Creating sustainable places and spaces that enrich the lives of those who use them

Moreno Valley Campus
PARKING STRUCTURE & SURGE SPACE

Conceptual Design Update - 20 MAY 09

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Master Plan

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Pros

- Access to Coudures Plaza via Bridges from Parking Structure
- Enhances College Drive as the Primary Campus Entry
- First Impression of an Iconic Architectural Statement from Lasselle St.
- Multiple Points of Access & Egress to Structure
- COST SAVINGS with Minimal Site Grading, Low Retaining Wall, and Natural Ventilation
- More Sustainable: Energy Efficient, Site Impact, Solar Orientation, and Ventilation
- Consolidates Southward Development of Campus
- Preserves Campus Life During Construction
- Preserves Premium Elevated Views

Cons

- Not Master Plan Approved

PROPOSED MASTER PLAN

Pros

- Master Plan Approved
- Direct Access to John M. Coudures Jr. Plaza

Cons

- Redirects the Primary Entry
- Iconic Architectural Statement Removed and Distant from Lasselle St.
- Duplicates Single Point of Access & Egress to Structure
- COST PREMIUM for Excessive Grading & Export, Need 35’ High Retaining Walls, Fire Sprinklers, and Mechanical Ventilation
- Less Sustainable: More Grading, Surge Space Oriented Due West, and Mechanically Ventilating
- Subterranean Parking
- Divides flow of Campus Development with Large Structure
- Disrupts Campus Life During Construction
- Displaces Premium Elevated Views

Project Site Analysis

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Project Program

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PARKING STRUCTURE & SURGE SPACE

<table>
<thead>
<tr>
<th>Section</th>
<th>Item</th>
<th>Room Name</th>
<th>Units</th>
<th>ASF</th>
<th>Subtotal</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Surge Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.01</td>
<td>Faculty Offices</td>
<td></td>
<td>15</td>
<td>90</td>
<td>1,350</td>
<td></td>
</tr>
<tr>
<td>1.02</td>
<td>Meeting Rooms</td>
<td></td>
<td>2</td>
<td>250</td>
<td>500</td>
<td>(8-12) Seats</td>
</tr>
<tr>
<td>1.03</td>
<td>Community Room</td>
<td></td>
<td>1</td>
<td>4,000</td>
<td>4,000</td>
<td>250 dining or 330 lecture with prep/galley support space</td>
</tr>
<tr>
<td>1.04</td>
<td>Juice Bar</td>
<td></td>
<td>1</td>
<td>1,000</td>
<td>1,000</td>
<td>Includes front counter/service area, prep space/kitchen, and toilet/lockers; does not include indoor seating</td>
</tr>
<tr>
<td>1.05</td>
<td>Coffee (Starbucks)</td>
<td></td>
<td>1</td>
<td>500</td>
<td>500</td>
<td>Includes front counter/service area, prep space/kitchen, and toilet/lockers; does not include indoor seating</td>
</tr>
<tr>
<td>1.06</td>
<td>Mini-Bookstore/C-Store</td>
<td></td>
<td>1</td>
<td>3,000</td>
<td>3,000</td>
<td>Retail, snacks, etc. (not textbooks)</td>
</tr>
<tr>
<td>1.07</td>
<td>Lounge</td>
<td></td>
<td>1</td>
<td>1,000</td>
<td>1,000</td>
<td>Approximately 50-60 seats</td>
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<tr>
<td>1.08</td>
<td>Outdoor Dining &amp; Lounge</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Bistro Seating/Sidewalk Café</td>
</tr>
</tbody>
</table>

11,350
### Moreno Valley Campus

**PARKING STRUCTURE & SURGE SPACE**

<table>
<thead>
<tr>
<th>Section</th>
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<th>Units</th>
<th>ASF</th>
<th>Subtotal</th>
<th>Notes</th>
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<tbody>
<tr>
<td>2.0</td>
<td>Campus Police</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.01</td>
<td>Secured Lobby</td>
<td></td>
<td>1</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>2.02</td>
<td>Front Counter/Clerical</td>
<td></td>
<td>1</td>
<td>300</td>
<td>300</td>
<td>(3) Stations with copier/storage space</td>
</tr>
<tr>
<td>2.03</td>
<td>Office</td>
<td></td>
<td>1</td>
<td>140</td>
<td>140</td>
<td>Chief</td>
</tr>
<tr>
<td>2.04</td>
<td>Office</td>
<td></td>
<td>1</td>
<td>90</td>
<td>90</td>
<td>Station Supervisor</td>
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<tr>
<td>2.05</td>
<td>Report Writing/Meeting Room</td>
<td></td>
<td>1</td>
<td>250</td>
<td>250</td>
<td></td>
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<tr>
<td>2.06</td>
<td>Interview &amp; Detention</td>
<td></td>
<td>1</td>
<td>100</td>
<td>100</td>
<td>Unrestrained detention adjacent with view from Report Writing Room</td>
</tr>
<tr>
<td>2.07</td>
<td>Secured Storage</td>
<td></td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>Includes armory &amp; evidence</td>
</tr>
<tr>
<td>2.08</td>
<td>General Storage</td>
<td></td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>Includes lost &amp; found</td>
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<tr>
<td>2.09</td>
<td>Restroom/Shower/Lockers</td>
<td></td>
<td>1</td>
<td>200</td>
<td>200</td>
<td></td>
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<tr>
<td>2.10</td>
<td>Toilet</td>
<td></td>
<td>1</td>
<td>100</td>
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1,580

