August 11, 2009

SCHEMATIC DESIGN
MEETING MINUTES NO. 02
MORENO VALLEY CAMPUS - PARKING STRUCTURE/SURGE BUILDING
LPA PROJECT NO. 29037.10

DATE: August 10, 2009
TIME: 9:00 am
PLACE: RCCSB-Conference Room #305

This report of the meeting’s events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT
Orin Williams (OW), RCCD
Reagan Romali (RR), MVC
Dale Adams (DA), RCCD
Jack Kohlmeier (JK), RCCD/Police
Keith Hempel (KH), LPA
Winston Bao (WB), LPA
Ken Murai (KM), LPA
Brian DeMartino (BD), CW Driver
Rich Bienvenu (RB), LPA
Steve Flanagan (SF), LPA

DISTRIBUTION
All Present

CONSULTANTS
(as indicated)
Chris Torrey, LPA
Young Min, LPA
Rick Hernandez, RCCD
Steve Gilson, RCCD
Glenn Carels, LPA
Don Marks, IDP

DISCUSSION ITEMS – OLD BUSINESS

ACTION ITEM NO. LPA
1.14 LPA asked RCCD if they would be interested in the Savings By Design (SBD) program. RCCD agreed to participate in the SBD incentive program. It was agreed our meeting with SCE should be a separate meeting and occur anytime after our next meeting. LPA will arrange the SBD meeting with SCE.

Update: 8-10-2009, LPA will coordinate meeting with SBD/SCE with Cathy Gerke to be attended by Orin, Rick, and Dale. LPA is in the process of submitting the required paperwork.

DISCUSSION ITEMS – NEW BUSINESS

ACTION ITEM NO. LPA
3.01 “Collaborative Process” meeting with DSA:
LPA will coordinate with Cathy Gerke a meeting with DSA for a preliminary plan review per DSA Bulletin 09-07. LPA is in the
INFO 3.02  **LEED certification:**
Per District direction from the new chancellor, LPA was directed to have the project move forward with certification with the goal of obtaining a LEED Silver level rating.

INFO/LPA 3.03  **Displaced Parking Lot during construction:**
LPA presented a site plan indicating a parking lot of approximately 144 cars on the east side of campus for the displaced parking that would be built prior to construction of the Parking Structure/Surge Space. This parking lot would also tie into the existing fire access road located between the Humanities and Mechanical Buildings in order to complete a fire access a loop road around the campus. LPA’s design intent for this parking lot is to be a passive and sustainable design. Possibly having features such as a bio-swale, porous paving, and broken curbs to allow drainage and filtering of rain water through plant material/vegetation prior to entering the storm drain system. (DA) noted the existing Parkside Complex (PSC) plan for modular classrooms is in the same location and LPA would need to adjust the parking lot and fire access location accordingly.

INFO 3.04  **Local Fire Access:**
LPA met with local Moreno Valley Fire Department regarding the project at a schematic diagram level. The FD requires access around all 3 sides of the project. LPA will have a follow up meeting with MVFD showing more detailed information, drawings, and clearances to help clarify concerns raised by the FD.

INFO 3.05  **Parking Structure / Level “1”:**
The first level entry into the Parking Structure occurs at the existing 4 way intersection, a left turn off College Drive when arriving on campus from Lasselle Street.
Car access begins by driving through the structure and then entering back into the diagonal portion of the structure. This configuration helps avoid potential car conflicts due to an “eye adjustment period” when entering a shaded structure and oncoming cross traffic. This also increases the queing length of cars, which is advisable from LPA’s parking consultant.
Half to three quarters of the perimeter walls to be retaining due to the existing slope.
There will be (3) stair locations, (1) approximately at each corner, (2) elevator cabs, one for the “Community Room” and the other for the Parking Structure.
Electrical room is proposed to be located between the Surge Space and Community Room near the entrance of the Structure.

INFO/LPA 3.06  **Parking Structure / Level “2”**
Parking stalls are organized perpendicular to the “pedestrian spine” parallel to College Drive. LPA explored many options and this was found to be the most efficient.
The floor plate configuration is flat due to construction efficiency and
high visual security throughout. An external speed ramp is located on the diagonal portion of the Structure.
Accessible parking is located at grade/Plaza level for immediate access.
First Floor of the Surge Space is accessible from this level.
A 4\textsuperscript{th} vertical stair tower was added for Architectural way finding and access.
Access into the Structure occurs off the Turn Around off College Drive and a secondary entrance off the diagonal via the first level or fire loop road.
(RR) noted concern between potential pedestrian and vehicular circulation conflict at the turn around entrance. LPA to study.

