August 2006

East Campus Child Development Center

detailed project program

UCR project no.: 950448

University of California, Riverside

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EAST CAMPUS CHILD DEVELOPMENT CENTER
DETAILED PROJECT PROGRAM

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AUGUST, 2006

PROGRAMMING PARTICIPANTS

This dedicated programming team shaped the East Campus Child Development Center, which will be an integral part of realizing UCR's goals. The vision and efforts of the programming participants have resulted in defining a cohesive, vibrant, and important extension of UCR.

UCR PROJECT MANAGEMENT TEAM

- Judith Wood, Director, UCR Child Development Center
- Andy Plumley, Director, UCR Housing Services
- Susan Marshburn, Associate Director, UCR Housing Services
- Kieron Brunelle, Principal Educational Facilities Planner, UCR Capital & Physical Planning
- Fernand McGinnis, Principal Analyst, UCR Design & Construction
- Nita Bullock, Capital Physical Planner, UCR Academic Planning & Budget
- Sally Ness, Co-Chair of The Childcare Taskforce, UCR Department of Anthropology
- Sharon Duffy, Co-Chair of The Childcare Taskforce, UCR Graduate School of Education
- Tricia D. Thrasher, Principal Environmental Project Manager, UCR Design and Construction

CONSULTANT TEAM

- Rebecca Binder, FAIA, R. L. Binder, FAIA Architecture & Planning
- Timothy Young, R. L. Binder, FAIA Architecture & Planning
- Frank Stefan, M-E Engineers (Mechanical/ Electrical/ Plumbing/ IT Engineers)
- Sean Hira, M-E Engineers (Mechanical/ Electrical/ Plumbing/ IT Engineers)
- Jon Ziegler, Breen Engineering, Inc. (Civil Engineers)
- Rick Lloyd, Davis Langdon Associates (Cost Estimators)

UCR WORKSHOP PARTICIPANTS

- Daniel Johnson, Assistant Vice Chancellor, UCR Design and Construction
- Mike Miller, Assistant Vice Chancellor, UCR Facilities
- Mike Terry, Assistant Director, Department of Physical Plant Facilities Maintenance & Recharge Services
- Theodore Chiu, Associate Director, UCR Design and Construction
- Andy Stewart, Principal Parking Supervisor, UCR Transportation and Parking Services
- Pat Simone, Assistant Director, Energy and Utilities, UCR Physical Plant
- Walt Griffin, Maintenance Electrical Supervisor, UCR Physical Plant
- Jerry Higgins, Maintenance Plumber Supervisor, UCR Physical Plant
- Scott Corrin, Fire Marshal, UCR Environmental Health and Safety
- Kipp Dougherty, Director, UCR Dining Services

INDEX OF DRAWINGS, PHOTOGRAPHS AND TABLES

1.0 INTRODUCTION

This section contains a description of the overall project program.

1.1 Project Summary

UCR has determined that a second child development center (CDC) is needed to support the campus population currently served by the existing Child Development Center and that it will be sited adjacent to and northwest of the existing CDC in an area included in the Canyon Crest Detailed Project Program (DPP). The intent is to create two functionally independent centers with equal numbers of classrooms. The new East Campus CDC (ECCDC) will incorporate essentially the same project program as that developed in the West Campus Family Student Housing DPP (2005) for the West Campus Family Student Housing (WCFSH) CDC. The Project Management Team (PMT), Housing Services, and Child Development Center Staff reviewed the WCFSH Child Development Center portion of the DPP and confirmed it appropriate for this site.

Access, siting, grading, and infrastructure of the selected site have been studied to determine the most functional, safe, and cost-effective solution for the new development, as well as for consistency with Long Range Development Plan (LRDP) goals.

1.2 Project Goals and Parameters

The following are some of the project goals and parameters that have been identified by the Campus Community.

The CDC is to have:

- Extensive windows
- Spacious quality: open, light, airy
- Integration of indoors and outdoors
- Integration of outdoors with nature
- Welcoming feeling
- Fragrance of home cooking
- "Fun" character

The CDC is to be a place for:

- Family support
- Total care of children
- Children to thrive socially, emotionally, intellectually, and physically
- Social interaction not available at home
- Continuity of care
- Cultural diversity

The CDC is to provide:

- Easy identification and accessibility
- Single entry point
- Security
- Adequate staff & children restrooms
- Adequate staff offices
- Bigger and better designed cubby storage
- Classroom observation rooms with sound
- Operable windows
- Large meeting/conference room
- Direct loading access to kitchen
- No circulation through the kitchen
- Two Laundries (one in infant room)
- "Face" a quiet area, not a major thoroughfare, and be shielded from traffic
- Operation independent of the existing CDC

Figure 1.2-1: UCR Child Development Center, Photo

The campus community's goals and existing UCR planning documents have informed and helped shape the character and definition of the East Campus Child Development Center Detailed Project Program (DPP).

Planning documents include:

- Long Range Development Plan, 2005
- Strategic Plan for Housing, 2003
- East Campus Infrastructure DPP, 2002
- Canyon Crest DPP, 2005
- West Campus Family Student Housing DPP, 2005

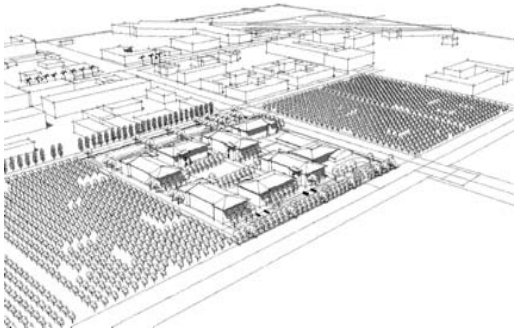


Figure 1.2-2: West Campus Family Student Housing Detailed Project Program Concept Drawing

Figure 1.2-3: UCR Carillon, Photo

1.3 Programming Process

The East Campus Child Development Center (CDC) programming effort included the review and confirmation of the West Campus Family Student Housing CDC space program, adjacencies, and detailed room data, as well as analysis of the selected project site and its access.

The Campus has determined that:

- there is a continued need for an additional child development center to serve the campus community
- the new center should be sited on the East Campus
- the West Campus Family Student Housing Child Development Center DPP defines a CDC facility that addresses this need

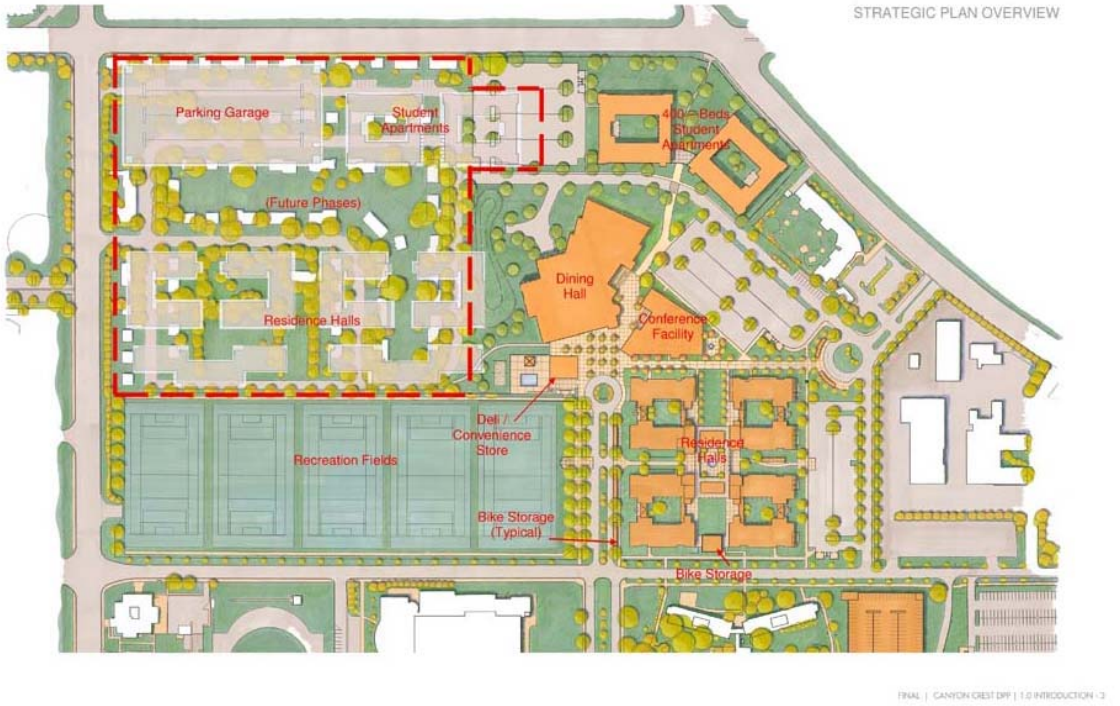


Figure 1.3-1 Canyon Crest DPP Planning Drawing

1.4 Program Summary

Location

UCR analyzed potential available sites on the East Campus and concluded that the most advantageous location for the new CDC is adjacent to the existing CDC.

Parking

Parking and drop-off area for families and staff was evaluated based on the existing CDC's functional requirement, as well as parking availability surrounding the site. It was concluded that the new facility is to provide approximately 55 spaces and drop-off area.

Access

As a result of studying a variety of options and meeting with the City of Riverside Public Works and Traffic Department, it was concluded that the safest and most functional near-term access point for the site is a driveway from Blaine Street.

Figure 1.4-1: Existing Canyon Crest Tot Lot, Photo

The following table summarizes the facilities and site area included in the project program.

In the long-term site design, a significant portion of the site area identified as "Landscape Area" is anticipated to become part of the student apartment site and the Blaine Street access driveway will be eliminated. Site access will be relocated to the south from a new internal campus road.

Project Program Function	Quantity	Site Acreage
Child Development Center	1	0.33
Outdoor Play Yard (per Title 22)	1	0.25
Trash/Recycling (screened & included in site area)	1 pair	0
Parking Spaces (including drop-off/turnaround)	55	0.55
Access Driveway (interim phase)	1	0.20
Landscape Area (interim phase)	N/A	0.60
Grand Total (approximate)		1.93

Figure 1.4-2: Program Component Summary Table

Figure 1.4-3: Site Aerial Photo

2.0 PROGRAM SUMMARY

This section contains a summary of the program components by individual space.

2.1 Child Development Center

The new Child Development Center will accommodate 144 infants through kindergartners on one level. The Center will be an asset to UCR families, providing an additional licensed childcare facility within the East Campus, adjacent to the existing CDC. The center will be a place for children to thrive socially, emotionally, intellectually, and physically. Family support, as well as social interaction, cultural diversity, and continuity of care will be provided.

The Child Development Center should make children and parents feel welcome. It should be spacious, light, open and airy, integrating indoor and outdoor environments.

The Child Development Center has been defined through the programming process. Room types and functions, as well as overall facility character and requirements have been verified and confirmed. Security is critical to this facility design. A single, secure entry point must be provided, and the entire facility must be secure.

Room Code	Program Function, Child Development Center	Quantity	Room Type ASF	Total ASF	Child Occupancy
670	Infant Room	1	800	800	12
670	Mother's Room	1	100	100	
670	Toddler Room	1	540	540	12
670	Toddler II Room: Older Toddlers or Pre-School	1	930	930	24
670	Pre-School Room	3	930	2,790	72
670	Kindergarten Room	1	960	960	24
675	Observation Rooms (Pairs)	5	80	400	
675	Storage Closet @ Classroom	7	30	210	
670	Children's Restrooms at Classrooms	7	75-123	801	
670	Curriculum Room	1	255	255	
675	Entry/Lobby/Stroller Storage	1	270	270	
675	Reception	1	220	220	
320	Offices	2	120	240	
335	Copy Center	1	100	100	
670	Isolation/Small Conference Room	1	70	70	
340	Conference/Multi-Purpose Room	1	380	380	
675	Staff Lounge	1	225	225	
675	Facility Storage Room	1	265	265	
675	Kitchen/Pantry/Loading	1	375	375	
675	Laundry	1	72	72	
675	Maintenance/Access Control Office	1	75	75	
675	Staff Restroom	2	62	124	
	Subtotal of Functions included in ASF			10,202	
	Total GSF Efficiency (73%)			14,000	
	Play Yards (minimum 75 s. f. / child) including Covered Play Areas			10,800	

Notes:

- The space program is based on a comparable efficiency to the existing CDC.
- ASF in classrooms per Title 22 differs from ASF shown above. Each classroom ASF above incorporates some storage such as cabinets, kitchenette and changing area that are in addition to the Title 22 ASF indoor activity area requirements of 35 s. f. / Child.
- Covered outdoor play area of 2,000 GSF is included in the site development budget.
- General building "public" restrooms, mechanical, electrical, IT, access control, janitor closet, walls & structure and attached covered patio are included in GSF.

Figure 2.1-1: Child Development Center Program Functions Table

2.2 Infrastructure and Parking

Situated on corner of Blaine Street and Watkins Drive, adjacent to the existing CDC, the site will include parking for drop-off and pick-up, visitors, and staff. The site is significantly lower in elevation than the adjacent streets and the existing CDC. The access solution provides left and right turns from Blaine Street, as well as an adequate approach distance to the parking area to allow for a mild slope.

With analysis of site and emergency vehicle access, parking, and facility location, it has been determined that the short-term access driveway from the west corner of the site to the new parking area will provide the safest, most legible short-term solution. In the future, with the implementation of the Strategic Plan for Housing and the Canyon Crest DPP, the short-term access will be replaced with permanent access from the south of the site, thus preserving the maximum site area for future student apartments. The student apartment planning as reflected in the Canyon Crest DPP and will be modified accordingly.

In the preferred site planning concept the parking is located west of the building, to allow for the two child development centers to be adjacent to one another, flanked by parking and access. The siting creates the parking as a buffer to the future 3.5 to 4-story student apartments.

Through analysis of the existing CDC parking use, the count for the new child development center reflects 16 more spaces than are currently provided in the existing CDC parking lot.

3.0 SITE AND PROJECT ANALYSIS

Existing site conditions and criteria influencing development are identified in this section and the physical site is defined.

3.1 Location and Context

Location

The site is located east of the I215/60 Freeways along the northern border of the UCR East Campus at the intersection of Blaine Street and Watkins Drive.

Context

The site is nestled between the existing CDC and the existing Canyon Crest Family Student Housing, making it an ideal location for an additional child development center. It is bordered on the north/east by Blaine Street and Watkins Drive and on the west and south by the future campus development of student housing and commons. The CDC will require shelter from traffic and future campus development.

Given the scale and use of the planned neighborhood, the single-story Child Development Center will be served best by utilizing the parking area as an open space buffer and the building as a cloister for the play yards.

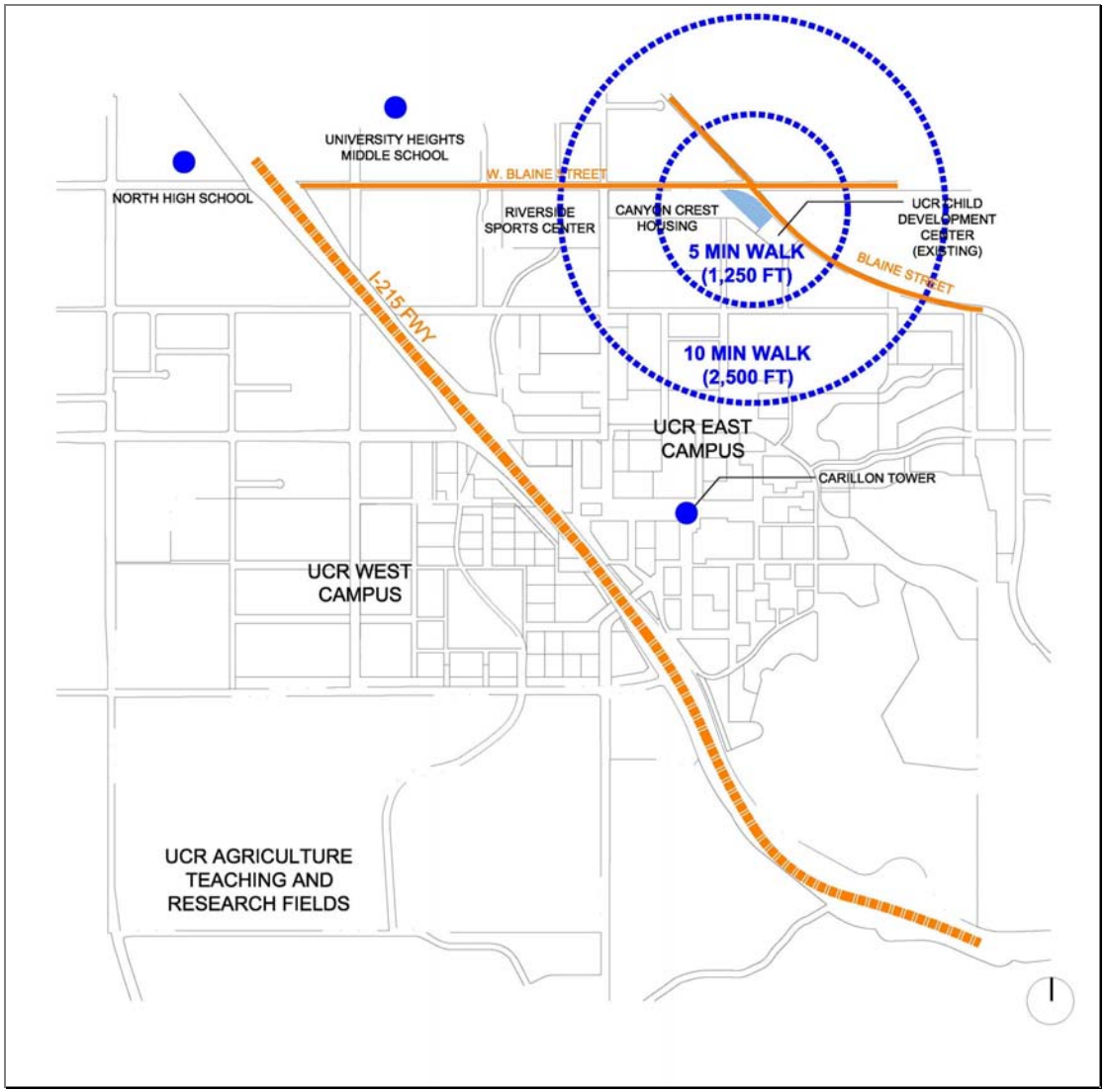


Figure 3.1-1: Vicinity Map and Walking Radius Map

Figure 3.1-2: View to site from Watkins Dr. sidewalk looking north, Photo

Figure 3.1-3: View south from intersection of Watkins Dr. and Blaine St., Photo

Canyon Crest DPP

The impact on the Canyon Crest DPP and the density and number of the student apartments have been reviewed. The site of the new East Campus CDC will eliminate one of the 208-bed building sites included in the Canyon Crest DPP, but the overall reduction in the number of student apartments can be mitigated through revised planning. The apartment housing component can be primarily four stories, rather than three and one half, and the site plan can be reconfigured. Also one parking space is eliminated from the site plan with every two beds that are eliminated. The impact of the East Campus CDC on the Strategic Plan for Housing will likely be a decreased number of student apartments; the actual apartment unit count with its associated parking will be determined in future campus planning.

The Canyon Crest DPP site plan, without any impact on its parking as depicted, would allow for the northwestern apartment building to shift to the west or be reconfigured, sufficient to clear the proposed CDC surface parking lot. In the future, the short term access drive for the CDC will be eliminated and replaced with a new access drive location, which will have no impact on the Canyon Crest site planning.

Long Range Development Plan (LRDP)

The childcare facility is consistent with the proposed site's usage zone defined by the LRDP.

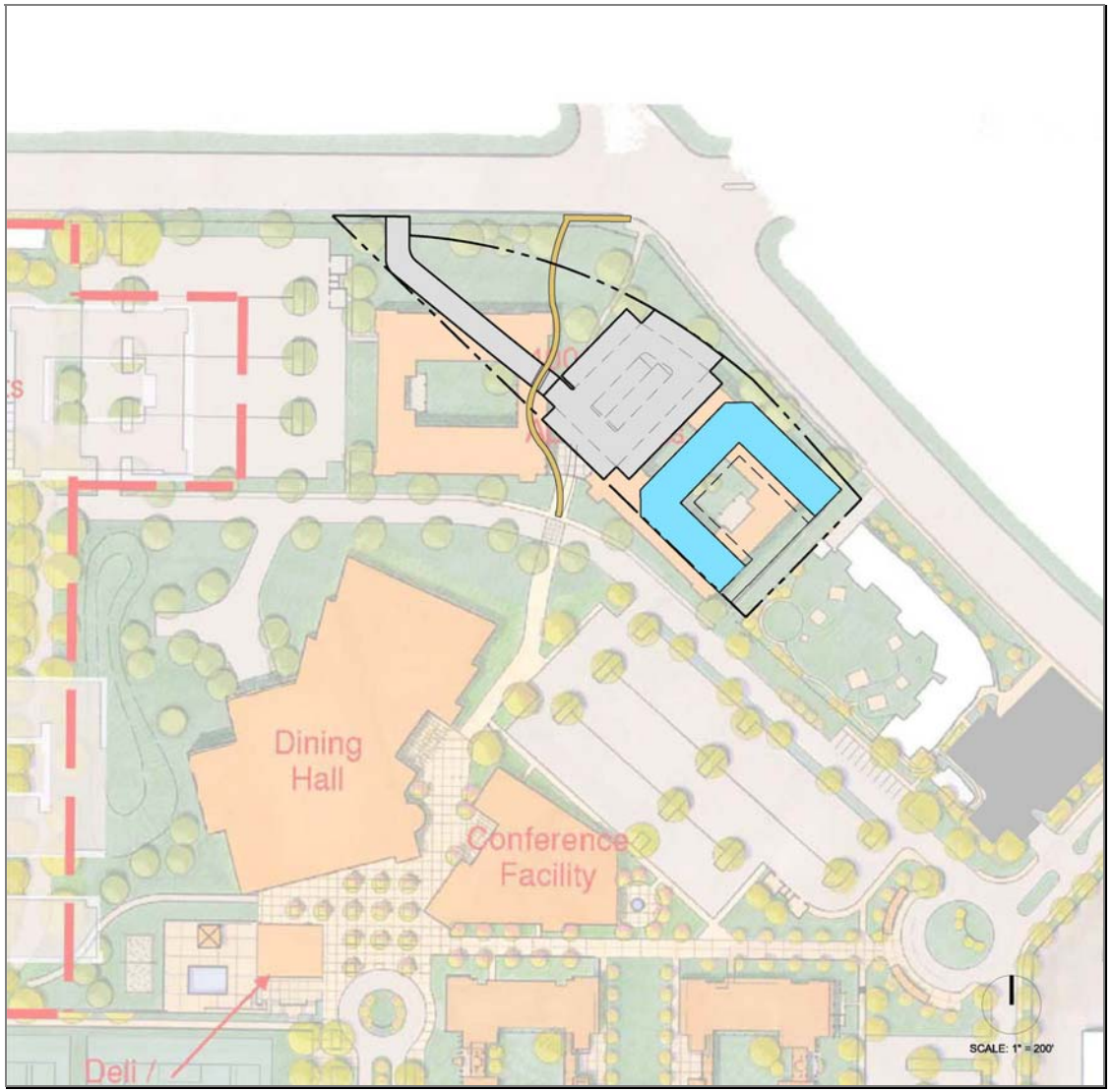


Figure 3.1-4: Proposed project relative to Canyon Crest DPP, Drawing

3.2 Site Definition

Basis for Site Plan Dimensions

A survey was not available at the time of this study. Therefore this DPP has been developed for feasibility and budgeting purposes based on existing data and should be re-evaluated in the design phases of the project when a survey is available. The site plan is based on public right-of-way mapping obtained from the City of Riverside and existing aerial maps provided by UCR.

The project boundary is defined by the existing Canyon Crest Family Student Housing to the south and west and the existing Child Development Center to the southeast. The north and east boundaries are defined by the right-of-way mapping from the City of Riverside.

For the purpose of this study, the setback from the public right-of-way was based on the setback used for the existing Child Development Center.

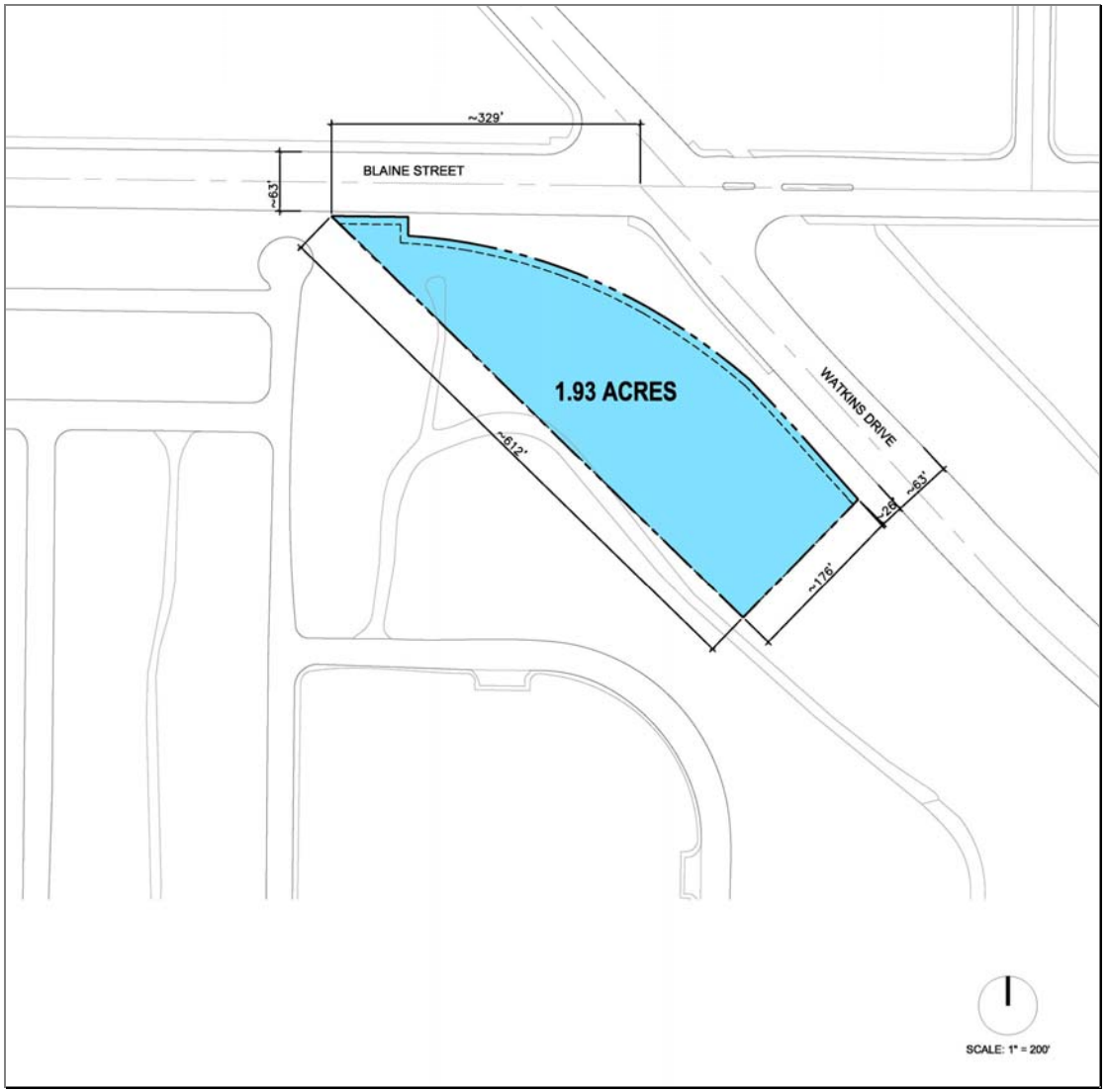


Figure 3.2-1: Site Dimensions

3.3 Site Characteristics and Attributes

The site is situated about 4 to 6 feet below the street elevation and slopes significantly to the west, rendering a 15-foot difference in elevation from the southwest of the parking to the pad of the existing CDC.

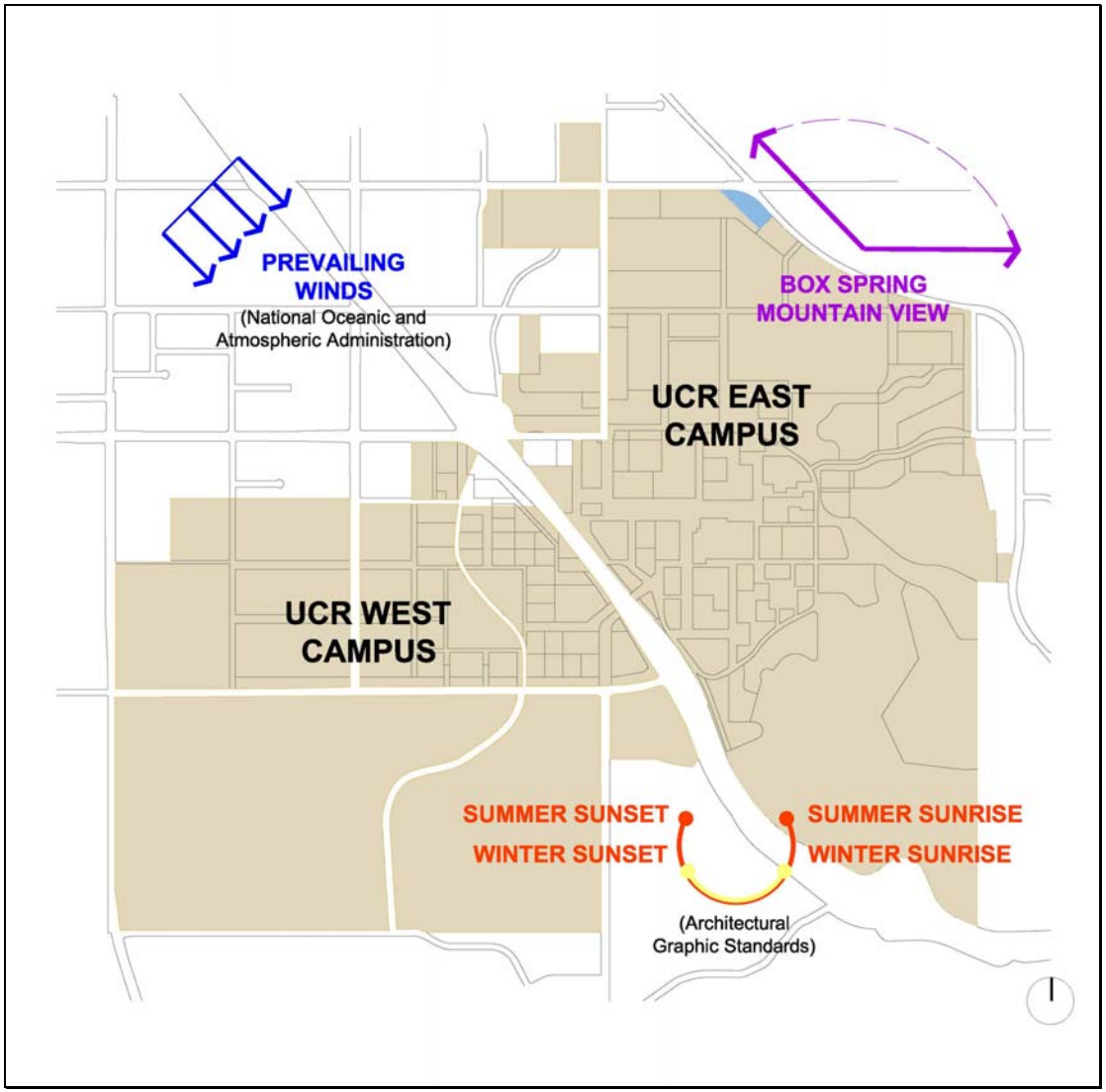


Figure 3.3-1: Natural Site Attributes Diagram

Figure 3.3-2: View northeast towards mountains, Photo

3.4 Accessibility

All facilities shall conform to the Regulations for the Accommodation of the Disabled, Title 24, California Administrative Code (including provisions of the Americans with Disabilities Act Accessibility Guidelines for Building and Facilities) and other applicable codes and regulations. (See Section 3.7 for applicable codes and standards.)

