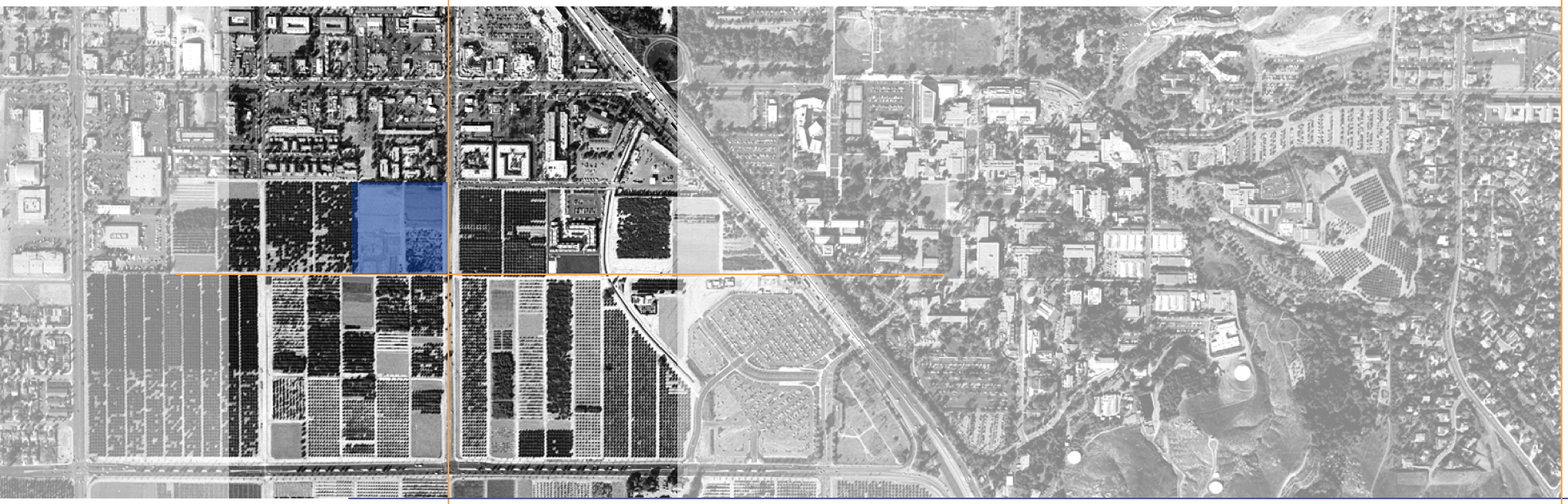
July 2005

West Campus Family Student Housing

Detailed Project Program, Amendment



University of California, Riverside

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WEST CAMPUS FAMILY STUDENT HOUSING
DETAILED PROJECT PROGRAM, AMENDMENT

JULY 2005

PROGRAMMING PARTICIPANTS

This dedicated programming team was instrumental in envisioning and shaping the Family Student Housing community that will be an integral part of realizing UCR's goals. The dedication, vision and efforts of the programming participants have resulted in defining a cohesive, vibrant and important extension of UCR.

UCR PROJECT PROGRAMMING COMMITTEE

- Andy Plumley, Director, UCR Housing Services
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INDEX OF DRAWINGS, PHOTOGRAPHS AND TABLES

1.0 INTRODUCTION

This section contains a description of the overall project program.

1.1 PROJECT SUMMARY

The University of California, Riverside (UCR) plans for an increase in enrollment to 25,000 by the year 2015-2016 based on anticipated demand for higher education in California increasing over the next ten to fifteen years. The 1990 Long Range Development Plan (LRDP) accounts for an increase to 18,050 students by the year 2005-2006. The 2005 LRDP reflects this change.

Essential to fostering this anticipated growth and the new goal of providing campus housing for fifty percent of the students is the development of the West Campus, as well as expansion of the East Campus housing inventory. The goal is to create a unified campus consisting of the East and West Campuses with direct and accessible physical connections mitigating the impacts of the I215/SR60 freeways.

The West Campus is planned as a phased development and will include an academic core, student housing, a variety of community facilities and expanded infrastructure. The planning has been refined and tested in the West Campus Area Plan, March 2003 and The Strategic Plan for Housing, March 2003.

The first family student housing component known as the West Campus Family Student Housing (WCFSH) is included in the initial development of the West Campus and is scheduled for completion in 2009. It will become a contained, secure family student residential community and will provide needed, proximate, affordable living accommodations for UCR student families. WCFSH (The Project) will form a neighborhood that will support the convenience and needs of family living and foster a sense of community.

The project is comprised of:

- Family Student Housing Apartments
- Child Development Center
- Shared Facilities
- Associated Infrastructure

The development will provide a strong sense of community and a unique identity for UCR family residents through its site planning. The project also will establish a strong link with the City of Riverside. The family student housing neighborhood will be enhanced by fostering opportunities for social interaction, cultural diversity and an environment conducive to study through a defined sense of arrival and physical connections to social nodes. The community will be organized around a neighborhood park that will provide open play and gathering space. Through-traffic to city streets will be minimized.

The Program establishes and defines the project and budget.

Figure 1.1-1: Looking Northeast at the Site, Photo

Family Student Housing per the LRDP and Strategic Plan for Housing has been conceived as 714 one, two and three bedroom units configured in two-story townhouses and two and three-story apartment buildings to be developed in phases. The 2004 project program study concluded that the current development would include 150 two and three bedroom apartment units in three story buildings.

The housing will replace outdated family student housing stock currently located in the East Campus on a site planned for redevelopment. The units will be designed to accommodate family residents, as well as faculty, should this be desirable in the future.

The Child Development Center primarily will serve the family student housing community and address its needs and potentially provide additional capacity for off-site families, as well. It will provide classrooms for children ranging from infants through kindergartners.

Shared Facilities for the housing community include a neighborhood park, a tot lot, a community center with Resident Service Office, mail, trash / recycling areas and bicycle and vehicle parking.

The site is located west of the I-215/SR60 Freeways, one block south of University Avenue, due west of Iowa Avenue, north of the future Northwest Mall alignment and east of Cranford Avenue. The project includes the development of approximately 8.4 acres, two road intersections, a new campus street extension of Everton Pl., and new driveways, as well as components of city and campus infrastructure. The project planning responds to macro scale issues of pedestrian, bicycle, campus and city transit and vehicular movement, as well as to site characteristics such as views, solar orientation, prevailing wind/ventilation, proximity and access to city amenities, schools and campus academic cores.

The master plan and massing of the project are intended to promote a cohesive, pedestrian UCR family residential community that enhances its context, provides for sustainable design and recalls the rich history of citrus groves in Riverside.

Figure 1.1-2: Site Photo (looking toward the East Campus)

1.2 PROJECT GOALS AND PARAMETERS

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

UCR Community Project Goals:

- Accommodate increased enrollment
- Assist as a recruitment tool for students
- Provide affordable family student residences
- Become an identifiable part of UCR
- Create a secure community for residents
- Establish each phase of family student housing as a complete community within itself
- Add to the context and general neighborhood
- Develop open spaces that support and unify the Family Student Housing community
- Achieve sustainability, maintainability and energy-efficient design
- Limit vehicular trips to the academic core and general campus
- Promote local, slow on-site traffic and the use of bicycles and the campus shuttle
- Take advantage of site views and characteristics
- Provide access/link to off-site schools, shopping, services and the entire campus
- Provide a legible western "terminus" to the West Campus development

These goals and existing UCR planning studies have informed and helped shape the character and definition of the Detailed Project Program of the West Campus Family Student Housing.

Planning documents include:

- LRDP (2005)
- Long Range Development Plan (1990)
- West Campus Area Plan (2003)
- Strategic Plan for Housing (2003)

Figure 1.2-1: UCR Child Development Center, Photo

Long Range Development Plan (LRDP)

2005
Expanded objectives for the West Campus Family Student Housing are stated in the 2005 LRDP. These include increasing the proportion of on-campus housing to 50% of enrollment, a benefit that would contribute to:

- Enhanced sense of community on campus
- Availability of activities and amenities at all hours of the day, seven days a week
- Increased opportunities for informal learning among students, faculty and staff
- Increased socializing

Figure 1.2-2: UCR Campus Entrance, Photo

West Campus Area Plan

2003
Primary objectives for the West Campus included in the 2003 West Campus Area Plan:

- Create a sense of completion and place
- Accomplish a critical mass for the creation of a neighborhood through housing, parks, child care and Recreation Fields
- Connect to the West Campus Academic Core through the Northwest Mall and other campus infrastructure
- Be an active part of the City of Riverside
- Add to and benefit from the new West Campus
- Develop cost-effective, well-conceived infrastructure extensions
- Provide a secure and easily accessible community environment
- Create a successful community that is an extension and reflection of UCR as a whole

Strategic Plan for Housing

2003
Included in the 2003 Strategic Plan for Housing is the goal for the residential communities to respond to the needs of the:

- Individual student and student families
- Residential community
- Connections to the broader campus
- Each residential neighborhood which should establish a strong sense of community for the residents and be an integral part of UCR. This goal is met through the development of a planning "block" that includes a complement of functions that creates a cohesive community which is a legible extension of UCR.
- Need to establish identity and community in each phase of overall plan build out

Figure 1.2-3: UCR Carillon, Photo

1.3 PROGRAMMING PROCESS

The program and site concept for the WCFSH project have been developed with residents, campus representatives, the Project Programming Committee, the Project Management Team (PMT), Child Development Center staff, Recreation staff and Resident Service Office staff through an in-depth process that included:

- Workshops
- Interviews
- Site walks
- Surveys
- Presentations
- Analysis of existing facilities
- Case studies from other campuses
- Planning sessions
- Weekly meetings with project participants
- Coordination with the City of Riverside Public Works Department
- Coordination of prior planning studies
- Re-evaluation of development potentials based on budgetary constraints

The information gathered throughout the process was analyzed in relation to UCR's growth plan, integrated into a cohesive program and reviewed with the programming participants, Project Programming Committee and the Project Management Team.

Detailed program information describing the Family Student Housing Community, including each facility type and space, as well as the massing and site organization has been documented in:

Administrative Draft:	July 10, 2003
Draft Review:	August 29, 2003
Draft:	September 25, 2003
DPP:	November 10, 2003
Revised Master Planning	December 17, 2004
DPP Amendment: Administrative Draft	May 10, 2005
DPP Amendment: Draft Review	June, 2005
DPP Amendment	July, 2005

Figure 1.3-1: Workshop #3: Housing, Photo

1.4 PROGRAM COMPONENT SUMMARY

Housing
Through program development, the project has been conceived as 75% two bedroom and 25% three bedroom apartment units, designed in a cohesive, secure community. A site of approximately 5.1 acres has been identified and planned for 150 family student apartment units and related parking. Planning is based on a density of 30 units per net acre in accordance with the 2005 LRDP and accommodates the expanded site required for the adjacent Student Apartment Housing surface parking.

Child Development Center
A Child Development Center for 144 children ranging from infant through kindergarten ages is planned. It is intended to serve residents, faculty and staff, as well as the general public if space allows. It will provide the UCR families with exceptional, daily support.

The facility, sited on 2.2 acres, will offer a warm, nurturing environment for children and their families. The Child Development Center will be an integral part of making the family student housing a complete community. Included on the site are the Community Center which is a Shared Facility, vehicular drop-off / turn-around and related parking.

Shared Facilities
The project incorporates a variety of program elements that are shared by the housing and in certain instances by the Child Development Center. These shared program elements are located within the Housing and the Child Development Center sites with the exception of the Neighborhood Park.

Neighborhood Park, a component of the Open Space Framework of the LRDP, is included in the housing development to accommodate outdoor community activity. The site area of 0.4 acres is in addition to the "net" housing or CDC site acreages.

A Tot Lot of approximately 0.1 acres is included in the family student housing project and is included within the "net" housing site acreage. It will be fenced and provide for outdoor play for young children.

Figure 1.4-1: Canyon Crest Family Student Housing Photo

Figure 1.4-2: Child Development Center Photo

Figure 1.4-3: Canyon Crest Neighborhood Park Photo

A Community Center is sited with the Child Development Center in a visible, accessible location. It occupies approximately 0.11 of the 2.2 acre Child Development Center site and shares parking and turnaround. The Community Center will include the Resident Service Office, housing grounds and maintenance storage and facilities for community activities and programs.

Mail delivery will be provided by the United States Postal Service. UCR mail will be provided in separate boxes for intra-campus mailings

Trash and Recycling Areas will be located throughout the project for ease of use and service.

Infrastructure

The extension of campus and city infrastructure is essential to the success of the project. The scope includes site utilities, IT systems, limited street development and improvements, drainage, irrigation and lighting. Availability of campus and city infrastructure has been assessed. Capacity for future development is not accommodated within the project scope. The WCFSH infrastructure proposed is based on logical, cost effective solutions, with some temporary connections until the West Campus development will provide permanent, cost-effective solutions. The university community goals and the project budget are primary components in shaping the infrastructure concept.

Parking

Through the programming process, participant input and analysis of current permit sales, it has been determined that vehicle and bicycle parking will be required to support the following:

- Residents
- Visitors
- Child Development Center staff, families and drop-off
- Community Center staff and visitors
- RSO and Maintenance staff and service vehicles

Figure 1.4-4: Riverside Park Play Yard, Photo

Figure 1.4-5: Canyon Crest Tot Lot, Photo

The following table summarizes the facilities and sites included in the project program:

Project Program Function	Quantity	Site Acreage	Total Function ASF	Total Function GSF
Housing Units	150	3.4	128,430	160,602
Child Development Center	1	1.3	10,201	14,000
Shared Facilities				
Neighborhood Park	1	0.4		750
Tot Lot (included in housing site)	1			
Community Center (included in CDC site)	1		3,365	4,800
Mail: US & Intra Campus (included in sites)	9 pairs			
Trash/Recycling (included in sites)	7 pairs			
Parking Spaces				
Housing: Residents & Guests	225	1.7		
CDC/CC (including drop-off/turnaround)	66	0.9		
Road Intersections and limited extensions	2	0.7		
Grand Total		**8.4**	**141,996**	**180,152**

Figure 1.4-6: Program Component Summary Table

Note:

- Acreage has been rounded to the nearest 100th of an acre and, therefore, is approximate; the total project is about 8.4 acres.
- ASF/GSF vary from the 2003 Strategic Plan for Housing based on the conclusions of workshops, budget studies and analysis and are rounded to the nearest square foot.
- 'Net' acreage for calculating the housing density includes the housing parking acreage as per the 2005 LRDP.

Figure 1.4-7: Site Aerial Photo

2.0 PROGRAM SUMMARY

This section contains a summary of the facility types and the individual spaces in each.

2.1 HOUSING UNITS

The WCFSH program is comprised of two and three bedroom apartments and will provide UCR housing types that are currently not available to its student families.

Workshops revealed that residents would like each unit to include: a covered patio or balcony, an open living/dining area, a washer & dryer, ample storage and easy access to at least one parking space, within the constraint of maintaining affordable rent.

Accessible units will be provided per Department of General Services requirements and will be sited near parking for ease of access. All upper level apartments should be accessed through creative design solutions, as well as, elevators.

Based on the overall mix of two & three bedroom units established in the Strategic Plan for Housing, the housing program model is:

Figure 2.1-1: UCR Canyon Crest Family Student Housing, Photo

Room Code	Program Function for Family Student Housing Units	Two Bedroom Apartment ASF	Three Bedroom Apartment ASF
982/983	Entry/Living/Dining (w/ closet)	260	260
982/983	Kitchen (w/ laundry & pantry)	104	104
982/983	Bedroom I (w/ closet)	176	176
982/983	Bedroom II (w/ closet)	135	135
983	Bedroom III (w/ closet)		135
982/983	Bathroom I (full)	40	40
982	Bathroom II (1/2)	25	0
983	Bathroom III (3/4)	0	40
982/983	Internal Circulation (allowance)	40	55
982/983	Covered Patio (@ 50%)	30	30
	Unit ASF	**810**	**975**
	Quantity of Units	108	42
	Total ASF per Unit Type	87,480	40,950
	Total Family Housing ASF		**128,430**

	Family Student Housing GSF	Two Bedroom Apartment	Three Bedroom Apartment
	Quantity of Units	108	42
	Unit GSF	1013	1,219
	Total GSF per Unit Type	109,404	51,198
	Grand Total GSF		**160,602**

Figure 2.1-2: Housing Units Program Functions, Tables

Notes:

- The "Room Code" column references room use codes and definitions in compliance with CPEC reporting requirements.
- Room Code 982 refers to two bedroom apartment units. Room Code 983 refers to three bedroom apartment units.
- The gross square feet (GSF) of each unit type are rounded to the nearest foot.
- The efficiency of the unit types may vary, based on the external stairs/landings/walkways required for apartment buildings (GSF). The target unit (GSF) is based on 80% efficiency in apartment units as established in The Strategic Plan for Housing. The efficiency applied is intended as an average. The average unit GSF per program mix is 1,070.
- No additional area is included for open "volume" spaces.
- For this building type only (housing units) the ASF is inclusive of covered patio/balcony area.
- Laundry rooms should be included in the project's shared facilities in the event that washers and dryers are not provided in each unit. This will be determined through value engineering in the design phases of the project.

2.2 CHILD DEVELOPMENT CENTER

One Child Development Center is planned in the project and will accommodate 144 children: infants through kindergartners. The Center will be an asset to Family Student Housing, providing families with a licensed childcare facility within walking distance of their homes. The Center should be a place for children to thrive socially, emotionally, intellectually and physically. Family support should be afforded, as well as social interaction, cultural diversity and continuity of care.

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 facility is programmed as a single story building situated on the northwest corner of the intersection of Iowa Avenue and the future Northwest Mall. Parking for drop-off and pick-up, visitors and staff will be provided on site.

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

The Community Center will be part of the Child Development Center structure and must retain separate identity, access, service and security. Parking for the community center users and staff will be on site and shared with the Child Development Center.

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	1	123	123	
	Subtotal of Functions included in ASF			10,201	
	Total GSF			**14,000**	
	Play Yards (minimum 75 s. f. / child) including Covered Play Areas			10,800	

Figure 2.2-1: Child Development Center Program Functions Table

Notes:

- CDC is based on a comparable efficiency to the existing CDC for 144 children.
- 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 covered patio are included in GSF.

2.3 SHARED FACILITIES

Neighborhood Park, will be a centrally located and easily accessible open area for outdoor community recreation. The park will be lighted for evening use.

Room Code	Program Function, Two Parks	Quantity	Facility Type GSF	Total GSF
	Public Restrooms/Vending/Covered Picnic Area	1	750	750
	Bar-B-Q's	2		
	Play Equipment for older children	1		
	Total GSF			**750**

Figure 2.3-1: Neighborhood Park Program Functions, Table

Tot Lot is planned to complement the Neighborhood Park, providing a fenced, secure play area for young children. There will be one tot lot in the project.

Room Code	Program Function, Tot Lots	Quantity
	Fenced Play Area and Equipment	1
	Total	

Figure 2.3-2: Tot Lot Program Functions, Table

Community Center is a vital component of the Family Student Housing Program, enhancing the neighborhood by providing a space for community activities and the Resident Service Office (RSO). By locating the Resident Service Office in the family student housing community, the RSO staff will be readily accessible to the residents. The staff will utilize this facility to help build a strong community environment through planned academic, cultural, recreational and social activities. The family-oriented activities will enhance the lives of West Campus residents and their families. The Community Center will be part of the Child Development Center building and include Housing Maintenance/Grounds storage and offices.

Room Code	Program Function, Community Center	Quantity	Room-Type ASF	Total ASF
620/610	Multi-Purpose Room	1	1,000	1,000
410	Computer Lab	1	350	350
N/A	Lobby & Vending	1	300	300
320	Resident Service Office Reception	1	100	100
320	Resident Service Offices	4	110	440
335	Staff Lounge & Kitchenette	1	195	195
335	Copy & Work area	1	80	80
340	Conference Room	1	300	300
335	Staff Restrooms	1	140	140
335	Facility Storage Room	1	160	160
335/525	Maintenance / Grounds Storage and Office	1	300	300
	Subtotal of Functions included in ASF			3,365
	Total GSF (70% efficiency)			**4,800**

Figure 2.3-3: Community Center Program Functions, Table

Mail will be serviced by the United States Post Office and mailboxes will be located throughout the sites. Locations will be dependent on site plan design and USPO delivery criteria at the time of design. An intra-campus mail receptacle will be provided at each location.

Room Code	Program Function, Mail	Quantity
	US Postal Boxes	
	Housing (@ building)	7
	Child Development Center and Community Center	2
	Intra-Campus Postal Boxes	
	Housing (@ building)	7
	Child Development Center, Community Center, Housing Maintenance Bldg.	2
	Target Total	**9 pairs**

Figure 2.3-4: Mail Program Functions, Table

Trash & Recycling Areas associated with the housing, includes one pair of trash and recycling containers for approximately 26 units, located as appropriate to the site plan, plus one 40 cubic yard dumpster for disposal of large items such as furniture. There is one additional pair of trash and recycling containers in the project located on the Child Development Center site. The trash and recycling areas shall be screened from view from pedestrians.

Room Code	Program Function for Trash & Recycling	Quantity	Facility Type GSF	Total GSF
	Trash/Recycle Bin Enclosures			
	Housing (6 locations)	6 pairs	100	600
	Child Development Center & Community Center	1 pair	100	100
	40 cu. yd. Dumpster Enclosure (in housing site)	(1*)	300	300
	Total	**7 pairs***		**1,000**

Figure 2.3-5: Trash & Recycling Areas Program Functions, Table

*Note: 40 cu. yd. Dumpster to be located with one housing trash/recycle enclosure

2.4 INFRASTRUCTURE AND PARKING

Infrastructure

WCFSH site utilities, communication and security infrastructure equipment will be located appropriate to the site and facility design (see Section 5). Vehicular circulation within the community will be provided through linked surface parking areas.

Parking

Each program function will be provided with parking. Each housing unit will have one proximate parking space with an additional ½ space per unit for additional resident parking for families with a second car and guest parking. For the purposes of planning, parking is shown as standard stalls in surface parking lots. The percentage of compact spaces and landscape areas will be determined in the design phase. Accessible, vanpool and electric car spaces are to be accommodated throughout the project.

Site & Users	Parking Spaces
Housing	
Residents @ 1 space/unit	150
Additional Residents & Guests	75
CDC	
Families & CC users	30
CDC, RSO & Maint Staff	36
Total Spaces	**291**

Figure 2.4-1: Parking Count, Table

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 west of the I-215/60 Freeways, along the northern border of the new UCR West Campus in the City of Riverside. It is one block south of University Avenue and due west of Iowa Avenue.

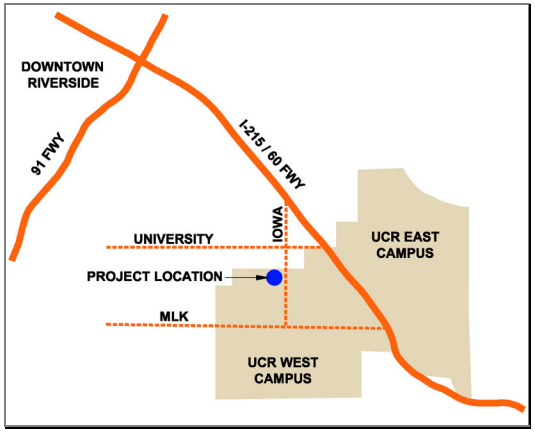


Figure 3.1-1: Vicinity Map

Figure 3.1-2: Intersection of Iowa Avenue & University Avenues, Photo

Figure 3.1-3: Downtown Riverside, Photo

Context

The 2003 West Campus Area Plan establishes the parcels east and west of the Family Student Housing and Child Development Center sites as UCR Student Apartment Housing. The Family Student Housing will develop less than half of the parcel extending from Iowa Ave. to Cranford Ave. between the alignments of Everton and the Northeast Mall. Recreation Fields which may be developed in the future would be sited south of the family housing. UCR Student Apartments are planned due east and west of the Family Student Housing site.

The pervasive, distinctive landscape in the immediate area is the citrus grove, which is to be reflected in the landscape design of the Family Student Housing. South of the Family Student Housing and Martin Luther King Boulevard, the University's agricultural teaching and research fields will be maintained and remain as a natural, historical resource. In addition, the semi-arid desert scape is an integral landscape characteristic of the region and should be incorporated in the site design.

Public school facilities in the area include the nearby Emerson Elementary School, University Heights Middle School and North High School. Commercial facilities include University Avenue's shops and restaurants.

In addition to the planned university housing, there is privately owned and leased off-campus housing in the area.

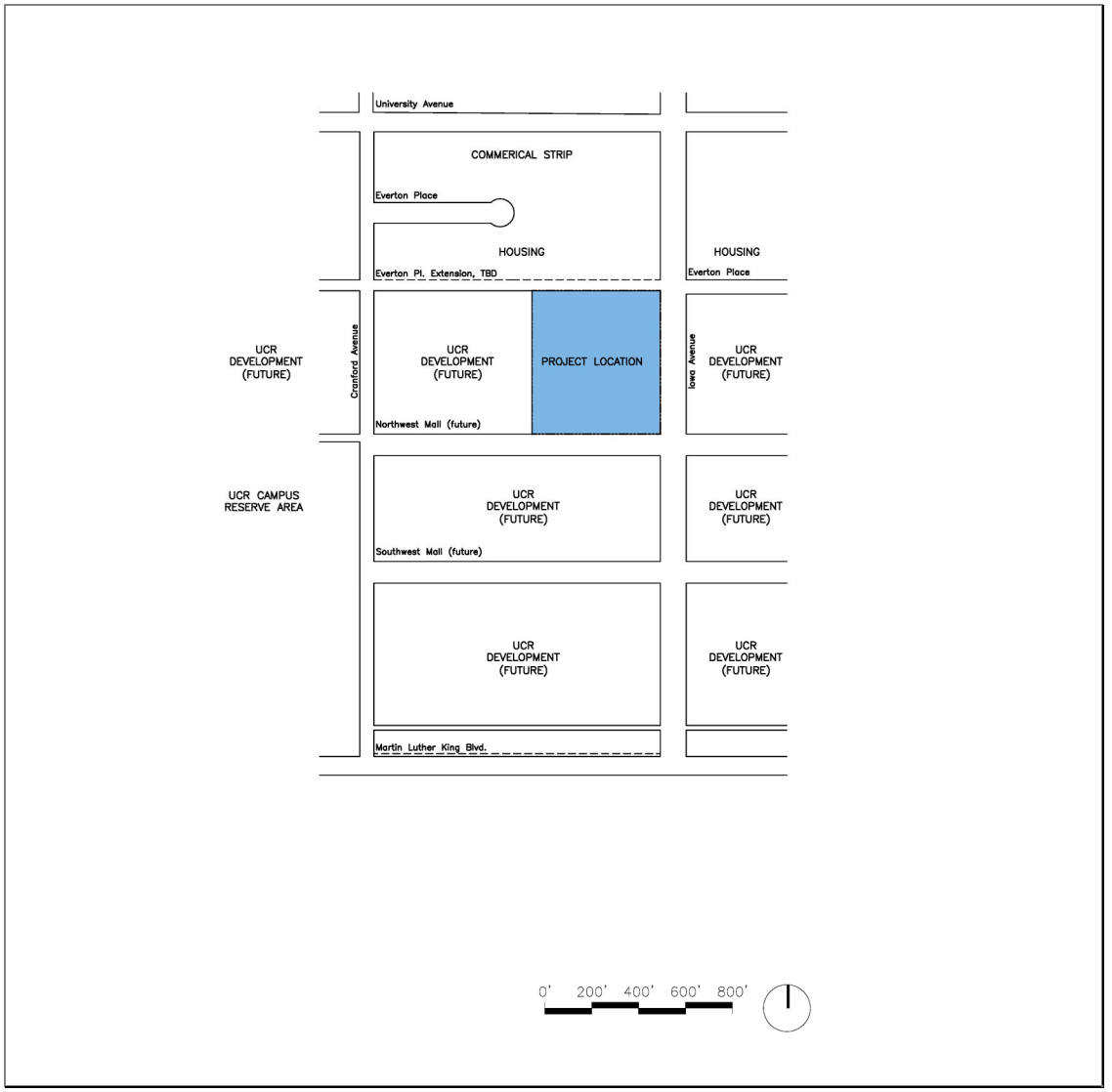
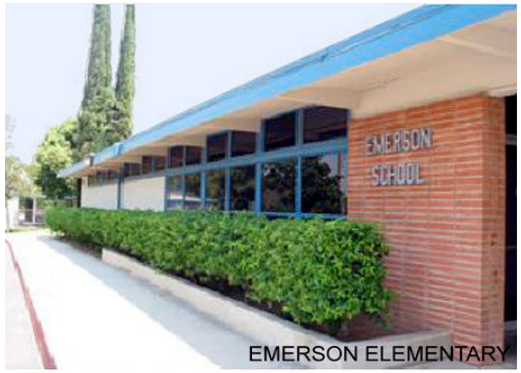


Figure 3.1-4: Context and Extent of Development Diagram



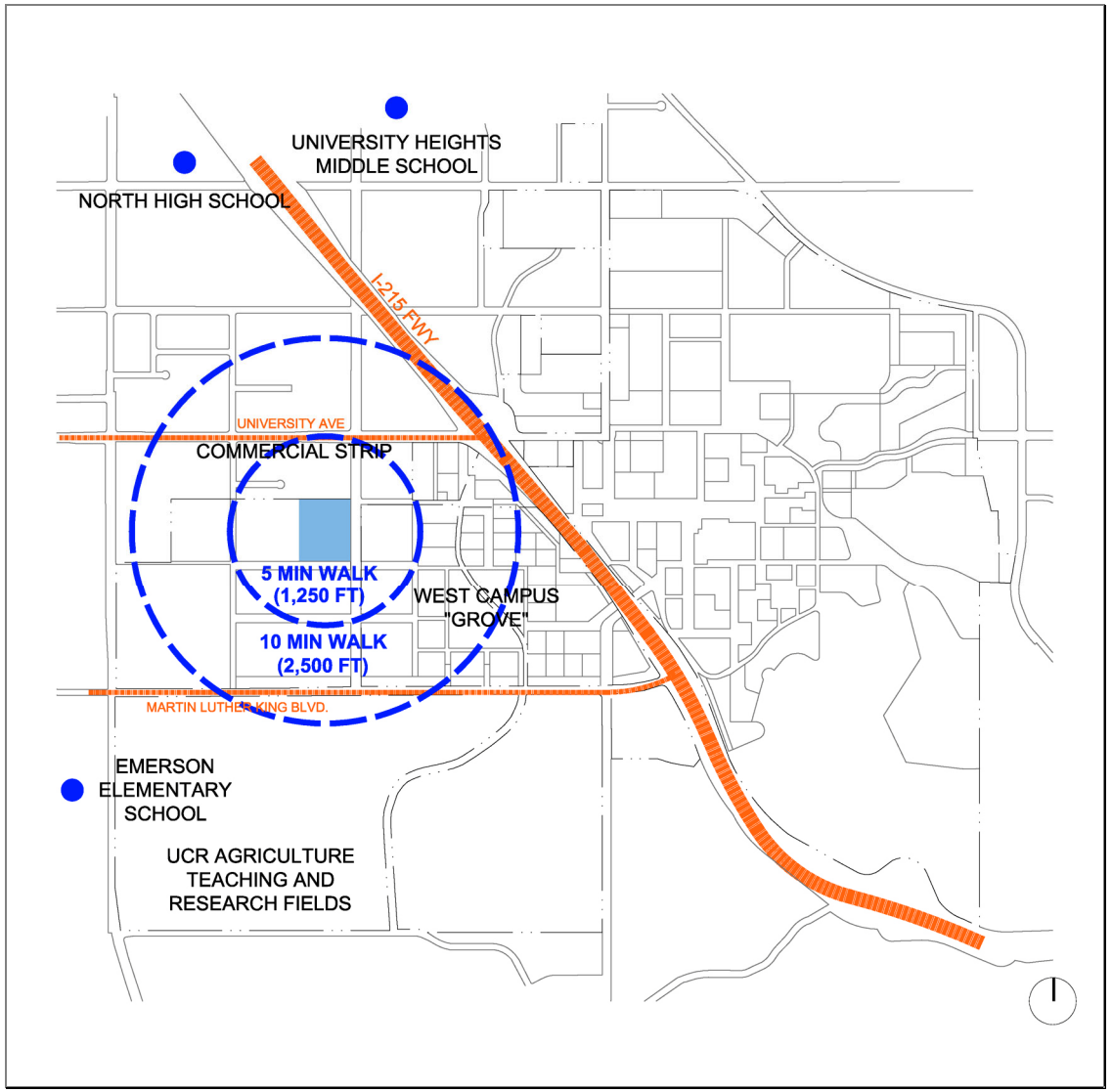


Figure 3.1-5: Five and Ten Minute Walking Radius from Project Location Diagram and Context Photos

3.2 SITE DEFINITION

Basis for the Site Plan Dimensions

The West Campus Area Plan and the Strategic Plan for Housing include site plan information that has been extrapolated from and integrated with the campus topographic and aerial surveys to assist in defining the site. Site dimensions are based on the Site Survey, dated August 19, 2003, are for planning purposes only and should not be relied on. At the outset of the design phase additional survey information and delineation of property lines should be developed and the total number and mix of housing units should be confirmed.

The "net" unit density is consistent with the 2005 LRDP planning and "net" acreage is inclusive of parking for 1-1/2 spaces per unit. The net acreage in prior planning documents was exclusive of internal street rights-of-way and on-street parallel parking. The current planning does not include internal streets.

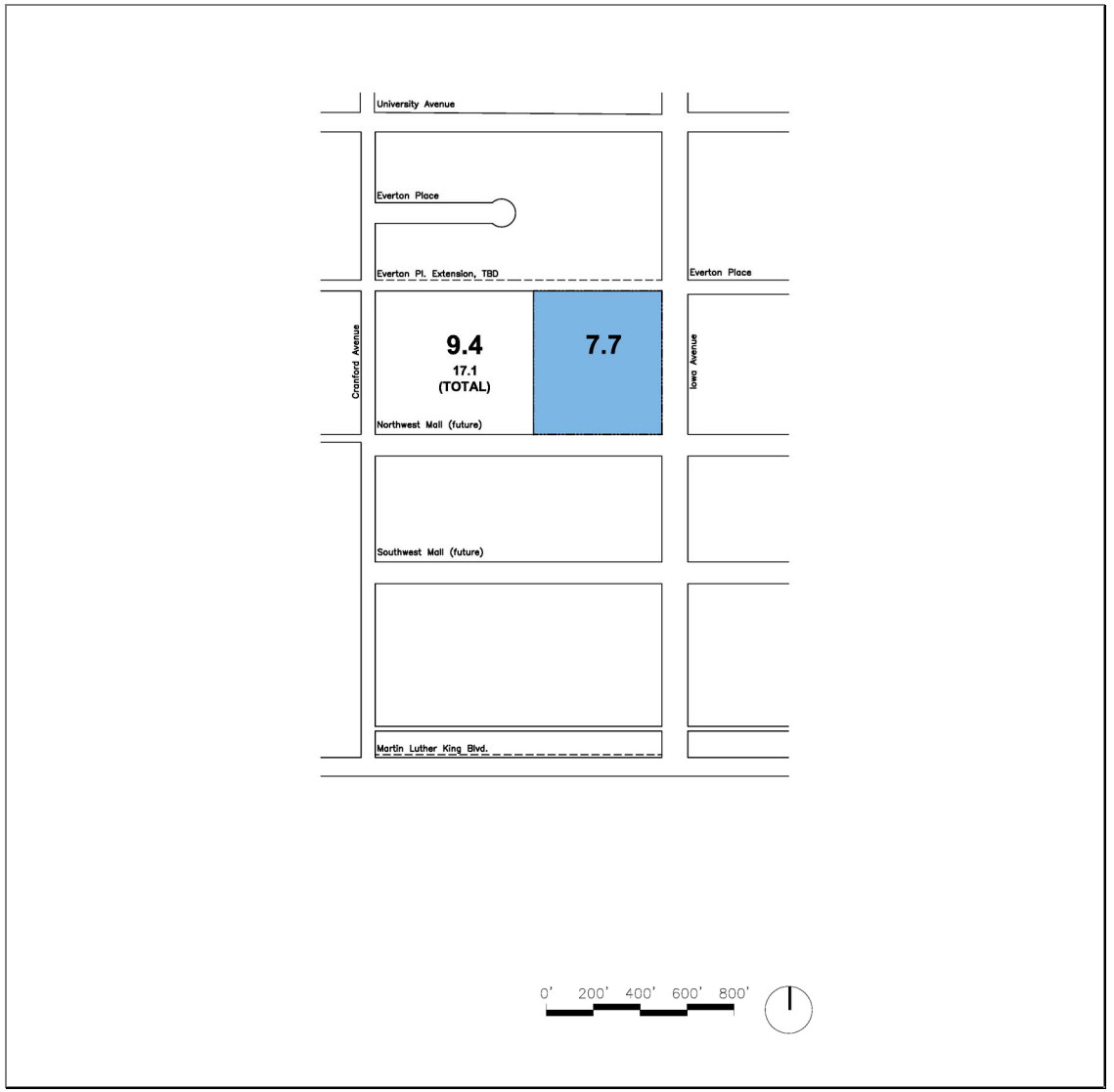


Figure 3.2-1: Site "Net" Acreage Diagram

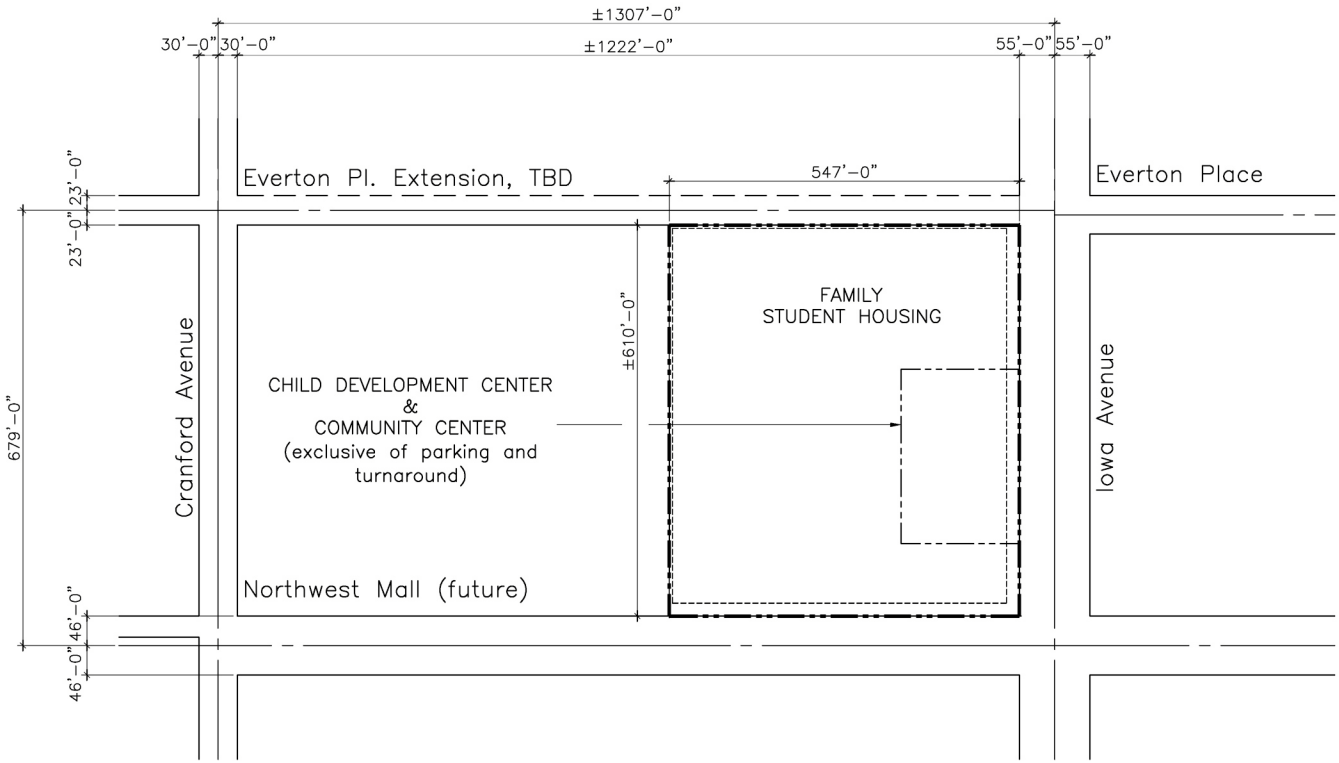


Figure 3.2-2: Dimensioned Site Diagram

3.3 SITE CHARACTERISTICS AND OPEN SPACE

For the purposes of concept design, the site is flat and drains naturally to the southwest. The site is currently planted primarily with citrus trees and row crops and does not have paved vehicular circulation or on-site utilities.

The existing site condition readily lends itself to the proposed development. The site planning includes a quiet residential development with a variety of community open spaces. A neighborhood park and tot lot are included in the program in addition to ample community greens surrounding the housing and Child Development Center.

In future development, the spacious, landscaped Northwest Mall will become the primary east/west link to the West Campus Academic Core and a major drainage channel for the area.

The sites due east, west and south of West Campus Family Student Housing will be developed over time and major areas of citrus groves will be maintained for the foreseeable future in campus reserves and experimental groves.