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“Creating sustainable places and spaces that enrich the lives of those who use them”
Creating sustainable places and spaces that enrich the lives of those who use them

Moreno Valley Campus

PARKING STRUCTURE & SURGE SPACE

<table>
<thead>
<tr>
<th>Section</th>
<th>Item</th>
<th>Room Name</th>
<th>Units</th>
<th>ASF</th>
<th>Subtotal</th>
<th>Notes</th>
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<tbody>
<tr>
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<td>Student Activities Center</td>
<td></td>
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<td>3.01</td>
<td>Entry</td>
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<td>1</td>
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<td>150</td>
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<tr>
<td>3.02</td>
<td>Front Counter/Help Desk</td>
<td>1</td>
<td>200</td>
<td>200</td>
<td>(2) Stations</td>
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<tr>
<td>3.03</td>
<td>Coordinator’s Office</td>
<td>1</td>
<td>140</td>
<td>140</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.04</td>
<td>AS Officers (Work Area)</td>
<td>1</td>
<td>400</td>
<td>400</td>
<td>Service desk, (4) computer stations, mailboxes, &amp; work counter</td>
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</tr>
<tr>
<td>3.05</td>
<td>Student Lounge &amp; Open Space</td>
<td>1</td>
<td>1,200</td>
<td>1,200</td>
<td></td>
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</tr>
<tr>
<td>3.06</td>
<td>Meeting Room</td>
<td>1</td>
<td>450</td>
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<tr>
<td>3.07</td>
<td>Kitchen</td>
<td>1</td>
<td>300</td>
<td>300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.08</td>
<td>Storage</td>
<td>1</td>
<td>150</td>
<td>150</td>
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</table>

2,990

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Student Activities Center
<table>
<thead>
<tr>
<th>Section</th>
<th>Room Name</th>
<th>Subtotals</th>
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<tbody>
<tr>
<td>1.0</td>
<td>Surge Space</td>
<td>11,350 ASF</td>
</tr>
<tr>
<td>2.0</td>
<td>Campus Police</td>
<td>1,580 ASF</td>
</tr>
<tr>
<td>3.0</td>
<td>Student Activities Center</td>
<td>2,990 ASF</td>
</tr>
</tbody>
</table>

Total Assignable Square Feet 15,920 ASF

Total Building Area (@ 70% Efficiency) 22,743 GSF
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Parking Structure

- $18,000/Car

800 - 1,000 Cars

= $14.4 - 18M

Surge Space

- Surge - Retail & Amenities 11,350-ASF
- Campus Police 1,580-ASF
- Student Activities Center 2,990-ASF

Total 15,920-ASF

22,743-GSF @ $350/SF = $7.96M

Estimated Total Construction Cost $22.4 - 26M
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Project Staging

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Project Staging

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PARKING STRUCTURE & SURGE SPACE

140 CARS

109 CARS

190 CARS

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Project Staging

140 CARS

92 CARS

141 CARS

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Inspiration

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Concept Design

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COLLEGE DRIVE

Arrival Plaza

Program Space
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3-5/6

140 CARS / LEVEL

2

175 CARS / LEVEL

1

215 CARS / LEVEL
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Level 1 Plan

1

215 CARS / LEVEL

PROGRAM

SUP.
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LEVEL 1

2

175 CARS / LEVEL

OUTDOOR

PROGRAM

PLAZA

Level 2 Plan

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Level 3 Plan

3 140 CARS / LEVEL
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5/690 CARS / LEVEL

Top Level Plan

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LEVEL 5

LEVEL 6

Wall Sections

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<table>
<thead>
<tr>
<th>LEVEL</th>
<th>CARS</th>
<th>LEVEL</th>
<th>CARS</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>215</td>
<td>1</td>
<td>215</td>
</tr>
<tr>
<td>2</td>
<td>175</td>
<td>2</td>
<td>175</td>
</tr>
<tr>
<td>3</td>
<td>140</td>
<td>3</td>
<td>140</td>
</tr>
<tr>
<td>4</td>
<td>140</td>
<td>4</td>
<td>140</td>
</tr>
<tr>
<td>5</td>
<td>90</td>
<td>5</td>
<td>90</td>
</tr>
<tr>
<td>TOTAL</td>
<td>760</td>
<td>TOTAL</td>
<td>900</td>
</tr>
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</table>

@ $18K / STALL

13.7 MILLION

16.2 MILLION

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2 LEVEL

OUTDOOR DINNING

MTG. RM.

FACULTY OFFICE

COMMUNITY

STUDENT ACTIVITIES

LOUNGE

RETAIL

PLAZA

1 LEVEL

POLICE

MECH. / ELEC. CIRCULATION

Program Space Option 1

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Creating sustainable places and spaces that enrich the lives of those who use them

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PARKING STRUCTURE & SURGE SPACE

2 LEVEL
COMMUNITY
OUTDOOR DINNING
MTG. RM.
FACULTY OFFICE
STUDENT ACTIVITIES
LOUNGE
LOUNGE
RETAIL
POLICE
PLAZA

1 LEVEL
COMMUNITY
OUTDOOR DINNING
MECH. / ELEC. CIRCULATION

Program Space – Option 2

“Creating sustainable places and spaces that enrich the lives of those who use them”
CREATING SUSTAINABLE PLACES AND SPACES THAT ENRICH THE LIVES OF THOSE WHO USE THEM

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Perspective View

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Perspective View

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Perspective View

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Thank you!

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