The project shall be designed with universal site accessibility with accessible parking spaces for automobiles and vans.

The Department of General Services, Division of the State Architect is the reviewing agency for accessibility compliance and should be consulted early in the design.

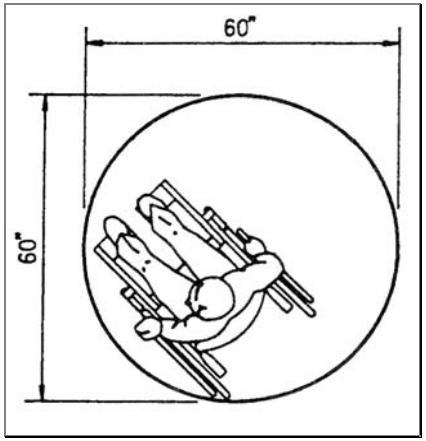


Figure 3.4-1: 60-Inch Diameter Space Diagram
Diagram from the 2001 California Building Code

3.5 Sustainability

Sustainable design is a priority of this project. Compliance with the intent of the LEED program to achieve environmentally responsible development is to be implemented.

The LEED rating system for performance in 6 categories is useful as a guide:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

UCR is committed to creating a community that reduces impacts on natural resources and the environment. To achieve this goal, various provisions should be undertaken in the design and construction.

Site

- Include landscape materials which provide shade, are drought tolerant and non-invasive, and prevent erosion
- Provide collection stations for recycled materials
- Design to encourage pedestrians and bicyclists and the use of alternate modes of transportation
- Plan for storm water management and low site disturbance
- Light sites with energy conserving fixtures and manage lighting with energy conserving controls

Buildings

- Orient to utilize solar energy, solar control and prevailing breezes
- Design to take advantage of natural light
- Insulate to exceed Title 24 standards
- Select materials which are environmentally sensitive
- Minimize the use of materials in structural systems
- Use natural and recycled materials
- Use tinted glass and overhangs

Systems

- Specify water efficient fixtures
- Consider high efficiency mechanical and electrical equipment
- Provide energy management control systems
- Provide water conservation devices
- Design renewable energy sources such as solar heated water
- Employ natural ventilation systems

Construction

- Provide area for collecting and managing of waste material
- Recycle waste construction materials
- Use local and regional materials, as well as renewable materials

3.6 Reviews, Codes, and Regulations

Campus Fire Marshal
UCR is under the jurisdiction of the California State Fire Marshal (CSFM) and drawings and specifications are reviewed and approved by the UCR Campus Fire Marshal. Access for fire fighting equipment is to comply with the City of Riverside Fire Department criteria.

Department of General Services
For UCR campus projects, The Department of General Services reviews accessibility only. Plans and specifications will be submitted to DGS for approval per applicable codes. For a comprehensive, current accessibility checklist, refer to http://www.dsa.dgs.ca.gov/ Publications: Official Comments.

Environmental Health and Safety
UCR will determine if Campus Environmental Health and Safety review is required.

Structural Peer Review
Design and Construction projects for UCR will be subject to structural peer review.

UCR Design Review Board
The DRB will review and comment on the DPP and the design.

UCR Capital Coordinating Committee (C3)
C3 will have final campus approval.

Applicable Codes & Standards
Applicable codes and standards to be confirmed by the campus include, but are not limited to:

- Titles 8, 12, 19, 22 & 24, California Building Code
- UC Seismic Standards
- Federal requirements of Section 504 of the 1973 Rehabilitation Act
- Title II of the 1990 Americans with Disabilities Act (ADA)

Refer to Section 5 for additional relevant Codes and Regulations. A comprehensive code analysis is required at the outset of design to establish all governing codes and regulations.

4.0 BASIS OF SITE DESIGN

This section defines the general site requirements of the program elements.

4.1 Site Plan Elements

The site plan is comprised of:

Child Development Center Building
The space program is based on campus input and Title 22 requirements for a licensed child care facility.

Play yards and shade structures
An allowance for play yards, playground equipment, and covered shade areas as required by Title 22 are included in the program.

Parking and drop-off
The siting of the parking and drop-off are a result of safety, legibility, functionality, convenience, and context.

Site access drive and identity
The short-term access drive is located to create a safe, legible, and practical solution for the project development.

Landscape area
Landscaping is intended to add to the overall identification and welcoming quality of the center.

Pedestrian pathways connecting Blaine Street / Watkins Drive and the East Campus
By compressing the CDC site development to the south east, the existing pedestrian access from the north has been maintained in a modified route.

The final building and parking configuration should be developed in the design phase with a complete survey.

4.2 Site Access, Circulation, and Way Finding

Proposed Development

A wide variety of access solutions were studied and discussed with the university and the City of Riverside to establish the preferred alternate. Site access is proposed from Blaine Street with a new, short-term, driveway to be constructed approximately 260 feet from the nearest intersection. For proper site distance and visibility to Blaine Street, one existing Canyon Crest Family Student Housing (CCFSH) residence located immediately west of the proposed driveway should be removed. Special attention must be given to the privacy of the existing CCFSH. The residences provide private yards, which should be buffered from the access drive by landscaping features.

In the future, a new entrance east of the existing Child Development Center will provide permanent access by a curb cut to Watkins Drive and new internal roads. The short-term drive would then be replaced with a connection from the south end of the parking lot connecting to the internal roadways.

Readily visible and welcoming site identification is important to the facility. This should be accomplished through the landscape, signage, and building design. Family parking is to be on-site and drop-off is to occur at a curbside contiguous with the facility, free from any driveway interface.

Transit

Per the LRDP, transit service is anticipated along Blaine St. and Watkins Drive.

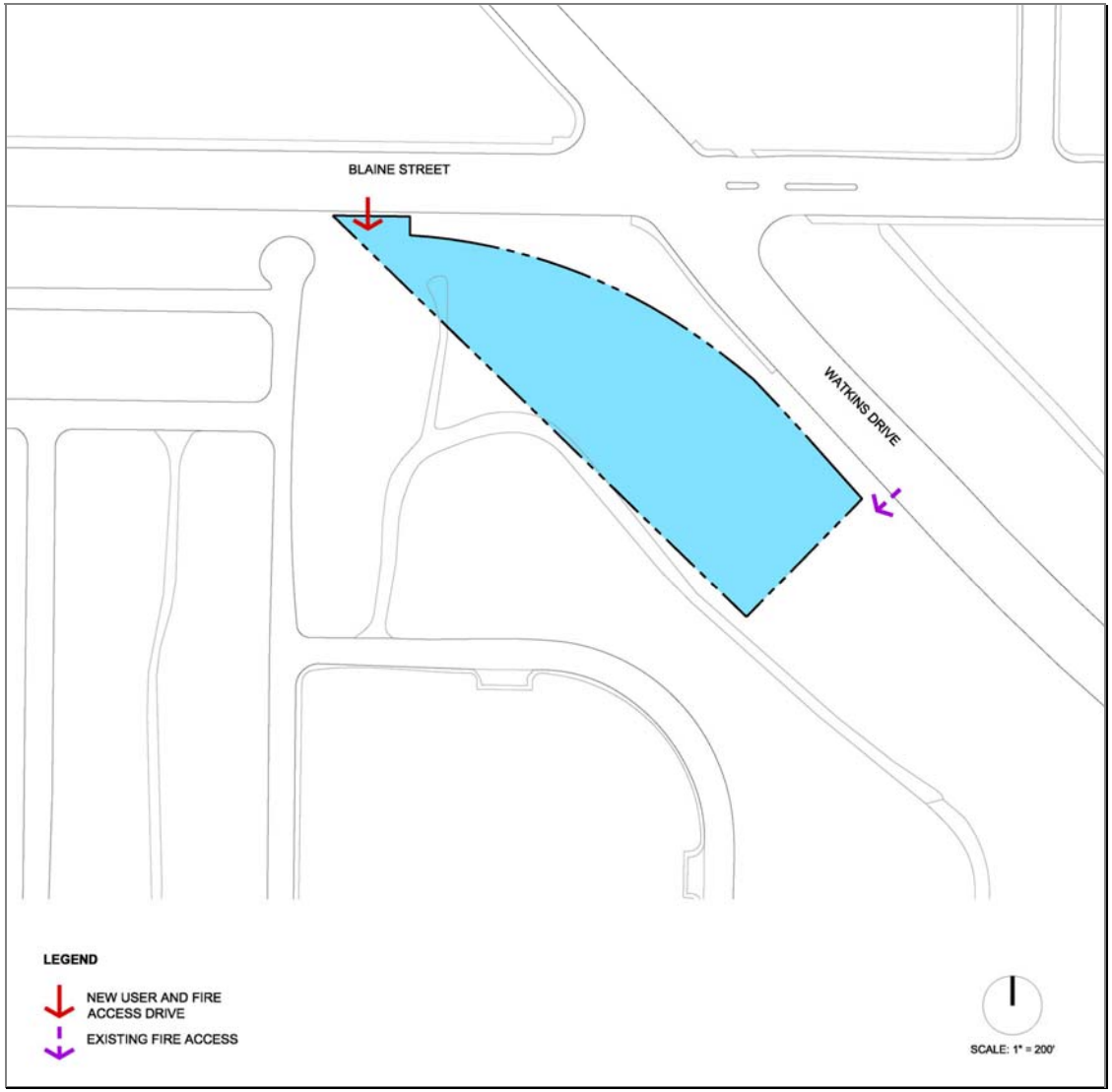


Figure 4.2-1: Site Access Diagram

4.3 Landscape and Lighting

Landscape

The East Campus draws on the landscape traditions of east coast American campus design and traditions that assume a landscape of abundant rainfall, resulting in large grassy areas and shade trees. The natural landscape of the area, with its citrus history and semi-arid desert climate, provides the East Campus with exceptional examples of existing landscape from which to draw, as well.

The natural systems of the semi-desert landscape include areas of arid earth and arroyos, which provide for water run-off during the brief periods of rain. The arroyos are not only the natural drainage systems of the region, but are also colorful markers establishing points of interest within the larger landscape. Often the arroyos are characterized by seasonal color change and are comprised of granite boulders, sandy bottoms and vegetation, such as willow, and sycamore. Incorporating these regional landscape features into the design of the East Campus is important in terms of sustainability.

Safety and security should be emphasized in the landscape design through ample lighting on public pathways and open spaces, attention to visibility, privacy, and sight lines, elimination of large isolated areas, and a focus on pedestrian safety in the design of vehicular and bicycle circulation.

Lighting

In addition to street lighting, landscape lighting is encouraged to enhance the area, including lighting footpaths, the building entry and landscape features. Building mounted lights should also be incorporated. Site and street lighting are to be per UCR standards and include energy efficient fixtures and appropriate light levels for safety and security, without producing "light pollution." Lighting should be developed to promote the residential character of the neighborhood and be activated by photocells or programmable time clocks to conserve energy.

4.4 Program Concept

Given the site location and natural characteristics and the applicable campus planning documents, the program concept has been developed with the following goals:

- Respond to and integrate into the campus planning context and scale (Canyon Crest DPP, Strategic Plan for Housing)
- Conserve site area in the long-term
- Minimize surrounding traffic and development impacts on the CDC
- Utilize the site elevation change to best advantage
- Maximize any relationship with the existing CDC
- Provide a planning concept that is expandable should limited program components be added to the facility
- Maintain the pedestrian footpath connecting the intersection of Blaine Street and Watkins Drive to the East Campus Academic core
- Limit infrastructure and site development costs (Note: an existing lighting pole located approximately within the proposed site boundary may need to be relocated within the Canyon Crest Family Student Housing site. An allowance for relocation has been included in the cost estimate)

Figure 4.4-1: Program Concept Drawing, Massing

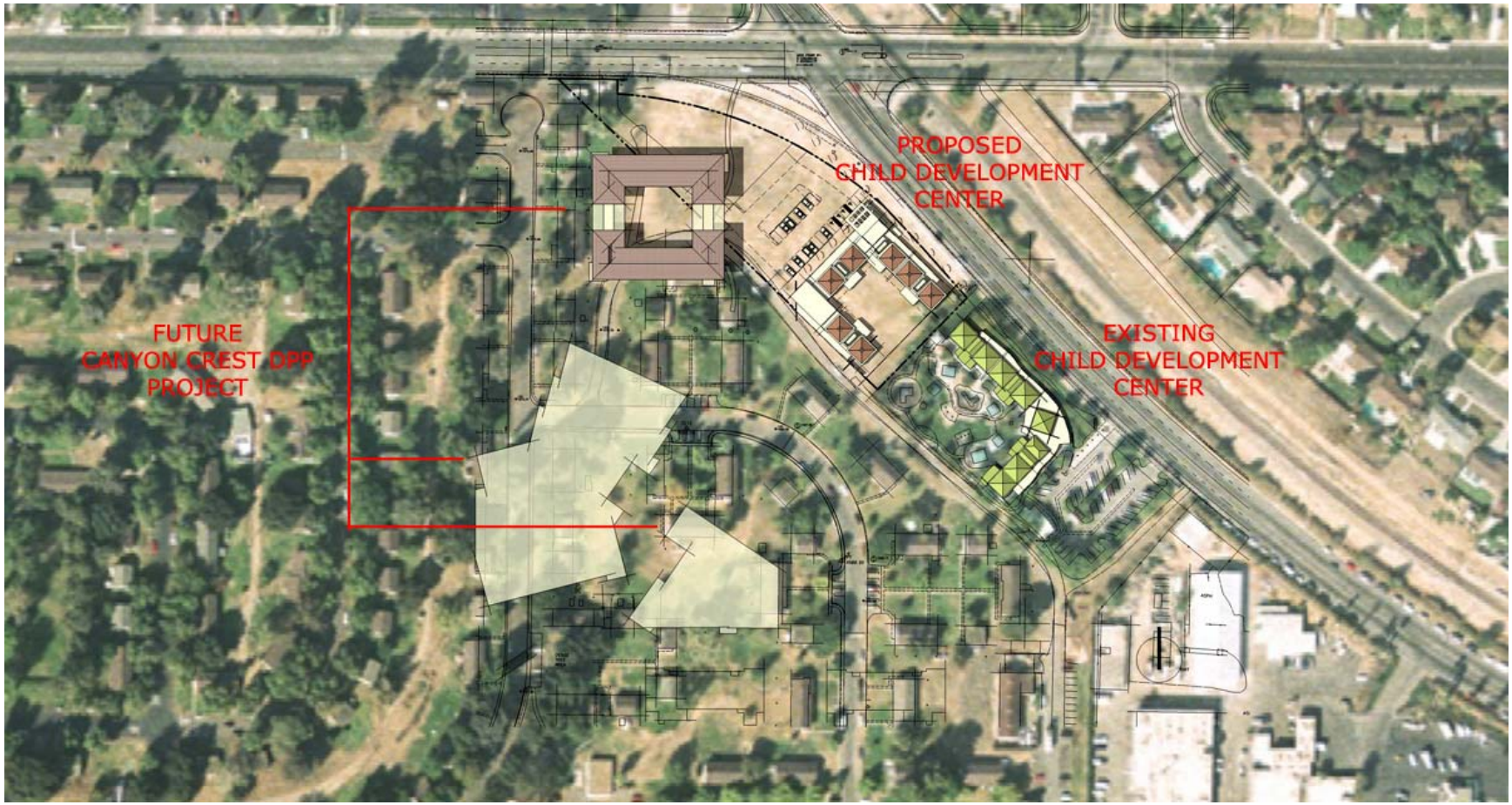


Figure 4.4-2: Program Concept Drawing, Site Plan

Figure 4.4-3: Program Concept Drawing, Aerial View

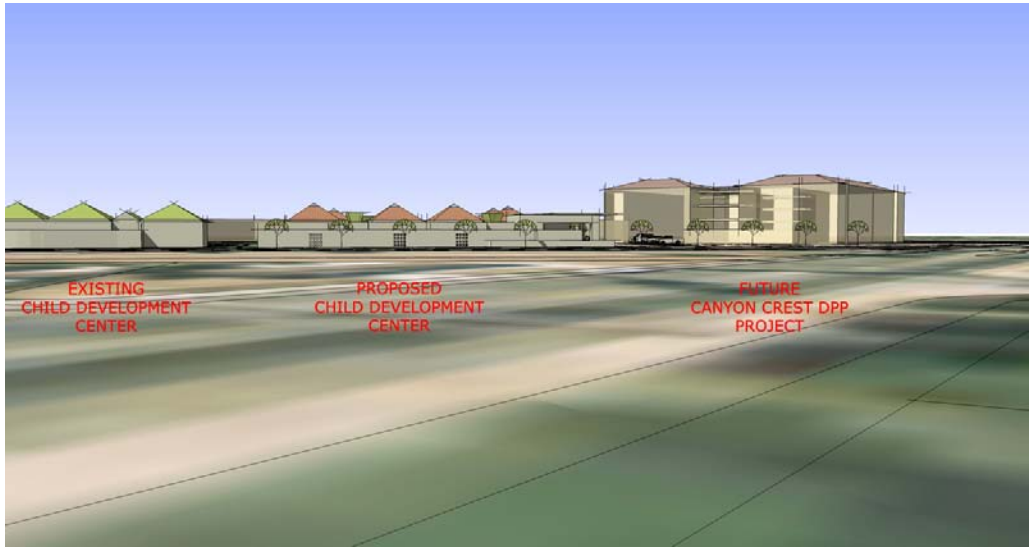


Figure 4.4-4: Program Concept Drawing, View from northeast of Watkins Drive looking southwest

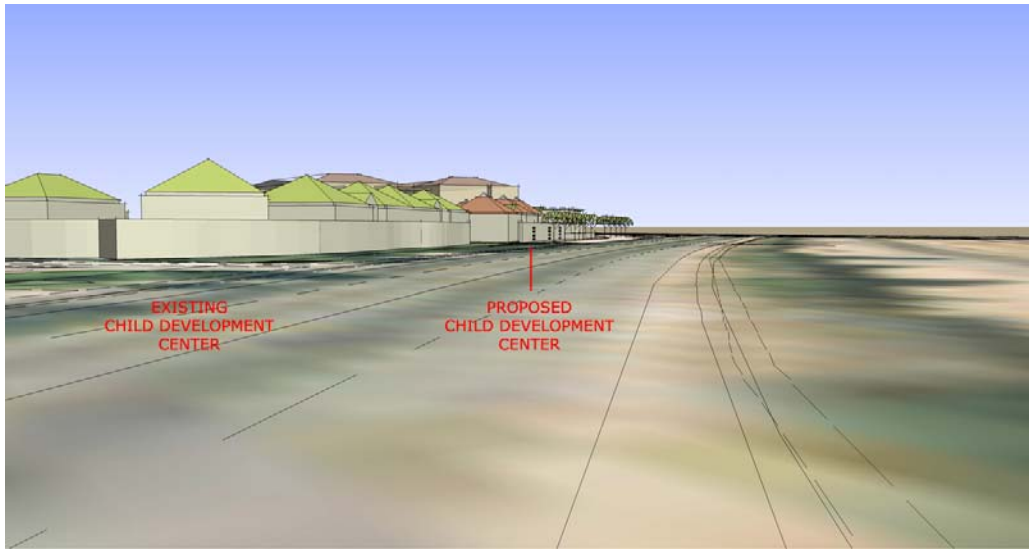


Figure 4.4-5: Program Concept Drawing, View from Watkins Drive looking north

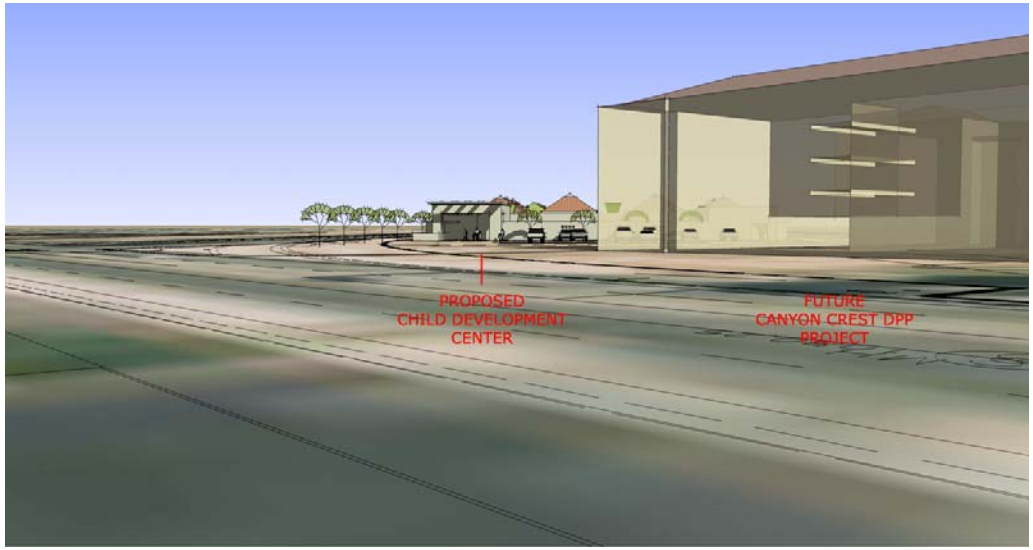


Figure 4.4-6: Program Concept Drawing, View from Blaine Street looking east

5.0 SYSTEMS CRITERIA

This section provides conceptual design criteria for the systems of the proposed facility and site. Specific design criteria for each system will be developed in the design phases and reviewed with the Campus Offices of Physical Plant, Office of Design and Construction, Capital and Physical Planning, and Housing Services.

5.1 Life Cycle Costing

Life Cycle Costing analysis of specific building systems will assist the University in determining the relative value of associated capital expenses compared to ongoing operating expenses.

Building Systems and materials should be selected after careful review and analysis of their lifetime effectiveness relative to maintenance and capital costs, durability, and operational efficiency. The analysis will assist in the selection of systems and materials.

In the program phase systems options have been explored within the budgetary constraints of the project. The design is not intended to be limited to these options.

5.2 Site Utility Piping

A survey was not available at the time of this study. Therefore this DPP has been developed for feasibility and budgeting purposes based on existing data and should be re-evaluated in the design phases of the project when a survey is available.

This project will include a child development center to be located adjacent to the existing Child Development Center, southwest of the intersection of Watkins Drive and Blaine Street.

The new site utilities will be provided from existing utilities administered by both the City of Riverside and the Campus, in order to access existing utilities with adequate capacity to support the development of this project.

- The domestic and fire water supply will be provided from an existing 8" main located on the Campus in Linden Street approximately 1000 feet south of the site. At the suggestion of the Campus Fire Marshall, Mr. Scott Corrin, we are recommending that a loop be formed to assure that adequate pressures for fire protection are available. This will be accomplished by connecting to the 8-in. stub provided at the existing CDC adjacent to Watkins Drive.
- Sanitary sewer for the project will be provided by connecting to the existing City of Riverside 8-in. gravity main in Blaine Street, approximately 250 feet north of the building's northeast corner. The City was contacted and Mr. Sandy Caldwell indicated that taking service at this location would be acceptable. The campus has decided the connection would be appropriate.
- We are proposing that the storm water from the site be deposited in a non-erosive manner on adjacent vacant land within the Canyon Crest Housing area to the northwest and west of the site. This will not only be more economical than constructing drainage facilities to Linden Street, but will also provide the opportunity for passive storm water management by treating the runoff from roofs and parking areas through infiltration.
- The Gas Company can supply gas from a main line adjacent to the site in Watkins Drive.

The following is a list of relevant contact information for utility companies:

Utility	Agency	Contact	Phone	Address
Sewer	City of Riverside/ Department of Public Works		951-826-5348	3900 Main Street Riverside, CA 92522
Water	UC Riverside Facilities UC Riverside Campus Fire Marshal	Jerry Higgins Scott Corrin	951-827-7696 (951)827-6309	NA
Power	City of Riverside/ Public Utilities/ Electric Division	Bill Mainord	951-826-5393	3900 Main Street 4th Floor Riverside, CA 92522
Telephone	Pacific Bell- SBC	Lee Corby	951-359-2255	3073 Adams Riverside, CA 92504
Gas	The Gas Company	Hector Martinez	951-335-7674	P.O. Box 3003 SC 8031 Redlands, CA 92373
Cable	Charter Communication	Xochtil Ortega	951-343-5161	7337 Central Avenue Riverside, CA 92504

Figure 5.2-1: Utility Contact Information, Table

5.2.1 Domestic Water and Fire Protection

The domestic and fire water supply will be provided from an existing 8" main located on the campus and will be looped to provide adequate pressures by connecting to the 8-in. stub provided at the existing CDC adjacent to Watkins Drive. It is intended that this loop be permanent and utilized as one leg of the loop proposed in the Canyon Crest DPP.

Domestic Water

A new water line will be installed with a metered connection from the combined fire and domestic loop discussed above.

Fire Protection

In order serve proposed building fire sprinklers, a new fire service line will be connected to the looped system described above, complete with backflow preventer, post indicator valve, and fire department connection. To provide exterior fire protection, on-site hydrants will be provided so that all portions of all exterior walls are within 150 feet of a hydrant supply.

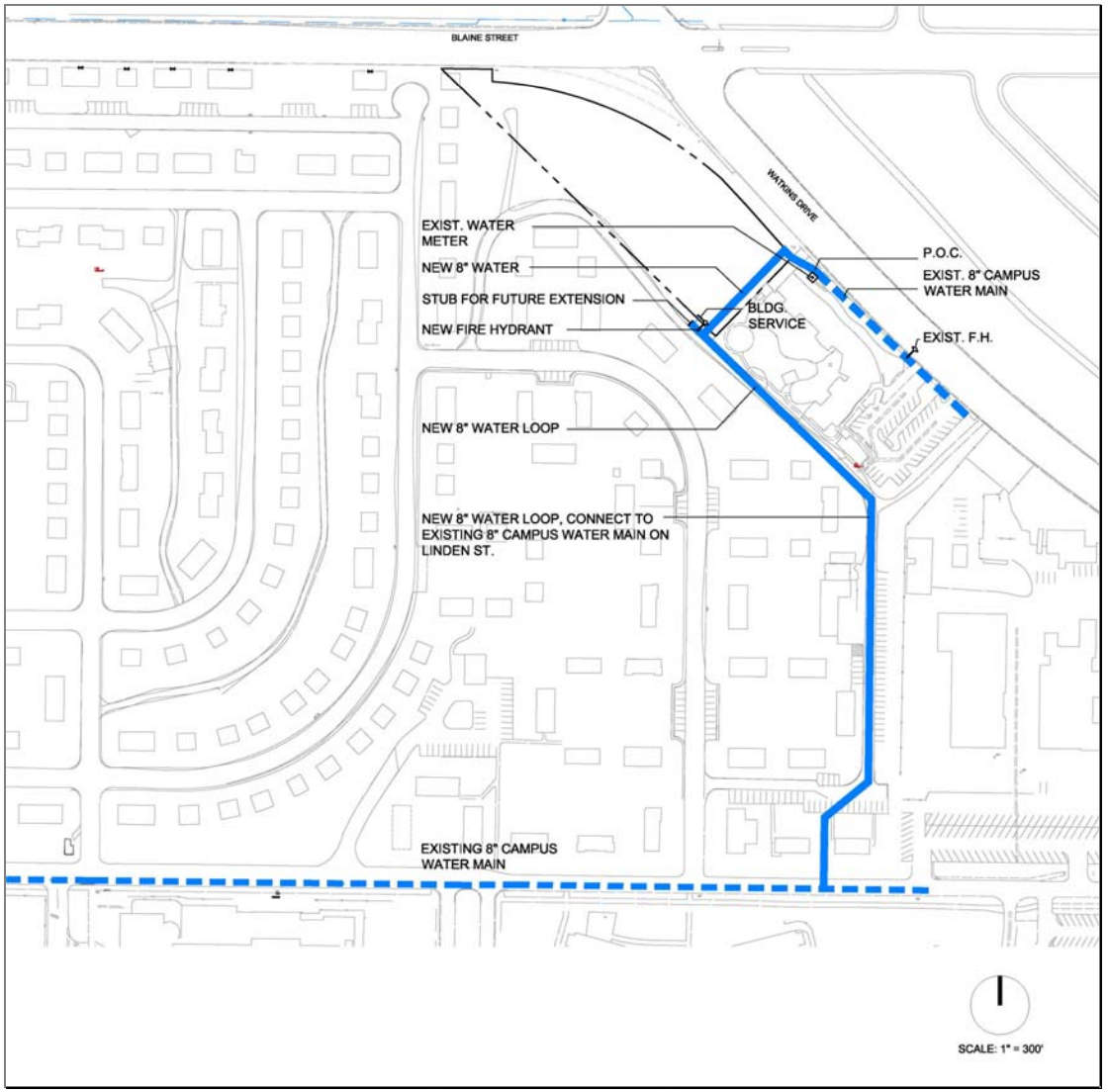


Figure 5.2.1-1: Water and Fire Protection Diagram

5.2.2 Sanitary Sewer System

Existing Sanitary Sewer System

The City of Riverside Department of Public Works currently maintains an 8" main line in Blaine Street immediately north of the site. As-built drawings obtained from the City confirm that sufficient depth is available to allow the CDC site to be connected to that line by gravity, which is a much less expensive alternative than extending to the main in Linden Street.