Figure 3.3-1: UCR West Campus Aerial Photo

3.4 NATURAL SITE ATTRIBUTES

To the north and east are open, expansive views of the San Bernardino and Box Spring Mountains. To the east are glimpses of the UCR East Campus including the Carillon, as well as the future West Campus Academic Core. Views of citrus groves are predominant.

The prevailing winds are from the northwest.

Figure 3.4-1: View to the Northeast, Photo

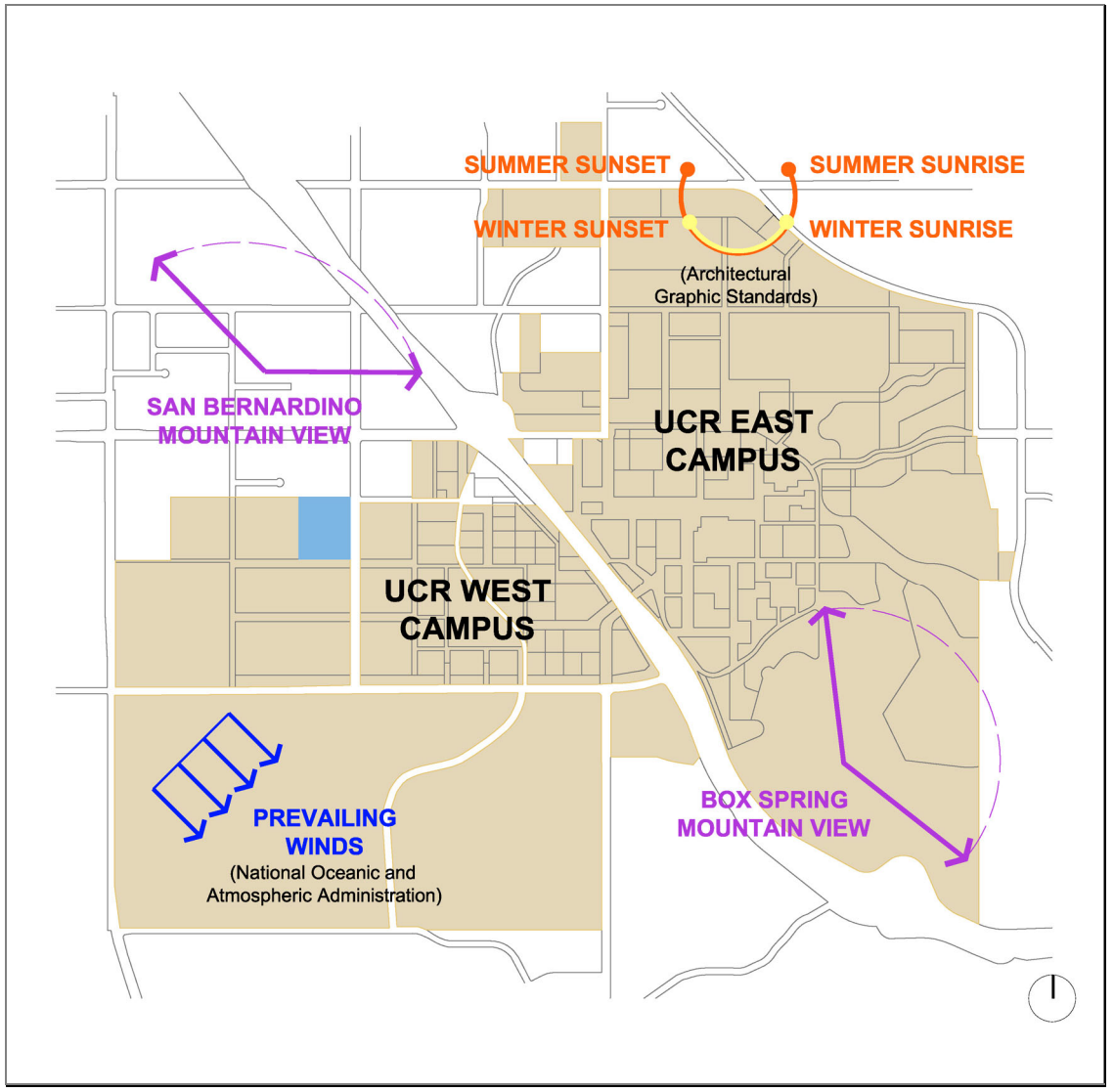


Figure 3.4-2: Natural Site Attributes Diagram

3.5 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. Accessible units and units for the hard of hearing will be provided per code 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 on the location of accessible and adaptable units and universal access. The budget includes elevators for all multistory housing buildings.

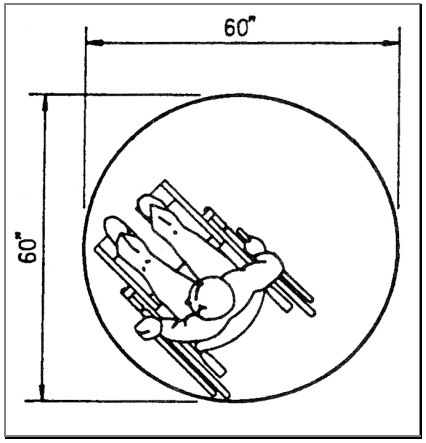


Figure 3.5-1: 60-Inch Diameter Space Diagram
Diagram from the 2001 California Building Code

3.6 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 solar 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

3.7 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
- Federal Fair Housing Amendments, 1988 (FFHA)
- 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

Housing

The Family Student Housing is planned to achieve a density of 30 units per "net" acre consistent with the intent the 2005 Long Range Development Plan. The "net" acreage is defined as inclusive of on-site surface parking accommodating 1 ½ cars per unit (225 cars) for residents and guests, as well as a Tot Lot and exclusive of the Neighborhood Park and road rights-of-way. The 150-unit housing component is sited on 5.1 "net" acres.

The Strategic Plan for Housing's site planning and unit type have been reviewed. In order to accommodate density, massing and budget goals, as well as the potential requirement of Student Apartment Housing surface parking, the West Campus Family Student Housing site planning has been reconceived. The program is comprised of three story apartments configured along double-loaded corridors with end units perpendicular to the circulation to provide bass-relief as well as mix and massing variety. In the Design Phase site planning opportunities including variations in massing and parking layout should be explored.

The stacked two and three bedroom apartment unit footprints are potentially 24'-26' deep by 35' and 45' respectively. These footprints allow for varied façade lines and unit organization. In addition to the unit area, an enhanced building circulation system is desired and is included in the unit GSF.

Each unit should have access to:

- Secure outdoor Tot Lot for young children
- Individual, covered outdoor areas including balconies for upper level apartments
- Centrally located Neighborhood Park
- One proximate parking space per unit and additional parking within the project for residents with a second car and guests
- Bicycle parking at every building, preferably under cover

Child Development Center

The Child Development Center is intended primarily to serve the residents of family student housing. Its 2.2 "net" acre site accommodates the programmed single-story 14,000 square foot building with secure play yards, as well as the Community Center which will provide space for a potential Extended Day Program, parking and a drop-off/turnaround. The site is located at the southeast corner of the housing development at the intersection of Iowa Avenue and the future Northwest Mall. Access and identity of the facility is to be from the Northwest Mall. It is essential that its design provide for security. The site planning and facility design is intended to shelter the play yards from view of Iowa Avenue and the future Northwest Mall.

Shared Facilities

Neighborhood Parks are designated as a part of the UCR Open Space Framework in the 2005 Long Range Development Plan and are sited and sized per the planning documents. The park included in the project is 0.4 acres with shade trees, turf, play equipment for older children, barbecues, restrooms and shaded picnic areas for general family use. During the design of the project, consideration should be given to incorporating a swimming pool and / or "water park" element if the budget allows.

A Tot Lot is planned for one location within the housing community. It is included in the housing site "net" acreage and planned to be about 0.1 acres, with fencing, benches and age appropriate play equipment for young children. Its design should include shade trees and child-friendly landscape. A themed design is encouraged.

A Community Center is planned as a 4,800 square foot single story facility included in the Child Development Center structure and site area. It should be visible from the Northwest Mall and have a legible entrance. It will include housing community function space, the Housing Resident Office and Housing Grounds & Maintenance storage.

Mail is to be sited per United States Postal Office requirements and is included in the site area of each function. Additional boxes for intra-campus mail should be provided at each location per campus guidelines.

Trash and Recycling Areas will include one or two pairs of bins in walled and gated enclosures located appropriate to the site design and maintenance vehicle access. Their area is included in the "net" site areas. Three to six locations, plus one location for a 40 cubic yard dumpster for disposal of large items should be provided within the housing site. The Child Development Center and the Community Center will make use of an additional pair of bins.

Infrastructure

On-site systems equipment and any enclosures are to be located appropriate to the site design and are to be sited unobtrusively, with neighborhood safety as a primary concern. Driveway design within the community will have limited connections to the surrounding city road network and be designed to prohibit though traffic. Street design must satisfy Fire Department access requirements. Lighting will be per UCR guidelines. Site setbacks from the future Northwest Mall should be developed to accommodate future utility installation.

Parking

Parking for the housing, Child Development Center and Community Center will be accommodated on-site in 2.6 acres and is included in the "net" site acreage calculation. The Housing parking comprises 1.7 acres of the total area designated for parking and the Child Development Center/Community Center parking comprises 0.9 acres, including the turnaround. All parking should be designed to conform to Campus Parking requirements. Due to site constraints, density requirements and budgetary concerns, special attention is required in the design of efficient parking. Use of internal roadways other than those needed to connect parking areas should be avoided to keep infrastructure costs to a minimum. Use of double loaded parking bays as the main vehicular circulation is encouraged and design consideration should be given to redistributing parking into smaller lots to lessen the visual impact of large parking areas fronting public streets.

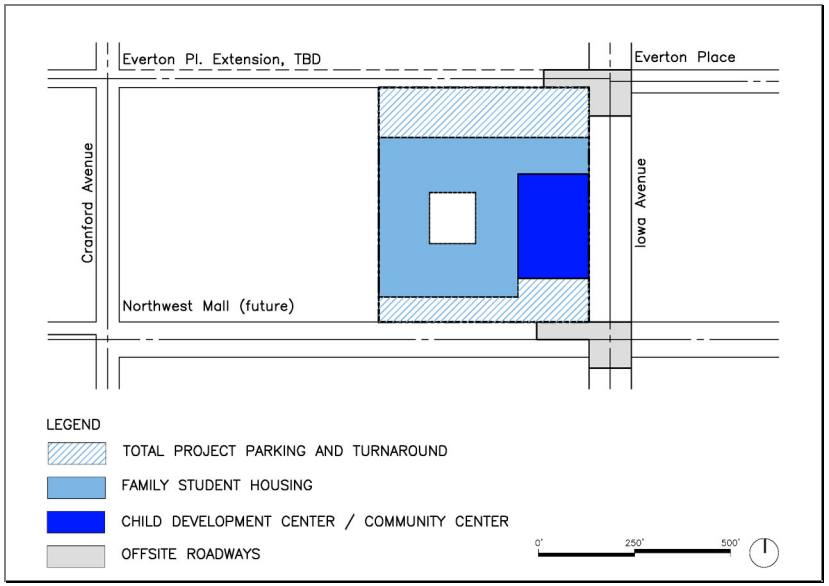


Figure 4.1-1: Site Components Diagram

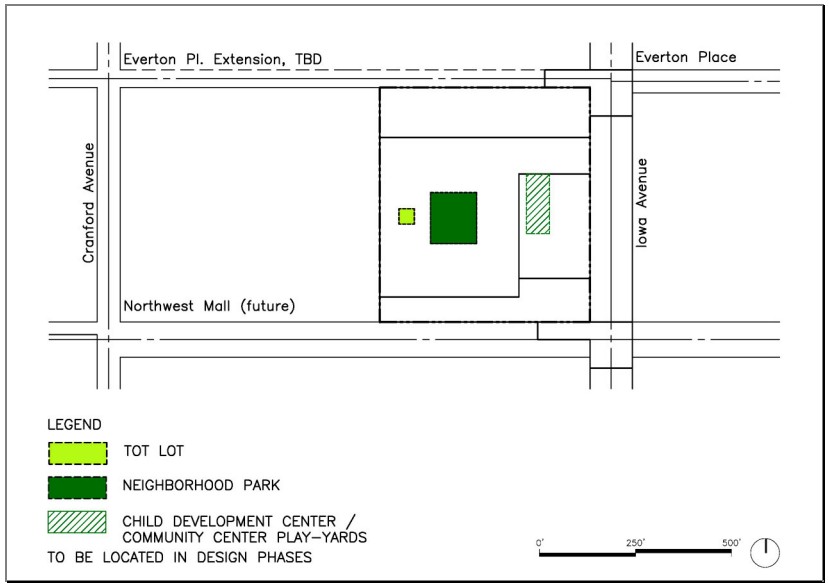


Figure 4.1-2: Open Space Components Diagram

4.2 SITE ACCESS, CIRCULATION AND WAY FINDING

Streets

Iowa Avenue, a city street at the project's eastern border, may become a two-lane roadway with landscaped median, or it may be developed with four-lanes and a median. In either case, there will not be direct through traffic from Iowa Avenue into the family student housing community. In the proposed project Iowa Avenue will provide access to improved extensions in alignment with the future Northwest Mall and Everton Place to allow for parking lot access and vehicle stacking. All street improvements and extensions are to be determined with the City of Riverside. The project includes improvements of Iowa Avenue (to its centerline) between Everton Place and the future Northwest Mall, including the intersections.

Everton Place, a city street to the northeast of the site, will be extended from Iowa Avenue west as a two-lane campus street to provide driveway access to the project only.

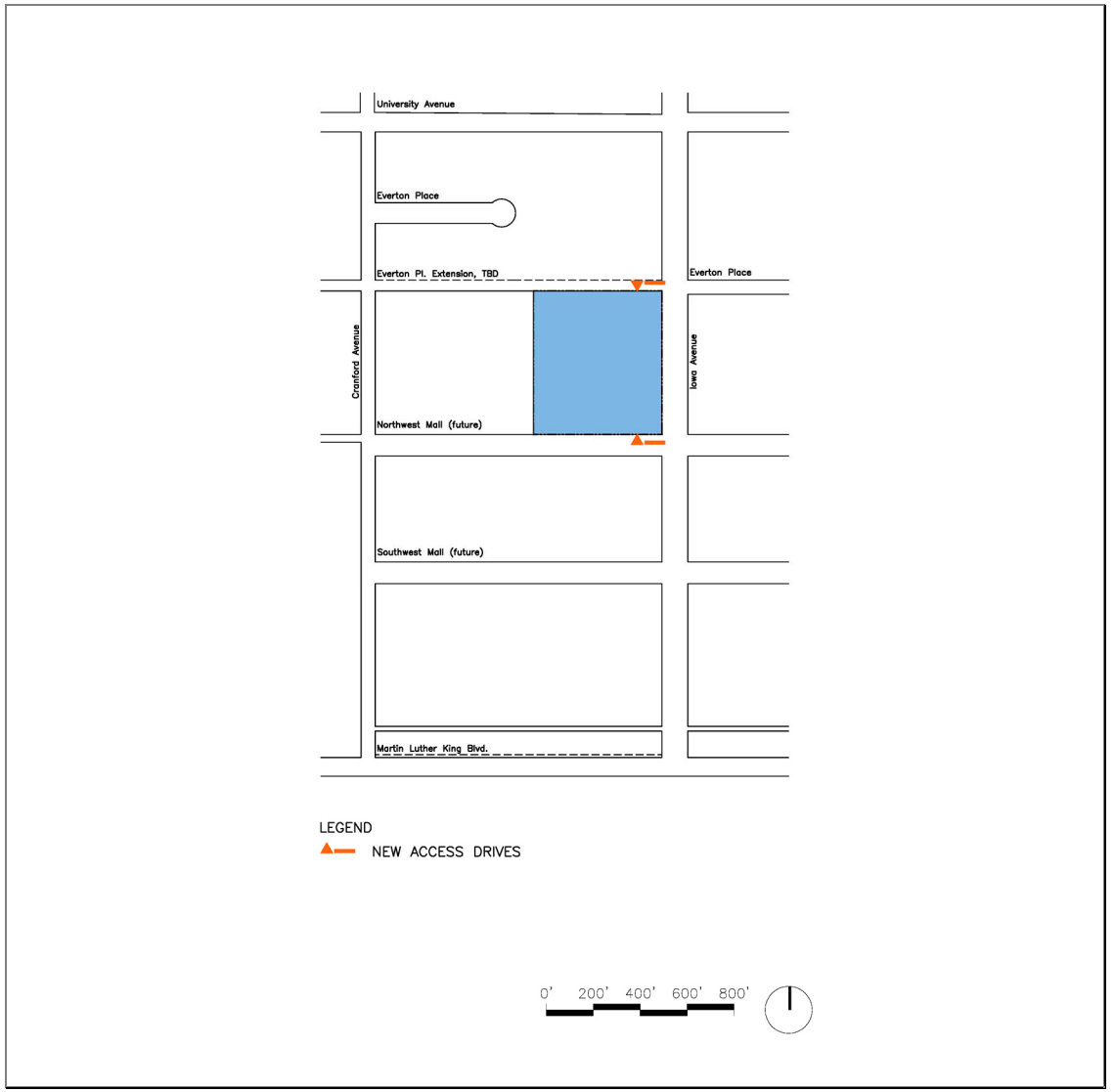


Figure 4.2-1: Vehicular Access Diagram

The Future Northwest Mall alignment will provide access to the project as a temporary two-lane access point to parking. The future Northwest Mall and any median break locations should be studied in order to develop safe, easy and logical vehicular, pedestrian and bicycle circulation in a secure residential neighborhood.

Note: The alignments of the Northwest and Southwest Malls will be established in the design phase. Future development sites and the north/south site dimension established for the Student Apartment parcels to the east will be determining factors.

Parking Lot Access is programmed to provide for slow traffic to increase the residential character of the neighborhood. Resident, guest, emergency, service, loading and fire access is to be provided throughout the community. The Child Development Center and Community Center parking and drop-off/turnaround will be accessed through the southern driveway. All vehicular access will be gated.

Emergency Access

Fire Department access and fire hydrants are to be provided such that any part of a structure is within a 150-foot "hose" length. Access is to be provided in a twenty-foot right-of-way (minimum). Dead-end access points in excess of 200 feet must be provided with turn-arounds or hammerheads. Fencing and landscape design must provide for emergency access as required.

Refer to the 2005 LRDP for streetscape design.

Figure 4.2-2: View west toward site from Everton Place & Iowa Ave. Intersection, Photo

Figure 4.2-3: View north from Iowa Ave., East Edge of Site, Photo

Bicycles

Bicycling will be encouraged through the incorporation and improvement of bicycle lanes along Iowa Avenue to University Avenue in order to facilitate family resident movement to and from the West and East Campus cores. Iowa Avenue will be planned for easy bicycle crossings. The project will provide ample areas for bike parking. Resident cyclists will be provided with controlled, gated access to the project.

Pedestrian Access

The community design should include identifiable, easily accessible pedestrian ways. Resident pedestrians will be provided with controlled, gated access. Intercom connections to the units will be provided for visitors. The major pedestrian routes to the campus will be north along Iowa Avenue to University Avenue.

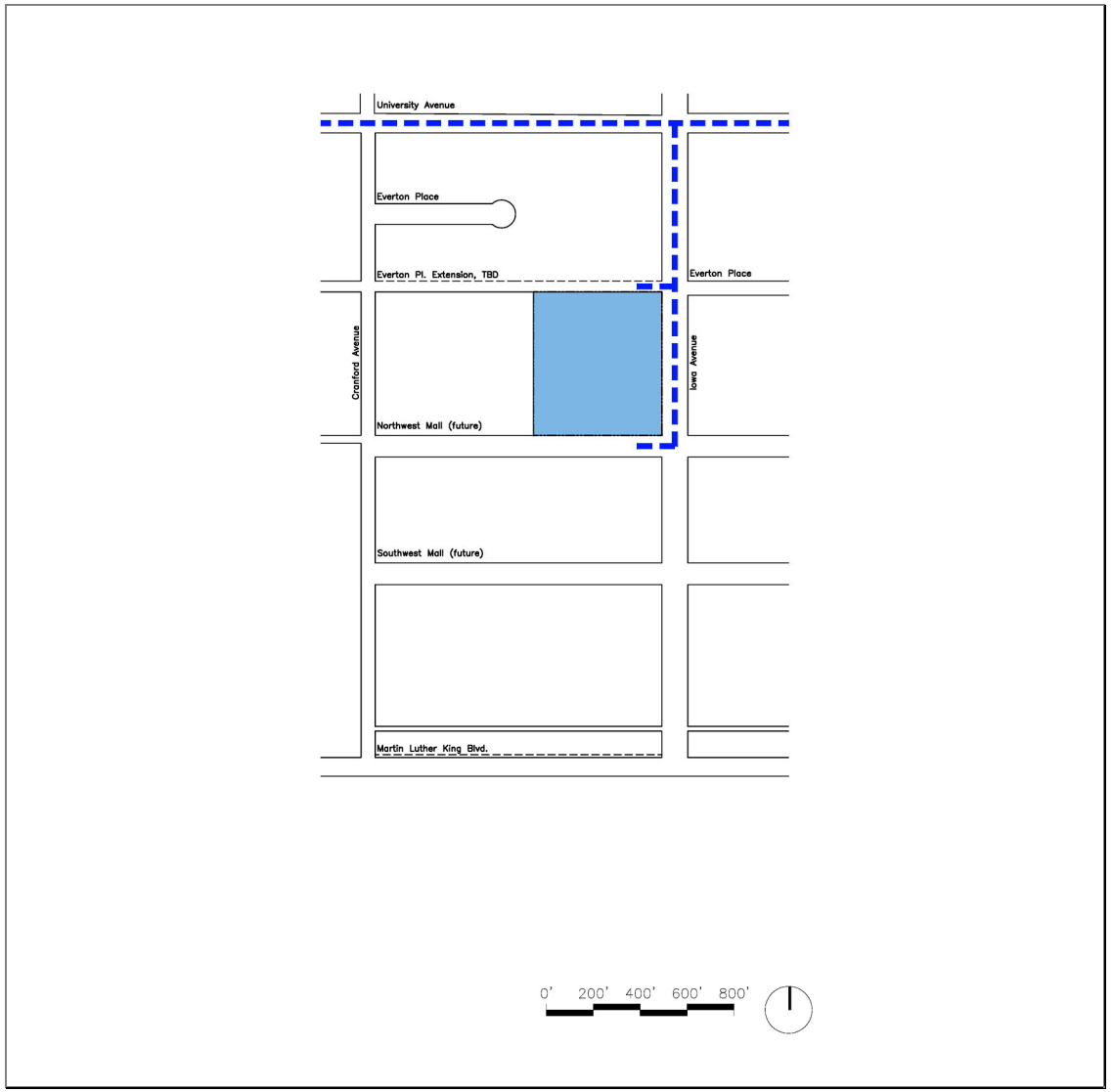


Figure 4.2-4: Bike and Pedestrian Path Diagram
(Per Fig. 15 of West Campus Area Plan)

Transit

Campus Shuttle service is planned for the project with future shuttle stops along the Northwest Mall.

Local City Buses are available to residents.

"Wayfinding" is an important feature in the project. Physical site planning and signage will be important to assist visitors to and within the neighborhood. All signage is intended to be consistent with a residential community and site planning should foster entry identity.

Security of the housing project is essential to the campus community. The family student housing community will be fenced and gated, and it will be important that site design include planning that is security-conscious. The program includes fencing the entire housing community. The Child Development Center is to be independently fenced and gated. In addition, the continuous perimeter fencing of the Agricultural Research and Teaching Fields must be re-established. Security conscious site lighting and site planning that allows for visibility of outdoor areas should be incorporated into the design.

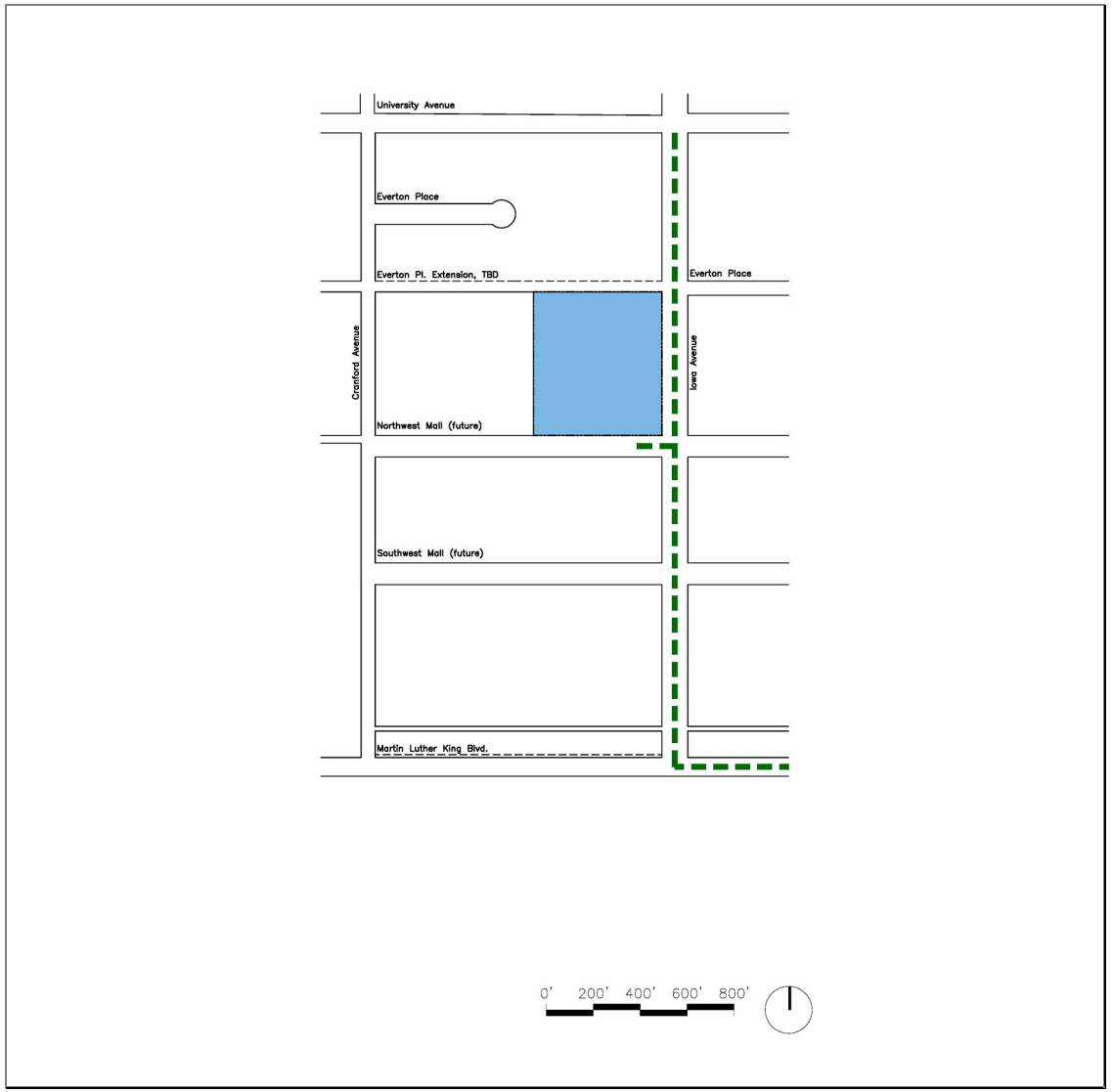


Figure 4.2-5: Shuttle Transit Route Diagram
(Per Fig. 16 of West Campus Area Plan)

4.3 LANDSCAPE AND LIGHTING

Landscape

With its citrus history and semi-arid desert climate, the West Campus has exceptional examples of existing landscape from which to draw.

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, sycamore and mulefat. Incorporating these regional landscape features into the design of the West Campus is important not only in terms of sustainability, but also as an opportunity to give the new West Campus its own unique character.

In addition to the natural systems, the area's landscape history includes development of the land, most notably, through the distinctive citrus groves and the long linear roads that result.

The West Campus, with its striking semi-desert-scape and citrus grove legacy, will stand in contrast to the East Campus, which 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.

As a means of linking the East and West Campuses visually, specific locations within the West Campus should be chosen and developed as moist green courtyard gardens. These cool protected environments also draw from the local architectural history of the mission style and will become intimate outdoor spaces for study and family recreation.

Safety and security should be emphasized in the landscape design through ample lighting on public pathways and open spaces, attention to visibility 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 neighborhood, including lighting footpaths, building entries 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.

Figure 4.3-1: Riverside Semi-Desert-Scape Photo

4.4 PROGRAM CONCEPT

The Master Planning was revisited in the 2003 Project Program Phase and again in 2004, as a result of construction market conditions. The parcels designated for the Family Student Housing and the adjacent Student Apartments have been redefined and create the potential for a three-story family student housing community with ample open space and student apartments with surface parking only. The program concept illustrates planning based on the site requirements of each development.

The West Campus Family Student Housing project program incorporates site area to accommodate:

- Housing in the density and mix desired
- Child Development Center with ample yard space and parking
- Proximate shared facilities
- Cost effective infrastructure
- Adequate parking

