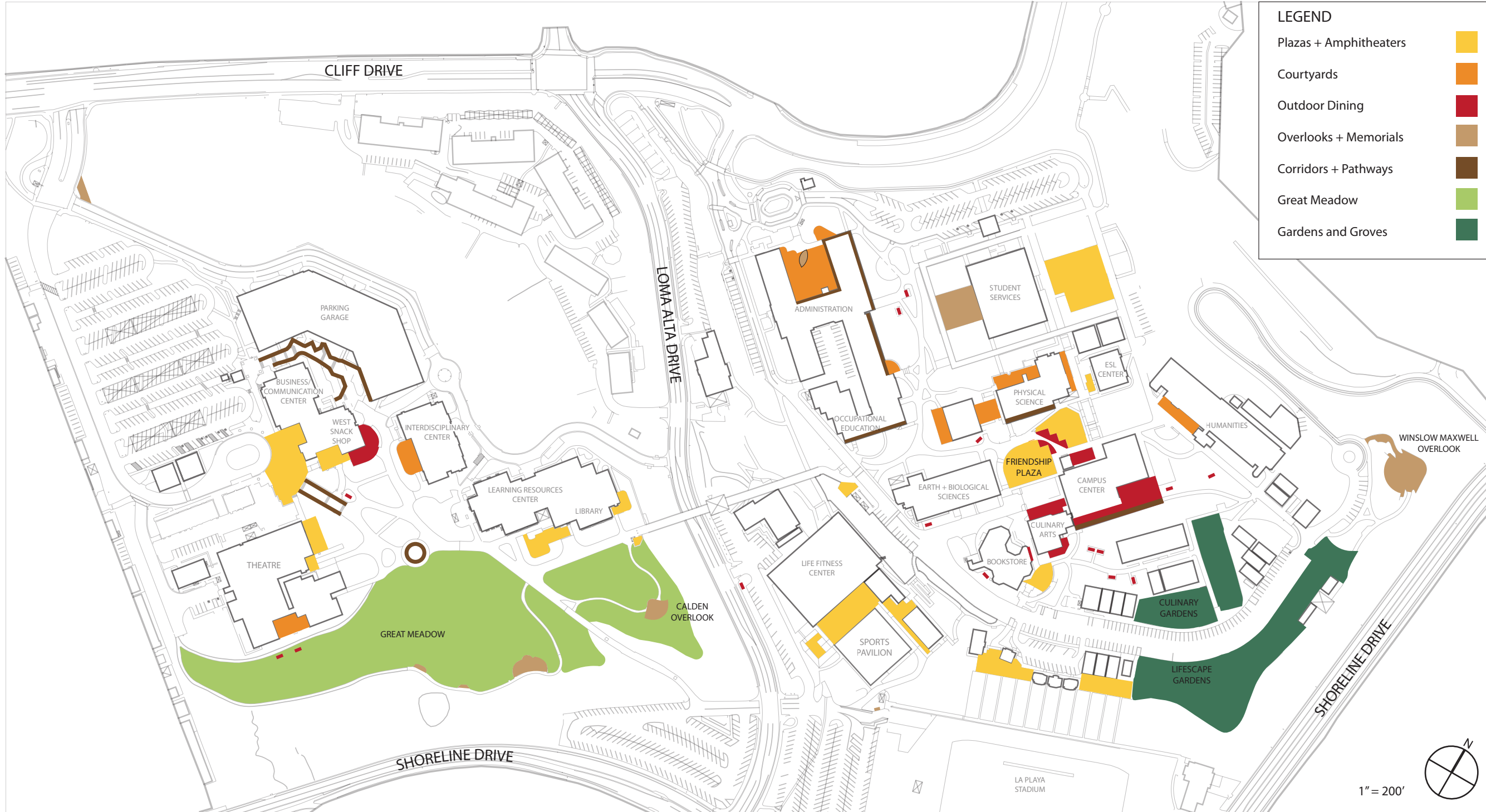


Maxwell Overlook

- This overlook provides excellent views and is rented by the college for weddings.

Key Priority Issues

- Materials used are often incohesive and busy.
- Many spaces lack adequate seating.
- Some spaces seem uninviting because they are walled or sunken.
- Many spaces are often overlooked because they are located away from primary pathways or entries.
- Some spaces lack adequate shade or wind screening.
- The scale of spaces often does not support the specified program.
- Outdoor dining areas are typically overcrowded.
- Most spaces lack comfortable, flexible furnishings.
- Many gathering spaces lack identity or sense of place.
- The campus lacks a strong, compositional execution of materials and space that could strengthen the function and use of gathering spaces.
- A campus landscape master plan could inform the distribution, scale and access of these spaces.



GATHERING ASSESMENT SITE PLAN

The landscape on SBCC's Main Campus is dominated by specimen trees and lawn. Native landscapes, such as oak woodland and coastal scrub, cover additional areas, including steep slopes and property edges. Accent plantings comprised of shrubs, perennials, ornamental grasses and succulents are integrated into the campus, yet the palette is aesthetically eclectic and varies widely in health and age. The Coastal Commission has jurisdictional review of construction projects on campus and restricts the use of Cal-IPC invasive plants.

Summary

The prevalence of planting variation has resulted in a piecemeal appearance of the overall campus landscape. Older plantings often do not comply with current sustainability goals and require additional maintenance. In many areas, especially expanses of lawn, patches of dry, brown planting and bare earth are present. Limited maintenance resources constrain the ability to tend to the campus landscape with consistency. Replacement and infill of plants is inconsistent due to limited resources and lack of a landscape master plan.

While there has been a shift to install native, drought-tolerant species that provide habitat and edibles, these plantings are not part of a larger campus landscape plan. These installations offer teaching opportunities and support sustainability, yet their irregular distribution across campus contributes to a patchwork landscape aesthetic. Increasing permaculture on campus supports sustainability goals, academic programming and community connections but should be integrated into a larger landscape master plan.

Characteristic of coastal California, Santa Barbara experiences a warm-summer Mediterranean climate with warmer winters and cooler summers. Annual rainfall can be highly variable, however, in recent years, annual totals have been low due to the drought. The City of Santa Barbara requires SBCC to use as much recycled water as the 'site can bear'. However, SBCC is unable to control the City water coming on site. Water pressure tends to fluctuate and the irrigation system lacks current technology including a master valve and pump regulator as well as smart controllers linked to weather stations. This adds to the stress of the existing landscape.

Visual inspection of existing landscape conditions on the SBCC Main campus were conducted on December 1 and 2, 2015. Seven landscape types were identified, mapped and photographed. Conversations with the ISG, review of campus technical standards, and the assessments in the Tree Inventory, Assessment, Management and Planting Plan for SBCC prepared in May 2010, also informed key points and priorities.

Assessment Methods

Observations

The landscape at SBCC's Main Campus can be broken down into seven definable categories. The execution and distribution of the campus landscape types vary widely, with many of the older areas being upgraded in an uncoordinated fashion. Below is a summary of our observations of the following landscape types:

- Great Meadow + Open Lawn
- Specimen Trees with Mixed Plantings
- Native Oak Woodland
- Coastal Bluff
- Groves
- Permaculture and Culinary Gardens
- Drought Tolerant Gardens

Great Meadow + Open Lawn

The most visually dominant and memorable aspect of the SBCC's Main Campus is the Great Lawn. Its generous scale dominates the landscape, sitting on the bluff of the west side of campus and providing a beautiful vista to the Pacific Ocean. This sculpted lawn is the campus' icon. It is used in a variety of ways both by the college and the community, making it not only a highly valuable visual landscape feature, but a programmatic one as well. Given the jurisdictional oversight of the California Coastal Commission and the required building set-backs from the bluff, the Great Meadow is protected and will remain open landscape in perpetuity.



Great Meadow

- Open space and expansive views support gathering and activity.
- The Great Meadow has some patches of dry, brown turf due to the drought and subsequent irrigation shut-off.



Great Meadow, pedestrian path

- Dirt paths for pedestrians and small service vehicles connect overlooks while cutting through the landscape.

The current condition of the Great Meadow is fair. With the historic drought, irrigation has been turned off and the majority of the grass appears dry and brown. Overlooks and the more complex planting arrangements that accompany them bite into the overall strength of the feature. With limited accommodations for service vehicles, dirt paths have developed that also break up this landscape. In addition to the Great Meadow, the campus contains other swaths of lawn. Like the meadow, these areas are not currently receiving irrigation and have become dry and brown. The use of non-native turf grass is superfluous. There is an opportunity to transition a portion of the areas currently covered with turf to native coastal meadow.



Great Meadow

- The Meadow's gently rolling topography supports gathering and activity.
- The Great Meadow has areas of dry, brown turf due to the drought and subsequent irrigation shut-off.



Great Meadow

- Overlooks carve into the meadow.



open lawn with some mixed planting

- Additional areas of lawn also have dry, brown turf due to the drought and subsequent irrigation shut-off.



bare earth

- Areas previously covered with lawn have become unsightly, patchy areas of dry turf and bare earth.
- These spaces are subject to weeds and soil erosion.

Observations

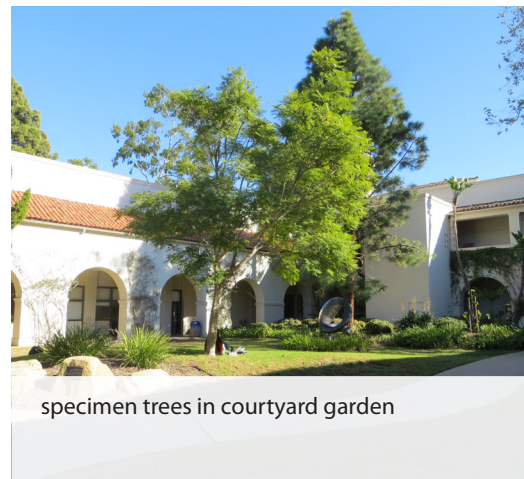
Specimen Trees

Iconic specimen trees anchor the campus landscape, including a few protected species that are native or provide habitat. Several notable trees are located near the Administration Building on west campus consisting of California Live Oak, Australian Willow, and Melaleuca. A large, mature glossy leaf fig defines the lawn to the west of the snack shop. Additional iconic specimens include a California Pepper tree near the humanities building, a blue gum eucalyptus by the pedestrian bridge, and Monterey Cypress adjacent to the entrance to the track.



specimen tree by snack shop and dining plaza

- A glossy leaf fig tree provides shade and anchors the snack shop and dining plaza.



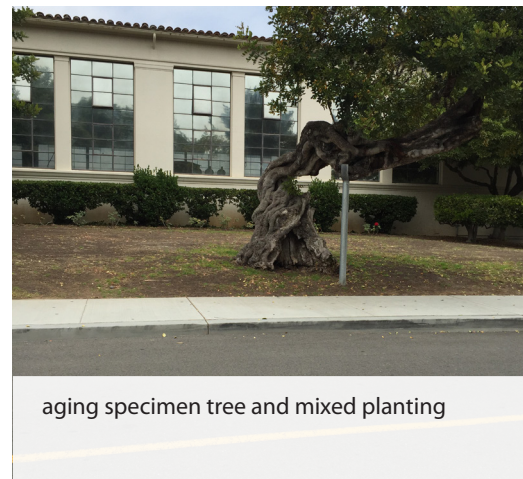
specimen trees in courtyard garden

- Several specimen trees delineate space and shade the courtyard adjacent to the Administration Building.



specimen tree and mixed planting near stadium

- A Monterey cypress tree towers above other mixed plantings and leans over an entrance to the stadium.



aging specimen tree and mixed planting

- The carob trees by the Administration Building are aging, structurally unsound, and in need of maintenance and eventual removal.

Observations

Mixed Plantings

Mixed plantings vary widely in health and age and are aesthetically eclectic, comprising a broad range of shrubs, perennials, and groundcover. Historically, SBCC has planted a great deal of Lily of the Nile, Natal Plum, Indian Hawthorn, and other Hawthorn species. These plantings are typically found in and around parking lots, by building entries and courtyards. Often, these plantings are older and have moderate to high water use, requiring additional maintenance and resources.



planting by campus entry

- The West Campus entry is defined by large swath of Agapanthus.
- Many older plantings do not comply with current campus sustainability goals.



planting along driveway

- Mixed plantings along driveways often have a highly variable combination of trees, shrubs, and groundcover.



planting along walkways

- Many mixed planting areas appear eclectic, unplanned, and irregular.



planting along walkways

- Recent efforts have been made to integrate native and drought tolerant species into the campus landscape.

Observations

Groves

Groves help characterize and define plazas, courtyards, building entries, and other gathering spaces across campus. Delineating space and providing shade, the groves vary greatly in composition, age, and condition. Groves are comprised of a range of species including olives, palms, sycamores, pines, elms, and redwoods. In addition, the ground plane beneath each stand of trees varies greatly, from raised planting beds and concrete paving to low groundcover and flowering herbaceous specimens.



olive grove in plaza

- Olive trees in raised planter beds anchor and shade an older plaza in East Campus.



palm grove in plaza

- Palms add identity and spatial structure to an entry plaza and drop off area in west campus.
- Throughout campus, many palm fronds need removal.



sycamore grove adjacent to walkways

- This grove shades walkways adjacent to the Occupational Educational Building.
- Sycamores bring seasonal qualities to campus.



Chinese elm grove adjacent to Student Services Building

- According to SBCC's 2010 Tree Plan, these trees are in very good condition. The grove also helps define the spatial quality of the adjacent courtyard.

Observations

Native Oak Woodland

An iconic native landscape feature, the coast live oak woodland frames the northeastern sides of east and west campus. In addition to the trees, it contains a few native understory species and low groundcover. Located on the campus edge, it provides a buffer between the campus and adjacent roadways and properties. The woodland provides habitat, especially for birds, monarch butterflies, and small mammals. Of significance, it connects to a larger watershed and Elings Park, which collects a significant amount of Santa Barbara's stormwater.



oak woodland along campus edge/driveway

- Visually and ecologically, the oak woodland connects the campus to surrounding landscape.



interior of oak woodland

- The woodland creates valuable habitat along campus edges.



interior of oak woodland

- The woodland serves as an iconic example of native landscape.
- The woodland is used as an educational resource for the restoration ecology program.



oak woodland along campus edge/driveway

- Lining driveways and property edges, the woodland provides a buffer between campus edges and surrounding properties.

Observations

Coastal Bluff

Typically found in transitional areas sloping toward the coast, coastal bluff and scrub is the native landscape that once covered southern California's coastline. Highly tolerant of dry conditions and comprised of low to mid-size shrubs, the native coastal bluff plant community is found on the steep, south-facing slopes of Main Campus. Integration of coastal bluff into the campus landscape helps stabilize slopes, reduces irrigation and maintenance, and provides habitat.



coastal bluff and scrub on slope

- Located near the coastal edge, coastal bluff and scrub serves as a visual and ecological connection.



coastal bluff and scrub on edge of slope

- An iconic example of native landscape, coastal bluff and scrub helps prevent erosion of slopes.



coastal bluff and scrub on slope

- Coastal bluff and scrub is found adjacent to the great meadow on west campus, where the ground slopes significantly.



coastal bluff and scrub along walkways

- Coastal bluff and scrub contributes to habitat along campus edges and landscape transitions.

Observations

Permaculture and Culinary Gardens

Permaculture has become a significant part of Main Campus' landscape. The Lifescape Gardens and adjacent culinary gardens located primarily in east campus are a favored destination for teaching, studying, and gathering. The areas are active and well-used, supporting academic programs and interest in the campus landscape. In addition, these productive, low-impact gardens attract dedicated volunteers who assist with maintenance. A few additional permaculture plots are present across the campus, however, careful consideration is necessary when planning new installations.



Lifescape Gardens

- The Lifescape Gardens contain a wide range of plant species that are sustainable and provide habitat.



Lifescape Gardens

- The Lifescape Gardens also provide opportunities for teaching, studying, and gathering.



Lifescape Gardens

- These gardens add value to the horticulture and culinary programs.



edible culinary gardens

- These gardens are productive and low-impact, supporting academic programming and sustainability initiatives.

Observations

Drought Tolerant Gardens

Responding to a need to reduce irrigation, these gardens contain a variety of species that require little to no water. Plants include a range of succulents, grasses and other small to medium-sized specimens. Most of these gardens are small, contained in raised planters or small planting beds, and are typically located by building entries, plazas, and courtyards. While the need to reduce water use and introduce drought-tolerant species is important, these gardens occupy only a minimal portion of the campus landscape. Increasing public visibility of these gardens for educational demonstration and commitment to sustainability is an ongoing goal.



drought tolerant garden, raised planter

- Most drought tolerant gardens feature a diversity of plants.
- Each garden covers relatively small area.



drought tolerant garden

- Located by building entries and courtyards, these gardens help provide identity for these spaces.



drought tolerant garden, raised planter

- Many gardens are contained in raised planters, creating clear transitions.

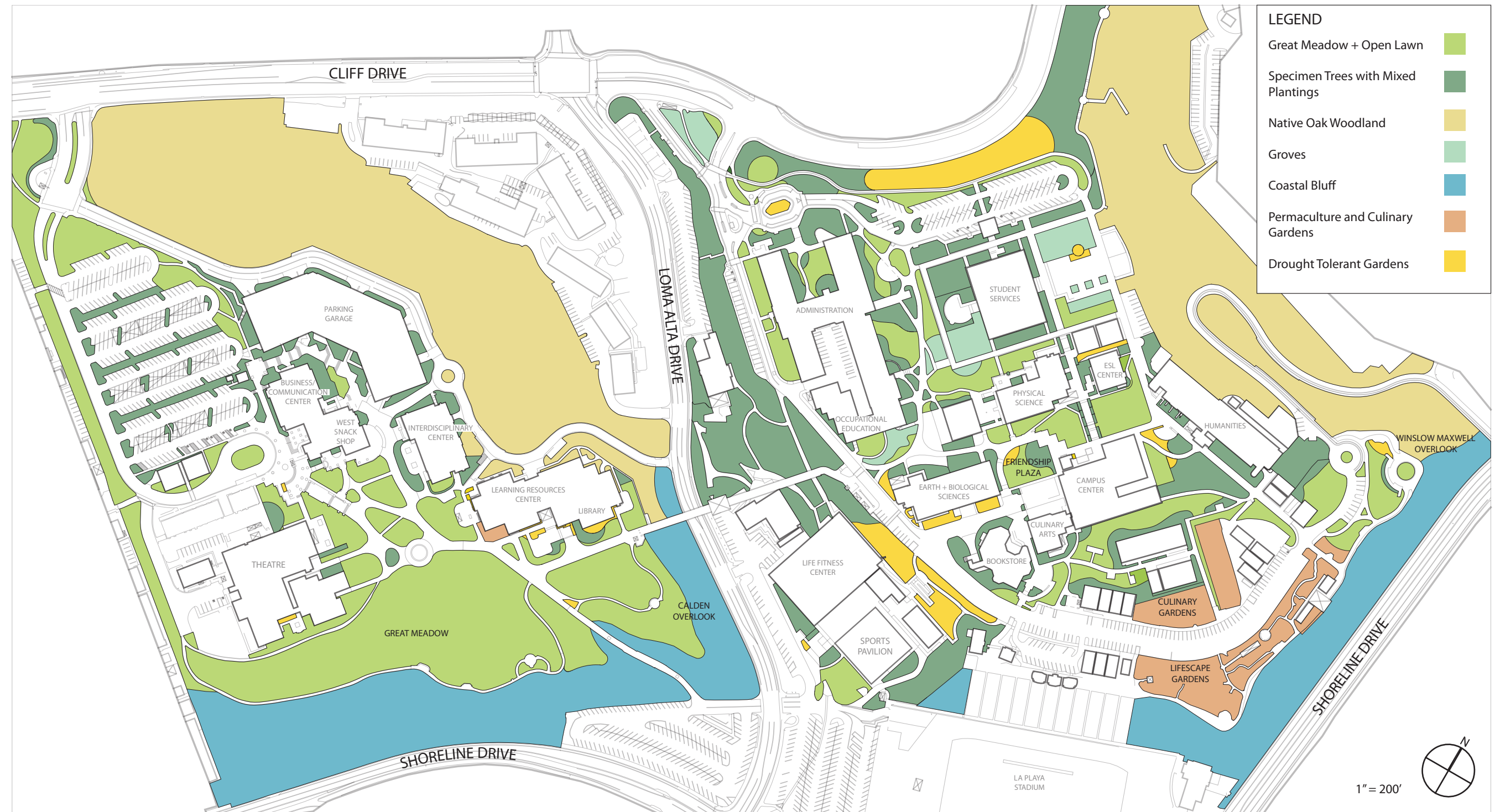


drought tolerant grasses lining walkways

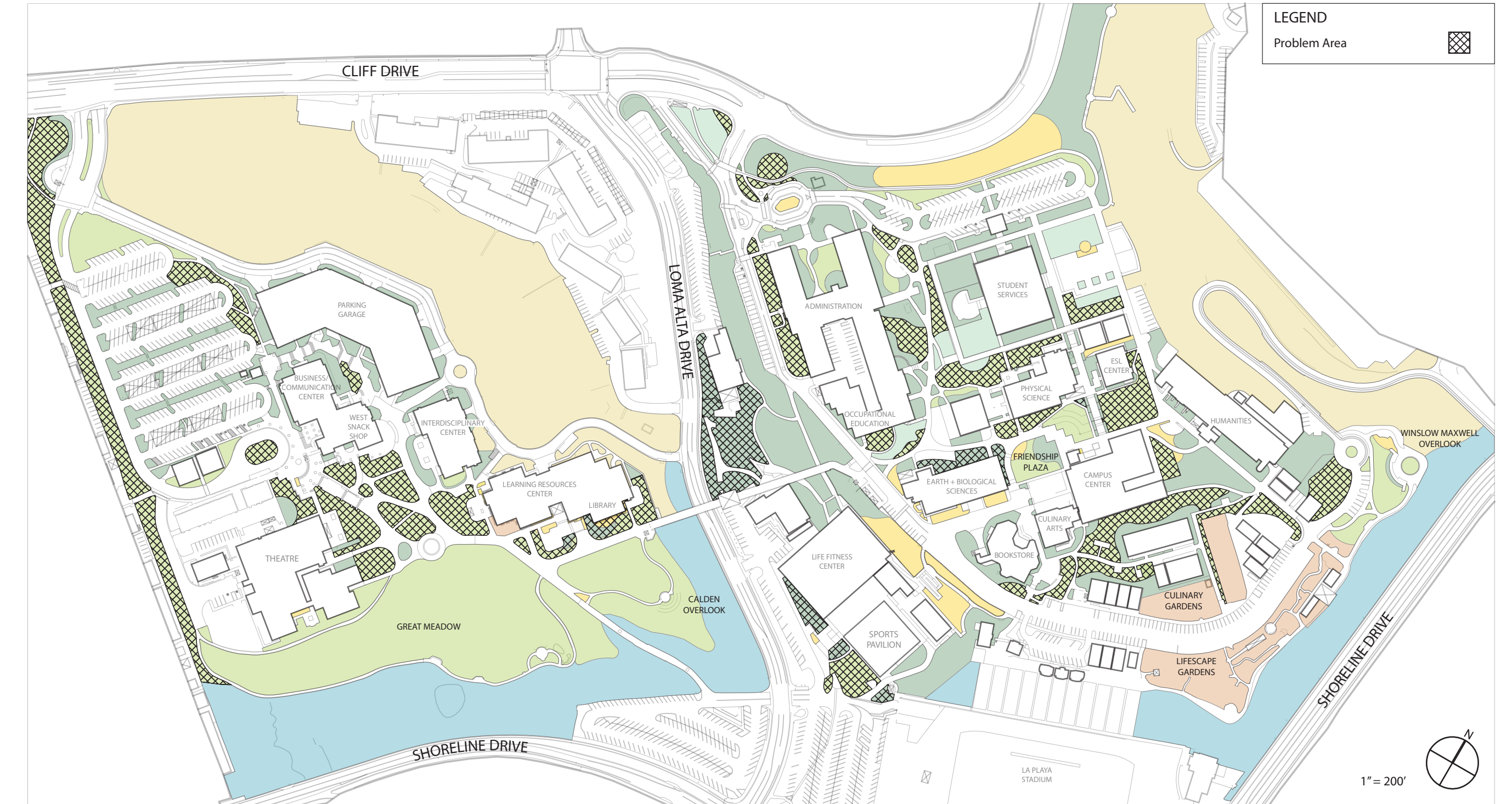
- A few planting beds feature drought-tolerant grasses.

Key Priority Issues

- The campus lacks a landscape master plan and aesthetic guidelines to inform plant palette and installation.
- Limited maintenance resources constrain the ability to tend to the campus landscape with consistency.
- Much of the campus landscape is comprised of minimal or unmaintained planting due to maintenance limitations.
- Older plantings do not align with sustainability goals of the campus and provide limited aesthetic or functional value.
- The California Coastal Commission has a jurisdictional review of proposed plant species for new campus construction.
- The City requires SBCC to use as much recycled water as the 'site can bear', however, the College is unable to control the City water coming on site.
- The campus lacks current irrigation technologies including a master valve and pump regulator.
- There are fluctuations in water pressure and a lack of smart controllers with linked weather stations.
- Replacement of high water use plants with permaculture gardens is proceeding without a larger master plan in place.
- With exception to Great Lawn, Oak Woodland, and Coastal Bluff, the campus lacks a strong, compositional execution of plants that could strengthen a sense of place and streamline maintenance practices.



LANDSCAPE ASSESMENT SITE PLAN



LANDSCAPE PROBLEMS ASSESSMENT SITE PLAN

Main Campus: Pedestrian Paving

Summary

The majority of paved surfaces on the Main campus are asphalt and concrete. Concrete surfaces have a high degree of variability in terms of color, finish, and accent materials. Additional specialty paving types include: brick, decomposed granite, unit pavers, tile, and stone. Types of paving, finishes, colors and conditions vary greatly depending on age, location, and use. This degree of variation contributes to a lack of visual and tactile cohesiveness in the campus landscape. Paving transitions also make wayfinding confusing, especially in areas where pedestrians, cyclists, and vehicles converge. While there is some signage regarding wayfinding, inconsistent changes in material type reduce clarification of use.

Transitions from one paving type to another are often uneven, rough, cracked and have wide gaps. In addition, many paving transitions from pedestrian to vehicular conditions lack tactile warning pavers. Crosswalks and other areas where vehicle and pedestrian circulation overlap often lack a defined hierarchy. Distinct materials are not used to distinguish types of circulation, causing confusion and safety hazards.

Material variety increases maintenance demands. Because of the limited resources for maintenance, repairs are often done with whatever materials are common and readily available, not necessarily those that match the surrounding paving. Repairing concrete paving on campus is especially challenging, given the variety of colors and finishes. Paving types that show the most significant failure include asphalt and concrete with brick accents. Both have moderate to severe cracking and degradation in certain areas. These conditions may be attributed to age, lack of regular maintenance, and poor repair.

Assessment Methods

Visual inspection of existing paving materials and conditions on the SBCC Main campus were conducted on December 1 and 2, 2015. Four paving types were identified, mapped and photographed. Paving issues (cracking, uneven surface, wide joints, etc.) were also mapped and photographed. Please note that this assessment does not examine compliance with the Title 24 Accessibility requirements.

Observations

Paving on SBCC's Main Campus can be broken down into four definable types. The execution, age, and condition of paving types vary widely, with many of the older areas showing signs of failure and poor repair. Below is a summary of our observations.

- Concrete
- Asphalt
- Specialty paving
- Decomposed granite



Observations

Concrete

Concrete is one of the most common paving types on campus, however, color, finish and condition varies greatly. Concrete types include: concrete with smooth finish, concrete with broom finish, concrete with salt finish, integral color concrete, integral color concrete with exposed aggregate, concrete with tile accents, and concrete with brick accents. Most walkways and surfaces show minor to moderate cracking and unevenness.

Issues include:



concrete with integral color

- Many joints are larger than 1/4", often uneven, and have minor to moderate cracking.
- Vertical uplifting at joints creates a tripping hazard and numerous areas around campus have been ground down.



concrete walkway

- A few walkways and surfaces have a more than a 4" drop from pavement edge to the adjacent grade.



concrete with and without integral color

- Patching often does not match the surrounding paving and is poorly executed.
- While "Sombrero Buff" with broom finish is the standard for integral color concrete, colors and finishes vary greatly depending on age and location. This variation reduces overall pavement cohesiveness.



construction joint with sealant between concrete with exposed aggregate and concrete with integral color

- Many construction and expansion joints are larger than 1/4". Some are filled with sealant, and others have been patched with tar or asphalt.

Concrete

Observations



concrete with exposed aggregate and brick accents, patching

- Patching is often poorly executed and does not match the surrounding paving.
- Multiple paving types used on one surface increase maintenance demands.



concrete with brick accents

- Some surfaces have moderate to severe cracking and uplifting.
- Concrete paving with brick accents is typically in fair to poor condition.



concrete stairs with tile accents on treads

- Tile accents on stair treads do not meet code. A grooved edge on tread nose is required.
- Paving in building entry plazas is typically in fair condition.



concrete with brick accents

- Failing paving edge with moderate to severe cracking and some loose and completely detached brick.
- Mortar joints have deteriorated along paving edge.

Observations

Concrete



concrete with integral color

- A few pathways have exceptionally wide joints, with weeds emerging.
- Inconsistent finish of concrete contributes to lack of visual cohesion and is more difficult to maintain.



concrete

- In a few locations, trees are causing the concrete paving to crack and shift upward, creating a tripping hazard.



concrete with and without integral color

- Some surfaces are uneven and do not drain.
- Some expansion joints have minor to moderate cracking.



concrete with and without integral color

- Some areas have high degree of variation in concrete color and finish.
- Patching does not match the surrounding paving.
- Many construction joints are wider than 1/4".

Observations

Asphalt

Asphalt is also one of the most common paving types on campus and is often used to connect pathways of other paving types. In some cases, it is unclear if these pathways are for vehicles, bikes, or pedestrians. The condition of many of these surfaces is fair to poor, and there are numerous locations on campus where uplifting creates tripping hazards.

Issues include:



uneven surface and cracking at paving transition from asphalt to concrete

- Transitions from asphalt to other paving types are often uplifted and have moderate cracking, creating tripping hazards.



asphalt block cracking

- Many asphalt surfaces have minor to moderate block cracking, with some cracks larger than 1/4".



asphalt cracking and surface deterioration

- Some asphalt surfaces have moderate to severe cracking and deterioration.



alligator cracking and deterioration at paving transition

- Transitions from asphalt to other paving types are often uneven and have moderate to severe cracking and surface deterioration.

Observations

Specialty Paving

Specialty paving is used in few locations on campus. Paving types in this category includes: brick, unit pavers, tile, and stone. Typically found in building entries, plazas, courtyards, overlooks, and gardens, these types of paving often require additional maintenance and in instances are non-compliant.

Issues include:



sand set brick

- Sand set brick requires additional maintenance for removal of weeds and debris.



mortar set brick on concrete slab

- Aging mortar set brick has cracking and deterioration of grout joints.



sand set unit pavers

- Pathways with unit pavers have more than 4" drop to adjacent grade in several locations.
- Sand set unit pavers require additional maintenance for removal of weeds and debris.

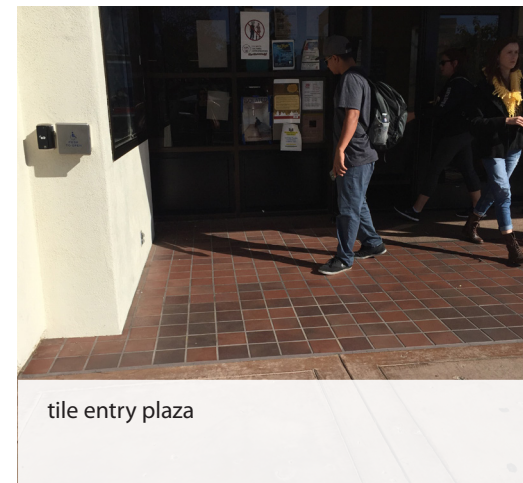


sand set unit pavers, asphalt, concrete

- Many areas of campus have an erratic use of paving materials.
- Changes in paving material make wayfinding confusing.

Observations

Specialty Paving



tile entry plaza

- Tile is used to pave the areas adjacent to doorways in building entry plazas.
- These entries are typically in fair condition.
- Tile typically does not comply with the coefficient of friction requirements for exterior installations and can get slippery.



stone stairs with tile accents on treads

- Stone paving is used minimally. Santa Barbara sandstone is preferred type of stone on campus.
- Stair treads do not meet code. A grooved edge on treads is required.



flagstone paving in garden courtyard

- Found at building entries, overlooks and gardens, the use of irregular stone pieces with wide joints in many places is more appropriate for a residential setting.
- Joints between stone pieces are typically wider than 1/4" and are non-compliant.



flagstone paving on garden path

- Joints between stone pieces are typically wider than 1/4" and are non-compliant.