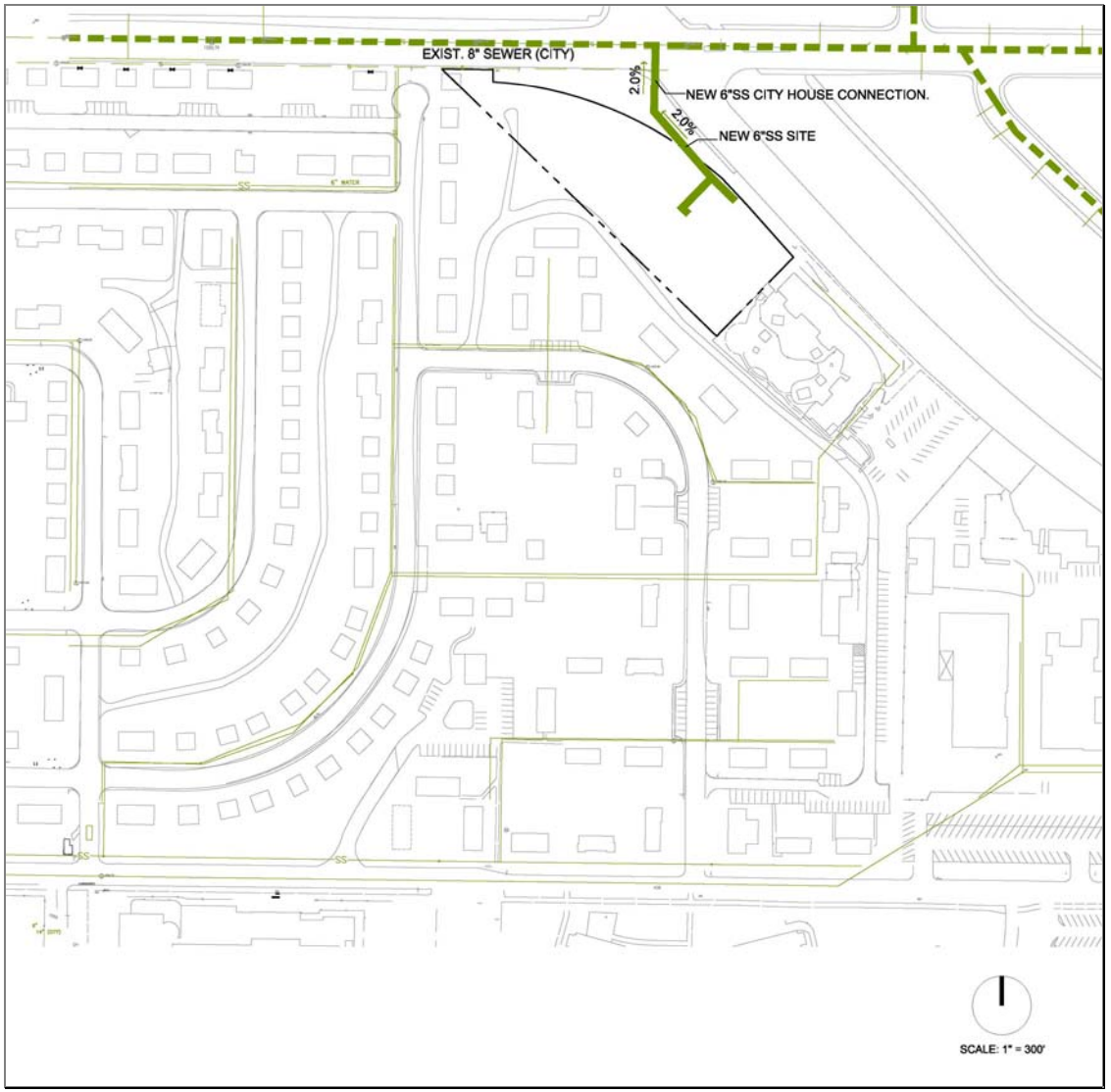


Figure 5.2.2-1: Sanitary Sewer System Diagram

5.2.3 Grading and Storm Drainage

Existing Site Conditions

There are no existing storm drain main lines in adjacent City streets, and the closest Campus main is in Linden Street, more than 1000 feet to the south. Additionally, due to existing structures to remain in the short term, it is not considered feasible to construct portions of the Canyon Crest DPP planned drains to serve this project at this time. Therefore any storm drains constructed to serve this project would be considered "short-term" and may not be able to be utilized once the Canyon Crest DPP is constructed.

Proposed Development

The site development shown in the DPP is for the purposes of budget development and should be reevaluated in the design phase. The finish floor elevation for the building is shown at 1092, as compared to the existing Child Development Center (CDC) elevation of 1100'.

The elevation selected allows for:

- a gravity connection for the building sanitary sewer into the City main in Blaine Street.
- the site to be developed without a large amount of imported soil.
- a reasonable ramp connection for any necessary pedestrian access between the two CDCs and from the proposed CDC to a city sidewalk on the south side of Watkins Drive.
- for an interface with the adjacent housing site areas without the need for major retaining walls.

Since there is a great deal of open space available adjacent to and downstream from the site, we propose taking advantage of this topographic condition to keep costs down and to provide passive treatment for storm water management. Storm water from the proposed CDC site will be directed to these open spaces in a non-erosive manner, utilizing sheet flows, distribution ditches and riprap. When the Canyon Crest DPP project goes forward, its design can provide for drainage from the CDC site.

In the design of the site, attention should be given to mitigating the difference between the two CDC facilities and their finish floor elevations through the use of terraces and landscape berms.

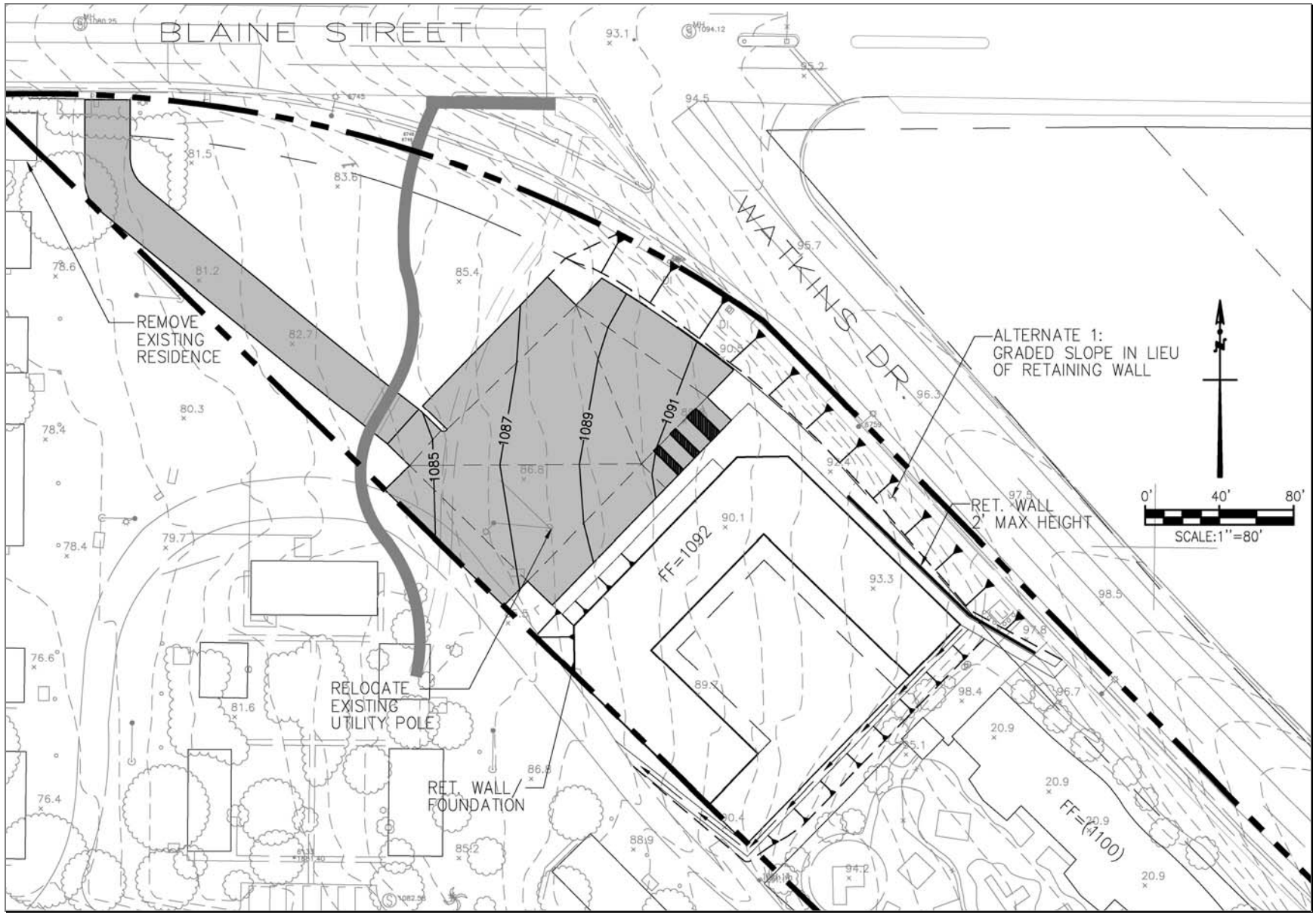


Figure 5.2.3-1: Grading/Storm Drainage Diagram

5.2.4 Natural Gas Systems

Existing Natural Gas

The Gas Company has adequate facilities immediately adjacent to the site.

5.3 HVAC Systems

5.3.1 Codes and Standards

The project must comply with applicable sections of national, State and local codes, laws, ordinances, rules and regulations of authorities having jurisdiction, as well as sustainable design criteria including:

- State of California Code of Regulations (CCR), current edition
- California Building Code, current edition
- California Mechanical Code, current edition
- Uniform Plumbing Code, current edition
- California Fire Code, current edition
- State of California Energy Code, current edition
- Occupational Safety and Health Administration (OSHA)
- South Coast Air Quality Management District (SCAQMD)
- National Fire Protection Association (NFPA)
- Underwriters' Laboratories, Inc. (UL)
- American Disability Act (ADA)
- National Electric Code (NEC)
- UCR Campus Standards and Design Criteria
- Leadership in Energy Efficient Design (LEEDS)

5.3.2 Design Criteria

Design Conditions

Outdoor summer and winter conditions shall be in accordance with 0.5% design conditions for summer and 0.2% design conditions for winter for the City of Riverside from Climatic Data for Region X as published by Golden Gate and Southern California Chapters of ASHRAE, 5th Edition, 1982 as outlined below:

Summer:
Outdoor Dry Bulb: 110°F
Outdoor Wet Bulb: 70°F
Indoor Design Temperature: 75°F

Winter
Outdoor Dry Bulb: 34°F
Indoor Design Temperature: 72°F

Indoor relative humidity: 50% ±20%

Minimum Ventilation

The CDC will utilize roof top AC units (screened from public view) to provide the code required 15 CFM per occupant of outdoor ventilation air.

Ventilation and Exhaust Systems

Mechanical exhaust will be provided for toilets at the rate of 12 air changes per hour minimum.

All exhaust terminations to be located to avoid reentry of exhaust air to the building.

Air Filtration

It is desired to have minimum 65% efficient filtration on the roof top AC units serving the Child Development Center. Roof top units will be screened from public views.

Equipment Sizing/Redundancy

In general, systems are to be designed for approximately 10% extra capacity due to aging effects.

5.3.3 Mechanical Systems

From a first cost perspective, the most cost-effective means of air conditioning this building is by rooftop packaged, air-cooled DX equipment. With this type of equipment, multiple units will be needed to serve various perimeter and interior zones throughout the space to ensure proper temperature control.

Use of constant volume gas heating/electric cooling units offers a simple approach to conditioning the building. Each classroom is to have a dedicated zone.

Some consideration should be given to utilizing a single rooftop packaged air-cooled VAV unit with hot water heating and individual zone VAV boxes. This type of system offers better zone control capabilities and longer term energy cost savings. The unit shall be screened from public view.

5.3.4 Controls and Energy Management

Controls and Energy Management System shall be furnished by one of the pre-approved campus vendors specializing in building automation systems. Controls for the proposed buildings will be compatible with the existing campus control system.

For the CDC a direct digital control (DDC) controller is to be installed in a Mechanical Room and will control the HVAC and plumbing equipment.

5.4 Plumbing and Fire Protection System

5.4.1 Estimated Loads

Child Development Center Assumptions:
Population: 144 children
Daily water consumption = 10 GPD/Child.
Hours per day usage = 10 hrs.
Peak Flow Rate = 2.5 x average flow.

Sanitary Sewer Assumptions:
Sewer piping is available nearby and will be extended into the site at multiple locations to serve the building loads from domestic plumbing.

Natural Gas Assumptions:
Gas Loads: Loads to be served are anticipated to be the following:

- Comfort/space heating
- Domestic hot water
- Cooking
- Potentially laundry dryers

Fire Water Service Assumptions:
Automatic, wet pipe fire sprinklers will protect the buildings. Hazard Classifications will be determined by the requirements in NFPA 13. The systems will be hydraulically sized.

Reclaimed Water Service Assumptions:
Reclaimed water will not be used within the building for plumbing fixture usage.

5.4.2 Criteria

- Domestic water will be sized for a maximum velocity of 6'/second at design flow conditions.
- A minimum of 35 psi will be provided at all plumbing fixtures, including devices at the highest point of use in the buildings.
- Hot water will be provided to fixtures at the following temperatures:
  Lavatories - 110°F.
  Service Sinks - 120°F.
- The calculations for hot water based on the minimum street main temperature 60°F.
- Storm drainage design will be based on a rainfall of 2" per hour.
- Sanitary drainage and vent system will be based on fixture unit count with piping at minimum slope of 1/8"/ft.
- Natural gas systems will be provided for domestic water heaters. Gas will also be provided for air conditioning roof top units.
- Garbage disposals shall only be connected to 3" or larger horizontal waste lines.

5.4.3 Systems Description

Water Systems
Domestic Water System (Inside the Building):
Domestic water shall include buildings' distribution system to plumbing fixtures, hose bibs, and water heaters. The buildings' water supply shall connect to the new on-site water main and shall be provided with building shutoff and system drain valve for each building. Zone valves and branch valves will be provided for the interior water distribution network. Each individual unit shall be provided with shutoff valves.

Though the water quality in the area is "hard", UCR has not mandated the use of softening equipment and has reportedly disconnected some systems due to maintenance and cost burdens. As such, water softening is not a requirement at this time.

Domestic Hot Water at Child Development Center: A gas fired storage type hot water heater is to be provided in a ground floor mechanical room with expansion tank, through mains, risers and branches to plumbing fixtures. A circulating pump will maintain required hot water temperature in each system. All domestic hot and recirculation piping water will be insulated.

Sanitary Drainage System

The sanitary (waste and vent) drainage system for this project consists of regular waste and indirect waste drainage.

Regular Waste: Waste and vent piping will be provided for each fixture and piece of equipment that requires such piping. Plumbing fixtures above grade will be drained by gravity through a soil waste stack and the house drain to a point set beyond the building exterior. The gravity waste piping will be installed at a slope of 1/4" per foot unless otherwise indicated or approved. Cleanouts will be provided for drainage maintenance purposes.

Indirect Waste System: Indirect waste from mechanical equipment shall discharge into the sanitary drainage system through an indirect waste connection.

Natural Gas System

Interior natural gas will serve gas fired HVAC equipment, domestic gas range and water heaters. All interior gas distribution systems will be low pressure and will be connected to the on-site medium pressure distribution. An approved automatic seismic safety gas shutoff valve will be provided for entire site and will be located downstream of the meter.

Fire Protection System

Sprinklers: System shall be designed according to NFPA 13. A system with complete automatic fire sprinkler coverage will be provided for all the buildings. Each system shall include an automatic fire control assembly, a common drain outside the building and water supply.

The Child Development Center will be classified "LIGHT HAZARD" occupancy and shall be designed with a minimum density of 0.10 gpm/square feet over the most remote 1500 square feet. Head coverage shall not exceed 225 square feet in area and shall be 165°F temperature rated.

A system with complete automatic fire sprinkler coverage, with all material, equipment appurtenances as required to conform to the rules and regulations of all current applicable state and local codes, laws and ordinances applicable rating agency and the National Fire Protection Association (NFPA) will be provided.

Materials for similar uses shall be of the same type and manufacture. All components of the fire protection systems shall be UL and FM listed.

5.5 Electrical Systems

5.5.1 Codes and Standards

Codes, Regulations and Requirements: Comply with adopted applicable sections of national, state, and local codes, laws, ordinances, rules and regulations enforced by the authorities having jurisdictions. Conformance with Campus Design Standards will be applicable.

All electrical work will comply with the latest adopted editions of all codes, including, but not limited to, the following codes:

- State of California Code of Regulations (CCR)
- California Electrical Code (CEC)
- National Fire Protection Association (NFPA) including NFPA 70 (National Electric Code, NEC)
- County of Riverside, Electrical Code (NFPA 70 with Amendments)
- California Energy Commission, Title 24
- County and City of Riverside Fire Department
- City of Riverside Power utility requirements
- American with Disabilities Act (ADA)
- South Coast Air Quality Management District (SCAQMD)
- Federal Aviation Authority (FAA)
- Occupational Safety and Health Administration (OSHA)
- National Fire Protection Association (NFPA) Life Safety Code 101

Standards and Regulations Compliance

All electrical work will be in compliance with the latest editions of applicable regulations and standards including, but not limited to, the following:

- American National Standards Institute (ANSI)
- Certified Ballast Manufacturers (CBM)
- Institute of Electrical and Electronic Engineers (IEEE)
- Insulated Cable Engineers Association (ICEA)
- National Bureau of Standards (NBS)
- National Electrical Manufacturers Association (NEMA)
- National Electrical Contractors Association (NECA)
- National Electrical Testing Association
- Underwriters' Laboratories Inc. (UL)

Minimum Requirements

The above listed Codes and Regulations will form the basis of design as minimum requirements.

- Compliance with the State of California "Energy Compliance Standards"
- Code of Regulations Title 24

5.5.2 Design Loads

Program Area Design Loads

See Figure 5.5.2-1.

Program Area Design Lighting Levels

Illumination levels will conform to the illuminance category recommendations of the current edition of the IES lighting handbook as a guide and as mandated in the State of California "Nonresidential Building Standards.

See Figure 5.5.2-2.

Program Function	Lighting	Receptacles
Laundry, Kitchen/Pantry	1.3	8.0
Classrooms (Preschool, KG, Toddlers, Infants, etc.)	1.6	8.0
Copy/Supply/Mail	1.0	15.0
Corridors	0.6	0.5
Electrical , Mechanical Rooms, Laundry	0.7	1.0
Entry/Lobby	0.7	1.0
Offices, Reception	1.3	5.0
Restrooms	0.6	0.5
Conference, Curriculum Room, Multi-Purpose Room	1.3	5.0
Storage Room	0.6	1.0
Telecommunications Room / Telephone Switch Room	0.6	30.0
Kitchen	1.3	30.0
Staff Lounge / Kitchenette, Break Room	1.3	8.0

Figure 5.5.2-1: Program Area Design Loads Table

Program Function	Average Maintained Foot Candles
Laundry, Kitchen/Pantry	35-45
Classrooms (Preschool, KG, Toddlers, Infants, etc.)	40-50
Copy/Supply/Mail Rooms	35
Corridors	10-15
Electrical, Mechanical Rooms, Laundry	35
Entry/Lobby	35
Offices, Reception	40-50
Restrooms	15-20
Conference, Curriculum Room, Multi-Purpose Room	40-50
Storage Rooms	10-15
Telecommunications Room / Telephone Switch Room	35
Kitchen	35
Staff Lounge / Kitchenette, Break Room	35

Figure 5.5.2-2: Program Area Design Lighting Levels Table

5.5.3 Main Electrical Service

Service Connection

To be discussed in the Design Phase. At this time the University directed the design team not to study the new electrical service.

Metering

There will be service meter board located adjacent to each building.

5.5.4 Electrical Distribution

208Y/120V distribution switchboards will be provided in the electric rooms.

Distribution at 208Y/120V to panel boards, and packaged mechanical equipment will be by means of cable feeders from distribution switchboards.

Branch circuit panel boards (208Y/120V) will be installed in the electrical rooms and close to the loads they serve wherever practical. All panel boards will be fully bussed, 42 circuit and utilize bolt-on circuit breakers.

Copper wiring and bussing will be used throughout.

5.5.5 Emergency Power

The Family Student Housing and Child Development Center / Community Building will be provided with integral battery equipped exit lights, corridors, and adjacent to exit doors.

The fire alarm system will have an integral battery system.

The diesel powered emergency generator set is not planned for this facility.

5.5.6 Voltage

Utilization Voltages will be as follows:

- Fluorescent and HID Lighting: 120V, 1 phase.
- Exterior Site Lighting: 120V, 1 phase, or 208V, 1 phase
- Motors Less than ½ HP: 120V, 1 phase.
- Motors ½ HP or greater: 208V, 3 phase.
- General Use receptacles: 120V, 1 phase

5.5.7 Site Lighting

Building exterior, walkways and landscape lighting will be designed to compliment the architecture. Campus standard will apply for walkway areas. The fixtures will be controlled with photocell and/or time clock with lighting control system. The fixtures will be selected with lower cut offs to reduce light pollution and light spillage in bedrooms.

The exterior lighting standards should match the existing Child Development Center

The general area lighting fixture will be double or single Cobra head with total height of 32'-6". Provide inline fuse holder in the base of the pole. Fixture manufacturer: General Electric No. M520A2. Pole manufacturer: Ameron No. AMRC-5C1-25F8D. Lamps: 1 or 2 – 250W, high pressure sodium, 480V.

Pedestrian lighting to be campus standard, 10' painted aluminum pole with 250 watt high-pressure sodium lamp. Fixture Manufacturer: McGraw-Edison No. PA-4000.

Other exterior lighting will vary in sizes and styles. They will be functionally appropriate to the campus as manufactured by Kim Lighting Company or equal.

(Note: an existing lighting pole located approximately within the proposed site boundary may need to be relocated within the Canyon Crest DPP site. An allowance for relocation has been included in the draft DPP cost estimate).

5.5.8 General Lighting

General illumination for the building interior will conform to the energy limitation and control requirements of the California Conservation Code and the recommendations of the current edition of the IES Lighting Handbook.

Hallways, toilets, classrooms and support areas will be commercial fluorescent type fixtures with T8, SPX Series 4100K fluorescent lamps and rapid start electronic ballasts. Fixtures will be recessed, surface or pendant mounted to suit the design.

Where recessed downlights are used, compact fluorescent lamps are provided. Incandescent lamps will be limited to special applications.

Exit signs will use long life LED type lamps.

Lighting in mechanical/electrical equipment rooms will be industrial type fluorescent fixtures with T8, SPX Series 4100K fluorescent lamps and rapid start electronic ballasts.

Lighting Control

Lighting control system to meet Title 24 requirements.

Local wall switches and occupancy sensors shall control lighting in common areas. Lighting in offices will be controlled be occupancy sensors with dual level wall switches.

In large classrooms local dimming system will be provided.

5.5.9 Grounding

A grounding system will be provided for all the transformers, switchboards, metallic conduits, and raceways. A ground bus bar will be provided in each electrical room. A ground loop will be provided in the main electrical room. A ground conductor will be provided in each telephone and data room from the adjacent ground box.

The ground system resistance will be 5 ohm or less.

The service grounding will be provided at the service substation with ground rod, cold water lines and building steel.

All electrical equipment will be grounded.

5.5.10 Fire Alarm System

An addressable-point fire alarm system will be designed for standard low rise building operation conforming to all state and local codes. The system will include a graphic annunciator panel located at the first floor and a remote fire alarm annunciator panel located on the outside wall, at the Fire Department response point. Terminal cabinets will be located on each floor to serve various devices. The building fire alarm system shall report to the central campus fire alarm system via the fiber optics communication network. The system will include the following:

- Manual pull stations
- Water flow alarms
- Sprinkler valve tamper supervision
- Smoke detection in all occupied rooms/spaces
- ADA strobes
- Horns

Campus preference is Simplex System.

The system will provide alarm and trouble signals to the University of California, Riverside Central Fire Alarm console via campus fire alarm proprietary cable plant, point of connection is in Physical Plant Shops building approximately 1200 feet southeast of site.

All wiring shall be installed in conduit.

5.5.11 Communication Systems

Voice/Data Systems

Service: The phone and data service to be discussed in the next phase.

Voice/Data outlets will be provided in the classrooms, offices and staff rooms as per the programming requirements.

All cabling and faceplates will be furnished and installed per the campus standard.

There will be a telephone switch room for the project, minimum size of 3’ x 8’ if located on an accessible corridor.

The Main Distribution Frame (MDF) will be located on the first floor.

The system will include complete riser cables, fiber optics, backboards, conduits, boxes and cable tray.

Cable Television System

The Charter Cable Company is the local provider for the area. Empty conduit system will be extended from the adjacent public street to the main head end room located in Child Development Center.

The building will have System Terminal Cabinet to terminate coaxial cables and to mount signal amplifiers.

5.6 Structural

The structural design for this project should provide building systems which will accommodate the specific program requirements for the building type, as well as the architectural and building systems needs. The structural design is to meet current code standards for the vertical load carrying capacity and for seismic safety. In the design phases, a soil report will be required.

The following design criteria should be used for this project.

- Structural sections of the 2002 California Building Code, as a guide only
- Seismic Zone 4
- UCR Standards for Housing Construction as provided by the University

Construction Systems

Durability, deferred maintenance, availability, and lead time of structural components and any effects on the construction schedule should be considered in the selection of the structural system.

The Child Development Center is a one-story structure with a total square footage of approximately 14,000 square feet. Large open rooms will require some large span roofs. Possible construction types to consider are as follows:

Combination Wood-Framed or Bar Joist and Concrete Block Wall Construction

Conventional wood-framed or bar joist roof. Ground floor concrete slab-on-grade with shallow continuous footings. Concrete block party walls and exterior walls. Other interior wood framed walls to be conventional 2x4 wood stud framed. Primary load bearing system of glue-laminated or steel beams with truss system.

Conventional Wood-Framed Construction

Conventional wood framed roof. Ground floor concrete slab-on-grade with shallow continuous footings. Conventional wood framed 2x4 or 2x6 wood stud walls with plywood or Oriented Strand Board sheathing on exterior walls and shear walls. Primary load bearing system of glue-laminated or steel beams with truss system.

Metal-Framed Structure

Metal rafters with plywood or Oriented Strand Board sheathing. Ground floor concrete slab-on-grade with shallow continuous footings. Metal stud exterior and interior walls with plywood or Oriented Strand Board sheathing on exterior and shear walls. Primary load bearing system of steel beams and columns.

5.7 Architectural Materials and Character

5.7.1 Architectural Materials

Materials that will create a finished project that is esthetically pleasing, desirable, serviceable, and cost-effective should be selected. The budget includes a palette of materials that matches the adjacent CDC, for compatibility in context. The budget has been based on the following materials:

Exterior

Facility	Roofing	Walls	Fences	Walking Surfaces
Child Development Center	Standing seam metal	Plaster and Concrete Masonry	Wrought iron	Concrete
Play Yard	Wood or composite trellis	N/A	Wrought iron	Concrete, rubber, wood chips

Figure 5.7.1-1: Exterior Architectural Materials Table

Interior

Facility	Interior Walls	Ceilings	Floors	Windows
Child Development Center	Washable wall coverings	T-grid	Carpet Vinyl: Sheet & Tile	Steel/Aluminum

Figure 5.7.1-2: Interior Architectural Materials Table

5.7.2 Architectural Character

The project has been conceived as a primarily pitched roof design with some flat roof areas. Architectural sunscreens and classroom identity through façade articulation are desired, as the budget allows. Compatibility with the existing CDC design is desired but the project design should retain its own identity. The design is not intended to be a replica of the existing building, and the "u" shaped site plan differentiates it from the existing CDC's planning.

It is important that the architect schedule a conceptual design review with the UCR Design Review Board in order to establish the architectural character in the early stages of design.

All roof top equipment will be screened from public view.

5.8 Noise and Acoustics

Outside Noise

The site, adjacent to Watkins Drive, shall be planned in such a way as to limit street noise.

Noise from Adjacent Functions/Units

The Child Development Center shall have sound insulation between areas of higher noise generation and quieter spaces to provide air borne sound insulation equal to sound transmission class (STC) 50.

All administrative areas are to have wall and ceiling assemblies providing airborne and impact sound insulation equal to sound transmission class (STC) 50.

Mechanical Vibration and Noise Control

System components are to be evaluated to determine the most cost-effective approach to controlling transmitted noise and vibration. This is especially crucial for roof-mounted equipment, which are directly above occupied areas. The Engineering Consultants must work closely with the Executive Architect and Acoustical Consultant to properly address these design and construction related issues as the design progresses.

Principal measures to include proper location of mechanical equipment, selections with lower inherent noise levels, spring vibration isolation bases for equipment, thickened structural slabs or elevated platforms at equipment bases, duct silencers, flexible couplings at rotating equipment and vibration isolation hangers for piping systems in proximity to pumps.

Where duct lining may be required at the inlet and discharge of air handling equipment, its use should be limited to the extent possible.

Mechanical systems to be designed in accordance with standard accepted practice to control noise and vibration transmission to occupied spaces using UCR standards and detailed requirements set forth by the acoustical consultant.

5.9 Security

The project will have a security and camera system per University requirements.

The security system will consist of an intrusion detection system, a door access and control system and a closed circuit video surveillance system. The system will also report to a central location, to be determined at a later time.

Owner will provide all equipment and wiring under separate contact. The electrical contractor will provide backboards for equipment, conduit, cable and back boxes only.

Security systems shall be provided for the Child Development Center and all parking lots. The Campus has indicated a preference for the following systems:

Lenel software & hardware components should be used as the primary operations platform for all access control including locks, cameras, DVR's, & alarms. The following are to be included:

- IDH Max prox readers by BEST ACCESS SYSTEMS, hard wired
- Mullion mounted prox readers on store front applications Lenel LPMM-6800
- Electrified VonDuprin hardware 33 series
- Detex brand removable mullion for lobby doors, heavy duty model #F90KR
- Lenel card reader at lobby and all card reader locations
- Lenel card readers with door position switches on all gates in play area
- Pelco pan, tilt, zoom (PTZ's) lobby, all exterior including parking lots.
- Central viewing station preferably at the lobby desk a 2nd at Access Control Room
- DVR's (Digital Video Recorders) are to be Pelco DX 7000 series w/PTZ function
- Software to include Pelco motion detection sensor
- Fixed cameras (if any) are to have "vara-focal" wide angle lenses

Child Development Center-Priority 1 Wish List

- Infant Child Tag system, locks all doors when unauthorized exit is attempted
- Remote/hardwired panic buttons throughout building for police notification
- On-site central access control room (in fire department control room) and monitoring station

<u>Parking Lot</u>

The parking lot area shall be lighted and provided with emergency phone systems conforming to Campus standards. "Code Blue" emergency phone units are the current Campus standard and compatibility with this system is essential. The emergency phone system shall be comprised of the following:

- Components as required for integration with Campus Police Central Monitoring Base Station.
- Emergency Bollards with speakerphone, video camera and lens, strobe and area/identity light.
- Emergency Telephone Stations with speakerphone, two (2) call buttons and enclosure for flush or surface mounting.