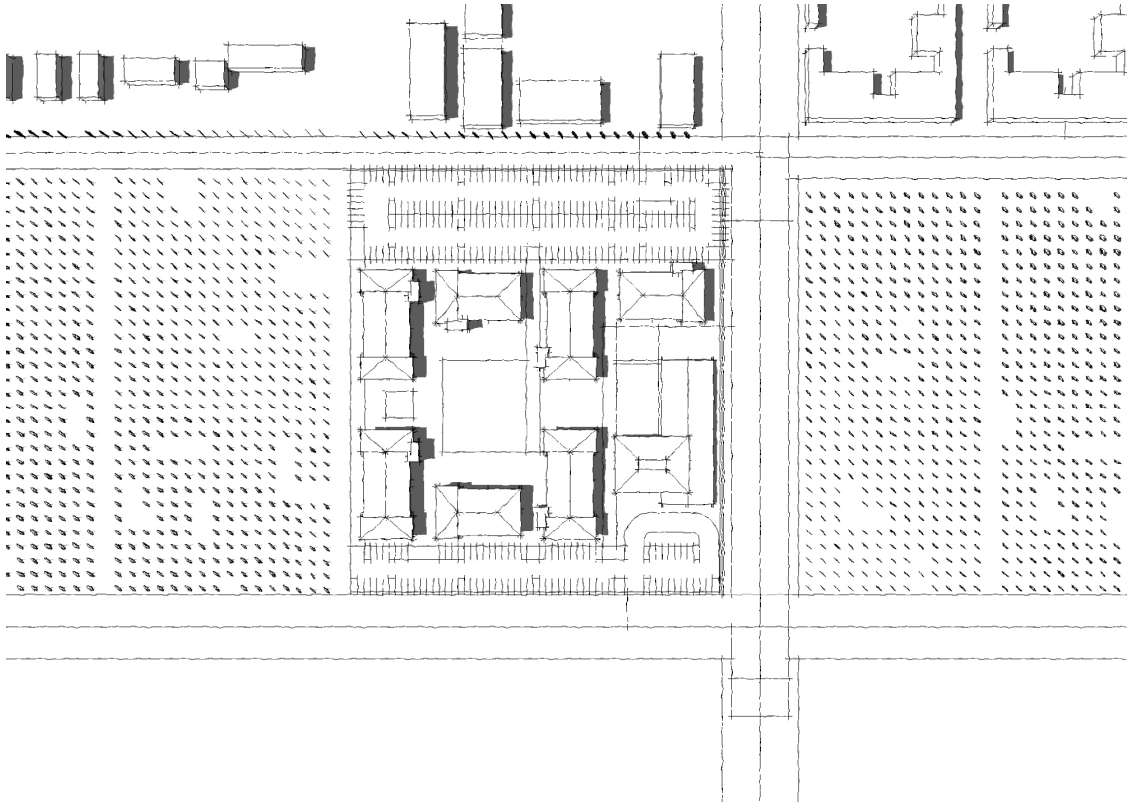


Figure 4.4-1: Shadowed Site Plan

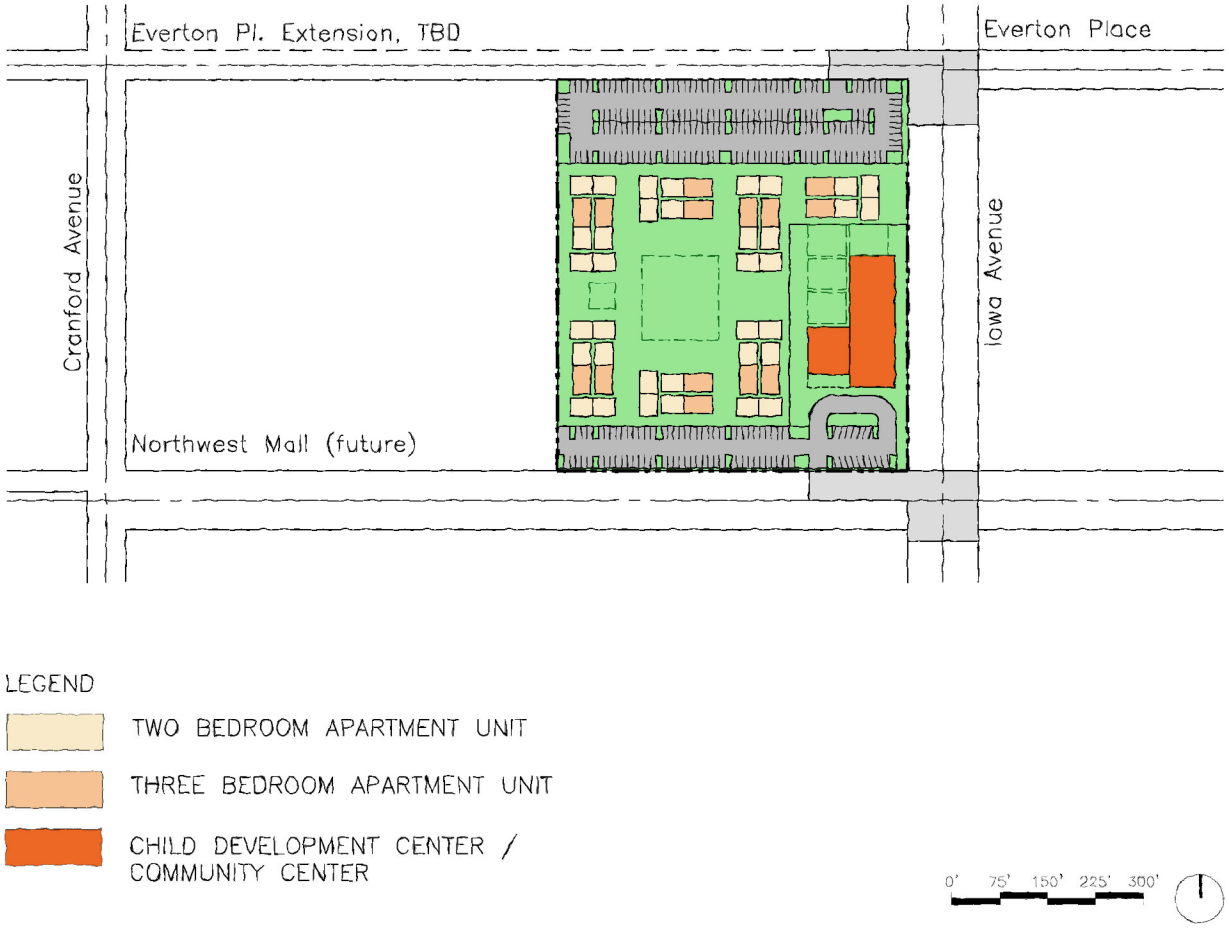


Figure 4.4-2: Program Concept Diagram A

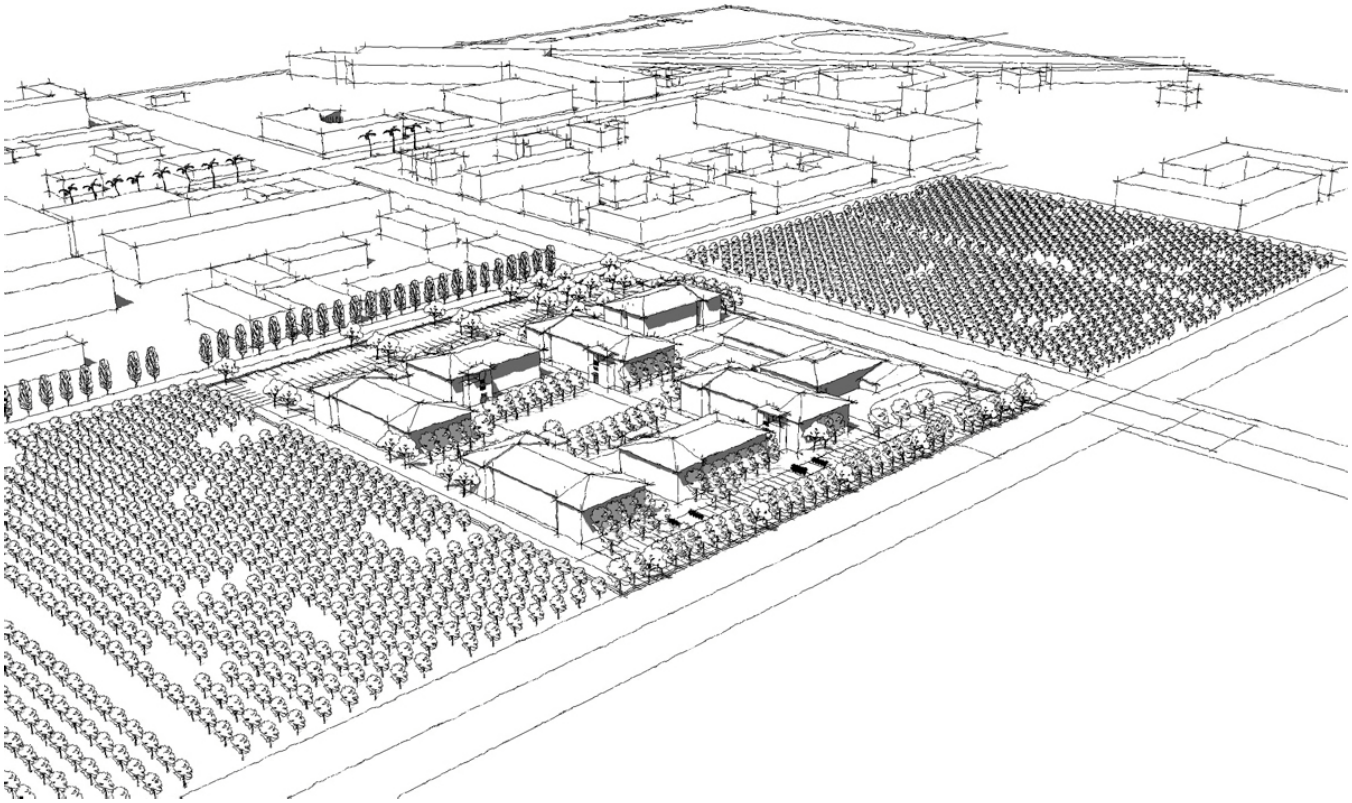


Figure 4.4-3: Southwest Aerial, Illustration

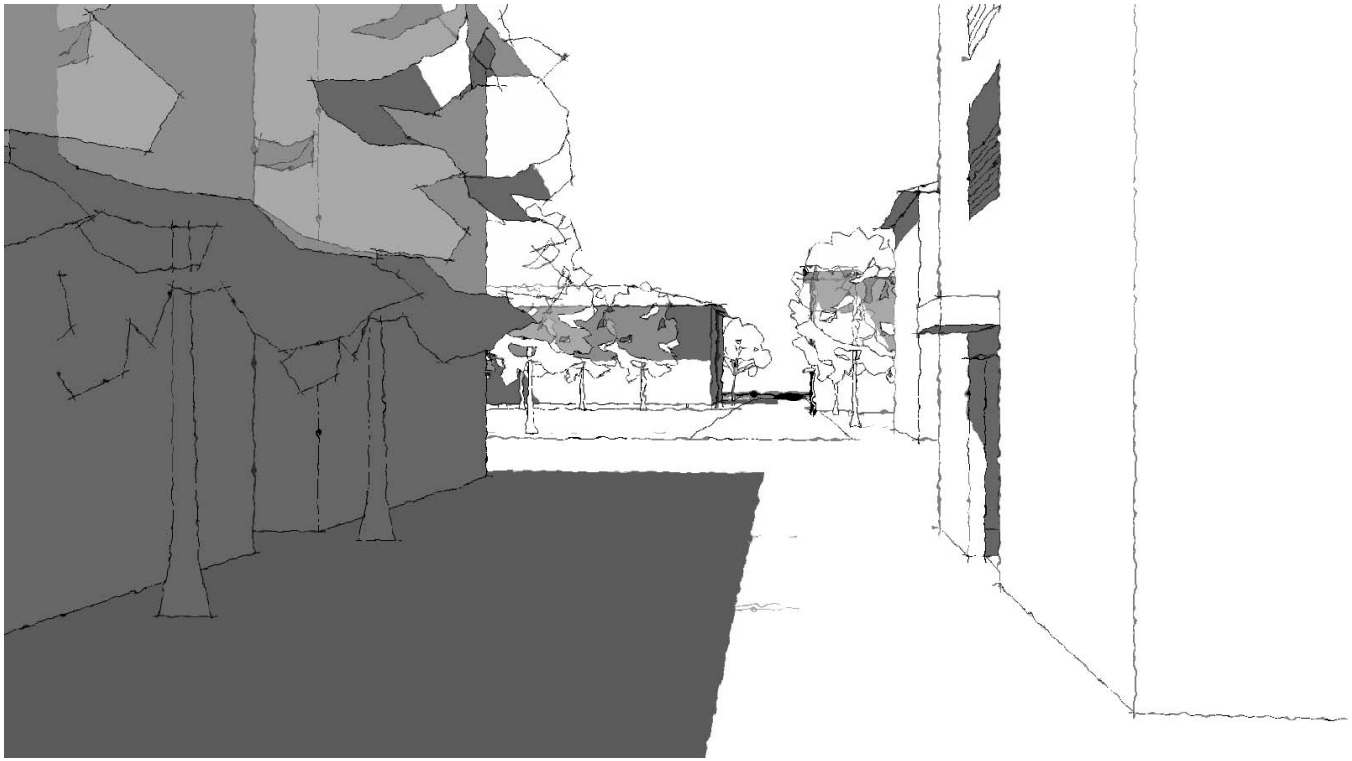


Figure 4.4-4: View from parking lot into site, Illustration

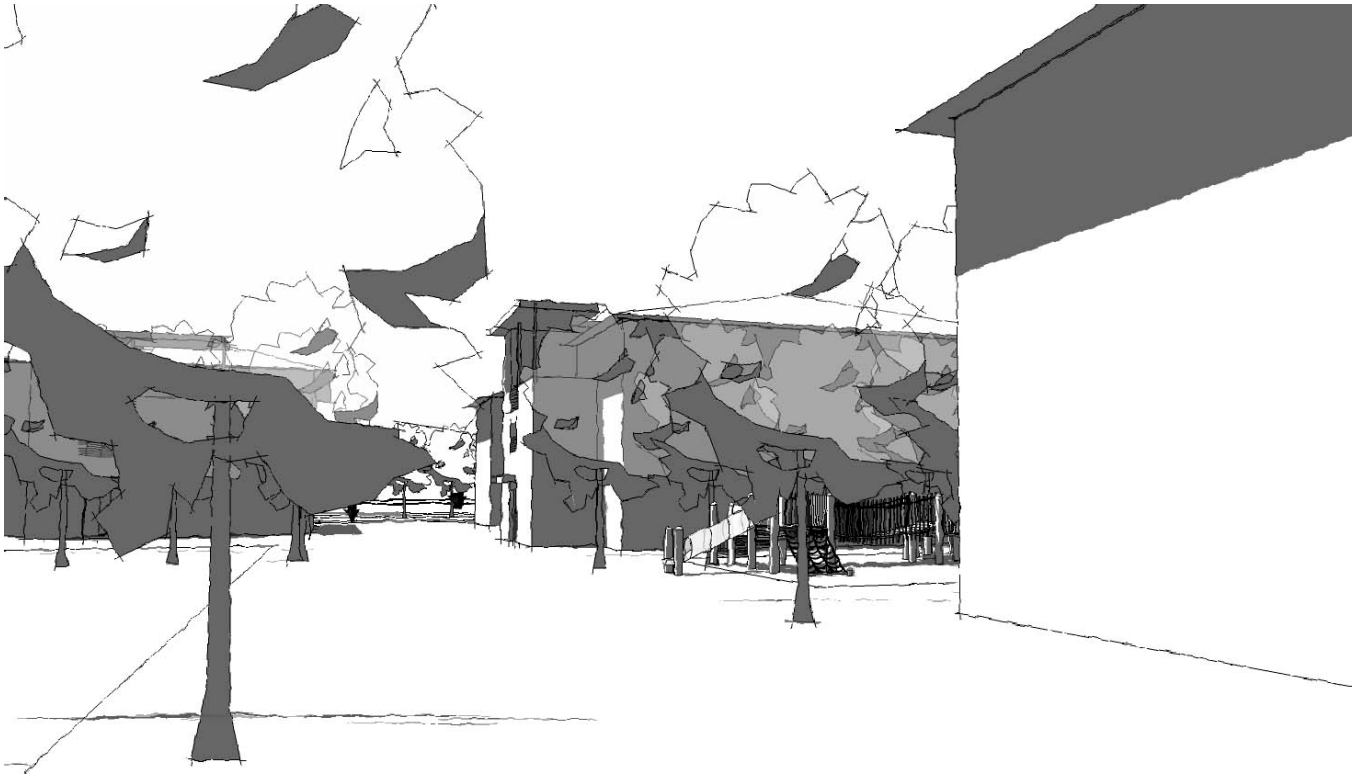


Figure 4.4-5: Access to Tot Lot and Neighborhood Park, Illustration

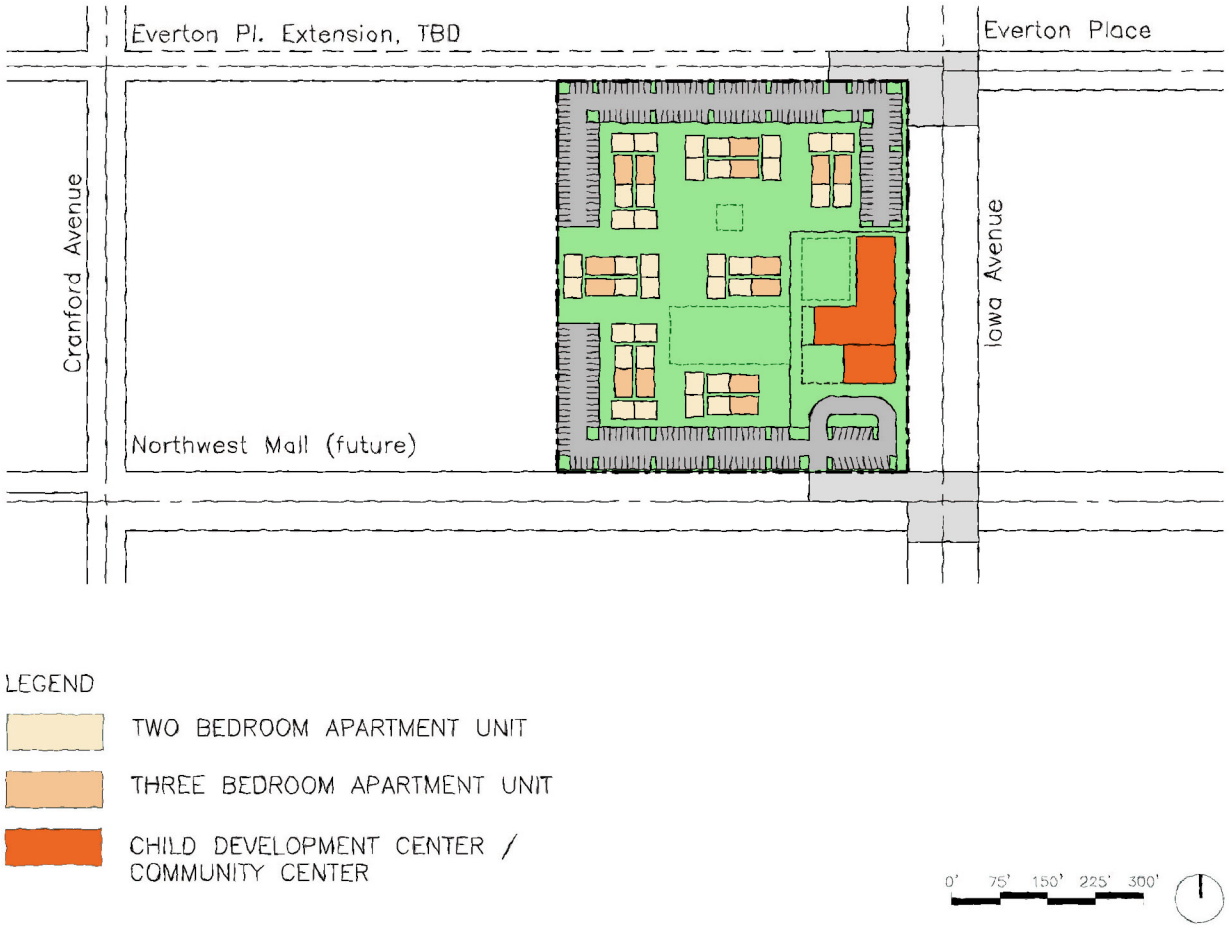


Figure 4.4-6: Program Concept Diagram B

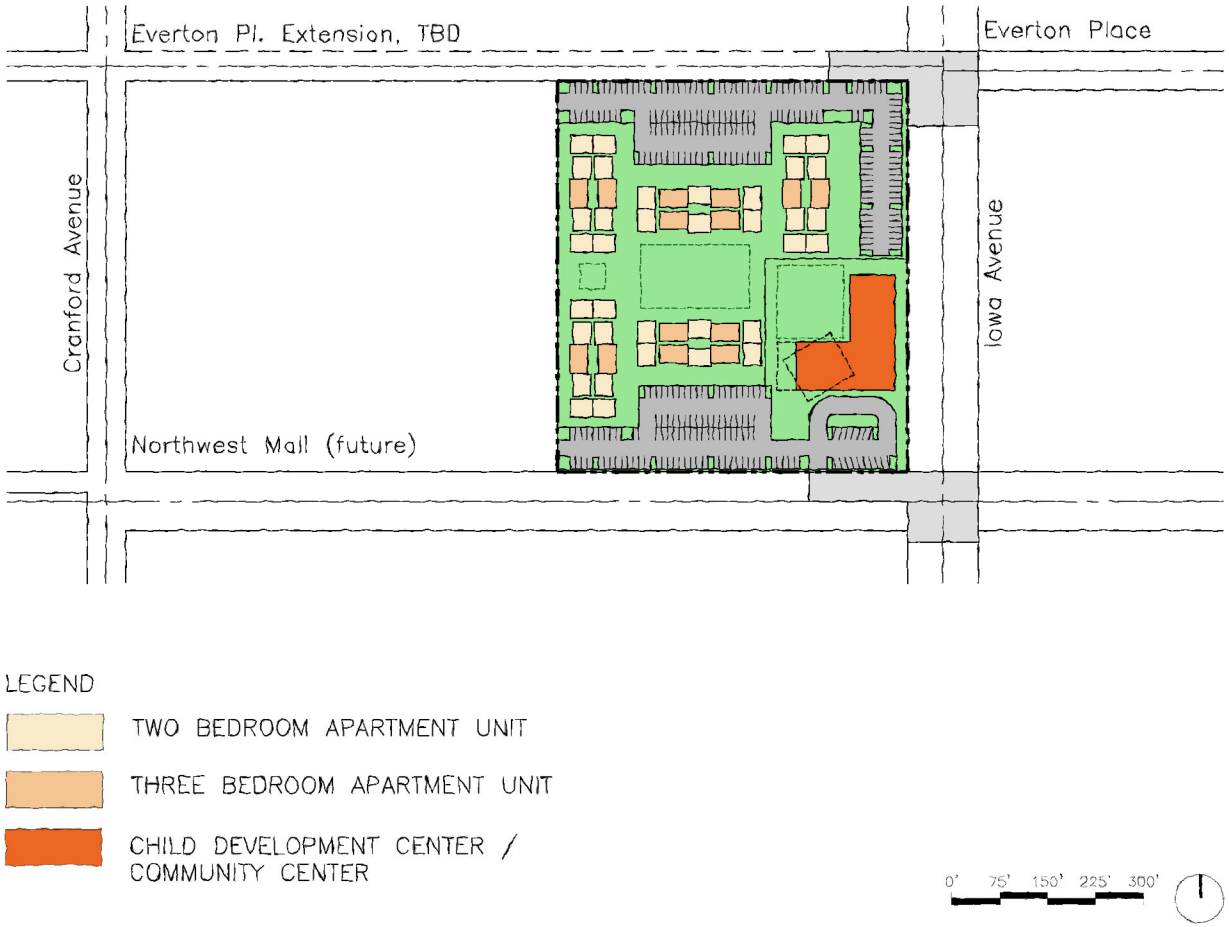


Figure 4.4-7: Program Concept Diagram C

5.0 SYSTEMS CRITERIA

This section provides conceptual design criteria for the systems of the proposed facilities and sites. 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 building systems assists the University in determining the relative costs that are initially an increased capital expense, but may pay for themselves over time.

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

The WCFSH will include the following: 150 Family Student Housing units and a Child Development Center with a Community Center component. The family housing development is bordered by Iowa Avenue to the east, Everton Place (future) to the north, the future Northwest Mall to the south and the remaining undeveloped parcel west of the site to Cranford Avenue.

The City of Riverside has existing utilities in the streets fronting the site and on Martin Luther King Blvd. and University Avenue, with adequate capacity to support the development of this project.

- The domestic and fire water supply will be provided from an existing 8" main line on Everton Place
- The sanitary sewer will be discharged to a main sewer line on University Avenue
- The site will drain to the County of Riverside Flood Control 72" storm drain line running along the extension of Cranford Avenue
- The Gas Company will supply gas from a main line on Iowa Avenue.

These utilities will be permanent and in accordance with the West Campus Area Plan.

In order to keep development costs to a minimum, the utilities will not provide for the load, connection and continuation for future phases of the developing West Campus. The proposed development is required to address the existing irrigation system that irrigates the existing groves and modify it as necessary to avoid conflicts with continuing operation of the remaining groves.

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

Utility	Agency	Contact	Phone	Address
Storm Drains	City of Riverside/ Department of Public Works	Rob van Zanten	951-826-5875	3900 Main Street Riverside, CA 92522
Storm Drains	County of Riverside Flood Control District	Ed Lotz	951-955-1266	1995 Market Street Riverside 92501
Sewer	City of Riverside/ Department of Public Works	Sandy Caldwell	951-826-5348	3900 Main Street Riverside, CA 92522
Water	City of Riverside/ Public Utilities/ Water Division	Marty McLeod	951-826-5285	3900 Main Street Riverside, CA 92522
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

Only one point of connection to the city main line at the intersection of Iowa Avenue and Everton Place will be required to provide domestic water and fire protection water to the Family Student Housing and the Child Development Center. This line will run along the north property along the westerly extension of Everton Place.

Domestic Water

A new 4" water line (University owned and maintained) will be installed with a metered connection to the City's 8" water line.

Fire Protection

In order to meet fire department requirements, a new 8" fire line will run parallel to the domestic line to provide fire flows for fire hydrants and fire protection to the buildings. A new 8" fire meter shall be provided by the city.

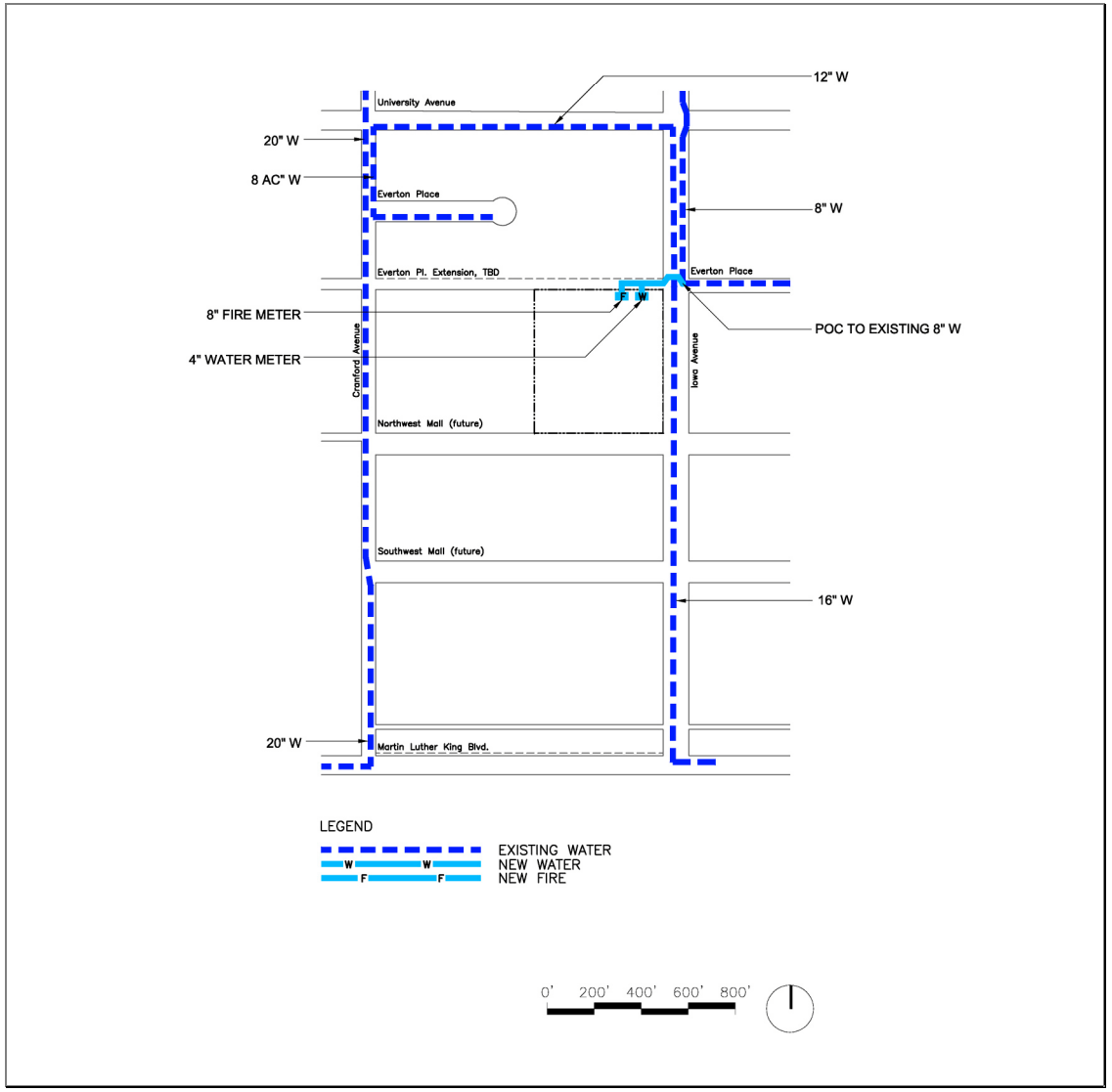


Figure 5.2.1-1: Water and Fire Protection Diagram

5.2.2 Sanitary Sewer System

Existing Sanitary Sewer System

The City of Riverside Department of Public Works is maintaining the sanitary sewer lines for this area, which are treated by Riverside Regional Water Quality Control Plant. The City currently has the following facilities fronting the West Campus:

- 12" main line along University Avenue
- 8" main line along Iowa Avenue from University Avenue to Everton Place, turning easterly on Everton Place (unavailable due to elevation)
- 8" line on Cranford Avenue between University Avenue and Everton Place (unavailable, private)

Proposed Development of Sanitary Sewer

In accordance to the West Campus Area Plan, a new 10" sewer line will be installed on Iowa Avenue from the Everton to University Avenue. This line will have to be designed and approved by the City of Riverside and will become a public line serving the West Campus Family Student Housing development.

An alternate alignment, requiring easements, would be to provide a new line to cross private properties between Everton Place and University Avenue (mid point between Iowa Avenue and Cranford Avenue). The City has a 10 foot easement running mid way between University Avenue and Everton Place. The University would need to obtain the rest of the easement.

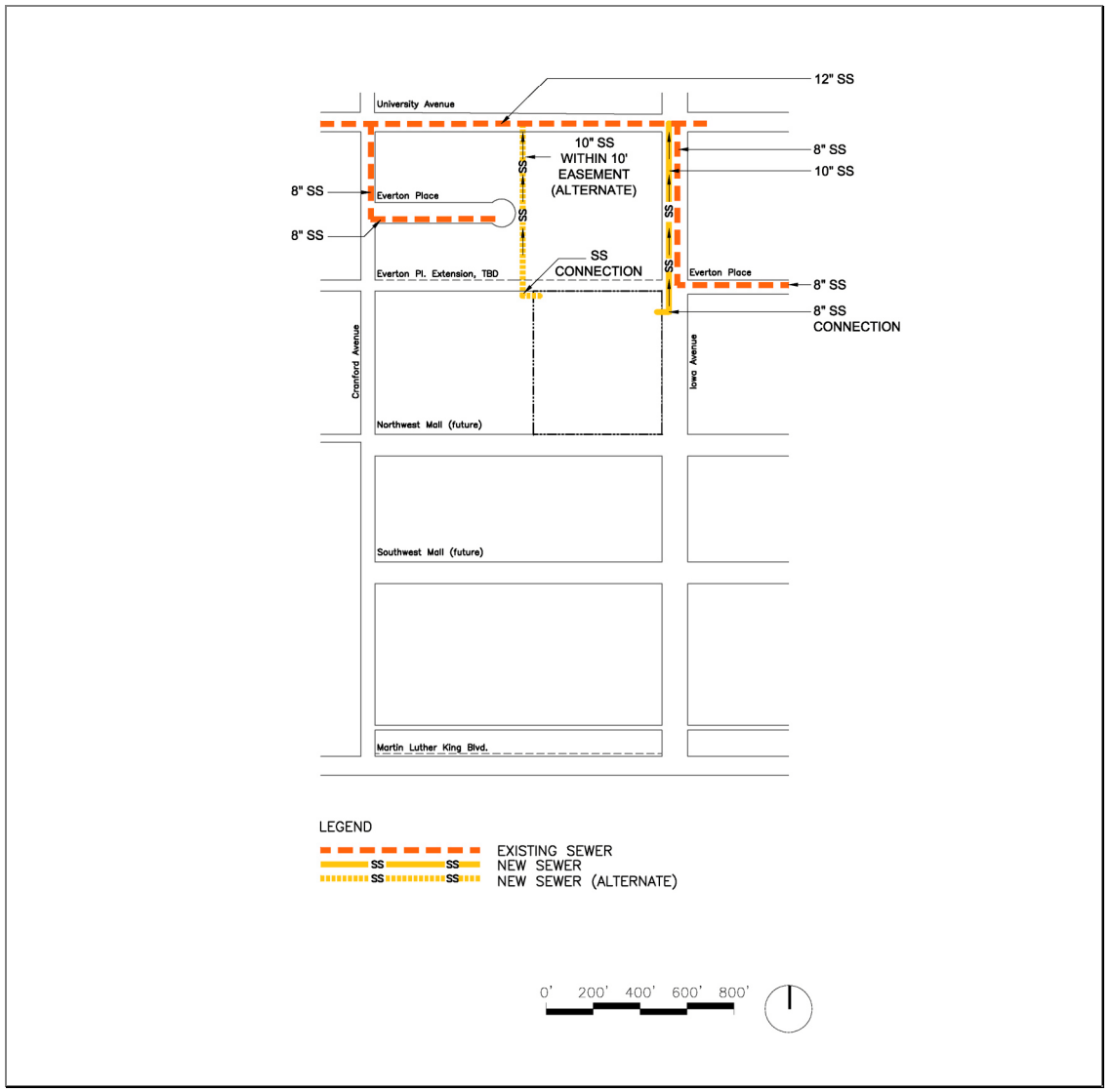


Figure 5.2.2-1: Sanitary Sewer System Diagram

5.2.3 Storm Drainage System

Existing Storm Drainage System

The Riverside County Flood Control and Water Conservation District (RCFCWC) has the following facilities fronting the West Campus:

- 72" drain line along Martin Luther King Blvd, connected to a 72" line at Cranford Avenue
- 66" drain line (becoming 72" at the Southwest Mall) along Cranford Avenue from 7th Street to Martin Luther King Boulevard
- 36" drain line at University Ave.

These lines intercept the City storm drain lines at University Avenue and pick up surface runoff generated from the undeveloped areas east of Cranford Avenue. This area slopes from northeast and southeast to a natural swale that slopes from east to west along the future Southwest Mall alignment and discharges into the County drain line at the Cranford Avenue extension.

Proposed Development

Installed and connect a new 36"RCP from the southwest corner of the site to the 72" storm drain at the extension of Cranford Ave. A storm drain connection permit will be required, as well as hydrology and hydraulic calculations to ensure that the discharge does not exceed the 10-year storm event capacity of the existing lines. Any additional discharge generated from the post development will be detained on site. Any runoff from areas east to Iowa Avenue will be intercepted by the open swales and conveyed to the Flood Control facilities. Storm Water Pollution Prevention measures will have to be implemented, as well as Best Management Practices in order to ensure that pollutants are not discharged to the County Facilities. Alternate solution: A new 36" RCP drain line within the Iowa public Right of Way connecting to 36" storm drain on University Ave.

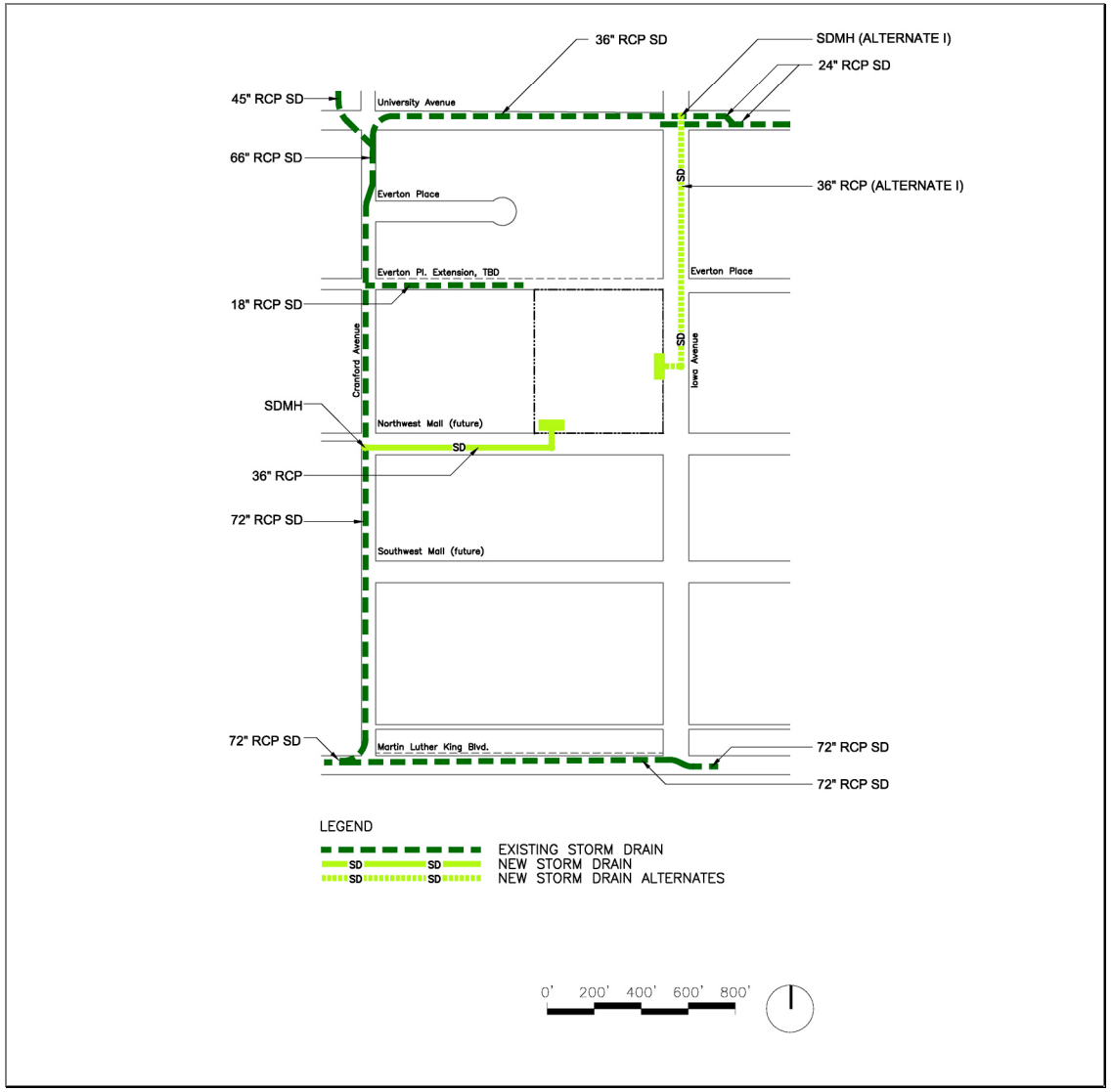


Figure 5.2.3-1: Storm Drainage System Diagram

5.2.4 Natural Gas Systems

Existing Natural Gas

The Gas Company has the following facilities fronting the West Campus site:

- A 12" High Pressure gas line along Iowa Avenue between University Avenue and Martin Luther King Boulevard.
- A 12" High Pressure line along Martin Luther King Boulevard.

Proposed Development

The Gas Company has provided a letter of Intent to provide gas service to the project.
(See Bibliography, Section 7.2)

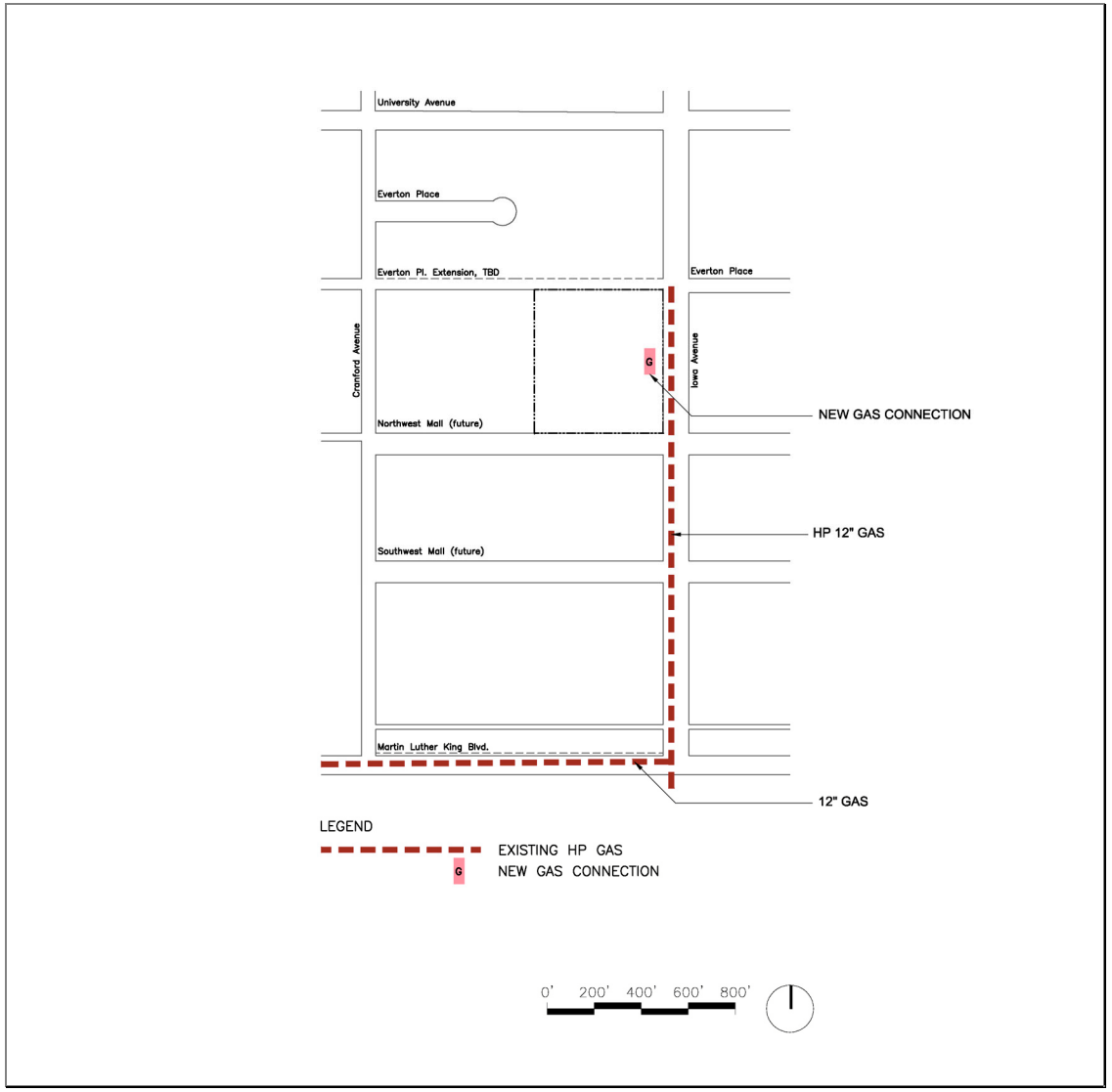


Figure 5.2.4-1: Natural Gas Systems Diagram

5.3 HVAC SYSTEMS

5.3.1 Codes and Standards

The West Campus Family Student Housing program 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
Operable windows will satisfy the requirement for outdoor ventilation air for residential units. The CDC will utilize roof top AC units to provide the code required 15 CFM per occupant of outdoor ventilation air. Roof top units will be screened from public views.

Ventilation and Exhaust Systems
Mechanical exhaust will be provided for toilets at the rate of 12 air changes per hour minimum. Each residential unit will utilize a ceiling exhaust fan ducted to a wall cap at the nearest exterior wall. On/off control can be via an interlock with the room light switch.

The stack washer/dryer unit should be located as close as possible to an exterior wall so that the dryer vent can terminate at an exterior wall cap. Care must be taken to limit dryer duct lengths in accordance with the dryer manufacturer's guidelines.

For kitchen range hoods, the optimum means of controlling cooking smoke and odors is to utilize hoods that exhaust directly outdoors. Each hood should be ducted to a small wall cap at the nearest exterior wall. Because most residential hoods are equipped with low capacity fans, it is important to plan the kitchen layout such that the exhaust duct length is kept to a minimum and is well within manufacturer's guidelines for the total developed length.

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 and 30% for smaller package and/or split system serving the residential units. 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

While the March 2003 West Campus Area Plan concluded that it is not feasible to extend cooling and heating media piping from the main campus system, the WCAP allows for the potential use of smaller, regional plants within the project boundaries.

From a cost effectiveness and individual unit-metering standpoint, space heating and cooling needs are best met by individual pieces of equipment serving each living unit. The construction of a central heating/cooling plant(s) with underground piping and a four pipe distribution system within the buildings is the highest first cost option.

The design team should conduct cost-benefit analysis to determine whether a distributed versus individual unit approach should be pursued. This analysis must address the University's stated preference to meter each "tenant's" utility usage to the maximum extent possible, which becomes more problematic with the central plant approach.

Also, the University's very favorable electric power rate makes electric heating/cooling via heat pumps a more attractive option than it might otherwise be.

Housing Units

The typical housing unit is to be air conditioned by means of dedicated standalone equipment. This is to consist mainly of split system equipment, which is commonly used, in residential projects of this type. The equipment can consist of air-to-air heat pumps with electric cooling/heating or cooling only DX units with either hydronic or gas fired heating.

The indoor fan coil sections can be either a vertical type located within a closet or a soffit mounted type if there is sufficient mounting clearance. If gas furnace sections are used, a closet will be required.

The Campus has expressed a preference for split system forced air units with hydronic heat (via the gas-fired domestic hot water heater) and electric cooling with at grade mounted condensing units, Carrier, Trane or equal, minimum SEER rating of 12.0.

The design team should conduct a cost-benefit analysis to determine whether ceiling fans should be provided for all bedrooms and living rooms to promote air circulation and to allow air movement during periods when the HVAC system is not in use.

As an additional life safety feature, the use of carbon monoxide (CO) sensors should be considered in all living areas.

Child Development Center / Community Center

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.

At 18,800 square feet it is estimated that a total of 60 tons of capacity will be adequate consisting of individual roof top packaged units which will be screened from public view. 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.

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.

Housing Units

For the residential units, which are each standalone, a programmable digital type thermostat will be utilized to connect to the campus energy management and control system (EMCS). Specific needs are to be discussed with the Campus Facilities group during the early design phase.

Child Development Center / Community Center

For the CDC/CC Facility 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

Domestic Water
Domestic Irrigation: Ultimate maximum water consumption for domestic irrigation use is estimated at 185,000 GPD (~210GPM). The water consumption was calculated based on known data and the following assumptions:

Housing Assumptions:
150 Units total.
Population: Used 1.75 persons per Bedroom.
Daily water consumption = 100 gallons per day per capita.
Hours per day usage = 15 hrs.
Peak Flow Rate = 3.0 x average flow.

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.

Community Center
4,800 s.f.
Population: 100s.f./person
Daily water consumption = 20GPD
Hours per day usage: 10 hours
Peak flow rate = 3 x average flow

Sanitary Sewer Assumptions:
Sewer piping is available in the street and will be extended into the site at multiple locations to serve the building loads from domestic plumbing. Water consumption is estimated at 90% of the peak demand of 203,000 GPD which will be drained to the sewer (all urinals in public restrooms are to be waterless). The balance of water will be used for irrigation and therefore will evaporate or infiltrate into the ground.

Storm Drain Assumptions:
Roof drainage will largely be handled by architectural gutter and downspouts, which discharge at grade. Turf areas will sheet flow to catch basins installed to intercept courses to prevent erosion. Rainfall data will be obtained from County Flood Control District.

Natural Gas Assumptions:
The Gas Company will set and connect meters and regulators at a reasonable distance from the street mains at their expense. Metering will be done on a per unit basis or for the project as a whole pending further review by the University. Medium pressure mains looping large distances within the complex from the street mains may be a shared expense between the campus and Gas Company depending on the size and distance involved.

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

- Comfort/space heating,
- Domestic hot water,
- Amenities support functions etc.
- Laundry, and
- Cooking.

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

Estimated Fire Water Flow		GPM
Fire Hydrants	8 at 1,500 GPM each	12,000
Sprinklers		1,000
Total Maximum Flow Rate		13,000

Figure 5.4.1-1: Fire Water Flow Table

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

Meters will be placed at the buildings on water services. A dedicated water meter for the entire project will be provided and installed with box by the City Water Division. It is advisable to have a separate city water meter for irrigation purposes.

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 heating boilers or 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 / Community 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.

Domestic Hot Water for Housing Units: A dedicated gas fired water heater for hot water at each unit can provide this. Ideally, heaters should be located at the ground floor level to facilitate maintenance and replacement. Alternatively, each building can be equipped with a centralized hot water system, with hot water then being distributed to each unit. For access and serviceability, it is preferable to locate all water heaters at grade level, even those serving upper floor units.

Sanitary Drainage System

The sanitary (waste and vent) drainage system for this project consists of regular waste, indirect waste, and elevator emergency 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, water heaters, and gas dryers. 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 each building and water supply.

The Housing and Child Development Center / Community Center areas 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, etc.)	1.6	8.0
Computer Labs	1.0	20.0
Copy/Supply/Mail	1.0	15.0
Corridors, Vending	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 Rooms, Grounds Equipment 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 Center Design Loads Table

Family Student Housing Design Loads

Load Type	VA/Sq. ft.
Lighting	3.0
Appliance	2.5
Air Conditioning	8.0
Receptacle	2.0

Figure 5.5.2-3: Program Area Center Design Loads Table

*Note: Basis assumes that the range, clothes dryer and water heaters are not electric equipment

Program Function	Average Maintained Foot Candles
Lounge, Kitchen/Pantry	35-45
Classrooms (Preschool, KG, Toddlers, 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, Grounds Equipment Room	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

Existing Condition

The 2005 Long Range Development Plan indicates that the existing 12kv substation located adjacent to the freeway has 54MVA capacity. This substation will handle approximately 14MVA of existing East Campus load.

There is no campus infrastructure on the West Campus site. The existing International Village and Parking Lot 30 are currently served by local City overhead power lines.

There are aboveground high voltage transmission lines on Iowa Avenue. The University will need to negotiate with the utility company for relocating underground adjacent to the project boundary.

Proposed Electrical Service

This project schedule is ahead of the development planned east of the Family Student Housing. The development of the campus 12KV infrastructure east of the Family Student Housing will be done at a later time.

We recommend a two-phase electrical service approach for the Family Student Housing. Initially the project will be served by existing high voltage lines along Iowa Avenue. There will be provision made to connect to the campus 12KV infrastructure. Once the west campus 12KV infrastructure is developed, the University will connect the Family Student Housing project to the campus system.

We do not recommend developing the west campus 12 kV infrastructure as a part of the project due to the following:

- Various West Campus phases are not defined
- Providing large underground duct bank now will limit future construction flexibility
- Evacuation and backfill during this project and future project on the same road
- High cost of duct bank estimated as follows:
  - Excavation, compact and backfill, $200/LF
  - Duct bank and manhole, $110/LF
  - 15KV Conductors for the project, $100/LF
- There will be pad mounted transformers located adjacent to the Family Student Housing buildings and Child Development Center / Community Center.
- There will be underground concrete encased duct bank with manholes to each transformer.
- The transformers at Family Student Housing and Child Development Center will be capable of supplying loads at 208/120 volt, 3 phase, 4 wires to suit housing loads.
- All transformer pads will require truck access.

Power Service Capacity

There will be multiple services provided from the Iowa Avenue high voltage lines.

The service for the project is to accommodate the following:

The project:

- 150 Family Student Housing Units
- 14,000 square foot Child Development Center
- 4,800 square foot Community Center
- 225 Parking Spaces at Family Student Housing
- 66 Parking Spaces at the CDC/CC

There will be a utility company substation located adjacent to Iowa Avenue to serve the project. The site will be served at 12 kV to match future West Campus distribution system. There will be 12 kV underground site distribution with conduit stubs for future connection to the West Campus system.

Estimated loads are as follows:

- 3.3 MVA connected load
- 1.7 MVA demand load

Metering

There will be service meter board located adjacent to each building. Family Student Housing meter board will include a meter for each unit. The Utility Company will provide these meters.