Observations

Decomposed granite (DG)

Decomposed granite with stabilizer is used on a few pedestrian pathways and other areas with low pedestrian traffic. It often poses maintenance challenges, as it can quickly erode and requires regular raking and reapplication of surface fines.

Issues include:



decomposed granite and flagstone



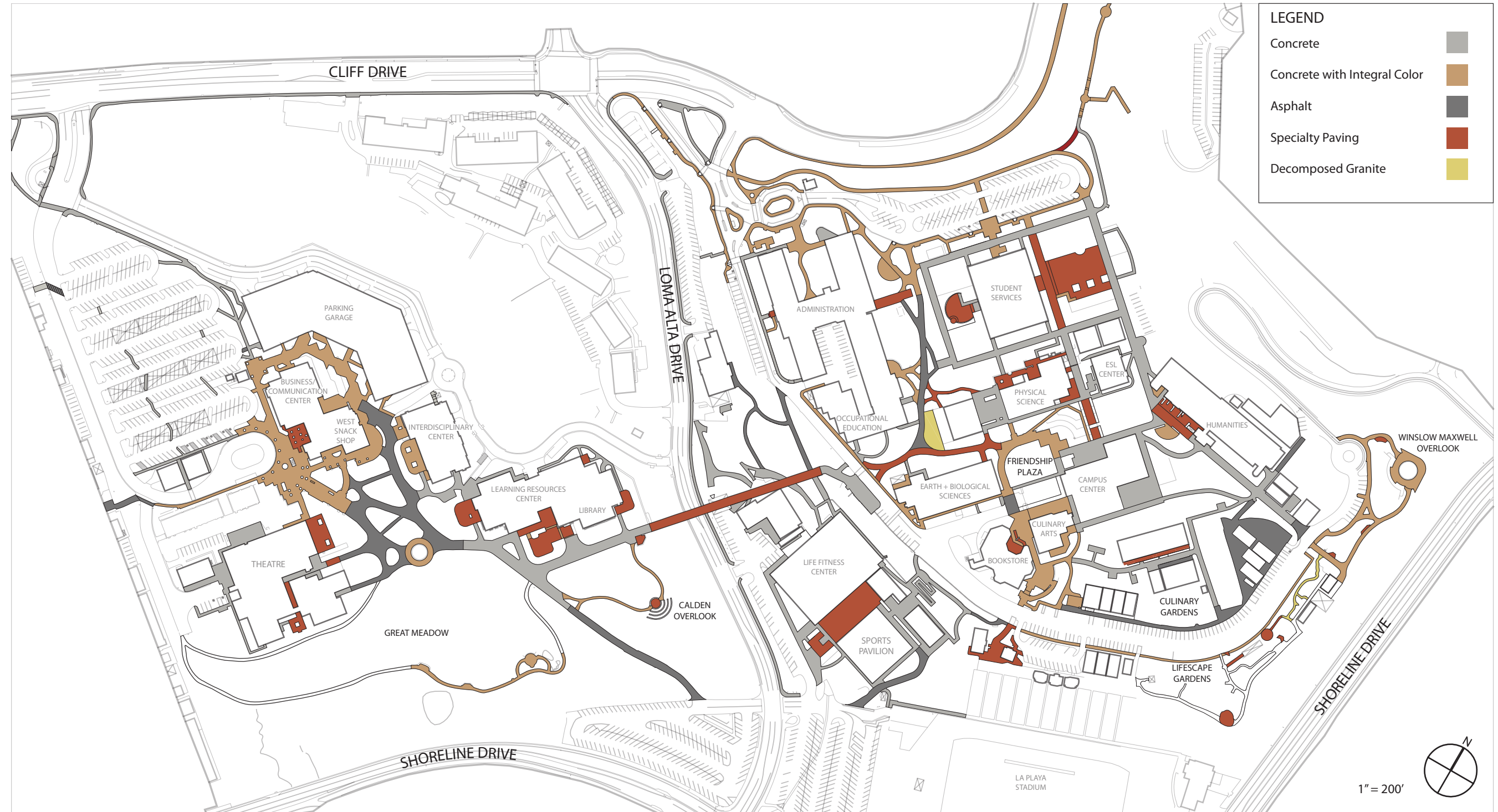
decomposed granite in bike parking area

- Transitions from DG to other surfaces are often uneven.
- DG is typically difficult to maintain.
- DG accumulates debris and can be tracked into buildings when wet.

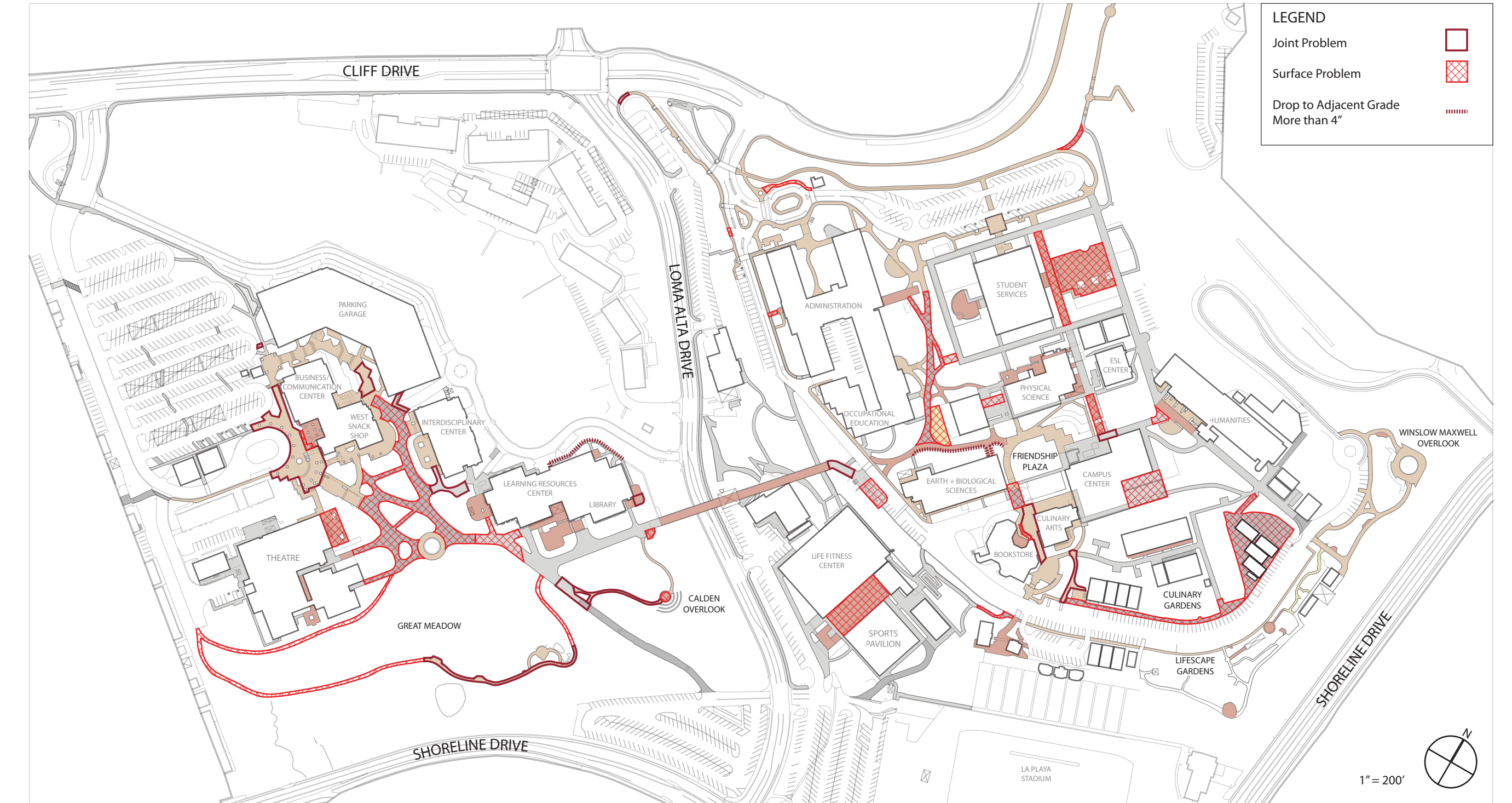
Key Priority Issues

The predominant issues related to pedestrian paving observed on the Main Campus include:

- Wide discrepancy in use and detailing of materials, even within similar paving types, such as concrete
- Aging, cracking, and surface deterioration of asphalt and concrete
- Use of materials in a manner non-compliant with accessibility code
- Patching is often poorly executed and does not match surrounding paving
- Uplifting of paving greater than 1/4"
- Greater than a 4" drop off from pavement edge to adjacent grade
- Non-compliant use of tile for stair tread nosing
- Long-term neglect of asphalt sealing
- Paving joints greater than 1/4"
- Uneven transitions between paving materials
- Emergent dirt paths created by service vehicle and pedestrian traffic
- Lack of tactile warning paving
- Variation in paving types resulting in confusing wayfinding and lack of visual cohesion
- Poor delineation of pedestrian, bike, skateboard, and vehicular circulation on paved surfaces is hazardous



PAVING ASSESMENT SITE PLAN



PAVING ASSESSMENT SITE PLAN

Located in a suburban setting, Wake Campus is has limited visibility from the street and other surrounding vantage points. These limitations are due in part to the dense perimeter planting, mostly mature Eucalyptus, and the significant grade change in the center of the campus. The most distinct landscape feature is the garden courtyard that is at the main entrance to the campus. The space provides some seating, but mostly serves to provide a lush, shaded court that presents a strong landscape at the “front door”. Otherwise, the built landscape is very utilitarian, with many of the adult education classes using outdoor space for projects. Much of the campus landscape is occupied by paved parking areas, providing more parking than the campus currently needs.

Visual inspection of materials and conditions on the SBCC Wake Campus was conducted on December 3, 2015. Parking, access and circulation, campus planting, and topography and drainage were identified, mapped and photographed.

Landscape materials and conditions were observed in three categories at SBCC’s Wake Campus: parking, access and circulation, campus planting, and topography and drainage.

Summary

Assessment Methods

Observations

Parking + Access + Circulation

Entry and exit for this campus are located on the western edge, accessible from North Turnpike Road. Wake Campus has minimal presence from the street. The campus parking lot, which is the first area experienced by visitors when approaching and entering the campus, is surrounded by a chain link fence which contributes to wayfinding confusion. The campus has an over-abundance of parking, with much of the campus landscape dominated by paved parking areas. Because the main campus buildings are concentrated on the western side of the site and a significant grade change separates them from the eastern side of the site, parking on the east side presents significant circulation, accessibility and wayfinding challenges.



Wake Campus entry

- This sign is the main visible feature at the campus entry.
- Campus entries do not include direct pedestrian access.



sidewalk along North Turnpike Road

- The campus is separated from the adjacent sidewalk and street by a chain link fence.

Observations

Campus Planting

Campus entries and perimeter are dominated by large Eucalyptus trees. While these trees are protected in Santa Barbara, they also pose a risk for fire hazards and limb failure. A few large pines and masses of understory trees also line the southern and eastern edges. Large Eucalyptus also occupy the sloping landscape that divides the site. Most trees in the parking lot tend to be smaller and relatively unhealthy. The campus' central courtyard is anchored by one large specimen and bordered by other smaller trees.



central courtyard adjacent to the main building

- Trees and other accent planting shade the edges of the courtyard, creating a successful gathering space that is well-maintained.



smaller courtyard adjacent to the main building

- This small courtyard is completely enclosed and not visible from the parking lot or other surrounding spaces.



Eucalyptus along campus perimeter

- Stands of Eucalyptus are a dominant landscape feature and create a strong buffer to surrounding residential area.



parking lot planting

- Trees in the core of campus are typically small and appear somewhat unhealthy.

Observations

Topography + Drainage

Wake Campus is essentially divided into two halves due to significant grade change in the center of the property. The western half is relatively level and is where most of the buildings are located. The site slopes down to the east which is mostly covered by parking lots. Water drains along the northern and eastern edges of the site. This drainage occurs in pipes and ditches that do not appear to be engineered or well-maintained and are prone to issues during storm events.



significant grade change sloping down to parking lot

- Large Eucalyptus occupy most of these sloping areas.



drainage ditch along northern edge of campus

- Drainage ditches line the northern and eastern edges of the site.

- Significant topography that impacts access and future development
- Many mature Eucalyptus trees that provide a visual frame but pose potential fire and limb failures
- Unclear pedestrian circulation
- Minimal presence from street
- Lack of vegetation in core of campus
- Lack of wayfinding guidance
- Lack of a master plan that provides larger vision and guides evolution over time
- Poor site drainage
- Excess parking with poor circulation and accessibility

Key Priority Issues

Summary

Smaller and more unified than the Main Campus, Schott's landscape has a simple structure. The historic complex is framed by a typical streetscape with buildings set back from the road and framed by lawn and accent planting. Inside the complex, a large parking lot dominates the landscape and bleeds into the building entrances without any visual reprieve. The parking lot lacks trees and the paving is degraded. An arcaded walk that leads to individual classroom entrances is the strongest feature, but also suffers from accessibility issues. The transition from the parking lot to the pedestrian arcade is not only unattractive, it is also non-compliant.

Schott Campus is well marked at the corner of West Padre Street and Bath Street, however, the campus parking entry and other prominent corner are not well marked. The existing signage throughout the campus is sporadic and inconsistent, making wayfinding confusing. In addition, the campus lacks social spaces that support gathering.

**Assessment
Methods**

Visual inspection of materials and conditions on the SBCC Schott campus was conducted on December 3, 2015. Paving types and issues, landscape features, circulation and accessibility, and gathering spaces were identified, mapped and photographed.

Observations

Landscape materials and conditions can be broken down into four categories at SBCC's Schott Campus. Below is a summary of our observations of the following materials and conditions:

- Paving
- Landscape
- Circulation
- Gathering Spaces

Observations

Landscape

Framed by streetscape, the interior of the campus is defined by specimen trees, accent planting, and lawn that is in keeping with the historic nature of the building. Specimen trees including live oak, redwood, magnolia, and palm. A number of pines are loosely distributed across the site, dotting the landscape. A bioretention area, designed and built by SBCC to help mitigate stormwater, is located on the south side of the building. During storm events, most of the water on the north side of the building drains to the southwest corner of the parking lot often causing overflow.



bioretention area

- The bioretention area was designed and built to handle stormwater, however, it is not an engineered installation.
- This installation is an aesthetic evolution of the historic quality of the landscape.



streetscape with street tree allee

- The surrounding streetscapes include an allee of Jacaranda trees lining the sidewalk along Padre Street.
- The curbside planting strip is mostly dirt.



specimen trees and accent planting

- Planting beds filled with specimen trees, shrubs, and groundcover line the southern and eastern facades of the main building.



period accent planting

- Classic Spanish Mediterranean planting frames the auditorium entrance and corresponds to the building's historic quality.



Observations

Paving

Paving at Schott Campus consists of asphalt and concrete. The perimeter sidewalks, arcaded walkway adjacent to the building and other connecting walkways are paved with concrete. The asphalt parking lot bleeds directly into the arcaded walkway.



concrete sidewalk

- Portions of the sidewalk have uneven surfaces with minor to moderate cracking and some patching.
- Construction joints, especially those between asphalt and concrete, are typically wider than 1/4".



concrete ramps

- The transition from the parking lot to the pedestrian arcade walk lacks tactile warning pavers.
- Much of the walkway is raised 2-3" above the parking lot.



concrete arcade walk

- A small portion of the concrete paving in the arcaded walk has some minor cracking.
- Otherwise this paving is in good to fair condition.



concrete entry

- Walkways connecting building entries to the surrounding sidewalk have uplifting at joints.
- Most of these have been ground down.



Observations

Circulation

Pedestrian circulation is primarily concentrated under the arcade walk and the along the sidewalk. However, these walkways suffer from accessibility issues. Much of the arcade walk does not have a full curb separating the pedestrian walk from the parking. This creates a tripping hazard and does not comply with code. Sidewalks on the perimeter of the campus have some uneven joints and poor, uneven patching. A few building entries, including those facing Padre Street and Castro Street, are only accessible by stairs, without a corresponding ramp. In addition, there is poor connectivity between the historic building and the newer modular units.



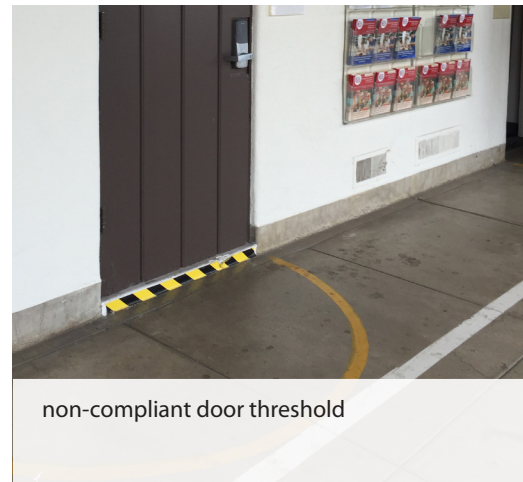
ramp transitions from parking lot and in arcade walk

- In most places, the arcade walk is only accessible by ramp, as it is 2-3" above adjacent parking lot paving.
- Some doors are also only accessible by ramp.



sidewalk along Bath Street

- The sidewalk has uplifting and poor patching, creating tripping hazards and accessibility issues.



non-compliant door threshold

- Several doorways are raised 1-4" above the arcade walk.



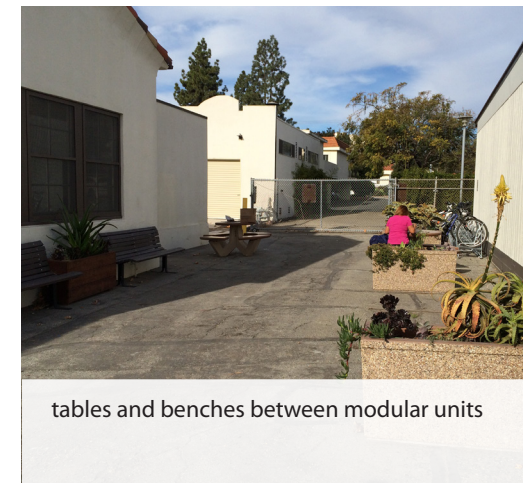
building entry and walkway from Padre Street

- The main entry from Padre Street is only accessible by stairs.

Observations

Gathering

The campus currently lacks social spaces that support gathering. A few picnic tables have been placed by a building entry. Other seating is tucked away between the modular units adjacent to the historic building. Bike parking is available in three locations by the historic building and an additional location by the modular units.



tables and benches between modular units

- Outdoor seating appears arbitrary and unplanned.
- Connectivity between the the historic building and modular units is poor.



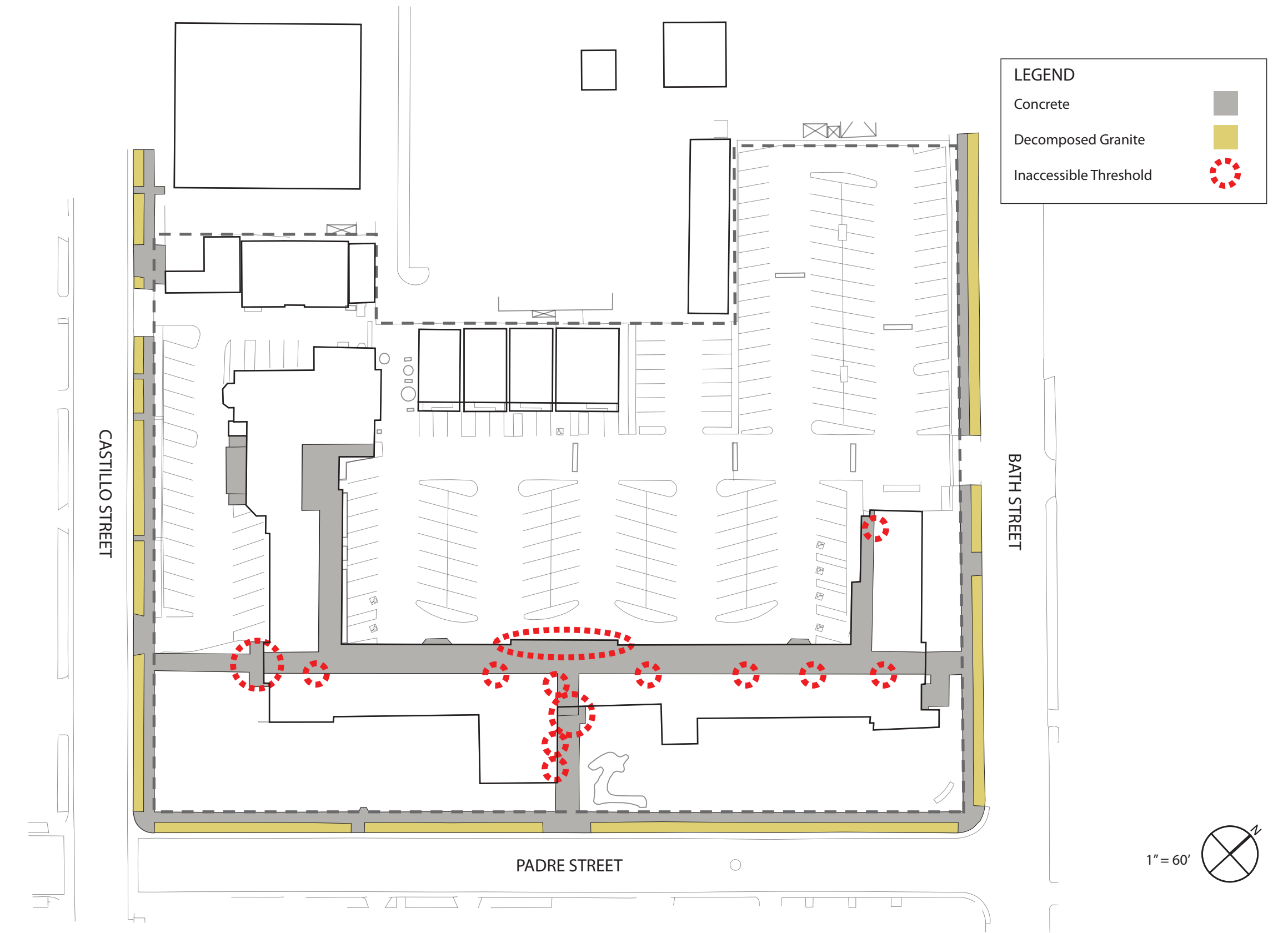
building entry with picnic table

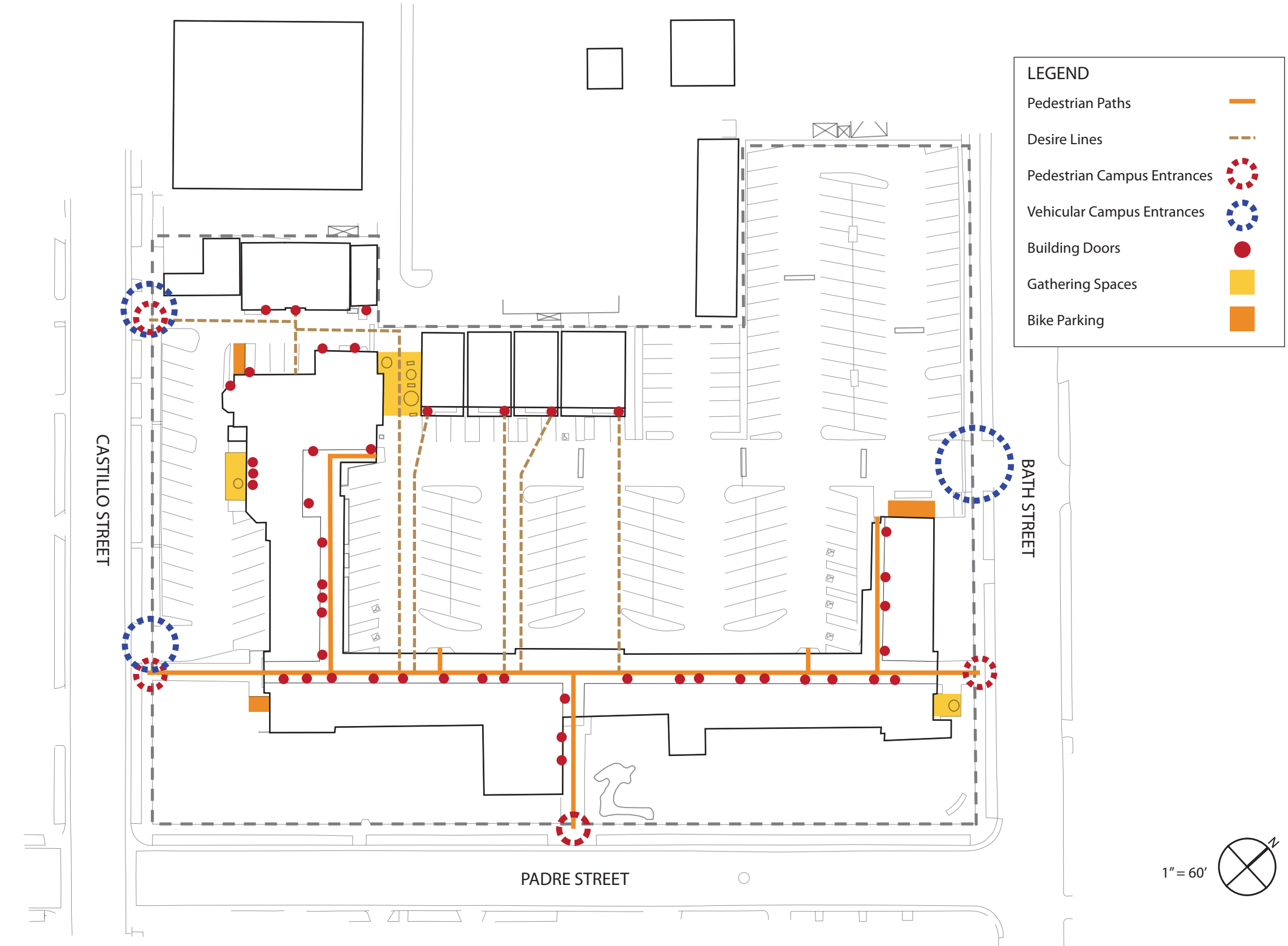
- The picnic table by this doorway is one of the few areas with outdoor seating.

- Absence of social spaces that support gathering
- Unattractive and non-compliant transition from pedestrian arcade to parking lot
- Inadequate drainage in the parking lot during storm events
- Degrading paving in the parking lot
- Lack of trees in the parking lot
- Lack of clearly identified entries
- Lack of wayfinding guidance
- Lack of a master plan to provide larger vision and guide evolution over time
- Uneven treatment of landscape plantings that contribute to the historic character of the campus
- Poor implementation of measures intended to address accessibility.

Key Priority Issues







3.0

Signage & Wayfinding Assessment

Summary Findings

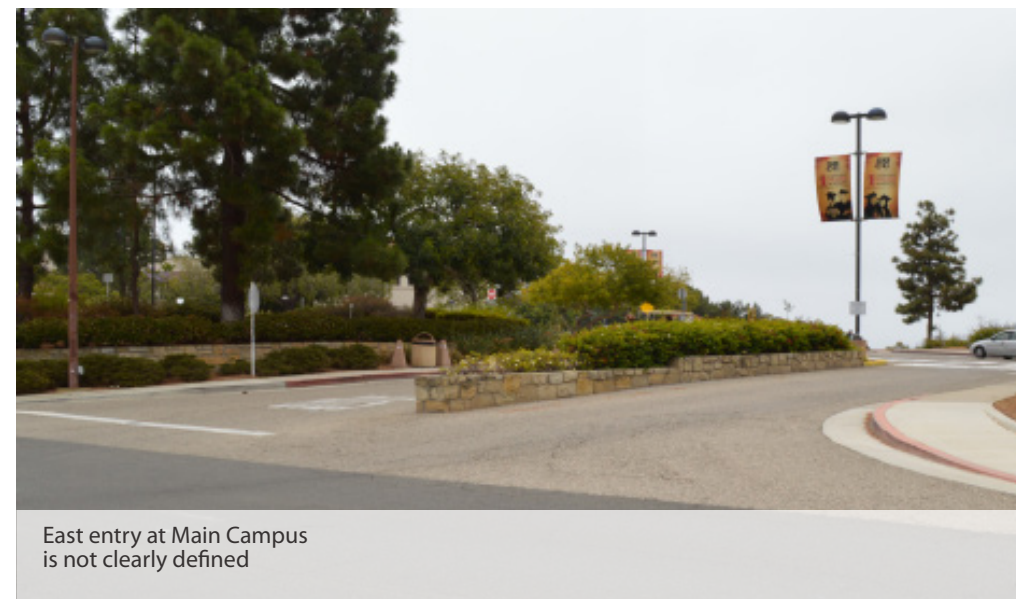
- At all campuses, there is a lack of clearly identified entries into the site for vehicles and pedestrians.
- Once on site, there is inadequate wayfinding guidance to direct the user to his/her destination
- There is a lack of signage consistency
- Some existing regulatory signage expresses a negative tone
- Temporary signs on campus are consistently of lower quality



Exterior east staircase with paint damage.



Front entry plaza stairs; concrete cracks and tile missing.



East entry at Main Campus is not clearly defined

4.0

Civil Assessments

**Existing Site
Conditions**

The Main Campus is the largest of the three campuses that comprise the Santa Barbara Community College District. It is approximately 94 acres and is bounded by Cliff Drive to the north, Pershing Park to the east, Shoreline Drive and the Pacific Ocean to the south, and residential homes to the west. The norther portion of the campus rests atop a cliffside abutting Shoreline Drive and the ocean. The campus is predominantly developed, including buildings, parking structures, open spaces, and surface parking lots to serve the student and faculty population. A significant portion of the site is comprised of hardscape improvements, increasing the site's ratio of impervious to pervious land from pre-development conditions. Significant portions of the site remain undeveloped, however, much of it landscaped with native vegetation.

**Existing
Topography**

The Main Campus' existing topography can best be described by identifying the three main sections into which the site is naturally split: the areas to the east and west of Loma Alta Drive, and the parking lots and stadium directly south of the cliffs and north of Shoreline Drive.

The area west of Loma Alta Drive (known as West Campus) is a predominantly developed site. It includes one surface parking lot, one parking structure, 5 buildings and large landscaped areas. Steep slopes draining onto the campus bound the westernmost property line and are categorized by an average drop of 5 feet over 25 feet. Additionally, there is a large forested area and an apartment complex on the northeast corner of West Campus that does not belong to Santa Barbara City College but contributes to the tributary drainage areas of the College.

The area east of Loma Alta Drive (known as East Campus) is also a predominantly developed site. Most of the campus' buildings are located here, as well as large surface parking lots and large portions of landscaped area. Along the eastern border, the campus begins to slope steeply towards its boundary and onto the adjacent site. Overall, the East Campus drains from north to south, with the steeply sloped area draining west to east.

The remaining portion of the campus is located to the south and is entirely developed. It contains the La Playa Stadium and two large surface parking lots which are divided by Loma Alta drive. The area is generally very flat, ranging from 16 to 12 feet above sea level, and is located at the base of the cliffs that the rest of the campus is situated on. Surface flow for this portion of the site flows north to south and centrally to Loma Alta drive from both eastern and western ends.

Overall, Main Campus drainage is typically directed south and southeast across the campus. Elevation changes for this area range from a highpoint at the northwest corner of the site at 142' above sea level and drop to a low point of 60' at the face of the bluffs.

Soil Conditions General soil characteristics were obtained from the City of Santa Barbara’s Map Analysis and Printing System (MAPS) and are generalizations based on available data. Prior to full design of any building or infrastructure project, a site-specific geotechnical investigation should be performed by a licensed geotechnical engineer.

Groundwater Depth (Figure 3.1.1): The groundwater is expected to be “Moderately Shallow” across the majority of the site, with “Potentially Shallow” groundwater zones within the existing creek bed and in the low lying south areas, including La Playa stadium and adjacent parking.

Soil Type (Figure 3.1.2): The majority of campus falls within an area characterized by Silty Loam (Soil Types CgC, CgE2, CgD2). The low lying areas are characterized by Alluvial Land (Soil Type AC).

Liquefaction Potential (Figure 3.1.3): The low lying south areas are expected to have a high liquefaction potential.

Radon Potential (Figure 3.1.4): The majority of West Campus and the west half of East Campus falls within an area of high radon potential.