5.10 Irrigation

The following are UCR irrigation system standard requirements for the project. Compatibility with existing campus systems is essential. All landscaped areas are to comply with these standards (UCR should be consulted regarding the proprietary nature of these systems as “no substitutes” have been requested). All landscape areas are to be provided adequate drainage and water run-off recovery. Supply water source is to be provided with back flow preventor.

Controllers:

- Wireless 64 station controllers: Reference Campus standards
- Valve controllers: Reference Campus standards

Valves:

- Rain Bird, Brass

Sprinkler Heads:

- Small planters and turf areas: Toro 570 sprinkler heads.
- Large planter areas: Hunter I-20 and Hunter I-40 sprinkler heads.
- Large turf areas such as play fields: Hunter I-20 and Hunter I-40 sprinkler heads.

6.0 FACILITY REQUIREMENTS: DESIGN CRITERIA

This section contains the detailed basis of design.

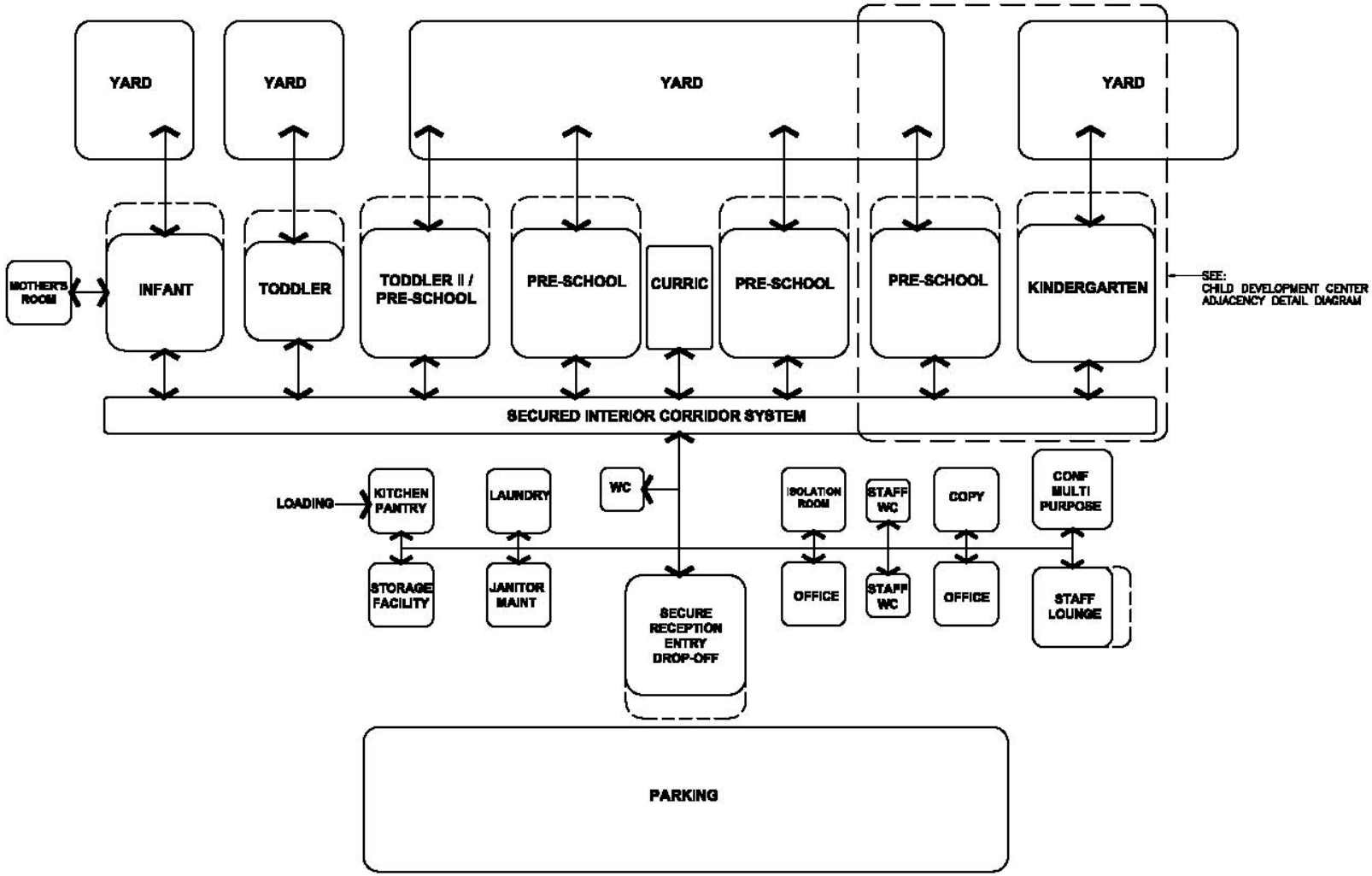
Room Data Sheet Index

The Room Data sheets and Adjacency Diagrams have been developed in collaboration with users and staff from the University. In all cases, the room diagrams are based on an idealized layout and may not conform to the aspect ratio of the final design. Each of the program spaces is documented for future reference and budgeting purposes. The building gross square footage will include mechanical and electrical rooms, shafts and interior/exterior wall thicknesses. In general, exterior windows to spaces are encouraged, although measures should be taken to mitigate glare on classroom computer screens.

6.1 General Facility Data and Adjacency Diagram
Child Development Center

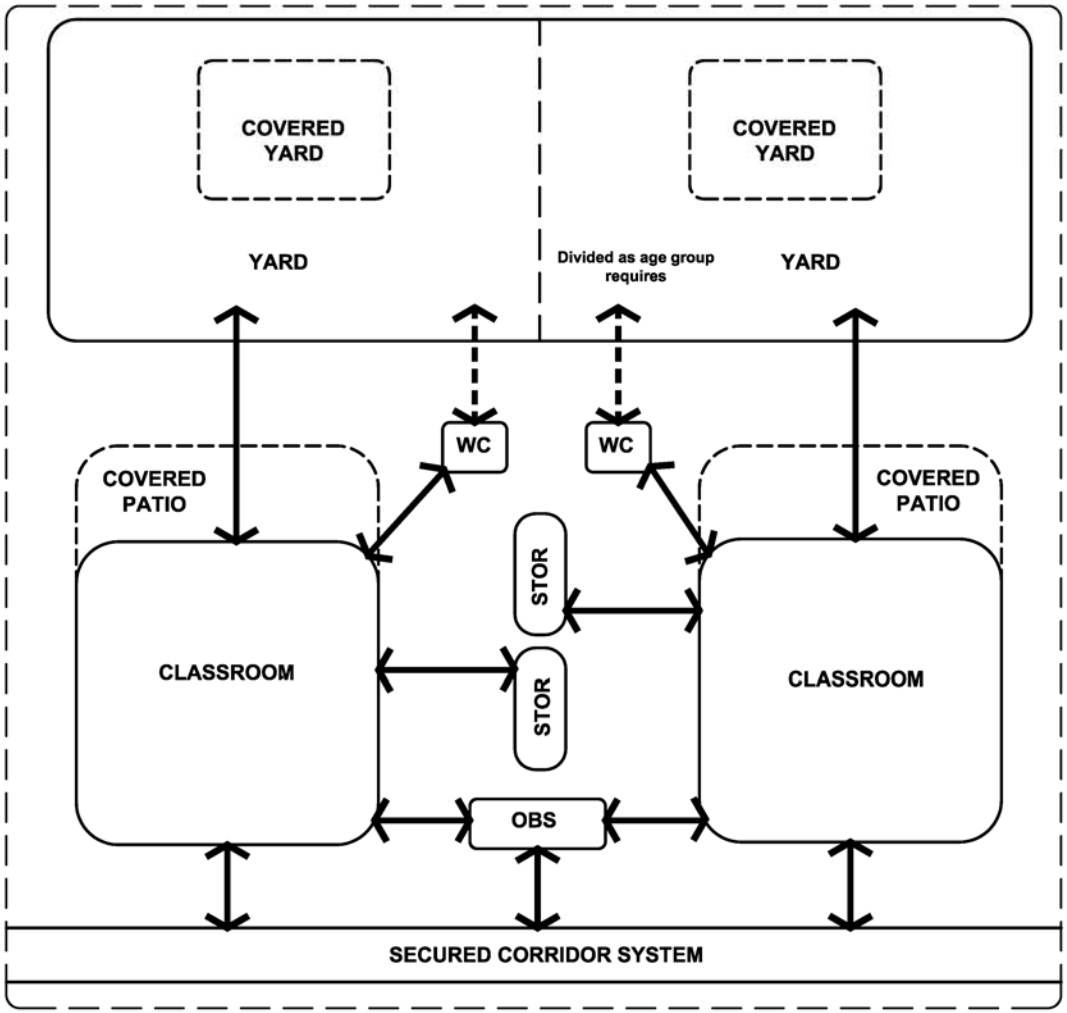
Description	Center for daytime use	
Quantity	One	
GSF	14,000 square feet + covered play yard	
Number of Occupants (staff, parents, volunteers)	Staff Full Time: 30 Part time: 15	Volunteers Full Time: 10 Part time: 10 Parents: 160
Number of Occupants (students)	Infants: 12 Toddlers: 36 Pre-School: 72	Kindergarten: 24 Full Time: All (144)
Adjacency Requirements	Vehicle access is to be from a new temporary driveway off Blaine Street. The facility should visually and acoustically shield the outdoor play areas from traffic.	
Activities	See Room Data Sheets.	
Days of use	Weekdays: Monday – Friday	
Hours of use	7 am – 6 p.m.	
The "Big Idea"	The Center should reflect a warm environment. Extensive windows should enhance indoor/ outdoor integration.	
Ceiling Height	There should be ample space in the indoor environment, bright and open rather than dark and closed.	
Finishes		
Floor	Floor covering should offer both quiet carpeted areas and hard surfaces for ease of cleanup. Carpeting should be antibacterial. Carpet tiles desired to facilitate ease of replace as needed.	
Base	4" Resilient Cove Base, Typ. Ceramic Tile, cove at tile floor areas in toilet rooms	
Walls	All wall surfaces should be durable and washable particularly the lower half.	
Ceiling	All ceiling surfaces should be durable, washable at wet and service function areas, and provide acoustic control.	
Hallways and Corridors	Tack wall or tack board surfaces should be provided for art exhibits. A variety of surface textures are encouraged. Entrances to classrooms should provide interest and be inviting to students.	
Line of Sight	See Room Data Sheets.	
Doors	All interior doors are to be solid core with plastic laminate finish. Provide vision panels as required for safety and surveillance. (See "Security" below)	
Windows	All windows should have safety glazing. Provide dual glazing for thermal and acoustic control. All east, south and west exposures should be provided with passive solar shading devises. Frames should be durable and low maintenance.	
Storage	See Room Data Sheets.	
Signage	Building and entry identification, way finding, accessibility and exiting signage should be provided. Parking entry / drop-off and site control signage to be provided.	
Security	The facility security system must interface with the Campus Housing Operations security control and monitoring system. The campus has provided the following as a basis for programming: • Lenel software & hardware components are the primary operations platform for all access control including locks, cameras, DVR's, & alarms. • IDH Max prox readers by BEST ACCESS SYSTEMS, hard wired. • Mullion mounted prox readers on storefront applications Lenel LPMM-6800. • Electrified VonDuprin hardware 33 series. • Detex brand removable mullion for lobby doors, heavy-duty model #F90KR. • Lenel card reader at lobby and all card reader locations. • Lenel card readers with door position switches on all gates in play area. • Cameras are to be Pelco pan, tilt, zoom (PTZ's) at lobby / Reception area, and at all exterior locations including parking lots. • Central viewing station preferably at the lobby desk. A 2nd at Access Control Room. • DVR's (Digital Video Recorders) are to be Pelco DX 7000 series w/PTZ function • Software to include Pelco motion detection sensor • Fixed cameras (if any) are to have "vara-focal" wide angle lenses • Priority 1 wish list: • Infant Child Tag system, locks all doors when unauthorized exit is attempted • Remote/hardwired panic buttons throughout building for Police notification • On site central access control room and monitoring station See Section 5.9 for further information.	
Special Requirements	Title 22 code will prevail for all functions. See Room Data Sheets	
Future Considerations	An Extended Day program for school age children may be added in the future.	

Systems	
Mechanical	Fully air conditioned with separate zone for each classroom using roof mounted equipment with economizers. Exhaust air system for toilets and kitchen(ette)s.
Plumbing	Cold and tempered water to sinks, water cooler, waterless urinals; fully sprinklered.
Lighting	Recessed or surface fluorescent with multi switching. Egress lighting with integral battery pack.
Power	Provide child "safety" receptacles throughout.
Communications:	
Data	In each classroom, support and staff area.
Telecom	In each classroom, support and staff area.
Video	Cable TV system. See security requirements
Acoustics	All design elements should provide for sound attenuation especially in the infant and toddler classroom.



CHILD DEVELOPMENT CENTER
ADJACENCIES

6.1-1 Child Development Center Adjacency Diagram

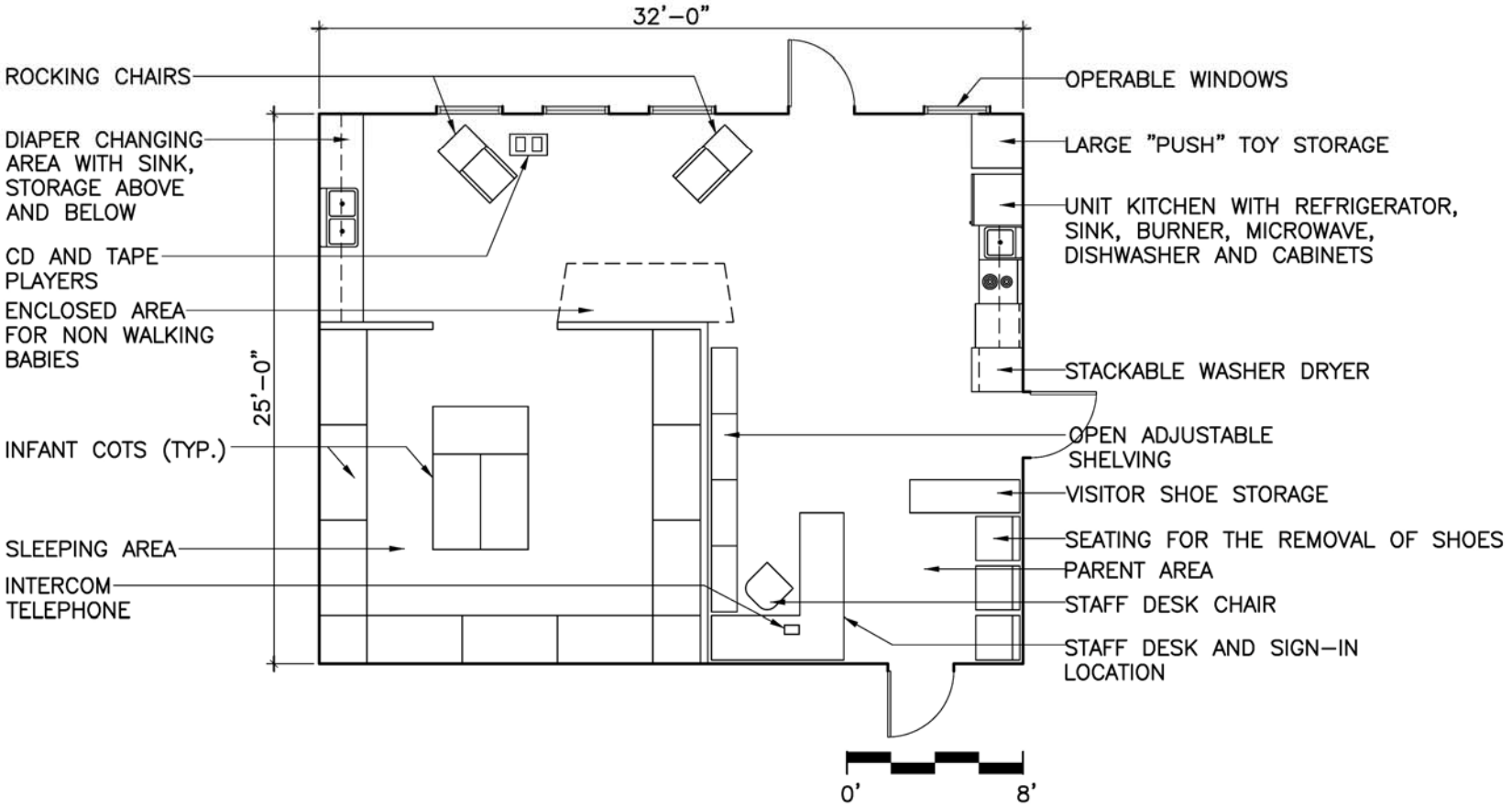


CHILD DEVELOPMENT CENTER
ADJACENCIES DETAIL

6.1-2 Child Development Center Adjacency Detail Diagram

6.1.1 Infant Room
Child Development Center

Description	Infant age classroom
Quantity	One
ASF	800
Number of Occupants (staff, parents, volunteers)	Full Time: 4 Part time: Varies
Number of Occupants (children)	Full Time: 9-12 Part time:
Adjacency Requirements	Outdoor play area, Mother's Room, controlled corridor system. Direct access to storage, trash.
Activities	General Play, sleeping
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings.
Finishes	
Floor	Mix of carpet (carpet squares) and sheet vinyl (at sink, diaper changing area, outdoor access areas).
Base	4" Resilient Cove Base
Walls	Painted (easy to clean semi-gloss) Gypsum Board, muted colors (pastels) are preferred
Ceiling	Acoustic tile
Line of Sight	General classroom supervision, blind spots should be minimized. Staff desks, diaper change area, kitchen, etc. should be configured such that at no time are staff required to have their backs to the room.
Doors	See General Facility Data
Windows	Operable. Please take into consideration that the babies like to chew on window ledges.
Storage	Staff, parent, visitor shoe storage (shoe-less room) Walk-in lockable storage closet for staffs' personal belongings and classroom supplies, open adjustable shelves. Broom utility closet. Secured earthquake kit storage. Diaper/supply storage. Large storage for "push" toy storage, high chairs.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Enclosed area for non-walking babies Unit Kitchen (alternately custom kitchen) and stackable washer / dryer, separated from the children. Parent sign-in / sign-out center Seating for the removal of shoes and shoe storage in the entry. Separated sleeping area
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	Sinks by diaper changing area and kitchen. Non-exposed plumbing. As required for Unit Kitchen.
Lighting	Dimmable. See General Facility Data
Power	High outlets at each wall. As required for Unit Kitchen. See General Facility Data.
Communications	
Data	Data port adjacent to entry sign in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	See security requirements
Acoustics	All design elements should provide as much sound baffling as possible, especially at sleeping areas.
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections. Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets.
Group II & III	
Movable-Equip.	CD and tape players
Furnishings	See Room Diagram



Classroom should be spacious with areas to create natural spaces for small group interactions and interest centers for projects that can be left up.

INFANT ROOM

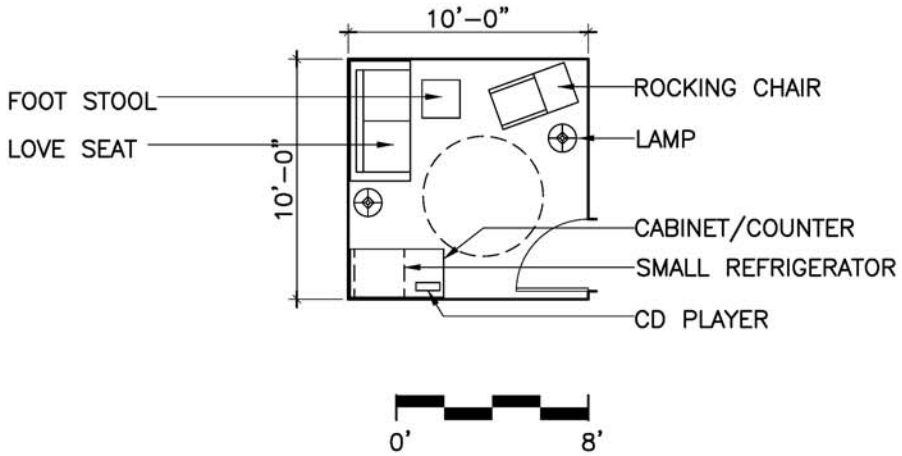
800 ASF

ADJACENCY: OUTDOOR PLAY AREA, MOTHER'S ROOM, CONTROLLED SECURED CORRIDOR SYSTEM, STORAGE, TRASH

Infant Room Diagram

6.1.2 Mothers' Room
Child Development Center

Description	Quiet space for nursing mothers
Quantity	One
ASF	100
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 4 at any one time
Number of Occupants (students)	Full Time: Part time:
Adjacency Requirements	Infant Room
Activities:	Mothers nursing their children or using a breast pump
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	No Special Requirements
Doors	See General Facility Data
Windows	None
Storage	Cabinets for storage of pump equipment
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Counters
Future Considerations	No Special Requirements
Systems	
Mechanical	air-conditioning (heating and cooling)
Plumbing	See General Facility Data
Lighting	Overhead and lamps. See General Facility Data.
Power	Multiple outlets. See General Facility Data.
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data.
Room Contents:	
Group I	
Built-ins	See Storage and Special Requirements sections
Group II & III	
Movable-Equip.	CD player Small refrigerator
Furnishings	See Room Diagram

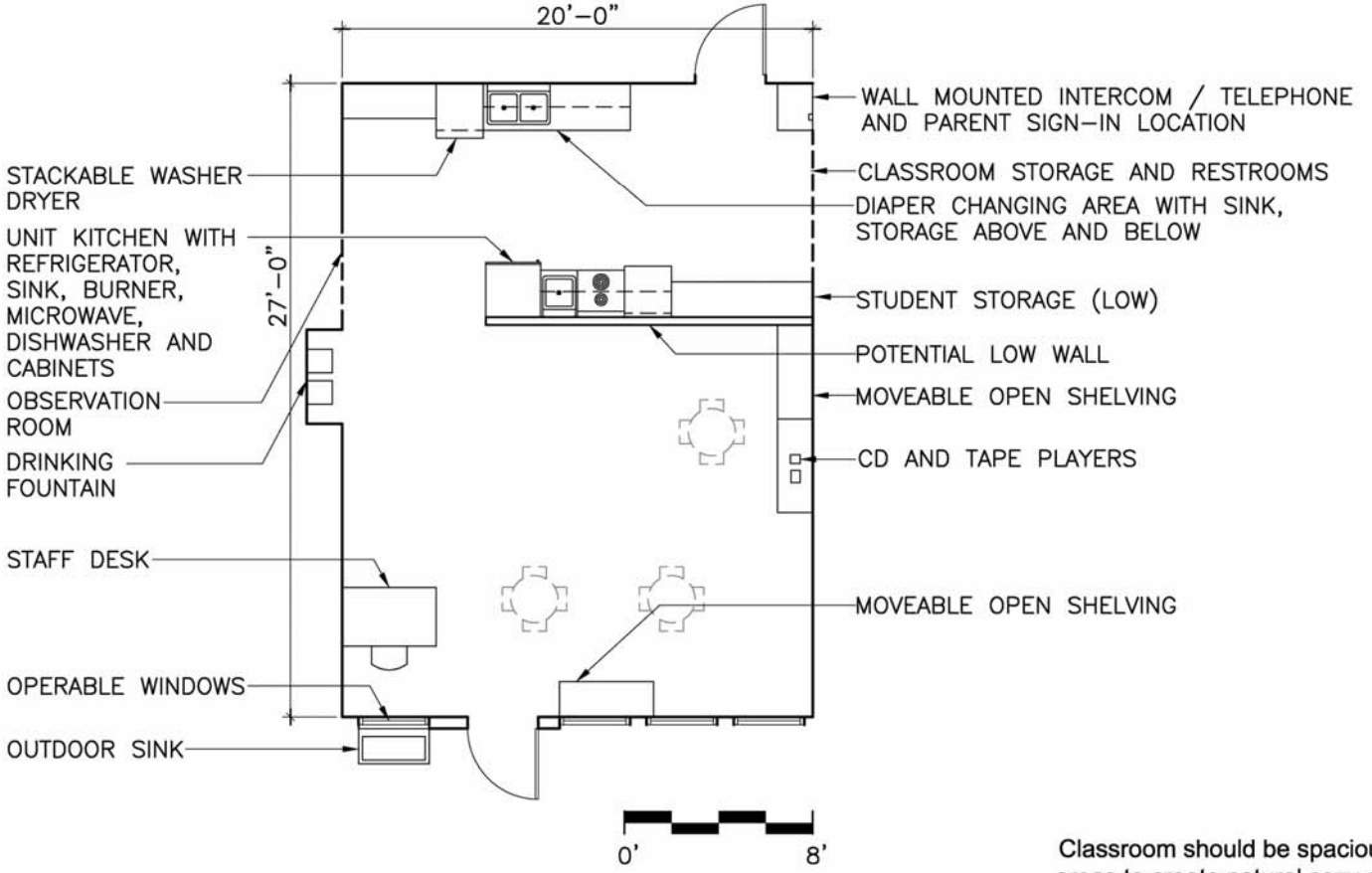


MOTHER'S ROOM
100 ASF
ADJACENCIES: INFANT ROOM

Mothers' Room Diagram

6.1.3 Toddler Room
Child Development Center

Description	Toddler age classroom
Quantity	One
ASF	540
Number of Occupants (staff, parents, volunteers)	Full Time: 3 Part time: varies
Number of Occupants (students)	Full Time: 12 Part time:
Adjacency Requirements	Outdoor play area, controlled secured corridor system, observation room, storage, restrooms
Activities	Numerous learning activities including: Reading, Art, Science, Music, General Play
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings. Prefer to have the ability to hang things from the ceiling. 8' Min. 12' Max.
Finishes	
Floor	Primarily carpet with Vinyl Flooring at sink, eating areas, toilet, diaper changing, and outdoor access areas.
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight/ Supervision	General blind spots should be minimized for classroom supervision. Staff desks, kitchen, diaper changing etc. should be configured such that at no time are staff required to have their backs to the room.
Doors	Provide view panels at entry doors.
Windows	Operable and shaded. See General Facility Data.
Storage	Movable open shelving at entire perimeter. Student storage: Backpacks, jackets, etc (preferably near back door). Walk-in lockable storage closets for staff personal belongings and classroom supplies, open adjustable shelves. Mat storage (tall) adjacent sleeping area and accessible to students. Lockable broom/utility closet. Secured earthquake kit storage. Built-in (low) cabinets for toy storage. Storage for large toys, such as cars.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Observation room. Unit Kitchen (alternately custom kitchen) and stackable washer / dryer. (Shared facilities w/ adj. Classroom are acceptable) Parent sign-in/sign-out center Rounded edges Diaper changing area with sink
Future Considerations	No Special Requirements
Systems	
Mechanical	Ceiling Fan, See General Facility Data
Plumbing	See Children's Restrooms Data Sheet and Diagram. Trough-sink with a surrounding work surface for science and art projects Outdoor sink/hose No visible pipes As required for Unit Kitchen
Lighting	Dimmable. See General Facility Data
Power	High outlets at each wall for music, science, cooking areas. As required for Unit Kitchen. See General Facility Data
Communications	
Data	Data port adjacent to entry sign in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	See security requirements
Acoustics	All design elements should provide as much sound baffling as possible, especially at sleeping areas.
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections. Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets.
Group II & III	
Movable-Equip.	CD and tape players
Furnishings	Movable tables and chairs



Classroom should be spacious w areas to create natural cozy corne and interest centers for projects th can be left up.