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. The electrical distribution will have electrical risers for vertical power distribution in a stacked electrical room for lighting, receptacle power and mechanical equipment.

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 and egress lighting in the stairs, 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 any of the facilities, except for the main telephone switch room. The University requested the switch room equipment, UPS, lighting, and air conditioning on the same generator.

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 Campus exterior lighting standards are based on Pentland Hills Phase 2.

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.

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.

Family Student Housing rooms, hallways, toilets, Child Development Center 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 detectors in bedrooms
- Smoke detectors in equipment rooms
- ADA strobes
- Horns
- Smoke detection with local visual and audible alarm in ADA compliance housing unit

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.

All wiring shall be installed in conduit.

5.5.11 Communication Systems

Voice/Data Systems

The building will receive Voice/Data service from the campus communication network via a fiber optic system. Per campus facility personnel, there are existing (4) 4" conduits stubbed at the corner of Iowa Avenue and Everton Place. These conduits will have campus telephone and fiber cables and will be extended to the Family Student Housing site. There will be underground voice/data duct bank with manhole throughout site connecting each housing buildings and Child Development Center / Community Center. This project will be connected to the campus phone system.

Voice/Data outlets will be provided in the housing units, 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 main telephone switch room of approximately 300 s.f. for the project. The room will have dedicated air conditioning. The equipment, lighting and air conditioning system will be on the generator.

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

Each floor will have vertically aligned Intermediate Distribution Frame (IDF) located so that the work station cable run will not exceed 250 linear feet.

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

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 either in Child Development Center or Housing units. Campus wide conduit duct bank and manholes will be provided connecting each building.

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

Each floor will have system terminal cabinet. Each housing unit will have cable TV outlets in Family/Living rooms and bedrooms. Coaxial cable will be provided from each TV outlet to the floor terminal cabinet.

University may make arrangement to buy bulk cable rate. University representative to investigate with the cable provider in future.

5.6 STRUCTURAL

The structural design for this project should provide building systems, which will accommodate the specific program requirements for each 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.

5.6.1 Apartments

The apartment units will be three-story structures.

Possible construction types to consider are as follows:

Conventional Wood-Framed Construction
Conventional wood framed roof and second and third floor with plywood or Oriented Strand Board sheathing. Lightweight concrete fills for second and third floor sound control. 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.

Metal-Framed Structure
Metal rafters and metal floor joists 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 for sound attenuation. (Possible use of concrete and metal deck for the second and third floor in lieu of plywood floor sheathing, and steel braced straps on the walls in lieu of plywood sheathing on the exterior and shear walls.)

5.6.2 Child Development Center and Community Center

These will be one story structures with a total square footage of approximately 14,000 square feet and 4,800 square feet respectively. Large open rooms will require some large span roofs. Possible construction types to consider are as follows:

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.

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.

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.

5.6.3 Neighborhood Park Facility

The park facility will be 750 square feet and will support public restrooms, vending and trellised patio space.

Conventional Wood-Framed Construction
Conventional wood framed roof, with plywood or Oriented Strand Board sheathing. 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.

Combination Wood-Framed or Bar Joist and Concrete Block Wall Construction
Conventional wood-framed or bar joist roof, with plywood or Oriented Strand board sheathing. Ground floor concrete slab-on-grade with shallow continuous footings. Concrete block exterior walls and possibly fire separation walls that might be required.

Metal-Framed Structure
Metal rafters with a corrugated metal deck with open web bar joist roof. Ground floor concrete slab-on-grade with shallow continuous footings. Metal stud or concrete block exterior and metal stud interior walls.

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 has been based on the following materials:

Exterior

Facility	Roofing	Walls	Fences	Walking Surfaces
Family Student Housing	Concrete tile	Plaster: Dash (Spray –on), Integral color Alt: Composite Siding	Wrought Iron (if fenced)	Concrete
Child Development Center	Concrete tile Wood trellis	Plaster (same as above)	Wrought iron	Concrete
Neighborhood Park	Concrete tile Wood trellis	Concrete Masonry	N/A	Concrete: Colored
Tot Lot	N/A	N/A	Wrought iron	Concrete, rubber
Community Center	Concrete tile	Plaster (same as above)	Wrought iron (if fenced)	Concrete: Colored & Stamped

Figure 5.7.1-1: Exterior Architectural Materials, Table

Interior

Facility	Interior Walls	Ceilings	Floors	Windows
Family Student Housing	5/8" Gypsum Board Spray finish/Painted	5/8" Gypsum Board Spray finish/Paint	Carpet: Solution Dyed & Glue down Vinyl: Sheet & Tile	Vinyl (sliding)
Child Development Center	(same as above) Washable wall covering		Carpet Vinyl: Sheet & Tile	Steel/Aluminum
Neighborhood Park	(same as above)		Concrete: Colored (selectively)	Steel/Aluminum/Glass Masonry
Community Center	(same as above) Wall covering	Open structure as appropriate T-grid w/ lay-in acoustic tile	Carpet 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 unit identity through façade articulation are desired, as the budget allows.

It is important that the consultant 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
Sites adjacent to Iowa Avenue are to be planned in such a way as to limit street noise.

Noise from Adjacent Functions/Units
The Child Development Center and the Community 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.

Residential units shall have wall and floor assemblies separating individual living units 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 the Security Station at the Pentland Project.

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 Community Center, Family Housing perimeter and all parking lots. The Campus has indicated a preference for the following systems:

Child Development Center

Housing Operations has made the decision to use Lenel software & hardware components 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
- Facial Recognition system to prevent wrongful removal of children
- Remote/hardwired panic buttons throughout building for police notification
- On-site central access control room and monitoring station

Community Center

The Community Center shall be provided with essentially the same security access and monitoring components as the Child Development Center excluding the wish list items above. The Community Center monitoring station function shall be in the Child Development Center Access Control Room.

Family Student Housing Perimeter

A continuous wrought iron perimeter fence has been included in the cost plan. The design team should establish with the Campus the type and configuration of fencing and gates. Vehicular and pedestrian access to the Family Student Housing is to be controlled based on the following Campus Housing Standard:

With each Lenel based Platform, each gate requiring:

- HID Maxiprox long-range proximity reader (or Lenel equivalent)
- BAS/LENEL model LNL-1000 access control processor
- BAS/LENEL model 1320 dual card reader interface module
- Dialup Modem Cable
- ALTRONIX AL300ULM controller power supply w/rechargeable batteries

The Campus has provided the following additional recommendations:

- Gated community requires track or rolling gates, barrier arms will not provide needed security therefore we recommend a V-Grove or rolling slide gate operated by above system.
- A pedestrian gate adjacent to the vehicle gate is desired. Both vehicle and pedestrian gates should be wired for phone dialer interface so residents can permit guests (or authorized delivery) access.
- HID ProxPass Active Vehicle tag is suggested. Since the rolling gate is considerably slower than a barrier arm, the ProxPass will prevent traffic back up, as well as reduce the potential for "tailgaters" to enter without authorization.
- Gates are to be wired to open automatically when a fire alarm is triggered or have a Knox box for fire truck access. This will depend upon what fire protection system is installed and the Fire Marshal's input. If dedicated emergency vehicle access points are required, consult the Campus for Barrier Arm Equipment standards.
- Cameras wired to both the RSO and the Pentland Hills Surveillance control room with gate opening capability.
- Face Recognition system wired to gates to assist residents who may have lost their access cards is desirable.
- It is also suggested that a 4 or 6 car parking area be provided for guests who need to dial in. This too will prevent traffic back-ups.
- For maximum security, separate, shorter access & egress gates are also suggested; reducing the amount of time security can be breached.
- Cantilever swing gates are an alternative to rolling gates, depending upon space and location. Either option is workable with the same operating systems and devices.

Parking Lots

All parking lot areas shall be lighted and provided with emergency phone systems conforming with 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 preventors.

Controllers:

- (4) each Toro-Sentinel-Wireless 64 station controllers.
- Valve controllers: Flowmaster

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, including each facility type and room.

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.

Each building will include vertical and horizontal circulation as part of the building gross square footage. The building gross square footage will also include mechanical and electrical rooms, shafts and interior/exterior wall thicknesses. In general, exterior windows to spaces are encouraged. However, none should be provided at computer labs unless specifically included in the Room Data sheet for that space.

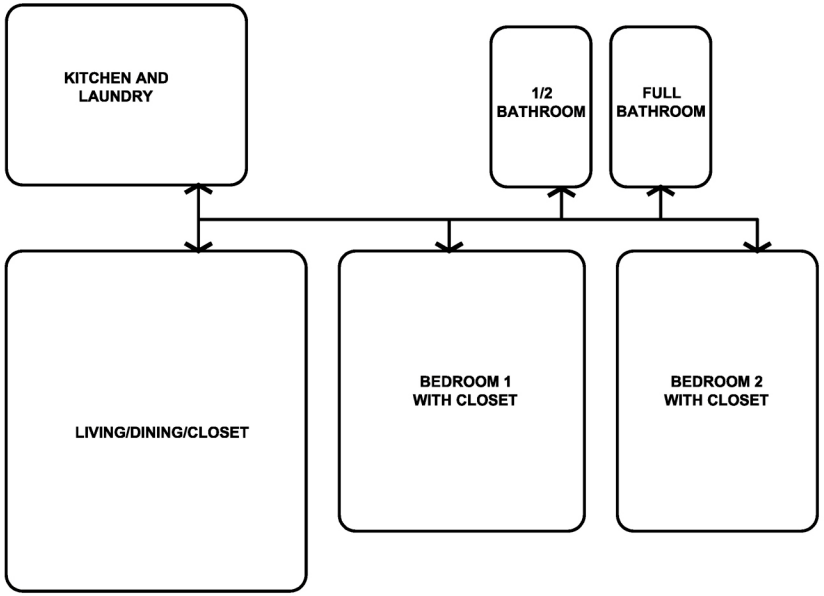
Room Data Sheets and Adjacency Diagrams Index

6.1 HOUSING UNITS

6.1.1 General Housing Unit Data and Adjacency Diagram Housing Units

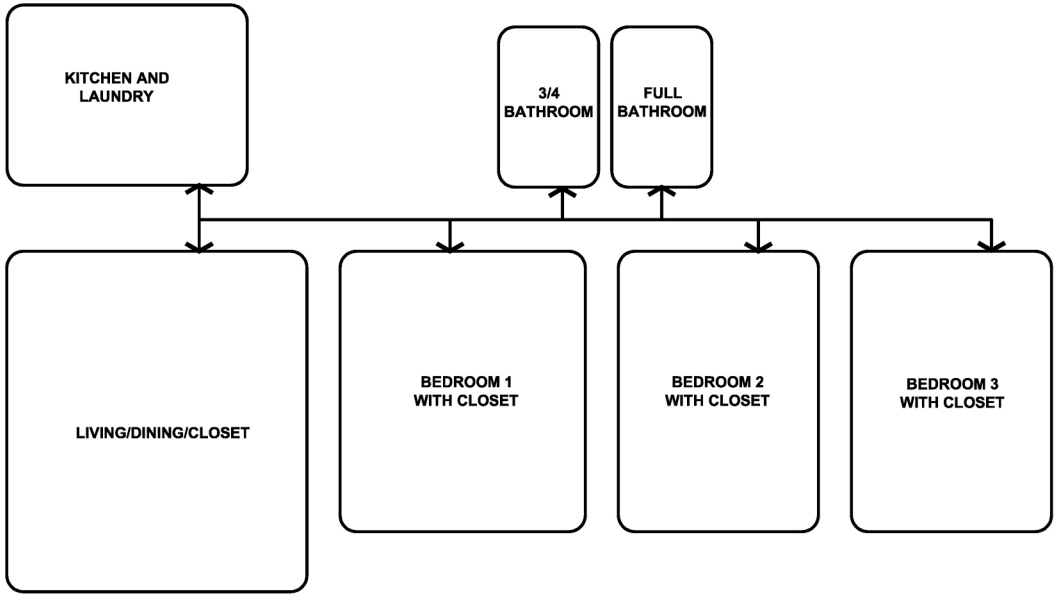
Description	Housing unit for student family
Quantity	150
GSF	1,070 average
Number of Occupants	2-6 / unit
Adjacency Requirements	West Campus Community functions such as Neighborhood Park, Tot Lot, Parking, Community Center etc.
Activities	See Room Data Sheets
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	8'-0" – 9'-1" (10'-0" floor-to-floor)
Finishes	
Floor	Commercial carpets (32 ounce per SY, glued down) over slab on grade or gypcrete in 2nd floor with Vinyl Flooring in bathrooms, kitchens and entries.
Base	4" Resilient Cove Base, Typ.
Walls	Painted Gypsum Board, Texture Finish (Level 4)
Ceiling	Painted Gypsum Board, Texture Finish (Level 4)
Line of Sight	Views to the north and east (the mountains and the UCR East Campus core) should be maximized.
Doors	Exterior: Acoustic, solid core with screen door (security-type with bolt). 6'-8" Typ. Interior: Hollow core with solid core in bathrooms Typ. (No pocket doors).
Windows	Provide safety glazing as required, dual glazing at all areas where thermal and acoustic control is required. All east, south and west exposures should be provided with passive solar shading devises. Frames should be durable and low maintenance. Prefer sliding, casements are problematic. Not recessed.
Storage	Ample storage within each unit
Signage	Building and entry identification, way finding, accessibility and exiting signage should be provided. Parking entry / drop-off, accessibility and control signage shall also be provided.
Security	Dead bolts on front doors. *UCR standard infill.*
Special Requirements	Community design should allow for interaction between neighbors + neighborhood security.
Future Considerations	Future uses may include faculty or single student housing.

Systems	
Mechanical	Split system HVAC (2 systems for 2 story units), bathroom and kitchen to have outside exhaust.
Plumbing	Waste and Vent: ABS piping in lieu of cast iron for the 2 story units. Sprinklers: R13
Lighting	See Room Data Sheets
Power	Romex only, no conduit or armor. Electricity: Individually metered (by utility supplier)
Communications	
Data	In each room (living and bedrooms)
Telecom	In each room (living and bedrooms)
Video	CATV
Acoustics	STC 50 min. for party walls and floors/ceilings only. Main concern is between units, not an internal issue
Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections
Group II & III	
Movable-Equip.	See Room Data Sheets
Furnishings	See Room Data Sheets



APARTMENT ADJACENCIES
TWO BEDROOM CONFIGURATION
(ENTRY LOCATION APPROPRIATE TO DESIGN)

Apartment Adjacencies, Two Bedroom Diagram



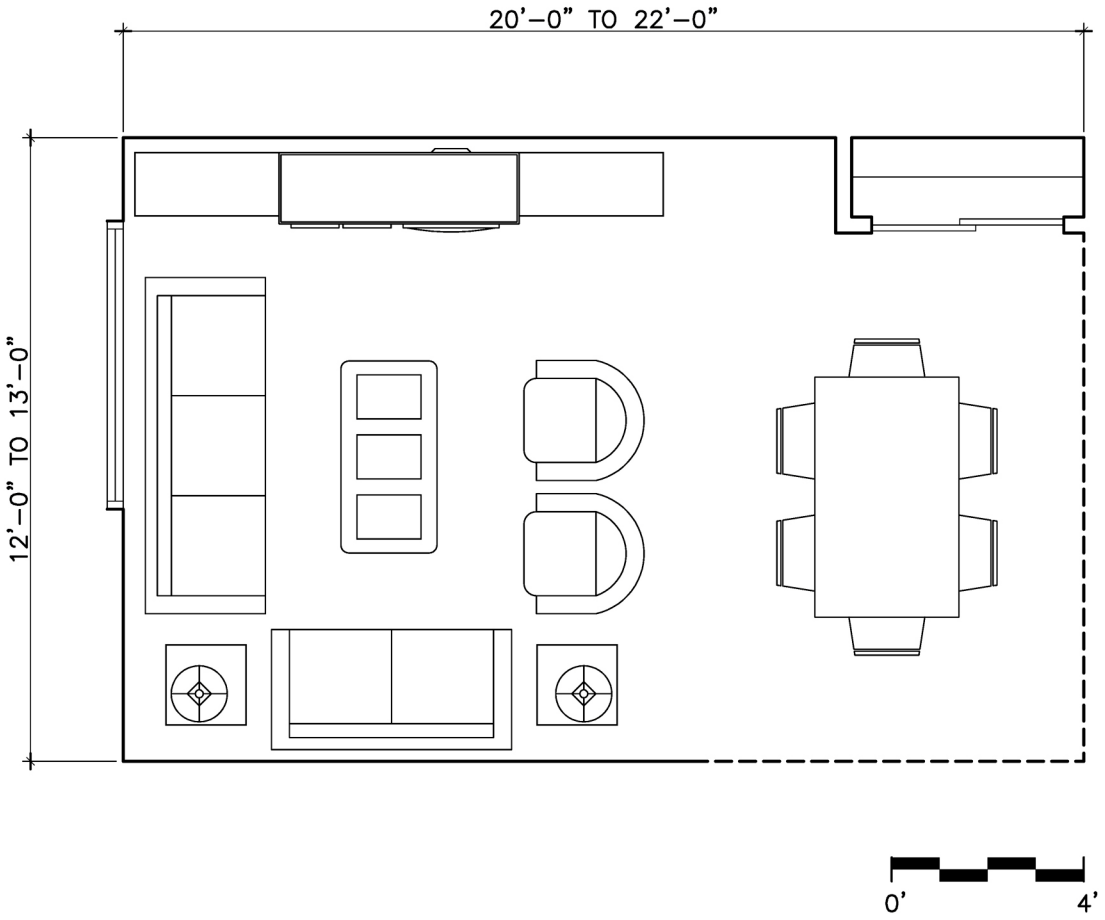
APARTMENT ADJACENCIES
THREE BEDROOM CONFIGURATION
(ENTRY LOCATION APPROPRIATE TO DESIGN)

Apartment Adjacencies, Three Bedroom Diagram

6.1.2 Entry/Living/Dining Area Housing Units

Description	Entry from exterior, Living Room, Dining area, with closet
Quantity	One
ASF	260
Number of Occupants	2-6
Adjacency Requirements	Kitchen, unit circulation
Activities	Eating, play, study, relaxation, etc.
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	8 feet minimum
Finishes	
Floor	Entry/Dining: Vinyl Flooring; Living: Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Painted Gypsum Board
Doors	See General Unit data
Windows	See General Unit data
Storage	Coat closet accessible to entry
Special Requirements	No Special Requirements
Future Considerations	See General Unit data
Systems	
Mechanical	No Special Requirements
Plumbing	N/A
Lighting	Track or recessed lights in dining area
Power	2 switched outlets, half hot
Communications	
Data	Yes
Telecom	Yes
Video	CATV
Acoustics	See General Unit data

Room Contents	
Group I	
Built-ins	Removable or drop down casework panel to separate living/dining room from kitchen.
Group II & III	
Movable-Equip.	N/A
Furnishings	Couch, chairs, end tables, dining table, entertainment center, television



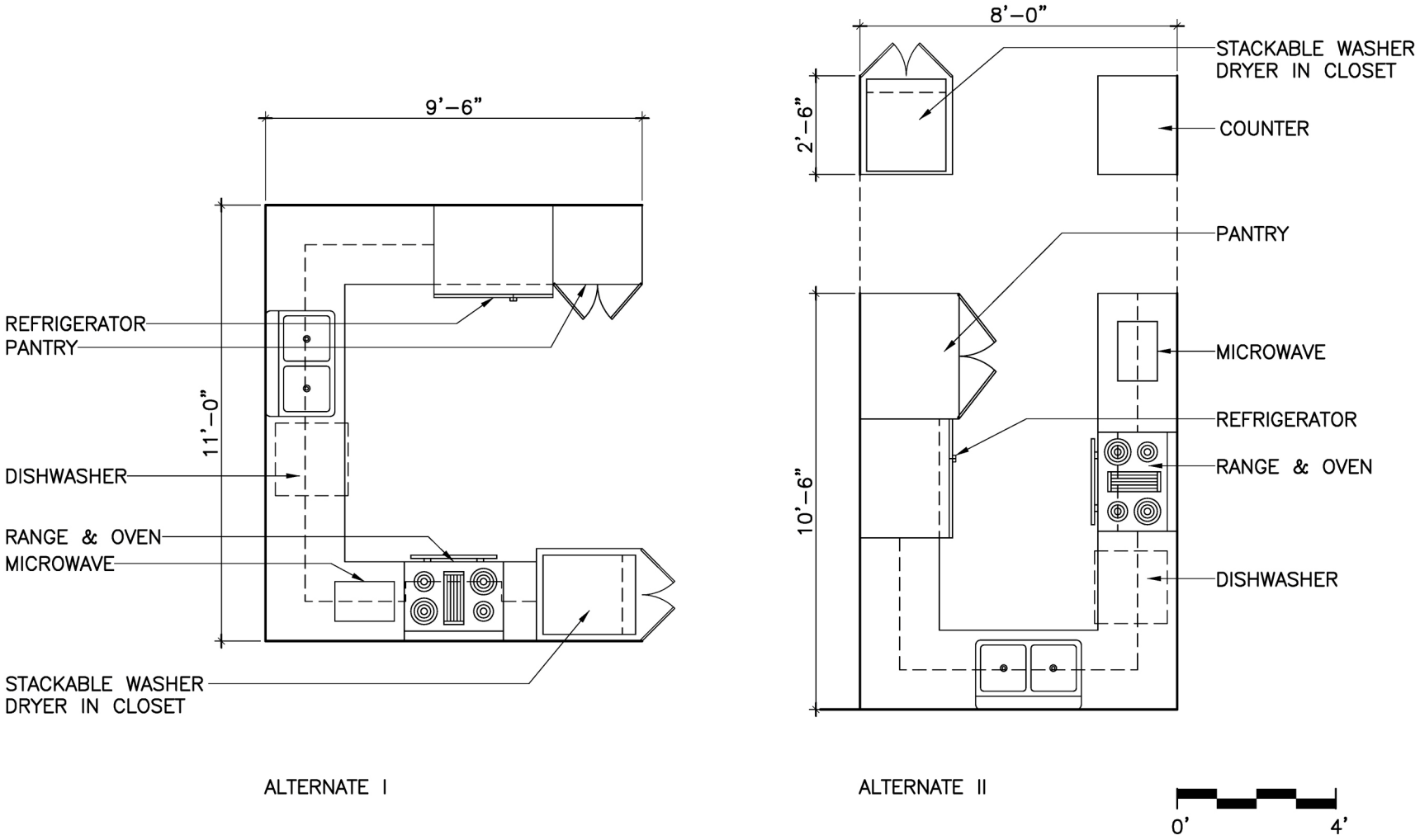
ENTRY / LIVING / DINING AREA
260 ASF

Entry/Living/Dining Area Room Diagram

6.1.3 Kitchen with Laundry and Pantry Housing Units

Description	Kitchen, Pantry and laundry
Quantity	One
ASF	104
Number of Occupants	2-3
Adjacency Requirements	Dining area
Activities	Food preparation, storage
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	7'-0" min.
Finishes	
Floor	Vinyl Flooring
Base	4" Resilient Cove Base
Walls	Washable, Painted Gypsum Board
Ceiling	Washable, Painted Gypsum Board
Line of Sight	No Special Requirements
Doors	See General Unit data
Windows	See General Unit data
Storage	Ample storage, maximize cupboard space with open shelves and adjacent, pantry
Special Requirements	Maximize counter space
Future Considerations	No Special Requirements
Systems	
Mechanical	Vent hood to exterior
Plumbing	Self-rimming, stainless steel double sink with garbage disposal
Lighting	Recessed spotlights or fluorescent lighting at sink and range
Power	Switched lights at entry to kitchen, counter-height, 4-plex outlets
Communications	
Data	No Requirements
Telecom	Yes
Video	No Requirements
Acoustics	See General Unit data

Room Contents	
Group I	
Built-ins	Movable casework panel to separate living/dining room from kitchen as appropriate to design, coved counter with backsplash, 4-burner gas oven and broiler, dishwasher
Group II & III	
Movable-Equip.	Microwave, 20 cubic foot refrigerator, full-size stacked washer/dryer combination (need not be "in" kitchen)
Furnishings	Coffee maker, toaster oven, other kitchen appliances, possible kitchen table with chairs



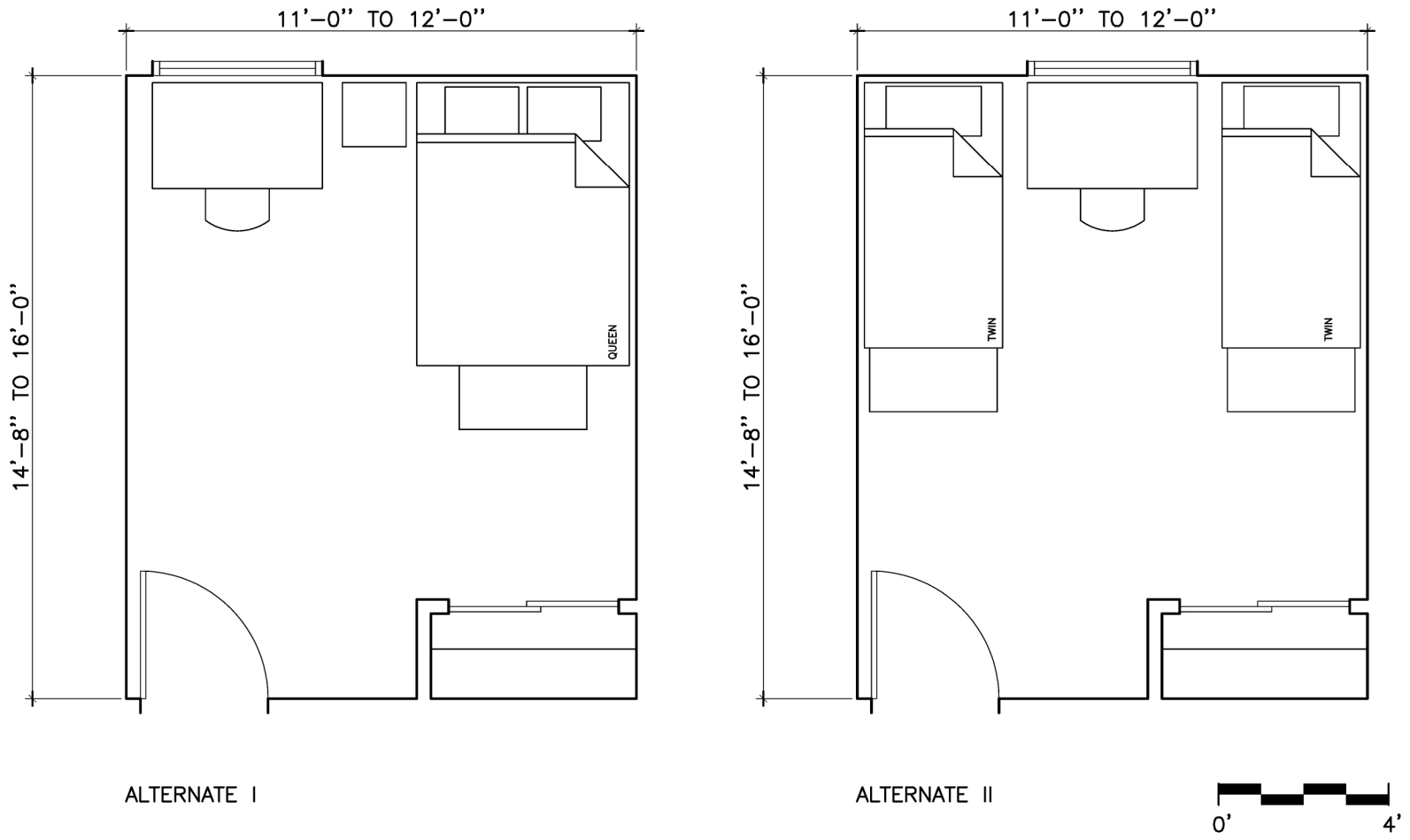
KITCHEN & LAUNDRY
104 ASF

Kitchen & Laundry Room Diagram

6.1.4 Bedroom I
Housing Units

Description	Larger bedroom
Quantity	One
ASF	176
Number of Occupants	2
Adjacency Requirements	Circulation, bedroom II (and III), bathroom
Activities	Sleeping, study, relaxation, play
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	8' minimum
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Painted Gypsum Board
Doors	See General Unit data
Windows	See General Unit data
Storage	Clothes closet
Special Requirements	No Special Requirements
Future Considerations	See General Unit data
Systems	
Mechanical	No Special Requirements
Plumbing	N/A
Lighting	Switched, center mounted light
Power	Multiple outlets
Communications	
Data	Yes
Telecom	Yes
Video	CATV
Acoustics	See General Unit data

Room Contents	
Group I	
Built-ins	No Special Requirements
Group II & III	
Movable-Equip.	No Special Requirements
Furnishings	Bed, end tables, lamps, possible desk and chair, bureau, wardrobe



BEDROOM I WITH CLOSET

176 ASF

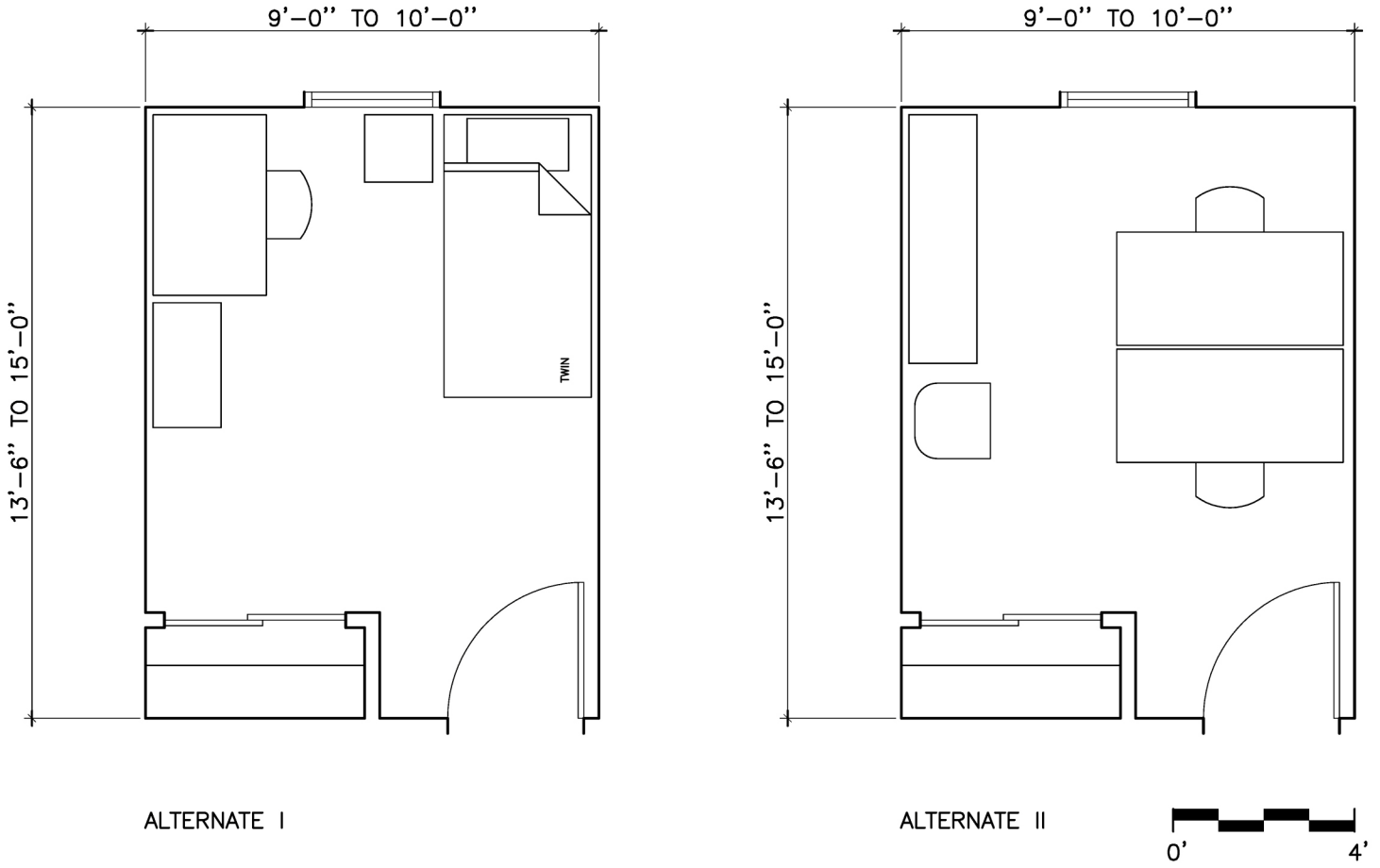
NOTE: DIMENSIONS ARE SHOWN AS A RANGE FOR FLEXIBILITY IN DESIGN

Bedroom I Room Diagram

6.1.5 Bedroom II & III Housing Units

Description	Smaller bedroom(s) with closet
Quantity	One or two
ASF	135 each
Number of Occupants	1-2
Adjacency Requirements	Circulation, bedroom I, bathroom
Activities	Sleeping, study, relaxation, play
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	8' minimum
Finishes	
Floor	Carpet
Base	4" Resilient Cove Base
Walls	Painted Gypsum Board
Ceiling	Painted Gypsum Board
Doors	See General Unit data
Windows	See General Unit data
Storage	Ample storage. 4' minimum opening
Special Requirements	No Special Requirements
Future Considerations	See General Unit data
Systems	
Mechanical	No Special Requirements
Plumbing	N/A
Lighting	Switched, center mounted light
Power	Multiple outlets
Communications	
Data	Yes
Telecom	Yes
Video	No Requirements
Acoustics	See General Unit data

Room Contents	
Group I	
Built-ins	No Special Requirements
Group II & III	
Movable-Equip.	No Special Requirements
Furnishings	Bed, end tables, lamps, possible desk and chair, bureau, wardrobe



BEDROOM II & III (OR STUDY) WITH CLOSET

135 ASF

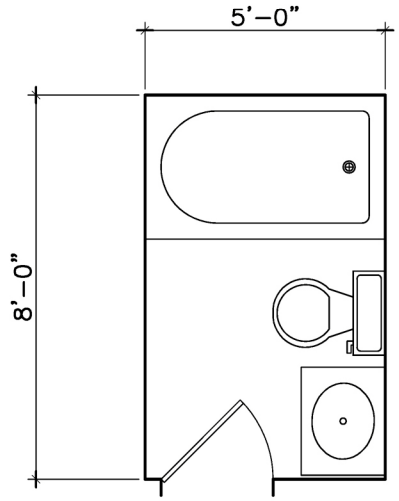
NOTE: DIMENSIONS ARE SHOWN AS A RANGE FOR FLEXIBILITY IN DESIGN

Bedroom II & III Room Diagram

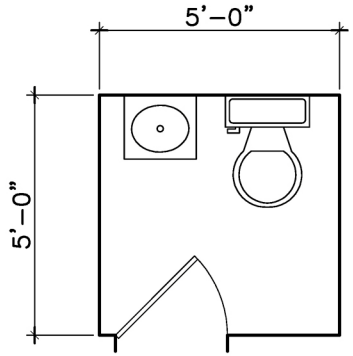
6.1.6 Bathrooms I, II & III Housing Units

Description	Bathrooms with linen closets
Quantity	Each two bedroom unit receives 1 ½ baths Each three bedroom unit receives 1 ¾ baths
ASF	Bathroom: 40 Powder Room: 25
Number of Occupants	1
Adjacency Requirements	Circulation, Bedrooms I, II (and III)
Activities	Hygiene
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	7' minimum
Finishes	
Floor	Vinyl Flooring
Base	4" Resilient Cove Base
Walls	Washable Painted Gypsum Board
Ceiling	Washable Painted Gypsum Board
Doors	See General Unit data
Windows	See General Unit data
Storage	Linen closet, counter space, mirrored medicine cabinet
Special Requirements	No Special Requirements
Future Considerations	See General Unit data
Systems	
Mechanical	Exhaust fan, operable windows where possible
Plumbing	Single sink, toilet, tub/shower (in full bath), shower (in ¾ bath)
Lighting	Fluorescent
Power	Counter height outlets
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	See General Unit data

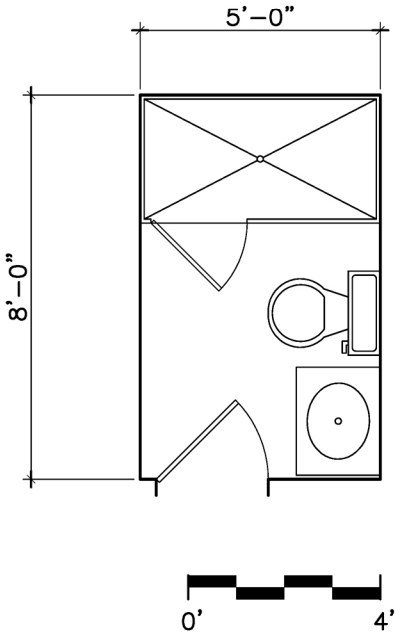
Room Contents	
Group I	
Built-ins	See Storage
Group II & III	
Movable-Equip.	No Special Requirements
Furnishings	No Special Requirements



BATHROOM I: FULL
40 ASF



BATHROOM II: 1/2
25 ASF



BATHROOM III: 3/4
40 ASF

Bathrooms I, II & III Room Diagrams

6.1.7 Covered Patio Housing Units

Description	Covered patio
Quantity	One
ASF	30 (@ 50%)
Number of Occupants	2-5
Adjacency Requirements	Living/dining or kitchen
Activities	Barbecue, gardening
Days of use	Weekdays: M-F Weekends: S-S
Hours of use	24 hours per day
Ceiling Height	8' minimum
Finishes	
Floor	Cement with soil perimeter
Base	N/A
Walls	N/A
Ceiling	Trellis or some other shading
Line of Sight	
Doors	No Special Requirements
Windows	No Special Requirements
Storage	No Special Requirements
Signage	UCR standard
Security	UCR standard
Special Requirements	Prefer fenced
Future Considerations	See General Unit data
Systems	
Mechanical	N/A
Plumbing	Outdoor hose bib
Lighting	Wall mounted area lighting
Power	N/A
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	N/A

Room Contents	
Group I	
Built-ins	See Storage and Special Requirements sections
Group II & III	
Movable-Equip.	N/A
Furnishings	Patio furniture, barbecue

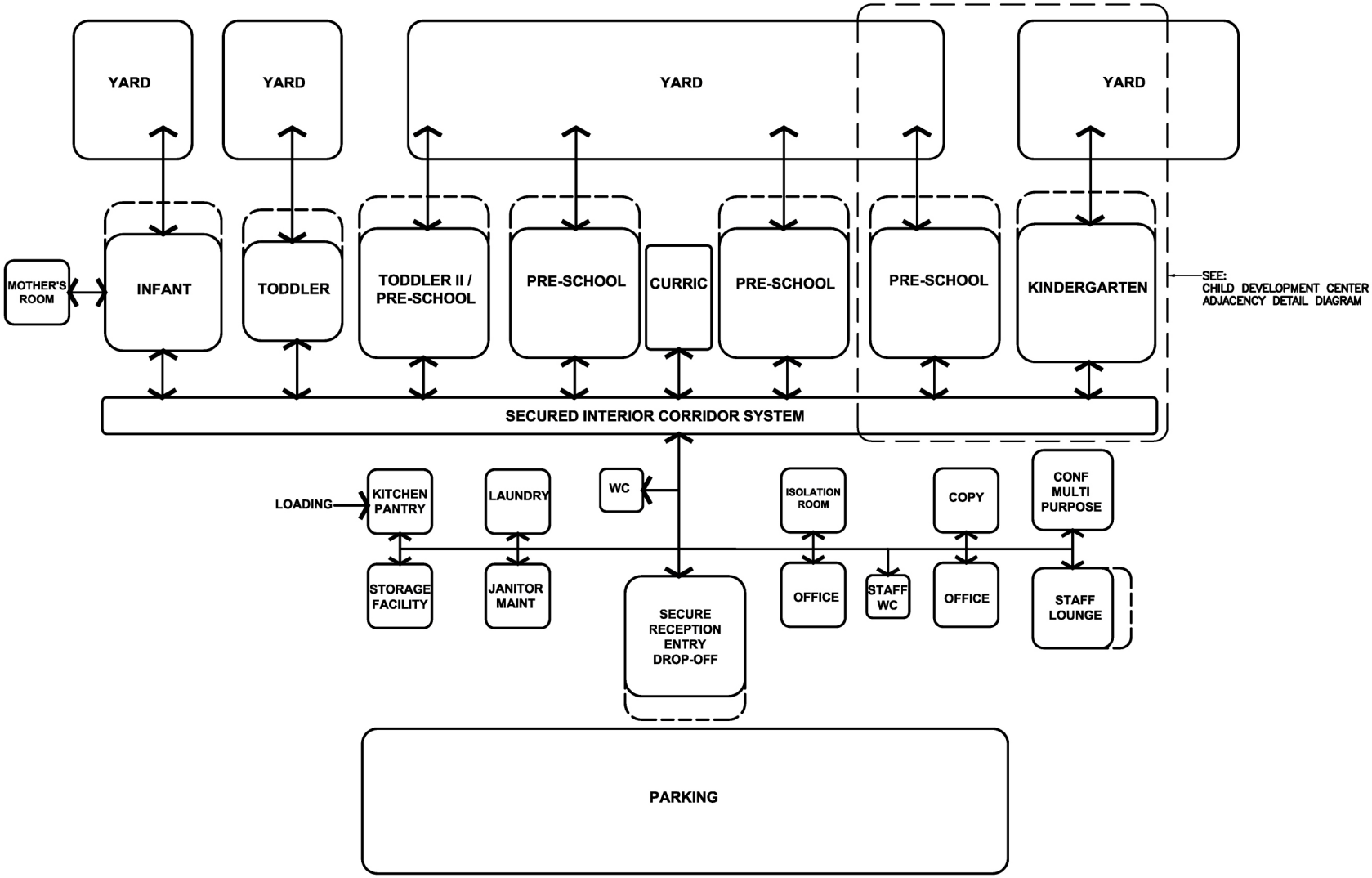
Plan per code.