Landslide Potential (Figure 3.1.5): The majority of campus, with the exception of the low lying areas, falls within an area of high landslide potential.

Expansive Soils (Figure 3.1.6): The entire campus falls within an area where soils are expected to be highly expansive.

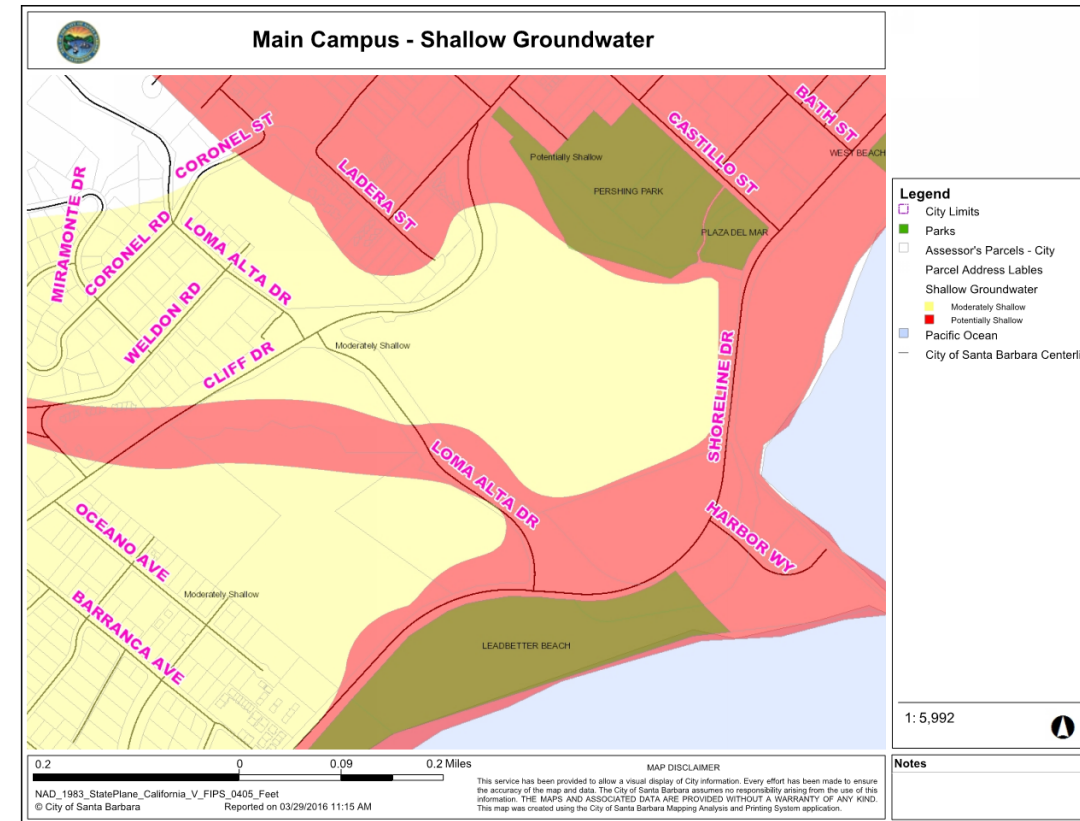


Figure 3.1.1 Groundwater Depth

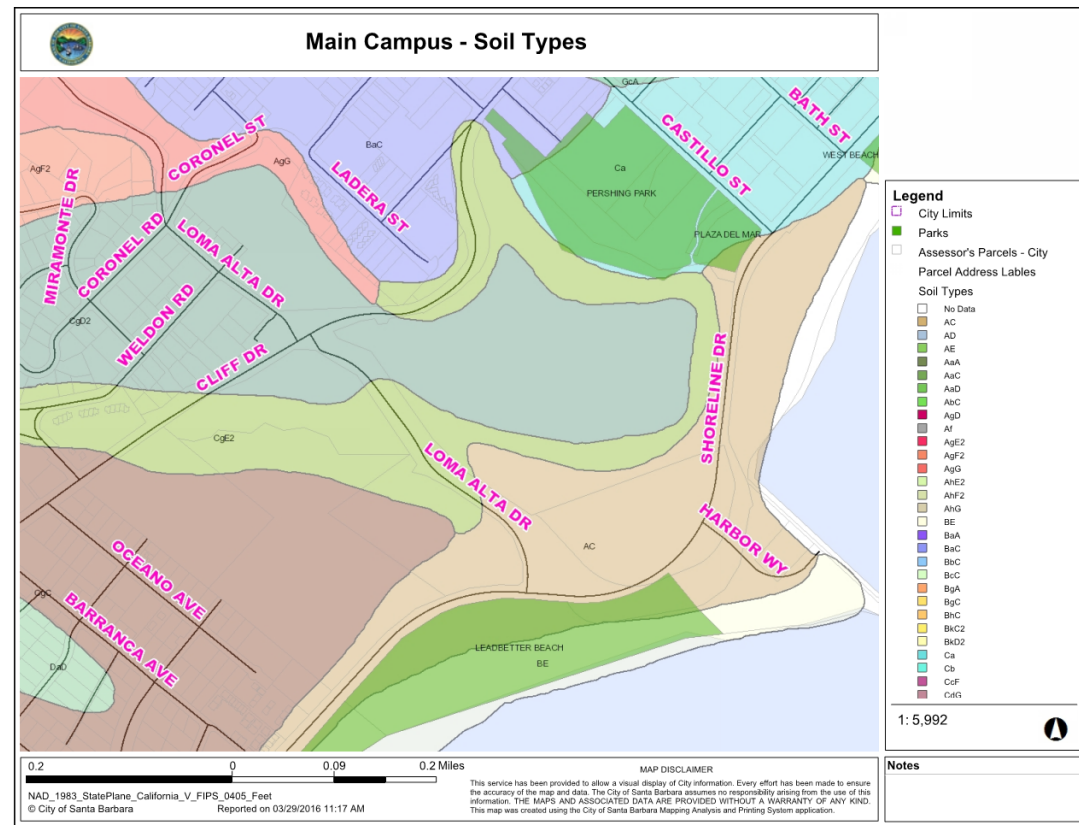


Figure 3.1.2 Soil Types

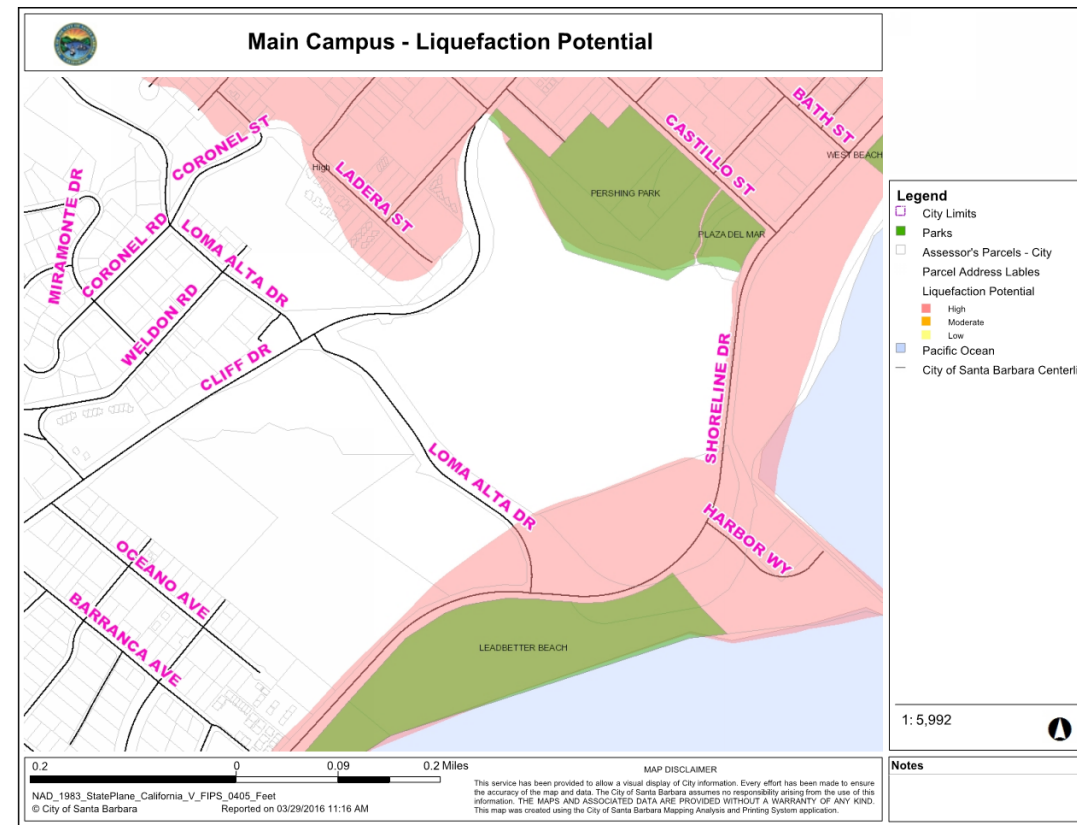


Figure 3.1.3 Liquefaction Potential

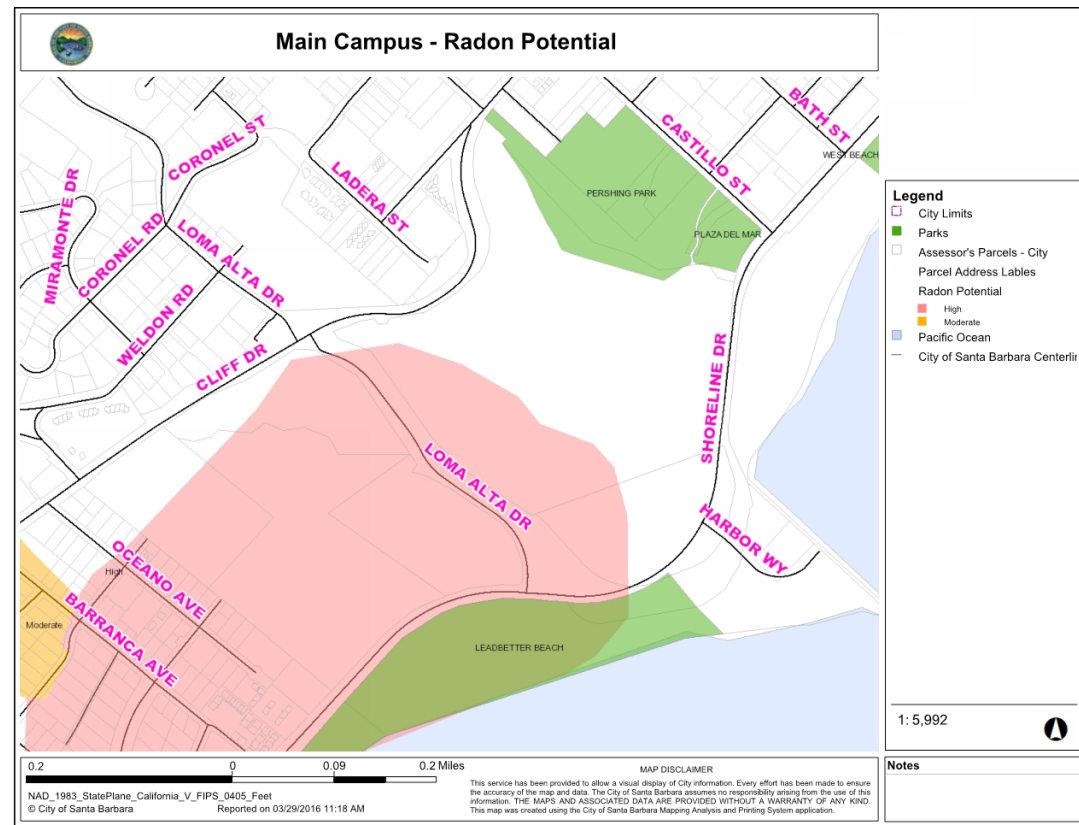


Figure 3.1.4 Radon Potential

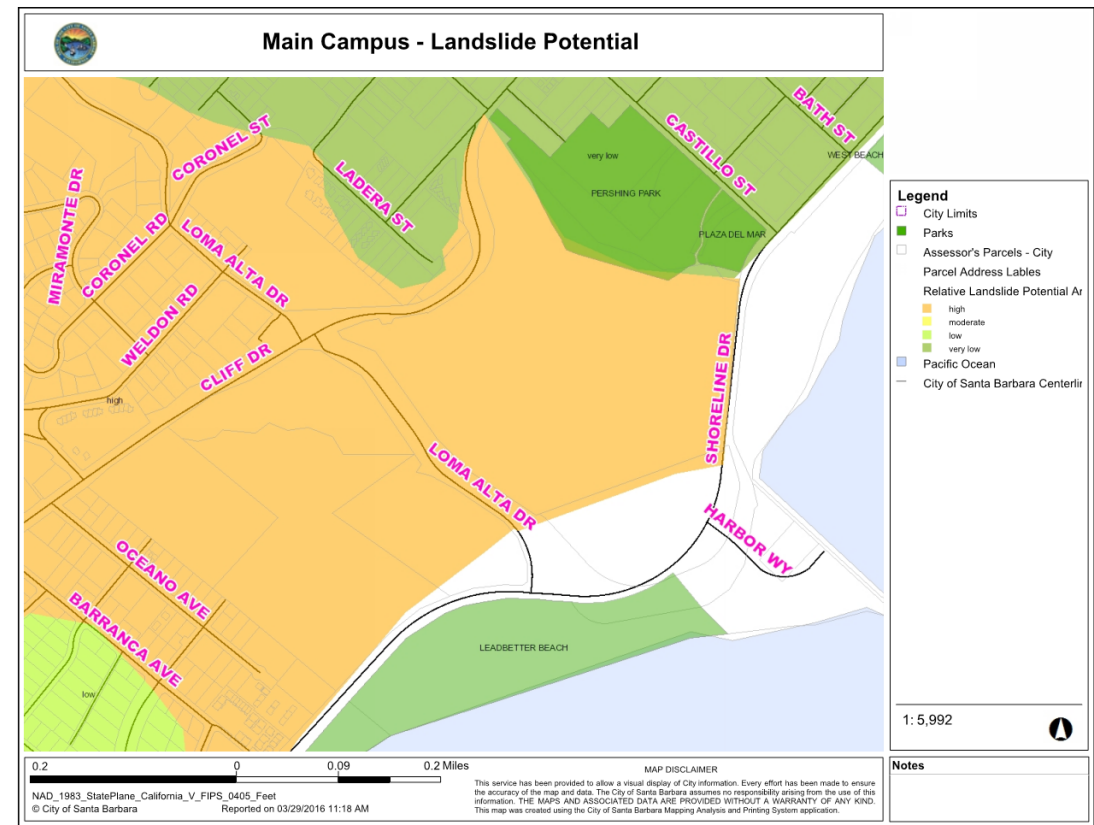


Figure 3.1.5 Landslide Potential

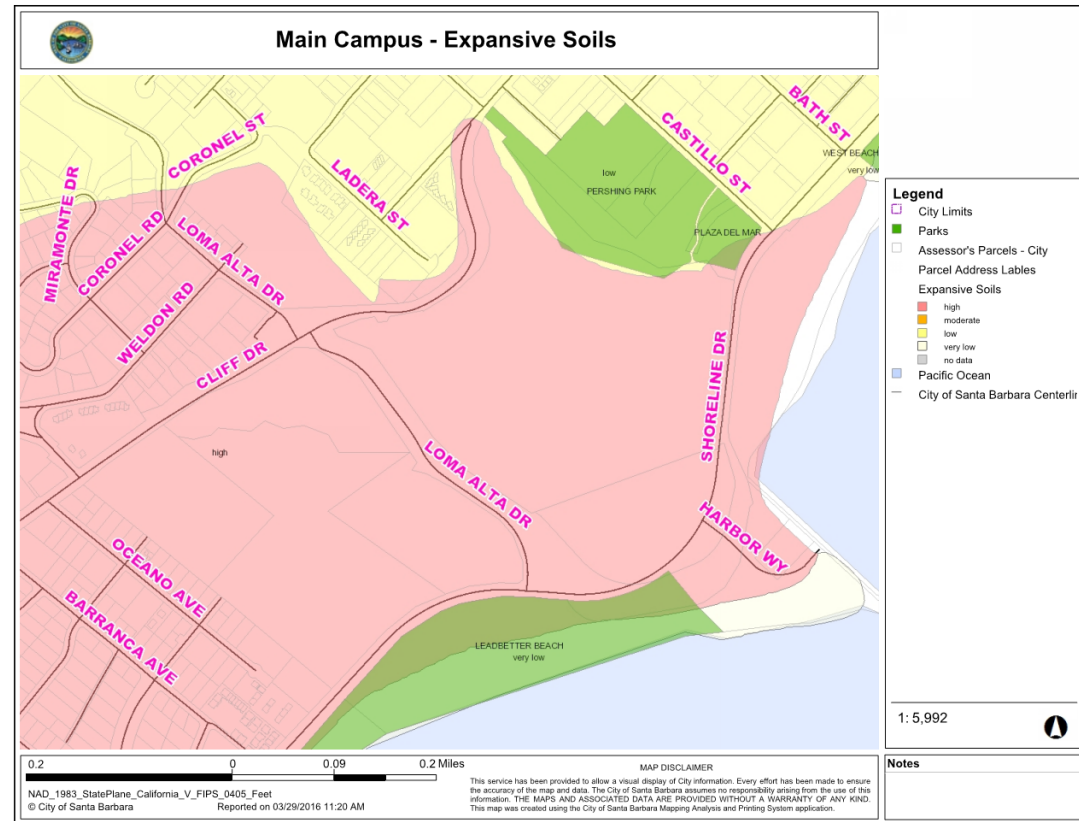


Figure 3.1.6 Expansive Soils

Based on the FEMA Flood Insurance Rate Maps (FIRMs), the Main Campus falls almost entirely within Zone X, which is designated as an “Area of Minimal Flood Hazard” (refer to Figure 3.1.7). A portion of the shared City parking lots fall within Zone A, which is designated as an area with a “1% Annual Chance Flood Hazard.” Additionally, these parking lots are adjacent to a large public drainage outfall and provide overflow relief for the outfall channel as needed. Signs are posted in the parking areas warning patrons of flood hazards during rain events.

**Flood Plain/
FEMA Zones**

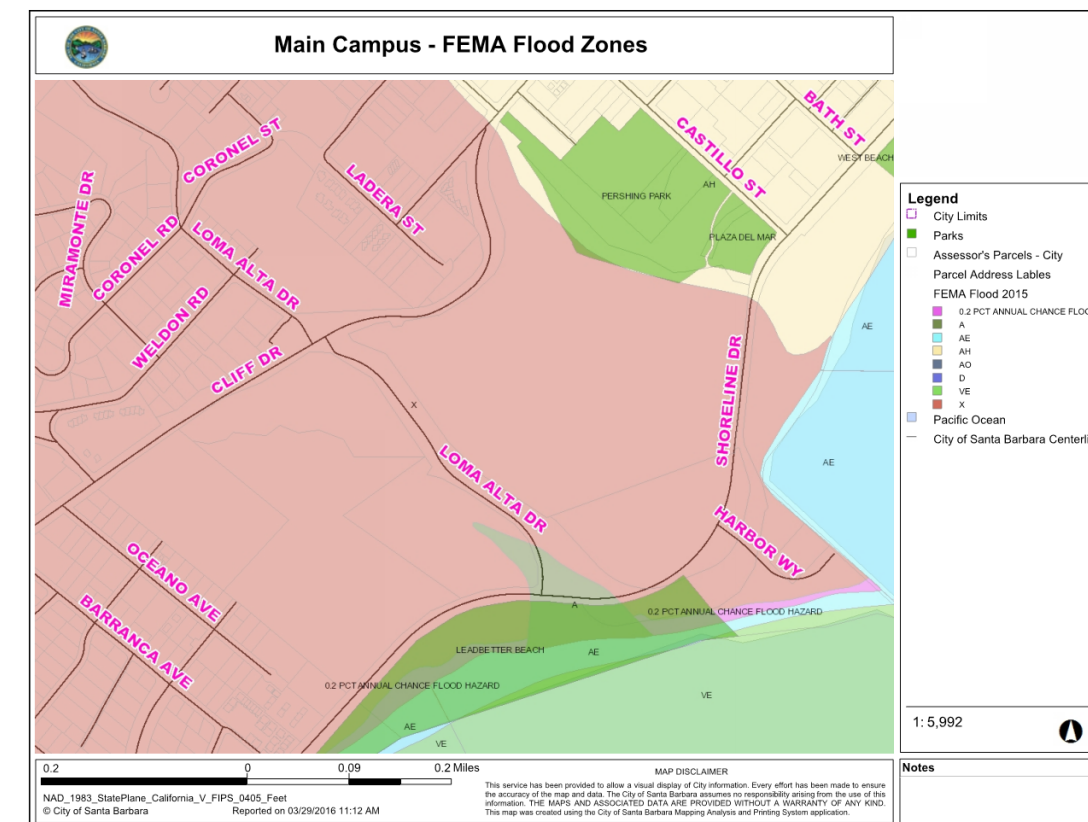


Figure 3.1.7 FEMA Flood Zones

Storm Drainage

Hydrologic analysis for the site was completed using the guidelines set forth by the County of Santa Barbara. The Santa Barbara Urban Hydrograph (SBUH) method was used to generate a hydrograph and determine peak runoff values for a set design storm.

Hydrology Methodology

The SBUH method relies on the calculation of several variables in order to determine peak intensity and runoff. These include calculation of the pervious and impervious area ratios for the site, the time of concentration for a particular drainage area, the runoff curve numbers developed by the County of Santa Barbara, and the design storm. These variables are defined as follows:

- The pervious area ratio is defined as the ratio of pervious area (that is, unpaved) to the total drainage area being considered. Similarly, the impervious area ration is defined as the ratio of impervious area (paved or roofed) to the total drainage area being considered.
- The time of concentration, TC, is defined as the time it takes a theoretical drop of water to travel from the furthest location of the drainage area to the outlet point. For the purpose of this study, and based on Santa Barbara County guidelines, the time of concentration is defined as follows:

$$T_c = T_T + T_L$$

where $T_T = \frac{l}{60V}$

and $T_L = 10 \text{ min}$

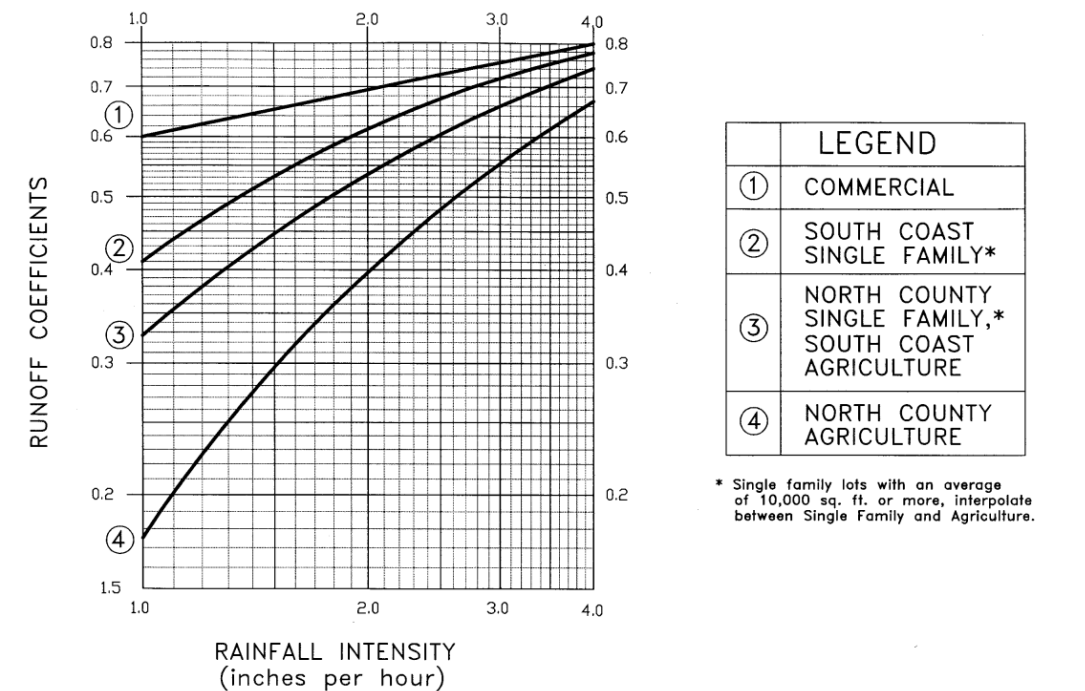
Furthermore, l is defined as the length of travel of the theoretical water droplet and, V , is defined as the average velocity of the droplet. This average velocity can be determined based on the characteristics of the surface on which the water droplet is running. For the purposes of this study two such surfaces were considered, paved and unpaved. The corresponding average velocities for these two surface types can be calculated, respectively, as follows:

$$V = 20.328s^{0.5} \text{ (paved)}$$

$$V = 16.135s^{0.5} \text{ (unpaved)}$$

where s is the average slope over the travel distance

The runoff curve numbers represent the specific runoff characteristics of a given site. The curve numbers for the County of Santa Barbara are determined from the Rainfall Coefficients vs Rainfall Intensity chart shown in Figure 3.1.8.



SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT		Approved by:
Feb. 25, 2004	RAINFALL COEFFICIENTS VS RAINFALL INTENSITY	<i>[Signature]</i> 3/2/04
SHEET 1 OF 1		FLOOD CONTROL DISTRICT / DATE

Figure 3.1.8 Rainfall Coefficients vs Rainfall Intensity

Finally, a specific design storm is required to determine peak runoffs and volumes. A 24-hour design storm at set recurrence intervals is required to perform these calculations. The County of Santa Barbara provides this information through a County-produced Excel program named Rational-XL. Documentation for the use of this program is shown in Appendix C.

After these variables have been calculated, the rational method is used to calculate peak runoff. This method is summarized by the equation below:

$$Q = CiA$$

Here, C is defined as the Curve Number determined from Figure 3.1.8; i is defined as the rainfall intensity determined from the Intensity-Duration Curves (Figure 3.1.9) using the time of concentration computed above; and A is the total area of the site.

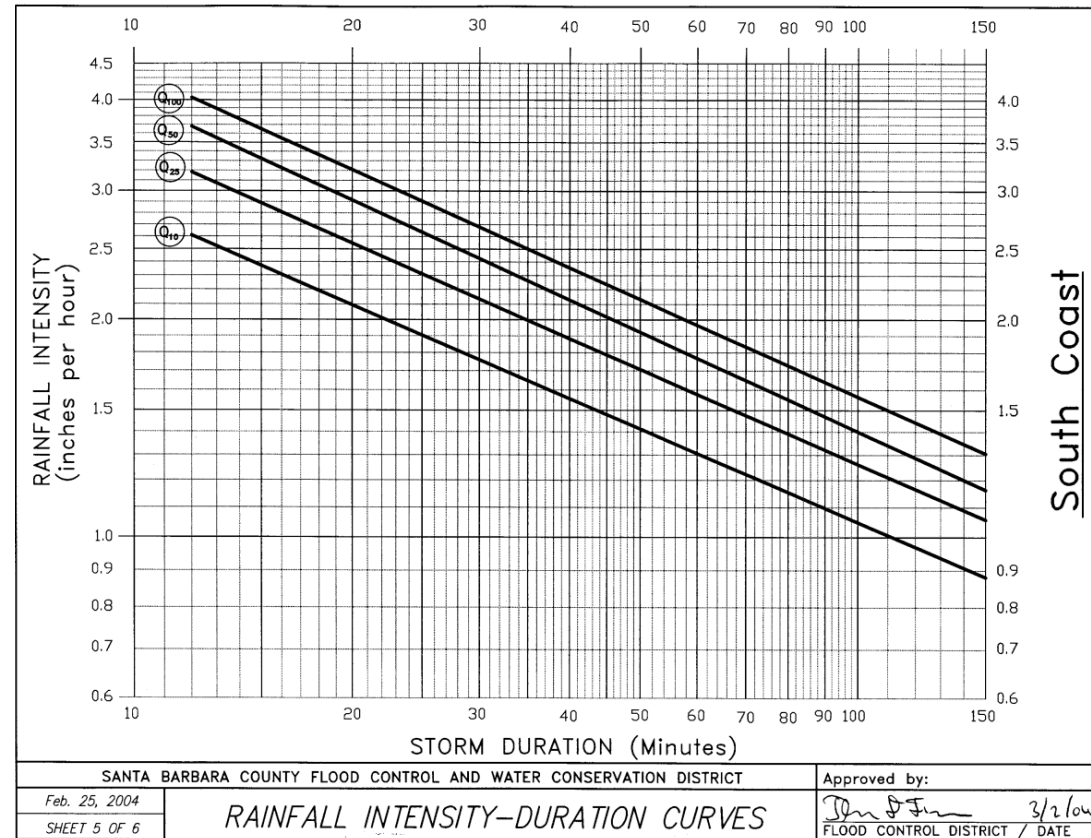


Figure 3.1.9 Rainfall Intensity-Duration Curves

This method can be used to determine peak flows for each contributing area of the study site and used both as a basis for analysis of existing infrastructure systems and for the design of proposed drainage systems.

Per County of Santa Barbara hydrologic design criteria, storm drains and inlets shall be designed and sized for a peak 25-year runoff event. Additionally, sites shall be designed to have an overland escape route for a 100-year storm event.



Existing Hydrology

In order to more accurately analyze the hydrologic characteristics of the campus, the site has been split into several drainage subareas (Figure 3.1.10). While these drainage subareas represent the characteristics of individual portions of the site, and can be utilized for the purposes of analyzing the existing stormwater infrastructure within a particular subarea, the sum of these individual subareas can be used to represent the characteristics of the entire site.

Generally, the site drains from north to south and from both eastern and western extremities towards Loma Alta Drive. Runoff is conveyed through a combination of sheet flow and channel flow via gutters and swales to area drains and catch basins throughout campus. Final conveyance is through the campus storm drain system (see Figure 3.1.11). The final discharge point is a large storm drain outfall located at the southern portion of the site, which discharges directly into the ocean.

A few exceptions to this general drainage pattern occur at the vehicular egress/ingress points along Cliff Drive at the north of the site and along the steeply sloped area located on the eastern border adjacent to Pershing Park. Along the northern perimeter, runoff from the site is directed towards Cliff Drive and conveyed west to east along the street. At the intersection of Cliff Drive and Loma Alta Drive, drainage is directed south along Loma Alta. Any overflow that does not drain to Loma Alta Drive is directed away from the site and to a separate conveyance system east on Cliff Drive. Along the eastern border of the campus, site runoff is directed onto the tennis courts and to Pershing Park.

Storm drains and inlets should be sized to convey the peak flow as determined by existing and proposed conditions for a 25-year storm. Site grading should be designed such that the 100-year flow is able to drain offsite without presenting a flood risk to the campus structures. Based on the existing site conditions, a total peak flow of 201 cfs has been calculated for a 25-year storm event for the entire campus. Assuming a conservatively sloped RCP pipe at 0.5% slope, a 62" diameter pipe would be required to convey storm water runoff. At slopes of 1.0%, 1.5%, and 2.0% required pipe diameters would decrease to 54", 50", and 48" respectively. Additionally, the 100-year storm even peak runoff has been calculated to be 278 cfs. This difference between the peak flow for the 25 and 100-year storms would have to be conveyed by an overland route to a campus discharge point.

The Main Campus does not fall within any major creek watersheds as defined by the City of Santa Barbara, and primary sources of run-on include only the local contributions conveyed by major streets or surrounding properties.

Existing Onsite Run-On

The majority of on-site run-on comes from Cliff Drive. Stormwater collected up to three quarters of a mile upstream of the intersection of Loma Alta Drive and Cliff Drive is conveyed onto the site in the form of sheet flow and gutter flow. Some of this stormwater is diverted into public catch basins along the roadway and onto other streets, but it is



primarily conveyed along Cliff Drive and partially deposited onto the site through Loma Alta Drive. Additional run-on is contributed by the bordering residential properties west of the campus.

Existing Storm Drain Conveyance System

An extensive storm drain system is in place throughout the site serving the eastern and western portions of the campus divided by Loma Alta Drive (see Figure 3.1.11). Both sites collect stormwater runoff through a combination of area drains, roof drains, gutters and swales and direct flow to a junction structure which combines the stormwater runoff generated from both sides of the campus. The existing capacity of the storm drain system would depend on the size, depth and slope of these systems. Current records indicate the horizontal alignment of the system in place but lack any vertical design information. In order to perform an in-depth analysis of the current capacity of the system, a dedicated utility survey or detailed as-built records showing depths, slopes and pipe sizes, is required. An effort to develop a geo-referenced map of the College's storm drain, channel and natural creek systems will be performed as part of an update to the Storm Water Management Plan (SWMP). The storm drain map will identify the exact location, condition, and, to the extent feasible, the configuration and connectivity of College drainage infrastructure. The collected data may be used to support infrastructure planning including identification of potential locations for future stormwater Best Management Practices (BMPs) and Low Impact Development (LID) implementation, operations and maintenance (O&M), and inform pollutant source identification and pollutant load estimation efforts. Development of a Master Drainage Plan for the campuses has been identified as a goal of the PLLUMP.