TODDLER ROOM

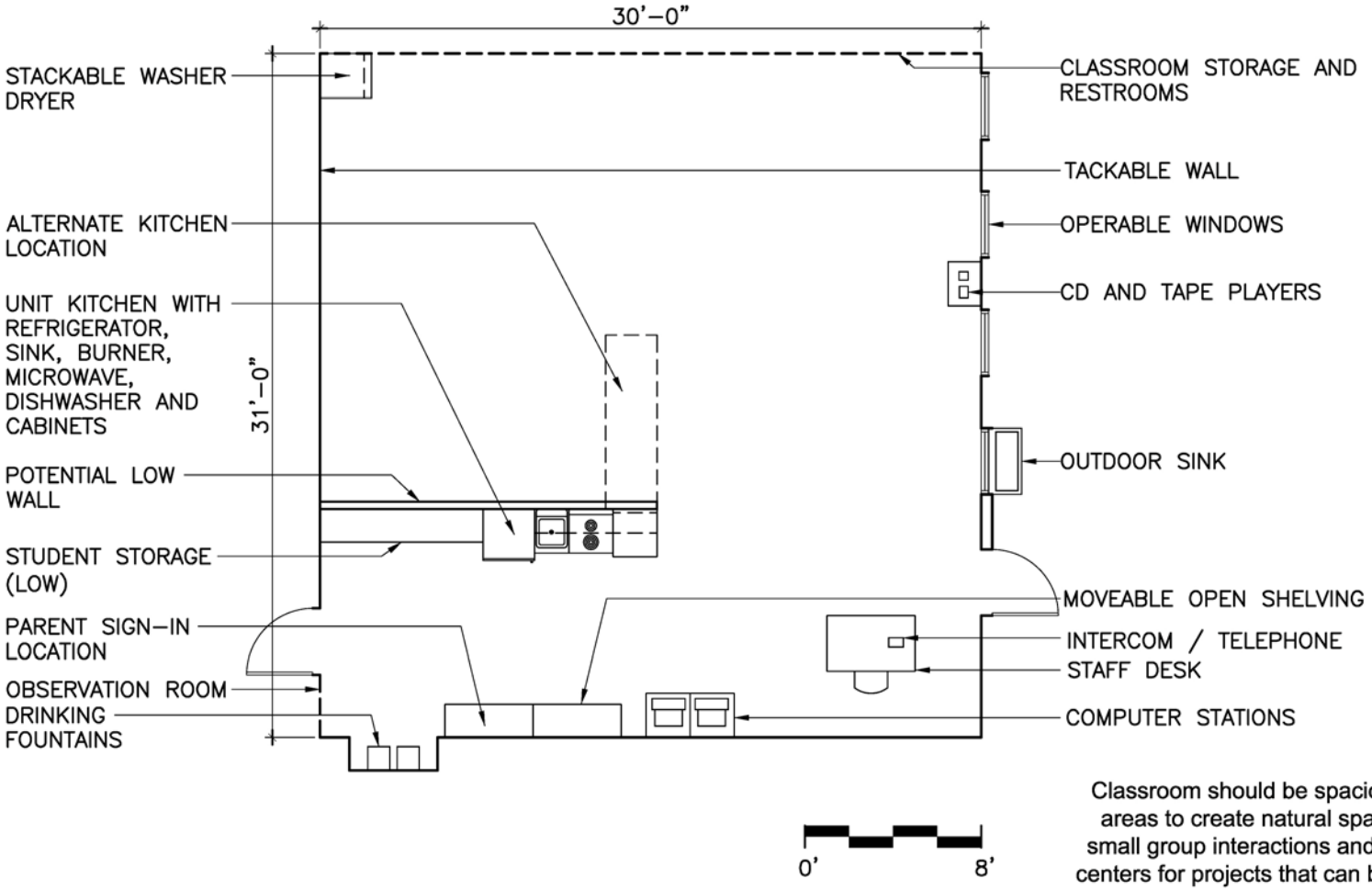
540 ASF

ADJACENCIES: OUTDOOR PLAY AREA, CONTROLLED SECURED CORRIDOR SYSTEM, OBSERVATION ROOM, STORAGE, RESTROOMS

Toddler Room Diagram

6.1.4 Pre-School Room
Child Development Center

Description	Pre-school age classroom
Quantity	Four (one to be an optional classroom for older toddlers)
ASF	930 each
Number of Occupants (staff, parents, volunteers)	Full Time: 3 Part time:
Number of Occupants (students)	Full Time: 24 Part time:
Adjacency Requirements	Outdoor play area, controlled secured corridor system, observation room, storage, restrooms
Activities	Numerous learning activities including: Art, Science, Music, Reading, Information Technology, General Play
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings. Prefer to have the ability to hang things from the ceiling. 8' Min. 12' Max.
Finishes	
Floor	Mix of carpet (carpet squares) and Vinyl Flooring (at sink, toilet, eating areas, art and science areas, outdoor access areas).
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board, muted colors (pastels) are preferred
Ceiling	Acoustic tile
Line of Sight	General classroom supervision, blind spots should be minimized. Restroom area must be visible by staff from classroom. Staff desks, kitchen, etc. should be configured such that at no time are staff required to have their backs to the room.
Doors	Provide view panels at entry doors.
Windows	Operable
Storage	Student storage: backpacks, jackets, etc. Walk-in lockable storage closets for staff personal belongings and classroom supplies, open adjustable shelves. Mat storage (tall) adjacent sleeping area and accessible to students. Broom utility closet. Secured earthquake kit storage. Cupboards in bathroom area. Built-in (low) cabinets for toy storage.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Observation room Unit Kitchen (alternately custom kitchen) and stackable washer / dryer (Shared facilities w/ adj. Classroom are acceptable) Parent sign-in / sign-out center Child height drinking fountain
Future Considerations	No Special Requirements
Systems	
Mechanical	Ceiling Fan
Plumbing	See Children's Restrooms Data Sheet and Diagram. Trough sink w/ surrounding work surface for sciences and art projects. As required for Unit Kitchen.
Lighting	Dimmable. See General Facility Data
Power	Multiple high/low outlets at each wall. As required for Unit Kitchen. See General Facility Data.
Communications	
Data	Data port adjacent to entry sign in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	See security requirements
Acoustics	All design elements should provide as much sound baffling as possible, especially at sleeping areas.
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections. Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets.
Group II & III	
Movable-Equip.	CD and tape players Computer stations
Furnishings	Movable tables and chairs



PRE-SCHOOL ROOM
(ALT: TODDLER II ROOM)

(FOR TODDLER ROOM INCLUDE DIAPER CHANGING AREA, ADDITIONAL 3 STAFF AND NO COMPUTER STATIONS)

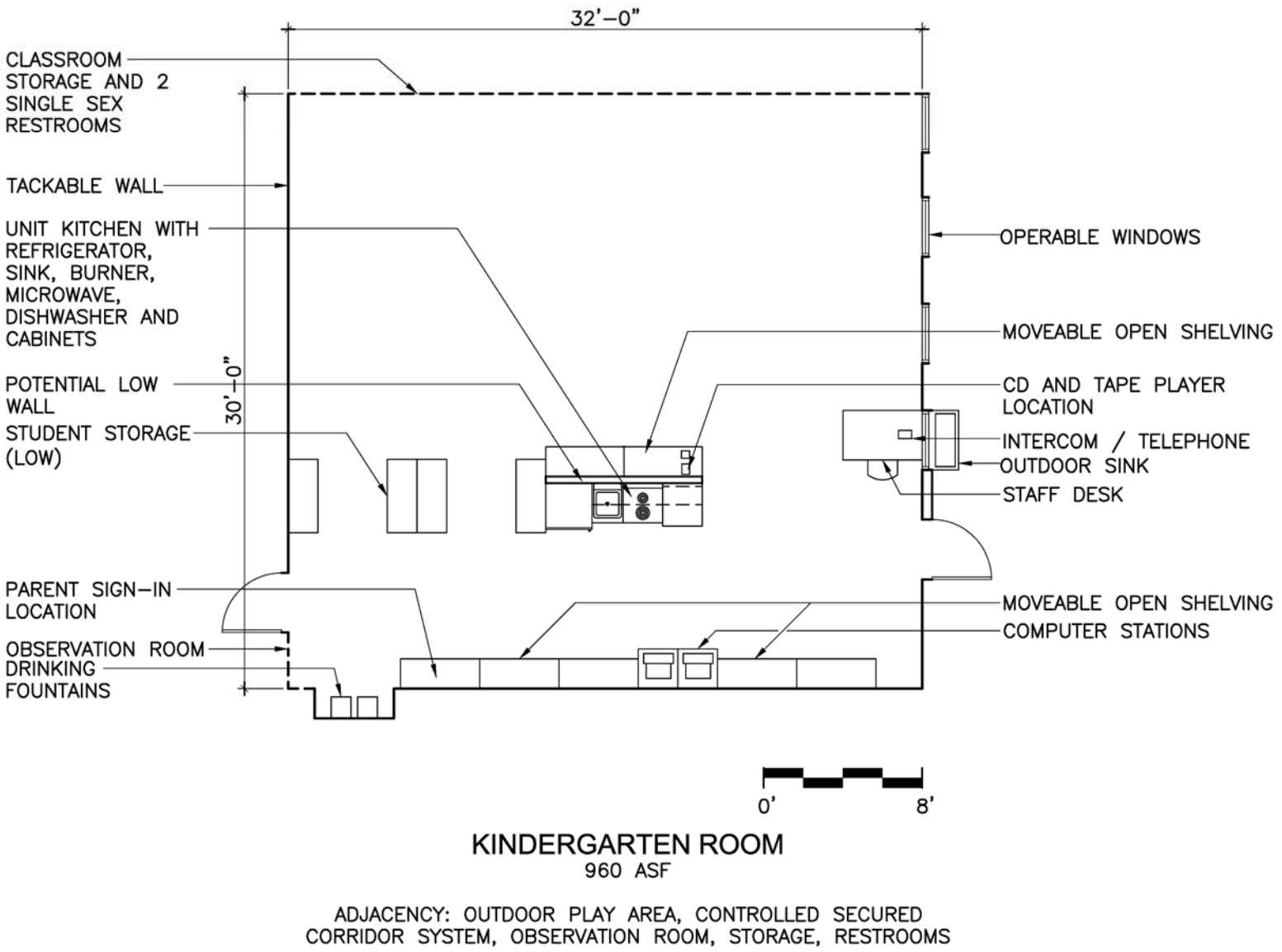
930 ASF

ADJACENCIES: OUTDOOR PLAY AREA, CONTROLLED SECURED CORRIDOR SYSTEM, OBSERVATION ROOM, STORAGE, RESTROOMS

Pre-School Room Diagram

6.1.5 Kindergarten Room
Child Development Center

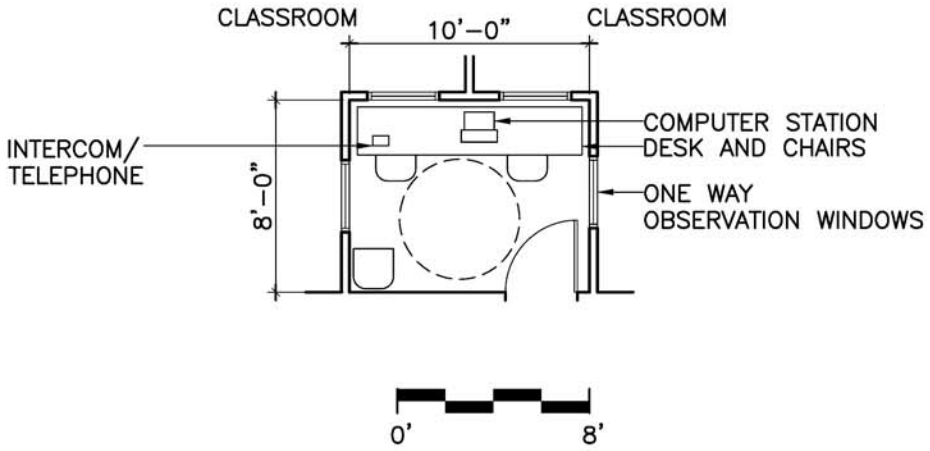
Description	School age classroom
Quantity	One
ASF	960
Number of Occupants (staff, parents, volunteers)	Full Time: 2 Part time: 1
Number of Occupants (students)	Full Time: 24
Adjacency Requirements	Outdoor play area, controlled secured corridor system, observation room, storage, restrooms
Activities	Numerous learning activities including: Art, Science, Music, Information Technology, General Play
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings. Prefer to have the ability to hang things from the ceiling. (8' Min. 12' Max.)
Finishes	
Floor	Primarily carpet with Vinyl Flooring at sink, toilet rooms, and outdoor access areas.
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight/ Supervision	"Blind spots" should be minimized for supervision. Staff desks, kitchen, etc. should be configured so staff does not have their backs to the room.
Doors	Provide view panels at entry doors.
Windows	Operable. See General Facility Data.
Storage	Movable open shelving along perimeter as possible. Student storage: backpacks, jackets, etc. Walk-in lockable storage closet for staff's personal belongings and classroom supplies, open adjustable shelves. Broom utility closet. Secured earthquake kit storage.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Observation room Unit Kitchen (alternately custom kitchen) (Shared facilities w/ adj. Classroom are acceptable) Parent sign-in / sign-out center
Future Considerations	Alternate use functions may utilize this space if the program is not all day, (music pull-out etc.)
Systems	
Mechanical	No Special Requirements, See General Facility Data
Plumbing	• See Children's Restrooms Data Sheet and Diagram. • Trough sink w/ surrounding work surface for sciences and art projects. • As required for Unit Kitchen.
Lighting	Dimmable. See General Facility Data
Power	High / low outlets at each wall. As required for Unit Kitchen. See General Facility Data
Communications	
Data	Data port adjacent to entry sign-in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	See security requirements
Acoustics	All design elements should provide as much sound baffling as possible, especially at sleeping areas.
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections. Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets.
Group II & III	
Movable-Equip.	CD and tape players Computer stations
Furnishings	Movable tables and chairs



Kindergarten Room Diagram

6.1.6 Observation Room
Child Development Center

Description	Parent / teacher observation of classrooms
Quantity	5 to 7 (TBD in building configuration)
ASF	80 each (when used by "paired" classrooms)
Number of Occupants (staff, parents, volunteers)	Part time: 3
Number of Occupants (students)	See Future Considerations
Adjacency Requirements	Next to each classroom. Private, for parents and teachers only.
Activities	Observation of student activity.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings. 8' min.
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	
Doors	See General Facility Data
Windows	Observation windows should provide one way viewing.
Storage	No Requirements
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Provide individual volume controlled intercom to allow observers to hear classroom activities.
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data port adjacent to entry sign in desk. Computer station.
Telecom	Intercom / phone (See Room Diagram)
Video	Video interface required
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	No Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	See Room Diagram

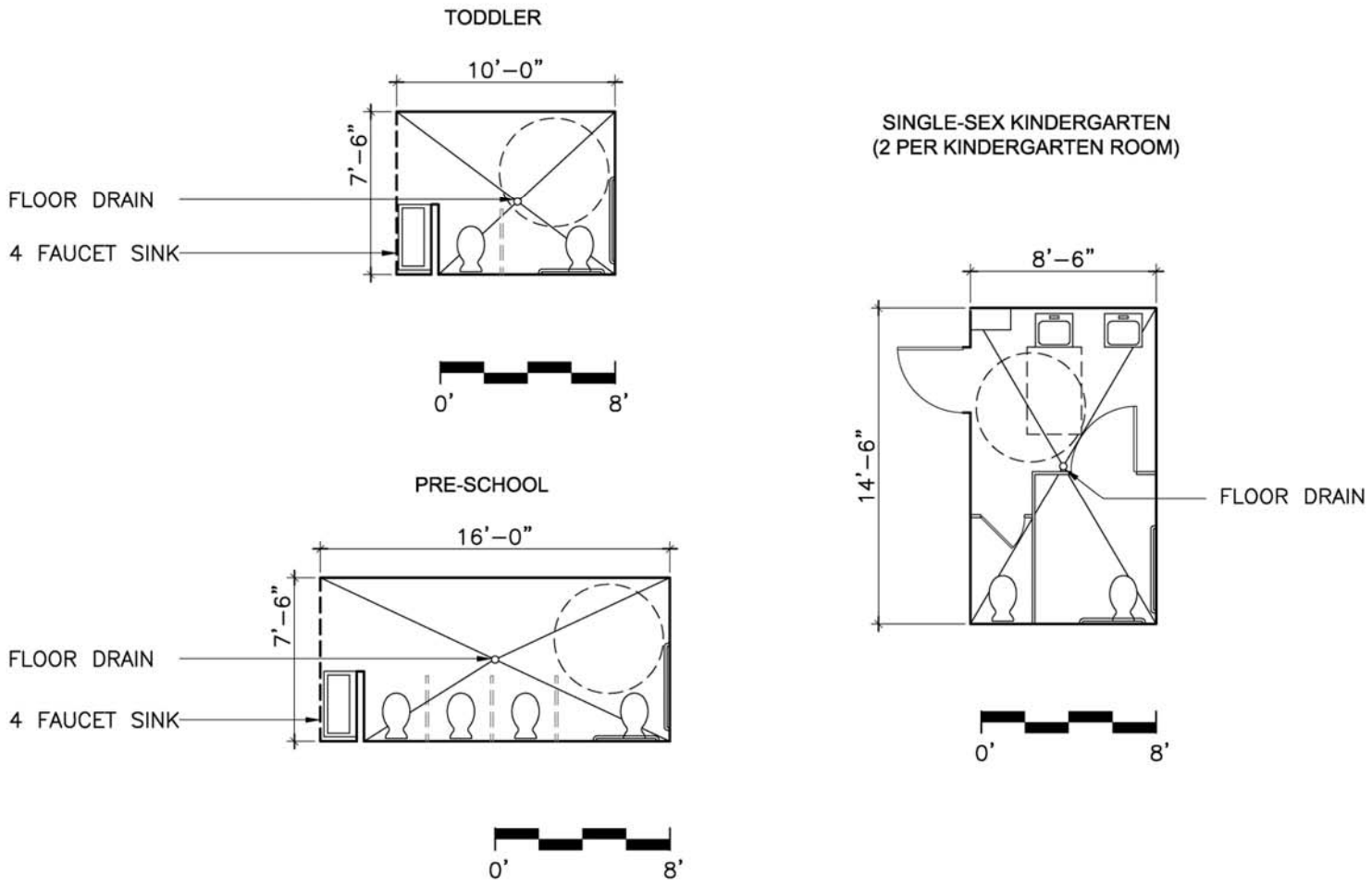


OBSERVATION ROOM FOR PAIRED CLASSROOMS
80 ASF
ADJACENCY: EACH CLASSROOM

Observation Room Diagram

6.1.7 Children's Restrooms
Child Development Center

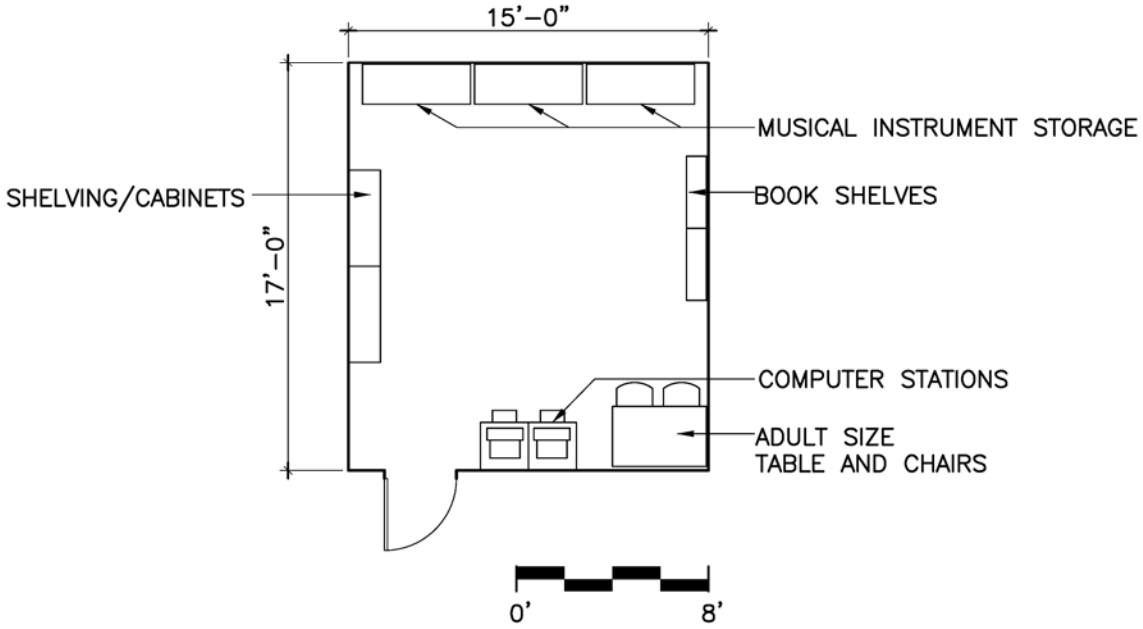
Description	Restrooms for child use
Quantity	1 Toddler 4 Pre-School 2 Kindergarten
ASF	75 Toddler 480 Pre-school 246 Kindergarten
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 1
Number of Occupants (students)	Full Time: N/A Part time: 1-4
Adjacency Requirements	Classrooms and playground (if no outdoor restrooms are provided).
Activities	
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	8' min.
Finishes	
Floor	Ceramic Tile
Base	Ceramic Tile, Coved
Walls	Ceramic Tile min. wainscot height
Ceiling	Washable Painted Gypsum Board
Line of Sight	Ease of staff observation is required. See window section.
Doors	See Room Data Sheet
Windows	Toddlers: Min. 2' observation window Toddler (2-years): Min. 4' observation window Pre-School: Min. 3' observation window Kindergarten: No window
Storage	Adjacent storage cabinet for diapers, wipes and toilet paper
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	ADA compliant toilet
Future Considerations	No Special Requirements
Systems	
Mechanical	Provide exhaust typ. See General Facility Data
Plumbing	Toilets, trough sinks, floor drains. Waterless urinals where provided.
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	See Storage section. Provide typical toilet room accessories (recessed).
Group II & III	
Movable-Equip.	No Requirements
Furnishings	No Requirements



Children's Restrooms Diagram

6.1.8 Curriculum Room
Child Development Center

Description	Staff work room, student library and music room
Quantity	One
ASF	255
Number of Occupants (staff, parents, volunteers)	Full Time: 1 Part time: 17
Number of Occupants (students)	Part time: 20 at any one time.
Adjacency Requirements	Near Classrooms
Activities	Teachers: lesson preparation. Students: music and movement classes
Days of use	Weekdays: Monday – Friday
Hours of use:	7 am – 6 p.m. Possible evening use (7-9)
Ceiling Height	See General Facility Data.
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	No Special Requirements
Doors	No Special Requirements
Windows	No Special Requirements
Storage	Ample shelving and cabinetry for the storage of supplies, such as construction paper, and markers. Butcher paper holders. Cabinets for the storage of musical instruments. Bookshelves for the library.
Signage	See General Facility Data.
Security	See General Facility Data.
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data.
Plumbing	No Requirements
Lighting	See General Facility Data.
Power	See General Facility Data.
Communications	
Data	2 Computer stations
Telecom	See General Facility Data.
Video	See security requirements
Acoustics	See General Facility Data.
Room Contents	
Group I	
Built-ins	See Storage Sections.
Group II & III	
Movable-Equip.	No Special Requirements
Furnishings	See Room Diagram

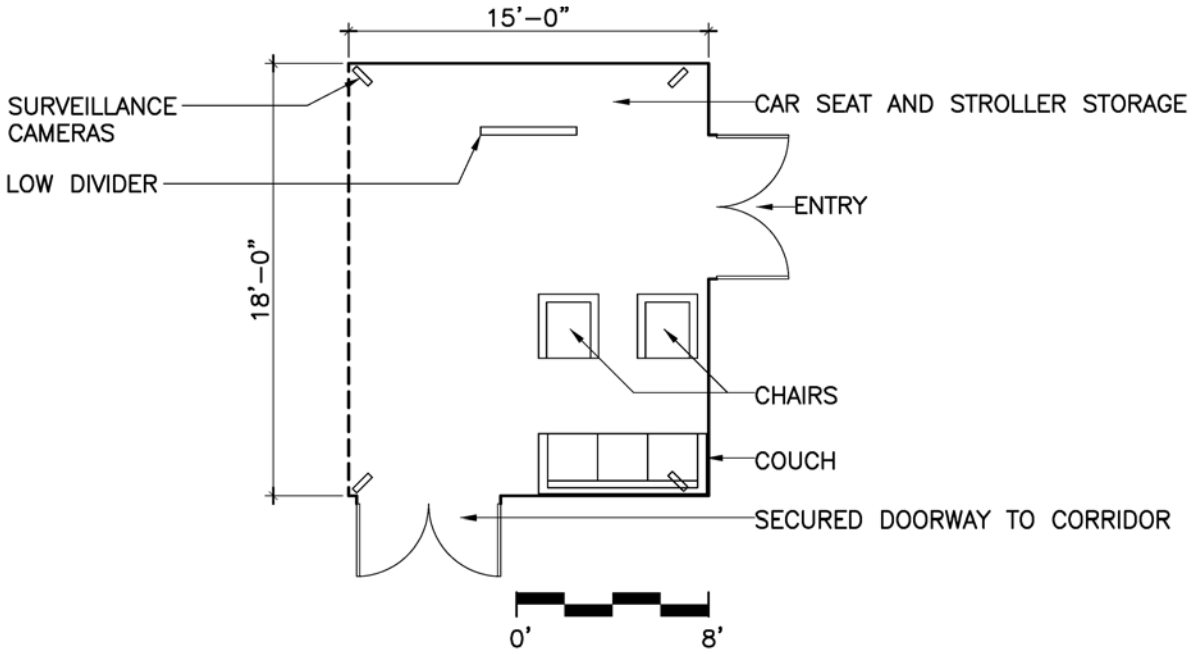


CURRICULUM ROOM
255 ASF
ADJACENCY: IF THIS BECOMES EDC. THEN
ACCESS TO KITCHEN IS PREFERRED

Curriculum Room Diagram

6.1.9 Entry/Lobby/Stroller Storage
Child Development Center

Description	Entry and lobby / stroller storage
Quantity	One
ASF	270
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: up to 15
Number of Occupants (students)	Full Time: Part time: up to 15
Adjacency Requirements	Reception
Activities	Entry, waiting, welcoming of children and parents, registration
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	See General Facility Data
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	Exterior entry area and Reception must be visible.
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Ample area for temporary, unenclosed storage of car seats and strollers during drop-off and pick-up of students.
Signage	See General Facility Data
Security	Security cameras and controlled access are required. See General Facility Data for further requirements.
Special Requirements	Child-friendly, inviting area that appeals to children. Small area for parents to congregate, but not so inviting to promote congregating.
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	No Requirements
Lighting	Soft lighting. See General Facility Data
Power	See General Facility Data
Communications	
Data	No Special Requirements
Telecom	No Special Requirements
Video	See security requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	No Special Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	See Room Diagram



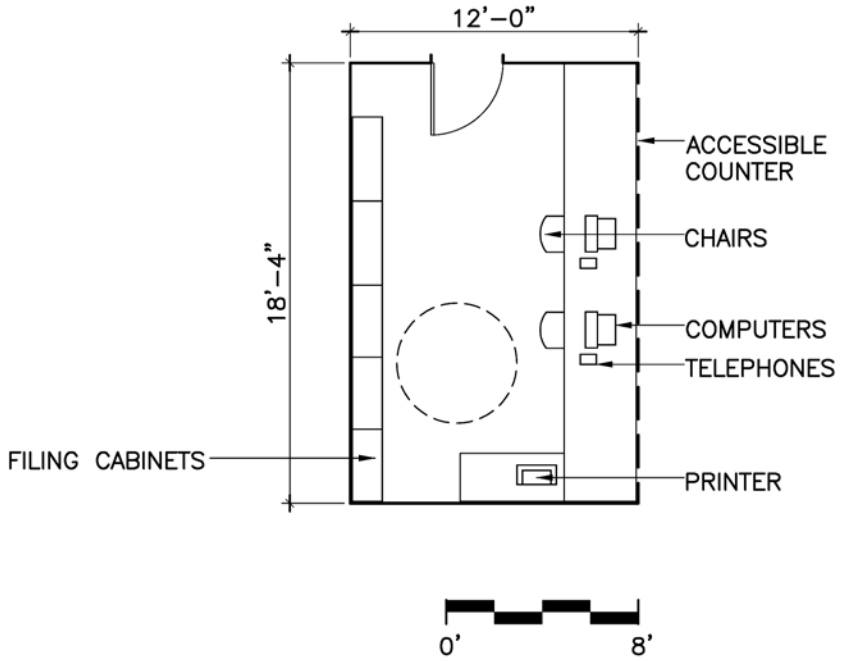
ENTRY / LOBBY / STROLLER STORAGE
270 ASF
ADJACENCIES: RECEPTION

Entry/Lobby/Stroller Storage Diagram

6.1.10 Reception
Child Development Center

Description	Reception/Front Desk
Quantity	One
ASF	220
Number of Occupants (staff, parents, volunteers)	Full Time: 2 Part time: 1
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Entry/Lobby and Isolation Room
Activities	Reception and administrative
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	See General Facility Data
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	Full view to exterior, Entry/Lobby area, doors to classrooms and into Isolation Room
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Ample storage for filing, both filing cabinets and binders
Signage	See General Facility Data
Security	Central security system viewing station must be monitored by reception desk. Button to open doors into secured corridor is necessary at the desk. See General Facility Data for further requirements.
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements

Systems	
Mechanical	See General Facility Data
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data / telecom ports required at each workstation.
Telecom	Data / telecom ports required at each workstation.
Video	See security requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Accessible counter in between Reception and Entry/Lobby. See Storage and Special Requirements
Group II & III	
Movable-Equip.	Computers, printers
Furnishings	See Room Diagram

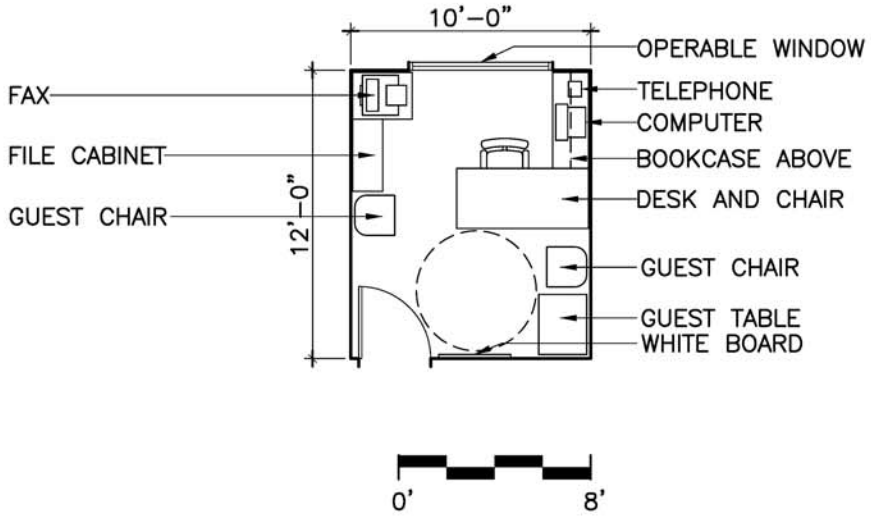


RECEPTION
220 ASF
ADJACENCIES: ENTRY/LOBBY AND ISOLATION ROOM

Reception Room Diagram

6.1.11 Offices
Child Development Center

Description	Office for Child Development Center Director and Assistant Director
Quantity	Two
ASF	120 each
Number of Occupants (staff, parents, volunteers)	Full Time: 1 Part time: 3
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Away from reception area and traffic to kitchen and restrooms. Prefer access to play ground without going through classrooms.
Activities	General administrative activities. Small group meetings will be held in the Director's Office.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	8' min., 9' pref.
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	No Special Requirements
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Provide ample space for storage furniture.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Director's Office should be large enough to hold small group meetings.
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Provide Data / Telecom
Telecom	Provide Data / Telecom
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	
Group II & III	
Movable-Equip.	Computer, fax, telephone
Furnishings	Small table and chairs in Director's Office, desk, file cabinet and bookcase in both offices.