6.2 CHILD DEVELOPMENT CENTER

6.2.1 General Facility Data and Adjacency Diagram Child Development Center

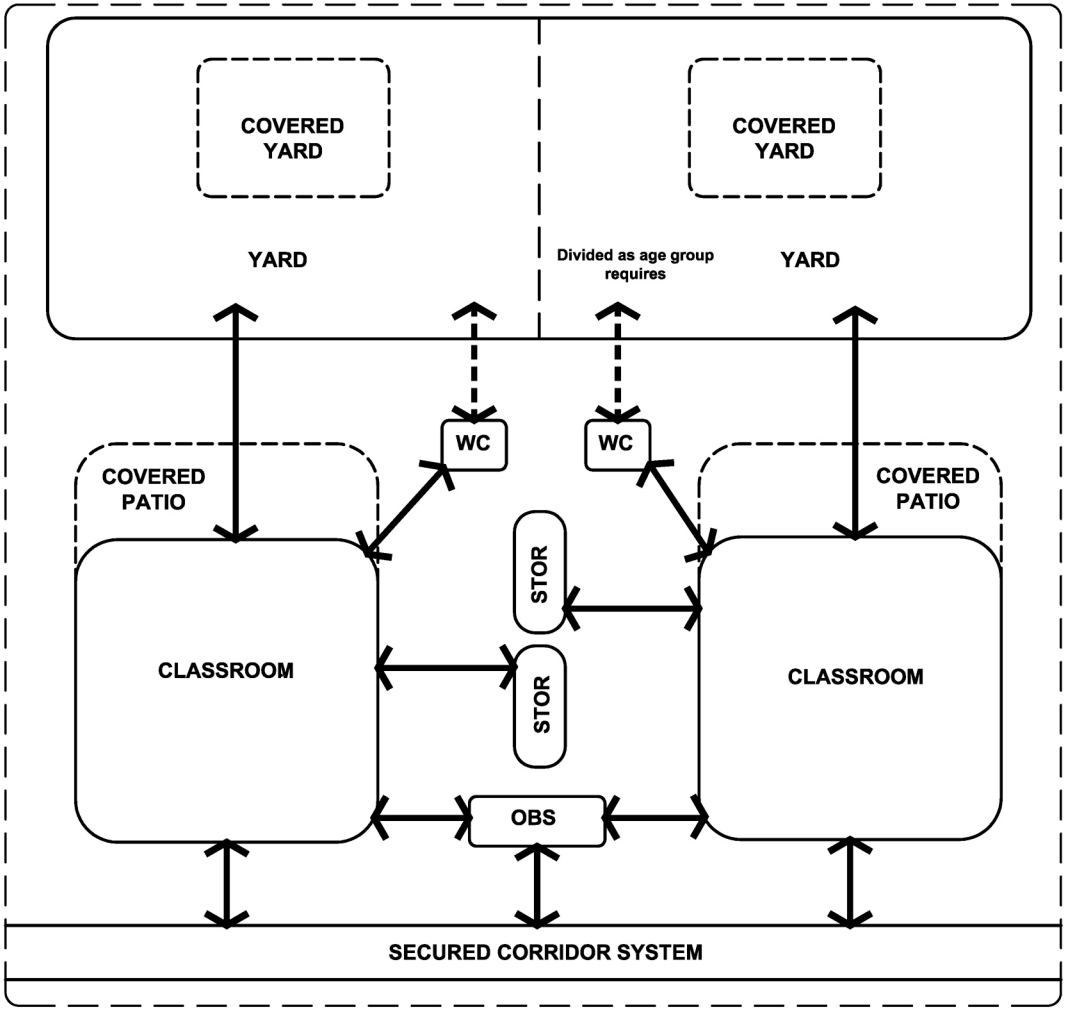
Description	Center for daytime use	
Quantity	One	
GSF	14,000 square feet + covered play yard	
Number of Occupants (staff, parents, volunteers)	Staff Full Time: 30 Part time: 15	Volunteers Full Time: 10 Part time: 10 Parents: 160
Number of Occupants (students)	Infants: 12 Toddlers: 36 Pre-School: 72	Kindergarten: 24 Full Time: All (144)
Adjacency Requirements	Facility is to front on future Northwest Mall and Iowa Avenue. Vehicle access is to be from new driveway off Iowa Avenue. 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 • Facial Recognition system to prevent wrongful removal of children • Remote/hardwired panic buttons throughout building for Police	

	notification • On site central access control room and monitoring station See Section 5.8 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

Child Development Center Adjacency Diagram

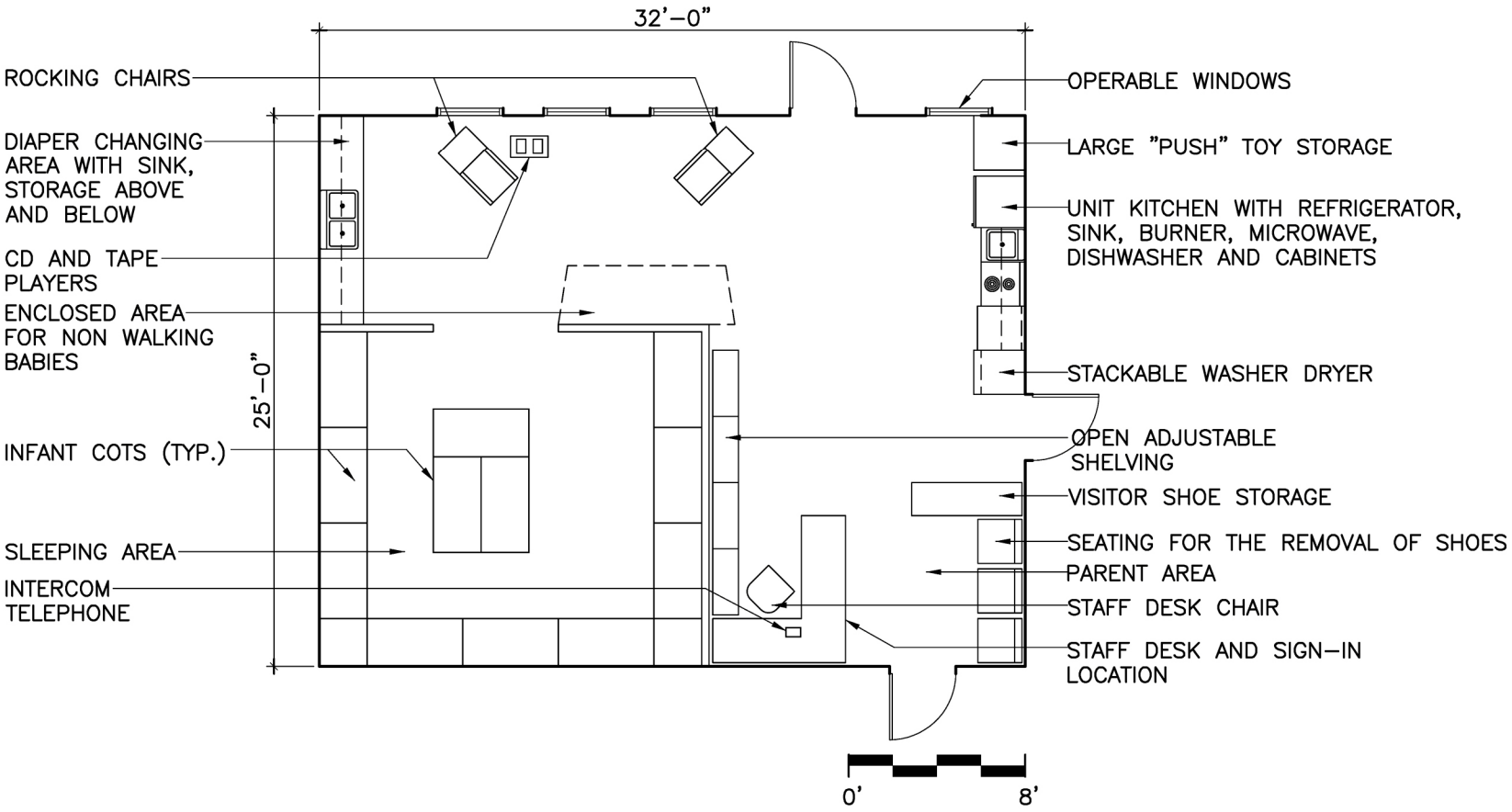


CHILD DEVELOPMENT CENTER
ADJACENCIES DETAIL

Child Development Center Adjacency Detail Diagram

6.2.2 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

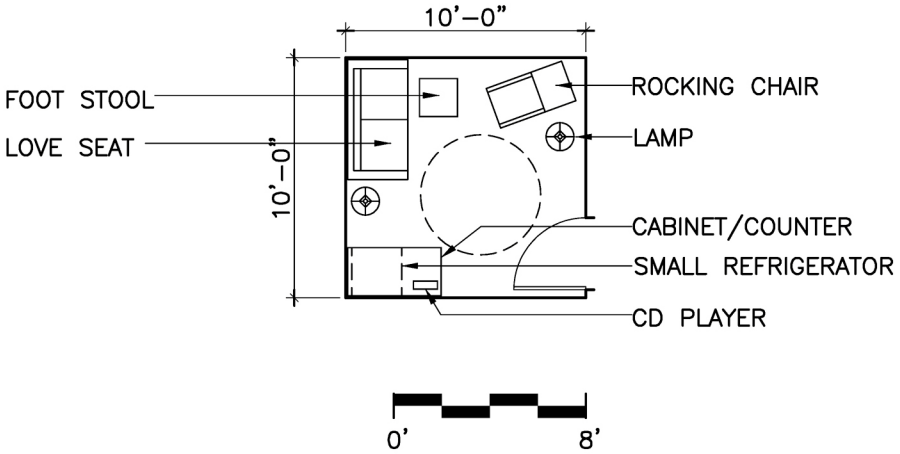
800 ASF

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

Infant Room Diagram

6.2.3 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

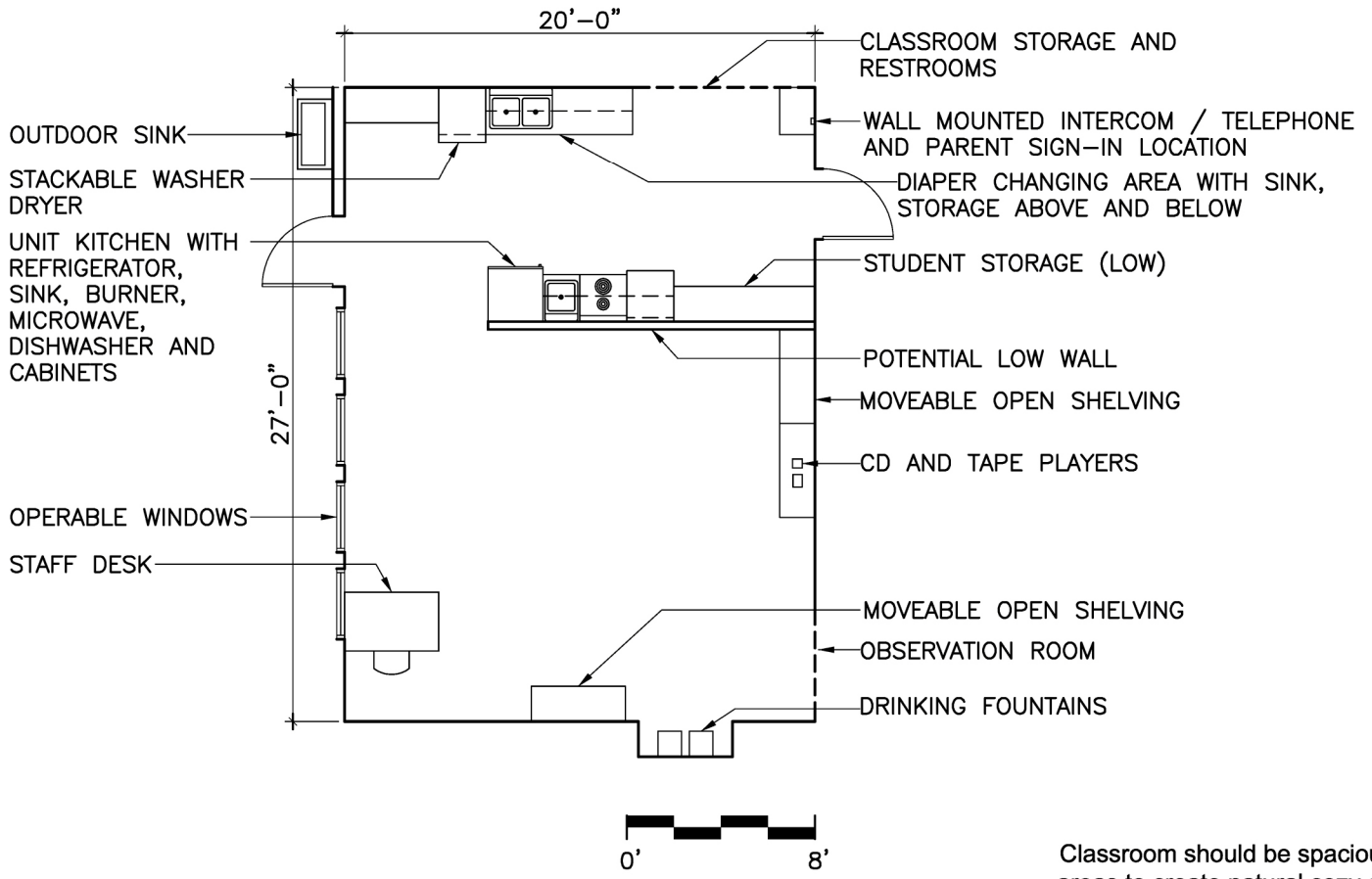


MOTHER'S ROOM
100 ASF
ADJACENCIES: INFANT ROOM

Mothers' Room Diagram

6.2.4 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 with areas to create natural cozy corners and interest centers for projects that can be left up.

TODDLER ROOM

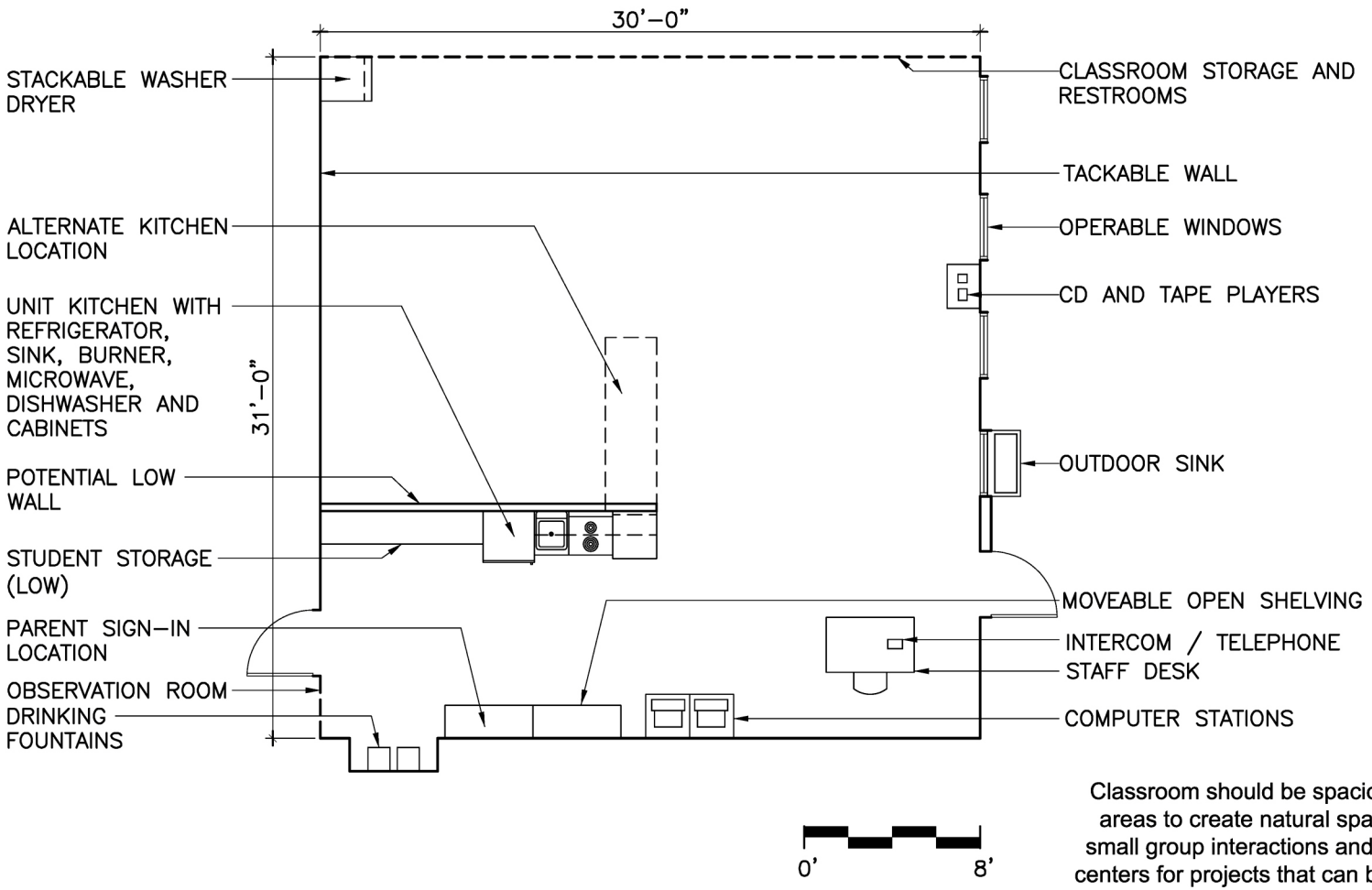
540 ASF

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

Toddler Room Diagram

6.2.5 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



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

PRE-SCHOOL ROOM
(ALT: TODDLER II ROOM)

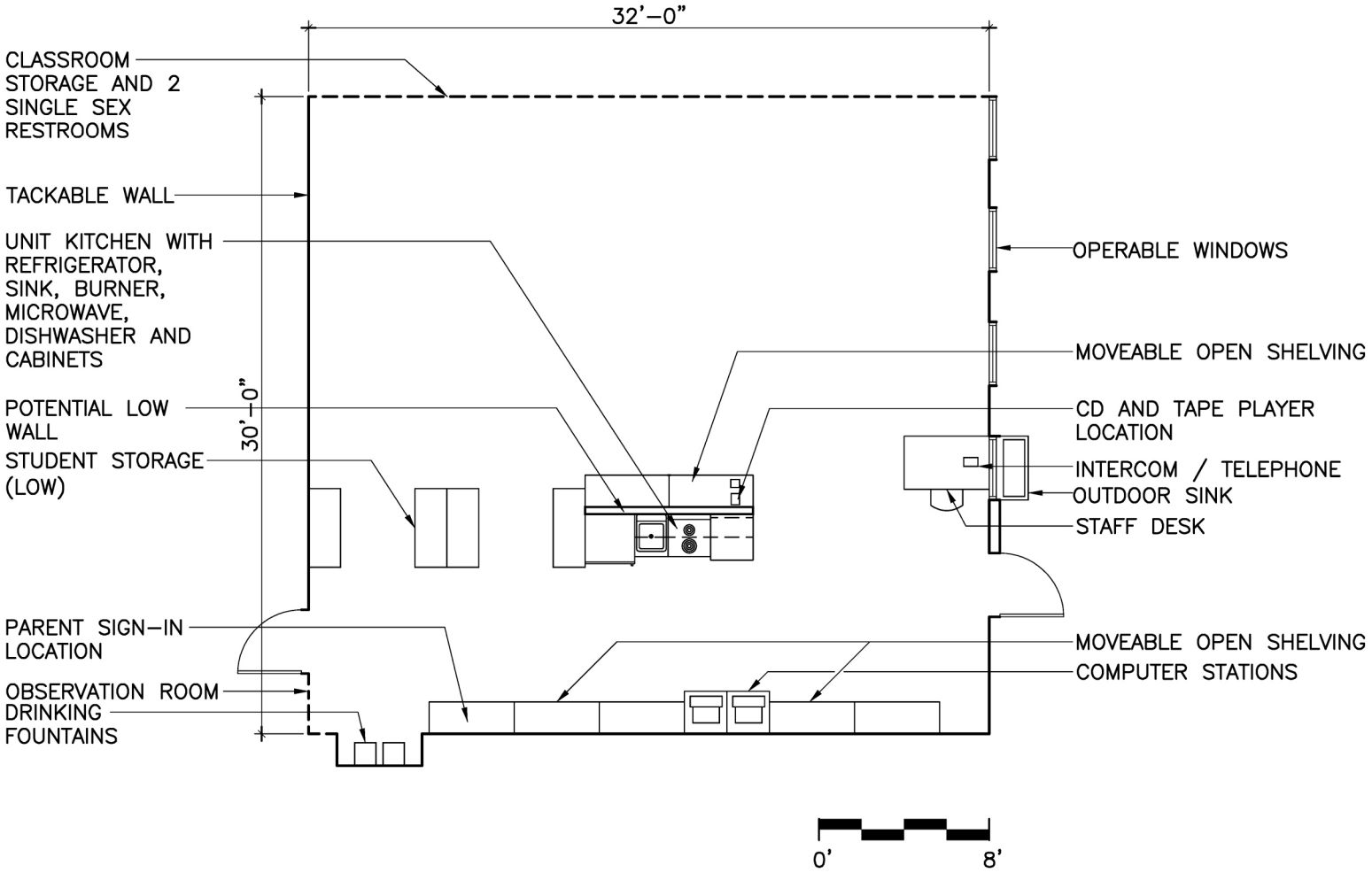
(FOR TODDLER ROOM INCLUDE DIAPER CHANGING AREA, ADDITIONAL 3 STAFF AND NO COMPUTER STATIONS)

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

Pre-School Room Diagram

6.2.6 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 do 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



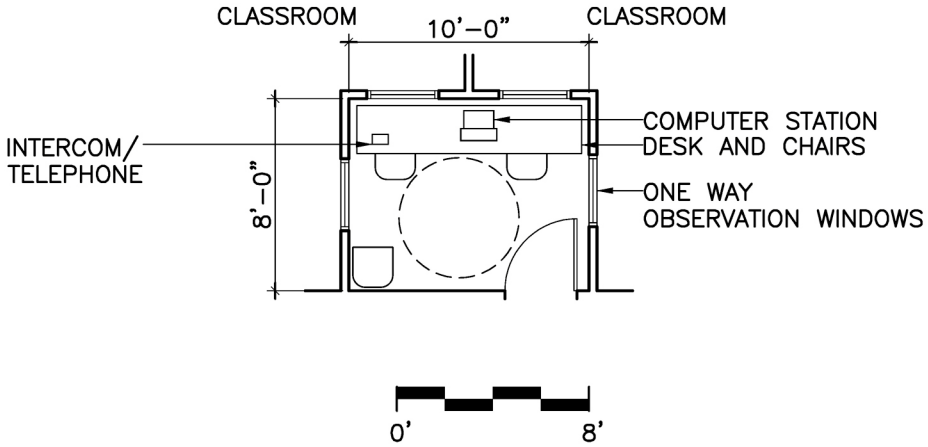
KINDERGARTEN ROOM
960 ASF

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

Kindergarten Room Diagram

6.2.7 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

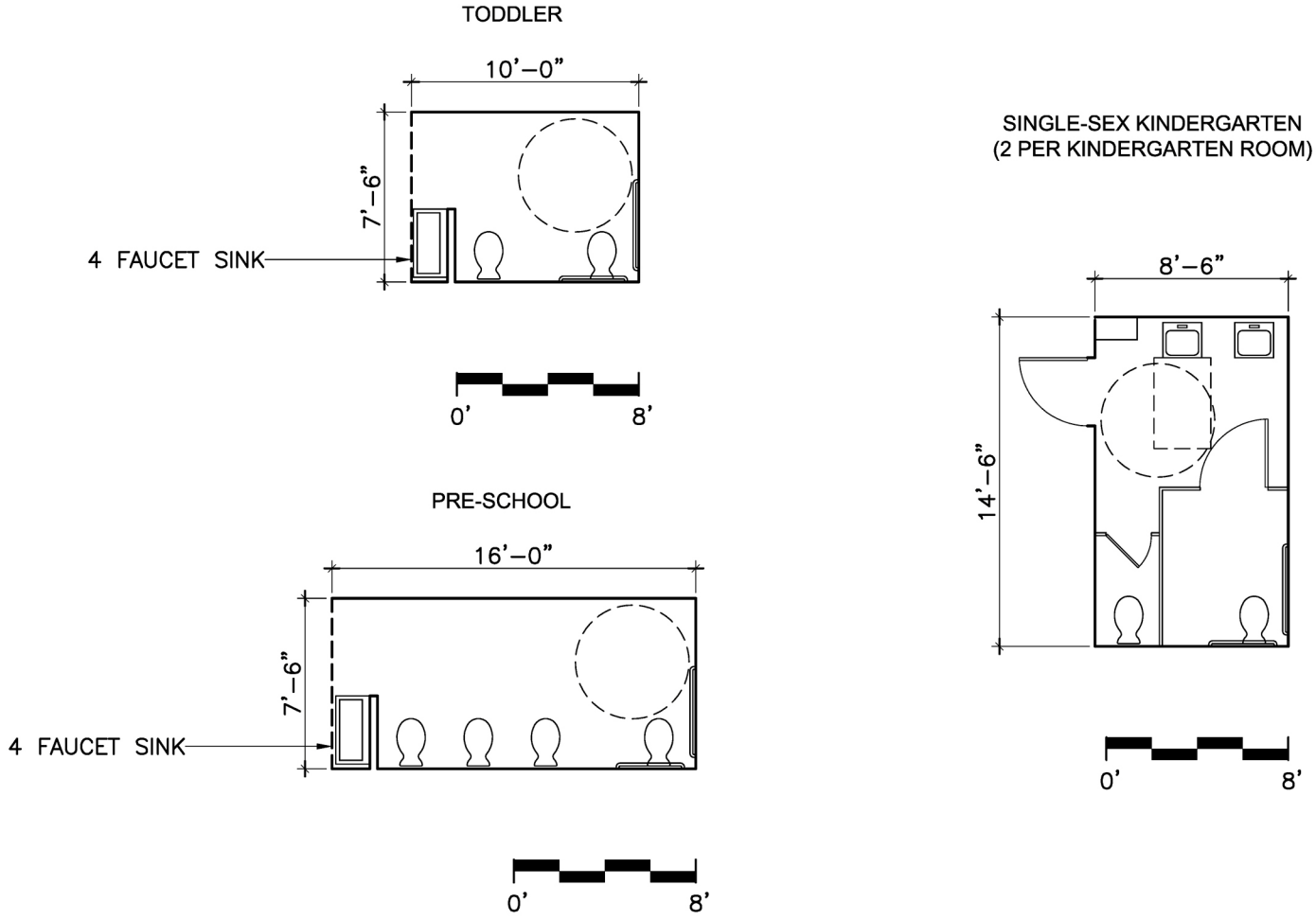


OBSERVATION ROOM FOR PAIRED CLASSROOMS
80 ASF
ADJACENCY: EACH CLASSROOM

Observation Room Diagram

6.2.8 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

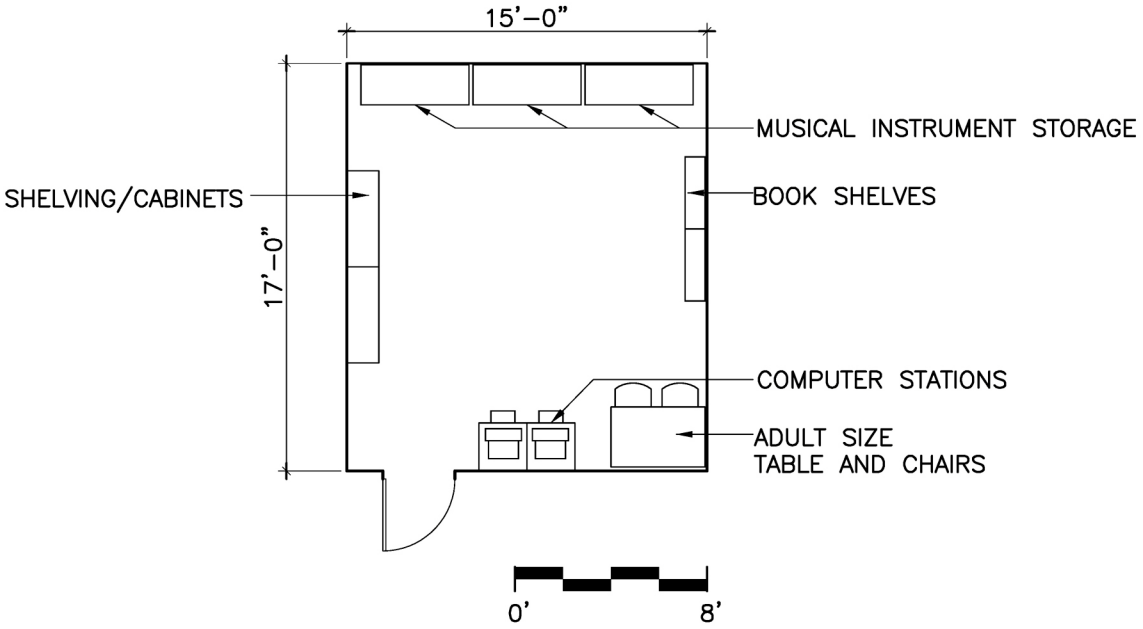
TODDLER 75 ASF, PRE–SCHOOL 120 ASF, KINDERGARTEN 123 ASF/PER SINGLE SEX ROOM

ADJACENCY: EACH CLASSROOM AND PLAY YARD
(IF NO OUTDOOR RESTROOMS ARE PROVIDED)

Children's Restrooms Diagram

6.2.9 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

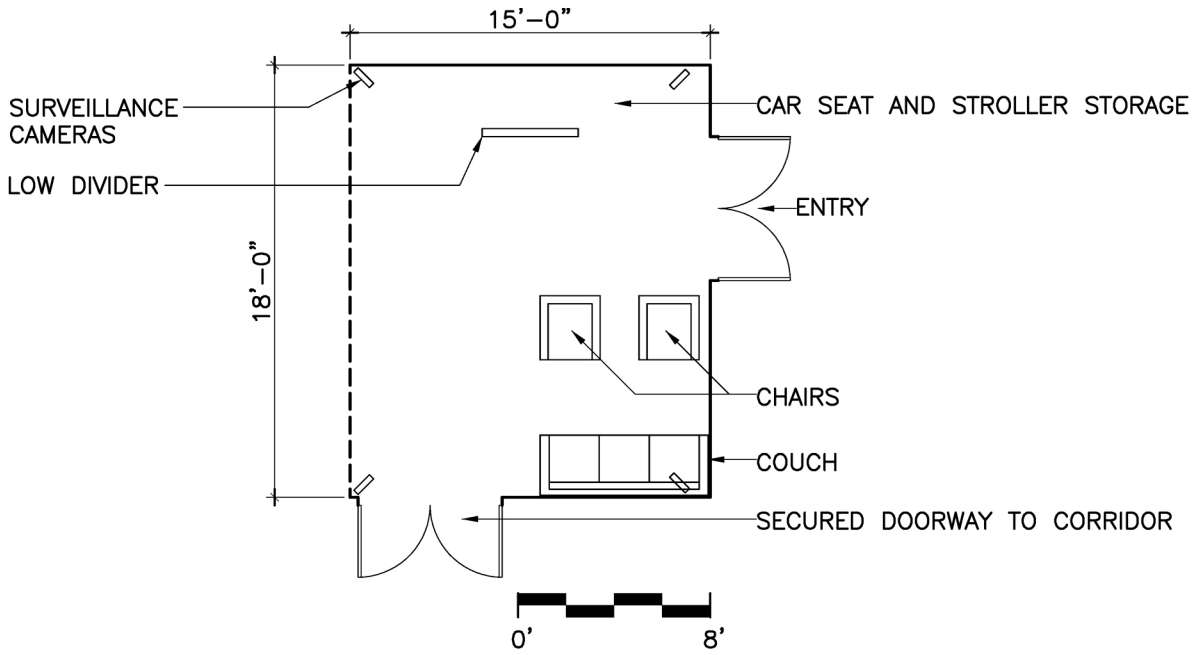


CURRICULUM ROOM
255 ASF
ADJACENCY: IF THIS BECOMES EDC. THEN
ACCESS TO KITCHEN IS PREFERRED

Curriculum Room Diagram

6.2.10 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

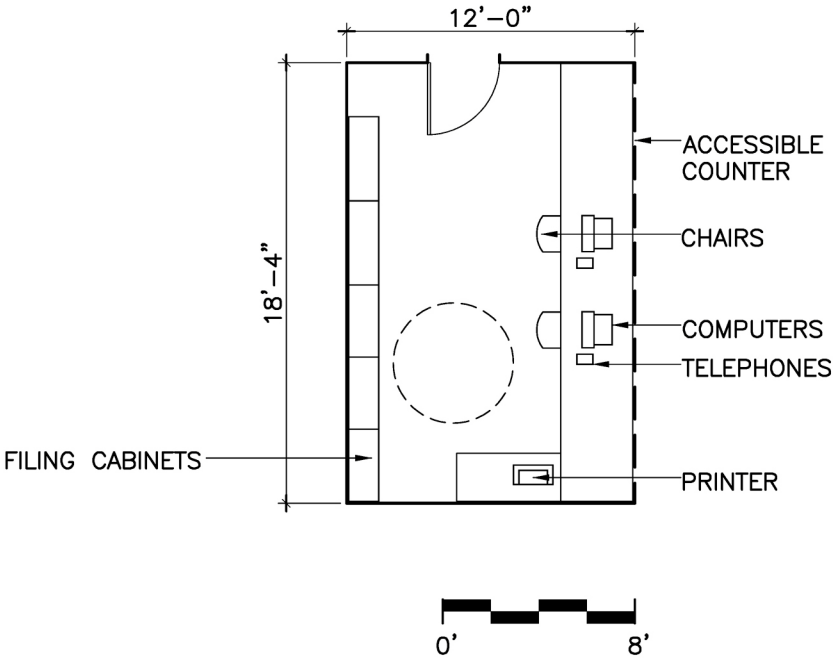


ENTRY / LOBBY / STROLLER STORAGE
270 ASF
ADJACENCIES: RECEPTION

Entry/Lobby/Stroller Storage Diagram

6.2.11 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 work station.
Telecom	Data / telecom ports required at each work station.
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