Low Impact Development

Low Impact Development (LID) is a planning and engineering design approach that seeks to preserve or mimic natural, pre-development hydrologic conditions in order to reduce pollution and erosion of watersheds.

Stormwater Management Plan (SWMP)

A SWMP was developed by the SBCC District in 2004 in response to anticipated requirements posed by the National Pollution Discharge Elimination System (NPDES) Phase II Non-Traditional Municipal Separate Storm Sewer System (MS4) Permit (Phase II Small MS4 Permit). Although the College was never designated as a regulated entity under the Phase II Small MS4 Permit, SBCC proceeded to implement provisions of the SWMP, as appropriate to meet the College's stormwater management goals. A new Phase II Small MS4 Permit was adopted in 2013. The College is not designated as a regulated entity under the permit, however the SWMP is currently being updated to integrate storm water management concepts from several local and regional stormwater planning and regulatory documents, including long-range planning efforts associated with the FMP. The SWMP outlines the policies, activities and guidelines for implementation of a comprehensive storm water management strategy for its' three campuses. In addition,



the SWMP provides a long-term vision for campus master drainage and potential water quality improvements. The SWMP update will provide a mechanism for centralized implementation guidance and documentation of existing processes and potential enhanced activities that may be used to improve storm water planning and management at College facilities, and in the future help to create multi-functional "learning landscapes" on campus. The SWMP includes the following Program Elements (formerly referred to as Minimum Control Measures or MCMs):

- Program Management
- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination (IDDE)
- Construction Site Runoff Control
- Post-Construction Storm Water Management
- Pollution Prevention/Good Housekeeping for Facilities Operations and Maintenance

The Post-Construction Storm Water Management Program Element is of particular importance for the Facilities Master Plan as it requires the implementation of Best Management Practices (BMPs) designed to reduce runoff velocity, volume and erosion, and provide for improved water quality. These BMPs may require significant site area (3-5% of site development area on average) and should be considered in site use planning.

Post-Construction BMPs generally fall into one of four categories.

1. Infiltration BMPs allow for stormwater generated by the site to be infiltrated into the ground. This is typically accomplished by providing an infiltration gallery or drywell with sufficient surface area of native soils to allow stormwater to percolate into the ground within 24-72 hours. If the infiltration BMP does not contain adequate storage capacity for the required mitigating volume, a detention system is typically constructed upstream of the BMP to temporarily store water until it can be infiltrated.

2. Capture and Reuse BMPs require stormwater generated by the site to be captured, stored, and reused for irrigation, toilet flushing, cooling towers, and other uses, as permitted. Capture and Reuse systems can be simple rain barrels that capture roof water and use elevation head to convey the captured stormwater to site landscape or they can be more complex systems with pumps, water quality treatment, and other required appurtenances.

3. Biofiltration BMPs harness the natural filtration capabilities of soil, plants, and microorganisms present in soil. They can be sorted into two types – horizontal treatment BMPs and vertical treatment BMPs. Horizontal treatment BMPs are designed to allow



stormwater to flow across a designed planting area (such as a vegetated swale), where pollutants are filtered by grasses and other plant material. Vertical treatment BMPs are typically constructed of layers of planting, mulch, well-draining soil, and gravel. Water is directed to the BMP and slowly filters through the filter media. Treated stormwater at the bottom of the BMP can be infiltrated or collected by a perforated pipe/underdrain system and conveyed to the public storm drain system.

4. Mechanical Treatment BMPs provide mechanical filtration of stormwater to remove common pollutants found in runoff. Unlike the other BMP categories which rely on biological processes to provide water quality treatment and help to reduce runoff volumes and velocities, mechanical BMPs typical address only issues of water quality. Because of this, they have fallen out of favor with most jurisdictional agencies, and are typically used only to supplement BMPs in one of the other three categories.

The updated SWMP will describe the Post Construction Stormwater Management program, including BMP implementation, long-term O&M, measurable goals and links to other long-range planning efforts. The stormwater proposals included in the Facilities Master Plan will seek consistency with local municipal, State and Planning agency requirements as applicable to projects located at the Main Campus.

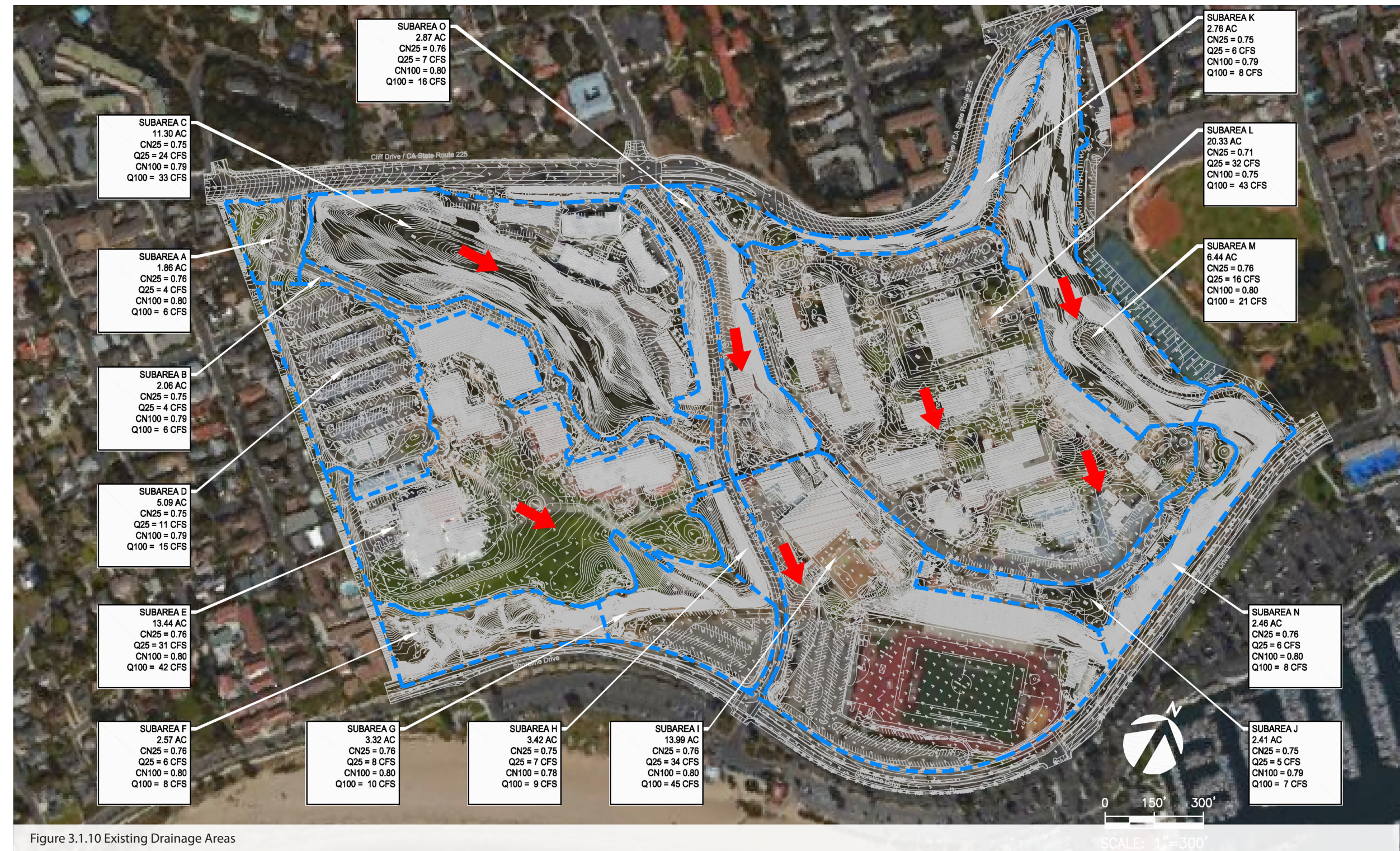


Figure 3.1.10 Existing Drainage Areas

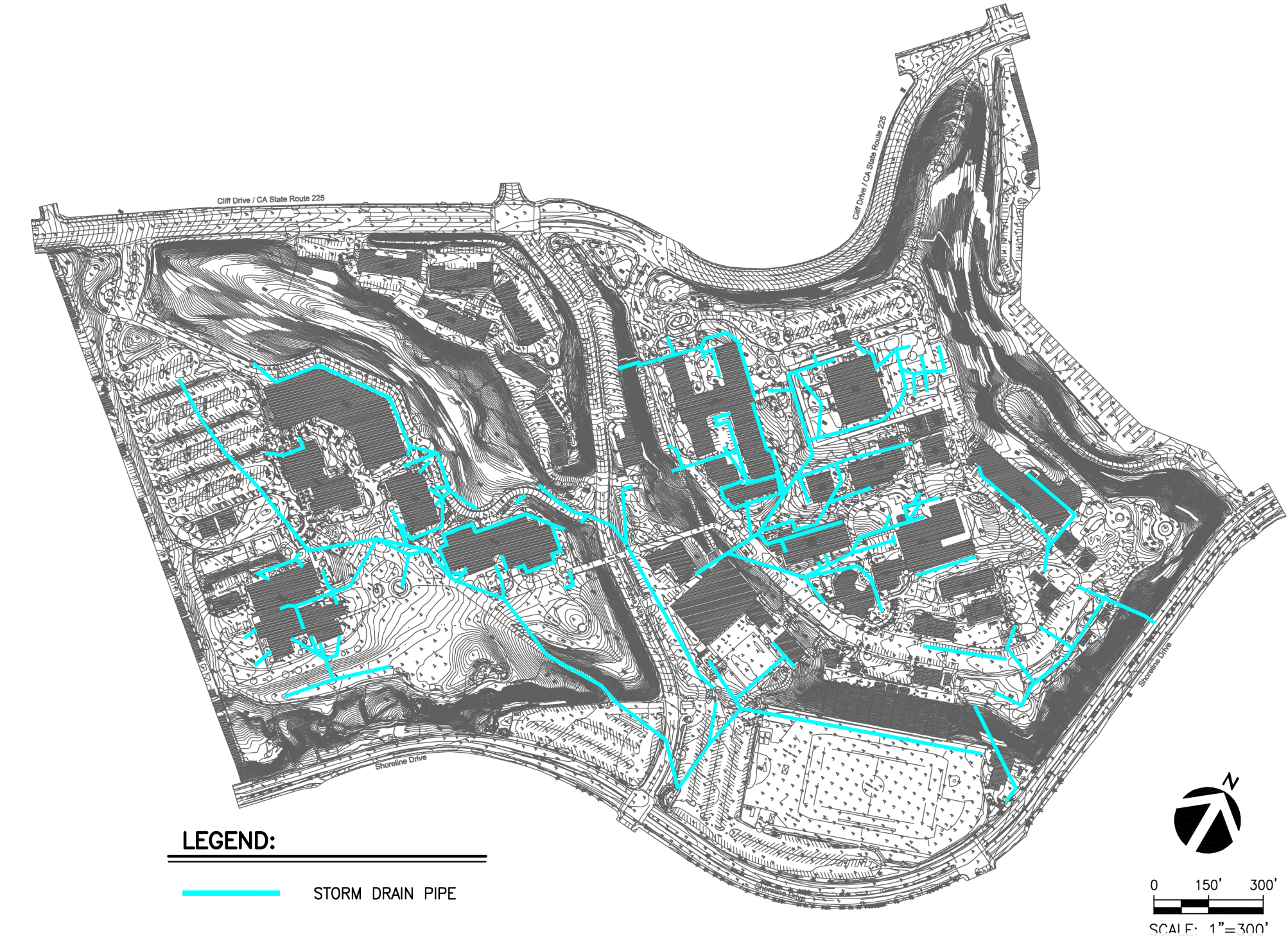


Figure 3.1.11 Existing Storm Drain System

An extensive storm drain system is in place throughout the site serving the eastern and western portions of the campus divided by Loma Alta Drive (see Figure 3.1.11). Both sites collect stormwater runoff through a combination of area drains, roof drains, gutters and swales and direct flow to a junction structure which combines the stormwater runoff generated from both sides of the campus. The existing capacity of the storm drain system would depend on the size, depth and slope of these systems. Current records indicate the horizontal alignment of the system in place but lack any vertical design information. In order to perform an in-depth analysis of the current capacity of the system, a dedicated utility survey or detailed as-built records showing depths, slopes and pipe sizes, is required. An effort to develop a geo-referenced map of the College's storm drain,

Existing Implementation

The information about the existing sanitary sewer pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Sewer demand was estimated based on the net square footage (NSF) and building use of existing campus buildings and the Los Angeles CEQA Thresholds Guide. Limited information is available as to pipe sizes and depth. Because pipe capacity is a function of both pipe size and slope, it is not possible to assess the existing capacity of the campus sewer system without this information. If records cannot be found to provide this information, we recommend conducting a utility survey to identify size and depth of sewer lines as needed.

Sanitary Sewer

Sewer Data and Assumptions

An existing sanitary sewer system serves the existing buildings on-site (see Figure 3.1.12). Again, the system seems to be divided by Loma Alta Drive into two mostly independent systems. Horizontal alignments of the system are shown in the figure referenced above and appear to discharge south to a public system located along Shoreline Drive.

Existing Sewer Conveyance System

The campus peak flow sewer demand was calculated as 0.71 cubic feet per second. Several assumptions were made in the calculation of this demand, including the average number of students per square foot of a university classroom/lecture hall. A summary of the calculations and results can be found in Appendix D.

Based on this calculated demand of the existing system, and assuming a minimum pipe slope of 1 percent, the minimum necessary diameter of a sewage conveyance line would be a 10" diameter pipe. Assuming a 2% minimum slope would require an 8" diameter pipe. Hydraulic calculations can be found in Appendix E.

The system is divided geographically by Loma Alta drive and each side operates mostly independently. It is therefore important to analyze each side as a separate system in order to determine the correct sizing for main lines running through the eastern and western sides of the campus. The western side is currently experiencing a lesser demand than the eastern side which is reflected in the amount of sewer infrastructure present. Assuming a ¼ of the site's total demand would yield a peak daily demand of 0.18 cfs.

Capacity

Assuming a moderately sloped vitrified clay pipe at 2% grade, a 6" diameter pipe would be needed to convey the effluent from the western side of campus. Assuming a more conservatively sloped vitrified clay pipe at 1% grade, a 6" diameter pipe would be needed to convey the total load away from the western side of campus. Similarly, assuming $\frac{3}{4}$ of the total site's demand for the eastern portion of the campus would yield a peak daily demand of 0.53 cfs. Assuming a moderately sloped vitrified clay pipe at 2% grade, an 8" diameter pipe would be needed to convey effluent from the eastern campus. Assuming a more conservatively sloped vitrified clay pipe at 1% grade, an 8" diameter pipe would be needed to convey the total load away from the eastern campus.

This hydraulic analysis is intended to serve as a benchmark assessment in lieu of a true capacity assessment. If information regarding pipe size and slope is made available, then a capacity assessment of the existing lines can be performed.

Known Problems

It is our understanding that the campus sewer system is aged and constructed mostly of clay pipes, which have a tendency to deteriorate over time. Additionally, the campus has experienced blockages caused by tree roots damaging, displacing, and/or clogging the pipes. Lastly, a few incidents of vandalism have required repairs to building sewer systems.

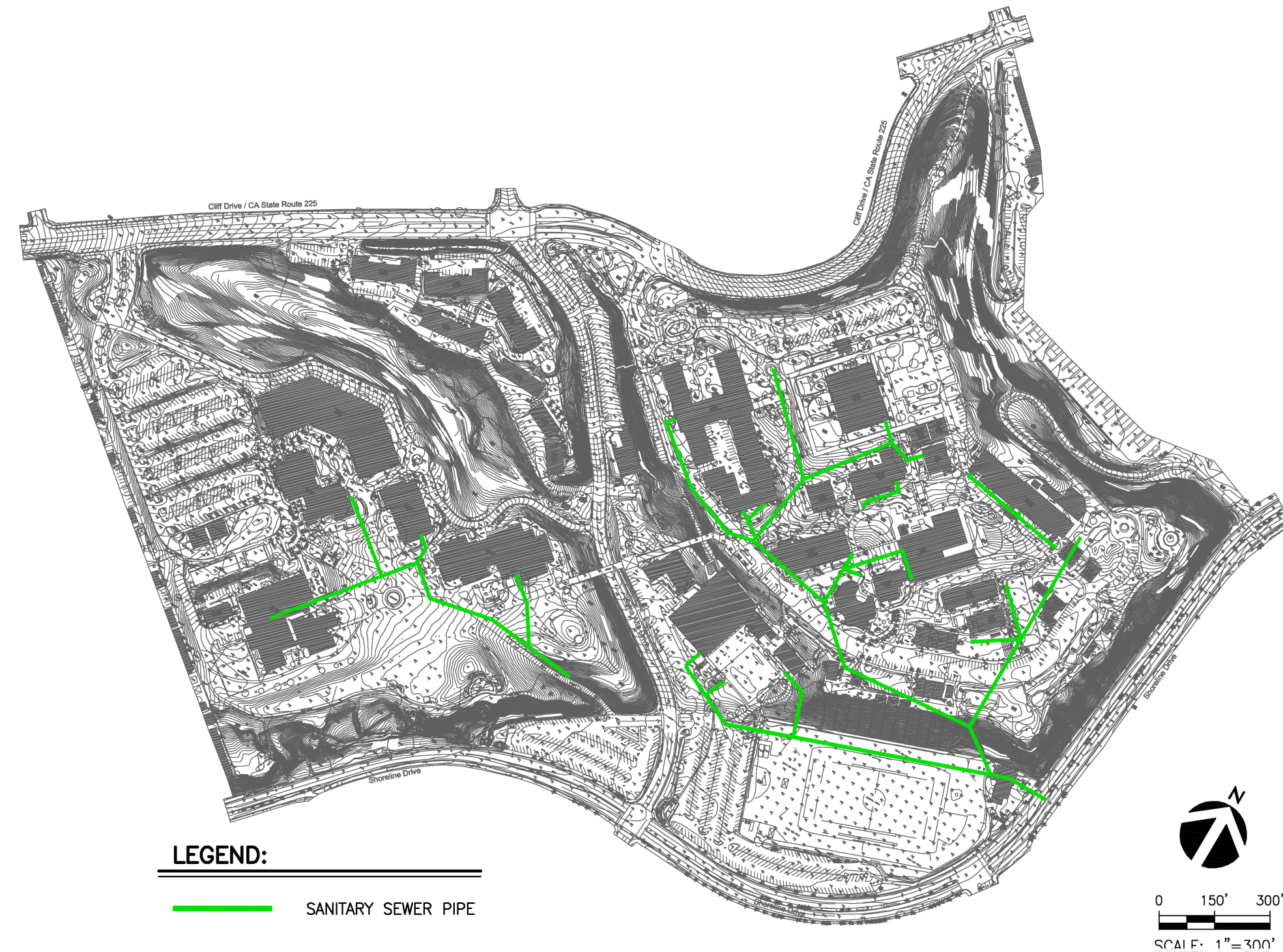


Figure 3.1.11 Existing Sanitary Sewer System

The information about the existing water pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Domestic water demand was estimated based on the net square footage (NSF) and building use of existing campus buildings and the City of Santa Barbara Water Demand Factor Update Report, dated October 2009. Limited information is available as to pipe sizes and available pressure. Because pipe capacity is a function of both pipe size and water pressure, it is not possible to assess the existing capacity of the campus water system without this information. If records cannot be found to provide this information, we recommend conducting a utility survey to identify the size of existing water lines as well as flow tests to determine the available pressure on campus.

**Water:
Domestic, Fire,
and Reclaimed**

**Water Data and
Assumptions**

An extensive potable and reclaimed water system is currently in place to provide water to the Main Campus (see Figure 3.1.13). Like the sanitary sewage and storm drainage systems, this system also seems to be split by Loma Alta Drive into east and west, although what appear to be main conveyance lines for both potable and reclaimed water bridge the divide created by Loma Alta Drive.

**Existing
Systems**

Domestic Water

Domestic water supply appears to be supplied through points of connection along Cliff Drive. Potable water lines extend on-site as necessary to serve the existing structures throughout the campus.

Reclaimed Water

The reclaimed water system appears to be supplied through points of connection along Shoreline Drive. From these points of connection it appears that reclaimed water is routed to landscape areas to provide water for the purposes of irrigation.

Fire Water

The existing system does not seem to denote the presence of a separate fire water network for the site. Fire water lines are typically routed from a combined potable water main serving existing structures.

The existing domestic water demand was estimated as 10.55 million gallons per year or 32.4 acre-feet per year. Flow tests should be conducted in order to determine flow rates and pressures throughout the site.

Capacity

It is our understanding that the existing water system is aged and that leaks are common on campus. Additionally, many of the pipes are highly corroded which has required repairs at multiple buildings.

**Known
Problems**

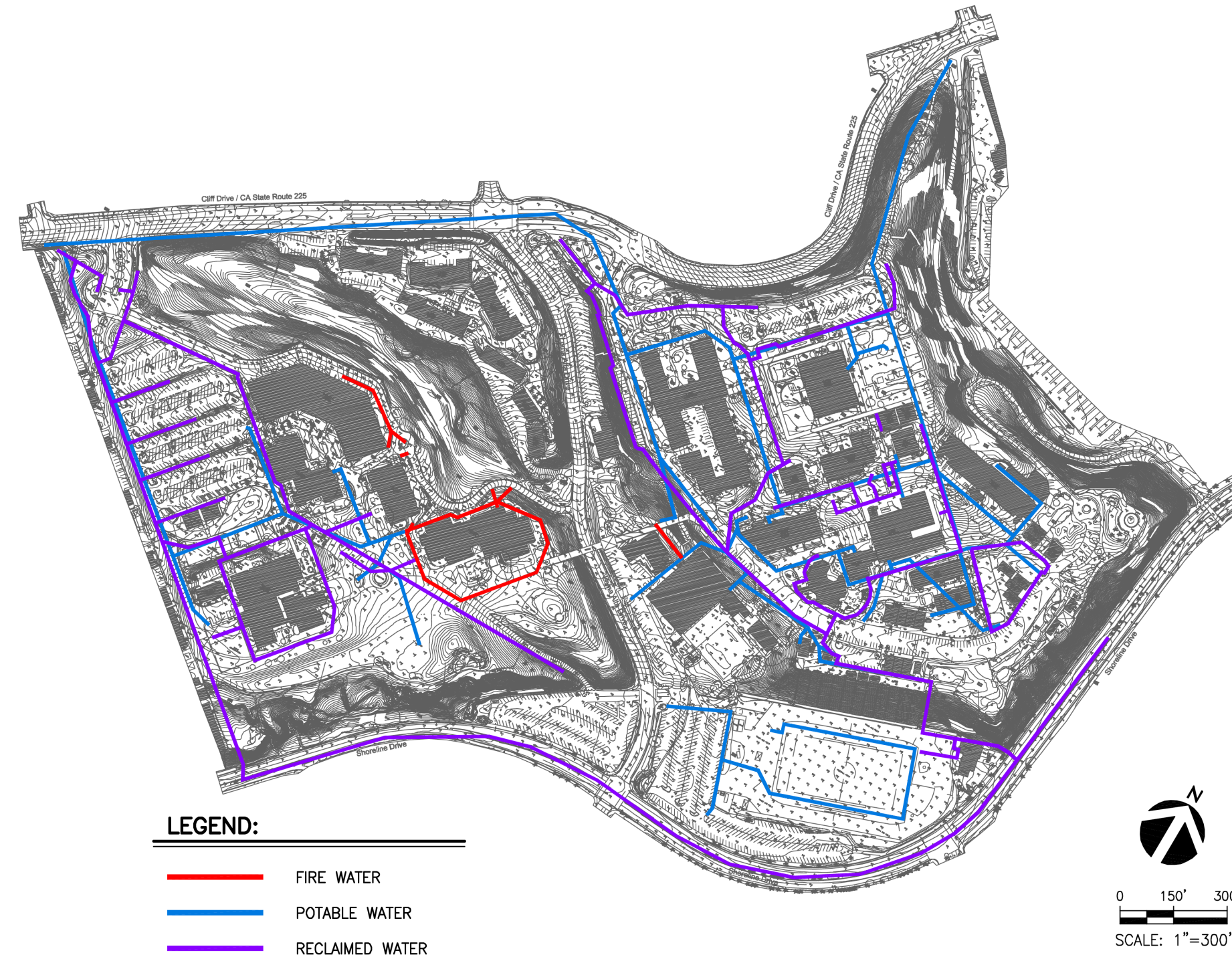


Figure 3.1.11 Existing Water System

The Wake campus is approximately 10.32 acres and is located at 300 North Turnpike Road. It is bounded by residential properties to the north and west, Turnpike Road to the east, and a commercial area to the south. The campus is mostly developed, comprised of large surface parking lots throughout the site and several buildings. Although the site is mostly paved and devoted to landscaped and paved areas, there is a significant amount of landscaped and graded area along the perimeter of the site that remains undeveloped and pervious.

Existing Site Conditions

The existing topography of the site drains from north to south and west to east. Elevations range from 120 feet at the northwestern corner of the site to 85 feet at the southeastern. Drainage patterns generally follow this pattern as well. Additionally, it appears that runoff is discharged from the site to a graded swale along the property line between the campus and the residential properties to the east.

Existing Topography

Because the Wake Center falls within unincorporated Santa Barbara County, there is limited information as to the existing soil conditions on site. Based on discussions with SBCC representatives, no geotechnical reports are available for the site. It is our understanding that the site is adjacent to a dump or landfill site. The historic extents of the dump are unknown, and it is possible that they extend partially into the Wake Campus limits. Soil properties listed below were obtained from the County of Santa Barbara GIS Resources. These are generalizations based on available data. Prior to full design of any building or infrastructure project, a site-specific geotechnical investigation should be performed by a licensed geotechnical engineer.

Soil Conditions

Groundwater Depth: Unknown.

Soil Type: Unknown.

Liquefaction Potential (Figure 3.2.1): The majority of the campus falls within an area of low liquefaction potential. Soils at the east end of campus near the existing drainage channel may be highly liquefiable.

Radon Potential: Unknown.

Landslide Potential: Unknown.

Expansive Soils: Unknown.

Image Set



Figure 3.2.1 Liquefaction Potential

Based on the FEMA Flood Insurance Rate Maps (FIRMs), the Wake Center falls entirely within Zone X, which is designated as an "Area of Minimal Flood Hazard" (refer to Figure 3.2.2).

Flood Plain/ FEMA Zones

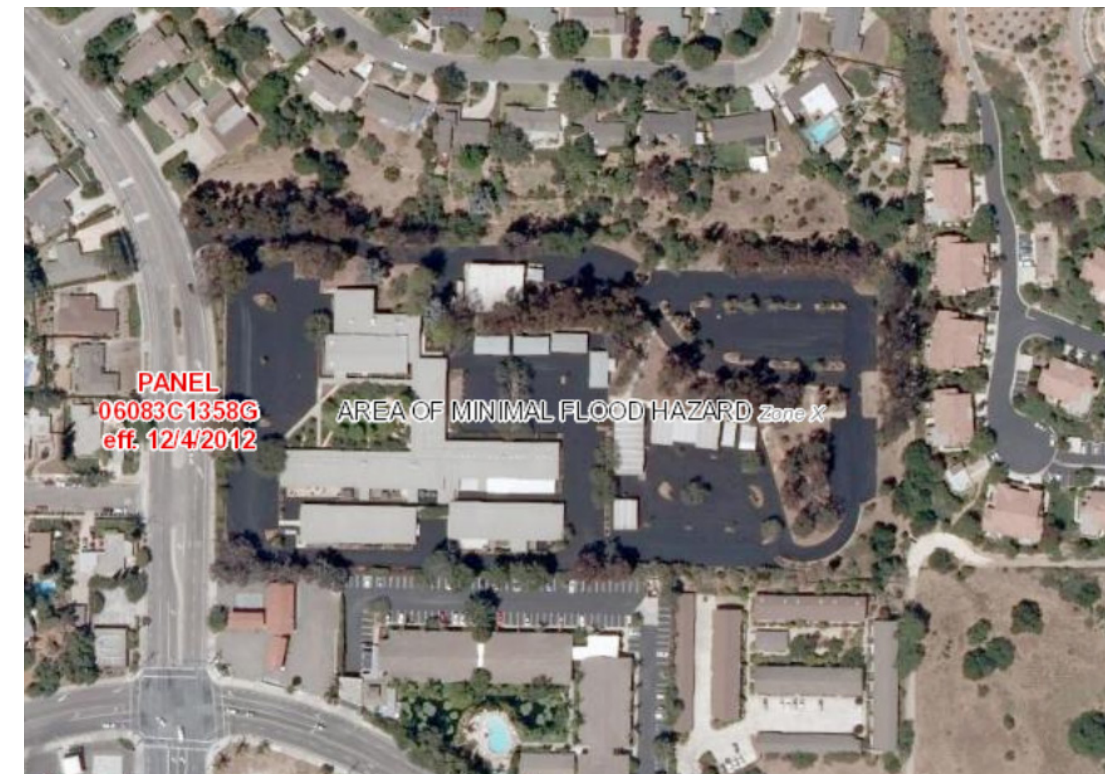


Figure 3.2.2 FEMA Flood Zones

- Circulation** There are two existing driveways into the Wake Center from Turnpike Rd. Parking is available in three main areas – a lot along the frontage of the property on Turnpike, a lot in the middle of campus, and a larger parking lot at the back (east end) of campus. A ring road connects all of the parking areas.
- Vehicular Circulation**
- Storm Drainage** The same hydrology method used to determine the conditions of the main campus site have been used to identify the characteristics and demands of the Wake Center. See Hydrology Methodology under Main Campus for an in depth description of the methodology used.
- Hydrology Methodology**
- Existing Hydrology** Due to the relatively small size of the Wake Center, existing hydrologic conditions were analyzed by dividing the site into five main sub areas (see Figure 3.2.3). Although these subareas all drain towards the eastern property line, the subareas indicate where runoff is captured locally in the form of area drains, gutters and swales.
- Existing Onsite Run-On** The only source of run-on for this site is contributed from the residential properties directly to the north of the campus. Turnpike Road directs its collected runoff south and does not contribute any run-on. Similarly the sites to the south and west of the campus are downstream and do not contribute to the run-on needed for hydrologic considerations.
- Existing Storm Drain Conveyance System** The existing storm drain conveyance system is comprised of area drains, gutters and swales throughout the site (Figure 3.2.4). There is a graded swale at the western boundary of the site that captures runoff and conveys it south, out of the site, to Calle Real and the public storm drain system.
- Low Impact Development** **Existing Implementation** It is our understanding that there have been no Low Impact Development projects completed at the Wake Center. Per the 2004 SWMP, all drains on campus were required to be outfitted with filter baskets.