OFFICE

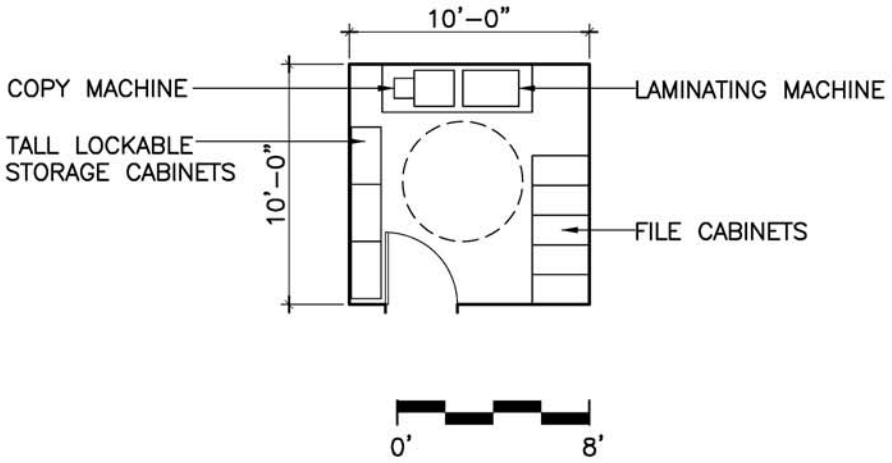
120 ASF

ADJACENCY: AWAY FROM RECEPTION AREA AND TRAFFIC TO KITCHEN AND RESTROOMS. PREFER ACCESS TO PLAY GROUND WITHOUT GOING THROUGH CLASSROOMS

Office Room Diagram

6.1.12 Copy Center
Child Development Center

Description	Copy Room
Quantity	One
ASF	100
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 2
Number of Occupants (students)	Full Time: 0 Part time: 0
Adjacency Requirements	Reception and offices
Activities	Copying, filing
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	See General Facility Data
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Filing cabinets, storage for copy paper, toner and/or cartridges
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	No Special Requirements
Future Considerations	Communication requirements for future office equipment to be considered.
Systems	
Mechanical	Well-ventilated (requirement of copy machine). See General Facility Data
Plumbing	No Requirements
Lighting	See General Facility Data
Power	110 30 Amp for one copy machine and one laminating machine
Communications	
Data	Provide one data/telecom outlet for future equipment.
Telecom	Provide one data/telecom outlet for future equipment.
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Tall lockable storage cabinets. See Room Diagram
Group II & III	
Movable-Equip.	Copy Machine, Laminating Machine
Furnishings	



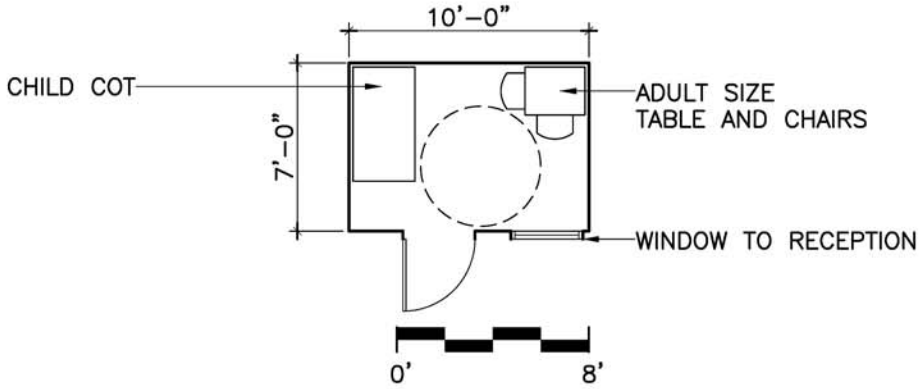
COPY CENTER
100 ASF
ADJACENCIES: RECEPTION AND OFFICES

Copy Center Room Diagram

6.1.13 Isolation/Small Conference Room
Child Development Center

Description	Sick child waiting area/small conference room
Quantity	One
ASF	70
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 3-4
Number of Occupants (students)	Full Time: Part time: 1
Adjacency Requirements	Reception, Restroom
Activities	Private meetings of 3-4 people and a place for a sick child to wait for pick-up.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	See General Facility Data
Finishes	
Floor	Tile
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	Reception must have a clear view into the room.
Doors	See General Facility Data
Windows	Interior window for viewing from Reception
Storage	No Special Requirements
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Title 22 code will prevail for all functions.
Future Considerations	No Special Requirements

Systems	
Mechanical	Room shall have: • Dedicated HVAC system to prevent the spread of airborne infectious disease • High outside make up air • Minimum 10 air changes per hour exhausted away from play areas, building entrances and air intakes
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data port adjacent to entry sign-in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	No Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	See Room Diagram



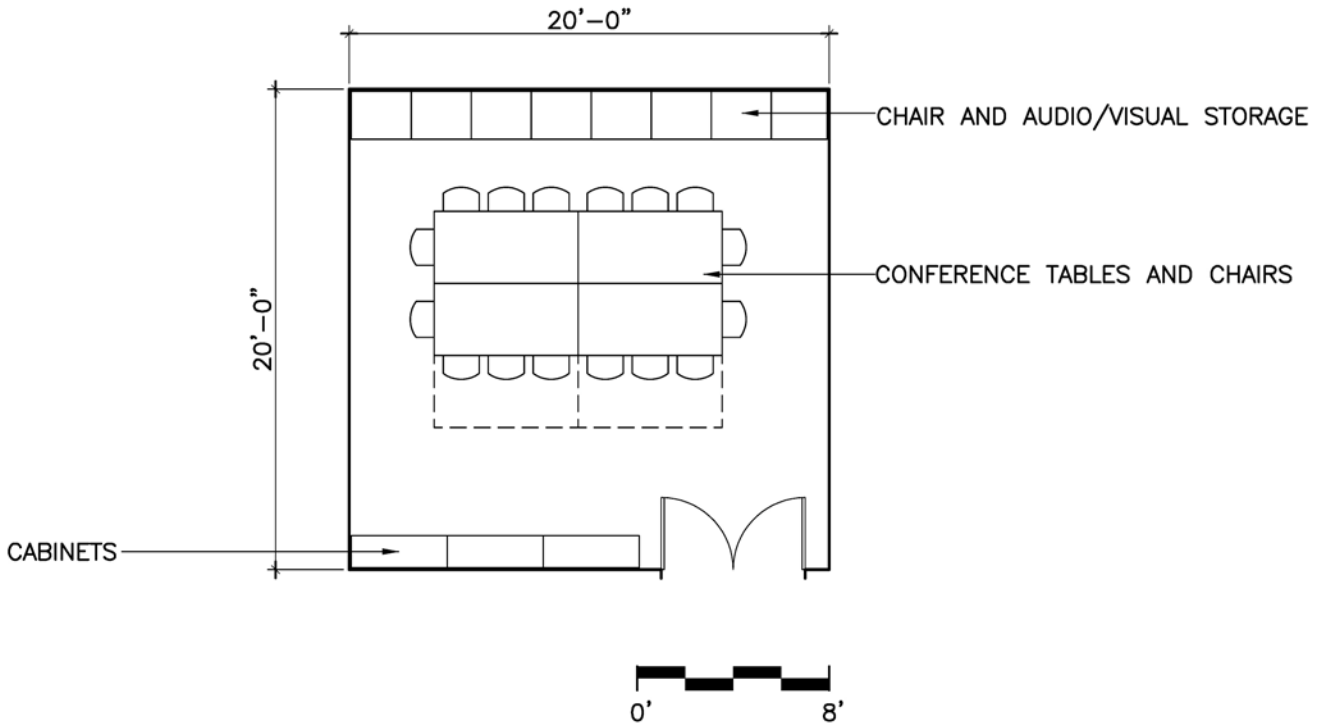
ISOLATION / SMALL CONFERENCE ROOM
70 ASF
ADJACENCIES: RECEPTION

Isolation/Small Conference Room Diagram

6.1.14 Conference/Multi-Purpose Room
Child Development Center

Description	Multi-purpose and large conferences
Quantity	One
ASF	380
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 25 max. at any one time
Number of Occupants (students)	Full Time: Part time: 25 max. at any one time
Adjacency Requirements	Adjacent to Reception and Entry/Lobby, behind the security point.
Activities	Staff meetings, parent-teacher conferences, picture days, child vision/hearing screening, student music performances, parent training
Days of use	Weekdays: Monday – Friday
Hours of use:	7 am – 6 p.m. Possible evening use as well
Configurations/ Room Proportions	Preferably square
Ceiling Height	9' min. (11' pref.)
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	No Special Requirements
Doors	Provide double door to facilitate furniture movement.
Windows	See General Facility Data.
Storage	Storage of stackable chairs, folding tables, Audio/Visual equipment and miscellaneous facility items.
Signage	See General Facility Data.
Security	See General Facility Data.
Special Requirements	No Special Requirements
Future Considerations	May be used as an Extended Day Care facility in the future, with easy access to the kitchen.

Systems	
Mechanical	See General Facility Data.
Plumbing	See General Facility Data.
Lighting	See General Facility Data.
Power	See General Facility Data.
Communications	
Data	Yes
Telecom	Yes
Video	See security requirements
Acoustics	Music performances to be considered. See General Facility Data.
Room Contents	
Group I	
Built-ins	See Storage section and room diagram.
Group II & III	
Movable-Equip.	Audio / Visual equipment
Furnishings	Sectional relocatable conference tables and stackable chairs. See Room Diagram

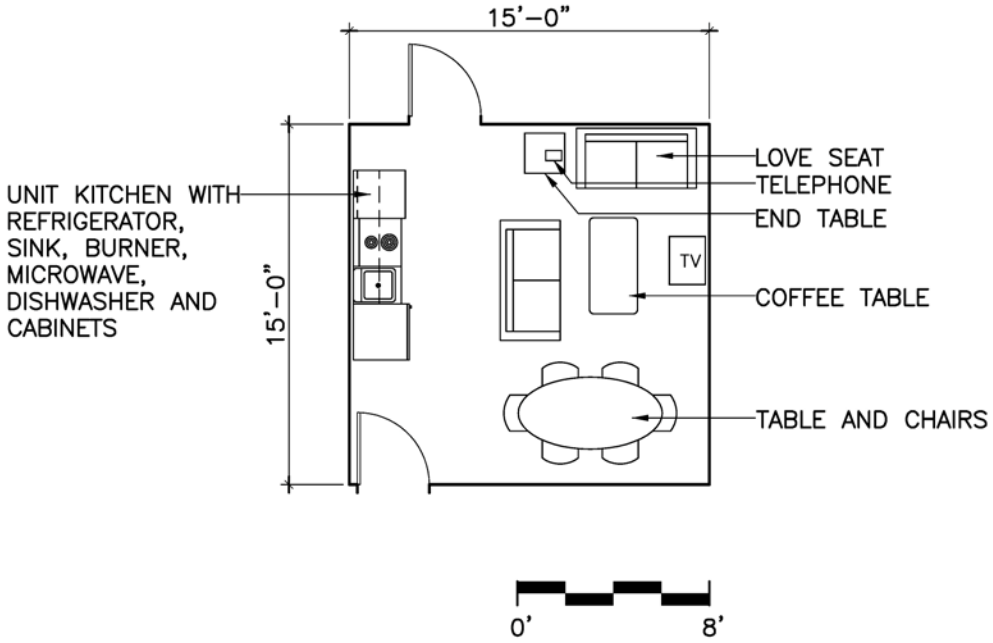


CONFERENCE / MULTI-PURPOSE ROOM
400 ASF
ADJACENCIES: RECEPTION AND ENTRY/LOBBY

Conference/Multi-Purpose Room Diagram

6.1.15 Staff Lounge
Child Development Center

Description	Staff Lounge and Break Room
Quantity	One
ASF	225
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 10-12
Number of Occupants (students)	Full Time: Part time: 0
Adjacency Requirements	Exterior shaded patio area
Activities	Staffs' lunch and break area, including food preparation, TV, private phone calls and lesson planning.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	8' min.
Finishes	
Floor	Vinyl Tile at Unit Kitchen and lunch area, carpet at remainder.
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	No Special Requirements
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Cabinets for storage of limited kitchen utensils.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Prefer an adjacent shaded, outdoor patio area with picnic tables/patio furniture. Should be isolated from public and students.
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	As required for Unit Kitchen.
Lighting	See General Facility Data
Power	As required for Unit Kitchen.
Communications	
Data	2 Ports
Telecom	Yes
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements. Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets.
Group II & III	
Movable-Equip.	Microwave, refrigerator, TV
Furnishings	Table, chairs, sofa. See Room Diagram

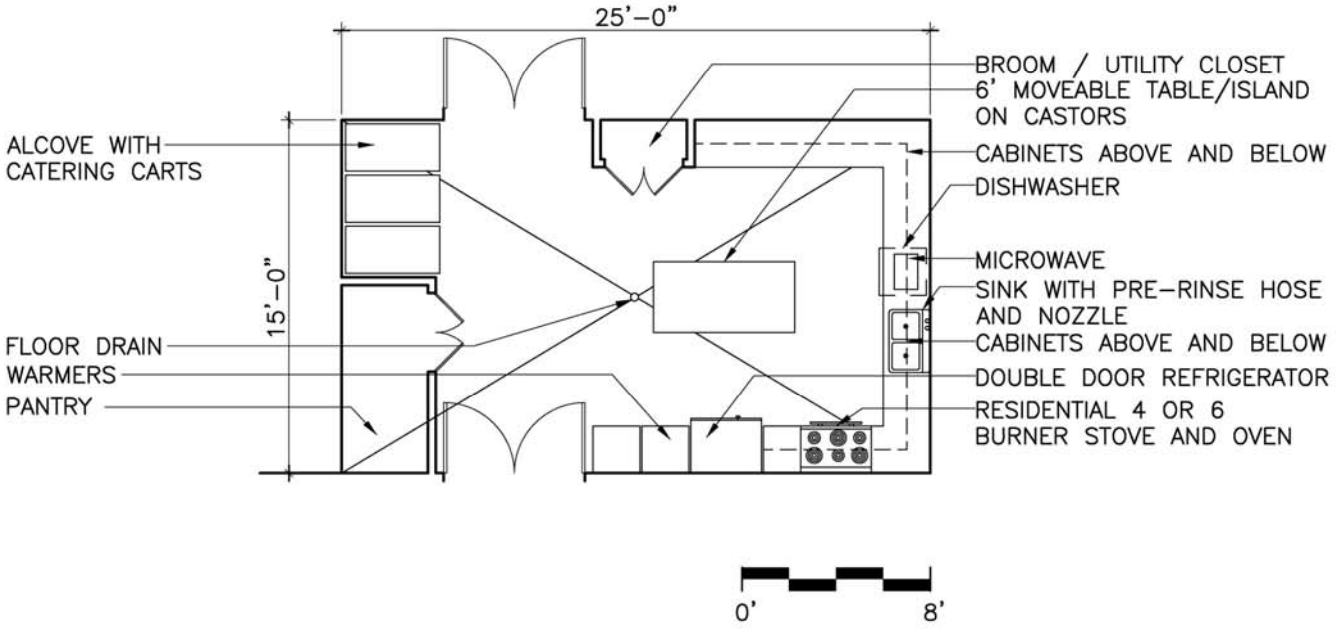


STAFF LOUNGE
225 ASF
ADJACENCY: EXTERIOR SHADED PATIO AREA

Staff Lounge Room Diagram

6.1.16 Kitchen/Pantry/Loading
Child Development Center

Description	kitchen and indoor storage; pantry (separate but adjacent preferred, asf included in kitchen area)
Quantity	One
ASF	375
Number of Occupants (staff, parents, volunteers)	Full Time: 2 Part time: 0-5
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Direct access to loading, parking, trash and storage. Peripheral access to classrooms.
Activities	Preparation of food for Child Development Center.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	9' min.
Finishes	
Floor	Quarry tile
Base	Quarry tile, coved
Walls	Washable Painted Gypsum Board
Ceiling	Washable Acoustic tile
Line of Sight	No Special Requirements
Doors	See General Facility Data
Windows	See General Facility Data
Storage	Lockable cabinets over and under sinks and counters. Alcove for the storage of catering carts Broom/utility closet
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Exterior access for delivery. All surfaces must be washable and code compliant. Double door lockable refrigerator. (2) Single width/door stand-up warmers 4 or 6 burner stove and oven
Systems	
Mechanical	Residential hood, ventilation for stove/oven. See General Facility Data
Plumbing	(1) Two compartment sink with garbage disposal. Floor drain. Pre-rinse hose and nozzle. Dishwasher under the counters.
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No
Telecom	No
Video	No Requirements
Acoustics	No Special Requirements
Room Contents	
Group I	
Built-ins	See Room Diagram. Commercial grade plastic laminate for cabinets and countertops (or solid surface countertops).
Group II & III	
Movable-Equip.	Microwave oven
Furnishings	6' Movable table/island on castors. See Room Diagram

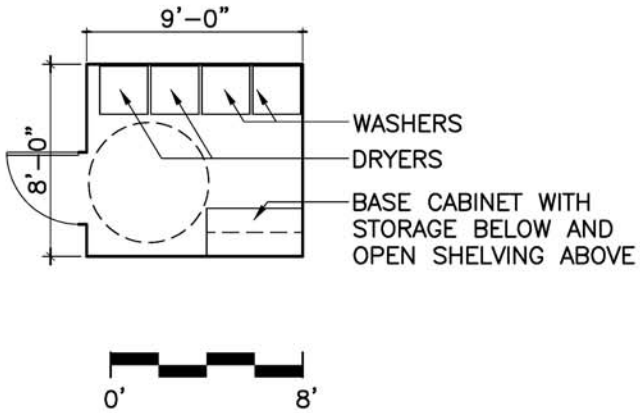


KITCHEN / PANTRY / LOADING
375 ASF
ADJACENCIES: LOADING/PARKING, TRASH AND STORAGE; ACCESS TO CLASSROOMS

Kitchen/Pantry/Loading Room Diagram

6.1.17 Laundry Room
Child Development Center

Description	Laundry Room
Quantity	One
ASF	72
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 2
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Kitchen and janitorial room.
Activities	Washing infant bedding, towels, etc.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	8' min. 9' pref.
Finishes	
Floor	Vinyl Flooring
Base	4" Resilient Cove Base
Walls	Washable Painted Gypsum Board
Ceiling	Washable Acoustic tile
Line of Sight	No Special Requirements
Doors	See General Facility Data. Verify width to accommodate equipment.
Windows	See General Facility Data
Storage	Cabinets for storage of detergent, etc.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	Dryer to vent to exterior of building. See General Facility Data. Verify loads of Group II equipment.
Plumbing	(2) Commercial washers Sink *(verify)*
Lighting	See General Facility Data
Power	See General Facility Data. Verify loads of Group II equipment.
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements. See Room Diagram
Group II & III	
Movable-Equip.	(2 each) Commercial washers and dryers
Furnishings	No Requirements

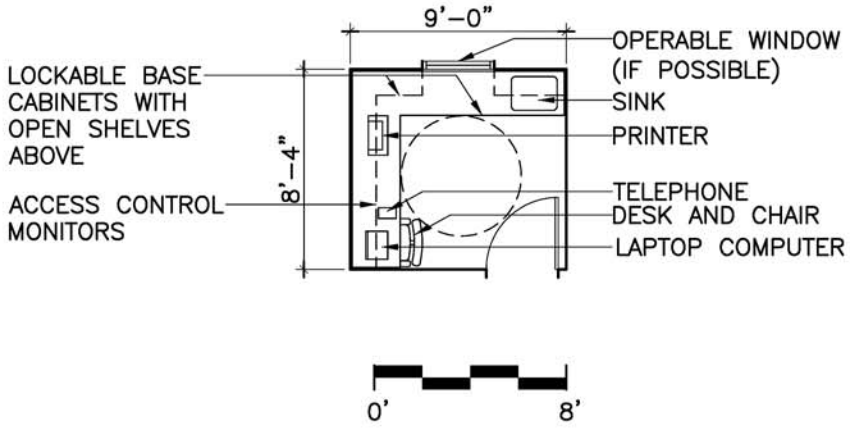


LAUNDRY ROOM
72 ASF
ADJACENCIES: KITCHEN, JANITOR'S ROOM

Laundry Room Diagram

6.1.18 Maintenance / Access Control Office
Child Development Center

Description	Maintenance: Office / Repair, Access Control
Quantity	One
ASF	75
Number of Occupants (staff, parents, volunteers)	Full Time: 1 Part time:
Number of Occupants (students)	Full Time: Part time:
Adjacency Requirements	Kitchen and electrical / mechanical / IT closets.
Activities	Storage and repair shop, Access Control
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	Minimum: 8', Preferred: 10'
Finishes	
Floor	Vinyl; Flooring
Base	4" Resilient Cove Base
Walls	Washable Painted Gypsum Board
Ceiling	Washable Painted Gypsum Board l
Line of Sight	
Doors	See General Facility Data
Windows	If possible (operable). See General Facility Data
Storage	Lockable base cabinet with open shelves above.
Signage	See General Facility Data
Security	Card access. (See General Facility Data)
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	Air-conditioning (heating & cooling), exhaust fan. (See General Facility Data)
Plumbing	Sink
Lighting	See General Facility Data
Power	(3) 20 amp breakers, (1) 30 amp breaker receptacles.
Communications	
Data	Yes
Telecom	Yes
Video	See security requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements.
Group II & III	
Movable-Equip.	Laptop computer, printer
Furnishings	Office chair, desk. See Room Diagram



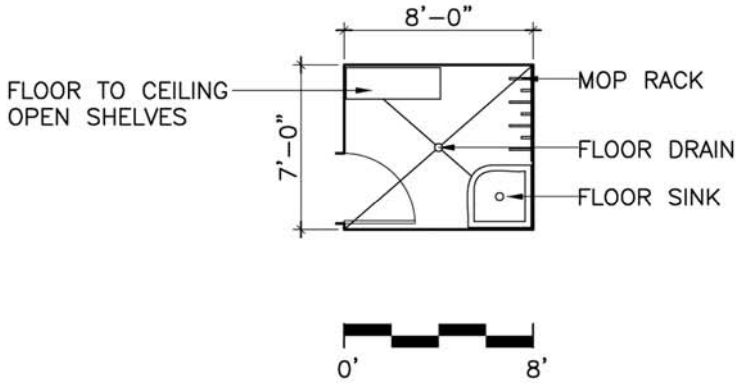
MAINTENANCE / ACCESS CONTROL OFFICE

75 ASF
ADJACENCIES: KITCHEN/WET WALL AND
ELECTRICAL/MECHANICAL/IT CLOSETS

Maintenance / Access Control Office Room Diagram

6.1.19 Janitorial Closet
Child Development Center

Description	Staging and storage of janitorial equipment and supplies
Quantity	One
ASF	56 (GSF)
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 1
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Trash and kitchen.
Activities	Storage of janitorial equipment and supplies.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	Minimum: 8', Preferred: 10'
Finishes	
Floor	Sealed Concrete
Base	4" Resilient Cove Base
Walls	Washable Painted Gypsum Board
Ceiling	Washable Painted Gypsum Board l
Line of Sight	
Doors	See General Facility Data
Windows	No Special Requirements
Storage	Open shelves (floor to ceiling) for storage of supplies (towels, toilet paper, trash bags, cleaning chemicals, etc.) racks to hang mops, brooms, etc., space for vacuum and buckets.
Signage	See General Facility Data
Security	Card access. See General Facility Data
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	Floor sink, floor drain
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Storage, shelving, mop rack See Room Diagram
Group II & III	
Movable-Equip.	No Requirements
Furnishings	No Requirements

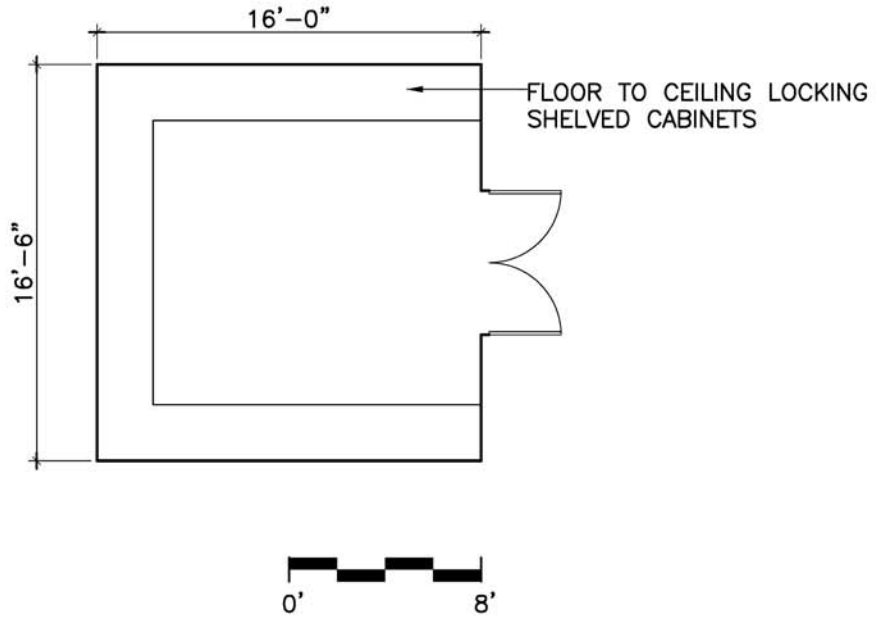


JANITORIAL CLOSET
56 SF – INCLUDED IN BUILDING GSF
ADJACENCIES: TRASH/KITCHEN/WET WALL

Janitorial Closet Room Diagram

6.1.20 Facility Storage Room
Child Development Center

Description	Storage Room
Quantity	One
ASF	265
Number of Occupants (staff, parents, volunteers)	Full Time: 6 Part time: 5
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Play ground.
Activities	Storage
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	Min. 10ft. Pref. 12ft.
Finishes	
Floor	Concrete
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Painted Gypsum Board
Line of Sight	No Special Requirements
Doors	Double doors, lockable
Windows	No Requirements
Storage	Full height lockable cabinets with adjustable shelving
Signage	See General Facility Data
Security	Card access door lock. See General Facility Data
Special Requirements	Flat easy access. No stairs. Concrete path to storage.
Future Considerations	No Special Requirements
Systems	
Mechanical	Ventilation: Exhaust Fan and Operable Windows, if any
Plumbing	No Requirements
Lighting	See General Facility Data
Power	Provide min. (2) 120-Volt receptacles. See General Facility Data
Communications	
Data	No Requirements
Telecom	Telephone / Intercom
Video	See security requirements
Acoustics	No Special Requirements
Room Contents	
Group I	
Built-ins	Floor to ceiling locking cabinets on all available wall space.
Group II & III	
Movable-Equip.	No Requirements
Furnishings	No Requirements



FACILITY STORAGE ROOM
265 ASF – INCLUDED IN BUILDING GSF
ADJACENCIES: PLAYGROUND

Facility Storage Room Diagram

6.1.21 Play Ground & Covered Play Area
Child Development Center

Description	Outdoor play area with areas of shade structure
Quantity	Four (one for each age group)
ASF	75 s. f. per child
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 30
Number of Occupants (students)	Full Time: N/A Part time: 12-72 See General Facility Data
Adjacency Requirements	Classrooms, restrooms, trash receptacles and play yards for other classrooms/age groups
Activities	Large group and gross motor activities, science and art curriculums, reading, eating, water play, gardening, general outdoor play.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	N/A
Finishes	
Floor	Sand, grass, rubber, concrete
Base	N/A
Walls	N/A
Ceiling	N/A
Line of Sight	General supervision blind spots should be avoided. Sinks, patio area, climbing structures, etc. should be located so staff does not have back to the yard.
Doors	Possible garage door walls in classrooms to provide maximum access between indoors and out, alternately double doors.
Windows	N/A
Storage	Locked storage for outdoor curriculum materials. Large building block storage. Storage for large, wheeled toys. Bike storage. Secure place for children's personal care items (Kleenex, wipes, etc.) and First Aid. Storage for change of child's shoes and socks. Storage of artwork. Earthquake kits.
Signage	See General Facility Data.
Security	Security fencing required at each area. All gates are to be card access controlled. See General Facility Data.
Special Requirements	Provide for hanging hammocks or fabrics, eating and other activities Area for drying and storage of artwork Bike path Plantings must be child-friendly Variety of levels, mounds, hills, and sunken areas per accessible requirements. Transitional area from indoor to outdoor. (Overhang)
Future Considerations	No Special Requirements
Systems	
Mechanical	N/A
Plumbing	Child level drinking fountains Child level trough sinks with multiple faucets Hoses in garden and water play areas Adult level deep sink Outdoor restroom for each play yard if possible
Lighting	Area lights required. See General Facility Data
Power	Outdoor outlets with child proof covers
Communications	
Data	N/A
Telecom	PA by phone system
Video	See security requirements
Acoustics	N/A
Contents	
Group I	
Built-ins	Climbing structures and sandboxes (which can be covered). See Storage and Special Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	Picnic benches, tables, easels

6.1.22 Staff Restroom
Child Development Center

Description	Unisex restroom for office staff
Quantity	Two
ASF	62 s. f.
Number of Occupants	Full Time: N/A Part time: N/A
Adjacency Requirements	Lobby, offices
Activities	Restrooms available for the use of Staff.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	9' min.
Finishes	
Floor	Tile
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	No Special Requirements
Doors	No Special Requirements
Windows	See General Facility Data
Storage	No Special Requirements
Signage	See General Facility Data
Security	Panic buttons See General Facility Data
Special Requirements	Accessibility
Future Considerations	No Special Requirements
Systems	
Mechanical	Provide exhaust typ.
Plumbing	Toilets, lavs, and waterless urinals where provided
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Provide typical toilet room accessories (recessed).
Group II + III	
Movable-Equip.	No Requirements
Furnishings	No Requirements

Plan per code.

7.0 APPENDIX

The Appendix contains additional information on the project.

7.1 Conference Reports

All meetings have been documented in conference reports that include action to be taken. The Conference Reports are included for reference.

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within three (3) days of issuance.

Project Reference: UCR East Campus CDC DPP
Project No.: RLB #200603 (UCR #)
Date Submitted: 03/23/06
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
03/13/06	10 am	UCR Housing Conference Room

Re: User Meeting/Charrette #1

Andy Plumley	University of California, Riverside (UCR)
Susan Marshburn	UCR
Sharon Duffy	UCR
Judy Wood	UCR
Kieron Brunelle	UCR
Nita Bullock	UCR
Fernand McGinnis	UCR
Theodore Chiu	UCR
Tricia Thrasher	UCR
Rebecca Binder	R. L. Binder, FAIA Architecture & Planning (RLB)
Timothy Young	RLB
Jon Ziegler	Breen Engineering, Inc. (BEI)

	Item	Responsibility	Due
	Program		
1.	For verification purposes, RLB presented the WCFSH Child Development Center (CDC) space program, project goals, and adjacency diagrams.	info	
1.1	Per UCR, the existing CDC program will be reviewed internally. Any changes to the program, including the addition of an After School Care program will be forwarded to RLB asap.	UCR	03/22/06
1.2	RLB will email a blank room data questionnaire, should UCR want to revise the program.	RLB	03/16/06
1.3	Per UCR, the new CDC will operate independently from the existing CDC, no spaces are to be shared. Duplicate CDC programs will exist in each building, as some caretakers have 2 or more children and would not want to have to go between facilities.	Info	
1.4	Per UCR, the kindergarten room may become a flexible classroom, to accommodate an After School Care (ASC) Program, if desired.	info	

2.0	Site efficiency was discussed.		
2.1	Per UCR, the team should try to maximize site usage. The intent would be to preserve as much of the Canyon Crest Master Plan as possible.	RLB	04/07/06
3.0	Parking options were discussed with UCR parking staff.		
3.1	The parking lot for the existing CDC contains 39 spaces, the Canyon Crest Housing lot provides 10 spaces, and approximately 12 spaces are on the street.	info	
3.2	The street parking may be eliminated, therefore, the existing CDC parking will be undeserved.	info	
4.0	UCR to forward RLB the latest CAD base drawings.	UCR	03/17/06
5.0	Access was discussed with UCR Planning staff.	info	
5.1	Per UCR, the team may have difficulty with the city allowing a driveway from the project site to Blaine St. or Watkins Dr., as the drive would be too close to the intersection.	info	
5.2	UCR will forward contact information for the new traffic contact at the city.	UCR	03/17/06
5.3	UCR will need to consider the traffic and safety impacts to adjacent properties. This is not within the purview of this program study.	UCR	03/24/06
5.4	The workshop produced several potential access options. RLB will review each with the City. Each concept will provide appropriate fire access for the facility.	info	
5.4.1	Option 1 – New driveway from Blaine St. to existing Canyon Crest housing cul-de-sac, due west of property. Upgrade to existing drives from cul-de-sac through new parking lot (for fire access).		
5.4.2	Option 2 – New driveway on Blaine St at northwest corner of site.		
5.4.3	Option 3 – New driveway/intersection at Blain St. and Watkins Dr. creating a five-way intersection with new signals.		
5.4.4	Option 4 – New driveway on Watkins Dr. at existing CDC fire access lane.		
5.4.5	Option 5 – Reconfigure existing CDC parking lot to re-use existing one way loop in/out, extended to a new access drive southwest of the property, which extends to the proposed CDC site.		
5.4.6	Option 6 – New driveway at Watkins Dr., turnabout, and drive along the southwest property line per the Canyon Crest Master Plan.		
5.4.7	Option 7 – New access drive from Linden to connect to the turnabout, and drive along the southwest property line per the Canyon Crest Master Plan.		
6.0	RLB, with UCR input, will determine if cost estimates are necessary for meeting #2 (prior to the draft DPP) in order for UCR to direct on an infrastructure scheme.	RLB	03/22/06
7.0	RLB to identify in summary, what the impacts are to the Canyon Crest DPP.	RLB	04/07/06
8.0	For Meeting #2 Charrette (04/07/06), A&E Team will present findings as a result of Meeting #1. For Meeting #3, Final Presentation (05/15/06), RLB will present the draft DPP and budget. Additional meetings for Design Review and C3 TBD.	info	

End conference report

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within three (3) days of issuance.