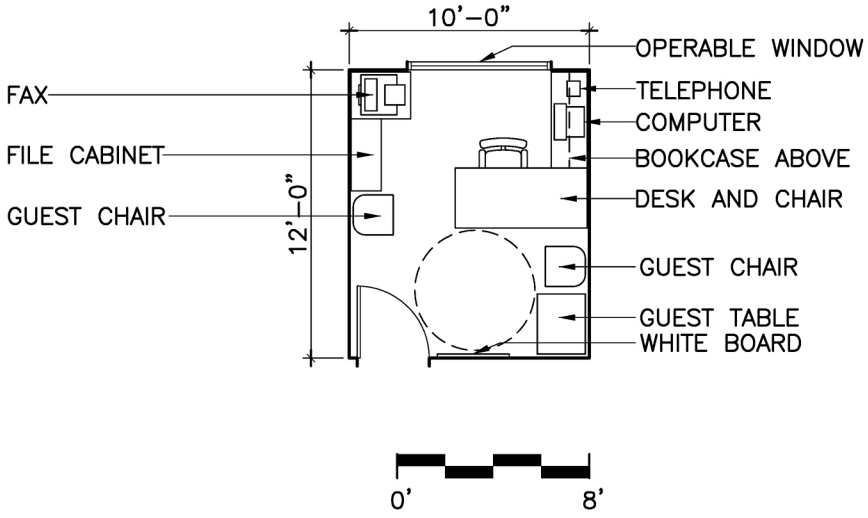


RECEPTION
220 ASF
ADJACENCIES: ENTRY/LOBBY AND ISOLATION ROOM

Reception Room Diagram

6.2.12 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

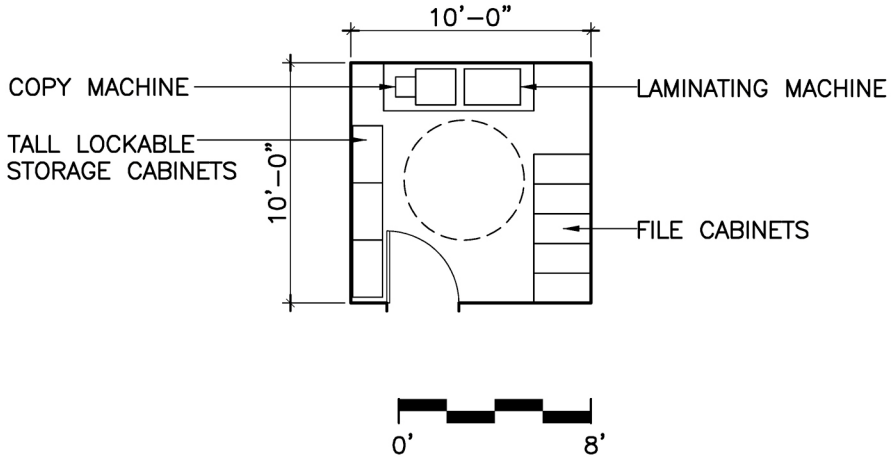
120 ASF

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

Office Room Diagram

6.2.13 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

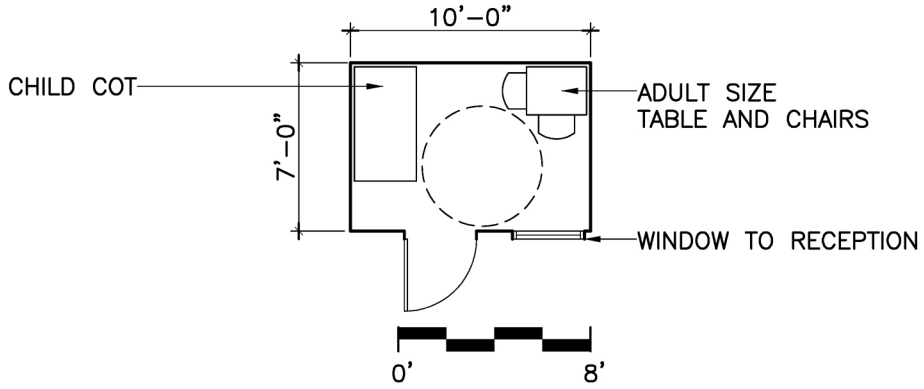
ADJACENCIES: RECEPTION AND OFFICES

Copy Center Room Diagram

6.2.14 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



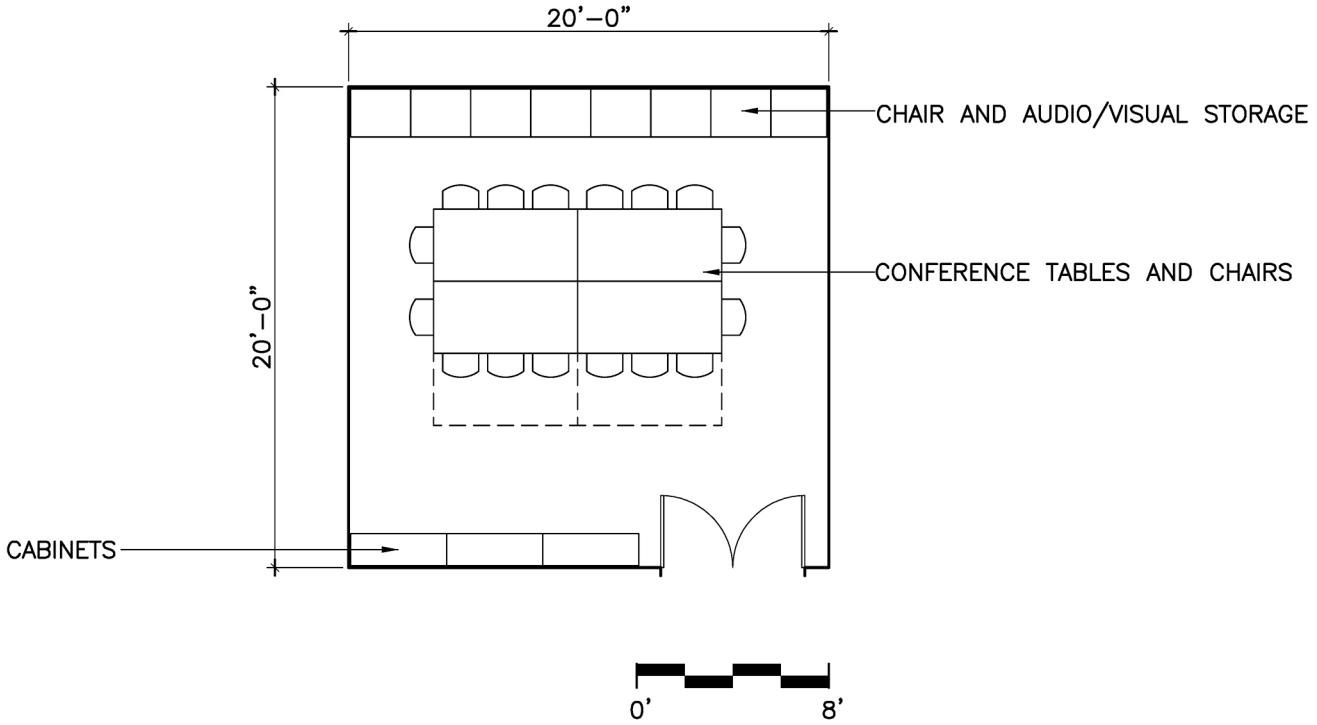
ISOLATION / SMALL CONFERENCE ROOM

70 ASF
ADJACENCIES: RECEPTION

Isolation/Small Conference Room Diagram

6.2.15 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

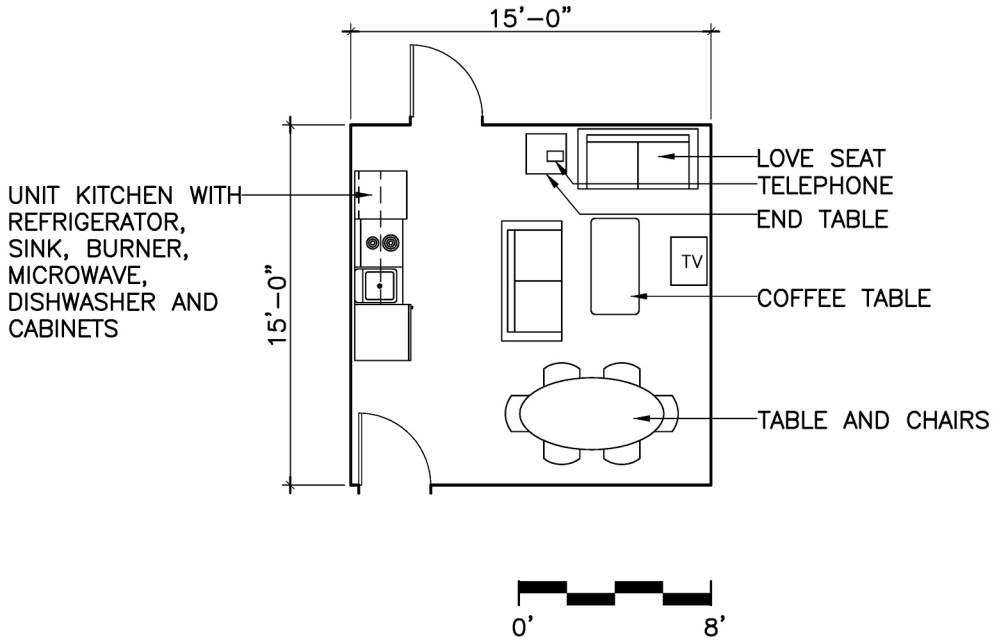


CONFERENCE / MULTI-PURPOSE ROOM
400 ASF
ADJACENCIES: RECEPTION AND ENTRY/LOBBY

Conference/Multi-Purpose Room Diagram

6.2.16 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

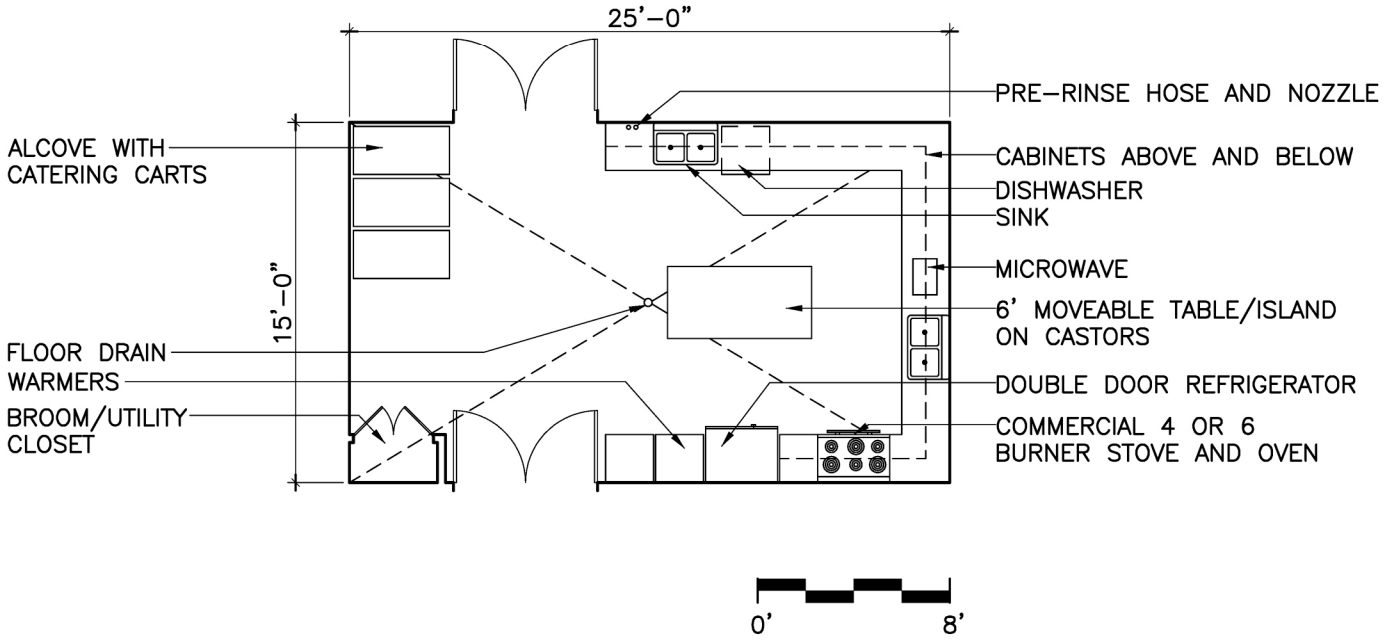
225 ASF

ADJACENCY: EXTERIOR SHADED PATIO AREA

Staff Lounge Room Diagram

6.2.17 Kitchen/Pantry/Loading Child Development Center

Description	Commercial kitchen, pantry, indoor storage
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 Commercial 4 or 6 burner stove and oven
Systems	
Mechanical	Commercial hood, ventilation for stove/oven. See General Facility Data
Plumbing	(2) Two compartment sinks 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	Yes
Telecom	Yes
Video	No Requirements
Acoustics	No Special Requirements
Room Contents	
Group I	
Built-ins	See Room Diagram
Group II & III	
Movable-Equip.	Microwave oven
Furnishings	6' Movable table/island on castors. See Room Diagram



KITCHEN / PANTRY / LOADING

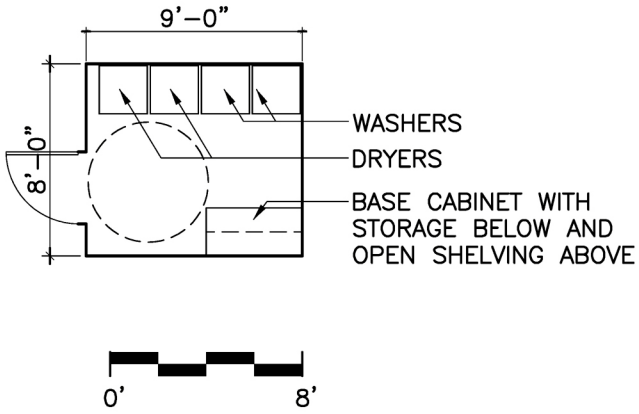
375 ASF

ADJACENCIES: LOADING/PARKING, TRASH AND STORAGE; ACCESS TO CLASSROOMS

Kitchen/Pantry/Loading Room Diagram

6.2.18 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

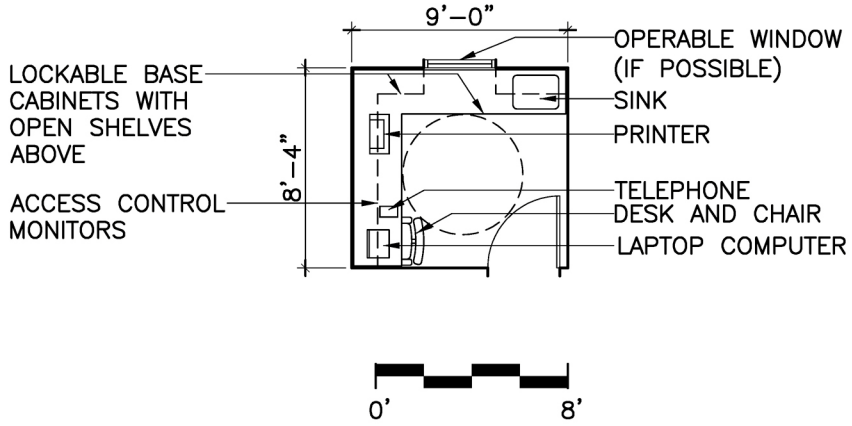
72 ASF

ADJACENCIES: KITCHEN, JANITOR'S ROOM

Laundry Room Diagram

6.2.19 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 I
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



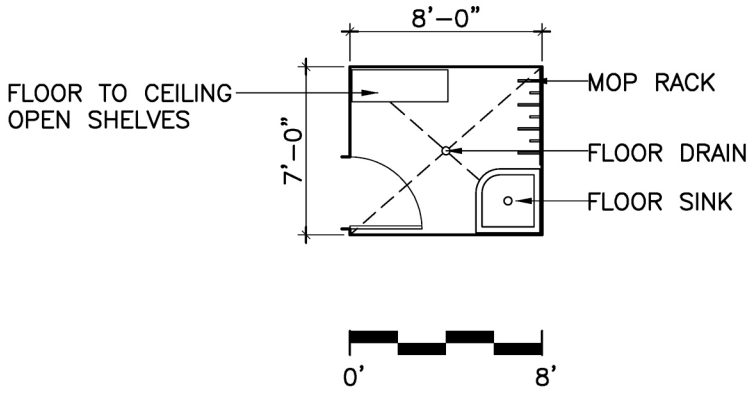
MAINTENANCE / ACCESS CONTROL OFFICE

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

Maintenance / Access Control Office Room Diagram

6.2.20 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 I
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

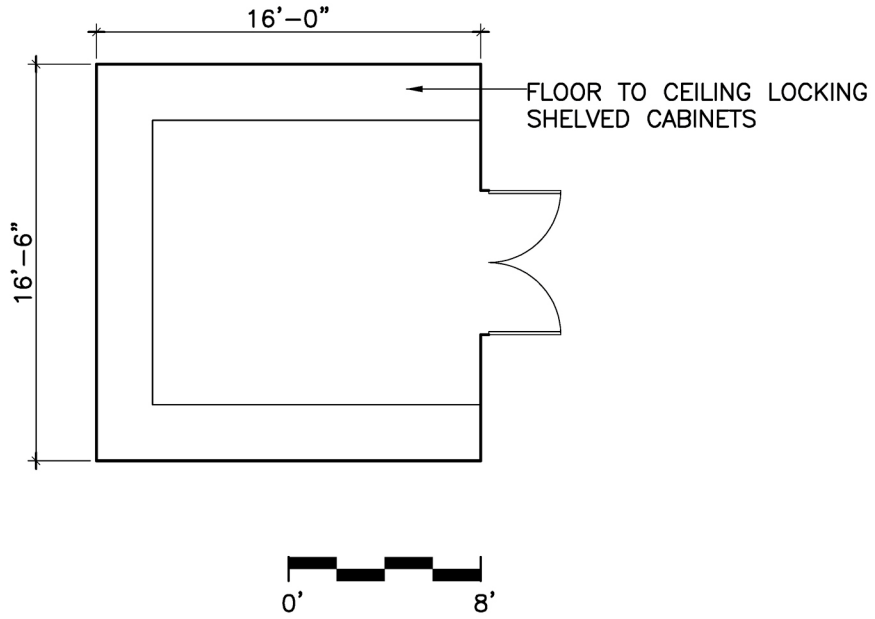


JANITORIAL CLOSET
56 SF – INCLUDED IN BUILDING GSF
ADJACENCIES: TRASH/KITCHEN/WET WALL

Janitorial Closet Room Diagram

6.2.21 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

6.2.22 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

6.2.23 Staff Restroom
Child Development Center

Description	Unisex restroom for office staff
Quantity	One (or Two)
ASF	123 (or 2 @ 60 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.

6.3 SHARED FACILITIES

This section comprises the overall planning criteria and requirements of:

- Neighborhood Park (Section 6.3.1)
- Tot Lot (Section 6.3.2)
- Community Center (Section 6.3.3)

Several Shared Facilities that serve the community best when sited in multiple locations are included in the space program. These functions should be sited during the Schematic Design Phase in the Site Plan.

- Mail: Situated in boxes serviced by the United States Postal Service. Additional receptacles for intra-campus mail.
- Trash & Recycling Areas: Sited in convenient, accessible locations in Phase I.

6.3.1 Neighborhood Park Shared Facilities

Description	Outdoor community-wide "play" area
Quantity	One
GSF	750 Structure
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: The Community
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Centrally located within the Family Student Housing community
Activities	Group gathering, reading, eating, water play, gardening, general outdoor play.
Days of use	7 days a week
Hours of use	5-Midnight
Ceiling Height	N/A
Finishes	
Floor	Sand, grass, rubber, concrete
Base	Ceramic Tile (Restrooms)
Walls	Ceramic Tile (Restrooms)
Ceiling	Acoustic (Restrooms)
Line of Sight	No Special Requirements
Doors	Solid Core
Windows	Operable, Glass Block as applicable
Storage	Janitorial supplies
Signage	Entry identification, way finding, and accessibility signage should be provided.
Security	Lockable facilities, video surveillance
Special Requirements	Provide for shaded picnic areas Bike parking
Future Considerations	No Special Requirements
Systems	
Mechanical	N/A
Plumbing	Drinking fountains Water play areas (as possible) Public toilets Water to vending
Lighting	Area lights required
Power	Exterior receptacles at restrooms
Communications	
Data	N/A
Telecom	N/A
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.	Vending machines
Furnishings	Picnic benches, tables

Plan per code

6.3.2 Tot Lot
Shared Facilities

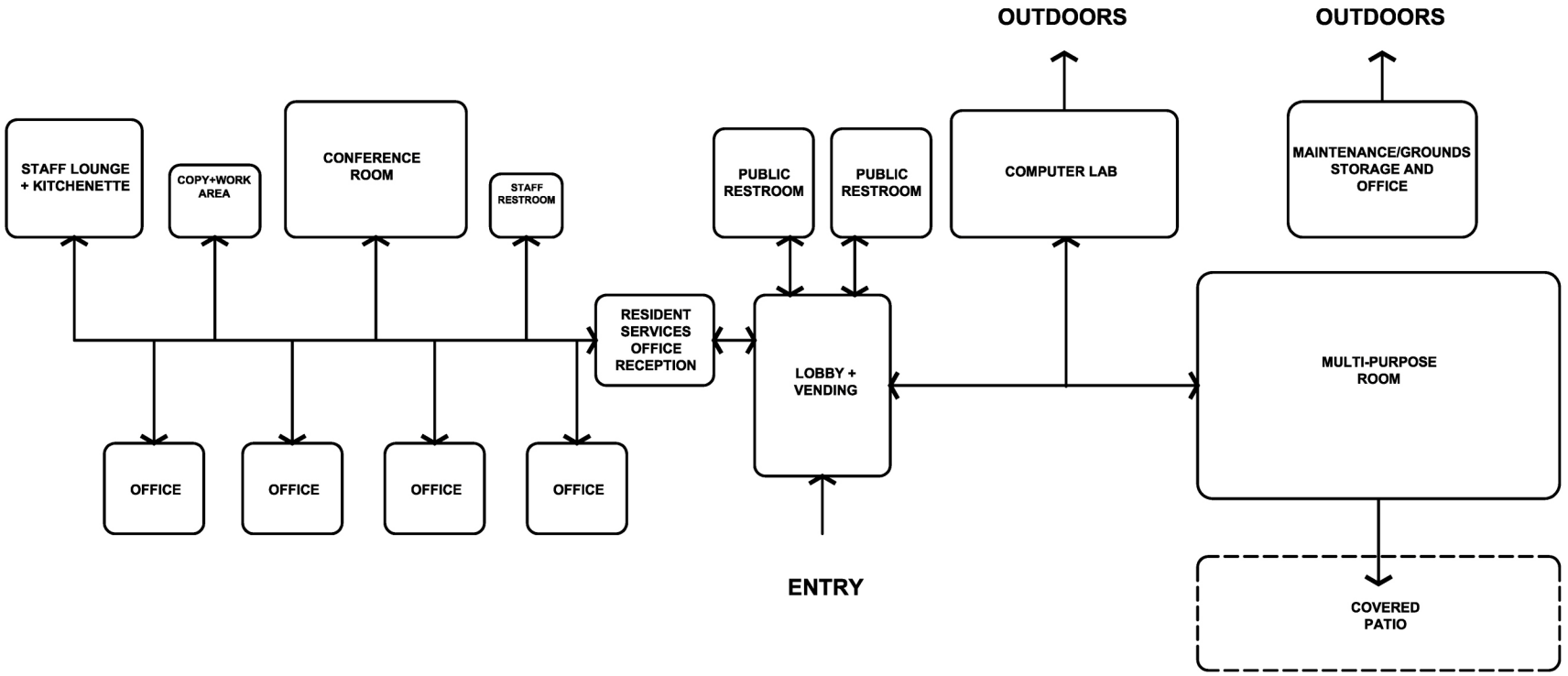
Description	Outdoor play area for young children.
Quantity	One
ASF	N/A
Number of Occupants (staff, parents, volunteers)	Full Time: N/A Part time: N/A
Number of Occupants (students)	Full Time: N/A Part time: N/A
Adjacency Requirements	Family student housing
Activities	General outdoor play and eating.
Days of use	7 days a week
Hours of use	Daylight hours
Ceiling Height	N/A
Finishes	
Floor	Sand, grass, rubber, concrete
Base	N/A
Walls	Fencing
Ceiling	N/A
Line of Sight	General supervision blind spots should be avoided. Climbing structures, etc. should be located so benches face the yard.
Doors	Lockable gates
Windows	N/A
Storage	N/A
Signage	Entry identification, way finding, accessibility and exiting signage should be provided.
Security	Security fencing and video surveillance required at each area.
Special Requirements	Plantings must be child-friendly Variety of levels, mounds, hills and sunken areas per accessible requirements.
Future Considerations	No Special Requirements
Systems	
Mechanical	N/A
Plumbing	Child level drinking fountains Water play areas (To Be Determined)
Lighting	Area lights required. See General Facility Data
Power	No Special Requirements
Communications	
Data	N/A
Telecom	N/A
Video	See security requirements
Acoustics	N/A
Contents	
Group I	
Built-ins	Climbing structures, sandboxes, and swings (which may be shaded). See Storage.
Group II & III	
Movable-Equip.	No Requirements
Furnishings	Benches

Plan per code.

6.3.3 General Facility Data and Adjacency Diagram
Shared Facilities: Community Center

Description	General Community Facility Requirements
Quantity	One
GSF	4,800
Number of Occupants	Full Time: Part time: 80
Adjacency Requirements	Northwest Mall or Iowa, Child Development Center, Neighborhood Parks and Family Student Housing. Vehicle access from CDC should accommodate a loading/waiting area and bicycle parking.
Activities	Office: Move-in/move-out, work orders, parking permits, room reservations, counseling, equipment check-out, poster making, meetings; Community: Meetings, conferences, socializing, dinner, parties, after school programs, library, computer lab
Days of use	7 days a week
Hours of use	Community spaces to be accessible separate from office spaces.
Ceiling Height	Ample space, openness in the interior, bright
Finishes	
Floor	Floor covering should offer both quiet carpeted areas and hard surfaces for ease of cleanup. Carpeting should be antibacterial. Carpet tiles are recommended to facilitate ease of replace as needed.
Base	4" Resilient Cove Base, Typ. Ceramic Tile, cove at tile floor areas
Walls	All wall surfaces should be durable and washable particularly the lower half.
Ceiling	All ceiling surfaces should durable, washable at wet and service function areas, and provide as much acoustic control as possible.
Sightlines	See individual room data sheets
Doors	Rear access and double entry doors
Windows	All windows should have safety glazing. Provide dual glazing at all areas where thermal and acoustic control is required. All east, south and west exposures should be provided with passive solar shading devises. Frames should be durable and low maintenance. Prefer sliding, casements are problematic. Not recessed.
Storage	Storage room, cabinets, lockable shelves, storage cabinet near copy machine for paper, filing cabinets, separate closets for office supplies, cleaning supplies and check out equipment, indoor and outdoor storage areas, large storage area required for programming, supplies, tables and chairs
Signage	Building and entry identification, way finding, accessibility and exiting signage should be provided. Parking entry / drop-off, accessibility and control signage should also 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 • Facial Recognition system to prevent wrongful removal of children • Remote/hardwired panic buttons throughout building for Police notification • On site central access control room and monitoring station

Special Requirements	Separate restrooms in lobby area, resident access is through lobby area, pay phone, soda/water machine, drinking fountain in lobby, house phone for residents to make local calls, covered patio for congregating and eating.
Future Considerations	Space for expansion, staff, technology upgrades, wireless office
Systems	
Mechanical	Air conditioning (with separate controls), exhaust fan, separate air conditioned zones, ceiling fans
Plumbing	Men's and Women's restrooms: Automatic flush toilets, one children's level toilet and sink; waterless urinals Staff lounge: Sink, garbage disposal, dishwasher; Lobby: Drinking fountain
Lighting	Exterior: Flood and patio lights; Interior: Overhead dimmable fluorescent lights, nooks with task lighting, recessed lighting, light sensors
Power	Outlets to be four-plex, plug covers and child proof inserts, provisions for 6 computers with printers, emergency power generator, outlets on every wall for data, phone, fax, intercom system throughout building, door chime
Communications	
Data	See individual room data sheets.
Telecom	Pay phone located near restrooms, connection to campus police system
Video	CATV or Satellite, See security requirements
Acoustics	All design elements should provide for sound attenuation especially in the offices and administrative spaces for privacy.
Room Contents	
Group I	
Built-ins	See individual room data sheets.
Group II + III	
Movable-Equip.	See individual room data sheets.
Furnishings	See individual room data sheets.

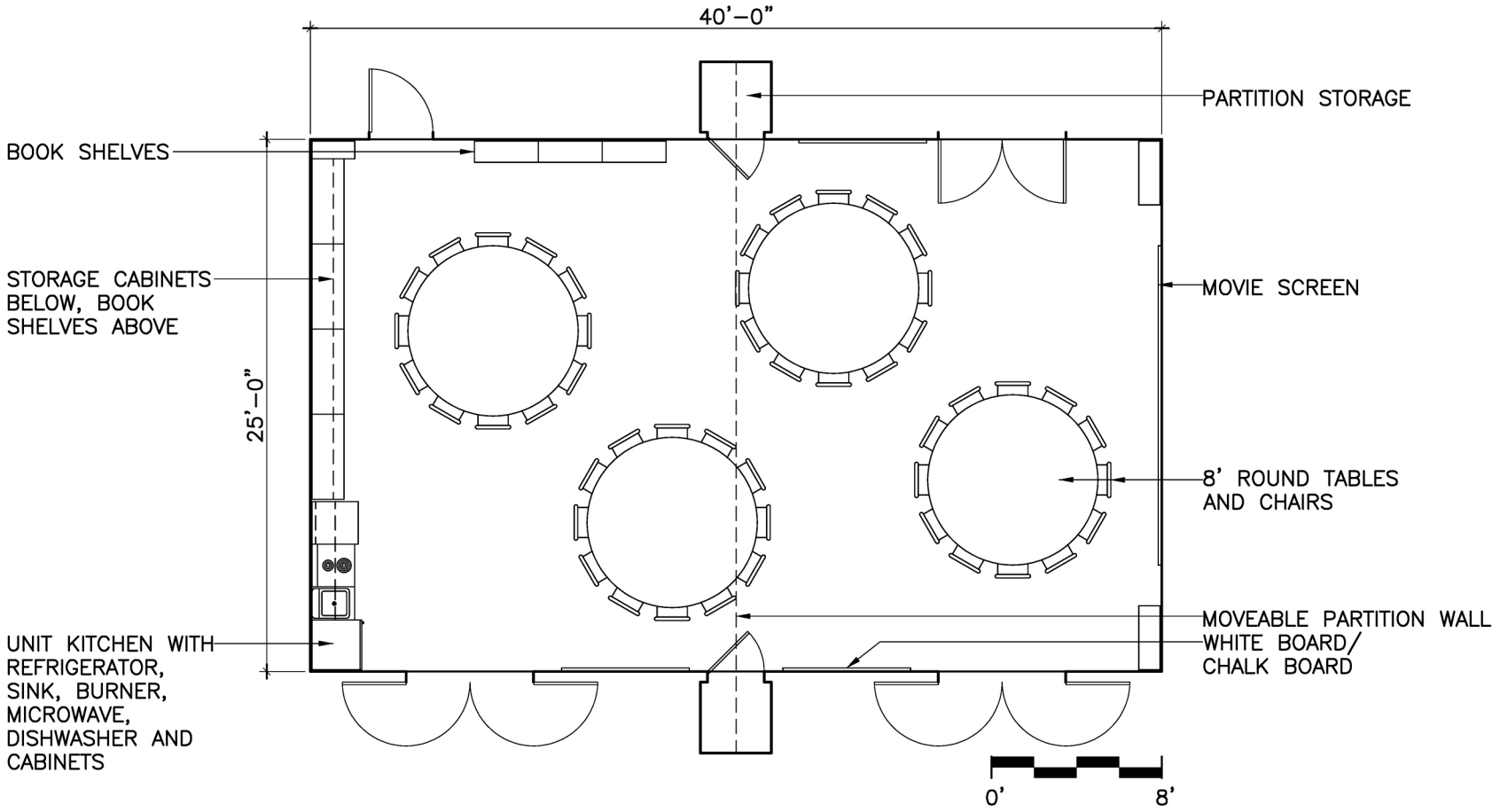


COMMUNITY CENTER
ADJACENCIES

Community Center Adjacency Diagram

6.3.3.1 Multi-Purpose Room
Shared Facilities: Community Center

Description	Community activities
Quantity	One
ASF	1,000
Number of Occupants	Full Time: Part time: 66
Adjacency Requirements	Covered Patio, Computer Lab, Furniture Storage
Activities	Meetings, conferences, socializing, dinner, parties, after school programs, library
Days of use	7 days a week
Hours of use	8 am - 10 pm Sunday - Thursday 8 am - 12 am Friday and Saturday
Ceiling Height	8'-9'
Finishes	
Floor	Carpet with vinyl flooring at service areas
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	Column free space
Doors	Provide Movable partitions, accommodating two equal occupancy rooms and double doors to facilitate furniture movement.
Windows	See General Facility Data
Storage	See storage room data
Signage	See General Facility Data
Security	Card access. See General Facility Data
Special Requirements	Patio with barbecue area, common area wall with white boards and chalk boards, unit kitchen
Future Considerations	Room may accommodate extended day care program
Systems	
Mechanical	Separate air conditioned zone, ceiling fans
Plumbing	As required for unit kitchen
Lighting	Overhead dimmable fluorescent lights
Power	See General Facility Data
Communications	
Data	Internet access with 3 data ports per wall in the main area and several on the floor
Telecom	Campus phone, jacks at wall
Video	CATV or Satellite
Acoustics	Noise control, built in sound system with indoor and outdoor speakers
Room Contents	
Group I	
Built-ins	storage cabinets, counter, bookshelves
Group II + III	
Movable-Equip.	Unit kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets
Furnishings	Tables (8' rounds) and chairs

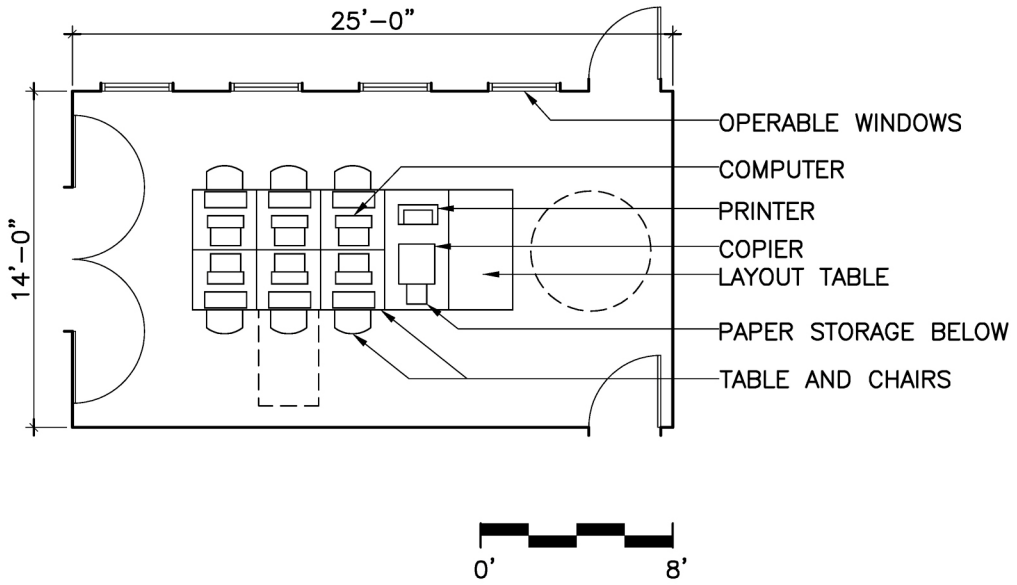


MULTI-PURPOSE ROOM
1000 ASF
ADJACENCY: COVERED PATIO, COMPUTER LAB, FURNITURE STORAGE

Multi-Purpose Room Diagram

6.3.3.2 Computer Lab
Shared Facilities: Community Center

Description	Community Computer Lab
Quantity	One
ASF	350
Number of Occupants	6 Stations
Adjacency Requirements	Outdoor entrance, Multi-Purpose Room
Activities	Email, internet, studying, printing
Days of use	7 days a week
Hours of use	8 am – 10 pm Sunday – Thursday 8 am – 12 am Friday and Saturday
Ceiling Height	9' min.
Finishes	
Floor	Carpet (anti-static)
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	No Special Requirements
Doors	Double doors to facilitate equipment movement
Windows	Design to minimize glare at equipment screens
Storage	Provide for paper and miscellaneous supplies
Signage	See General Facility data
Security	Card access, security camera
Special Requirements	Windows and lighting should provide non-glare working environment.
Future Considerations	No Special Requirements
Systems	
Mechanical	Air Conditioning adequate for machine load, well ventilated (requirement of copy machine), zoned
Plumbing	No Requirements
Lighting	Overhead dimmable fluorescent lights
Power	4-5 outlets per wall, plug covers, provisions for 16 computers, printer, copier
Communications	
Data	Campus data standards to accommodate equipment.
Telecom	No Requirements
Video	Provide CATV outlet.
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Provide copier / printer and layout counter tops with storage below.
Group II + III	
Movable-Equip.	6 Computers, printer, copier
Furnishings	6 Computer work stations.

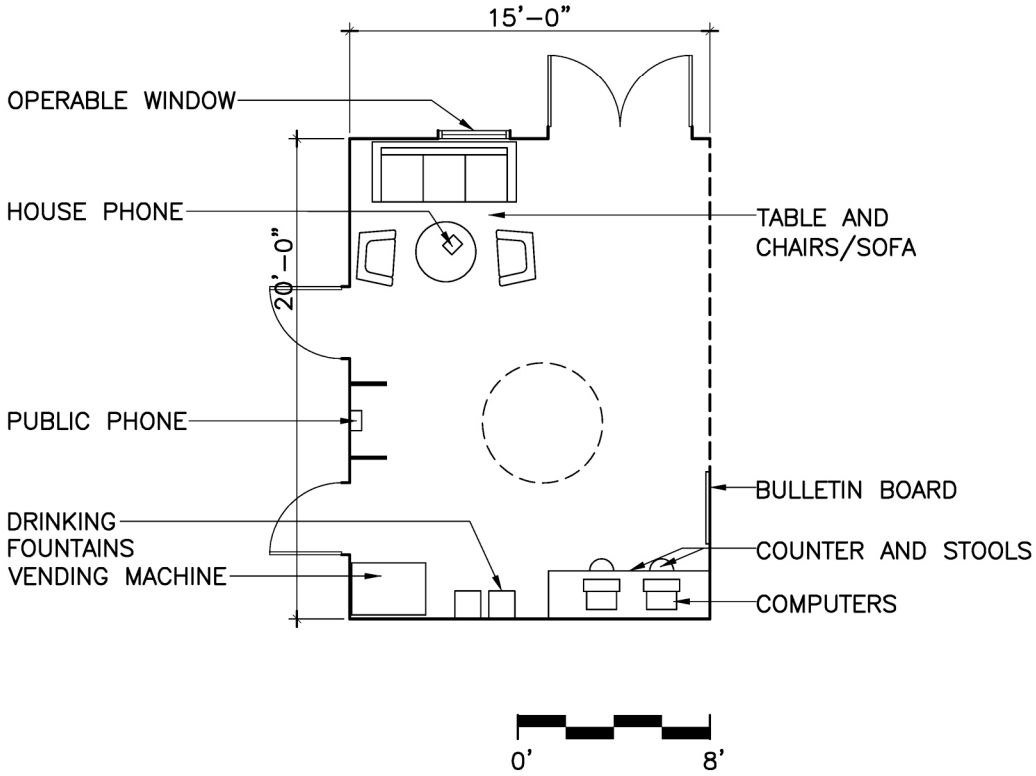


COMPUTER LAB
350 ASF
ADJACENCY: OUTDOOR ACCESS, MULTI–PURPOSE ROOM

Computer Lab Room Diagram

6.3.3.3 Lobby & Vending
Shared Facilities: Community Center

Description	Lobby area with vending machines for Housing Office and Community Building
Quantity	One
ASF	300
Number of Occupants	Full Time: Part time:
Adjacency Requirements	Access to Grade, Restrooms, Reception
Activities	
Days of use	7 days a week
Hours of use	8 am – 10 pm Sunday - Thursday 8 am – 12 am Friday and Saturday
Ceiling Height	8'
Finishes	
Floor	Vinyl Flooring
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	No Special Requirements
Doors	Double entry door
Windows	See General Facility Data
Storage	No Requirements
Signage	See General Facility Data
Security	Surveillance cameras, alarmed doors, card access See General Facility Data
Special Requirements	Easy access (no stairs), ramp, automatic door, access to men's and women's restrooms, pay phone, soda/water vending machine, drinking fountain, house phone for residents to make local calls
Future Considerations	No Special Requirements
Systems	
Mechanical	Air conditioning zone
Plumbing	Drinking fountain
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data ports for computer stations. See Room Diagram
Telecom	Telecom / PA See Special Requirements Section
Video	See security requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	No Requirements
Group II + III	
Movable-Equip.	Computer work stations / stools
Furnishings	Bulletin board, tables and chairs



LOBBY & VENDING

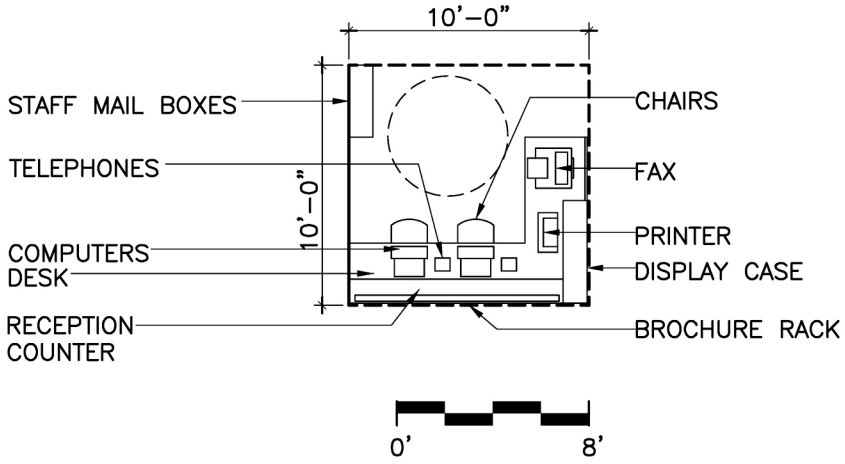
300 ASF

ADJACENCY: ACCESS TO GRADE, PUBLIC RESTROOMS, RECEPTION

Lobby & Vending Room Diagram

6.3.3.4 Resident Services Office Reception
Shared Facilities: Community Center

Description	Reception for Housing Office and Community Building
Quantity	One
ASF	100
Number of Occupants	Full Time: 2 Part time:
Adjacency Requirements	Lobby, Resident Services Offices, Copy + Work Area, Staff Lounge, Conference Room, Staff Restroom
Activities	Move-in/Move-out, Work Orders, Parking Permits, Room Reservations, Counseling, Equipment Check-out
Days of use	Weekdays: 5
Hours of use	8 am – 5 pm
Ceiling Height	8' min.
Finishes	
Floor	Carpet (anti-static)
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	Maintain visual supervision of lobby
Doors	No Special Requirements
Windows	No Special Requirements
Storage	No Special Requirements
Signage	See General Facility Data
Security	Panic buttons, surveillance cameras, alarmed doors, card access See General Facility Data
Special Requirements	No clear access to staff areas by community residents, specific area to place fax machine
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 ports at reception counter
Telecom	Telecom / PA
Video	See security requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Display case and brochure rack, staff mail boxes, counter
Group II + III	
Movable-Equip.	Fax, computers, phones, printer
Furnishings	Chairs



RESIDENT SERVICES OFFICE RECEPTION

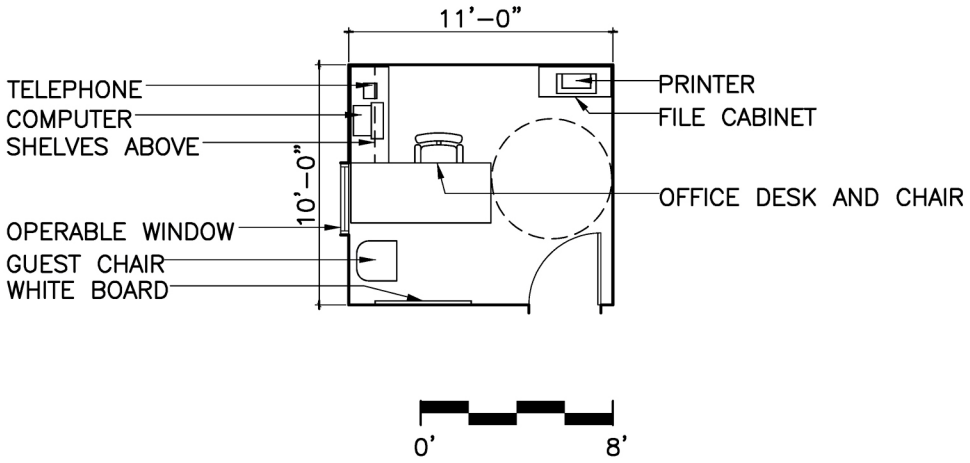
100 ASF

ADJACENCY: LOBBY+VENDING, RESIDENT SERVICES OFFICES, COPY+WORK AREA, STAFF LOUNGE, CONFERENCE ROOM, STAFF RESTROOM

Resident Services Office Reception Room Diagram

6.3.3.5 Resident Services Offices (4)
Shared Facilities: Community Center

Description	Offices for Family Student Housing Services
Quantity	Four
ASF	110 each
Number of Occupants	Full Time: 1 each Part time:
Adjacency Requirements	Staff Lounge + Kitchenette, Copy + Work Area
Activities	Move-in/Move-out, Work Orders, Parking Permits, Room Reservations, Counseling, Equipment Check-out, Poster Making, Meetings
Days of use	Weekdays: 5
Hours of use	8 am – 5pm
Ceiling Height	8'
Finishes	
Floor	Carpet (anti-static)
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	Cabinets, filing cabinets
Signage	See General Facility Data
Security	Panic buttons, card access See General Facility Data
Special Requirements	Preferred room configuration is square
Future Considerations	No Special Requirements
Systems	
Mechanical	Air conditioning zone
Plumbing	No Special Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data ports (2 locations)
Telecom	Telecom / PA
Video	No Requirements
Acoustics	Provide acoustic privacy
Room Contents	
Group I	
Built-ins	No Requirements
Group II + III	
Movable-Equip.	White boards, computer, telephone, one printer per office
Furnishings	System Furniture



RESIDENT SERVICES OFFICES (4)