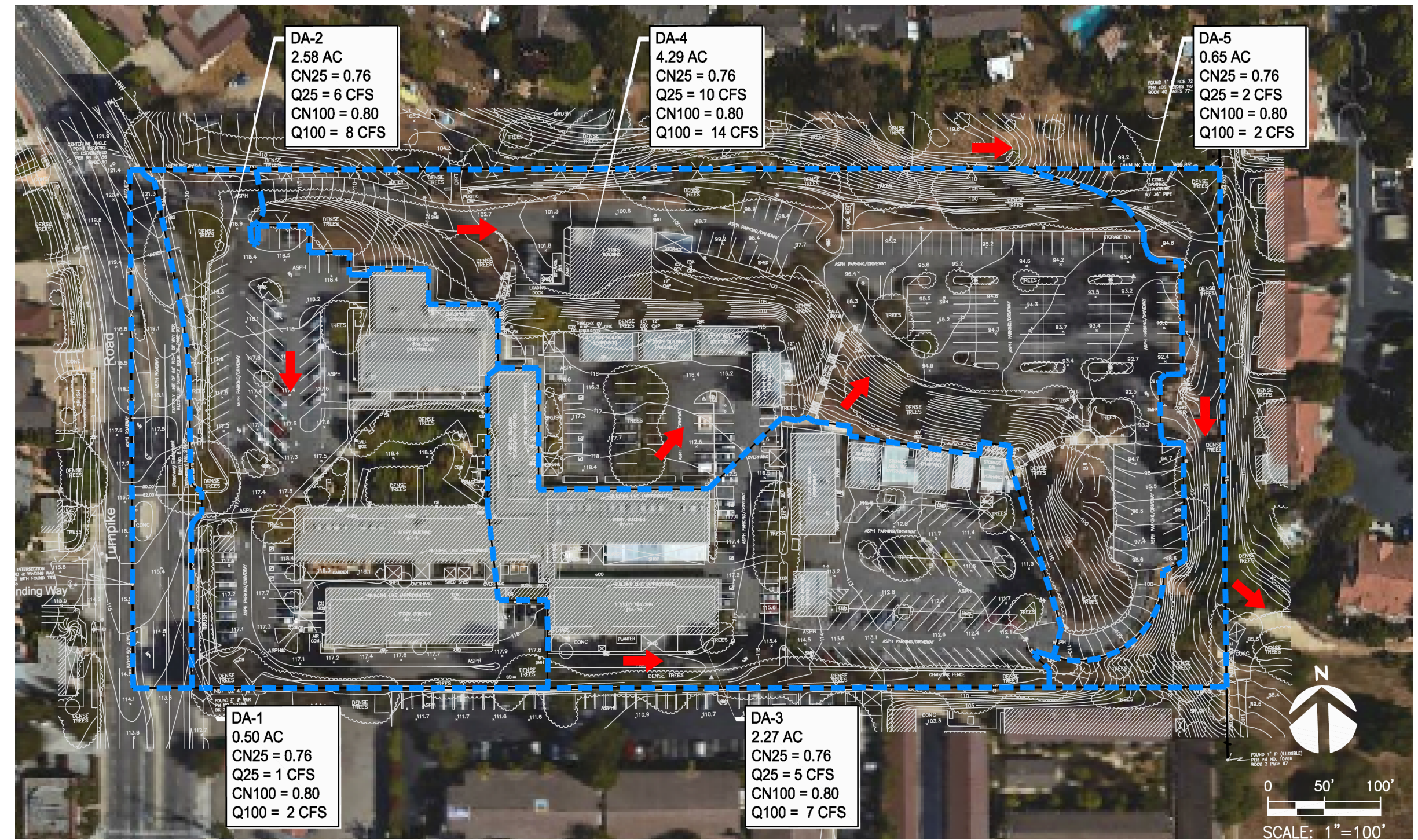
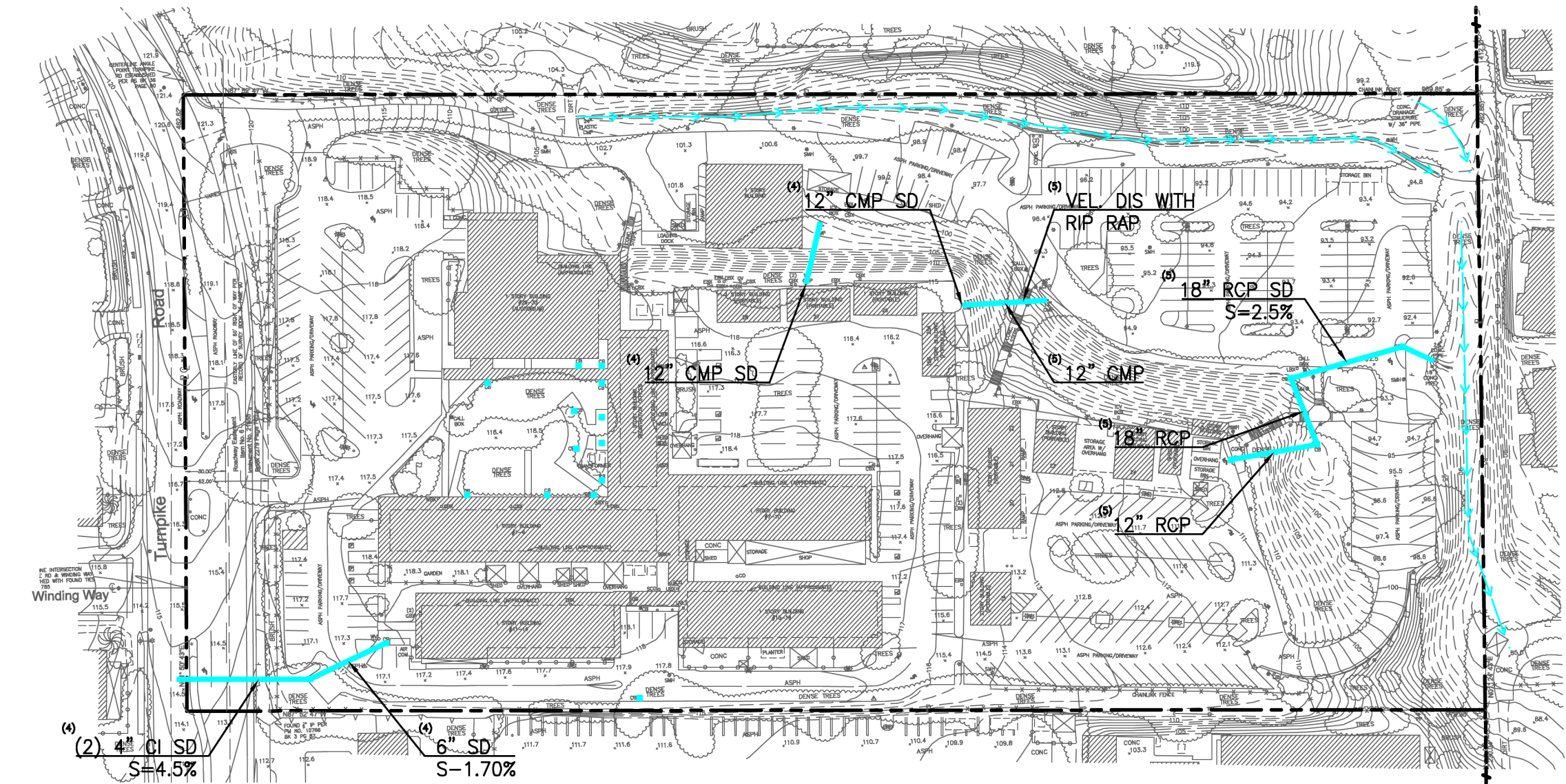


Figure 3.2.3 Existing Drainage Areas



NOTES:

- 1 WATER LINE (PARTIAL) SHOWN PER "1968 GAS & METER LINE REPLACEMENT"
- 2 SEWER LINE (PARTIAL) SHOWN PER "1962 NEW SANITARY SEWER"
- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

- STORM DRAIN LINE
- FLOW DIRECTION

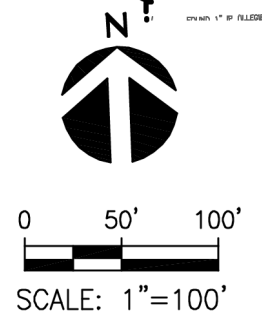


Figure 3.2.4 Existing Storm Drain System

The information about the existing sanitary sewer pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Since all buildings on the Wake Campus are slated for replacement, the existing sewer demand was not estimated as part of this assessment.

**Sanitary Sewer
Sewer
Data and
Assumptions**

The on-site sanitary sewer system is shown in Figure 3.2.5. The 8-inch main line running from the northwest corner to the southeast corner is a public line operated by the Goleta Sanitary District. It conveys wastewater from a manhole in Turnpike through the site and out to an 8-inch line at the east edge of the site. A private 6-inch sewer line conveys wastewater from the campus buildings east, where it combines with the public sewer line within the property limits.

**Existing Sewer
Conveyance
System**

There are no known problems with the sanitary sewer system at the Wake Center.

**Known
Problems**

**Water:
Domestic, Fire,
and Reclaimed
Water**

The information about the existing water pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Since all buildings on the Wake Campus are slated for replacement, the existing sewer demand was not estimated as part of this assessment.

**Data and
Assumptions**

**Existing
Systems**

Domestic Water

Minimal documentation exists for the existing on-site water system, but available information is shown in Figure 3.2.6. The point of connection to the public water system is along Turnpike, in the southwest corner of the site.

Reclaimed Water

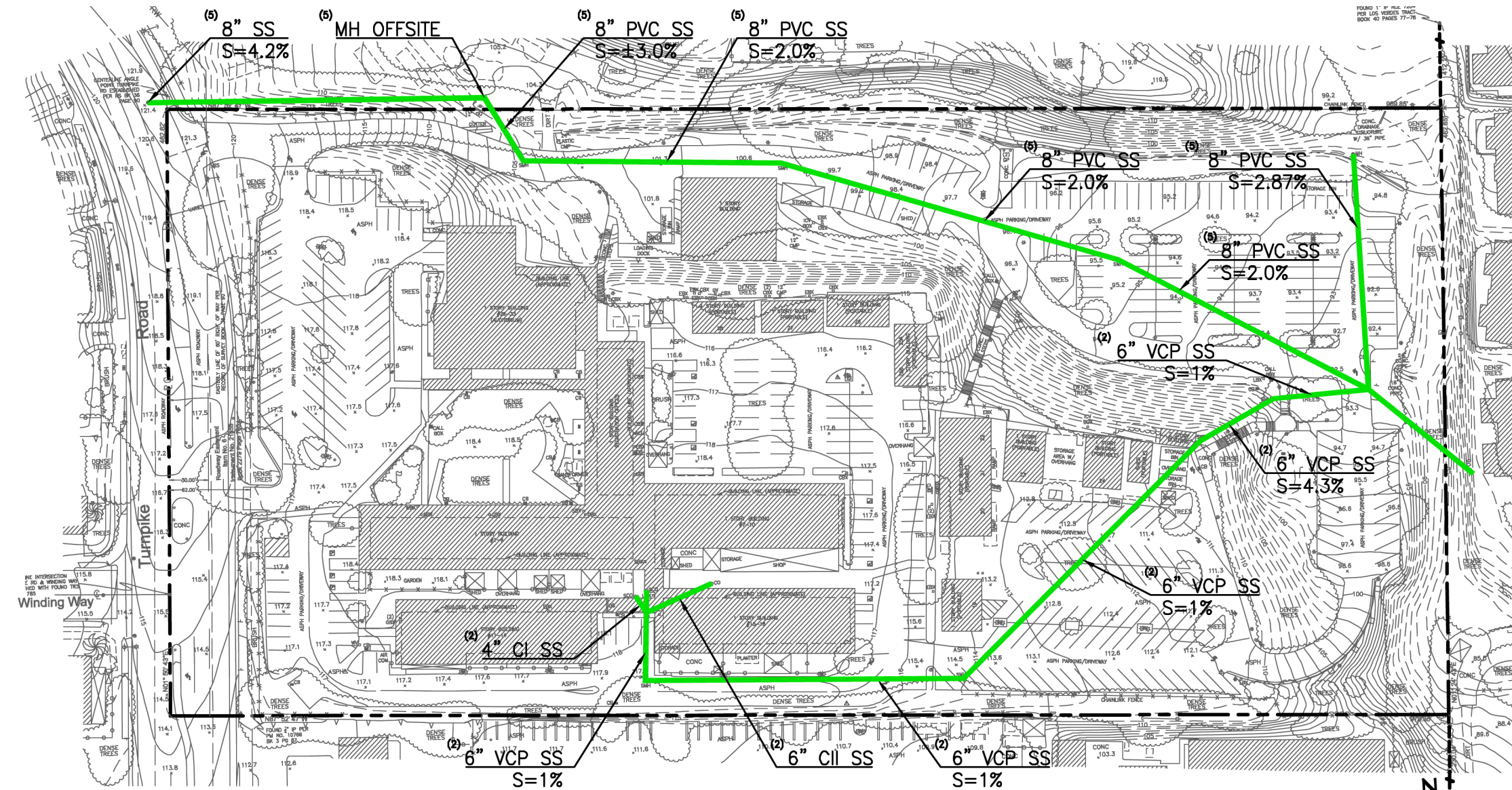
Because the Wake Center is located within unincorporated Santa Barbara County, there is no access to reclaimed water at this time.

Fire Water

The as-built information does not show a dedicated fire line on site.

**Known
Problems**

There are no known problems with the water system at the Wake Center.



NOTES:

- 1 WATER LINE (PARTIAL) SHOWN PER "1968 GAS & METER LINE REPLACEMENT"
- 2 SEWER LINE (PARTIAL) SHOWN PER "1962 NEW SANITARY SEWER"
- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

— SANITARY SEWER LINE

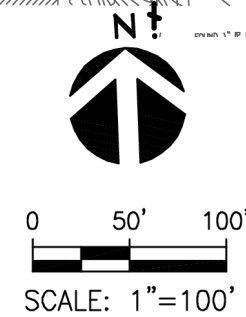
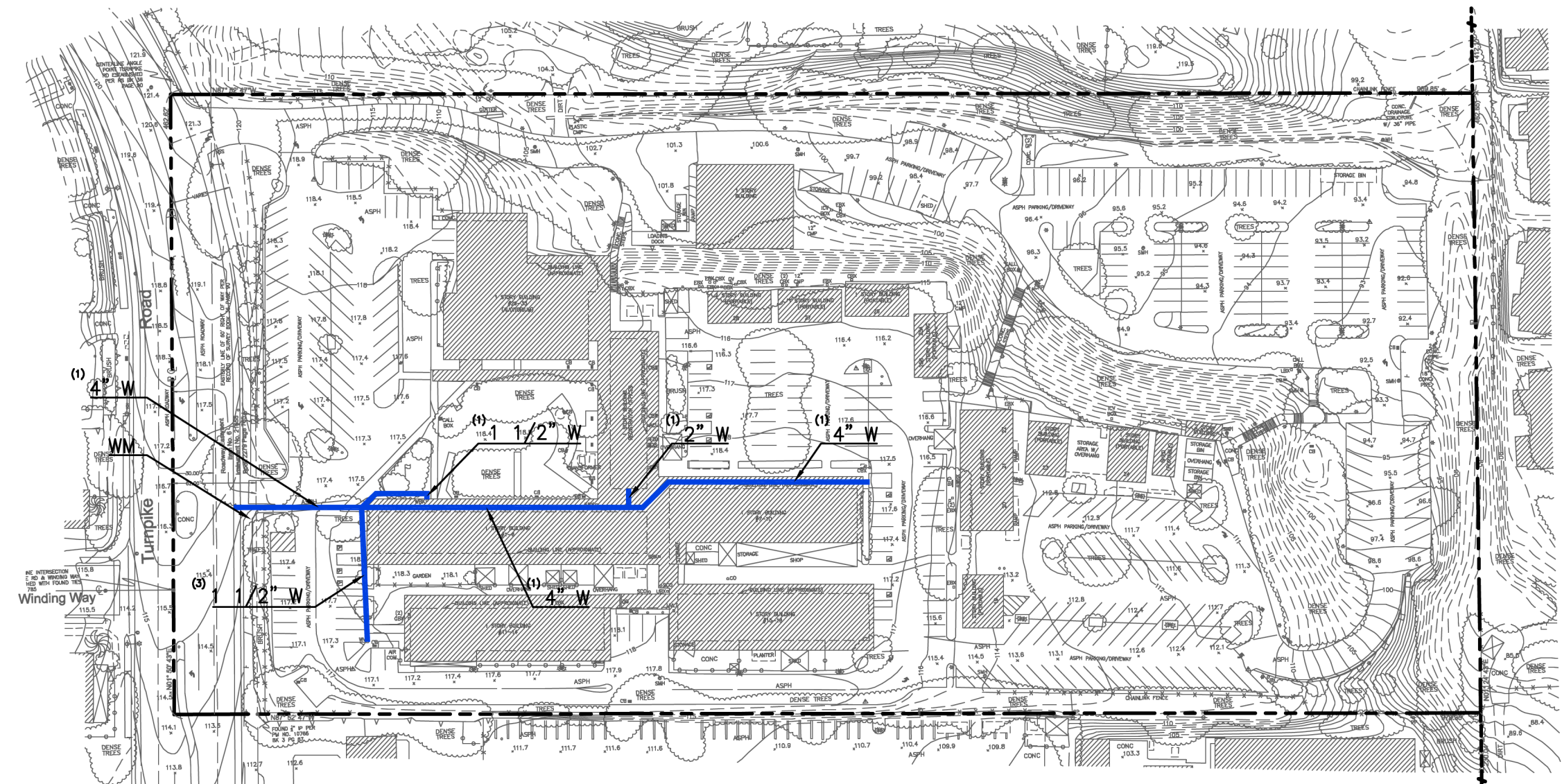


Figure 3.2.5 Existing Sanitary Sewer System



NOTES:

- 1 WATER LINE (PARTIAL) SHOWN PER "1968 GAS & METER LINE REPLACEMENT"
- 2 SEWER LINE (PARTIAL) SHOWN PER "1962 NEW SANITARY SEWER"
- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

— WATER LINE

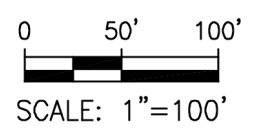


Figure 3.2.6 Existing Water System

The Schott campus is approximately 3.30 acres and is located at 310 West Padre Street. It is bounded by West Padre Street to the southeast, Bath Street to the northeast, Castillo Street to the southwest, and West Los Olivos Street to the northwest. The campus site is entirely developed, comprised of a large surface parking lot and several buildings. Small portions of the site along the frontage consist of pervious landscaped areas.

Existing Site Conditions

As indicated above, the site has been developed and the footprint is primarily devoted to an at-grade parking lot and the college's building facilities. The only pervious areas on the site are found throughout the parking lots in the form of landscaped parking islands and along the frontage of the property.

Existing Topography

There is approximately a 12 foot height differential across the site with highpoints occurring at the northern boundary along Bath Street at 135 feet and low points at the southern end of the property near the intersection of Padre and Castillo Streets. Flow lines also generally follow this pattern of flow from north to south, with flow lines diverting water away from the building and to the southern discharge point.

General soil characteristics were obtained from the City of Santa Barbara's Map Analysis and Printing System (MAPS). These are generalizations based on available data. Prior to full design of any building or infrastructure project, a site-specific geotechnical investigation should be performed by a licensed geotechnical engineer.

Soil Conditions

Groundwater Depth (Figure 3.3.1): The groundwater is expected to be "Moderately Shallow" across the site.

Soil Type (Figure 3.3.2): The campus falls within an area characterized by Bedington Silt Loam (Soil Types BaA). This is typically a well-draining soil.

Liquefaction Potential (Figure 3.3.3): The campus falls within an area of moderate liquefaction potential.

Radon Potential: The campus is not within a designated Radon Zone.

Landslide Potential (Figure 3.3.4): The campus has a very low landslide potential.

Expansive Soils (Figure 3.3.5): The soils on campus are expected to have a low expansiveness.

Based on the FEMA Flood Insurance Rate Maps (FIRMs), the Schott Center falls entirely within Zone X, which is designated as an "Area of Minimal Flood Hazard" (refer to Figure 3.3.6).

Flood Plain/ FEMA Zones

Image Set

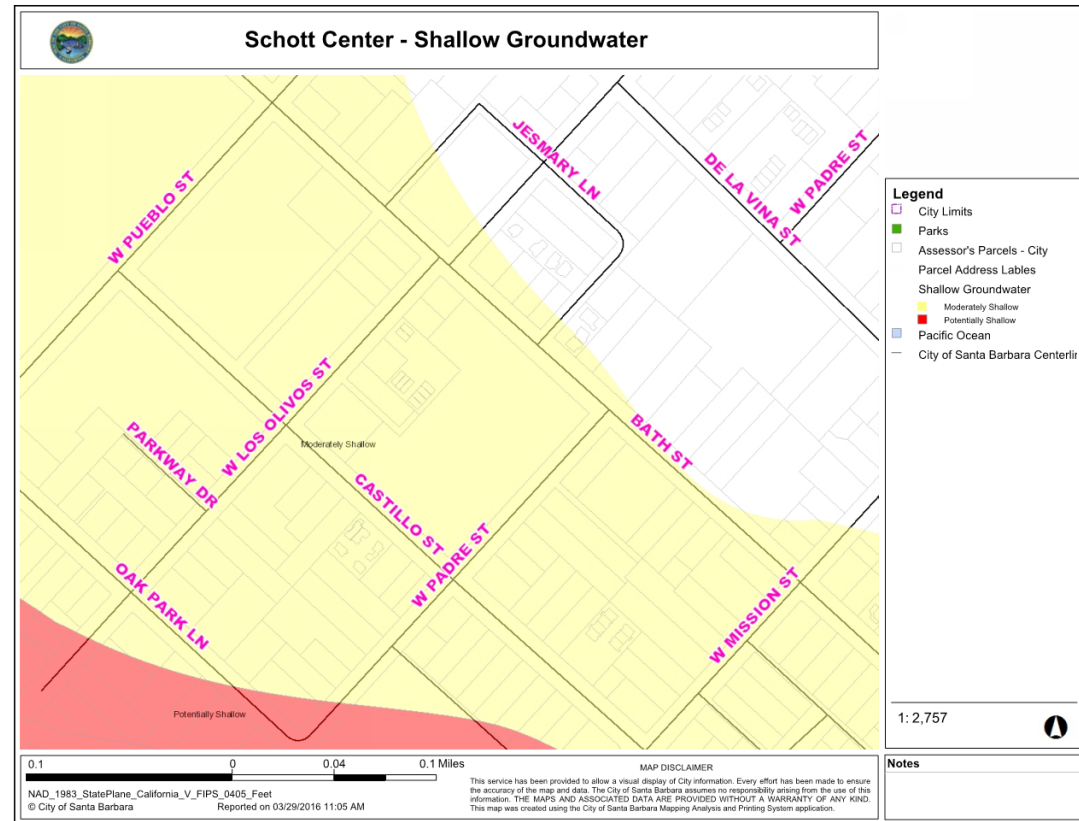


Figure 3.3.1 Groundwater Depth

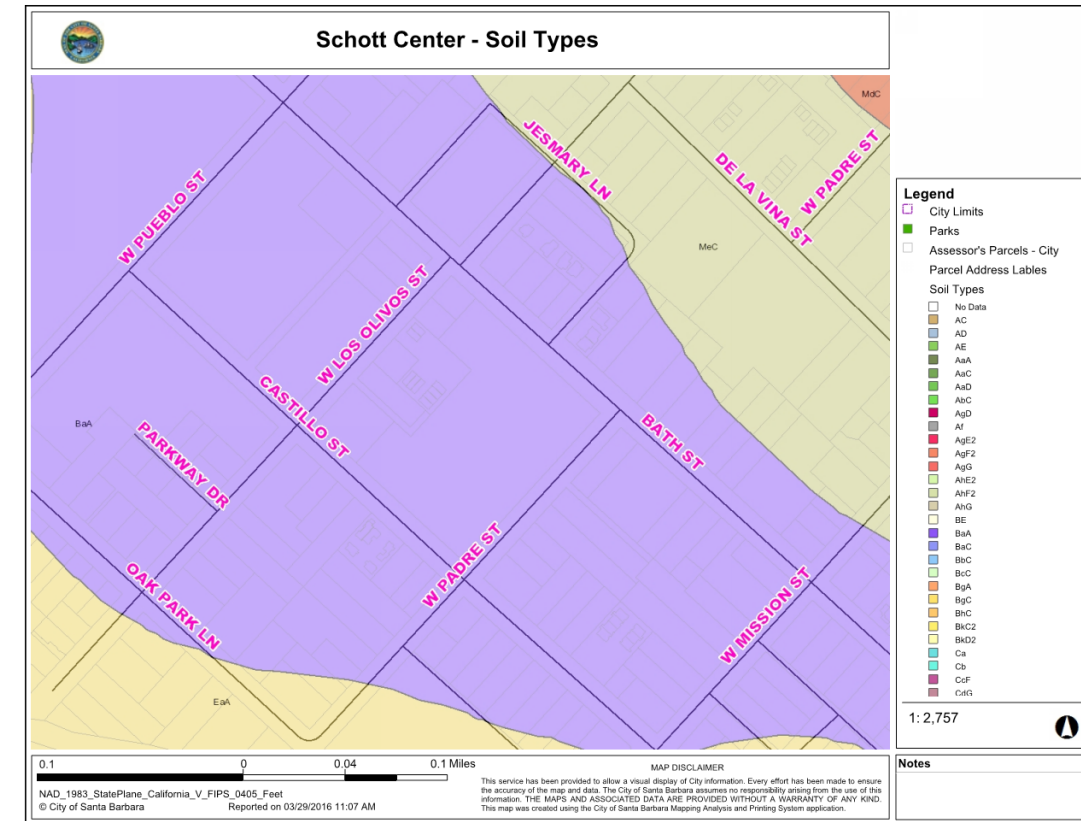


Figure 3.3.2 Soil Types

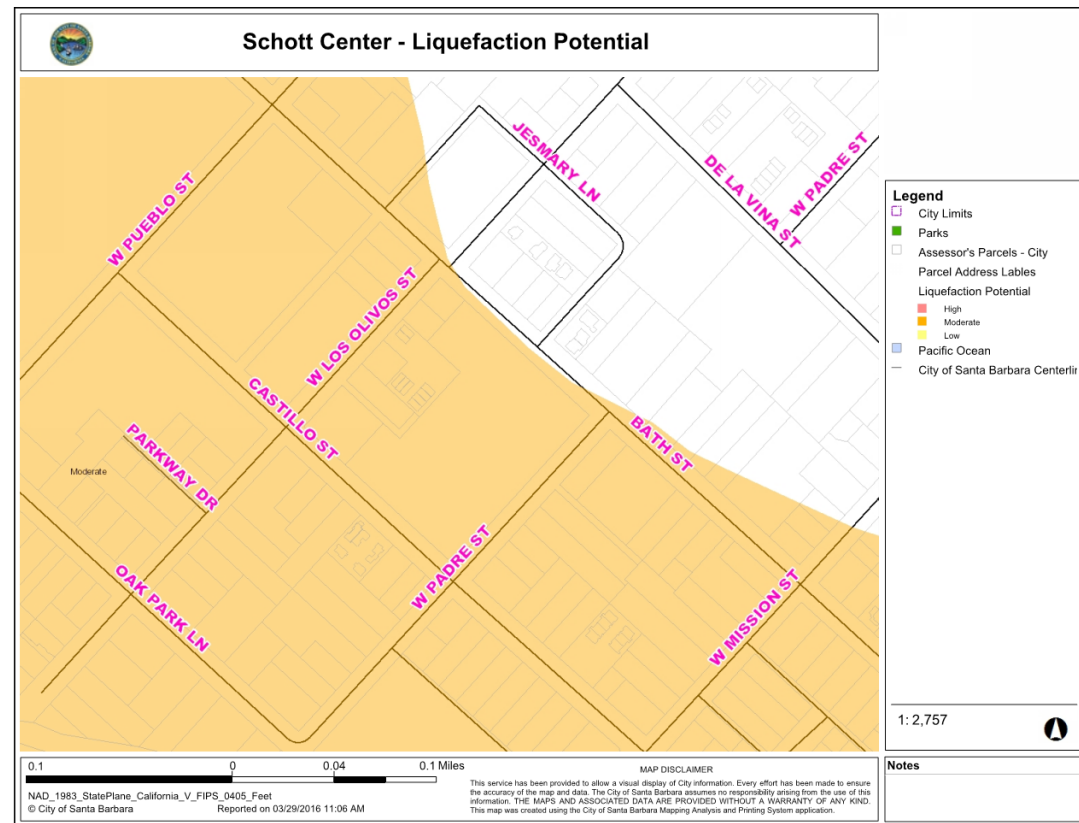


Figure 3.3.3 Liquefaction Potential

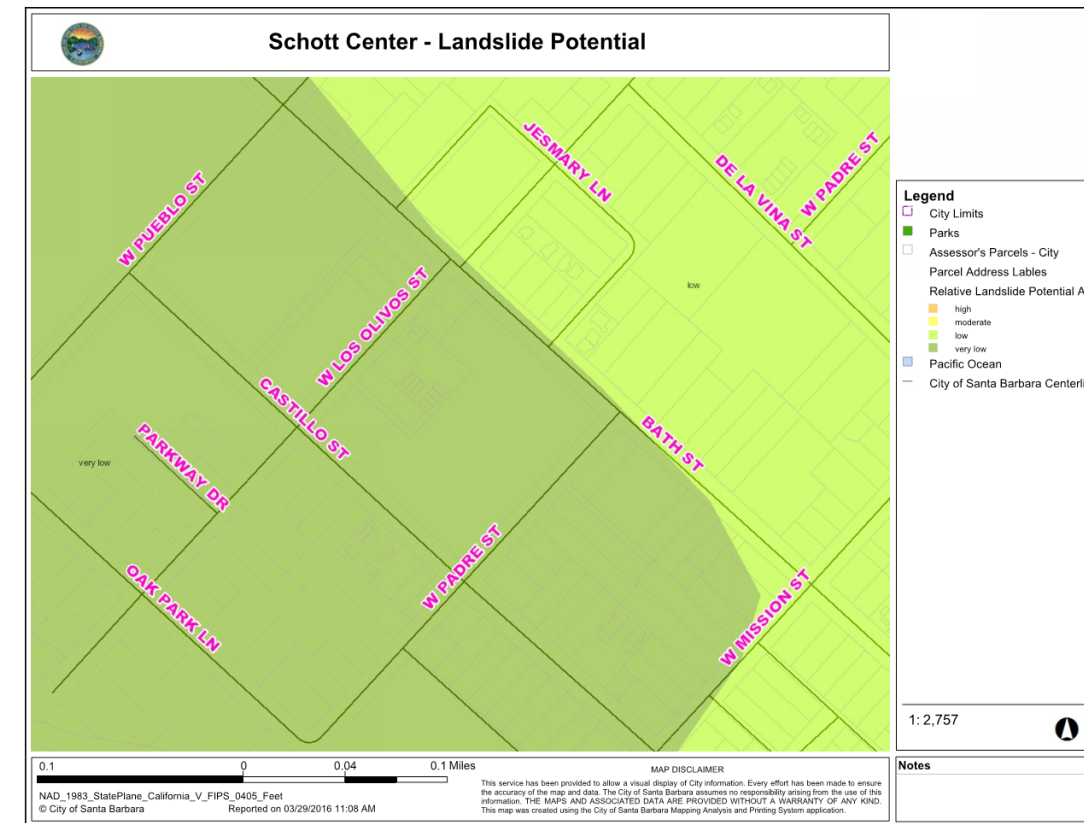


Figure 3.3.4 Landslide Potential

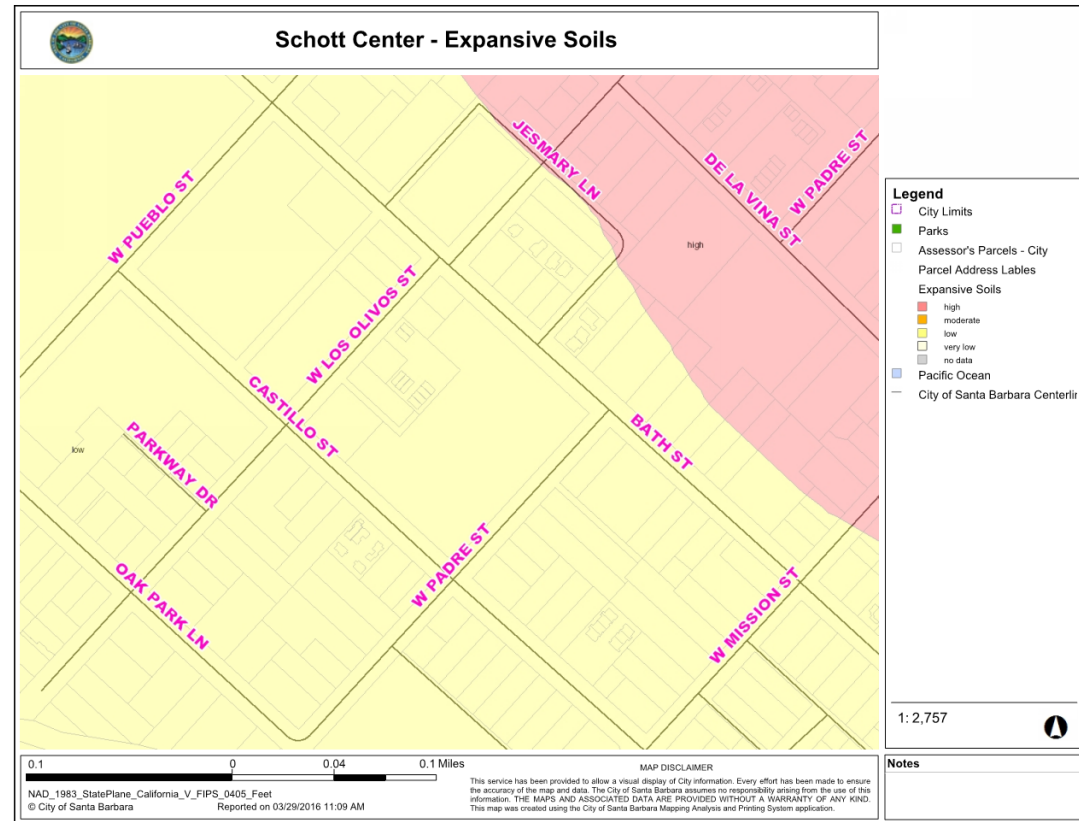


Figure 3.3.5 Expansive Soils

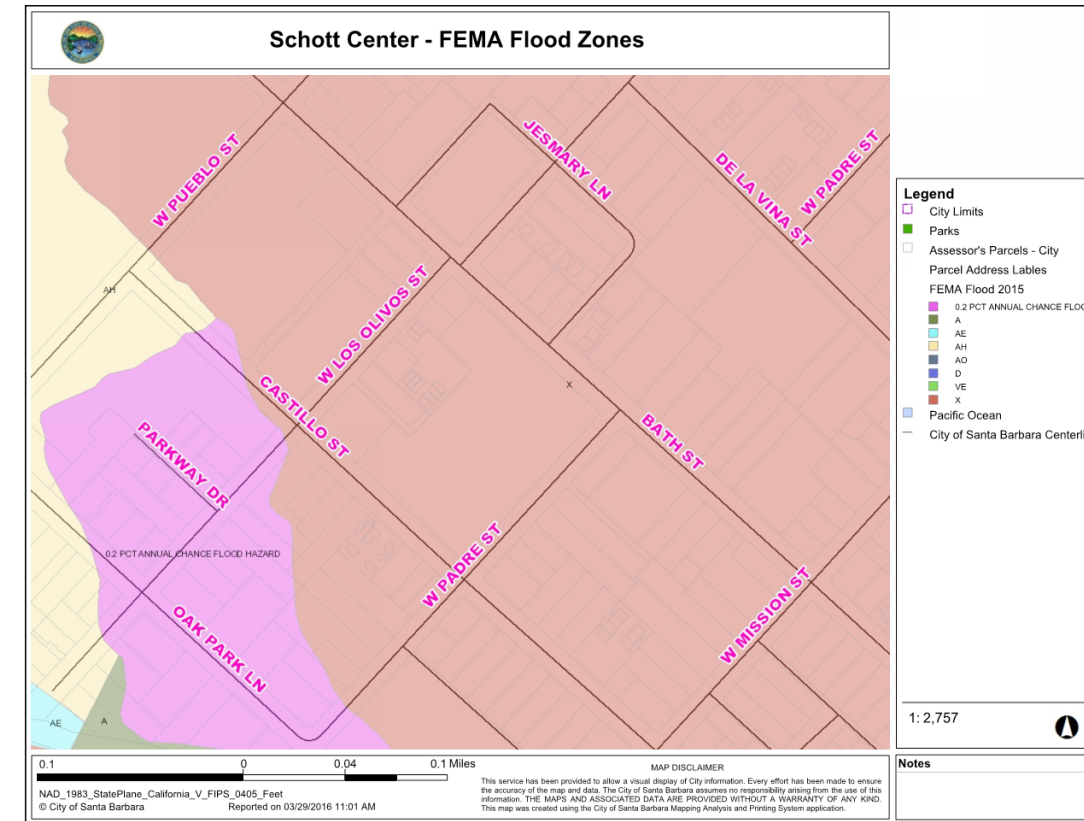


Figure 3.3.6 FEMA Flood Zones

Circulation There are two existing driveways along Castillo St and one existing driveway on Bath St. The majority of the site parking is available in the large parking lot accessible off of Bath St. An additional parking lot is accessible off of Castillo St.