Project Reference: UCR East Campus CDC DPP
Project No.: RLB #200603 (UCR #)
Date Submitted: 03/28/06
Submitted by: Tim Young
This Confirms Our Personal Conference of

This Confirms Our Personal Conference of

Date:	Time:	Place:
3/22/06	10:30am	City of Riverside

Persons Attending:

COR	Steve Libring
UCR	Kieron Brunelle
RLB	Tim Young
BEI	Jon Zeigler

Distribution: Kieron Brunelle (for distribution)

Subject: Traffic and Electrical Service

Item:	Description:	Responsibility:	Date
1.0	RLB presented the project program to the City of Riverside. The purpose of this meeting is to determine if the access options identified in workshops would be acceptable to the city traffic engineer.	info	
1.1	Breen Engineering Inc. (BEI) presented the seven access options.	info	
1.2	The city engineer suggested that all options with the exception of option 3 would be potential solutions. Option 3 created a new five leg intersection at Blaine and Watkins, along with a new traffic signal.	info	
1.3	The city traffic engineer will review the access options and officially determine which options will be acceptable, and which options would be allowed left turn in/left turn out capability.	COR	03/23/06
2.0	As-built CAD plans for the intersection of Blaine and Watkins were requested on behalf of the university. UCR will reimbursed RLB for fees incurred.	info	
3.0	The team met with the city electrical staff to discuss a new electrical service.	info	

3.1	Based on the existing CDC load data, the city suggested it may be possible to add to the existing CDC transformer and pad to serve the new CDC. Alternatively, new electrical service would be from Blaine. A&E team to confirm load data and coordinate with the city.	RLB	03/28/06
3.2	The design team received record information for electrical facilities in the area.	info	

End of report

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within three (3) days of issuance.

Project Reference: UCR East Campus CDC DPP
Project No.: RLB #200603 (UCR #)
Date Submitted: 04/14/06
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
04/07/06	9am	Bannockburn F101, UCR

Re: User Meeting/Charrette #2

UCR	Judy Wood
UCR	Andy Plumley
UCR	Susan Marshburn
UCR	Mike Miller
UCR	Dan Johnson
UCR	Fernand McGinnis
UCR	Tricia Thrasher
UCR	Sally Ness
UCR	Kieron Brunelle
UCR	Nita Bullock
RLB	Rebecca Binder
RLB	Tim Young
BEI	Jon Zeigler

Distribution: Kieron Brunelle (for distribution)

Subject: Charrette #2: Access Options and Site Diagrams

Item:	Description:	Responsibility:	Date:
1.0	Access options were discussed. RLB presented the seven options explored as a result of Charrette #1.	info	
1.1	Option 3, a new five leg intersection at Blaine and Watkins, was eliminated because the city would not approve it. Option 5, which included access via the existing CDC drive parking lot, was eliminated due to concern over safety	info	

	and traffic congestion. Option 7, which provided access from Linden, was eliminated due to concern over availability in the future and distance of improvements.	
1.2	All other options (1, 2, 4, and 6) were preliminarily approved by the city for right and left in and out, but the city reserves the right to eliminate the left in/out.	info
1.3	RLB presented the Pros and Cons for each remaining access option. Each scheme was rated a positive, neutral, or negative for each issue, based on impacts relative to each other.	info
1.4	Order Of Magnitude (OOM) costs for access from the curb cut to the parking lot was provided for each scheme for comparison. RLB noted the OOM costs were completed without the benefit of design and did not include escalation.	info
2.0	Four site diagrams representing potential site options for each access option were presented. RLB indicated that each access option could be used with each siting option.	info
2.1	UCR indicated that compressing the site to conserve site area was desirable. UCR suggested studying the pros and cons of potentially allowing the new CDC to encroach on the outdoor activity space of the existing CDC. The goal would be to balance the costs of mitigating grade changes with the benefit of saving land for future development.	RLB
2.2	UCR requested the team try to compact the site plan to fit the parking and CDC in the area south of the proposed master plan pedestrian pathway (from the intersection of Blaine and Watkins to the planned dining hall). BEI indicated that the concept may require retaining walls or significant grading at great expense.	info
2.3	In addition, UCR revised the direction on the total parking count. The previous requirement from Charrette #1 has been reduced from 83 spaces to 60 spaces, and potentially as low as 50-55 if needed to lessen the impact on the future pedestrian pathway.	RLB
2.4	RLB indicated that opening the outdoor activity space to either the street or the south (future drive location) would be undesirable from a noise and safety perspective. UCR agreed.	info
2.5	RLB presented the pros and cons of the various site options. Issues included the scale of the new CDC relative to the proposed 3-4 story housing buildings, the walking distance from the new parking lot to the existing CDC, and the remaining open space. The consensus of the group was to site the parking lot north of the CDC as a buffer to future development. The walking distance from the parking lot to the existing CDC was not a concern to the user group.	info
2.6	UCR directed RLB to proceed with access option 2, with a reduced parking count of 60 or fewer spaces and the most compact building footprint, considering noise, traffic, and site development costs. In addition, the team will study the sightlines for option 2 and potentially remove additional housing units for visibility of oncoming traffic on Blaine.	RLB
3.0	The space program was discussed and confirmed.	info
3.1	The kitchen will not be a commercial kitchen, but will reflect the existing CDC kitchen, a residential type warming kitchen.	info

3.2	The After School Care (ASC) program, if desired, will be accommodated within the existing space program, most likely as part of the MP room. No future action is required for the ASC.	info
3.3	The Child Care Task Force inquired on the potential for a Mildly Ill child care program. The A&E team will provide a proposal to UCR to develop the program requirements and the associated costs.	RLB
4.0	Site development was discussed.	info
4.1	The storm drain system will consist to surface flow to the existing Canyon Crest Housing, which flows to Linden. UCR concurs.	info
4.2	Gas will connect to Watkins. UCR concurs.	info
4.3	Water will potentially come from the existing CDC 8" stub out. UCR to provide pressure tests. The alternate would be to connect at Linden. UCR concurs.	UCR
4.4	Sewer connections were discussed. Previously UCR indicated the sewer at Canyon Crest was not available for connection. Given the distance and cost to connect to Linden and the fact that the new sewer would be temporary (until the Canyon Crest project), UCR requested the team contact Housing Maintenance and Operations to see if there was an acceptable location to tie into the existing Canyon Crest sewer.	BEI
5.0	The next meeting will be May 15, 2006.	info

End of conference report

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within three (3) days of issuance.

Project Reference: UCR East Campus CDC DPP
Project No.: RLB #200603 (UCR #)
Date Submitted: 05/30/06
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
05/15/06	10am	UCR Housing Conference Room

Persons Attending:

UCR	Judy Wood
UCR	Andy Plumley
UCR	Susan Marshburn
UCR	Mike Terry
UCR	Kieron Brunelle
UCR	Fernand McGinnis
UCR	Tricia Thrasher
UCR	Sally Ness
UCR	Sharon Duffy
RLB	Rebecca Binder
RLB	Tim Young
DLA	Rick Lloyd

Distribution: Kieron Brunelle (for distribution)

Subject: DRAFT Detailed Project Program, Budget, and Mildly Ill Component

Item:	Description:	Responsibility:	Date:
1.0	The mildly ill component program was discussed.	info	
1.1	The initial findings of T22 requirements for mildly ill childcare were reviewed.	info	
1.2	Level I and Level II mildly ill childcare programs were considered. Level II would require more resources but would allow the care of children from other child development centers.	info	

1.3	UCR will consider combining the new East Campus Child Development Center (CDC) with the existing CDC into one license for approximately 288 children and the new facility could potentially provide a single level I mildly ill childcare component for the combined programs.	UCR
1.4	UCR directed RLB to provide the minimum reasonable scope to minimize budget impact.	RLB
1.5	Per UCR, no infants will be served by the mildly ill component, only preschool and kindergarten age children.	RLB
1.6	Per UCR, the team should design for 6 preschool children.	RLB
1.7	A separate washer and dryer should be included in the program.	RLB
2.0	RLB presented a 'work in progress' DRAFT DPP and budget for the team to comment.	info
2.1	Security: Per UCR, facial recognition should be removed from the wishlist. Remote/wired panic buttons for police notification as well as an on-site central access control room (in Fire Department Control Room) should be Group I equipment. Pelco pan tilt zoom (PTZ) cameras for parking lot, DVR, and software to be Group II equipment.	RLB
2.2	The kitchen will be a residential type with a residential type hood. All kitchen items (except carts) should be in the estimate under food service equipment. Cabinets shall be commercial grade plastic laminate with solid surface countertops.	RLB
2.2.1	RLB to review the classroom kitchenette hood types (i.e. through the roof or recirculating type). Refrigerator and microwave should be Group II (below the line). PER ME ENGINEERS, RECIRCULATING TYPES SHOULD BE USED ONLY FOR THE LIGHTEST OF COOKING/WARMING TASKS. OTHERWISE OUTSIDE VENTING UNITS ARE RECOMMENDED. 05/24/06 PER UCR, RECIRCULATING TYPES SHOULD BE INCLUDED IN THE PROGRAM AS THE USE WILL BE MINIMAL.	RLB
2.3	Per UCR, the existing Canyon Crest housing may have hazardous materials that will need to be abated when demolished. No report is available. An allowance for contingency will be included in the estimate.	RLB
2.4	Relocation of one power pole (at proposed parking lot) and overhead lines should be provided in the estimate.	RLB
2.5	UCR to consider time line for relocating the pedestrian signal crossing button at Blaine St.	UCR
2.6	UCR to revisit parking count and provide direction to team.	UCR
2.7	Team to include text regarding the privacy 'buffering' of the existing Canyon Crest Housing to remain from the new CDC development.	RLB
2.8	The team will review the schedule to potentially add 2 months for working drawings (for a total of 6 months). Agency review will be 2 months, with a one-month overlap of working drawings.	UCR
2.9	UCR comments are due 5/26/06.	UCR

END OF REPORT

7.2 Selected Bibliography

Documents/Reports/Studies on Site & Program

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Hanbury Evans Wright Vlattas + Company and Kennedy/Jenks. *University of California Riverside, Strategic Plan for Housing*. Strategic Plan for Housing Planning Committee, UCR Planning Team, Webb Design. 2003.

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7.3 Project Schedule

Project Schedule

UNIVERSITY OF CALIFORNIA, Riverside

PROJECT: **Child Development Center**
ACCOUNT NO. **950448**
DATE: 05/24/2006

ACTIVITY	No. of Months	2006 A	S	O	N	D	2007 J	F	M	A	M	J	J	A	S	O	N	D	2008 J	F	M	A	M	J	J	A	S	O
Consultant Selection	1.5		■																									
Preliminary Plans	3.0			■	■	■																						
CEQA	6.0				■	■	■	■	■	■	■																	
Working Drawings	5.0						■	■	■	■	■	■																
Agency Review	2.0										■	■																
Bid/Award Contract	2.0												■	■														
Construction	12.0														■	■	■	■	■	■	■	■	■	■	■	■		

Cumulative Calendar Months **24.5**

Approved: _____
Title: _____

7.4 Mildly Ill Component, Detailed Project Program Amendment

CHILD DEVELOPMENT CENTER:
MILDLY ILL COMPONENT

This document supplements the Child Development Center facility's Detailed Project Program (DPP). Please note that the Table of Contents main sections correspond to those of the West Campus Family Student Housing DPP and the East Campus Child Development Center DPP. Only changes and additions to the two existing DPP's are included in this document.

1.0 INTRODUCTION

Project Summary

UCR is in the process of expanding and enhancing the campus childcare program. The current campus Child Development Center is a highly acclaimed facility and its program is highly valued. The great demand for additional childcare has prompted the campus to form The Childcare Taskforce, and its results include identification of the need for a program for mildly ill children.

In 2005, R. L. Binder, FAIA Architecture & Planning (RLB) completed the Detailed Project Program (DPP) for the West Campus Family Student Housing (WCFSH) project which included two child development centers. Currently the West Campus development has not begun and the WCFSH has not been scheduled. In an effort to provide additional campus childcare as expeditiously and cost effectively as possible, UCR commissioned RLB to study the feasibility of developing a second CDC on the east campus. Through duplicating the child development center program of the WCFSH DPP on a vacant site adjacent to the existing UCR Child Development Center UCR will accomplish its goal.

As part of the East Campus Child Development Center (ECCDC) programming process, the program team identified an opportunity to study the potential for a mildly ill childcare program that could become part of the East Campus CDC or a future West Campus facility.

Project Goals and Parameters

The goals of this program include:

- identifying the programmatic requirements for a Level 1 mildly ill childcare component located within a combination childcare center
- providing mildly ill childcare for 6 preschool age children (or 8 school age children)
- designing for flexible integration with the other childcare components
- accommodating the needs outlined in the UCR Childcare: Achieving a Family Friendly Edge Report prepared by the UCR Childcare Taskforce
- providing a ground breaking campus program to continue the leading edge program available on campus
- minimizing budget impact

2.0 PROGRAM SUMMARY

Mildly Ill Component (Level I)

The Mildly Ill program component is intended to be incorporated into a child development center program. The CDC would provide all the support spaces for the Mildly Ill program, and this Detailed Project Program (DPP) amendment provides only the additional spaces necessary to support the Mildly Ill program.

The project is planned for Mildly Ill Level I childcare and will support only children who normally attend the Center's well (healthy) childcare program. Daily inspections of ill children for acceptance into the program will occur in the observation/office/isolation room and parents will use the main waiting area.

The program was designed to maximize flexibility with the CDC and to minimize budget impacts. The Mildly Ill Classroom is located adjacent to the Child Development Center's Toddler Room (540 ASF) with an operable partition separating the two classrooms. This provides the CDC the flexibility to combine the two smaller classrooms into one standard size classroom for 24. Alternatively, the Mildly Ill Classroom could be used as an additional Toddler Room.

Access, isolation, and proximity to administration should be considered in locating the Mildly Ill Classroom.

Parking

One additional faculty parking space is anticipated.

Room Code	Program Function, Child Development Center	Quantity	Room Type ASF	Total ASF	Child Occupancy
670	Mildly Ill Classroom	1	300	300	6
675/ 320/ 670	Observation/Office/Isolation Room	1	80	80	2
670	Children's Restrooms at Classrooms	1	55	55	1
675	Staff Restroom	1	65	65	1
	Subtotal of Functions included in ASF			500	
	Total GSF			570	
	Play Yards (minimum 20 s. f. / child) including Covered Play Areas			120	

Notes:

- The Observation/Office/Isolation Room may be decreased to an Observation room only, if the CDC Isolation/Small Conference room is increased to accommodate 1 additional cot.
- The space program efficiency will vary depending on the efficiency of integration with the Child Development Center.
- ASF in classrooms per Title 22 and include 35 s. f. / Child for indoor activity area plus an additional 15 s.f. / Child for napping area.
- General building "public" restrooms, mechanical, electrical, IT, access control, janitor closet, walls & structure and attached covered patio are included in GSF of the Child Development Center.

Figure 2.0-1: Mildly Ill Component Program Functions Table

3.0 SITE AND PROJECT ANALYSIS

Component Integration

The Mildly Ill Component is planned to become an integral part of a Child Development Center Design. It is anticipated to have a minimal impact on the East or West Campus CDC sites. The sites allow for the small building expansion, as well as ample space for additional outdoor activity space (play yard).

4.0 SITE DESIGN

Site Plan Elements: Play Yards

Title 22, Division 12, Subchapter 4, requires outdoor activity space of 20 s.f. / Child. The small yard will be covered and directly outside the Mildly Ill Classroom. Separation from the other childcare component yards is required and may be accomplished physically with fencing or by supervision or scheduling.

5.0 SYSTEMS CRITERIA

Utilities

The facility is anticipated to have a negligible impact on the utility systems of the Child Development Center. No further mitigation is anticipated.

HVAC Systems

Provide a separate standalone rooftop packaged HVAC unit to serve this area. Approximate unit size – 2 tons.

A dedicated exhaust system with termination to outside is to be provided at the observation / office/ isolation room.

Plumbing and Fire Protection Systems

Domestic hot and cold water to be provided to sinks. Gas to be provided to HVAC equipment and stove burner.

The entire area is to be sprinklered.

Electrical Systems

The increase to the Child Development Center electrical service is very minimal. Total of 10.3 kW loads will be added to the Mildly Ill component based on 18w/s.f. X 570 s.f. estimated loads.

Structural

Structural systems shall be the same as the Child Development Center.

Noise and Acoustics

Refer to acoustic requirements of the Child Development Center. As the Mildly Ill Component provides a napping area, special consideration should be given to the acoustic performance of the moveable partition and classroom walls.

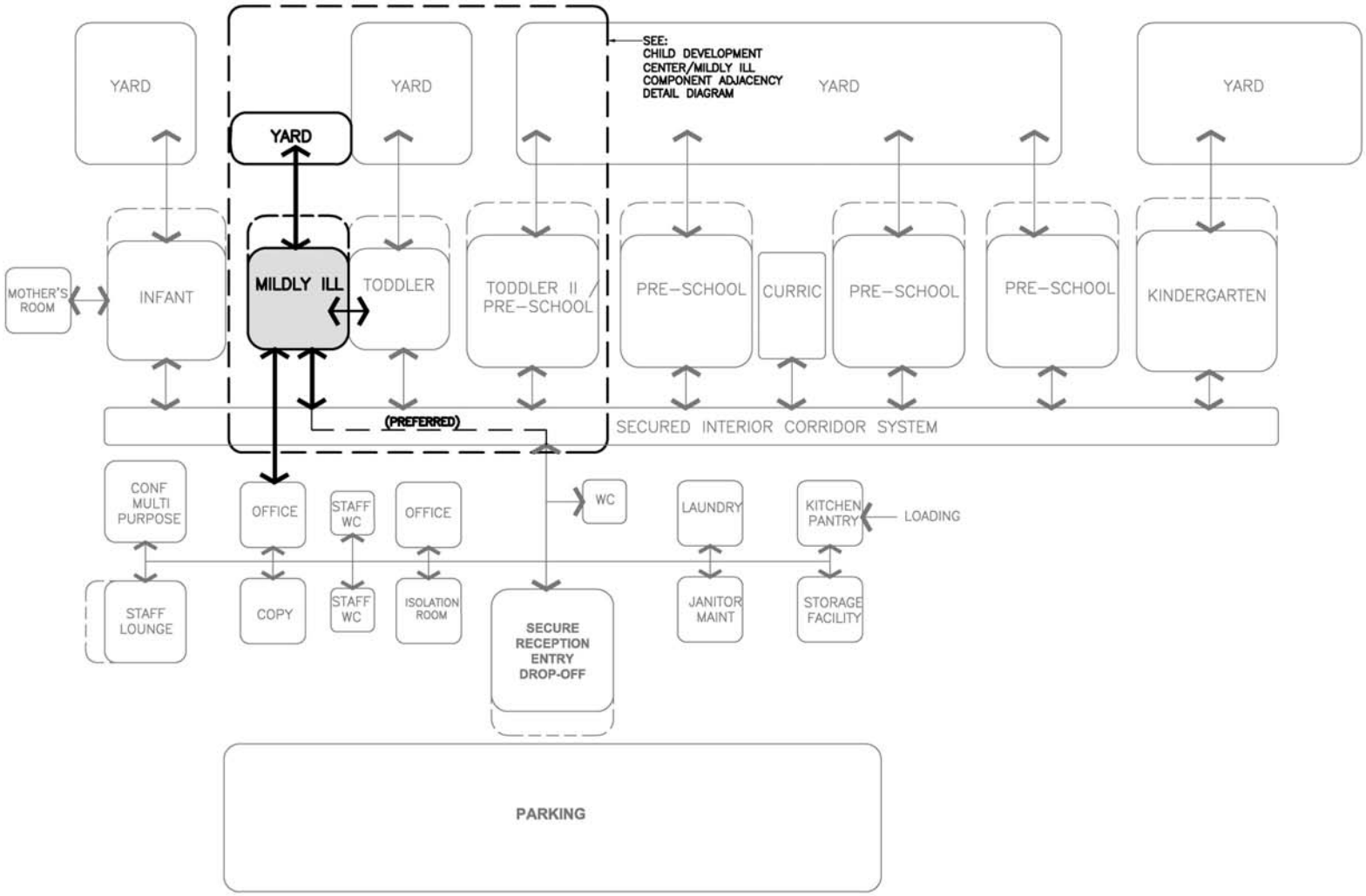
Security

Security requirements shall be the same as the Child Development Center.

6.0 FACILITY REQUIREMENTS: DESIGN CRITERIA

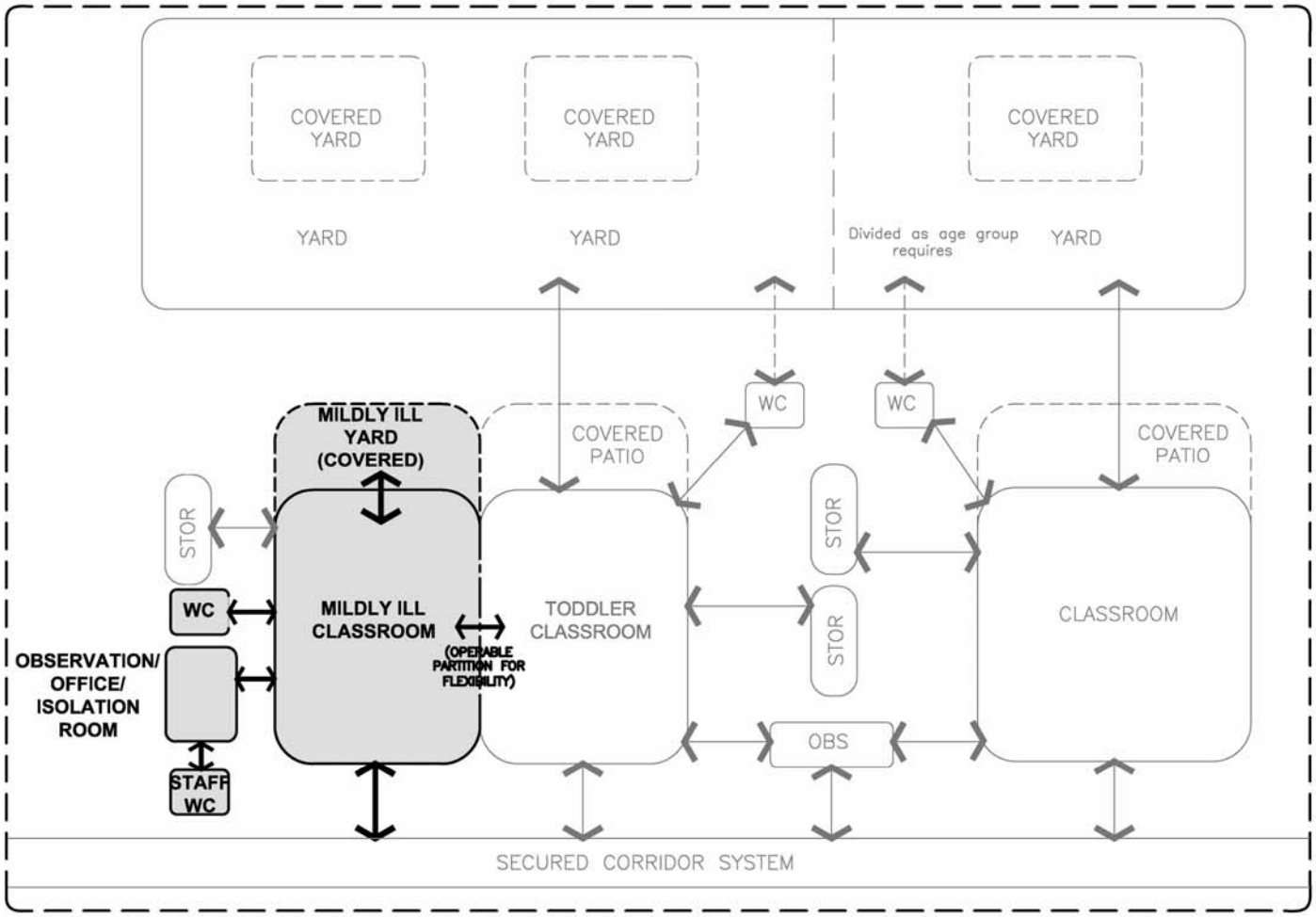
General Facility Data and Adjacency Diagram

Description	Child Care Center, Mildly Ill Component, Level 1, daytime use	
Quantity	One	
GSF	570 square feet + covered play yard	
Number of Occupants (staff, parents, volunteers)	Staff Full Time: 1 Part time: 1	Volunteers Full Time: 0 Part time: 1
Number of Occupants (students)	Full Time: 6	
Adjacency Requirements	Director/Supervisor's office, laundry/main entry/lobby. Prefer location at end of facility for isolation at play yard.	
Activities	See Room Data Sheets.	
Days of use	Weekdays: Monday – Friday	
Hours of use	7 am – 6 p.m.	
The "Big Idea"	The Mildly Ill Component should reflect a warm environment. Extensive windows should enhance indoor/ outdoor integration.	
Ceiling Height	There should be ample space in the indoor environment, bright and open rather than dark and closed.	
Finishes		
Floor	Floor covering should offer both quiet carpeted areas and hard surfaces for ease of cleanup. Carpeting should be antibacterial. Carpet tiles desired to facilitate ease of replace as needed.	
Base	4" Resilient Cove Base, Typ. Ceramic Tile, cove at tile floor areas in toilet rooms	
Walls	All wall surfaces should be durable and washable particularly the lower half.	
Ceiling	All ceiling surfaces should be durable, washable at wet and service function areas, and provide acoustic control.	
Hallways and Corridors	Tack wall or tack board surfaces should be provided. A variety of surface textures are encouraged. Entrances to classroom should provide interest and be inviting to students.	
Line of Sight	See Room Data Sheets.	
Doors	All interior doors are to be solid core with plastic laminate finish. Provide vision panels as required for safety and surveillance. (See "Security" below)	
Windows	All windows should have safety glazing. Provide dual glazing for thermal and acoustic control. All east, south and west exposures should be provided with passive solar shading devises. Frames should be durable and low maintenance.	
Storage	See Room Data Sheets.	
Signage	Entry identification, way finding, accessibility and exiting signage should be provided. Parking entry / drop-off and site control signage to be provided.	
Security	The facility security system must be integral and interface with the Child Development Center.	
Special Requirements	Title 22 code, specifically Division 12, Subchapter 4, will prevail for all functions. See Room Data Sheets.	
Future Considerations	The Mildly Ill Component shall be flexible in design and size should the program integrate to well children care as part of the Child Development Center	
Systems		
Mechanical	Fully air conditioned with separate zone for each classroom using roof mounted equipment with economizers. Exhaust air system for toilets and kitchen(ette)s.	
Plumbing	Cold and tempered water to sinks, water cooler, waterless urinals; fully sprinklered.	
Lighting	Recessed or surface fluorescent with multi switching. Egress lighting with integral battery pack.	
Power	Provide child "safety" receptacles throughout.	
Communications:		
Data	In each classroom, support and staff area.	
Telecom	In each classroom, support and staff area.	
Video	Cable TV system. See security requirements	
Acoustics	All design elements should provide for sound attenuation.	