110 ASF EACH

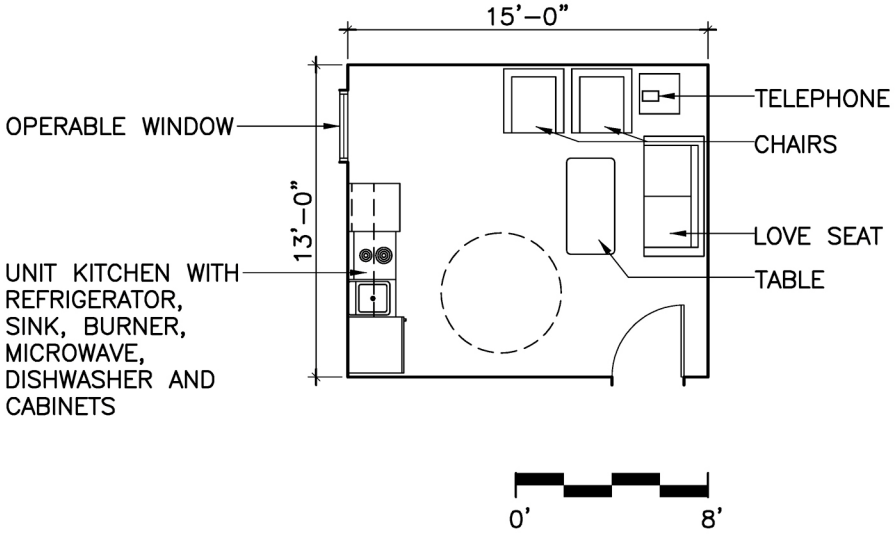
ADJACENCY: STAFF LOUNGE, COPY+WORK AREA

Resident Services Offices Room Diagram

6.3.3.6 Staff Lounge & Kitchenette
Shared Facilities: Community Center

Description	Staff Lounge and Break Room with Kitchenette
Quantity	One
ASF	195
Number of Occupants	Full Time: Part time: 6
Adjacency Requirements	Offices
Activities	Staff's lunch and break area, including food preparation.
Days of use	Weekdays: 5
Hours of use	8 am – 5 pm
Ceiling Height	8' min.
Finishes	
Floor	Carpet
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	Cabinets above / below countertops
Signage	See General Facility Data
Security	Panic buttons, card access See General Facility Data
Special Requirements	Unit Kitchen
Future Considerations	No Special Requirements
Systems	
Mechanical	Air conditioning zone
Plumbing	As required for unit kitchen
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	(2) data ports
Telecom	Telecom / PA
Video	*CATV*
Acoustics	See General Facility Data

Room Contents	
Group I	
Built-ins	No Requirements
Group II + III	
Movable-Equip.	Unit Kitchen with refrigerator, sink, burner, microwave, dishwasher and cabinets
Furnishings	Couch, table, chairs, telephone See Room Diagram



STAFF LOUNGE & KITCHENETTE

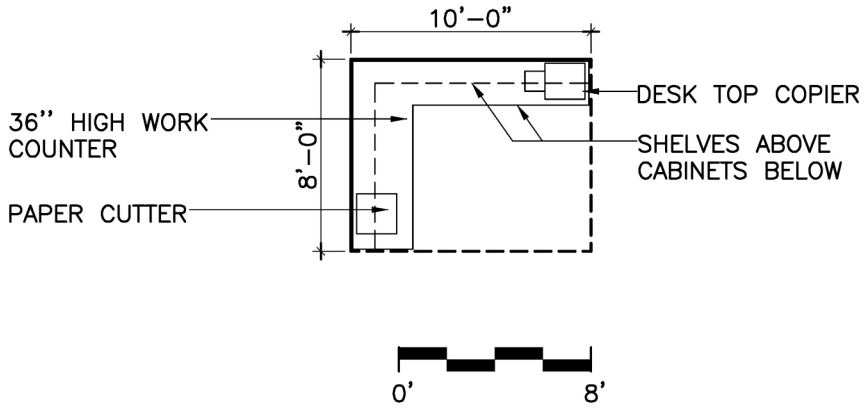
195 ASF

ADJACENCY: RESIDENT SERVICES OFFICES

Staff Lounge & Kitchenette Room Diagram

6.3.3.7 Copy/Work Area
Shared Facilities: Community Center

Description	Dedicated space for copy machine, paper storage, poster making and other production oriented work
Quantity	One
ASF	80
Number of Occupants	Full Time: Part time: 6
Adjacency Requirements	Offices, reception
Activities	Copying, Poster Making, Document organization and other production oriented activities
Days of use	Weekdays: 5
Hours of use	8 am – 5 pm
Ceiling Height	8' min.
Finishes	
Floor	Carpet (anti-static)
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	Shelves for production materials, storage cabinet near copy machine for paper
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	Air conditioning zone, well ventilated (requirement of copy machine) See General Facility Data
Plumbing	No Requirements
Lighting	See General Facility Data
Power	Data, phone, fax, intercom system 110 volt outlet, 30 Amp for one copy machine.
Communications	
Data	(1) Data Port
Telecom	Telecom / PA
Video	No Requirements
Acoustics	See General Facility Data
Room Contents	
Group I	
Built-ins	Counter with shelves above and cabinets below
Group II + III	
Movable-Equip.	Desk top copy machine, paper cutter
Furnishings	No Requirements



COPY / WORK AREA

80 ASF

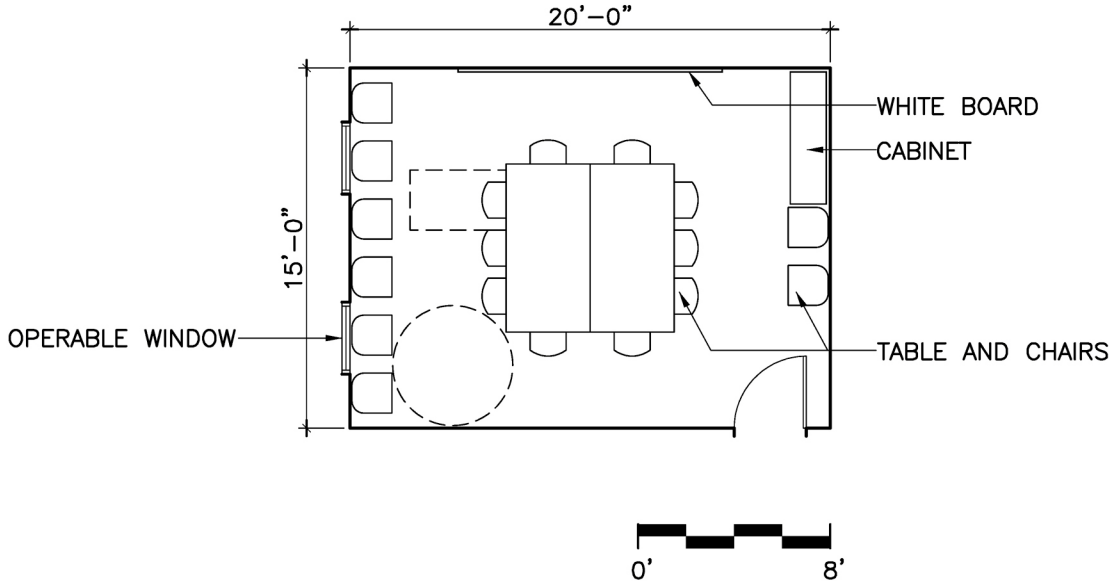
ADJACENCY: RESIDENT SERVICES OFFICES, RECEPTION

Copy/Work Area Diagram

6.3.3.8 Conference Room
Shared Facilities: Community Center

Description	Conference room
Quantity	One
ASF	300
Number of Occupants	Full Time: Part time: 20 max. at any one time
Adjacency Requirements	Offices
Activities	Counseling, Meetings
Days of use	Weekdays: 5
Hours of use	8 am – 5 pm
Ceiling Height	9' min. 11' pref.
Finishes	
Floor	Carpet
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	Cabinets
Signage	See General Facility Data
Security	Panic buttons, card access See General Facility Data
Special Requirements	No Special Requirements
Future Considerations	No Special Requirements
Systems	
Mechanical	Air conditioning zone
Plumbing	No Requirements
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	(4) Data Ports
Telecom	Telecom / PA
Video	See General Facility Data
Acoustics	See General Facility Data

Room Contents	
Group I	
Built-ins	Cabinet
Group II + III	
Movable-Equip.	White board
Furnishings	Table and chairs



CONFERENCE ROOM

300 ASF

ADJACENCY: RESIDENT SERVICES OFFICES

Conference Room Diagram

6.3.3.9 Staff Restroom
Shared Facilities: Community Center

Description	Unisex restroom for office staff
Quantity	One
ASF	Included in building GSF
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	7 days a week
Hours of use	Staff restroom available during office hours.
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.

6.3.3.10 Storage Room
Shared Facilities: Community Center

Description	Storage room for moveable furniture and supplies.
Quantity	One room, 3 closets and interior and exterior storage areas
ASF	Closets and exterior included in building GSF
Number of Occupants	Full Time: Part time:
Adjacency Requirements	Offices, Multi-Purpose Room
Activities	Storage of chairs, tables, check-out equipment, cleaning supplies, office supplies, and kitchen supplies
Days of use	7 days a week
Hours of use	8 am – 10 pm Sunday-Thursday 8 am – 12 am Friday and Saturday
Ceiling Height	8'min. 9' pref.
Finishes	
Floor	Sealed Concrete
Base	See General Facility Data
Walls	See General Facility Data
Ceiling	See General Facility Data
Sightlines	No Special Requirements
Doors	Double doors to facilitate movements
Windows	No Requirements
Storage	Storage room, lockable cabinets, interior storage areas, tables and chairs, separate closets for office supplies, cleaning supplies and check out equipment
Signage	See General Facility Data
Security	Card access, Surveillance and PA capabilities required. See General Facility Data
Special Requirements	Flat easy access. No stairs. Concrete path to exterior storage.
Future Considerations	No Special Requirements
Systems	
Mechanical	Ventilation: Exhaust fan
Plumbing	No Requirements
Lighting	See General Facility Data
Power	Provide min. (2) 120 volt receptacles. See General Facility Data
Communications	
Data	No Requirements
Telecom	Telecom / PA
Video	See security requirements See General Facility Data
Acoustics	No Special Requirements
Room Contents	
Group I	
Built-ins	Shelving in cabinets
Group II	
Movable-Equip.	No Requirements
Furnishings	No Requirements

Plan per code.

6.3.3.11 Covered Patio
Shared Facilities: Community Center

Description	Covered Patio
Quantity	One
ASF	500 @50%, included in building GSF
Number of Occupants	Full Time: Part time: 80
Adjacency Requirements	Multi-Purpose Room
Activities	Barbecue, dinner, socializing, playing
Days of use	7 days a week
Hours of use	8 am – 10 pm Sunday - Thursday 8 am – 12 am Friday and Saturday
Ceiling Height	8' min.
Finishes	
Floor	Grass as well as hard surfaces
Base	N/A
Walls	N/A
Ceiling	Overhead shade structure
Sightlines	No Special Requirements
Doors	Double doors to facilitate furniture movement.
Windows	See General Facility Data
Storage	Locked exterior storage
Signage	See General Facility Data
Security	Card access, security camera See General Facility Data
Special Requirements	Area for barbecue
Future Considerations	No Special Requirements
Systems	
Mechanical	No Requirements
Plumbing	Exterior hose bib
Lighting	Area lighting required
Power	Exterior outlets with child proof covers
Communications	
Data	No Requirements
Telecom	No Requirements
Video	No Requirements
Acoustics	Built in sound system with indoor and outdoor speakers

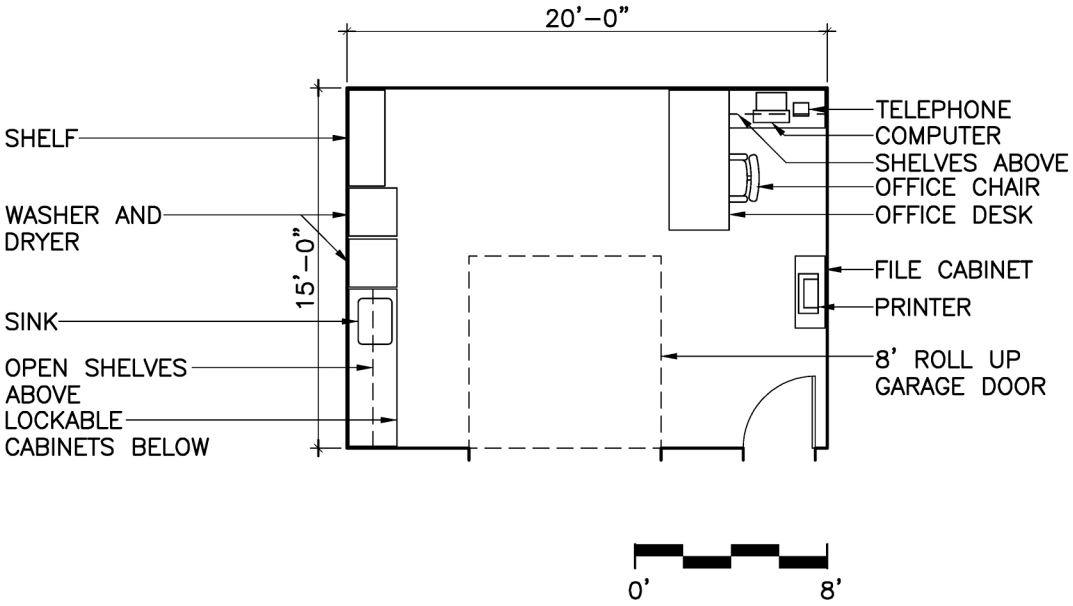
Room Contents	
Group I	
Built-ins	No Requirements
Group II	
Movable-Equip.	Barbecue
Furnishings	Tables and chairs

Plan per code.

6.3.3.12 Maintenance/Grounds Storage and Office
Shared Facilities: Community Center

Description	Maintenance/Grounds Storage and Office
Quantity	One
ASF	300
Number of	Full Time:
Occupants	Part time:
Adjacency Requirements	Direct access to exterior
Activities	Grounds equipment storage and maintenance
Days of use	Weekdays: 5
	Weekends: 2
Hours of use	5 pm – 12 am Monday – Friday
	8 am – 12 am Saturday - Sunday *(verify)*
Ceiling Height	8'10" min.
Finishes	
Floor	Concrete
Base	4" Resilient Cove Base
Walls	Washable Painted Gypsum Board
Ceiling	Washable Painted Gypsum Board
Sightlines	No Special Requirements
Doors	Double doors, Single doors, 8' Roll Up Garage doors
Windows	See General Facility Data
Storage	Shelves and lockable cabinets
Signage	See General Facility Data
Security	See General Facility Data
Special Requirements	8' Roll Up Garage doors
Future Considerations	No Special Requirements
Systems	
Mechanical	See General Facility Data
Plumbing	Sink, washer and dryer
Lighting	See General Facility Data
Power	See General Facility Data
Communications	
Data	Data ports (2 locations)
Telecom	Telecom / PA
Video	No Special Requirements
Acoustics	No Special Requirements

Room Contents	
Group I	
Built-ins	No Requirements
Group II	
Movable-Equip.	See Storage and Plumbing Sections
Furnishings	Desk, chair, shelving, file cabinet, computer, printer, telephone



MAINTENANCE / GROUNDS STORAGE AND OFFICE

300 ASF
ADJACENCY: OUTDOORS

Maintenance/Grounds Storage and Office Diagram

7.0 APPENDIX

The Appendix contains additional information on the project.

7.1 MEETING SCHEDULE AND CONFERENCE REPORTS

Date	Time	Attendees	Subject
May 29, 2003	9:00-12:00	UCR Project Programming Committee, RLB	Workshop #1: Child Development Center and Recreation Fields
June 10, 2003	10:00-12:00	UCR Project Management Team, RLB RLB Consultant Team City of Riverside Public Works Department Staff	Infrastructure
June 12, 2003	8:30-9:00	UCR Project Management Team, RLB	Management Team Meeting
	9:00-12:30	UCR Project Programming Committee, RLB	Workshop #2: Child Development Center and Recreation Fields
June 26, 2003	8:00-9:00	UCR Project Management Team, RLB	Management Team Meeting
	9:00-12:30	UCR Project Programming Committee, RLB UCR Family Student Housing Residents	Workshop #3: Family Student Housing
	1:00-2:00	UCR Project Management Team, RLB	Tour of Existing Family Student Housing
July 10, 2003	9:00-9:30	UCR Project Management Team, RLB	Management Team Meeting
	9:30-12:00	UCR Project Programming Committee, RLB	Workshop #4: Family Student Housing
	1:30-3:00	(above, Dan Johnson)	Delivery Method
			Submit Administrative Draft DPP
July 14, 2003	10:00-12:00	UCR Facilities Management, Security , Parking, Project Management Team, City of Riverside Public Works, RLB Consultant Team	Infrastructure
July 28, 2003	10:00-12:00	UCR Project Management Team, Dan Johnson, RLB, DLA	Review Cost Estimate
August 29, 2003	10:00-11:00	UCR Project Management Team, RLB	Draft Review & Submittal
September 25, 2003			Draft Submittal
October 7, 2003	11:00-2:00	UCR Project Management Team, DRB, RLB	Presentation to DRB
October 21, 2003	10:00-12:00	UCR Project Management Team, DRB, RLB	Presentation to CPEC
October 25, 2003	N/A	N/A	Submit Final DPP
January, 2004			Regents Review
September, 2004		UCR Project Management Team, RLB, DLA	Project Budget Comparables
October 26, 2004	10:30-11:30	UCR Project Management Team, RLB	Master Planning Meeting
November 2, 2004	1:00-3:00	UCR, City of Riverside Public Works, RLB, ME., EWM	Utilities
December 10, 2004	10:30-12:30	UCR Project Management Team, RLB, DLA	Cost Estimate/Final narrative and Master Plan
January 31, 2005	09:30-11:30	UCR Project Management Team, RLB	Commencement of DPP Revision

Figure 7.1-1: Meeting Schedule Table

CONFERENCE REPORTS

All meetings have been documented in conference reports that include action to be taken. The Conference Reports of each meeting, as well as pertinent conference calls of the West Campus Family Student Housing DPP 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 seven (7) days of issuance.

Project Reference: WEST CAMPUS FAMILY STUDENT HOUSING DPP
Project No.: RLB #200303 (UCR # 956315-1)
Date Submitted: 05/21/03 revised 5/27/03
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
5/20/03	9:00 AM	UCR

Persons Attending:

UCR	Susan Marshburn	UCR	Kieron Brunelle	UCR	Judy Wood
UCR	Andy Plumley	UCR	Tony R. Lees	RLB	Rebecca Binder
UCR	Fernand McGinnis	UCR	Lindy Fenex	RLB	Kim Walsh
UCR	Nita Bullock	UCR	Ryan Graham	RLB	Maya Lexa

Distribution: Kieron Brunelle (for distribution)

Subject: Project Conference #1

Item:	Description:	Responsibility:	Date:
1.0	RLB presented three mounted graphics to introduce the scope of the West Campus Family Student Housing DPP (see attached). The following was indicated:	INFO	
1.1	Potential variances between the West Campus Area Plan and the Strategic Plan for Housing with respect to site density and the site area for the project were discussed. The total acreage for Phase I and unit density per acre will be revisited. UCR will resolve and direct subsequent to a scheduled conference call between respective consultants.	UCR	5/30/03
1.2	The orientation of flats and townhouse plan types to the internal park of the Family Student Housing site was confirmed. Flats will	INFO	

	orient out, townhouses will orient into the park.		
1.3	A one bedroom flat will be added to the Family Student Housing plan types.	INFO	
1.4	Unit mix will be tested from that presented in program model.	INFO	
2.0	Through this planning process, the project budget will be tested. UC system funding ratios, site development/utilities, parking, etc. will be included.	INFO	
2.1	Campus parking standards and priorities will be tested with respect to spaces per unit, efficiency (i.e. "residential feel" street parking (parallel) versus 90 degree and surface lots, visitors space criteria, drop-off, loading and activity parking at Child Development Center and Recreation Field areas. UCR to provide direction.	UCR	6/23/03
3.0	A capacity of 144 students at the Child Development Center was confirmed and Title 22 minimum (outdoor area standard of 75 square feet per student) was confirmed. The Campus would like to exceed the Title 22 indoor minimum of 35 square feet per student.	INFO	
3.1	Per UCR's request, kindergarten program is to be included in the Child Development Center.	INFO	
3.2	Staff and parent parking and drop-off are to be discussed and standards established at the next Child Development Center workshop.	UCR	
3.3	The 1.5-acre site is confirmed.	INFO	
4.0	Each of the Recreation Fields is being conceived per the Strategic Plan as 55 x 100 yards; 60 x 110 yards was discussed. The baseball and outdoor basketball functions are to be omitted from the Recreation Fields program.	INFO	
4.1	A future 55,000-60,000 square feet Recreation Facility is planned for the site (2007). UCR is to direct re: Outdoor pool facility and how this will affect Phase I DPP.	UCR	
4.2	The 10.3-acre Recreation Facility (fields and building) site was confirmed. This area will be tested by the DPP.	INFO	
4.3	A storage facility function will be added to the Recreation Fields program.	RLB	
4.4	Public toilets will be added to the Recreation Fields program.	RLB	
5.0	DPP data sheet surveys for the Child Development Center and Recreation Fields programs were distributed and discussed. RLB will add room finish prompters to the surveys and transmit for distribution.	RLB	5/2/03
6.0	The project schedule was discussed. UCR responses to Child Development Center and Recreation Fields data surveys will be complete on or before 5/26/03 and sent to RLB.	UCR	5/26/03
6.1	RLB will e-mail housing data surveys to UCR for edits by end of day 5/21/03. (completed 5/20/03)	RLB	5/21/03
6.2	UCR will return by e-mail housing data survey edits by 5/22/03.	UCR	5/22/03
6.3	Revised and updated housing data surveys will be e-mailed to UCR for distribution by	RLB	5/27/03

5/27/03. All e-mail files will be formatted for revision marking.

6.4 DELIVERABLES: RLB

Administrative Draft: July 10, 2003

Draft DPP: July 23, 2003

Final DPP: August 22, 2003

WORKSHOPS:

Brainstorming Session I-Child Development Center and Recreation Fields: May 29, 2003

Synthesis Session II-Child Development Center and Recreation Fields: June 12, 2003

Brainstorming Session III-Housing: June 26, 2003

Synthesis Session IV-Housing: July 10, 2003

NEAR TERM:

Distribution of Child Development Center and Recreation Field Surveys: May 20, 2003

Completion of Child Development Center and Recreation Field Surveys: May 26, 2003 (tentative)

Distribution of Housing Surveys: May 27, 2003

Completion of Housing Surveys: June 5, 2003

Schedule for Field Trip, Site Visit: May 29, 2003 @ 12:30 PM.

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 seven (7) days of issuance.

Project Reference: UCR Family Student Housing DPP
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 06/03/03
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
5/29/03	9:00 AM	UCR D&CS J2

Persons Attending:

UCR	Susan Marshburn	UCR	Steve Stearns	UCR	Jeanette Bradeen
UCR	Andy Plumley	UCR	Tony Lees	UCR	Susan Johnson
UCR	Fernand McGinnis	UCR	Tom Schofield	UCR	Celia Rivera
UCR	Nita Bullock	UCR	Mike Eason	UCR	Dale Bailey
UCR	Kieron Brunelle	UCR	Steven Thiele	RLB	Rebecca Binder
UCR	Lindy Fenex	UCR	Roman Bosquez	RLB	Kim Walsh
UCR	Judy Wood	UCR	Kenneth Ubom		

Distribution: Kieron Brunelle (for distribution)

Subject: Workshop #1: Recreation Fields & Child Development Center

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Item:	Description:	Responsibility:	Date:
1.0	The following general overview issues were indicated:		info
1.1	The West Campus Area Plan provides 1.0 parking spaces per Family Student Housing unit. Currently parking is per unit plus visitor parking.		Info
1.2	Development of the South Mall may not need to be included in Phase I. Grove irrigation however must be maintained and protected.		Info
1.3	Child Development Center should remain at site adjacent to Iowa.		Info
1.4	General public telephones or ATM machines will not be provided by this project.		Info
1.5	A community room function should be		UCR

	included. UCR will provide further direction and respond to the DPP questionnaire for this program. (Subsequent Conference Call on Friday, May 30, 2003 opened possibility of this being permanently within the Recreation Facility and temporarily in a Model Townhouse.)	
1.6	Definition of the site area and boundaries will be revisited. UCR will provide direction.	UCR
1.7	The recreation fields program usage is primarily weeknights, Sunday through Thursday. Club sport usage is generally on the weekends.	Info
1.8	The fields will be open for use, by students only, during the day. Curfew is at 11 PM. Access control (fencing, card key) will be required.	Info
1.9	The Child Development program components should generally replicate and refine the existing 144 student Child Development Center.	Info
2.0	The following was indicated during the Recreation Fields discussion:	info
2.1	The Recreation Department's existing 85,000 square foot facility has approx. 92 spaces. Twice that amount is desired for this facility. Double loaded parking at the north and east of the field area was schematically presented. Bike parking should be accommodated.	Info
2.2	(4) 66 x 120 yard Field areas are programmed as indicated by the recreation staff. The fields and lighting are to be programmed to allow (2) softball fields. The height and location of light standards is to be reviewed to determine likely extent of "light pollution" to adjacent functions.	RLB
2.3	Summer camp will be a potential activity during the summer semester.	Info
2.4	All parking lot areas must conform to campus security lighting and telephone standards. Bus and shuttle drop-off / parking should be addressed by the fields parking area function.	Info
2.5	UCR (Lindy Fenex) will provide additional input regarding recreation department requirements for the field area including desired character of field construction.	UCR
3.0	The following was indicated during the Child Development Center discussion:	info
3.1	The facility should address both external (public) and internal (housing units) access paths. Public access drop-off and parking should be from the Northwest Mall. Traffic breaks in the median strip will need to be revisited by Mall designers.	UCR
3.2	The facility should be sited to provide physical, visual and sound barriers to street traffic and maximize passive solar shading.	Info
3.3	All facility access points will be security controlled and all facility program functions will be within the main Entry Lobby/Reception security point.	Info
3.4	Various Program function adjacencies were discussed. RLB will incorporate these comments into the facility and function data sheets for UCR review and an adjacency bubble diagram.	Info

3.5	An Extended Day Care Center (EDCC)/Community Room function (60 occupants max., 1,000-1,200 square feet) was discussed (this function would satisfy the Multi-Purpose program). Access, toilet room, kitchen and other specific program requirements will need to be determined. (The Community Room function may be included in Phase I as a temporary solution per conference call 05/30/03. EDCC is TDB.) (Completed Surveys for Community Room function received by RLB 05/30/03.)	UCR
3.6	Multi-use Community Room/Extended Day Care facility was discussed.	Info
3.7	UCR indicated that the Maintenance Storage Room function of the Child Development Center duplicates the Recreation Fields Maintenance Storage Room function. A Maintenance Storage Room is not needed in both facilities.	Info
4.0	UCR will consider EDCC for Phase II Center based on its not including a kindergarten, allowing area for an EDCC.	RLB

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 seven (7) days of issuance.

Project Reference: Family Student Housing DPP
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 06/03/03
Submitted by: Rikki Binder
This Confirms Our Telephone Conversation of

Date:	Time:	Place:
5/30/03	11:00 AM	TELEPHONE

Persons Attending:

UCR	Susan Marshburn	BMS	Barbara Mahoney	HEWV	Jane Wright
UCR	Nita Bullock	HEWV	Kenneth Hall	RLB	Rebecca Binder
UCR	Kieron Brunelle				

Distribution: Kieron Brunelle (for distribution)

Subject: Project Conference Call #1

Item:	Description:	Responsibility:	Date:
1.0	The UCR clarification notes concerning the West Campus Area Plan (WCAP) and the Strategic Plan for Housing (SPFH) and a potential variance between the WCAP and the SPFH with respect to site density and the site area for the project were discussed.	Info	
1.1	The site due north of the Child Development Center (CDC) in Phase I and due south in Phase II are to be deemed Family Student Housing sites and not apartment sites.	Info	
1.2	The total acreage for Phase I and unit density per acre were reviewed. The 10% overage was not considered a significant variance from the planners' point of view. The LRDP would reflect the higher density.	Info	
1.3	The overall ratio of 2 to 3-story building masses will be revisited: All flats at 3 stories, townhouses at 2 stories.	Info	
1.4	The CDC site is to be 1.5 acres (not 3.0).	info	
2.0	Housing units were discussed.	Info	

2.1	The orientation of plan types to the internal neighborhood park of the Family Student Housing was confirmed. Flats will orient out, townhouses will orient into the park.	Info
2.2	A one bedroom flat will be added to the Family Student Housing plan types. (The basis of design includes 75% three story flats and 25% two story townhouses per the discussion.)	info
2.3	Planners tested the unit mix from that presented in the program model. The basis for the model will be sent to RLB in AutoCAD for DPP use.	UCR (Hall)
3.0	Parking was discussed.	Info
3.1	The Campus Planners assumed one car per Family Student Housing unit, including visitor parking.	Info
3.2	Everton Place parking was included in this count, as well as several "pocket" parking areas.	Info
3.3	Campus parking standards and priorities will be tested with respect to spaces per unit, efficiency i.e. "residential feel" street parking (parallel) versus 90 degree and/or surface lots, visitors' space criteria, drop-off, loading and activity parking at the Child Development Center and Recreation Field areas. UCR to provide direction.	UCR
3.4	Parking count for the Recreation Fields is to be re-evaluated through the DPP and budget re-addressed.	Info
3.5	Staff and parent parking and drop-off at the CDC are to be re-visited.	UCR
4.0	Recreation Fields site was discussed.	Info
4.1	Each of the Recreation Fields is to be programmed at 65 x 120 yards with no rotation to be accommodated.	Info
4.2	The Northwest and Southwest Malls will be set in context by the planning parameters of the fields and the apartment site to the east of Iowa. KH to transmit CAD drawing to RLB defining this.	UCR (Hall)
4.3	A future 55,000-60,000 square feet Recreation Facility is planned for the site, adjacent to the fields (2007) and may provide for a Resident Services Office, community room, maintenance storage and public restrooms. In Phase I, these functions may be accommodated in a temporary facility and/or a townhouse. TBD.	UCR
4.4	The 10.3-acre Recreation Facility (fields and building) site was confirmed (not 12.3 acres).	Info
5.0	Vehicular access was discussed.	Info
5.1	Through traffic is an issue with differing points of view. Some diagrams indicate through access to Iowa Avenue from the Housing "block."	Info
5.2	Resolution of through traffic and fire access is required.	UCR

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 seven (7) days of issuance.

Project Reference: West Campus Family Student Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 06/24/03
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
6/10/03	1:30 PM	UCR Bannockburn J102

Persons Attending:

UCR	Fernand McGinnis	UCR	Scott Corrin	City of Riverside	Sandy Cauldwell
UCR	Nita Bullock	UCR	Doug Lindberg	EWM	Eli Yomtov
UCR	Kieron Brunelle	UCR	Pat Simone	ME	Frank Stefan
UCR	Tony Lees	UCR	Lance Danks	RLB	Rebecca Binder
UCR	Steve Cockerham	UCR	Andrew Stewart	RLB	Kim Walsh
UCR	Sue Lee	UCR	Matt Jones		

Distribution: Kieron Brunelle (for distribution)

Subject: Infrastructure Conference

Item:	Description:	Responsibility:	Date:
1.0	RLB briefly presented the scope of the project to help orient the attendees and establish the goals for the meeting.		INFO
2.0	The following was indicated re: sewer utilities per the West Campus Area Plan (WCAP) (fig. 25):		INFO

2.1	The proposed 12" sewer appears to cross private property north of the west extension of Everton Place via a utility easement (identified during the meeting by Riverside Public Works staff–Sandy Cauldwell. Responsibility (UCR vs. Public Utility) is unclear, however standard procedure is for the developer a.k.a. campus to obtain the appropriate permits from the city regarding installation in the easement. The piping would become city property within the easement after construction and acceptance. The campus would retain ownership of the piping on campus. If this routing was not satisfactory, the campus should explore taking the piping west to Cranford Avenue. The 12" pipe would be installed in city right of way from the northern campus boundary to University Avenue. The distance for the 12" pipe would be twice the length of the original route if taken west to Cranford and then north to University.* Responsibility, routing and easements need to be resolved. Extent of accommodation of future phases is also unclear. UCR indicated that Bruce Thomas, Kennedy Jenks, (see conference report of June 11th) should be involved in this resolution.	RLB
3.0	The following was indicated re: Storm Drain (S. D.) utilities per the WCAP (fig. 27):	INFO
3.1	Phase one S.D. will most likely connect to County Flood Control S.D. at MLK.	INFO
3.2	Resolution of existing (International Village) drainage problems at Iowa Avenue is not part of this project. As is the case with any other re-mediation due to other projects.	INFO
3.3	Riverside County is responsible for overseeing of storm water retainage, not the City.	INFO
3.4	There was discussion of utilizing the recreation fields to satisfy on-site retainage / recharge. This will require further analysis by Civil.	EWM
4.0	The following was indicated re: Street Traffic:	INFO
4.1	Per UCR, current four-lane Iowa Avenue traffic from the north terminates at Everton.	INFO
4.2	Per UCR, discussions with City of Riverside regarding the extent of, and responsibility for, traffic infrastructure improvements will begin soon (2-3 weeks). Sidewalk, curb and gutter, and street lighting standards / requirements as well as an additional (N.I.C.) traffic lane will be part of this discussion. However, the consultants should assume half width street improvements including median, curb gutter, sidewalk and streetlights. The only issue to be discussed is the number of traffic lanes in each direction, one (LRDP) or two (city).	UCR
5.0	The following was indicated re: Domestic Water utilities per the WCAP (fig. 28):	INFO
5.1	Domestic Water will be supplied by City of Riverside Public Utilities –Water Division (Contact: Kevin Mulligan). The West Campus water system will not be connected to the East Campus water system. New connections will need to be established through City connections. See LRDP and WCAP for more information.	INFO
5.2	Sizing of the domestic water mains (per the WCAP figure) will be verified by civil.	EWM

6.0	The following was indicated re: Electricity utilities per the WCAP (fig. 30):	INFO
6.1	The long-range plan for the West Campus is to be connected to the Campus 12 kV substation.	INFO
6.2	Constructibility and future provisions for the duct bank feed to the campus substation require review. In the long term the project requires campus electric rates. Lower first cost solutions (tapping into city power OH line currently at Iowa) with phased tap into campus system should be reviewed. UCR will provide City vs. Campus rates for analysis.	UCR
6.3	Project metering will be established by the DPP. MEHA to provide housing with pros and cons.	M-E
7.0	Communication system, the following was indicated:	INFO
7.1	Connection to the campus fiber optic loop is essential to the project. Fire alarm, security, and energy management systems all rely heavily on this connection. The fiber optic loop must extend to the new Maintenance Building. UCR will provide future direction / information.	UCR
7.2	UCR identified (4) 4" conduits stubbed at the corner of Iowa Avenue and Everton Place. These conduits will be used to connect to campus telephone and fiber data systems. All facilities within this project will be on the Campus phone system.	INFO
7.3	Cable service will be extended from the public street. The local cable company is Charter Cable Co. UCR may make arrangements to buy bulk cable rates.	INFO
8.0	The following was indicated re: gas utilities per the WCAP (fig. 29): Medium pressure gas is located in both University Ave. and Martin Luther King Blvd.	INFO
9.0	The following was indicated re: Fire Department access and Hydrants per the WCAP (fig. 79):	INFO
9.1	Access on a 20' wide (minimum) road, with all weather surface, is required throughout the project for Fire Department vehicles.	INFO
9.2	Access is required such that every point of every structure is within 150' "hose length" of a Fire Department access road. Fencing and heavy landscape elements must be included in the hose length requirement.	INFO
9.3	Fire Department access roads exceeding 150' in length must be "through" access roads or must have approved turn-arounds.	INFO
9.4	UCR will provide direction regarding internal site and street access points and access control criteria.	UCR
9.5	All structures shall be fully sprinklered and fire hydrants shall be located using the 150' "hose length" rule (see item 9.2 above).	INFO

10.0	The following was indicated re: metering	INFO
10.1	The discussion on metering focused on UCR's requirement to retain their current favorable electricity rate structure. Similarly for gas, the issue of metering pros versus cons was summarized. ME Engineers. Will forward pro vs. con matrix for UCR review.	M-E

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 seven (7) days of issuance.

Project Reference: West Campus Family Student Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 06/13/03
Submitted by: Rebecca Binder
This Confirms Our Telephone Conversation of

Date:	Time:	Place:
6/11/03	4:30	

Persons Attending:

UCR Kieron Brunelle RLB Rebecca Binder

Distribution: Kieron Brunelle (for distribution)

Subject: Infrastructure and Scope

Item:	Description:	Responsibility:	Date:
1.0	RLB indicated the following based on telephone conference 6/11/03 (Kieron, Rikki):	info	with City of Riverside.
1.1	Regarding existing and proposed infrastructure, the Long Range Development Plan (LRDP) takes precedence over the West Campus Area Plan (WCAP).	Info	
1.2	The 12 KVA substation available capacity should be verified. The East Campus may already take all four circuits. UCR has scheduled a meeting for July 10th. To verify.	UCR	
1.3	A sewer right-of-way exists where shown in WCAP sewer figure. Civil should verify this	EWM	

1.4	Gas lines point-of-connections are in conflict between the LRDP and WCAP. Civil should verify with the Gas Company. The LRDP shows proposed POC where WCAP shows existing POC. Clarification is needed as to what constitutes an existing vs. proposed POC.	Info
1.5	RLB is to use the following information priority when conflicts exist: #1-LRDP (1990 & 2003), #2 – WCAP, #3 – Strategic Plan for Housing.	Info
1.6	Regarding vehicle access infrastructure, access drives internal to the housing project will not go through to Iowa Avenue. Only the westward extension of Everton Place and the Northwestern Mall and the Southwestern Mall will access Iowa. These will be campus streets (not city streets).	Info
1.7	UCR confirmed that a Maintenance Building will be included in the West Campus Housing Phase I project.	Info
1.8	UCR confirmed that the Multi-purpose Room and Housing Administration function will be in a separate structure located in the Family Student Housing parcel.	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 seven (7) days of issuance.

Project Reference: West Campus Family Student Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 06/24/03
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
6/12/03	8:30	Bannockburn J102

Persons Attending:

UCR	Andy Plumley	UCR	Fernand McGinnis	UCR	Judy Wood
UCR	Susan Marshburn	UCR	Nita Bullock	RLB	Rebecca Binder
UCR	Dan Johnson	UCR	Kieron Brunelle	RLB	Kim Walsh
UCR	Steve Stevens	UCR	Tony R. Lees	RLB	Maya Lexa
UCR	Jeanette Bracken	UCR	Lindy Fenex		

Distribution: Kieron Brunelle (for distribution)

Subject: Workshop #2: Child Development Center and Recreation Fields

Item:	Description:	Responsibility:	Date:
1.0	RLB summarized scope and infrastructure resolutions per 6/11/03 teleconference (distributed earlier).		Info
2.0	UCR will review traffic access control and provide direction regarding vehicle and pedestrian access control criteria.		UCR
2.1	Through streets will be per the LRDP (Long Range Development Plan). Housing streets however are open for manipulation.		info
3.0	The Fields Maintenance Facility location was reviewed. UCR indicated that the facility shall be located adjacent to the Support parcel on part of a 4.0 AC parcel, northwest of the Recreation Fields and the Northwest Mall.		info
4.0	RLB presented an adjacency diagram of the Child Development Center (CDC) for comment. The following was indicated:		info
4.1	All facility functions beyond the Entry Drop-off		info

	area shall be within the security access control boundary.	
4.2	All Pre-school and Kindergarten Classrooms are to be provided IT ports.	info
4.3	The CDC parking area shall provide (30) staff/parent parking spaces. (20) additional staff parking spaces shall be located within the Recreation Fields parking area.	info
5.0	RLB presented a Recreation Field diagram for comment. The following was indicated:	info
5.1	The fields program currently includes (4) soccer fields and (2) softball fields. The negative impact of the softball fields on lighting and turf configuration for all fields was raised. The project will proceed with (2) softball fields in the program. UCR will review this function.	UCR
5.2	UCR (Lindy Fenex) will provide additional criteria for field construction.	UCR

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 seven (7) days of issuance.

Project Reference: West Campus Family Student Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted: 07/01/03
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
6/26/03	8am	Bannockburn J102

Persons Attending:

UCR	Andy Plumley	UCR	Kathleen Montgomery	UCR	Joel Beutel
UCR	Susan Marshburn	UCR	Abby Juhasz	UCR	Mark Schlenker
UCR	Nita Bullock	UCR	Joon Ho Hwang	RLB	Rebecca Binder
UCR	Kieron Brunelle	UCR	Tom Schofield	RLB	Kim Walsh
UCR	Tony R. Lees	UCR	Jamie Whiteford	RLB	Elizabeth Silver
UCR	Steve Stearns	UCR	Claudette Brewer	RLB	Maya Lexa
UCR	Mingxin Guo	UCR	Jeanette Bradeen		

Distribution: Kieron Brunelle (for distribution)

Subject: Workshop #3: Family Student Housing

Item:	Description:	Responsibility:	Date:
1.0	The following general items were indicated prior to the formal meeting agenda:		info
1.1	RLB indicated that the parking and building siting were being tested and that "pocket parking areas" within the housing site would probably be required.		info
1.2	UCR indicated that quality green space is a site priority.		info
1.3	The project density of 30 units per acre was reiterated.		info
1.4	RLB presented a color-coded Parcel Map for review. Per UCR direction, the Maintenance parcel shall be located on a housing parcel (not on but adjacent to the support parcel), and apartment housing parcels shall be		info

	indicated as "housing" parcels only.	
1.5	RLB requested clarification of the width of the buffer zone to Martin Luther King Boulevard. UCR will review and provide direction.	UCR
2.0	UCR introduced background, goals and schedule for the programming phase of the project.	info
2.1	RLB outlined the process and goals of the workshop.	info
2.2	The planned density of the project was reiterated and parcel adjacencies were reviewed.	info
3.0	Housing room layout and surveys were discussed and individual room data sheets were in-filled based on the general consensus of attendees' responses.	info
4.0	Regarding the general unit layout, the desirability of one-bedroom units was discussed. UCR indicated that two bedroom units are preferred but cost versus rent would be the determining factor (+$100/mo. was cited as the break point). Further study is required.	info
5.0	Regarding the entry/living/dining room, consensus was not reached with respect to the degree of separation to the adjacent kitchen. A desire for an open spacious interior environment conflicts with a desire for a definite visual food preparation and odor barrier. An adaptation feature, perhaps a removable panel within the casework module, should be incorporated into the DPP.	RLB
6.0	Regarding the kitchen; see item 5.0 above, consensus was not reached on the provision of a dishwasher, and full size, stacked washer/dryer was desired. Requirements for dishwasher and washer/dryer will be included in the DPP (items are group 2/3 for cost purposes).	info
7.0	Regarding the master bedroom, children's bedroom and patio; consensus was reached on all issues discussed. The DPP will be in-filled accordingly.	info

8.0	Regarding the bathroom: one bedroom units (not included in Phase I) will receive one bathroom, two bedroom units will receive 1-1/2 bathrooms, three bedroom units will receive 1-3/4 bathrooms. No bathrooms will be dedicated use (i.e. for master bedroom use only) and compartmentalization will be noted for study in the Design Phases.	info
9.0	Hard water was noted by UCR as a problem throughout the campus. This issue should be addressed by the DPP.	M-E

END OF CONFERENCE REPORT

R. L. BINDER, F.A.I.A.
ARCHITECTURE & PLANNING
7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within seven (7) days of issuance.