Vehicular Circulation

Storm Drainage The same hydrology method used to determine the conditions of the Main Campus site have been used to identify the characteristics and demands of the Schott Center. See Hydrology Methodology under Main Campus for an in depth description of the methodology used.

Hydrology Methodology

Existing Hydrology Due to the relatively small size of the Schott Campus, existing hydrologic conditions were analyzed as two main sub areas, one north of the existing building and one south (See Figure 3.3.7). The northern subarea tends to direct runoff by way of sheet flow along the parking lot and into catch basins as it approaches the existing building. The southern subarea directs run-off through the site and to the landscaped area at the south and east frontages of the site.

Based on the existing site conditions, the combined total peak flow for a 25-year design storm would be equal to 8 cfs. Any existing or proposed storm drain system would be required to convey this flow from the site. Additionally, the 100-year storm would produce a combined peak flow of 10 cfs. The additional flow generated would be required to be conveyed overland, away from structures, to a discharge point on the site.

Existing Onsite Run-On The only contributing source of run-on for this site includes the stormwater runoff generated by the site directly northeast of the campus. Although topographical survey information is only provided for the campus proper, it is apparent that this area north of the campus is sloped in a manner to discharge at least a portion of its runoff onto the Schott Campus.

Existing Storm Drain Conveyance System Existing stormwater conveyance exists in the form of shallow catch basins that outlet to the public right of way via parkway drains (Figure 3.3.8). Nearly a dozen catch basins throughout the site capture stormwater runoff at local low points and discharge them via parkway drains that outlet to the curb face of the nearest adjacent street. It does not appear that there are any underground storm drain lines within the public right of way. Based on conversations with campus facilities, it appears that the existing catch basins in the parking lot are undersized and that localized flooding in the parking lot is common during rain events.

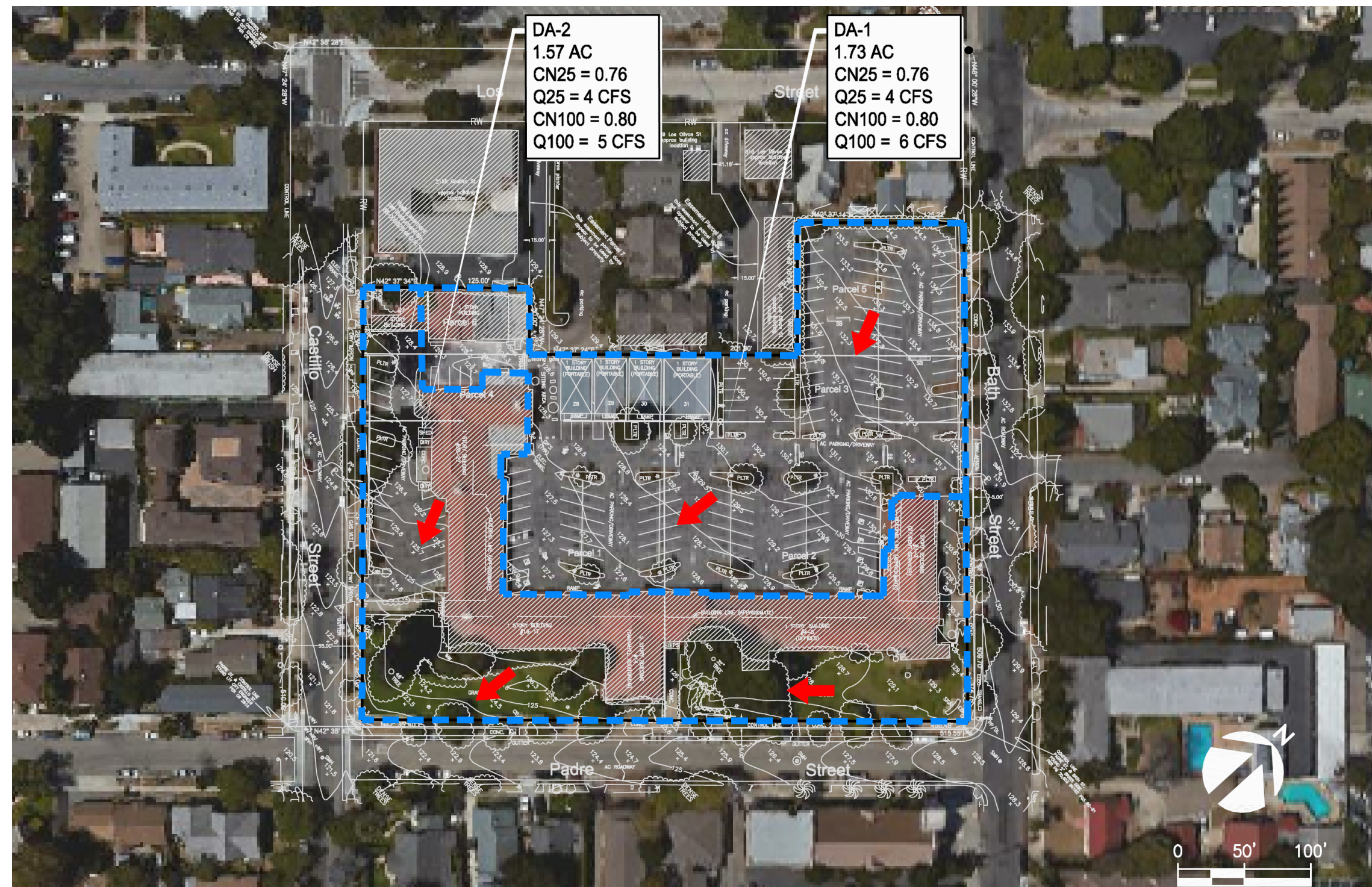
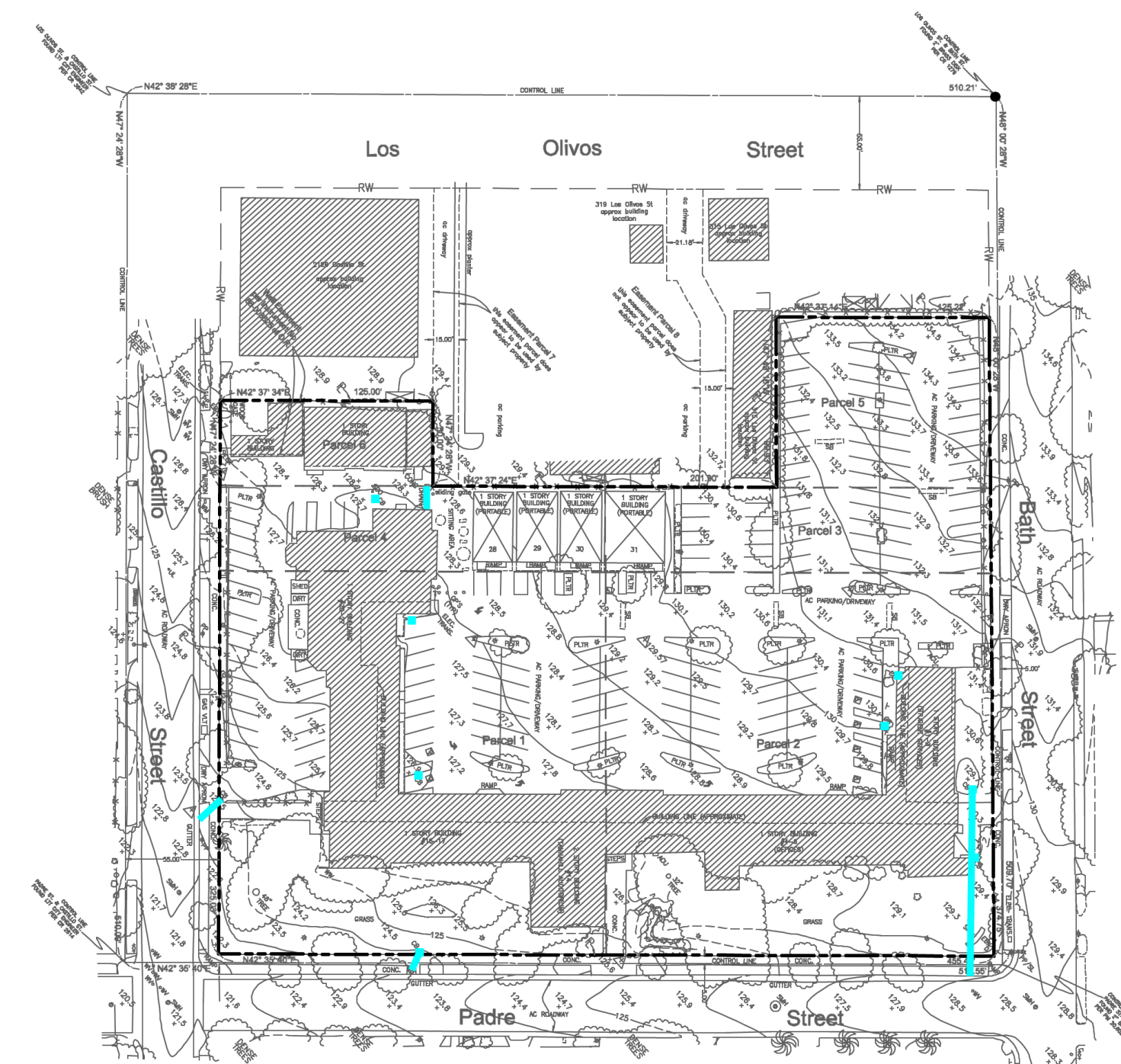


Figure 3.3.7 Existing Drainage Areas



NOTES:

- 1 WATER LINE (PARTIAL) SHOWN PER "1968 GAS & METER LINE REPLACEMENT"
- 2 SEWER LINE (PARTIAL) SHOWN PER "1962 NEW SANITARY SEWER"
- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

STORM DRAIN LINE

Figure 3.3.8 Existing Storm Drain System

A Low Impact Development project was constructed on the Schott Campus between the existing main building and Padre St, within the last few years. A site observation of the project indicates that the construction is an example of a vertical treatment Biofiltration BMP. It appears that a portion of the roof drainage and site drainage from the east side of the building is conveyed to the planter through a combination of surface sheet flow and subsurface, nonerosive storm drain piping. Stormwater is allowed to pond in the planter as a temporary detention system while it slowly percolates into the planter soils for treatment. An overflow drain collects stormwater that exceeds the design volume and conveys it to the curb face on Padre St. Our site investigation was unable to confirm whether the biofiltration planter is lined and equipped with an underdrain, or whether the treated stormwater is allowed to infiltrate into native soils after passing through the amended planter media. Based on conversations with campus facilities representatives, it appears that the planter has been working well as of November 2015.

Low Impact Development

Existing Implementation

The information about the existing sanitary sewer pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Sewer demand was estimated based on the net square footage (NSF) and building use of existing campus buildings and the Los Angeles CEQA Thresholds Guide. Limited information is available as to pipe sizes and depth. Because pipe capacity is a function of both pipe size and slope, it is not possible to assess the existing capacity of the campus sewer system without this information. If records cannot be found to provide this information, we recommend conducting a utility survey to identify size and depth of sewer lines as needed.

Sanitary Sewer

Sewer Data and Assumptions

According to record drawings it appears that there are several sewer lines in the public right of way to which the site is currently discharging (Figure 3.3.9). Most notable, it appears that lateral discharges sewage form the campus site to a 15" main along Castillo Street. Additionally there is an 8" sanitary sewer line along Bath Street and a possible line along Padre Street to which the site could potentially discharge.

Existing Sewer Conveyance System

The existing peak daily demand was estimated to be 0.04 cfs. Assuming a moderately sloped vitrified clay pipe at 2% grade, a 4" diameter pipe would be sufficient to convey the total load away from the site. Assuming a more conservatively sloped vitrified clay pipe at 1% grade, a 4" diameter pipe would still be sufficient to convey the total sewer load.

Capacity

There are no known problems with the sanitary sewer system at the Schott Center.

Known Problems

Water: Domestic, Fire, and Reclaimed

The information about the existing water pipe locations was taken from a review of as-built drawings made available by SBCC as well as utility surface evidence shown on the topographic survey and verified in field. Domestic water demand was estimated based on the net square footage (NSF) and building use of existing campus buildings and the City of Santa Barbara Water Demand Factor Update Report, dated October 2009. Limited information is available as to pipe sizes and available pressure. Because pipe capacity is a function of both pipe size and water pressure, it is not possible to assess the existing capacity of the campus water system without this information. If records cannot be found to provide this information, we recommend conducting a utility survey to identify the size of existing water lines as well as flow tests to determine the available pressure on campus.

Water Data and Assumptions

Existing Systems

Domestic Water

As-built documentation for the campus water system is minimal, however available information is shown in Figure 3.3.10. It appears that there are water lines in all adjacent public streets, so it is likely that all water connections are brought directly from the street to the building point(s) of connection.

Reclaimed Water

It is our understanding that SBCC is currently applying for access to the City of Santa Barbara's Reclaimed Water system. At this time, there is no connection to reclaimed water.

Fire Water

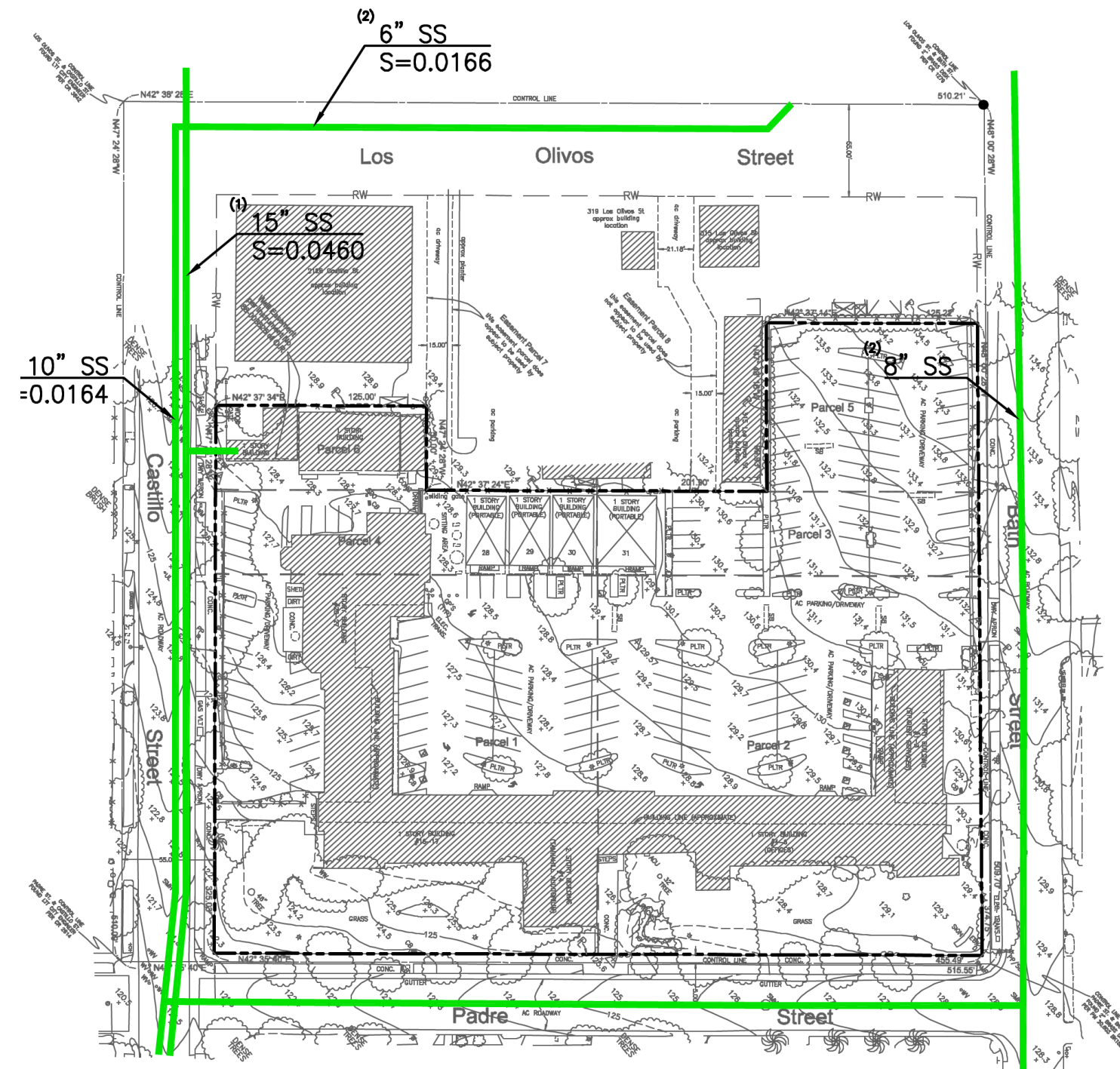
There does not appear to be an on-site campus fire water system or any private hydrants. It is assumed that the campus is served by public hydrants.

Capacity

The existing domestic water demand was estimated as 300,000 gallons per year or 0.92 acre-feet per year. Flow tests should be conducted in order to determine flow rates and pressures throughout the site.

Known Problems

There are no known problems with the water system at the Schott Center.



NOTES:

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- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

SANITARY SEWER LINE

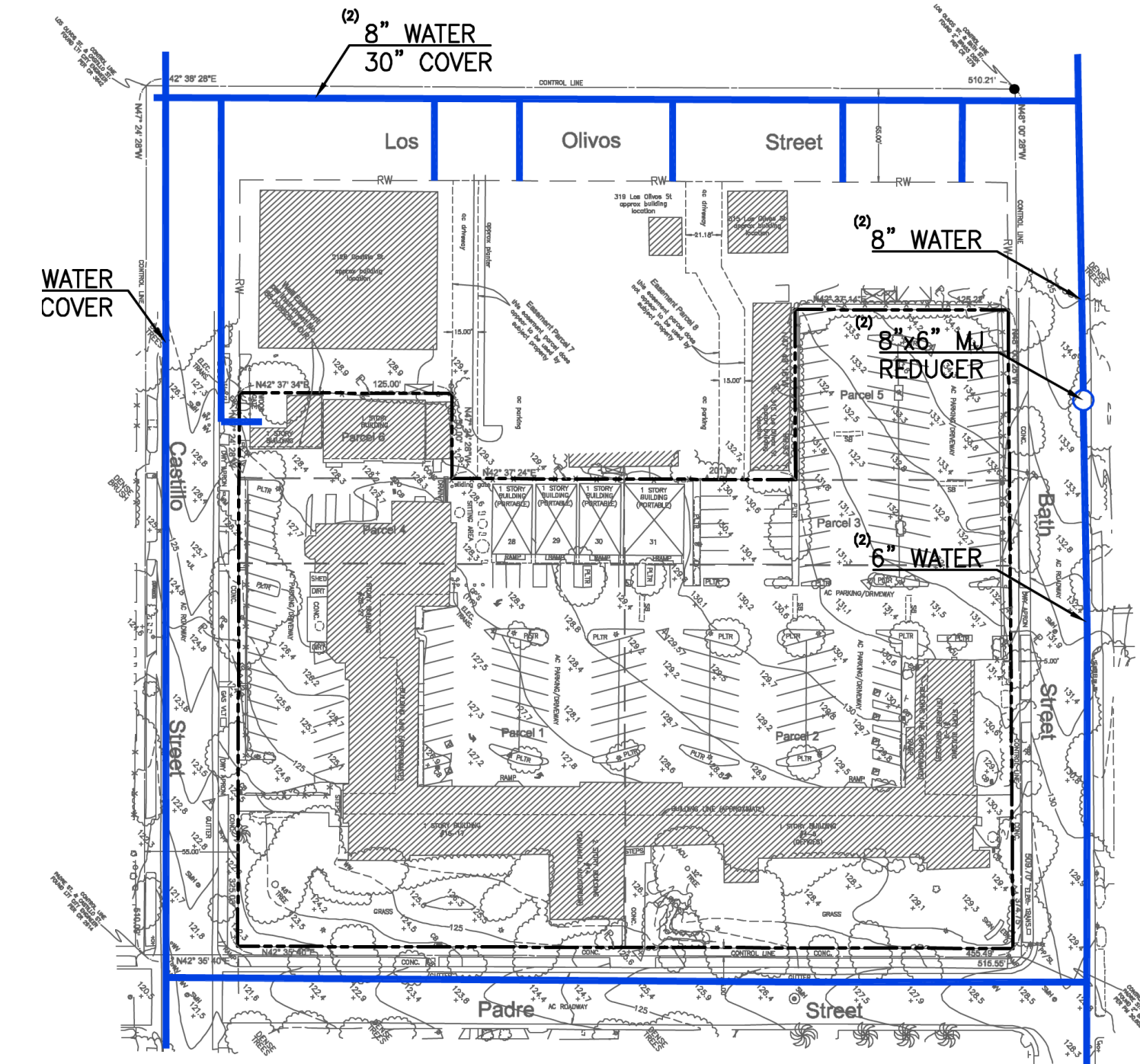


0 50' 100'



SCALE: 1"=100'

Figure 3.3.9 Existing Sanitary Sewer System



NOTES:

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- 3 WATER LINE PER "1961 2nd ADDITION TO CATHEDRAL OAKS"
- 4 SD PER "1979 PARKING LOT PHASE 1"
- 5 SD, SS PER "1993 PARKING LOT LANDSCAPE"

LEGEND:

— WATER LINE

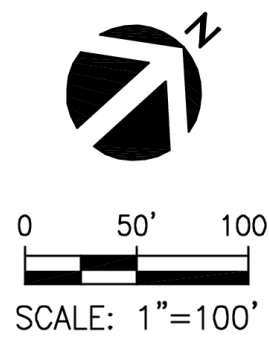


Figure 3.3.10 Existing Water System

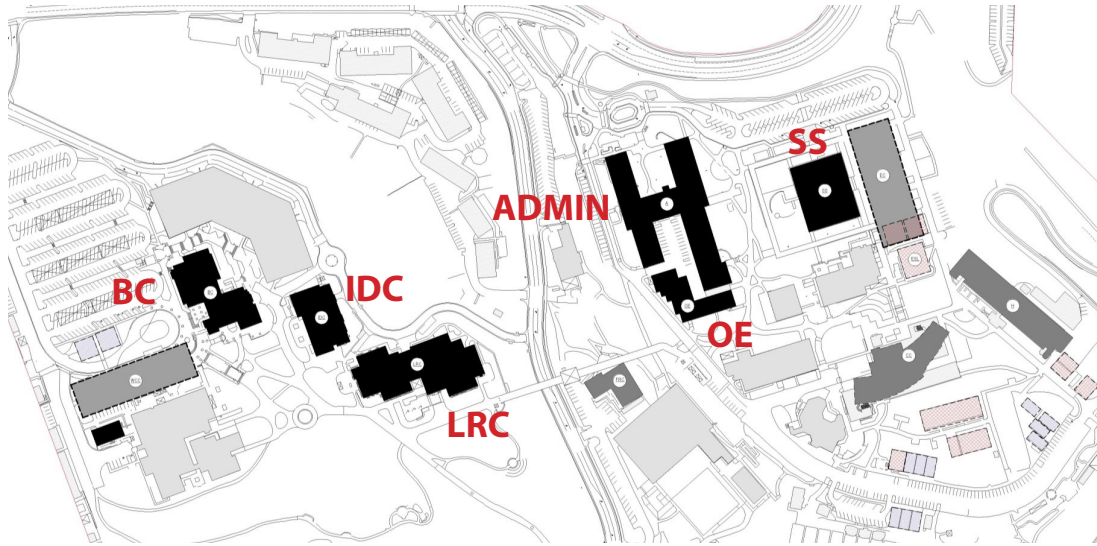
5.0

Building Assessments

In order to evaluate the opportunities and constraints of the buildings within the PLLUMP scope, SBCC asked the consultant team to produce, as part of the Assessment Report, an analysis of the existing facilities conditions. The intent of this analysis was to help the college and community understand the extent that the existing facilities were in need of modernization, alteration, or replacement.

Introduction

Building on information already gathered in previous efforts, the consultant team developed this Facility Condition Assessment Report in response to this request.



Campus Key Plan

The scope of the assessment was the PLLUMP buildings. These include:

Assessment Scope

- Main Campus:**
- Administration Building (ADMIN)
- Occupational Ed Building (OE)
- Business / Communications (BC)
- Interdisciplinary Center (IDC)
- Learning Resource Center (LRC)
- Student Services Building (SS)

**Wake Campus
Schott Campus**

Specifically excluded from the scope of the assessments were comprehensive evaluations of the following:

Exclusions

- Structural condition and/or the building's capacity for future alteration
- Mechanical systems condition
- Electrical systems condition
- Plumbing systems condition
- Detailed ADA compliance
- Need for hazardous material remediation

Assessment Methodology

The individual facility assessments occurred over the course of three months starting in December 2015. The process by which the information was gathered and documented by the consultant team included the following primary steps:

RESEARCH: As a part of the consultant team tasked with performing the assessments, RJC Inc. gathered information from previous assessment efforts that the college had undertaken and found data pertaining to the construction and history of the buildings.

OBSERVATION: Using the information gathered to inform their assessment, RJC Inc. then physically toured and observed each building and campus. Leveraging their previous knowledge of the buildings, they observed its material condition, functional performance, and compliance with current codes and regulations. When applicable, unique cultural (historic/architectural) value was also observed and noted.

COMPREHENSIVE DOCUMENTATION: With this information in hand, RJC Inc. developed comprehensive written documentation of the results of the assessment. These Facility Condition Assessment Reports were created for each building and campus within the PLLUMP scope and have been included, for reference, in this Campus & Building Assessments Report in the Appendices.

SYNTHESIS OF INFORMATION: Utilizing the documentation provided by RJC Inc, ABA developed an Existing Conditions Summary Matrix as a way of distilling the content of the comprehensive documentation for inclusion in this report. Additionally, ABA created narrative Building Assessments for each facility and campus, highlighting the key takeaways from the Existing Conditions Summary Matrix. These narratives include the following:

- **Conditions Summary:** a reiteration of the Existing Conditions Summary Matrix, focusing only on the specific building being assessed
- **General Information:** data collected regarding age of building, floor area, construction type, and use
- **Facility Description:** an overview of key building elements and description of the existing condition based on observation
- **Key Findings For Improvement:** a highlighted list of specific key findings from the categories listed in the Existing Conditions Summary Matrix
- **Summary Observations:** a summary of the assessment and recommendations for improvement



Introduction

With the assessments completed and all data gathered, the consultant team developed an Existing Conditions Summary Matrix that identified key areas of assessment and established a qualitative rating for each area. The intention, in addition to providing a means for summary evaluation of the assessment findings, is to help the reader begin to understand the various opportunities and constraints present in the PLLUMP facilities as articulated and reinforced by their existing condition.

This qualitative evaluation helped inform the specific assessment narratives for each facility within the PLLUMP scope. While the full facilities assessments can be found in the Appendices, the Key Findings For Improvement section of each facility assessment highlighted only the areas that were qualified as either "FAIR" or "POOR", (as delineated in the Existing Conditions Summary Matrix below).

Existing Conditions Summary Matrix

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		
Administration Building	1939	○	●	●	○	N/A	●	○	○	●	○	●	○	●	N/A	YES
Occupational Ed	1976	○	○	○	○	○	○	○	○	○	○	○	○	○	N/A	N/A
Business Communications	1991-93	○	●	●	●	○	●	○	○	●	○	●	○	●	N/A	N/A
Interdisciplinary Center	1988	○	○	○	●	N/A	●	●	○	●	○	●	○	●	N/A	N/A
Learning Resource Center & Library (EAST)	1987	○	○	●	●	○	●	○	○	●	○	●	○	●	○	N/A
Learning Resource Center & Library (WEST)				○	●											
Student Services	1965	○	○	○	○	N/A	●	●	○	●	○	○	○	●	N/A	YES
Schott	1934	○	○	●	○	N/A	○	●	○	●	○	○	○	●	●	YES
Wake	1956	○	○	●	○	N/A	○	●	○	○	○	○	○	●	●	YES

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE

This rating system is intended to describe the overall physical condition of the building interior and exterior finishes, as conducted by visual investigation. These include items such as: building exterior materials, roof, interior walls, floors and ceilings, plumbing and lighting fixtures and equipment, windows, doors, ramp and stair handrails, sidewalks, stairs, ramps, concrete surfaces and etc. It does not evaluate sub-construction that generally cannot be seen without removal of the top finish material.

- **POOR:** Materials have exceeded their useful life and are in such dirty, damaged, dilapidated or deteriorated condition that refurbishment is cost prohibitive and

Ratings Qualifications Description



5.1 Building Assessments Existing Conditions Summary

repair or replacement is warranted.

- **FAIR:** Materials are in moderate condition, being intact but outdated, aging, worn, slightly damaged, dirty or ill-fitted, and significant upgrade would be required within 5 years.
- **GOOD:** Materials are of newer quality condition, and will not likely require replacement or upgrade within 10 years.
- **EXCELLENT:** Materials are in new or like-new condition and/or high quality materials are used. Only routine maintenance is required, and replacement is not warranted at this time.