INFO 3.07 Parking Structure / Level “3”
Similar to Level layout “2”.
Accessible parking located along circulation spine. The adjoining accessible area doubles as an entry into the circulation spine from the internal parking rows.
Second Floor of the Surge Space is accessible from this level.
A bridge connecting directly to Coudures Plaza level and Second Floor of Student Services.

INFO 3.08 Parking Structure / Level “4”
Community Room and support spaces located at the corner closest to Lasselle Street. Community Room location has separate elevator access from the street level. (2) accessible parking spaces located near Community Room. Approximately 802 cars provided.

INFO 3.09 Parking Structure / Option A
An internal ramp may be required to meet fire authority requirements. Internal scissor ramping with intermediate landings adjacent to the Surge Space. This option is less efficient and visual safety is compromised. Lose approximately 50 cars due to the “hole” at the top level. Will need to add a partial fifth level of parking or go further underground in order to meet 800 car requirement or accept a parking count less than 800. (BD) noted this would increase the cost of the structure.

INFO 3.10 Parking Structure / Option B
Internal ramping with Surge Space located outside the parking structure triangular shape. The Surge Space would be a free-standing terminus structure/“Gateway Building” located at the end of College Drive in lieu of the existing turn around/drop off.

This option was not acceptable to the District.

INFO 3.11 Surge Space / First Floor / Option A
Police entry off Arrival Plaza/drop off. (JK) noted would like to flip the office and detention room to have immediate access to the Parking Structure. Police assumes 2-3 spaces dedicated for cars and possible space for future cart charging stations.
Retail space located at the corner, closest to Plaza/drop off.
Student Activities Center (SAC) entry located on the west elevation.
(RR) noted concerns that the location of SAC entry is too far away
from the life of the campus and not visually accessible.
Public restrooms located between the retail and SAC entry.

INFO 3.12 Surge Space / Second Floor / Option A
Remaining Surge Offices and Lounge. (RR) noted the Offices need to be away from the Bookstore and have a more private feel.
Bookstore located off main circulation spine for easy loading and convenient access.
District was not in favor of both floor plans of Option A.

INFO 3.13 Surge Space / First Floor / Option B
Police entry off Campus Plaza/drop off, same as option A. SAC located at corner, closest to Plaza/drop off. This meets the high visibility the Campus is looking for. Remaining Surge offices located towards the back for more privacy with separate entry and future flexibility.
Restrooms provide both private and public restrooms as required. Do not mix.

INFO 3.14 Surge Space / Second Floor / Option B
Bookstore/Retail/Lounge and Patio space on this level meeting the intent of the District.
The District was in favor of both floor plans of option B.

INFO 3.15 Community Room
Main room and meeting room facing north towards the valley and views. Meeting room can be used as a “green room”. The support spaces include restrooms, food prep room, and storage. The outdoor patio currently planned as a 14’ wide patio, enough for circulation and tables/seating. The outdoor patio needs to be functional yet meet code exiting requirements. (RR) noted LPA needs to provide an adequate number of restroom fixtures and addressing privacy concerns.

INFO 3.16 Landscape Concept
LPA presented a concept plan noting the design to address transitioning from public to private, to embrace the existing native material palette, boulders, “desert” landscape, to be low maintenance, sustainable, creating a micro climate. Use of different paving textures and shapes, creating audible warnings for pedestrians and automobiles, limiting cross traffic and creating different zones. Using low plant materials to define edges, parking, and hide headlamps/car bumpers.
(RR) noted several “east coast” images shown, challenged LPA to show more “west coast” / desert / modern images, more local.

INFO 3.17 Campus Colors:
(RR) presented a copy of colors to be used and not used on Campus.
Colors to be used: Clear, saturated colors to be in contrast with the existing environment. Yellow, red, royal purple, royal blue, lavender, Kelly green, teal green, primary colors, magenta, fushia, and lots of purple and red combinations. White is acceptable.
Colors not to be used: Muted colors, gold, orange, blues (except for royal blue), beige, turquoise, browns, grays, pinks, and trendy combos (pink, orange, blue, green with brown).

INFO 3.18  
Glass Colors: No green glass. Clear or blue glass is acceptable.

Next meeting will occur on Monday, August 24th at 9:00am at RCCS Offices, conference room #305.

Submitted by,

LPA, Inc.
Orange County Office

Ken M urai
Associate/Project Manager