CHILD DEVELOPMENT CENTER /
MILDLY ILL COMPONENT ADJACENCIES

6.0-1 Mildly Ill Component Adjacencies Diagram

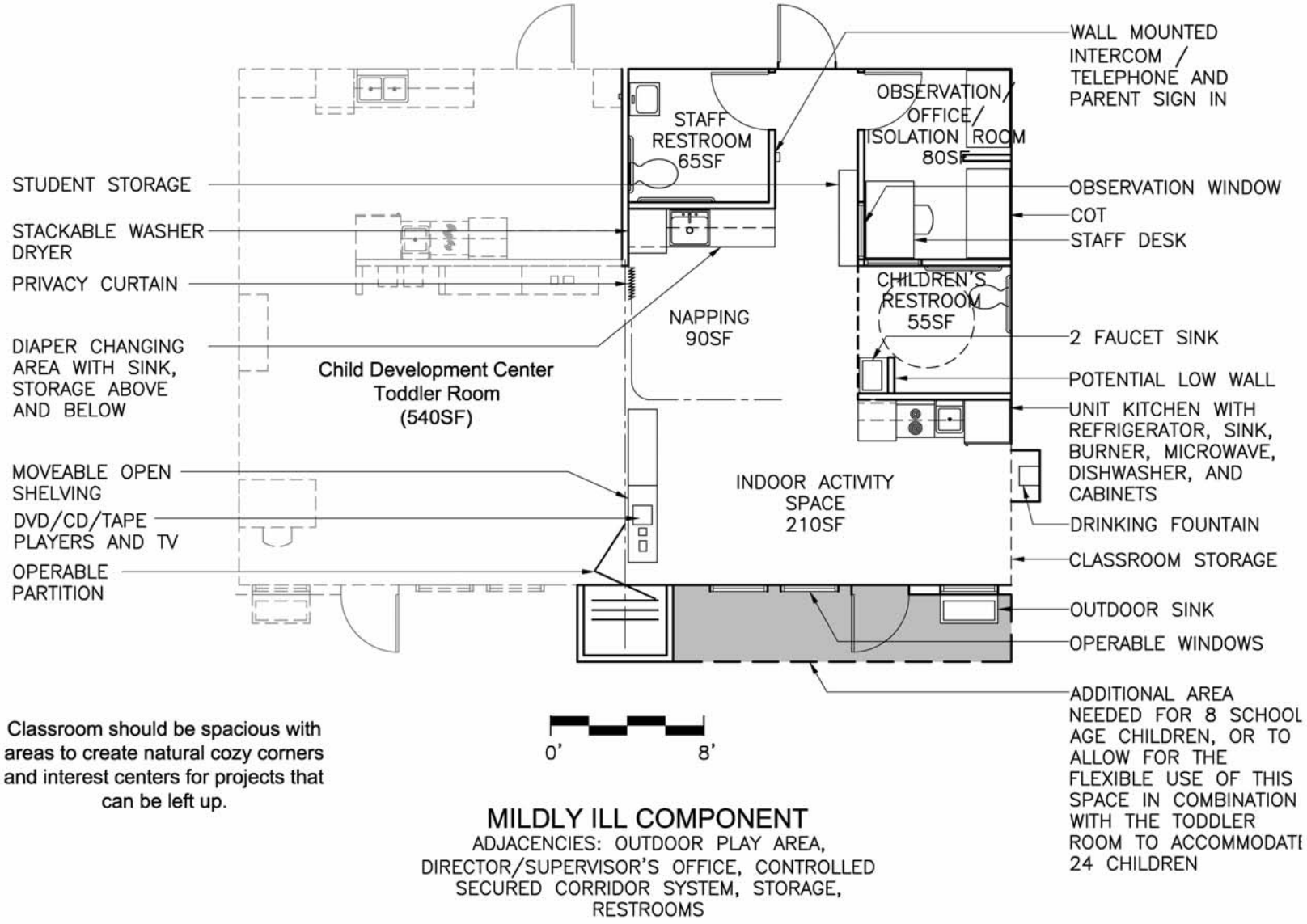


CHILD DEVELOPMENT CENTER /
MILDLY ILL COMPONENT ADJACENCIES DETAIL

6.0-2 Mildly Ill Component Adjacencies Detail Diagram

Mildly Ill Classroom

Description	Mildly Ill classroom
Quantity	One
ASF	300
Number of Occupants (staff, parents, volunteers)	Full Time: one Part time: varies
Number of Occupants (students)	Full Time: 6 (20-24 when combined with Child Development Center Toddler Room, see special requirements)
Adjacency Requirements	Outdoor play area, controlled secured corridor system, observation/office/isolation room, restrooms, as well as, Director/Supervisor's Office and storage from Child Development Center
Activities	Numerous learning activities including: Reading, Art, Quiet Play, TV/Video
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	No high ceilings. Prefer to have the ability to hang things from the ceiling. 8' Min. 12' Max.
Finishes	
Floor	Primarily carpet with Vinyl Flooring at sink, eating areas, toilet, diaper changing, and outdoor access areas.
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight/ Supervision	General blind spots should be minimized for classroom supervision. Staff desks, kitchen, diaper changing etc. should be configured such that at no time are staff required to have their backs to the room.
Doors	Provide view panels at entry doors.
Windows	Operable and shaded. See General Facility Data.
Storage	Movable open shelving at entire perimeter. Student storage: Backpacks, jackets, etc (preferably near back door). Walk-in lockable storage closets for staff personal belongings and classroom supplies, open adjustable shelves. Mat storage (tall) adjacent sleeping area and accessible to students. Lockable broom/utility closet. Secured earthquake kit storage. Built-in (low) cabinets for toy storage.
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Operable partition to separate Mildly Ill Classroom from Child Development Center Toddler Room (when open the Toddler Room is combined with the Mildly Ill component to create a larger classroom) Unit Kitchen (alternately custom kitchen) . Parent sign-in/sign-out center Rounded edges Diaper changing area with sink and stackable washer / dryer.
Future Considerations	Flexibility to convert into well children childcare program components
Systems	
Mechanical	Dedicated HVAC unit. See General Facility Data
Plumbing	See Children's Restrooms Data Sheet and Diagram. Trough-sink with a surrounding work surface for science and art projects Outdoor sink/hose No visible pipes As required for Unit Kitchen
Lighting	Dimmable. See General Facility Data
Power	High outlets at each wall for music, science, cooking areas. As required for Unit Kitchen. See General Facility Data
Communications	
Data	Data port adjacent to entry sign in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	See security requirements from Child Development Center
Acoustics	All design elements should provide as much sound baffling as possible, especially at sleeping areas.
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections. Unit Kitchen with sink, burner, dishwasher and cabinets. Diaper changing station with sink.
Group II & III	
Movable-Equip.	TV/DVD, CD and tape players, refrigerator, and microwave
Furnishings	Movable tables and chairs



6.0-3 Mildly Ill Component, Classroom Adjacency Diagram

Observation/Office/Isolation Room

Description	Mildly Ill child observation, office, and isolation room
Quantity	One
ASF	80
Number of Occupants (staff, parents, volunteers)	Full Time: Part time: 1
Number of Occupants (students)	Full Time: Part time: 1-2
Adjacency Requirements	Reception, entry/lobby, Mildly Ill Classroom
Activities	Daily health inspections, isolation room, and teacher's office
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	See General Facility Data
Finishes	
Floor	Tile
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Acoustic tile
Line of Sight	Must have direct view to classroom.
Doors	See General Facility Data
Windows	Interior window for observation
Storage	Wall cabinet for daily inspection equipment
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	Title 22, Div 12, Subchapter 4 code will prevail for all functions.
Future Considerations	No Special Requirements
Systems	
Mechanical	Room shall have: • Dedicated exhaust system to prevent the spread of airborne infectious disease. Supply air will come from Mildly Ill dedicated HVAC unit. No return air will return to system.
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data port adjacent to entry sign-in desk.
Telecom	Intercom / phone (See Room Diagram)
Video	No Requirements
Acoustics	See General Facility Data

Room Contents	
Group I	
Built-ins	No Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	See Room Diagram

Children's Restroom

Description	Restroom for child use
Quantity	1
ASF	55
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 1
Number of Occupants (students)	Full Time: N/A Part time: 1
Adjacency Requirements	Mildly Ill Classroom
Activities	
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	8' min.
Finishes	
Floor	Ceramic Tile
Base	Ceramic Tile Coved
Walls	Ceramic Tile min. wainscot height
Ceiling	Washable Painted Gypsum Board
Line of Sight	Ease of staff observation is required. See window section.
Doors	See Room Data Sheet
Windows	Pre-School: Min. 3' observation window
Storage	Adjacent storage cabinet for diapers, wipes and toilet paper
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	ADA compliant toilet, sized for preschool age children
Future Considerations	No Special Requirements

Systems	
Mechanical	Provide exhaust typ. See General Facility Data
Plumbing	Toilet, 2 faucet trough sink, floor drain.
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	See Storage section. Provide typical toilet room accessories (recessed).
Group II & III	
Movable-Equip.	No Requirements
Furnishings	No Requirements

Staff Restroom

Description	Unisex restroom for office staff
Quantity	One
ASF	65 s. f.
Number of Occupants	Full Time: N/A Part time: N/A
Adjacency Requirements	Observation/Office/Isolation Room
Activities	Restrooms available for the use of Staff/visitors.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	9' min.
Finishes	
Floor	Tile
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	No Special Requirements
Doors	No Special Requirements
Windows	See General Facility Data
Storage	No Special Requirements
Signage	See General Facility Data
Security	Panic buttons See General Facility Data
Special Requirements	Accessibility
Future Considerations	No Special Requirements
Systems	
Mechanical	Provide exhaust typ.
Plumbing	Toilets, lavs
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Provide typical toilet room accessories (recessed).
Group II + III	
Movable-Equip.	No Requirements
Furnishings	No Requirements

Yard

Description	Outdoor play area with shade structure
Quantity	One
ASF	20 s. f. per child
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: 1-2
Number of Occupants (students)	Full Time: N/A Part time: 6
Adjacency Requirements	Classrooms, restrooms, trash receptacles
Activities	Small group and science and art curriculums, reading, eating, gardening, general outdoor play.
Days of use	Weekdays: Monday – Friday
Hours of use	7 am – 6 p.m.
Ceiling Height	N/A
Finishes	
Floor	Sand, grass, rubber, concrete
Base	N/A
Walls	N/A
Ceiling	N/A
Line of Sight	General supervision blind spots should be avoided. Sinks, patio area, etc. should be located so staff does not have back to the yard.
Doors	Possible garage door walls or double doors in classrooms to provide maximum access between indoors and out.
Windows	N/A
Storage	Locked storage for outdoor curriculum materials. Building block storage. Secure place for children's personal care items (Kleenex, wipes, etc.) and First Aid. Storage for change of child's shoes and socks. Storage of artwork. Earthquake kits.
Signage	See General Facility Data.
Security	Security fencing required at each area. All gates are to be card access controlled. See General Facility Data.
Special Requirements	Supervised or physical separation from play yards for other classrooms/age groups Area for drying and storage of artwork Plantings must be child-friendly Transitional area from indoor to outdoor. (Overhang)
Future Considerations	No Special Requirements
Systems	
Mechanical	N/A
Plumbing	Child level drinking fountains Child level trough sinks with multiple faucets Hoses in garden and water play areas Adult level deep sink
Lighting	Area lights required. See General Facility Data
Power	Outdoor outlets with child proof covers
Communications	
Data	N/A
Telecom	PA by phone system
Video	See security requirements
Acoustics	N/A
Contents	
Group I	
Built-ins	No Requirements
Group II & III	
Movable-Equip.	No Requirements
Furnishings	Picnic benches, tables, easels

7.5 Budget Plan

DETAILED PROJECT PROGRAM COST PLAN

for

Child Development Center
University of California, Riverside
Riverside, California

DAVIS LANGDON

July 31, 2006

DETAILED PROJECT PROGRAM COST PLAN

for

Child Development Center
University of California, Riverside
Riverside, California

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CONTENTS

Child Development Center *Detailed Project Program Cost Plan*
University of California, Riverside *July 31, 2006*
Riverside, California *0168-7448.110*

BASIS OF COST PLAN

Cost Plan Prepared From	Dated	Received
Design Criteria including Room Data Sheets	Spring 2006	05/08/06
Systems Criteria	May 2006	05/09/06
Program Summary	Spring 2006	05/08/06
Option 2A Site Plan	05/08/06	05/08/06
Utility Site Plan	Undated	05/09/06
Grading Site Plan	Undated	05/09/06
Project Schedule	05/09/06	05/09/06
Mildly Ill Component	Undated	06/26/06

Discussions with the Project Architect and Engineers

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of October 2007

A construction period of 12 months

The general contract will be competitively bid with qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal working hours

INCLUSIONS

The project consists of a new single story child care center of approximately 14,000 gross square feet together with play ground, parking and general site development.

This Cost Plan includes the following assumptions for building systems:

Foundations include conventional wall and column footings.

The building structure includes reinforced concrete block walls at the building perimeter and interior wood posts supporting a pitched roof of wood trusses and plywood sheathing. The ground floor is a reinforced concrete slab. Also included are allowances for mechanical equipment pads and miscellaneous metals and support framing.

Exterior cladding includes sealer to exposed concrete block walls, metal furring and gypsum board lining with paint finish to inside face of exterior walls, aluminum framed insulated glass windows, aluminum glazed entry doors, steel exit doors, and an allowance for sunshading, canopies and miscellaneous architectural detailing.

Roofing and waterproofing includes a standing seam metal roof over rigid insulation, flashings and sheetmetal work, gutters and downspouts, and miscellaneous caulking and sealants.

Interior partitions include wood stud partitions with batt insulation and painted gypsum board lining, interior glazing, and wood doors in hollow metal frames.

Interior finishes include carpet/sheet vinyl/vinyl composition tile/ceramic tile flooring (quarry tile in kitchen), ceramic tile and resilient rubber bases, ceramic tile wainscots at restrooms, washable wall surfaces at kitchen and laundry spaces and tackable wall surfaces, suspended acoustic tile/painted gypsum board ceilings.

Function equipment includes general building equipment such as toilet partitions and bathroom accessories, markerboards and tackboards, fire extinguisher cabinets, interior signage, and window blinds, fixed storage shelving, and built-in cabinets and countertops. Special use equipment includes commercial kitchen equipment and residential kitchen appliances.

Plumbing includes sanitary fixtures, floor drains and hose bibbs, waste, vent and domestic service pipework, unit condensate drainage, domestic water heating equipment, gas and roof drainage.

HVAC includes roof mounted (packaged) gas-electric type air handling units, air distribution and return systems, controls, testing, balancing and unit ventilation.

INCLUSIONS

Electrical includes main power, machine and equipment power, user convenience power, lighting, telephone/data, conduit only for audio/visual systems, CATV - conduit and coax, fire alarm and security.

Fire protection includes automatic wet sprinkler system complete throughout the building.

Site preparation includes general site clearing and rough grading, demolition of one existing house, and associated hazardous material abatement.

Site development includes asphalt paving at parking lot and access road, concrete curbs and gutters, concrete paving, playgrounds, storm drainage, site lighting, general landscaping, covered play area, fencing to play grounds, play ground play equipment and miscellaneous site furniture and signage.

Utilities include domestic and fire water, sewer, gas, mains 5 kV power (conduit only) and telecommunications/signals (conduit only).

An alternate is included for a wood framed exterior wall system in lieu of concrete block.

INCLUSIONS

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 3 bidders for all items of subcontracted work and 3-4 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgement as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

Child Development Center
University of California, Riverside
Riverside, California

Detailed Project Program Cost Plan
July 31, 2006
0168-7448.110

EXCLUSIONS

Design, testing, inspection or construction management fees

Architectural and design fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Cost escalation beyond midpoint of construction, February 2008

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Audio visual equipment and cabling

Emergency power (excepting exit lighting battery back-up)

Cooking kitchen - including grease waste and exhaust

HHW boiler and zoned heat

LEED commissioning

Emergency power generator/invertor

Telephone/data 'active' equipment - including hubs, routers, LAN, servers, switches and the like

Centralized clocks

Public address

Utility connection charges and fees

Transformer

HV equipment & cabling from PG&E point of connection to sub-station transformer

Site telecommunications/signals cabling

Refrigerators and microwaves

OVERALL SUMMARY

	Gross Floor Area	$ / SF	$x1,000
Building	14,000 SF	330.66	4,629
Sitework			1,652
TOTAL Building & Sitework Construction	***October 2007***		***6,281***
Group II and III Equipment	14,000 SF	18.00	252
Data ports and equipment	72 EA	170.00	12

Alternates

Alternate 1: Wood Frame in lieu of CMU	(50)
Alternate 2: Grading at Watkins Drive	(24)
Alternate 3: Mildly Ill Component	191

Please refer to the Inclusions and Exclusions sections of this report

BUILDING AREAS & CONTROL QUANTITIES

Areas

	SF	SF	SF
Enclosed Areas			
Building	14,000		
SUBTOTAL, Enclosed Area		14,000	
Covered area			
SUBTOTAL, Covered Area @ ½ Value			
TOTAL GROSS FLOOR AREA			14,000

Control Quantities

				Ratio to Gross Area
Number of stories (x1,000)		1	EA	0.071
Gross Area		14,000	SF	1.000
Enclosed Area		14,000	SF	1.000
Footprint Area		14,000	SF	1.000
Volume		168,000	CF	12.000
Gross Wall Area		14,000	SF	1.000
Finished Wall Area		14,000	SF	1.000
Windows or Glazing Area	35.00%	4,900	SF	0.350
Roof Area - Sloping		16,100	SF	1.150
Interior Partition Length		1,190	LF	0.085
Finished Area		14,000	SF	1.000
Plumbing Fixtures (x1,000)		40	EA	2.857
HVAC		17,500	CFM	1.250
Electrical Load (x1,000)		250	KW	17.857

BUILDING COMPONENT SUMMARY

		Gross Area:	**14,000 SF**
		$/SF	$x1,000
1. Foundations		10.00	140
2. Vertical Structure		18.75	263
3. Floor & Roof Structures		26.11	366
4. Exterior Cladding		30.49	427
5. Roofing, Waterproofing & Skylights		21.04	295
Shell (1-5)		106.39	1,489
6. Interior Partitions, Doors & Glazing		20.73	290
7. Floor, Wall & Ceiling Finishes		14.50	203
Interiors (6-7)		35.23	493
8. Function Equipment & Specialties		15.93	223
9. Stairs & Vertical Transportation		0.00	0
Equipment & Vertical Transportation (8-9)		15.93	223
10. Plumbing Systems		15.27	214
11. Heating, Ventilating & Air Conditioning		28.41	398
12. Electric Lighting, Power & Communications		34.18	478
13. Fire Protection Systems		4.75	67
Mechanical & Electrical (10-13)		82.60	1,156
Total Building Construction (1-13)		**240.16**	**3,362**
14. Site Preparation & Demolition		0.00	0
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		**0.00**	**0**
TOTAL BUILDING & SITE (1-16)		**240.16**	**3,362**
General Conditions	10.00%	24.00	336
Contractor's Overhead & Profit or Fee	4.00%	10.57	148
PLANNED CONSTRUCTION COST	***July 2006***	**274.73**	**3,846**
Contingency for Development of Design	10.00%	27.50	385
Escalation to Start Date (October 2007)	9.42%	28.43	398
RECOMMENDED BUDGET	***October 2007***	**330.66**	**4,629**

Child Development Center University of California, Riverside
Building
Riverside, California

Detailed Project Program Cost Plan
July 31, 2006
0168-7448.110

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
1. Foundations				
Reinforced concrete including excavation				
Conventional wall and column footings, concrete stem walls	14,000	SF	10.00	140,000
				140,000
2. Vertical Structure				
Columns and pilasters				
Wood posts	14,000	SF	2.50	35,000
Shear bracing				
Reinforced concrete block, split face finish	9,100	SF	25.00	227,500
				262,500
3. Floor and Roof Structure				
Floor at lowest level				
Reinforced concrete slab on grade, 4" thick	14,000	SF	7.00	98,000
Pitched roofs				
Wood trusses and beams, plywood sheathing, miscellaneous blocking	16,100	SF	15.00	241,500
Miscellaneous				
Mechanical equipment pads	1	LS	5,000.00	5,000
Miscellaneous metals and support framing	14,000	SF	1.50	21,000
				365,500

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
4. Exterior Cladding				
Applied exterior finishes				
Sealer to concrete block	9,100	SF	1.50	13,650
Interior finish to exterior walls				
Metal furring channels, gypsum board with paint finish	9,100	SF	7.50	68,250
Windows, glazing and louvers				
Aluminum framed insulated glass windows and storefronts with low E finish	4,900	SF	50.00	245,000
Exterior doors, frames and hardware				
Aluminum glazed entrances and frames	1	LS	40,000.00	40,000
Steel exit doors and frames	1	LS	10,000.00	10,000
Fascias, bands, screens and trim				
Sunscreens, canopies, miscellaneous architectural detailing	1	LS	50,000.00	50,000
				426,900
5. Roofing, Waterproofing & Skylights				
Insulation				
Rigid insulation under roofing	16,100	SF	3.50	56,350
Roofing				
Standing seam metal roof	16,100	SF	12.00	193,200
Roofing upstands and sheetmetal				
Membrane flashings, metal gutters and downspouts, miscellaneous sheetmetal work	1	LS	25,000.00	25,000
Caulking and sealants				
Miscellaneous caulking and sealants	1	LS	20,000.00	20,000
				294,550

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
6. Interior Partitions, Doors & Glazing				
Partitions				
Wood stud framing, batt insulation, gypsum board lining with paint finish	16,660	SF	11.00	183,260
Extra for fire and acoustic rated walls	1	LS	20,000.00	20,000
Window walls and borrowed lights				
Interior glazing	1	LS	15,000.00	15,000
Interior doors, frames and hardware				
Wood doors in hollow metal frames	48	EA	1,500.00	72,000
				290,260
7. Floor, Wall & Ceiling Finishes				
Floors				
Carpet, vinyl composition tile, sheet vinyl, ceramic tile at restrooms, quarry tile at kitchen	14,000	SF	5.00	70,000
Bases				
Ceramic tile at restrooms, quarry tile in kitchen, resilient rubber at general areas	14,000	SF	0.50	7,000
Walls				
Ceramic tile wainscot at restrooms, washable surfaces at kitchen and laundry rooms, tackable wall surfaces	14,000	SF	3.00	42,000
Ceilings				
Suspended acoustic tile, painted gypsum board, bulkheads and fascias	14,000	SF	6.00	84,000
				203,000

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
8. Function Equipment & Specialties				
General building equipment				
Toilet partitions and fixed bathroom accessories, markerboards and tackboards, fire extinguisher cabinets, code, directional and room identification signage, window blinds	14,000	SF	3.00	42,000
Shelving and millwork				
Storage shelving, janitors shelf and mop rack	1	LS	15,000.00	15,000
Cabinets and countertops				
Infant room	1	LS	8,000.00	8,000
Mothers room	1	LS	1,000.00	1,000
Toddler rooms (3)	1	LS	24,000.00	24,000
Pre-school rooms (3)	1	LS	15,000.00	15,000
Kindergarten room	1	LS	5,000.00	5,000
Reception	1	LS	5,000.00	5,000
Copy center	1	LS	1,000.00	1,000
Conference/multi-purpose room	1	LS	10,000.00	10,000
Staff lounge	1	LS	2,000.00	2,000
Facility storage room	1	LS	25,000.00	25,000
Laundry	1	LS	2,000.00	2,000
Maintenance office	1	LS	8,000.00	8,000
Special use equipment				
Food storage / service equipment	1	LS	30,000.00	30,000
Residential kitchen appliances (stoves, dishwashers, sinks)	1	LS	25,000.00	25,000
Miscellaneous special use equipment	1	LS	5,000.00	5,000
				223,000
9. Stairs & Vertical Transportation				
				0

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
10. Plumbing Systems				
Sanitary fixtures and local connection pipework				
Including cold and tempered water sinks, water cooler and waterless urinals	40	EA	1,425.00	57,000
Sanitary waste, vent and service pipework				
Condensate drainage, 1"	1	LS	3,500.00	3,500
Floor drains/roof receptors, < = 6", complete with connection pipework	4	EA	2,500.00	10,000
Hose bibs, 1"	1	LS	5,000.00	5,000
Rough-in sanitary fixtures, including waste, vent and domestic service pipework, fittings, valves, specialties and insulation	40	EA	2,500.00	100,000
Pressure reduction stations, backflow prevention	1	LS	5,000.00	5,000
Water treatment, storage and circulation				
Gas fired domestic hot water heating, storage and circulation	1	LS	10,000.00	10,000
Rain water drainage system, including roof, overflow drains, pipework fittings	1	LS	5,000.00	5,000
Natural gas service, including pipework, fittings, regulators,				
Pipework, fittings, < 2" - packaged units and water heating equipment	300	LF	35.00	10,500
Valves and specialties, including seismic regulator	1	LS	7,750.00	7,750
				213,750
11. Heating, Ventilation & Air Conditioning				
Air handling equipment				
Roof-top air handling units, (gas-electric) - supply fans, filtration, vibration isolation, sound attenuated, economizers	50	Ton	1,750.00	87,500

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
Air distribution and return				
Galvanized sheet metal ductwork	17,500	LB	8.50	148,750
Flexible ductwork	600	LF	15.00	9,000
Dampers, volume	120	EA	87.50	10,500
Insulation, < = 1"	12,000	SF	3.50	42,000
Diffusers, registers and grilles				
2 x 2	120	EA	200.00	24,000
Controls and instrumentation	14,000	SF	3.50	49,000
Testing and balancing	200	HR	110.00	22,000
Unit ventilation				
Exhaust fans - restrooms, storage and kitchenettes	1	LS	5,000.00	5,000
				397,750

12. Electrical Lighting, Power & Communication

Main power and distribution				
Including main switchboard, utility meter and feeder conduit and cable - 120/208 V	250	KW	225.00	56,250
Machine and equipment power				
Connections and switches, including conduit and cable				
Mechanical equipment, < 5 hp	12	EA	1,250.00	15,000
Miscellaneous power including, audio/visual, fire alarm, tele/data, building management and security systems	1	LS	12,500.00	12,500
User convenience power				
Panelboard breakers, 120 V circuits	126	EA	85.00	10,710
Feeder conduit and cable	300	LF	35.00	10,500
Receptacles, including conduit and cable (1/75 SF) - child safety type	180	EA	325.00	58,500

Child Development Center University of California, Riverside
Building
Riverside, California

Detailed Project Program Cost Plan
July 31, 2006
0168-7448.110

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
Lighting				
Including fixtures, switches, motion sensors - conduit and cable	14,000	SF	10.00	140,000
Lighting and power specialties				
Grounding	1	LS	2,750.00	2,750
Lighting control - LV relay switching system	1	LS	5,000.00	5,000
Telephone and communications				
Telephone/data outlets, including conduit & cable, tele/data room rough-in	14,000	SF	2.75	38,500
CATV, conduit and coax	1	LS	3,750.00	3,750
Audio/visual, including conduit only @ rooms re simple sound and AV equipment	1	LS	2,500.00	2,500
Alarm and security				
Fire alarm stations/devices, including conduit and cable	14,000	SF	3.75	52,500
Security - including CCTV surveillance, prox readers, card key access, electrified hardware - central monitoring console, motion sensors	14,000	SF	5.00	70,000
				478,460

13. Fire Protection Systems

Automatic wet sprinkler system - complete	14,000	SF	4.75	66,500
				66,500

14. Site Preparation & Building Demolition

				0

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
15. Site Paving, Structures & Landscaping				
				0
16. Utilities on Site				
				0

SITEWORK COMPONENT SUMMARY

		Gross Area: 80,000 SF	
		$/SF	$x1,000
14. Site Preparation & Demolition		1.88	151
15. Site Paving, Structures & Landscaping		9.36	749
16. Utilities on Site		3.76	301
TOTAL BUILDING & SITE (1-16)		**15.00**	**1,200**
General Conditions	10.00%	1.50	120
Contractor's Overhead & Profit or Fee	4.00%	0.66	53
PLANNED CONSTRUCTION COST	***July 2006***	**17.16**	**1,373**
Contingency for Development of Design	10.00%	1.71	137
Escalation to Start Date (October 2007)	9.42%	1.78	142
RECOMMENDED BUDGET	***October 2007***	**20.65**	**1,652**

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
14. Site Preparation & Building Demolition				
Site clearing				
Demolish existing building structure, including hazardous material abatement	800	SF	15.00	12,000
General site clearing	80,000	SF	0.50	40,000
Grading				
Site cut and fill	2,500	CY	25.00	62,500
Site overexcavation and recompaction	2,000	CY	18.00	36,000
				150,500
15. Site Paving, Structures & Landscaping				
Vehicular paving				
Asphalt paving	28,000	SF	3.50	98,000
Concrete curbs and gutters	1	LS	15,000.00	15,000
Curb cut	1	EA	5,000.00	5,000
Parking stall striping	1	LS	5,000.00	5,000
Pedestrian paving				
Concrete paving	5,000	SF	7.50	37,500
Playground - combination sand, grass, concrete, rubber flooring	10,000	SF	7.50	75,000
Reinforced concrete retaining wall, average 24" high	250	LF	250.00	62,500
Drainage				
Storm drainage - drainage swale	1	LS	10,000.00	10,000
Lighting				
Site lighting	66,000	SF	1.00	66,000
Relocate existing light poles	1	LS	5,000.00	5,000
Landscape planting and maintenance				
Soil amendment, shrubs and groundcover, trees, irrigation, maintenance	26,000	SF	5.00	130,000

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
Fencing and miscellaneous accessories				
Covered play area	2,000	SF	50.00	100,000
Fencing to play ground (wrought iron)	1	LS	25,000.00	25,000
Play ground play equipment	1	LS	80,000.00	80,000
Trash enclosure	1	LS	10,000.00	10,000
Site furniture and signage	1	LS	25,000.00	25,000
				749,000
16. Utilities on Site				
Mechanical				
Water mains, domestic and fire				
Domestic water, 8"	1,350	LF	47.50	64,125
Fire water, 8"	250	LF	58.00	14,500
Metering	1	LS	7,750.00	7,750
Hydrant	1	EA	7,500.00	7,500
Valves and specialties	1	LS	25,000.00	25,000
Connections to existing	1	LS	5,000.00	5,000
Patch and repair paving following trenching	1,600	LF	25.00	40,000
Gas				
Underground pipework, fittings, < 3"	100	LF	42.00	4,200
Metering	1	LS	5,000.00	5,000
Valves and specialties	1	LS	5,000.00	5,000
Connections to existing	1	LS	3,750.00	3,750
Sewer				
Underground pipework, 6"	450	LF	55.00	24,750
Manhole	1	EA	6,750.00	6,750
Connections to existing	1	LS	3,750.00	3,750
Electrical - allow 100 LF				
HV conduit only, 5 kV	100	LF	100.00	10,000
Metering	1	LS	5,000.00	5,000
Manholes/pull boxes	1	LS	25,000.00	25,000
Telecommunications/signals connections, conduit only - allow	100	LF	75.00	7,500

Item Description	*Quantity*	*Unit*	*Rate*	*Total*
Fire alarm - 1" conduit	1,200	LF	30.00	36,000
				300,575

	Quantity	*Unit*	*Rate*	*Total*
Alternate 1: Wood Frame in lieu of CMU				
Deduct				
Reinforced concrete block walls	(9,100)	SF	22.00	(200,200)
Sealer to concrete block	(9,100)	SF	1.50	(13,650)
Metal furring channels, gypsum board with paint finish	(9,100)	SF	7.50	(68,250)
Add				
Additional wood posts	1	LS	25,000.00	25,000
Wood stud framing, batt insulation, exterior plywood sheathing	9,100	SF	8.00	72,800
Cement plaster finish	9,100	SF	10.00	91,000
Gypsum board lining with paint finish	9,100	SF	3.50	31,850
Reinforced concrete block stem wall	1	LS	25,000.00	25,000
Markups	37.69	%	(36,450.00)	(13,738)
				(50,188)
Alternate 2: Grading at Watkins Drive				
Deduct				
Reinforced concrete retaining wall, average 24" high	(130)	LF	250.00	(32,500)
Add				
Graded slope	6,000	SF	2.50	15,000
Markups	37.69	%	(17,500.00)	(6,596)
				(24,096)
Alternate 3: Mildly Ill Component				
Add				
Mildly ill classroom, isolation room, restrooms (2)	570	SF	330.66	188,476
Play yard	120	SF	20.00	2,400
				190,876