General Areas of Concern

While the assessment narratives focused, as mentioned previously, on specific areas of concern found at each facility, a few of the areas of concern shown in the Existing Conditions Summary Matrix applied to all of the facilities similarly. In lieu of describing the same deficiency in each narrative, those general areas of concern are discussed here:

- **LIGHTING:** Most of the existing lighting at each facility likely does not comply with current code requirements. While SBCC has an ongoing project to replace old lamps with LED lamps throughout campus, much of the lighting observed remained deficient in terms of code compliance and functionality.
- **MECHANICAL / ELECTRICAL SYSTEMS:** While not a part of the assessments scope, it was observed by the consultant team that, consistently, the Mechanical and Electrical Systems were deficient in terms of providing efficient, functional, and code compliant service to the buildings. SBCC has done well to utilize and maintain the existing building systems, but it was observed that many components of these systems are at or near the end of their functional life.
- **SIGNAGE:** The condition of the signage at each building varies, but the consultant team observed that there is little consistency in signage typology, oftentimes contributing to confusing wayfinding through the facility and around it, and that it consistently does not comply with ADA or code requirements.

Building Assessments Administration / Occupational Ed. 5.2

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		
Administration Building	1939	○	●	●	○	N/A	●	○	○	●	○	●	○	●	N/A	YES
Occupational Ed	1976	○	○	○	○											

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE

Conditions Summary



Year Built:
1939
Floor Area:
95,000 sf

General Information

Construction Type:
II FR

Occupancy:
A3



Facility Description

The Administration building is in the Art Deco Mission Revival aesthetic, originally built in 1939 as the Industrial Arts Education building. It is a concrete structure, slab on grade with concrete reinforced footings and structural columns, concrete floor diaphragms and sheer walls, and non-ductile concrete frames. The Spanish tile roof is supported by metal trusses, and interior walls are metal stud partitions. This historical building is prominently located on the east side of campus at the main entrance on a sloping site, and encompasses 4 levels. A new wing was added in the early 1970's resulting in an "H" shaped building with a variety of programs and offices housed in each of the wings. Built in 1976, the Occupational Educational (OE) building serves as an extension of the Administration building by connecting to the southeast wing and wrapping back around toward the southwest wing creating an outdoor space currently called the Auto Quad.

An elevator is located between the northwest and southwest wings, providing wheel chair access to the upper levels, as well as access to the upper portion of campus.

These buildings house classrooms, labs and office space for student support and administrative functions of various departments. The primary user groups of this building are Nursing, Health Technologies, Computer Science, Construction Technology, Drafting/CAD, Graphic Design & Photography, Interior Design, Occupational Education, SBCC Foundation and Superintendent/President's Offices, and the Information Technology Division.

Since its original construction in 1939, the Administration building has been remodeled or renovated during no less than 40 individual projects. Major remodels included a first floor remodel in 1965, second floor electrical remodel in 1970, Northeast building wing addition in 1971, Interior renovations in 1978, Electronics and Computer Labs in 1988, AC remodel in 1987, first floor remodel in 1990, O/E building addition in 1993, Automotive Technology roof in 1993, first floor HVAC remodel in 1994, Information resources second floor remodel in 1995, Health Technologies second floor remodel in 1997, AHU addition and Chiller placement in 1997, exterior ADA access pathway & landscaping in 1998, AHU replacement 2000, New Primary Electrical Service 2002, restroom renovations in 2002, A211 Roof replacement in 2004, Computer Room AC upgrade & New Electrical Emergency System in 2004 and Duplicating Room remodel in 2008.

Key Findings for Improvement

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

ROOF: Although generally in fair to good condition, the existing roof has areas of deterioration that warrant additional investigation.

- The overhang roof system is original Spanish tile, nail attached through mineral cap

sheet with areas of built up roofing over wood decking. There are various locations where the Spanish tile is broken and damaged.

- It is unknown if the roof tile tie-down system meets current Department of the State Architect (DSA) requirements.



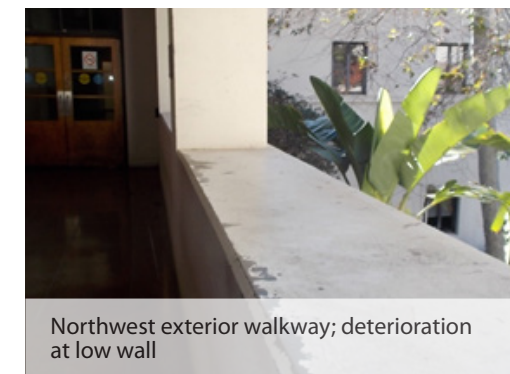
Northeast roof overhang with damaged tiles



Northwest exterior ramped entrance; deterioration at low wall



Occupation Ed building; deterioration of exterior finishes at overhang



Northwest exterior walkway; deterioration at low wall

EXTERIOR FINISHES: The Administration exterior plaster and paint wall finishes are in fair to poor condition, with mars, stains, cracks and various damage. The exterior finish requires restoration and repainting.

- The lower level exterior walkway has water intrusion in addition to damage in the ceiling system.
- The South portion of the OE building has an outdoor stairway connecting the two levels, and its walls, ceiling, concrete stair and handrail finishes are badly damaged due to the outdoor elements. The upper landing storefront system is rusted, the flooring is badly pitted and the adjacent concrete is spalling.
- The northeast exterior ramped entrance walkway half wall and ramp are in very poor condition, are cracked, and require replacement.
- The interior and exterior doors throughout the buildings are constructed with a variety of materials and styles. Many doors are the original stained, lacquer finished wood, some are painted metal or wood, and others are plastic laminate faced. Exterior doors have large glass lite areas, interior office and classroom doors have smaller glass lites, or none at all. Some larger glass lites are not constructed with

safety glass. Most door finishes are in a deteriorated condition requiring refinishing or repainting.

- The window systems throughout out the building are a combination of original wood, newer metal systems and aluminum storefront systems. Window types include fixed, slider, casement and awning. There are a varying degrees of faded, peeling paint, material joint and sealing issues, and water intrusion damage.



Building joint; interrupted base and flooring



Occupation Ed building; damaged stairwell ceiling

INTERIOR FINISHES: Although some wall and floor finishes have been refurbished during various renovation projects, numerous walls, wall corners and floor finishes throughout the buildings are damaged, outdated, and are in general need of repair.

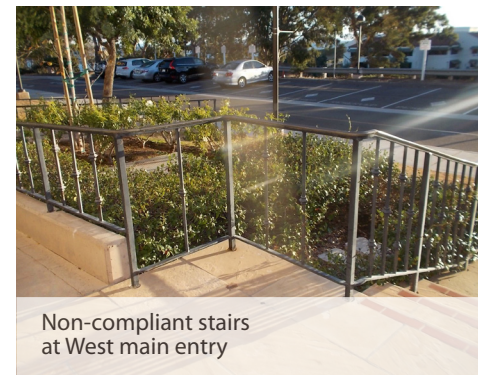
- Approximately 10,000 sf. of building space is in reasonable condition, 2,835 sf is in fair condition and 19,775 sf is in poor condition. Even with the various additions and partial remodels over the life of the building, many spaces have deteriorating room finishes.
- Wall base materials are delaminated from the walls in many locations. Exterior floor surfaces near the elevator do not provide sufficient slip resistance.
- Many lay-in tegular ceiling tiles are stained, damaged, require replacement, and at various locations grid members are bent and require refurbishment. The suspended ceiling system may no longer meet current code requirements and regulations, has not been upgraded, and would greatly benefit from refurbishing.
- Flooring throughout the building is in poor condition and requires restoration or replacement.

EXTERIOR PATH OF TRAVEL: No existing building entrances are ADA compliant or properly accessible.

- At multiple locations along the designated path of travel going around the exterior of the building, the cross slopes exceed the maximum allowed 2%, and longitudinal slopes exceed the maximum allowed 5%. At some of the excessive cross slopes, the sidewalk slopes towards the vehicular roadway.
- There are various points along the path of travel that have abrupt changes in level or hazardous surface features.
- Many of the adjacent curb ramps serving this pathway are non-compliant, with

excessive slopes, insufficient landings, and missing detectable warning pavers at the vehicular influence.

- The ramped approach to the northeast building entrance is excessively long, and requires a landing mid-way up and handrails to meet current ADA codes. This concrete ramp shows significant cracks and spalling, and the adjacent exterior half wall is also cracked.
- Several entry egress door thresholds exceed the 1/2" maximum height, without being beveled at a 2:1 slope. Minimum maneuvering clearances are not met at all exterior first floor office doors, and numerous doors do not have ADA compliant entry signage.
- An ADA compliant path of travel from the main public transit location does not exist.



Non-compliant stairs at West main entry



Non-compliant curb ramp at Occupational Ed. auto quad entry

INTERIOR PATH OF TRAVEL: The second floor of the building is inaccessible from the first floor based on current ADA requirements.

- The elevator serves as the primary means to provide wheelchair access to the upper portion of the building, but it is not meet current ADA requirements. The elevator floor designations are missing at the jambs of each floor, the elevator doors do not remain open for a minimum of 20 seconds after encountering an obstruction, and there is no verbal annunciator to announce the floor at which the car is stopping.
- A large majority of the door hardware has been replaced with ADA compliant lever type pulls, but some auxiliary doors such as equipment, janitor or storage rooms still have round non-compliant door knobs. Multiple doors with automatic door openers exceed the maximum opening force and maximum closing speed allowed by code, making it difficult for users to operate.

RESTROOM ACCESSIBILITY: All restrooms are in poor condition and require refurbishment and modernization.

- There are restrooms both for students and staff on all levels. While most restrooms throughout the building have been made ADA compliant, the accommodations have been made in a piecemeal fashion.
- The finishes, colors, fixtures and equipment are damaged from years of use, have not been renovated for at least 14 years, and are in need of repair and restoration. Wall

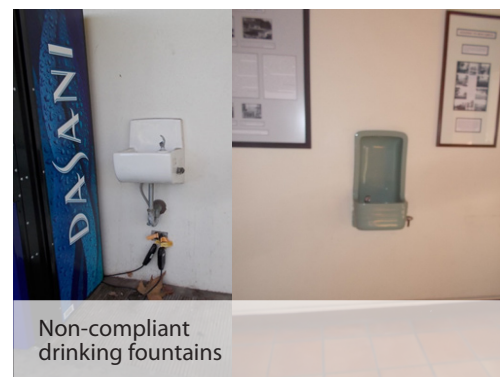
5.2 Building Assessments Administration / Occupational Ed.

and floor tiles are damaged by water, in addition to surface holes due to equipment relocation.

- ADA restroom signage is non-compliant.

DRINKING FOUNTAIN ACCESSIBILITY: An inadequate number of hi-low ADA compliant drinking fountains are provided.

- The building has (8) eight drinking fountains, a few of which are of the era of the original building. Only (2) two of these drinking fountains are a hi-low fountains, and thus the building does not meet the 50% ratio of hi-low accessible drinking fountains.



HAZARDOUS MATERIAL REMEDIATION: The Auto Quad requires hazardous materials remediation and improved chemical drainage collection at the catch basin.

- The central outdoor space between the buildings encompasses the Auto Quad. This area serves as hands on instructional space for the Automotive Services & Technology programs, and thus automobiles in various states of repair are parked adjacent the buildings. There are hazardous materials contained in plastic outdoor containers set against the exterior west wall. The concrete Quad surface is stained and damaged from automotive chemicals. Adjacent these stains, there are two storm drains centered in the Auto Quad, which drain directly to the ocean. Removal and remediation of hazardous substances will be required at this location.

Summary Observations

The building has been generally well maintained, is fully functional for its intended uses, but is in need of a major modernization to be brought up to the level of other college and educational buildings of this type. This historical building is salvageable and is recommended for modernization versus replacement.



Building Assessments Business / Communications Center 5.3

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY				PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?	
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS			SIGNAGE
Business Communications	1991-93	○	●	●	●	○	●	○	○	●	○	●	○	●	N/A	N/A

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE

Conditions Summary



Year Built:
1991-1993
Floor Area:
32,456 sf

General Information

Construction Type:
II-N, sprinkled

Occupancy:
B-2 (offices and education)
A-3 (assembly)



Facility Description

The Business Communications building is a 3-story structure on the West Campus. Adjacent to the parking structure, it sits on a sloping site and contains offices, classrooms, meeting rooms, a library, a lounge, and reception areas.

The building has not had a comprehensive renovation since its original construction in the 1990's.

The building was built in 1991 with a concrete slab-on-grade foundation, cast-in-place concrete and CMU walls, steel stud walls with batt insulation, and steel structural columns. Metal stud interior wall framing is utilized throughout, with poured concrete over metal deck floors. The exterior walls have a painted plaster finish with ceramic tile decorative accents, precast concrete wainscots, and the upper level terraces have glass wind screens. The exterior sidewalks are broom finished colored concrete. The roof system is a combination of membrane roofing with tapered insulation over metal decking and Mission clay tile with underlayment over rigid insulation and metal decking. There are two aluminum framed acrylic skylights and plaster covered parapets. A clock tower sits approximately 23 feet above the roofline at the north side of building. Half round copper gutters and downspouts flow rainwater to subsurface perforated drainage pipes. Vertical circulation elements include an interior elevator, and interior and exterior stairways. Exterior entry stairs have precast concrete risers and treads with ceramic tile warnings strips.

The interior spaces have suspended acoustic tile and veneer plaster ceiling systems, as well as wood grid ceiling panels. Wall types include glass block and exposed CMU, with finishes consisting of fabric covered wainscots, painted gypsum board, veneer plaster, porcelain tile, etched metal and oak wall panels. Floor finishes include carpet, resilient, ceramic mosaic, and quarry tile flooring, with rubber cove, ceramic and oak wall bases. Interior spaces incorporate plastic laminate and wood casework, built-in file cabinets, marker boards, and fabric covered tack boards. The interior doors are a combination of painted steel and solid core with plastic laminate, grooved aluminum plank and wood paneling finishes. Some doors have flush vision panels. Exterior entry doors are prefinished aluminum storefront systems with glazing.

The exterior windows are both operable and fixed, with aluminum and steel frames. Upper level windows are shaded with exterior cement plaster sunshades, while other windows utilize interior draperies or roller shades.

All floors of the building have both men's and women's accessible restrooms in addition to water fountains. The restrooms have the original ceramic floor and wall tile, plumbing fixtures, ceilings and lighting.

The area around the building is both paved and landscaped, offering several locations in which to enter the building with a mixture of sloped walks, ramps, and stairs.

The building is both sprinklered and furnished with fire alarm devices connected to the campus wide fire alarm system. All levels have fire extinguishers spaced appropriately and each exit door is properly accented with illuminated exit signs, and fire alarm pull stations.

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

Key Findings for Improvement

EXTERIOR FINISHES: There is excessive deterioration of the exterior finishes.

- The exterior wall finish is painted plaster over both concrete and steel stud construction, and at numerous locations, is in very poor condition. The finish is bubbled, peeling, has below surface plaster deterioration, and is in need of repair.



Exterior east staircase with paint damage.



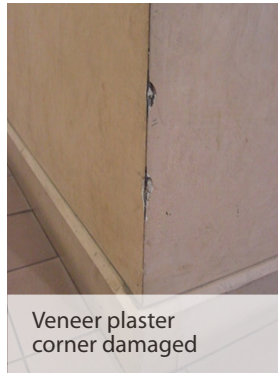
Front entry plaza stairs; concrete cracks and tile missing.

INTERIOR FINISHES: The building supports a wide variety of interior finish materials, most of which are in poor condition.

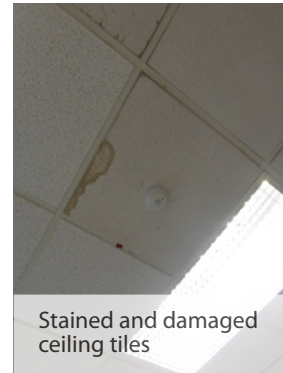
- Most walls are tattered, damaged, stained, and require repainting and/or refurbishing. Additionally, the walls are painted a variety of colors other than the College's standard 'Cottage White', adding to ongoing maintenance issues.
- The walls at the classrooms are in very poor condition, with peeling paint, exposed putty filled holes, and various permanent stains. Additionally, the classrooms have fabric covered tack boards with stained surfaces, requiring replacement of the fabric.
- The second floor office area has fabric covered walls, with wood base. These fabric wallcoverings are badly stained, damaged, vandalized, and are in need of replacement with a more durable material.
- The color of the plastic laminate finish on the doors vary throughout the building; many show wear, are stained, and the edges of the laminate are damaged and chipped. Reskinning these doors would benefit the overall life span of the space.
- There are multiple locations throughout the building where the acoustical ceiling tiles are damaged and stained, and the suspension grid system is bent. Additionally,

the suspended ceiling system components likely no longer meet current ASTM ratings, the CBC, nor Department of the State Architect (DSA) requirements.

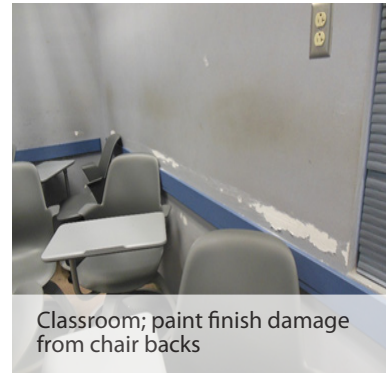
- Many of the floor finishes throughout the building have deteriorated excessively and are in need of replacement. The original carpet throughout the building is dirty, stained, worn, and in need of replacement. Rooms with resilient flooring have localized areas of wear and damage, and would benefit from replacement as well.



Veneer plaster corner damaged



Stained and damaged ceiling tiles



Classroom; paint finish damage from chair backs

EXTERIOR PATH OF TRAVEL: There is presently no exterior path of travel to the entrance of the building that meets current accessibility requirements.

- The outdoor entry plaza on the east side provides access to the primary building entrance, but the plaza finishes are degraded, uneven and worn, with abrupt changes in level. Tree wells in the plaza have a thin metal trim which rises above the adjacent sidewalk, creating a tripping hazard.
- The café/snack bar outdoor seating area is accessed by excessive sloped paths, degraded and uneven asphalt to concrete transitions with abrupt changes in level, and hazardous surface features.
- At multiple locations along the presumed accessible path of travel, cross slopes exceed the maximum 2% allowed, longitudinal slopes exceed the maximum 5% allowed and are without handrails. There are various points along this path of travel that have abrupt changes in level and hazardous surface features.
- All exterior ramp and stair handrails around the building site have non-compliant returns, and all are shorter than the current 34" minimum height code requirement.
- The sloped sidewalk approach on the east side of the building also has excessive cross and longitudinal slopes, is interrupted by a drainage grate, and leads to an entry with stairs. No signage exists to indicate this entry is not intended for wheelchair use.
- The paved paths of travel from the adjacent accessible parking spaces are not ADA compliant. The paths from both parking lot 4D and 5 have excessive cross and longitudinal slopes.
- The main building entrance at the west side of the building is intended to be the wheelchair accessible entrance, but lacks a compliant access ramp, and no ADA signage is present to indicate accessibility, such as an International Symbol of Accessibility (ISA) symbol.

- Where electronic door operators were added to provide retrofit accessibility at the entrances, the installed location of the activation buttons are not in compliance with current code.



West entry plaza tree well; hazardous surface feature along path of travel.



Ramp to building entry; intermediate landing exceeds 2% allowed maximum cross slope



Non-accessible entry lacks wayfinding signs directing user to ramped entry location



Pathway material transition; abrupt change in level and hazardous surface features

RESTROOM ACCESSIBILITY: While likely providing an adequate number and distribution of restrooms, the condition and layout of the existing restrooms are deficient.

- All restroom floor finishes, colors, fixtures and equipment are in fair condition.
- Although the layouts and configurations are efficient, these restrooms were originally designed to meet earlier ADA standards, and require reconfiguration to meet current accessibility codes for dimensional clearances.

DRINKING FOUNTAIN ACCESSIBILITY: The existing drinking fountains provided do not, collectively, meet the requirement of the code.

- There are three drinking fountain locations in the building; one hi-low and two singles. Two of the three fountains are required to be hi-low accessible drinking fountains, and therefore the building does not meet code.
- The fountain adjacent the second floor restroom meets ADA codes, while the first and third floor fountains do not.
- Additionally, the first floor fountain is in an awkward and unapparent location next to the electrical room and elevator doors, does not provide adequate maneuvering

5.3 Building Assessments Business / Communications Center

clearances, and impedes into the pull side clearance at the adjacent door.



Second floor restrooms; corner shelf prohibits ADA required door clearances



First floor single drinking fountain; maneuvering clearances not provided

Summary Observations

The surrounding site and building entrances are in need of modernization to be brought up to current ADA accessibility codes. The exterior circulation route does not provide a compliant path of travel to the main building entrance, nor other ancillary exits. Signage, handrails and walking slopes should be renovated for proper accessibility. The outdoor plazas and walkway areas have hazardous and abrupt changes in level, deteriorated materials, poorly marked entrances, and dimly lit exteriors. These areas would benefit from site improvement renovations to provide safer circulation, and create more inviting spaces for users to gather.

The existing ceiling system, classroom and office flooring, wall and door finishes are worn, damaged, and have reached the end of their useful life. The classroom fixtures and furnishings are also damaged and no longer meet the standards of modern instructional spaces. These finishes and fixtures require replacement, and would benefit from a significant modernization to meet the quality and life-cycle of similar educational facilities.

The building has not been generally well maintained, but is functional for its intended uses. It is in need of a modernization to be brought up to the level of other college and educational buildings of this type. This building is salvageable and is recommended for modernization versus replacement. A modernization of floors, walls, ceilings, lighting and signage is recommended.



Building Assessments Interdisciplinary Center 5.4

Conditions Summary

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		
Interdisciplinary Center	1988	○	○	○	●	N/A	●	●	○	●	○	●	○	●	N/A	N/A

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE



Year Built: 1988

General Information

Floor Area: 35,795 sf

Construction Type: II FR

Occupancy: A3



Facility Description

The Interdisciplinary Center is a three story building on a sloping site. The building was built in 1988, with concrete slab on grade, exterior concrete block walls, and cast in place concrete structural columns. The exterior building finish is painted plaster with exterior quarry tile walkways and broom finished concrete sidewalks. Metal stud wall framing is utilized throughout, with 10" precast pre-stressed concrete plank floors with a 2-1/2" topping on the 2nd and 3rd floors. The roof system is a combination of membrane roofing with tapered insulation, plaster covered parapets, and clay tile over metal decking and rigid insulation. The roof area houses two mechanical wells. The building has metal gutters, conductor heads and downspouts leading to perforated drains. Vertical circulation elements include an elevator, interior stairwells, and exterior staircases.

The interior spaces have suspended acoustic tile and plaster ceilings, exposed concrete masonry walls, painted gypsum board walls, carpet tile, rubber wall base, and resilient flooring. The classrooms are equipped with operable whiteboards with overhead media projectors and screens. The exterior fenestration is a prefinished aluminum storefront system with both operable and fixed glass windows. The interior doors are both painted hollow metal and stained wood with flush vision panels. The first floor Computer Room 104 has a raised access floor. Hallways have wall mounted display cases and fabric covered tack boards.

The corridors on the first floor are 2 hour construction, and the second and third floors are one hour. The third floor incorporates an interior light court, with offices on each side of a corridor encircling the building. There are classrooms on the first and second floors accompanied by instructor office space and administrative functions of various departments on the third floor.

All three floors of the IDC building have both men's and women's accessible restrooms in addition to new water fountain/bottle filling stations. The restrooms have the original ceramic floor and wall tile, plumbing fixtures, ceilings, and lighting.

The area around the building is both paved and landscaped, offering several locations in which to enter the building with a mixture of wheelchair ramps, sloped walks, and stairs.

The building has a Class II Standpipe system within the interior stairwells, and is not required to be sprinklered. The fire alarm devices are connected to the campus wide fire alarm system and all levels have fire extinguishers spaced appropriately and are identified on the evacuation maps. Each exit door is properly accented with illuminated exit signs, and fire alarm pull stations.

The building has had door hardware, HVAC, fire alarm, fire access road, irrigation and planting, and interior finish renovations. Between 2013 and 2015, all three floors underwent interior finish upgrades including carpet and base, wall paint, resilient

flooring, door refinishing and hardware upgrades, signage, water fountain replacement, window coverings, and some intranet re-wiring. The above mentioned interior finishes range from good to excellent condition.

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

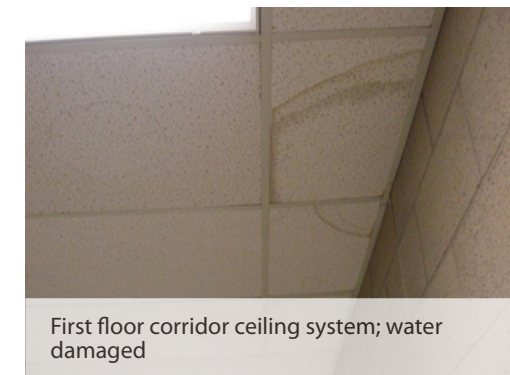
Key Findings for Improvement

ROOF: While the clay tile roof remains, generally, in good condition, failure of the built-up roof in some locations requires further investigation and repair.

- Built up roofing at the mechanical roof wells have standing water, poor roof drainage, and potential underlying damage possibly caused by the old, poorly maintained mechanical equipment in the same location.



Mechanical roof well with water damage at built up roofing system



First floor corridor ceiling system; water damaged

INTERIOR FINISHES: While most of the interior finishes are relatively new and in good condition, some areas of the existing suspended ceiling system likely requires replacement.

- Not included as part of any of the upgrades completed between 2013 and 2015, the suspended ceiling system is original and many of the acoustical ceiling tiles are damaged, stained, and in need of replacement. The ceiling suspension grid system is bent or damaged in some locations and requires repair. Additionally, the suspended ceiling system components likely no longer meet current ASTM ratings, the CBC, or Department of the State Architect (DSA) requirements.

EXTERIOR PATH OF TRAVEL: There is presently no exterior path of travel to the entrance of the building that meets current accessibility requirements.

- At multiple locations along the presumed accessible path of travel, cross slopes of walking surfaces exceed the maximum 2% allowed, and longitudinal slopes exceed the maximum-allowed 5% and are without handrails.

- There are various points along the path of travel that have abrupt changes in level and hazardous surface features.
- Where ramps occur, they either do not have railings or the railings are not in compliance with current code.
- The entrances into the building are deficient as well, at times incorporating excessively high and steep thresholds. Where electronic door operators were added to provide retrofit accessibility at the entrances, the installed location of the activation buttons are not in compliance with current code.
- In some locations, detectable warning pavers are not provided where they should be per code as a means of protecting pedestrians from vehicles.



Non-compliant ramp at west main entry.



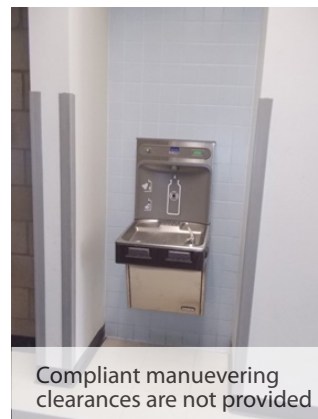
Paved path from IDC building to the accessible parking stalls is uneven and degraded.

RESTROOM ACCESSIBILITY: The existing restrooms are deficient in terms of condition and code compliance.

- The finishes are in fair condition, but are aging and in need of refurbishment. Multiple toilet partitions have been purposely defaced and should be replaced with products better suited to withstanding vandalism.
- Although the layout and configuration of the restrooms are relatively efficient, they were originally designed to meet 1988 ADA standards, and are unlikely to be in compliance with current codes. It is apparent that many components of the restroom no longer provide adequate accessible dimensional clearances.



Accessible clear floor space not provided. Mirror and soap dispenser mounted above ADA compliant heights.



Compliant maneuvering clearances are not provided

DRINKING FOUNTAIN ACCESSIBILITY: The existing drinking fountains do not provide adequate maneuvering clearances and do not meet the quantities required by code.

- The three alcove drinking fountains in the building have been recently upgraded to bottle filling station/drinking fountains, but no hi-low fountains are provided. Therefore, the building does not meet the 50% ratio of hi-low accessible drinking fountains required by code, and accommodations should be provided. Additionally,

the alcove widths do not provide the required maneuvering clearances. The IDC building has been generally well maintained, is fully functional for its intended uses, and closely reaches the level of other college and educational buildings of this type.

**Summary
Observations**

The IDC building is severely lacking in ADA compliant accessibility in and around the building. There is no compliant path of travel from the accessible parking stalls, nor a compliant building entry. Sidewalks, stairs, and entrance ramps within the building limits are not ADA compliant, and the elevator do not meet all current regulations. The lower level plaza area is a paved, open and shaded space, and would benefit from a renovation to offer users a place to gather and sit.

The IDC building has undergone multiple interior renovations of offices and classrooms, bringing floor, wall and door finishes up to a higher level of quality to last for many years. The existing ceiling system, corridor flooring, stairwell finishes, restrooms fixtures and finishes have reached the end of their useful life, require replacement, and would benefit from a modernization to match the quality and life-cycle of the office and classroom finish materials.

Building Assessments Learning Resources Center & Library

5.5

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		
Learning Resource Center & Library (EAST)	1987	○	○	●	●	○	●	○	○	●	○	●	●	●	N/A	N/A
Learning Resource Center & Library (WEST)		○	○	○	●	○	●	○	○	●	○	●	●	●	N/A	N/A

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE

Conditions Summary



Year Built:

1987

Floor Area:

52,335 sf

Construction Type:

II-1 HR

Occupancy:

B-2 (offices and education),
A-3 (assembly)

General Information



Facility Description

The Learning Resource Center on the West Campus is a two story building on a sloping site adjacent the pedestrian bridge, with the Learning Center occupying the west side of the building, and the Library on the east. The building was built in 1987 with concrete slab on grade, first floor concrete cast in place walls, second floor exterior steel stud walls with batt insulation, and steel and concrete structural columns. The exterior building finish is painted plaster, with exterior broom finished colored concrete sidewalks. Metal stud interior wall framing is utilized throughout, with poured in place concrete floors. The roof system is a combination of membrane roofing with tapered insulation over metal decking, plaster covered parapets, and clay tile with underlayment, over rigid insulation and metal decking. The building has metal gutters, conductor heads, scuppers, and rainwater leaders flowing to subsurface perforated drainage pipes. Vertical circulation elements include an elevator as well as interior and exterior staircases.

The interior spaces have suspended acoustic tile and plaster ceilings, painted gypsum board walls, operable partitions, broadloom carpet, carpet tile, rubber and resilient flooring, wall base, recessed door mats, casework, shelving, display cases, marker boards, and fabric covered tack boards. The Learning Center interior space on the west side of the building was modernized in 2012, while the Library on the east side of the building retains the original carpet, resilient flooring, wall base, paint, ceilings, casework, shelving, and furnishings. The west side of the building utilizes a depressed slab with an access floor, and the east side incorporates underfloor ducts to provide power and data to the open floor plan. The interior doors are a combination of painted hollow metal and painted and stained wood with flush vision panels. The exterior entry doors are anodized aluminum with glazing.

The exterior windows on the lower level are set back and shaded from the floor above. The second floor windows are shaded with prefinished standing seam metal awnings. Acrylic domed skylights provide natural lighting at the building entrance lobby, Library interior stairs, and above the distribution counter in the Learning Center.

Both floors of the LRC building have both men's and women's accessible restrooms in addition to water fountains. The restrooms have the original ceramic floor and wall tile, plumbing fixtures, ceilings and lighting.

The area around the building is both paved and landscaped, offering several locations from which to enter the building with a mixture of sloped walks and stairs.

The building is both sprinklered and furnished with fire alarm devices connected to the campus wide fire alarm system. All levels have fire extinguishers spaced appropriately, and each exit door is properly accented with illuminated exit signs and fire alarm pull stations.

Key Findings For Improvement

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

EAST / WEST DISPARITY: There is a discontinuity in terms of facility quality and condition between the East and West side of the building.

- The building underwent an interior renovation in 2012 to the Learning Resource space on the west side of the building which included new carpet, base, wall paint, ceiling tiles, lighting, casework, signage, door and window refurbishment, power and data revisions, new fixtures and furniture. Most finishes in this area remain in very good condition, though some walls require minor paint touch-up.
- Corridor 112 and Restrooms 103 and 104 have not been renovated, and the wall, floor and ceiling finishes are in fair to poor condition, and require refurbishment. Both levels of the Library space on the east side of the building have not be renovated, all finishes are original, are in extremely poor condition, and require replacement.