Project Reference: West Campus Family Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted:
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
7/10/03	9:00 am	UCR Bannockburn J102

Persons Attending:

UCR	Susan Marshburn	UCR	Steve Stearns	UCR	Dawn Henneman
UCR	Andy Plumley	UCR	Abby Juhasz	UCR	Kimberly Schofield
UCR	Fernand McGinnis	UCR	Jamie Whiteford	UCR	Gema Carvalho
UCR	Kieron Brunelle	UCR	Jeanette Bradeen	UCR	Robert Eaton
UCR	Tony R. Lees	UCR	Joel Beutel	RLB	Rebecca Binder
UCR	Lindy Fenex	UCR	Michelle Beutel	RLB	Kim Walsh
UCR	Mingxin Guo	UCR	Mark Schlenker		

Distribution: Kieron Brunelle (for distribution)

Subject: Housing Workshop #4

Item:	Description:	Responsibility:	Date:
1.0	RLB presented a brief overview of the project and the goals of the current workshop. The following was indicated.	info	
1.1	Phase 1 of the West Campus Area Plan (WCAP) will include development of 7 Housing parcels with approximately 368 units. All units will have two-story massing.	info	
1.2	The housing parcels will provide one parking space per unit inside the parcel perimeter and	info	

	0.5 space per unit outside the perimeter on adjacent streets and Recreation field area. Accessible car and van parking spaces will also be provided in compliance with ADA.	
1.3	Community Center, Child Development and Recreation Fields facilities locations and programs were identified. Phase 2 program facilities were briefly explained.	info
2.0	Room layout kits distributed subsequent to last housing workshop were discussed. The following was indicated:	INFO
2.1	Prior to this session, several student participants completed layouts for various rooms. While none of the specific layouts were discussed, the general consensus was that even the minimum areas proposed would accommodate the student family needs.	INFO
2.2	Rental rates were reiterated as a primary concern.	INFO
2.3	The following items were proposed as "wish list" additive items for cost consideration: kitchen appliances (dishwashers, microwaves, washer / dryers, fully vented range hoods), bathroom quantities, unit area reductions.	DLA
2.4	UCR indicated that all units shall be air conditioned.	INFO
3.0	A project site diagram was presented and program component siting / master planning was discussed. The following was indicated.	INFO
3.1	The desired project density of 30 units per acre is achievable with two story massing as presented.	INFO
3.2	By consensus, all bedrooms in townhouse units will be on the second level.	INFO
3.3	2/3 two bedroom and 1/3 three bedroom will be the unit mix target per UCR.	INFO
4.0	Discussion on "shared facilities" indicated the following:	INFO
4.1	Facilities proposed for the neighborhood parks were swimming pool, water park, covered picnic area, public toilets, and ample landscaping.	DLA
4.2	Each housing parcel will have a fenced tot lot area with apparatus for younger children.	DLA
4.3	Regarding gated security fencing at housing perimeter, consensus was not reached. Fencing will be estimated as an additive item.	DLA
4.4	Personal storage facilities, other than a small closet within each unit, will not be provided per UCR.	INFO
4.5	Each unit will be provided some form of covered outdoor patio / deck space. The feasibility of providing a community garden will be explored.	DLA
4.6	Covered (under stairways) bicycle racks were requested.	DLA
4.7	Community Center functions were discussed and the facility/room data sheets will be included in the DPP. (Several room data sheets are outstanding).	UCR

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Project Reference: West Campus Family Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted:
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
7/10/03	1:30 PM	UCR F101

Persons Attending:

UCR	Susan Marshburn	UCR	Kieron Brunelle	DLA	Sam Kelbrick
UCR	Andy Plumley	UCR	Dan Johnson	RLB	Rebecca Binder
UCR	Fernand McGinnis	UCR	Tim Ralston	RLB	Kim Walsh

Distribution: Kieron Brunelle (for distribution)

Subject: Project Delivery Methods

Item:	Description:	Responsibility:	Date:
1.0	The project will be financed by traditional University of California (UC) system method.	INFO	
2.0	University of California Riverside (UCR) summarized the following potential project delivery methods:	INFO	
2.1	Design / Bid / Build (identified as routine).	INFO	
2.2	Multiple Prime bids (identified as routine).	INFO	
2.3	Modified Design / Build (DD documents to bidders, documents and project completed by G.C. (UCR is *investigating or entertaining* this method for this project).	INFO	
2.4	CM at Risk (DD documents to G.C. With negotiated project costs).	INFO	
3.0	Union (prevailing wage) is required at UCR.	INFO	

4.0	This project will be submitted to the Regents in November 2003.	INFO
5.0	A cost meeting, potentially including Structural, M/E/P, and Civil consultants was proposed. A meeting has been scheduled by RLB / UCR for 7/28/03.	INFO
6.0	UCR reiterated the importance of verifying the utility capacities assumed.	MEHA
7.0	Infrastructure costs are to be separately assigned to the project components (Housing / CDC / Fields).	DLA
8.0	The Draft DPP will not be issued until so directed by UCR (5 working days minimum notice).	INFO

END OF CONFERENCE REPORT

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Project Reference: West Campus Family Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted:
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
7/14/03	9:30 am	UCR D&CS F101

Persons Attending:

UCR	Susan Marshburn	UCR	Tim Holmes	UCR	Enrico Baez
UCR	Fernand McGinnis	UCR	John Peraino	MEHA	Sean Hira
UCR	Kieron Brunelle	UCR	Matt Jones	MEHA	Frank Stefan
UCR	Lindy Fenex	UCR	Jeff Adams	RLB	Kim Walsh

Distribution: Kieron Brunelle (for distribution)

Subject: M/E/P Conference

Item:	Description:	Responsibility:	Date:
1.0	The following was indicated relative to the Housing component:	info	
1.1	A split system with hydronic heat (from domestic water heater) with recirculation pump is favored by UCR due to their familiarity with these systems elsewhere on campus. Per UCR, only a plumbing tradesman can service these systems.	info	
1.2	A 50-gallon gas fired water heater is preferred	info	

	for each unit. UCR prefers these are to be located at grade level.	
1.3	Per UCR the following utilities should be metered: gas, electrical. Power metering option matrix with four options presented to UCR. 1. Whole facility. 2. Each building. 3. Each housing unit by Utility Company. 4. Each housing unit by University. Option 3 was selected by UCR.	info
1.4	Gas appliances are favored to provide the most economical and reliable service.	info
1.5	Water softening is not favored by UCR. Water heaters should be located at the ground level for all units for ease of service and replacement.	RLB
1.6	A utility closet with vertical HVAC AC unit is preferred over soffit mounted equipment due to ease of access for maintenance and servicing.	MEHA
1.7	A telephone switch room with emergency generator will be needed at the Fields Maintenance building. UCR will provide room data sheets (sent 7/17/03 for distribution).	UCR
1.8	Site lighting throughout the project will be based on the Pentland standards. UCR will provide.	UCR
1.9	Housing unit carbon monoxide (co) sensors will be estimated as a "wish list" item for enhanced safety.	DLA
1.10	All Facility security systems will report back to the Security station at the Pentland project.	MEHA
1.11	UCR prefers integral battery system in lieu of generator for the emergency egress lighting requirement.	info
2.0	The following was indicated relative to the existing Child Development Facility:	info
2.1	The facility has multiple split systems with ground mounted condensing units and ceiling mounted fan coils.	info
2.2	The existing condensers were not provided with adequate venting clearance resulting in multiple failures.	info
2.3	UCR prefers integral battery system in lieu of generator for the emergency egress lighting requirement.	info
3.0	The following was indicated relative to the Recreation Fields component:	info
3.1	The Fields will be provided water, power, storm drainage, data / telecom, sewer utilities.	info
3.2	The Fields will require 30'-70' light standards.	info
3.3	Portable toilets and drinking fountains will be provide at the west end of the field area. The project will provide rough-in utilities only.	DLA

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Project No.: RLB #200303 (UCR #956315-1)
Date Submitted:
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
7/28/03	10:00 AM	BANNOCKBURN 101

Persons Attending:

UCR	Susan Marshburn	UCR	Kieron Brunelle	DLA	Sam Kelbrick
UCR	Andy Plumley	UCR	Dan Johnson	RLB	Rebecca Binder
UCR	Fernand McGinnis	UCR	Ted Chiu	RLB	Kim Walsh

Distribution: Kieron Brunelle (for distribution)

Subject: Preliminary Cost Plan Review

Item:	Description:	Responsibility:	Date:
1.0	RLB summarized the scope of the project and indicated the following UCR requested changes to that identified in the West Campus Area Plan (WCAP):	info	
1.1	The project site is approximately four acres larger than originally planned. Seven Housing parcels are being developed instead of four.	info	
1.2	The Community Center is 6,400 sq. ft. and the Fields Maintenance Facility is 3,000 sq. ft. (and not in the WCAP). RLB will send The current room data for these functions to UCR for review. (See 7/28/03 email)	UCR	
1.3	Two neighborhood parks are included.	info	

2.0	DLA distributed copies of a preliminary draft cost plan dated 7/18/03 and summarized the format and basis of the cost plan. The site utilities cost and project alternates will be further developed for the Draft DPP.	DLA
3.0	UCR indicated that the Maintenance, Community, and Child Development Facilities costs are understood. Additional cost information for the Housing units was requested.	info
3.1	UCR requested a matrix to clarify the cost impact of alternate basic building systems. The systems suggested for review were the building shell (finishes, aesthetic issues) and M/E/P systems.	RLB
4.0	Various cost plan scope items were reviewed. UCR indicated the following:	info
4.1	Data telecom wiring is to be included in the scope.	DLA
4.2	G.C. and OH&P seem low. 12% was suggested. The design contingency also seems low. 15% was suggested. DLA will review.	DLA
4.3	Delete ceiling fans from scope.	DLA
4.4	M/E/P systems cost / scope should be revisited. Specifically cited was fire alarm infrastructure.	DLA
4.5	Site Preparation shall include extensive tree removal. (No Hazmat).	DLA
4.6	Parking lot area costs shall be identified separately.	DLA
4.7	The fence enclosing the Recreation Fields shall be 6" chain link with card key access.	DLA
4.8	Delete street improvement scope at Cranston south of the Northwest Mall at the west end of the Recreation Field.	DLA
4.9	Include 1/2 of Iowa as a four-lane road.	DLA
5.0	The following schedule items were discussed:	info
5.1	The 7/31/03 site-planning meeting is cancelled.	info
5.2	The revised cost plan and matrix are due 8/14/03.	DLA
5.3	The Draft DPP is due 1st week in September if UCR revisions based on cost plan and matrix are minor. The Final DPP due date is to be determined.	info
5.4	The DPP presentation is scheduled for September 25.	info

END OF CONFERENCE REPORT

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7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

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Project Reference: West Campus Family Housing
Project No.: RLB #200303 (UCR #956315-1)
Date Submitted:
Submitted by: Kim Walsh
This Confirms Our Personal Conference of

Date:	Time:	Place:
8/28/03	10:00 AM	UCR-BANNOCKBURN

Persons Attending:

UCR	Andy Plumley	UCR	Nita Bullock	RLB	Rebecca Binder
UCR	Susan Marshburn	UCR	Kieron Brunelle	RLB	Kim Walsh
UCR	Fernand McGinnis				

Distribution: Kieron Brunelle (for distribution)

Subject: Draft DPP Overview

Item:	Description:	Responsibility:	Date:
1.0	The Draft DPP will be due in 2-3 weeks. UCR will confirm the exact date and number of copies required.	UCR	
2.0	The 10/7/03 DRB and 10/21/03 CPEC presentations will be "PowerPoint". The Project is scheduled to go to the Regents in early 2004.	Info	
3.0	Fencing of the Agricultural Fields (relocate existing as required to maintain fields perimeter from Phase I project) shall be included in the DPP	RLB	
4.0	RLB will provide a color code legend for Site Diagram 4.4	Info	

5.0	Reference to Recreation Fields construction section shall be included in section 4.	RLB
6.0	General interface between electrical service POC at Iowa and the potential future POC at a duct bank extension shall be addressed in section 5.	MEHA
7.0	RLB will revise the dates indicated in figure 1.3	RLB

END OF CONFERENCE REPORT

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7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

The following represents a summary of our conference.
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Project Reference: UCR West Campus Family Student Housing, Ph 1 Study
Project No.: RLB #94011 (UCR # 956315-1)
Date Submitted: 10/27/04
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
10/26/04	10:30am	UCR

Persons Attending:

UCR	Andy Plumley	UCR	Fernand McGinnis	RLB	Tim Young
UCR	Susan Marshburn	UCR	Nita Bullock		
UCR	Kieron Brunelle	RLB	Rebecca Binder		

Distribution: Kieron Brunelle (for distribution)

Subject: Master Planning Phasing Options

Item:	Description:	Responsibility:	Date:
1.0	Master Plan options for the WCFSH and Student Apartments were presented. (Options A1, A2, B1, B1alt, B2, B3, C1, C2, D1, D2). Master plan build-out should include an additional Child Development Center.	RLB	
1.1	UCR prefers schemes in which WCFSH does not straddle Iowa due to concern of crossing major traffic.	info	
1.2	Per UCR, RLB to proceed to study options A1 and B1. Phase 1 of the WCFSH shall include development consisting of +/- 150 units, a child development center, a community building, a park, a tot lot and surface parking (at 1/unit).	RLB	
1.21	Per UCR, the Child Development Center and Community Building may be combined into one structure.	RLB	

1.22	The tot lot may be combined with the neighborhood park.	RLB	
1.3	Phase 1 shall include surface parking at 1/unit adjacent to WCFSH (per LRDP).	info	
2.0	Site infrastructure was discussed. RLB team will meet with city to discuss the infrastructure requirements for the phase 1 minimal development. (Nita would like to be present at the meeting with the city).	RLB	
2.1	UCR indicated that the International Housing storm run-off may currently be flowing to the site east of Iowa, and may need to be mitigated as part of the WCFSH development.	RLB	
2.2	To minimize internal roadways parking circulation will be used as possible with minimal additional internal roadways. Access would be directly from Everton or a temporary NW mall and Everton extension (West of Iowa). Fire access routes would be integrated.	RLB	
2.21	Access to parking should not be from Iowa.	RLB	
2.3	A&E team will verify traffic requirements with the city.	RLB	
2.4	UCR will follow-up on RLB request for information regarding existing substation's current demand.	UCR	10/27/04
3.0	Two estimates will be developed for WCFSH Phase 1, options A1 and B1 only. Estimate will include construction costs for Phase 1, site and infrastructure . Estimates will not include construction or infrastructure costs for additional phases or student apartments.	RLB	
3.1	UCR would like to use CCCI 4100 as the baseline for comparison of 2 alternates and the DPP.	RLB	

END OF CONFERENCE REPORT

R. L. BINDER, F.A.I.A.
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7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

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Project Reference: UCR West Campus Family Student Housing, Ph 1 Study
Project No.: RLB #94011 (UCR # 956315-1)
Date Submitted: 11/4/04
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
11/2/04	1:00pm	City of Riverside

Persons Attending:

City of Riverside	Sandy Caldwell	City of Riverside	William Mainord	RLB	Tim Young
City of Riverside	Robert Van Zanten	City of Riverside	Marty McLeod	ME	Sean Hira
City of Riverside	Fran Dunajski	UCR	Nita Bullock	EWM	Henry Ngo

Distribution: Kieron Brunelle (for distribution)

Subject: Public Works Meeting

Item:	Description:	Responsibility:	Date:
1.0	A&E/UCR team met with City of Riverside to discuss infrastructure development. The team presented two development options for Phase 1: East of Iowa on the Southeast Corner of Everton and Iowa, and West of Iowa on the southwest corner of Everton and Iowa. The developments would include approximately 150 units (2 and 3 bedroom) with a child development center, a community building, a park w/tot lot, as well as, surface parking.	info	
2.0	Electrical infrastructure was discussed. Team indicated they would like to tap into the (e) 12 KV power pole lines on the West of Iowa for both schemes. City agreed these were potential solutions and did not have any objections. There did not appear to be any concerns with capacity.	info	

2.1	City indicated some poles/equipment may need to be moved if the site West of Iowa is developed. Per the City, the cost to relocate poles is about $10K each. In addition, street lighting would need to be provided in both schemes.	info	
2.2	If UCR develops East of Iowa, an underground conduit(s) would need to cross Iowa. The City has no objections to crossing Iowa.	info	
2.3	Once equipment locations are establish, some access easements may be required for service. If individual meters are provided by UCR, connection fees will apply for each individual meter as the project will be viewed as a residential development. Alternatively, UCR could submit the project as a commercial project and provide only one metered connection for the entire project.	info	
2.4	City indicated that current review times would be about 4-6 months. An accelerated review process is available for a fee.	info	
3.0	Sanitary sewer systems were discussed. RLB proposed to connect to the 8" sanitary sewer line at Everton and Iowa for both schemes. City agreed this was a potential solution and did not have any objections.	info	
3.1	For development West of Iowa, the City suggested investigation of another sewer line north of the site. CLOSED, THIS LINE IS A PRIVATE 6" SS, AND THEREFORE, NOT AVAILABLE TO UCR.	info	
3.2	Since the site West of Iowa slopes northeast to southwest, team will verify adequate depth is available for gravity flow to Everton and Iowa POC.	EWM	11/02/04
4.0	Gas connections were discussed. A&E team indicated that the Gas Company has provided a letter of intent to provide gas service to the project.	info	
5.0	Storm Drainage was discussed.	info	
5.1	For the site East of Iowa, team proposed providing a new storm drain line to run south (parallel to Iowa) and connect to MLK. City agreed this was a potential solution and did not have any objections.	info	
5.2	For the site West of Iowa, the team suggested a new line from the southwest corner of the site and run west to Cranford. Alternatively a new line might be provided on Iowa and connect to Martin Luther King. City agreed these were potential solutions and did not have any objections.	info	
5.3	City indicated that water quality standards must be met before connecting to county flood lines. Team to verify water quality measures.	info	
5.4	City indicated that should the drainage plan pick up runoff from other public/private developments, that this may trigger the city to control and maintain these lines to ensure water quality measures. If only picking up run-off from new development, then it is ok for the sd lines to remain private.	info	
6.0	Traffic issues were discussed.	info	
6.1	For the site East of Everton, team proposed entering the site from Everton. Two driveways are proposed, one at the northwest corner and one at the northeast corner. The northwest corner driveway would be inset from the intersection of Iowa and Everton for stacking. City agreed this was a potential solution and did not have any objections.	info	
6.2	For the development West of Iowa, team proposed two new driveways, one on Everton and one at the southeast corner of the site. These driveways would then feed to lots on the north and south of the site. The city did not have objections to this scheme either, although they noted that left turn pockets would need to be developed on Iowa.	info	

6.3	For either scheme, the City indicated that funds for street improvements would be collected for the improved frontage from the project boundaries to the street centerline and include half the cost of the median.	info
6.4	For the scheme West of Iowa, Team suggested the option of only having one driveway at Everton which would feed a larger single reconfigured lot, omitting the south driveway completely. City agreed this was an acceptable solution.	info
6.5	UCR raised the question of the city entering into a joint development arrangement for the street and median, similar to what was done for MLK. City indicated that MLK was a unique situation. Team will research this potential.	RLB

END OF CONFERENCE REPORT

R. L. BINDER, F.A.I.A.
ARCHITECTURE & PLANNING
7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

The following represents a summary of our conference.
It will be presumed to be correct unless we are notified within seven (7) days of issuance.

Project Reference: UCR West Campus Family Student Housing, Ph 1 Study
Project No.: RLB #94011 (UCR # 956315-1)
Date Submitted: 12/14/04
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
12/10/04	10:30am	UCR

Persons Attending:

UCR	Andy Plumley	UCR	Kieron Brunelle	RLB	Tim Young
UCR	Susan Marshburn	UCR	Nita Bullock	DLA	Nick Butcher
UCR	Fernand McGinnis	RLB	Rebecca Binder		

Distribution: Kieron Brunelle (for distribution)

Subject: Project Meeting-Estimate

Item:	Description:	Responsibility:	Date:
1.0	RLB summarized the utility infrastructure cost.	info	
2.0	The 2 master plan options were discussed. Both include an additional Child Development Center in the future phase. In addition, Phase 1 combines the CDC and Community Center into one facility.	info	
2.1	UCR would like RLB to analyze the two concepts similar to the previous exercise, which includes site acreage, number of units and density calculations.	RLB	
3.0	The cost estimate was discussed.	info	
3.1	UCR would like elevators to move 'above the line'.	RLB	
3.2	UCR mentioned that sewer permit fees may become an added cost. In the past, the fees had been waived.	info	
3.3	RLB indicated that electrical connection fees for individual metering may be required.	info	

4.0	The cost comparison matrix was discussed.	info	5.0	Deliverables: RLB will provide UCR with a revised handout to include new matrix(s), estimate, two concept diagrams and density calculations. UCR would like these before the holiday break, as they are needed for a meeting Jan 5, 2005.	RLB 12/21/04
4.1	UCR would like the matrix to break out the CDC site development costs. The Community Center costs can remain as part of the housing costs.	RLB			
4.11	For comparison purpose, RLB may proportion the CDC infrastructure costs as a percentage of square footage of the entire project.	RLB	6.0	Per UCR, the toxic soils reports for the east and west sites indicated no remediation was required.	info

END OF CONFERENCE REPORT

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7726 81st Street, Playa Del Rey, California 90293, 310.301.0260

CONFERENCE REPORT

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Project Reference: UCR West Campus Family Student Housing, Rev. DPP
Project No.: RLB #94011 (UCR # 956315-1)
Date Submitted: 02/09/05
Submitted by: Tim Young
This Confirms Our Personal Conference of

Date:	Time:	Place:
1/31/05	09:30am	UCR

Persons Attending:

UCR	Andy Plumley	UCR	Kieron Brunelle	RLB	Tim Young
UCR	Susan Marshburn	UCR	Fernand McGinnis		
UCR	Tim Ralston	RLB	Rebecca Binder		

Distribution: Kieron Brunelle (for distribution)

Subject: Coordination meeting

Item:	Description:	Responsibility:	Date:
1.0	RLB presented two options for site B1. Concept B1 sited the park central to phase 1. Concept B1 'alternate' sited the neighborhood park open to phase 2. UCR prefers Concept B1 due to the uncertainty of Phase 2 and for security.	info	
1.1	Phase 1 will be presented in the revised DPP only.	info	
1.2	Per UCR, pedestrian links will be represented connecting to University Ave via Iowa.	RLB	
1.3	Fencing will be provided to secure the site. Fencing will move above the line in the budget.	RLB	
2.0	The designer should explore breaking the parking area into smaller "pocket" lots which are connected by driveways and determine the budget impact.	RLB	

2.1	UCR discussed the potential for future phases conforming to the original DPP and West Campus Area Plan with internal roadways and street parking. Future phases on the northern block, due west of the master plan to be consistent with Phase 1, but the phases on the site south might follow the original DPP and WCAP.	info	
3.0	UCR would like storage for maintenance included in the revised DPP Community Center.	RLB	
4.0	UCR to review the community building program and forward comments to RLB. The Child Development Center program shall not change. Per UCR, the CDC and Community Center shall be programmed as separate buildings, with costs separated in the budget. The facilities may still be shown on the site concept as a single facility.	UCR	02/08/05
5.0	The cost estimate shall be bound into the DPP in the Appendix. RLB to use January 2009 as midpoint of 18 months construction.	RLB	
6.0	Schedule was discussed. UCR will review the DPP over the next week to see if there are any additional changes they would like to incorporate.	UCR	02/08/05
6.1	RLB will work towards completing the DPP revisions within 60 days, pending review of UCR comments. RLB and UCR agreed to a single full review after a draft is completed.	info	
7.0	Site utilities were discussed.	info	
7.1	Concern was raised as to the sizing of utilities and service to future phases. UCR confirmed their direction at the beginning of the study, to size utilities for phase 1 only without potential to future phases impacts.	info	
7.2	UCR would like RLB to review with the city any potential timing advantages of connecting the sewer through an easement to University Ave at the midpoint of the site. B1 shows sewer line connection to University Ave. via Iowa.	info	
7.3	Telephone and cable should be hardwired. Security systems and cameras should be included. Only traffic control gates at drives to be included.	RLB	
8.0	Traffic was discussed. In the previous meetings with the city, RLB discussed adding left turn lanes for access to the site. This was acceptable to the city and traffic signals may not be required. The city has indicated that a traffic analysis will likely be required. RLB will confirm this with the city.	RLB	

END OF CONFERENCE REPORT

7.2 SELECTED BIBLIOGRAPHY

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(Figure 7.2-1: Boundary Survey, August 19, 2003)

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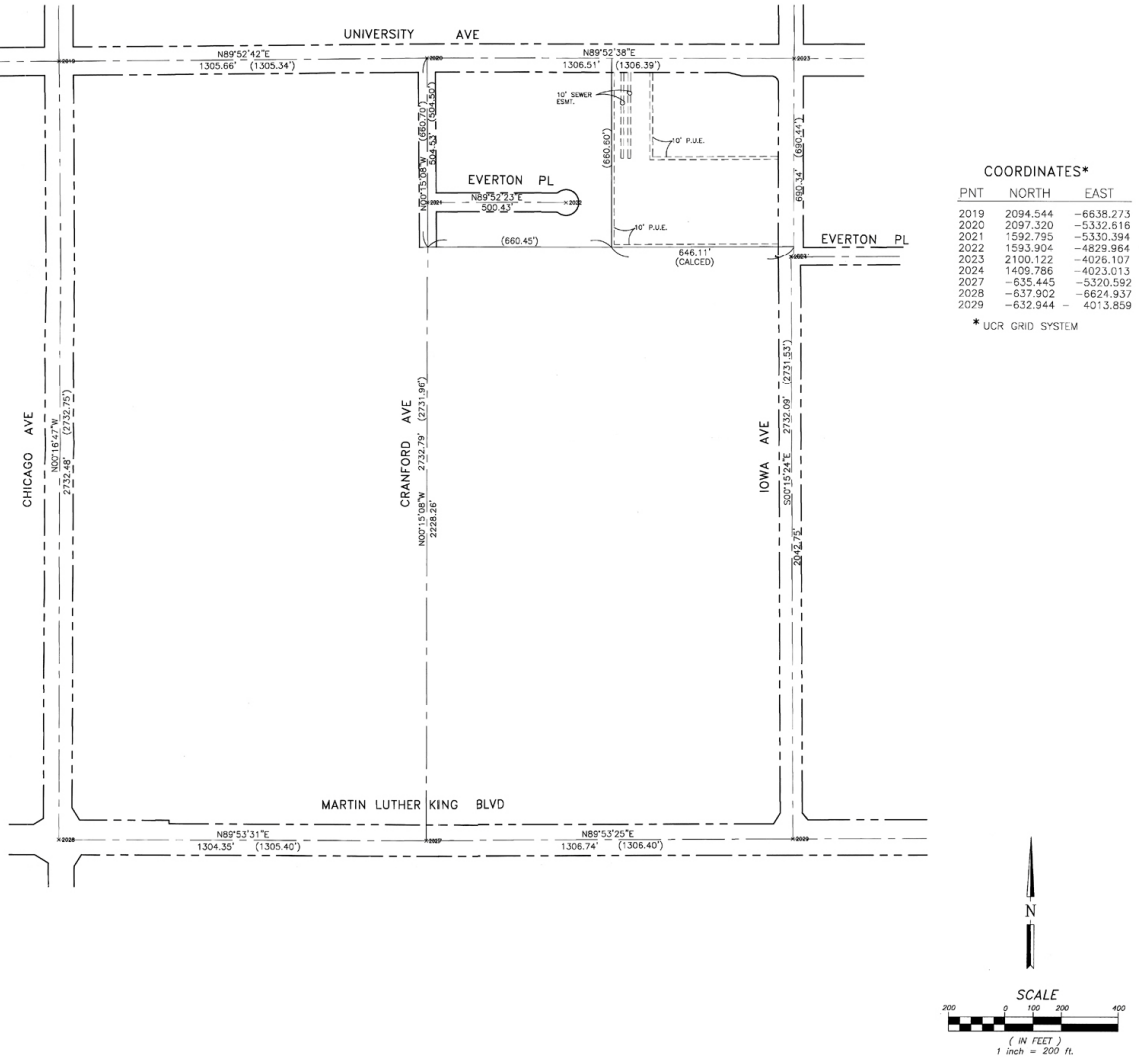
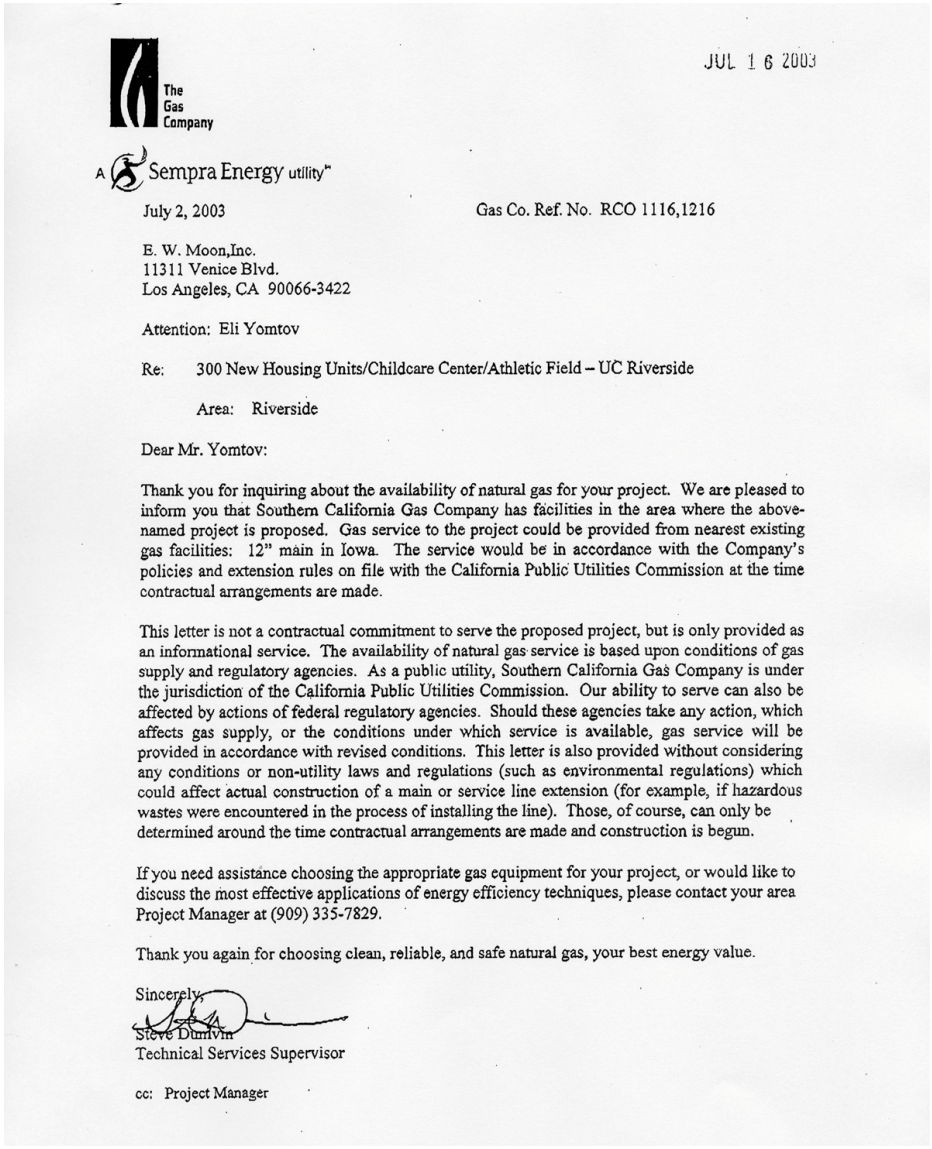


Figure 7.2-1: Boundary Survey, August 19, 2003



The Gas Company

A Sempra Energy utility

JUL 16 2003

July 2, 2003 Gas Co. Ref. No. RCO 1116,1216

E. W. Moon,Inc.
11311 Venice Blvd.
Los Angeles, CA 90066-3422

Attention: Eli Yomtov

Re: 300 New Housing Units/Childcare Center/Athletic Field – UC Riverside

Area: Riverside

Dear Mr. Yomtov:

Thank you for inquiring about the availability of natural gas for your project. We are pleased to inform you that Southern California Gas Company has facilities in the area where the above-named project is proposed. Gas service to the project could be provided from nearest existing gas facilities: 12" main in Iowa. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the conditions under which service is available, gas service will be provided in accordance with revised conditions. This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations) which could affect actual construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Those, of course, can only be determined around the time contractual arrangements are made and construction is begun.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact your area Project Manager at (909) 335-7829.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

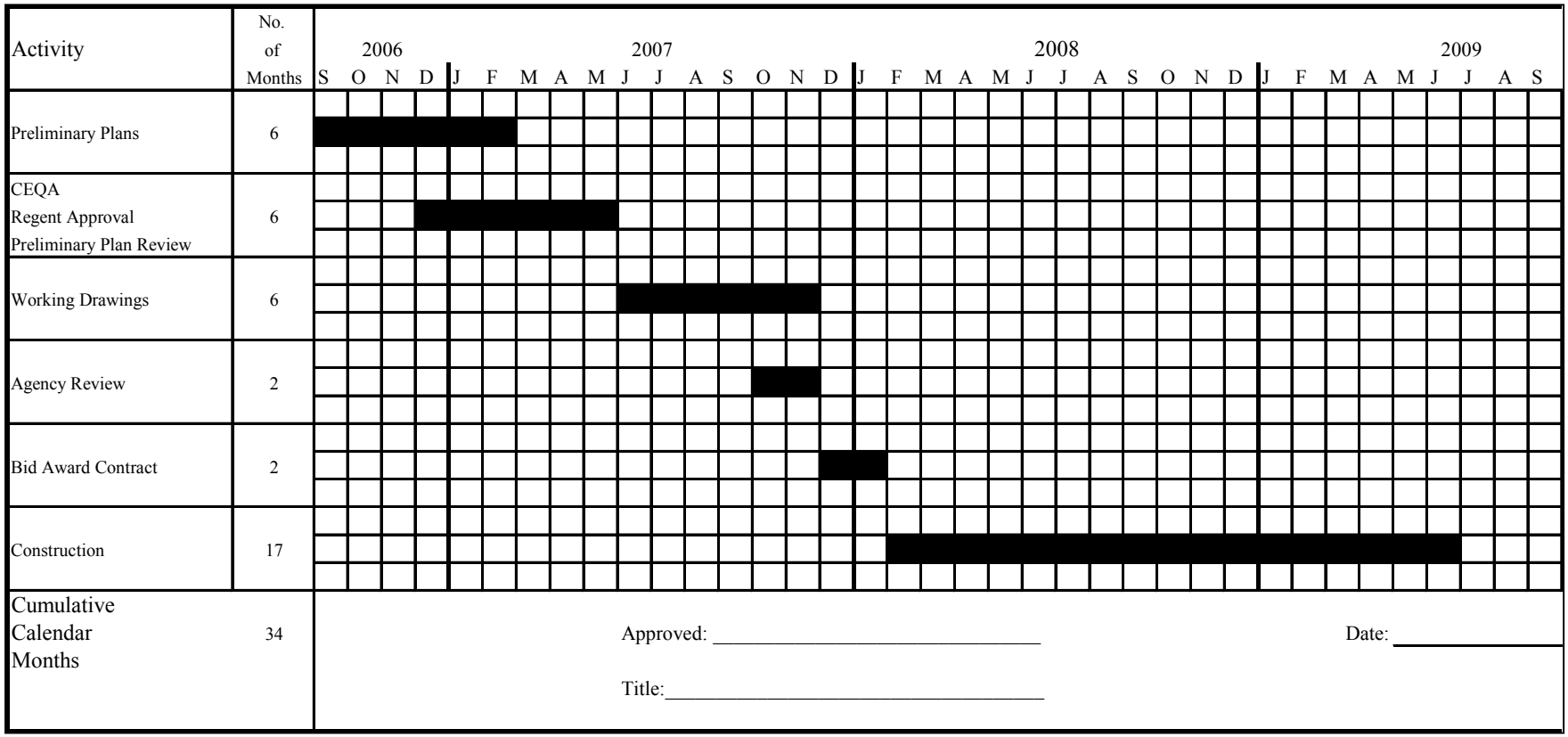
Steve Dunlvin
Technical Services Supervisor

cc: Project Manager

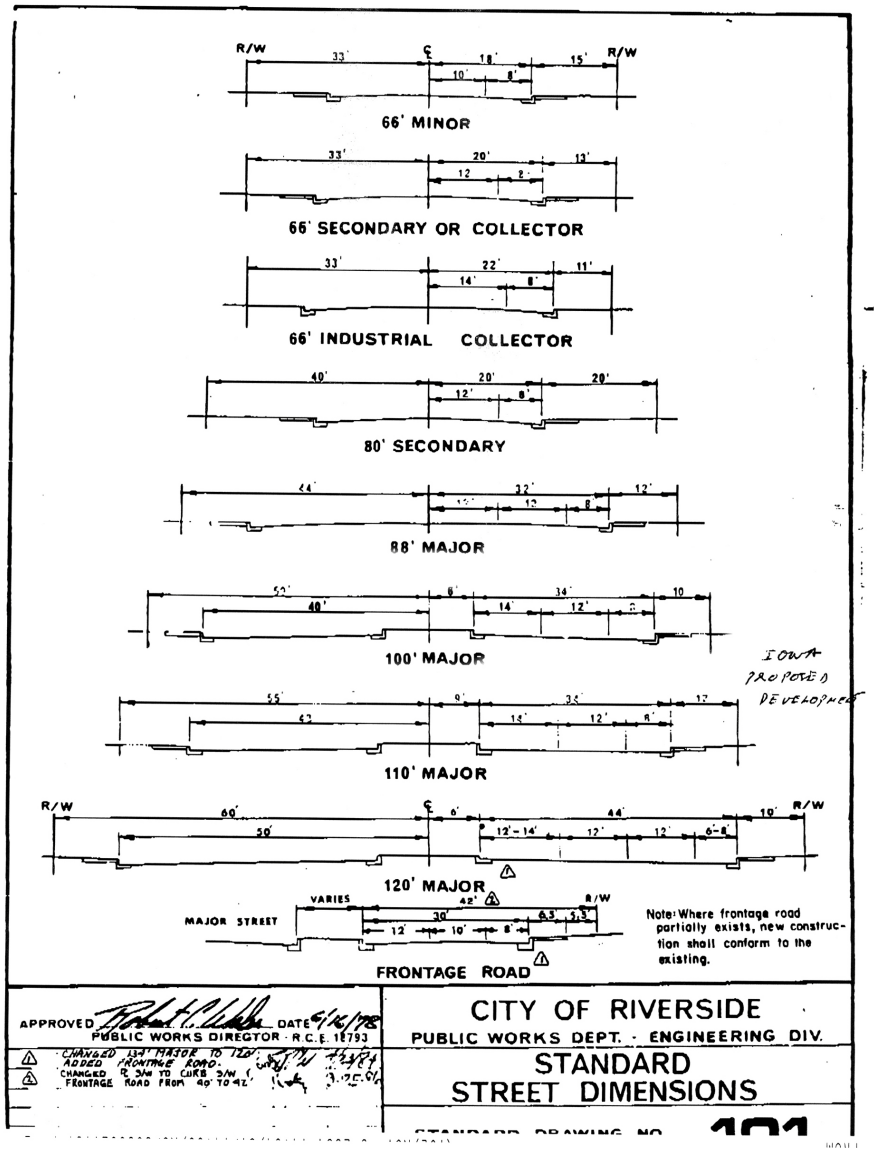
Figure 7.2-2: Gas Company Will Serve Letter

7.3 PROJECT SCHEDULE

UCR Project Schedule



7.4 CITY OF RIVERSIDE STANDARD STREET DIMENSIONS



7.5 BUDGET PLAN