Library; lower level window sill vandalism and damage



Library vestibule; wall damage

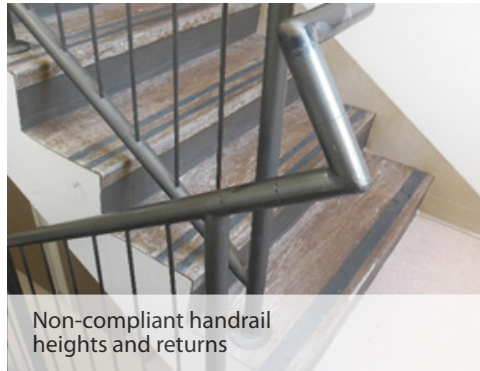
INTERIOR FINISHES: The condition of the interior finishes at the East side of the building are mostly original and in poor condition.

- The interior walls are painted gypsum board over metal stud framing, painted concrete, and fabric covered. All finishes on the east side are in very poor condition. Multiple locations have damaged drywall, marred and chipped paint, and badly stained wall coverings.
- The flooring materials in the renovated portion of the west side of the building are in good to excellent condition, while the flooring in the north west section of the building is in fair to poor condition and would benefit from a modernization to match the lifespan of the other newer materials at the west side the building. Flooring materials in the east side of the building are in extremely poor condition, beyond cleaning, and require replacement.
- Many ceiling tiles have stains, are broken or damaged, and require replacement. The ceiling suspension grid system is in fair condition, but requires refurbishment. The

painted concrete coffered ceiling at the lower level requires new paint. Additionally, the suspended ceiling system components likely no longer meet current ASTM ratings, the CBC, nor Department of the State Architect (DSA) requirements.

EXTERIOR PATH OF TRAVEL: There is presently no exterior path of travel to the entrance of the building that meets current accessibility requirements.

- The main building entry at the south side of the building is intended to be the wheelchair accessible entrance, but the layout of the three entry doors does not provide adequate push or pull-side dimensional clearances.
- An electronic door operator is near the interior and exterior side of the doors, but is lacking the lower access button required by current code.
- The intended accessible path of travel to the main entrance on the south side of the building has cross slopes exceeding the maximum allowed 2%, and longitudinal slopes exceeding the maximum allowed 5% and are without handrails. There is no pathway to the building that meets current accessibility requirements.
- The sloped walkway around the north side of the building includes an excessively steep sloped asphalt ramp with no handrails or curb edges. This ramp continues into a driveway, and does not have detectable warning pavers at the vehicular influence.
- The exterior staircase handrails on the north side of the building are 32" high, and thus do not meet the current minimum height requirement of 34". These north stair risers also exceed the maximum allowed 7" in height.
- The pavement does not have curbs nor tree grates, creating tripping hazards. A tree grate system should be installed to provide a safe extension of the pedestrian walk ways.
- While the primary building entry doors have ADA International Symbol of Accessibility (ISA) symbol signs indicating accessibility, proper code compliant accessibility is not actually provided.



Non-compliant handrail heights and returns



Main entrance; Intermediate handrail at stairs not provided

INTERIOR PATH OF TRAVEL: The existing interior path of travel is limited by a variety of barriers to accessibility.

- Once inside the building, there are twelve doors on the upper level, and six on the lower level that do not meet the minimum push/pull side dimensional clearances, and are thus not accessible.

- A few of these non-compliant push/pull conditions exist at exit doors. Additionally, the pair of emergency exit doors in corridor 112A are blocked off with tape, indicating they are not to be used.
- An elevator provides access to both levels, but lacks a verbal annunciator to announce the floor at which the car is stopping, and no elevator wayfinding signage is in place.

RESTROOM ACCESSIBILITY: The existing restrooms do not comply with current accessibility codes.

- The building does not provide an ADA compliant staff restroom.
- Although the layouts and configurations of the student restrooms are efficient, they were originally designed to meet 1987 ADA standards, and should be re-evaluated. There are numerous items that may no longer meet current accessible dimensional clearances such as: lavatory height, knee and side clearances, fixture reach ranges, grab bar heights, ambulatory stall width, and adequate exiting door clearances.



Dispenser and disposal units protrude into required clear space



Library vestibule; wall damage

DRINKING FOUNTAIN ACCESSIBILITY: The existing drinking fountains provided do not meet the requirement of the code.

- Four of the five drinking fountains in the building do not provide adequate maneuvering clearances, are not in alcoves and are without guardrails. Three of the five fountains are required to be hi-low accessible drinking fountains, and therefore the building does not meet the 50% ratio required by code, and accommodations should be provided.

The west wing of the LRC building has been modernized, continues to be generally well maintained, is fully functional for its intended uses, and closely reaches the level of other college and educational buildings of this type. The east Library wing is poorly maintained and does not reach the level of other college and educational buildings of this type. A modernization of entry access, floors, walls, ceilings, lighting, mechanical, plumbing and electrical systems is recommended.

The surrounding site is in need of modernization to be brought up to current ADA accessibility codes.

Summary Observations

5.5 Building Assessments Learning Resources Center & Library

The existing east wing Library space of the combined LRC building occupies approximately 34,500 sf of the entire 52,335 sf facility. All of the systems, furnishings, fixtures and finishes in this wing are aging, extremely worn and damaged, are no longer aesthetically pleasing, and have reached the end of their useful life. The use and layout of the Library space also requires re-configuration, not just replacement of finishes, and would benefit from a significant modernization to improve the building's performance and match the quality and life-cycle of the west wing Learning Center finish materials.

Three sides of the building have outdoor plazas with a garden, benches, pole lighting and a bicycle repair area. The doors exiting into these spaces are without signage, the pavement has deteriorated expansion joint materials, and the sites are dimly lit. These areas would benefit from site improvements to provide better circulation, and encourage user interaction.

The building's exterior circulation does not provide a compliant path of travel to the main building entrance, nor other ancillary exits. Handrails and walking slopes should be renovated to be made accessible.



Building Assessments Student Services 5.6

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY				PARKING LOT	INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?	
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS			SIGNAGE
Student Services	1965	○	○	○	○	N/A	●	●	○	●	○	○	○	●	N/A	YES

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE

Conditions Summary



Year Built:
1965
Floor Area:
43,038 sf

General Information

Construction Type:
V-1 HR and L
Occupancy:
B-2 (offices and education),
A-3 (assembly)



Facility Description

This building was originally designed and built as a two story Library with a partial basement. In 1991, the center atrium was infilled, and a complete building renovation occurred to create the Student Services Center. The building houses student services and staff offices.

Modifications to the building include: 1975-76 Power/Lighting Modifications, 1975 Handicap renovations, 1989 Interior Addition, 1988 Roof Panel, 1993 Second Floor Office renovation, 1999 Flooring replacement, 2000 HVAC Modification/Addition, 2001 Electrical/Communications plan room 250, 2001 Re-Roof, and an elevator addition.

The construction includes concrete slab below grade with footings and foundation walls, concrete shear walls, pre-cast tilt-up concrete walls, steel moment resisting frame at the first story addition, light metal frame at the second story addition, and post-tensioned structural elements. The exterior walls are painted lath and plaster, and are set back from the column and high arched covered walkway roof overhang. The roof system is built-up roofing over poured in place concrete deck, with framed acrylic skylights, roof drains, and plaster covered parapets with a quarry tile trim roof edge. The main east entrance doors are wood panel, while all other exterior glazed doors and windows are part of an aluminum storefront system. Vertical circulation elements include an interior elevator, and interior and exterior stairways. Exterior entry stairs have precast concrete risers and treads with painted warnings strips.

The interior spaces have 2x2 and 2x4 suspended acoustic tile, painted gypsum board, and acoustic plaster ceiling systems. Wall types include CMU and wood and metal stud interior partitions, with finishes consisting of fabric covered wainscots, painted gypsum board and veneer plaster. Floor finishes include 9x9 Vinyl Asbestos Tile (VAT), carpet tile, rubber and resilient sheet goods, with rubber wall base. Restrooms have resilient, ceramic and terrazzo tile floors, with FRP and ceramic and terrazzo wainscots, rubber base, painted gypsum board ceilings and metal or plastic toilet partitions. Interior spaces incorporate plastic laminate and wood casework, built-in file cabinets, marker boards, and fabric covered tack boards. Interior doors are a combination of stained wood and plastic laminate in metal and wood jambs with updated electronic card reader hardware. The building is served by an elevator. The exterior windows are both operable and fixed, with aluminum and steel frames

The building does not have a fire sprinkler system, but fire alarm system consists of audible and strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored by a Simplex panel, and connected to the campus wide fire alarm system. The building also has security alarm, and an AED unit in the first floor lobby, and all levels have fire extinguishers spaced appropriately.

All floors of the building have both men's and women's accessible restrooms in addition

to water fountains. The restrooms have the original ceramic floor and wall tile, plumbing fixtures, ceilings and lighting.

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

Key Findings for Improvement

EXTERIOR FINISHES: The exterior walls require repair to restore their finish.

- The exterior painted plaster wall finish is in overall fair condition, with various locations of peeling paint and hairline cracks that require repair and repainting.



Damaged plaster and paint at corner



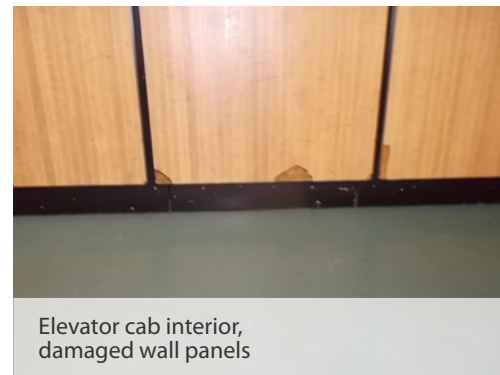
Exterior walls, peeling plaster paint

INTERIOR FINISHES: Many of the finishes throughout the building have deteriorated excessively and are in need of repair or replacement.

- Ceramic and terrazzo restroom floors are very dirty and aging and should be renovated.
- Areas which received new carpet tile and base remain in good condition. The resilient flooring green colors are aging and the finish conditions are stained, worn, and should be replaced.
- The basement area has the original 9x9 VAT which is badly damaged and exposed. Remediation and abatement at this damaged material is recommend now, as well as during any future renovation.
- Interior walls are painted gypsum board, veneer plaster, and painted concrete. Numerous walls, wall corners and wall finishes throughout the building are damaged and need repair.
- The basement gypsum walls have water damage and require renovation. Restroom ceramic wall finishes have holes, are stained, and require repair. Ceramic tile is mismatched at areas of previous repair. Fabric covered wainscots are stained and require removal or replacement. Multiple corridor corners and column edges are damaged, require repair, and could avoid further damage with the installation of

corner guards.

- The finish materials are damaged and stained, and require repainting or refurbishing. The fabric wall covering wainscot is stained, damaged, dirty, and should be replaced with a more durable material.
- A portion of the suspended ceiling system is original and in fair to poor condition. Many suspended ceiling tiles are stained, damaged, require replacement, and at various locations grid members are bent and require refurbishment. The grid finish is discolored, adding to the aging appearance. Additionally, the suspended ceiling system components likely no longer meet current ASTM ratings, the CBC, nor Department of the State Architect (DSA) requirements.

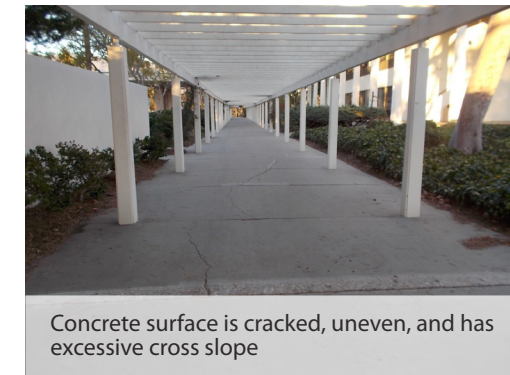


EXTERIOR PATH OF TRAVEL: There is presently no exterior path of travel to the entrance of the building that meets current accessibility requirements.

- The concrete walkways around the building, which are intended to be the accessible path of travel, are very uneven, cracked, have abrupt changes in level, expel the user into the fire lane, have excessive cross and longitudinal slopes, and lead to excessively steep sidewalks.
- The building occupancy dictates an additional middle handrail is required at the stairs leading to the main east building entrance. The handrails at the exterior staircases leading to the second floor exceed the height allowed by code.
- All building entries are intended to be the wheelchair accessible entrances, but the site lacks an adjacent compliant access ramp to access the entry level at the doors. The ramp running slopes are excessive and the handrails too short.
- All entrances have automatic door openers, but when not activated the doors are heavy, difficult to open, and exceed the opening force allowed by code. The electronic door operator lower-level push plates, now required by code, are not provided
- The path of travel from the adjacent public transportation bus stop on Cliff Drive to the Student Services building is not ADA compliant. There are excessive cross and longitudinal slopes, multiple abrupt changes in level and/or hazardous surface features, non-compliant curb ramps, and no level landing at the sidewalk location to

board the bus. Curb ramps in this area are also non-compliant.

- The intended accessible path of travel to the building from the accessible parking stalls in Lot 1A is not clearly marked, curb ramps have non-compliant slopes and are missing truncated domes at the vehicular influences, and the concrete pathways are uneven and have tripping hazards.



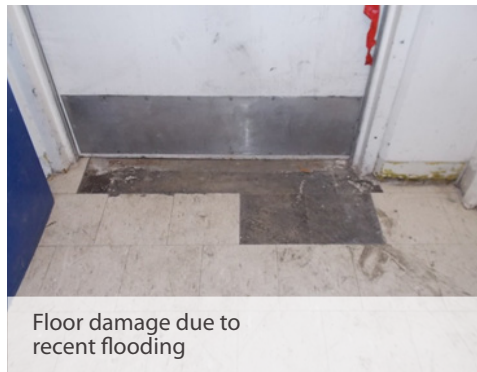
RESTROOMS ACCESSIBILITY: The condition of the existing restroom is deteriorated, they are distributed impractically around the building, and their layouts are deficient in meeting code requirements.

- Student restrooms are on both the first and second floors, while staff restrooms are only on the first floor.
- All floor finishes, colors, fixtures and equipment are in poor condition, with water leaks apparent and causing finish damage and staining. Plumbing piping has been replaced and/or rerouted, leaving unrepaired holes in the ceramic wall finishes. Metal partitions are rusted and should be replaced.
- Although the layouts and configurations of the student restrooms are somewhat efficient, these were originally designed to meet earlier ADA standards, and should be re-evaluated for compliance to current ADA codes. Staff restrooms do not meet dimensional requirements for a single occupancy restroom.

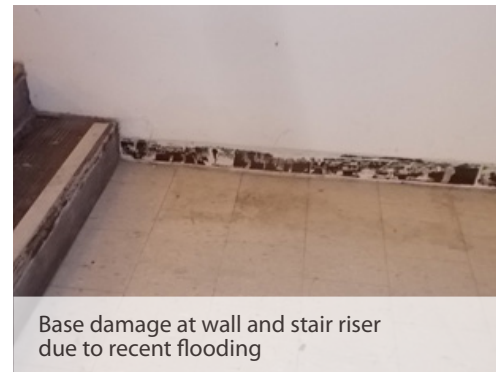
DRINKING FOUNTAIN ACCESSIBILITY: Some of the existing drinking fountains are in need of repair and others, even ones more recently replaced are not code compliant.

- Some fountains splash and leak have caused water damage and staining on the flooring beneath.
- There are three single-station drinking fountains in the building, but none are the hi-low type. One fountain is a bottle filling station in an alcove, and does not provide adequate side clearances. Two of the three fountains are required to be hi-low accessible drinking fountains, and therefore the building does not meet the 50% ratio required by code, and accommodations should be provided.

HAZARDOUS MATERIAL REMEDIATION: Due to recent flooding in the basement, there may be the need for remediation of hazardous materials from the damaged walls and floors.



Floor damage due to recent flooding



Base damage at wall and stair riser due to recent flooding

Summary Observations

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

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

The basement has recently been flooded, and the damage to the floors and walls remain. It is highly recommended this area be further inspected and hazardous materials remediated.

A seismic study was conducted in 1996, with findings that indicate deficiencies are observed, but not significant enough to adversely affect life-safety performance of the building. Some exterior shear walls and roof overhangs show hairline shrinkage cracks.

The surrounding site and building entrances are in need of modernization to be brought up to current ADA accessibility codes.

This existing building has not had a major modernization since the atrium space was infilled in 1991, when the facility use was converted from the Library to the Student Services Center.

The atrium infill project created a disjointed layout, with gaps at new walls abutting existing arches, wide metal floor and overhead plastic expansion joint covers, and the revised second floor layout created ADA clearance issues at doors, and spaces without exterior light.

This is a heavily used building, and the existing ceiling system, resilient and ceramic flooring, wall and door finishes, casework and furnishing are dated, worn, damaged, are no longer aesthetically pleasing, and have reached the end of their useful life. These finishes and fixtures should be replaced with more durable, cleanable materials, and the entire building would benefit from a significant modernization to meet the quality and life-cycle of similar educational facilities.

All the basement finishes require restoration and should include hazardous materials clean up.

The surrounding exterior circulation route does not provide a compliant path of travel to the main building entrance, nor other ancillary exits. Signage, handrails and walking slopes should be renovated for proper accessibility.

The outdoor plazas and walkway areas have hazardous and abrupt changes in level, deteriorated materials, poorly marked entrances, and dimly lit exteriors. These areas would benefit from site improvement renovations to provide safer circulation, and create more inviting spaces for users to gather.

Conditions Summary

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?	
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		PARKING LOT
Wake	1956	○	○	●	○	N/A	○	●	○	○	○	○	●	●	●	YES

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE



Year Built:
1956

General Information

Floor Area:
44,600 sf

Construction Type:
II-N

Occupancy:
B-2 (offices and education),
A-3 (assembly)



Facility Description

The Wake Center was originally built in 1956 as the Cathedral Oaks Elementary School, and is one of the College's two Continuing Education centers. The site currently includes 38,354 square feet of permanent buildings, 14,389 square feet of portable classrooms, and occupies approximately 9-1/2 acres. A large auditorium faces the entry parking lot, and adjacent classrooms and administration building surround a landscaped open space. The site is generally flat on the west side and slopes on the east. The permanent and portable buildings are surrounded by both paved and landscaped areas, offering several options to traverse the site using sloped walks and stairs.

The facility is located in a residential section of Santa Barbara County, approximately 10 miles north of the main campus with gas stations, commercial, restaurants and hotel lodging nearby. The facility is used by the "Adult Education" program offered through SBCC under the name of the Center for Lifelong Learning, serving both young and older students. Classes are in session during both the day and night, all year round, following the same school calendar as Santa Barbara City College.

The classroom buildings serve creative hands-on courses such as glass fusing, wood working, sewing, weaving, jewelry, computer and career skills, while the auditorium is used for fitness classes. A construction technology program is housed in two of the portable buildings.

The existing permanent buildings are one story with converted patio spaces, built with CMU and pipe column construction, slab on grade and concrete footings. The exterior building finish is painted CMU, and the built-up roof system has metal gutters and downspouts. A covered exterior corridor with concrete walkways follows the building layouts, with a central office and two-story auditorium and adjacent cafeteria.

Multiple portable classroom buildings are on the east portion of the site, accessed by stairs and ramps with handrails. These buildings have painted wood siding with Masonite trim, dual pane operable windows with aluminum frames, and galvanized metal roofs with gutters and downspouts. Interior spaces have suspended acoustical ceiling systems, broadloom carpet with resilient base, and painted gypsum board walls.

The permanent building's interior spaces have glue on acoustic tile, suspended acoustic tile and plaster ceilings, painted walls, wood trim, built-in casework, carpet, rubber wall base, and VCT flooring. Some classrooms are equipped with whiteboards, overhead media projectors and pull-down screens. The exterior fenestration has both operable and fixed glass windows with painted wood frames. Doors are painted solid wood with glass transoms.

The buildings on this site are surrounded by grass, trees, landscaping and parking lots. The front west parking lot is accessed via the main driveway off North Turnpike Road, and the lower eastern lots at the rear of the property are reached by access roads at both

the north and south edges of the site. Contrasting the other SBCC facility locations, the public generally accesses the Wake Center by vehicle, not predominately on foot. The main classrooms and office entrances are protected by roof overhangs and an overhead canopy system, while the portable buildings are accessed directly from the parking lots.

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

Key Findings for Improvement

INTERIOR FINISHES: The interior finishes in both permanent and portable buildings are deficient and worn, have reached the end of their useful life, and would benefit from a major modernization to meet the quality and life-cycle of similar educational facilities.

- The glue-on acoustic ceiling tiles are in fair condition, with minor damage and staining present. The auditorium ceiling tiles have been secured in place with screws. A few spaces have been updated with suspended acoustic ceiling systems, which are in fair condition, but the components likely no longer meet current ASTM ratings, the CBC, or Department of the State Architect (DSA) requirements. The facility would benefit from a full modernization of all ceiling systems.
- Interior walls in both the permanent and portable buildings are stained, damaged, and are in general need of repair and repainting.
- The interior flooring varies throughout the facility and includes broadloom carpet, carpet tile, VCT, wood, and exposed concrete. Although the carpet tile is in good condition, all other finish materials are aging, worn, and should be replaced.
- The men's and women's restrooms have been partially renovated to meet ADA requirements, but did not receive a major renovation, and the finishes and fixtures are in poor condition. The ceramic floor and wall tile, and toilet partitions are original. These spaces would benefit from a major renovation.



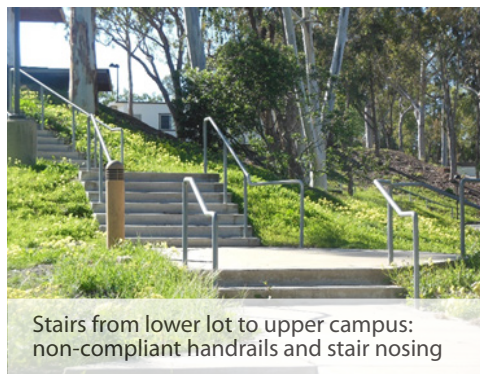
Auditorium walls; water damaged exposed CMU and wood finishes



VCT in classrooms; worn and in need of replacement

EXTERIOR PATH OF TRAVEL: The surrounding exterior circulation does not provide a successive compliant path of travel from the accessible parking stalls onto the walkways. Handrails, ramps, walking slopes and building entrances should be renovated for proper accessibility.

- The lower parking lot utilizes long exterior concrete staircases with non-compliant handrails and landings to get up to the level of the classrooms.
- There are multiple locations where the concrete walkways are cracked, uneven, and require repair or replacement.
- The north and east sides of the campus have exterior staircases with cracked concrete, faded nosing stripping and non-compliant handrails. There are no wayfinding signs directing the user to an alternate accessible path. These staircases would benefit from the addition of signage, and ramps or sloped walkways.
- The proper number and type of accessible parking spaces are provided throughout the site, but there are not safe or compliant paths of travel from these spaces to the walkways or classrooms they serve.



Stairs from lower lot to upper campus: non-compliant handrails and stair nosing



Door thresholds often exceed 1/2" maximum allowed

INTERIOR PATH OF TRAVEL: Multiple elements of the facility do not offer adequate accommodation for accessible maneuvering or passage.

- Most permanent classroom and office entrances provide compliant thresholds, but many of the portable buildings do not.
- There are multiple exit and interior doors that do not provide adequate push-pull side clearances.
- Classroom 32, which houses the weaving lab, was added onto the auditorium building at a later date, and provides neither an accessible entrance to the space, nor accommodations within the space at the change in floor height.
- Casework within classrooms and offices provides neither clear floor spaces, nor lowered counter heights to accommodate wheelchair users.

DRINKING FOUNTAIN ACCESSIBILITY: Presently, the drinking fountains provided do not meet current code requirements.

- No hi-low fountains are provided, and therefore, the site does not meet the 50% ratio of hi-low accessible drinking fountains required by code.

PARKING: The condition of the parking lot surface is poor.

- The asphalt surface is deteriorating and the striping is faded. The surface has raveling, alligator cracks, upheaval and depressions. Cracks have been filled with slurry, but the surfaces would benefit from a full restoration and restriping.

HAZARDOUS MATERIAL REMEDIATION: Some aging flooring may require remediation and abatement during a renovation.

The Wake Center campus is well used and beloved by the community, but has not had a comprehensive modernization since the buildings were built almost 60 years ago. Some of the buildings' exterior patios have been renovated without proper construction techniques, and have locked exits causing potential life safety hazards. The Kitchen cafeteria has new fixtures and is in good condition, but is also under-utilized.

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

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

The existing buildings are considered salvageable, but due to the age of the facility, the elementary school design and the potential for hazardous materials modernization, it is not a feasible or recommended solution. Instead, rebuilding a new facility in a denser, more efficient configuration is recommended.

**Summary
Observations**

Conditions Summary

BUILDING	YEAR BUILT	ARCHITECTURAL ELEMENTS				BUILDING SYSTEMS				ACCESSIBILITY					INCIDENCE OF NOTICABLE OR PROBABLE HAZARDOUS MATERIAL?	
		ROOF	EXTERIOR FINISHES	INTERIOR FINISHES	LIGHTING	FIRE SPRINKLER SYSTEM	FIRE ALARM	MECHANICAL SYSTEM	ELECTRICAL SYSTEM	EXTERIOR PATH OF TRAVEL	INTERIOR PATH OF TRAVEL	RESTROOMS	DRINKING FOUNTAINS	SIGNAGE		PARKING LOT
Schott	1934	○	○	●	○	N/A	○	●	○	●	●	○	○	●	●	YES

● POOR ○ FAIR ○ GOOD ● EXCELLENT N/A NOT APPLICABLE OR NOT AVAILABLE



Year Built:
1934

General Information

Floor Area:
27,271 sf

Construction Type:
V

Occupancy:
B-2 (offices and education),
A-3 (assembly)



Facility Description

The Schott Center was originally built in 1934, as the Garfield Elementary School, and currently includes 20,072 square feet of permanent buildings, 4,320 square feet of portable classrooms, and 2,879 square feet of ceramic facility and storage buildings. It occupies approximately three-quarters of a standard city block. It is surrounded by both paved and landscaped areas, offering several locations to enter the site using sloped walks and stairs.

The facility is located in a central downtown mixed-use area, with residential, religious, office and medical buildings located nearby. The facility is used by the "Adult Education" program, offered through Santa Barbara City College under the name of the Center for Lifelong Learning, serving both young and older students. Classes are in session during both the day and night, all year round, following the same school calendar as SBCC.

The existing permanent buildings are one story with some utilized attic space, built with wood frame construction, slab on grade and concrete post footings. The exterior building finish is painted plaster, and the clay tile roof system has copper gutters and downspouts. An exterior concrete walkway is covered by a canopy system with painted exposed wood trusses and decorative corbel brackets. This exterior walkway follows the building layout, with office and classroom doors opening directly into it.

Four portable classroom buildings are on the north portion of the site, accessed by stairs and ramps with handrails. These buildings have painted wood siding with Masonite trim, dual pane operable windows with aluminum frames, and galvanized metal roofs with gutters and downspouts. Interior spaces have suspended acoustical ceiling systems, broadloom carpet with resilient base, and painted gypsum board walls.

The permanent building's interior spaces have suspended acoustic tile and plaster ceilings, painted plaster walls, wood trim, built-in casework, carpet, rubber wall base, and VCT flooring. Some classrooms are equipped with whiteboards, overhead media projectors and pull-down screens. The exterior fenestration has both operable and fixed glass windows with painted wood frames. Entry doors are painted solid wood with vision panels and glass transoms, and interior doors are painted wood.

Instructional spaces are situated around the perimeter of the facility, with administration offices and an auditorium space centrally located. Accessible women's and men's restrooms are located on the west side of campus, and drinking fountains are placed along the covered walkway. The restrooms have the original ceilings, toilet partitions, ceramic floor and wall tile, with newer plumbing fixtures and lighting.

The following highlight existing building and site conditions that have been identified as areas in particular need of improvement due to material deterioration, ongoing maintenance concerns, functional inadequacies, and/or lack of compliance with current codes and regulations. The area of deficiency has been noted generally in the Conditions Summary Matrix as either "fair" or "poor" and articulated in more specific detail below.

Key Findings for Improvement

EXTERIOR FINISHES:

- The exterior plaster paint is in fair condition and, at times, does not correctly match the adjacent surface color.
- The exterior concrete walkways are in poor condition, with deep cracks and uneven surfaces and deteriorated materials



Interior glued-on ceiling tiles: damaged and deteriorated



Peeling painted plaster at exterior building arch



Exterior walkway: cracked and degraded concrete



Painted plaster with non-matching colors where repair has occurred

INTERIOR FINISHES:

- The drapery lining in the Auditorium is badly torn and requires replacement.
- The men's and women's restrooms were partially renovated in 2008 to meet ADA requirements, but did not receive a major renovation, and the finishes and fixtures are in poor condition. The ceramic floor and wall tile, and marble toilet partitions are original. These spaces would benefit from a major renovation.
- The plaster ceilings in the offices and the suspended ceilings in the portable building classrooms are stained, damaged, and have miss-matched colors and finishes. Components such as: suspension hanger and bracing wire types and attachments,

compression posts, main and cross runners, splices, expansion devices, intersection connectors, fire rating, and total system weight, likely no longer meet current ASTM ratings, the CBC, or Department of the State Architect (DSA) requirements.

- Interior walls at both the permanent and portable buildings are stained, damaged, and in general in need of repair and refinishing.
- The interior flooring varies throughout the facility and includes broadloom carpet, carpet tile, VCT, wood, and exposed concrete. Although the carpet tile is in good condition, all other finish materials are dated and worn, and should be replaced.



Path of travel with hazardous surface feature and no level landing at bottom of ramp



Path of travel interrupted by ramp

EXTERIOR PATH OF TRAVEL:

- The surrounding exterior circulation does not provide a successive compliant path of travel onto the campus from the public right of way, public transportation, or the accessible parking stalls.
- The three site entries are through arched openings with decorative metal gates. The east entry is intended to be the wheelchair accessible entrance, but lacks any ISA symbol signage.
- The stairs at the west and south entries have non-compliant handrails.
- The exterior entry ramps and side exit stairs to portable building Classrooms 28A, 29, 30 and 31, have non-compliant handrails and slopes.
- Although the public sidewalks surrounding three sides of the facility are beyond the property line, these sidewalks provide access to all entry points onto the campus, as well as to the public bus stop. These public walks have excessive cross and longitudinal slopes, abrupt changes in level, hazardous surface features, and non-compliant curb ramps.
- An interior sloping ramp provides access into Offices 13A through 13D, but the top and bottom landings, ramp width and slope do not meet ADA requirements.
- On the south side of the site, most of the existing exterior office door thresholds were originally constructed with more than a 1/2" height differential, making them non accessible for current ADA standards. Sloped concrete approaches have since been constructed at many of these doors, providing compliant side approach access. Although these rooms are now accessible, these ramps protrude out, and reduce the width of the walkway path of travel to less than is allowed by code.

INTERIOR PATH OF TRAVEL:

- There are multiple exit and interior doors that do not provide adequate push-pull side clearances.
- Casework within classrooms and offices do not provide clear floor spaces, nor do they provide lowered counter heights to accommodate wheelchair users.

RESTROOMS ACCESSIBILITY:

- Men's and women's student restrooms have been made ADA compliant, but the small staff restrooms adjacent Offices 9 and 13, and Classroom 27 have not been modernized and remain non-compliant.

DRINKING FOUNTAIN ACCESSIBILITY:

- Three single drinking fountains with guardrails are located in the exterior corridor, but no hi-low fountains are provided. Therefore, the site does not meet the 50% ratio of hi-low accessible drinking fountains required by code, and accommodations should be provided.



Accessible parking stalls are not compliant and striping is degraded



Asphalt parking lot is degraded

PARKING LOT:

- Both the center and west parking lot asphalt is in very poor and deteriorated condition and requires restoration.
- The asphalt surface at both parking lots is in very poor condition, and the striping is faded. The asphalt surface has raveling, alligator cracks, upheaval, and depressions. Cracks have been filled with slurry, but the surfaces would benefit from a full restoration and restriping.
- Additionally, the main lot slopes toward a poor draining catch basin in the southwest corner by Rooms 17 and 20. During periods of heavy rain, this area floods up to the doors, due to excessive storm water retention.

HAZARDOUS MATERIAL REMEDIATION:

- Some aging flooring may require remediation and abatement during a renovation.

5.8 Building Assessments Schott Campus

Summary Observations

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

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

Appendices

Appendix A:
ADA Path of Travel Assessment Diagrams

Appendix B:
Facility Condition Assessment Reports

Appendix C:
Hydrology Calculations

Appendix D:
Water and Sewer Demand Calculations

Appendix E:
Sewer Pipe Hydraulic Calculations