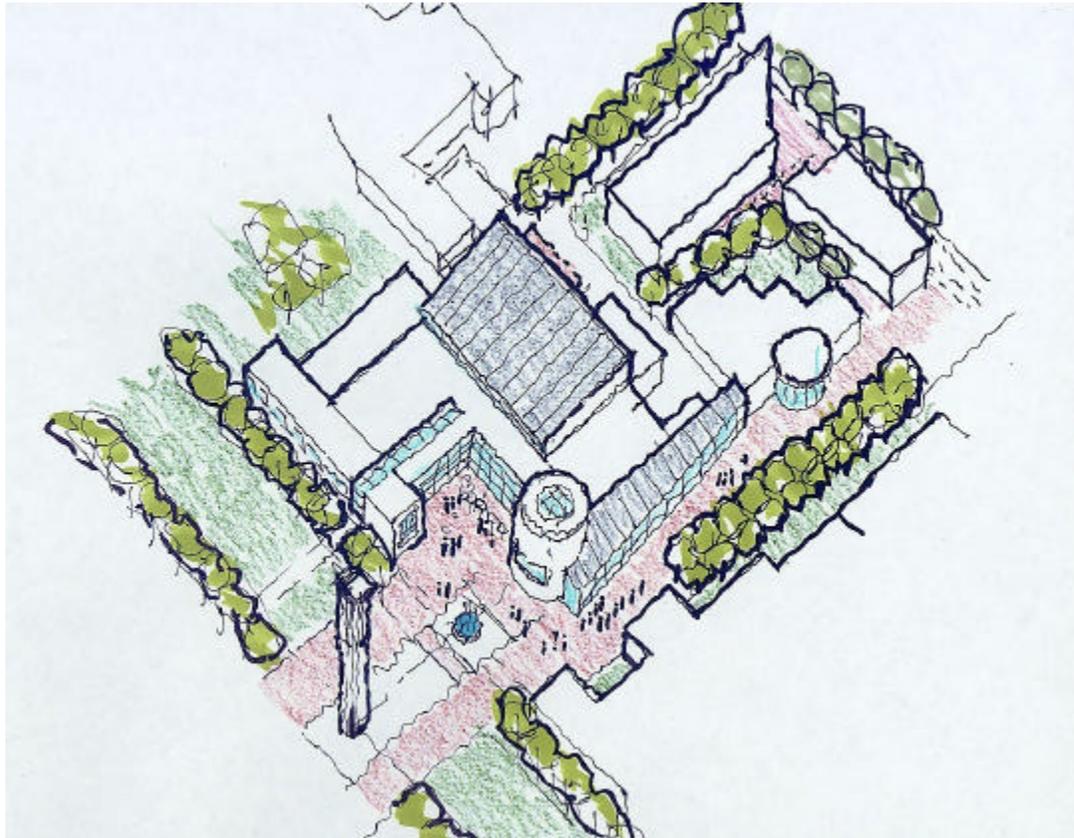


1.0 EXECUTIVE SUMMARY

The University of California, Riverside (UCR) retained Brailsford & Dunlavey (B&D) in association with Cannon Dworsky Architects (Cannon Dworsky) in November 2000, to complete a Feasibility Study and Detailed Project Program (DPP) for potential expansion of the Commons at UCR.

The Commons at UCR is a student fee funded project. As such, the primary source of funds necessary to embark on a capital expansion project comes from the students, who vote to “tax” themselves for a specific purpose through a referendum process.



The Feasibility Study and the DPP reports have overlapping contents created for slightly different purposes and audiences. The primary purpose of the feasibility study was to determine the potential level of funding, and the related capital project that could be realized through referendum funding. The DPP is the more detailed program information that is used by the campus to establish essential budget, scope and schedule project assumptions and inform the Architectural and Engineering design process.

The portions of the Feasibility Study that are relevant and are included in the DPP are:

- A Space Inventory of the existing Common's facility
- The proposed outline program for the project
- Project Schedule
- Conceptual Plan for Scheme E (the preferred scheme).

Project Rationale

Universities across the country are realizing the importance of the student union's role in enhancing the overall campus quality of life. According to the Association of College Unions International (ACUI), "a student union is an integral part of the educational mission of a college. As the center of college community life, the union complements the academic experience through an extensive variety of cultural, educational, social, and recreational programs. These programs provide the opportunity to balance course work and free time as cooperative factors in education."

Currently, the existing UCR Commons is inadequate in its current offerings, amenities, and size. This shortage will become more acute as the campus expects to grow to over 20,000 students by 2010. To respond to the growing campus over the next several years, the study addresses the physical improvements that will allow the Commons to become the "*state of the art hub of campus activity*." The plan seeks to develop the Commons as a destination for students, faculty, staff, and the community by providing the appropriate social, cultural, and recreational spaces. In essence, the Common's renovation plan will give the University a "*sense of place*" for the entire community to enjoy.

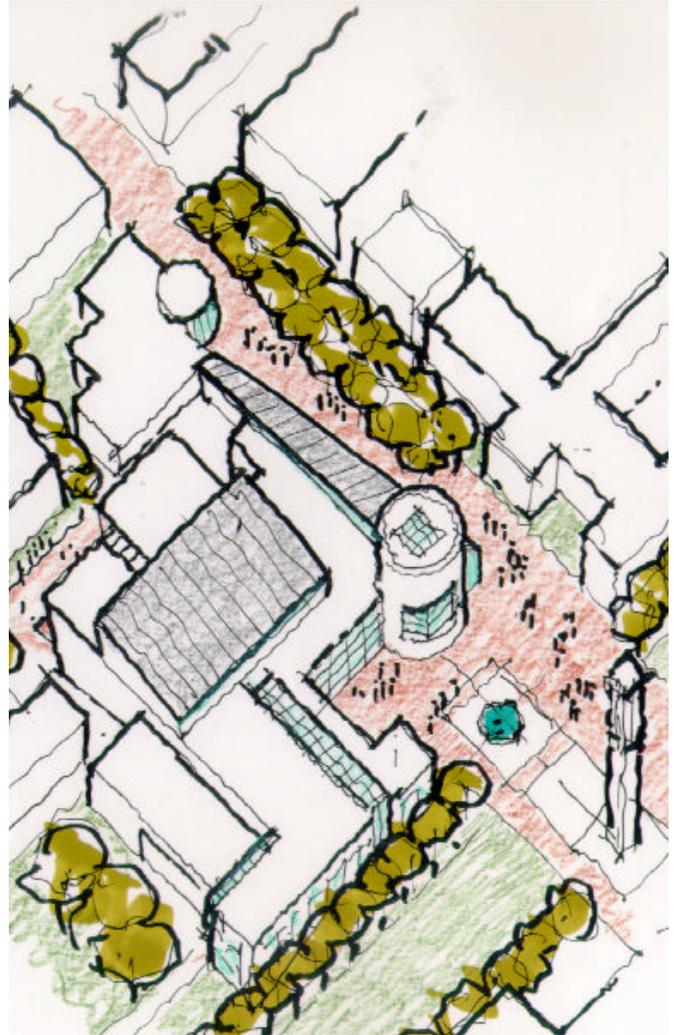
Project Size and Capacity

The total project will provide approximately 200,000 gross square feet (gsf) of student spaces including both indoor and outdoor uses, and create a circulation linkage to the existing 35,000 gsf bookstore, resulting in an aggregate 235,000 gsf of student use areas. The ACUI guideline for student union type space is 10 gsf/student. Based on the ACUI guideline, UCR would have student space to accommodate over 23,000 students when indoor, outdoor and bookstore uses are included.

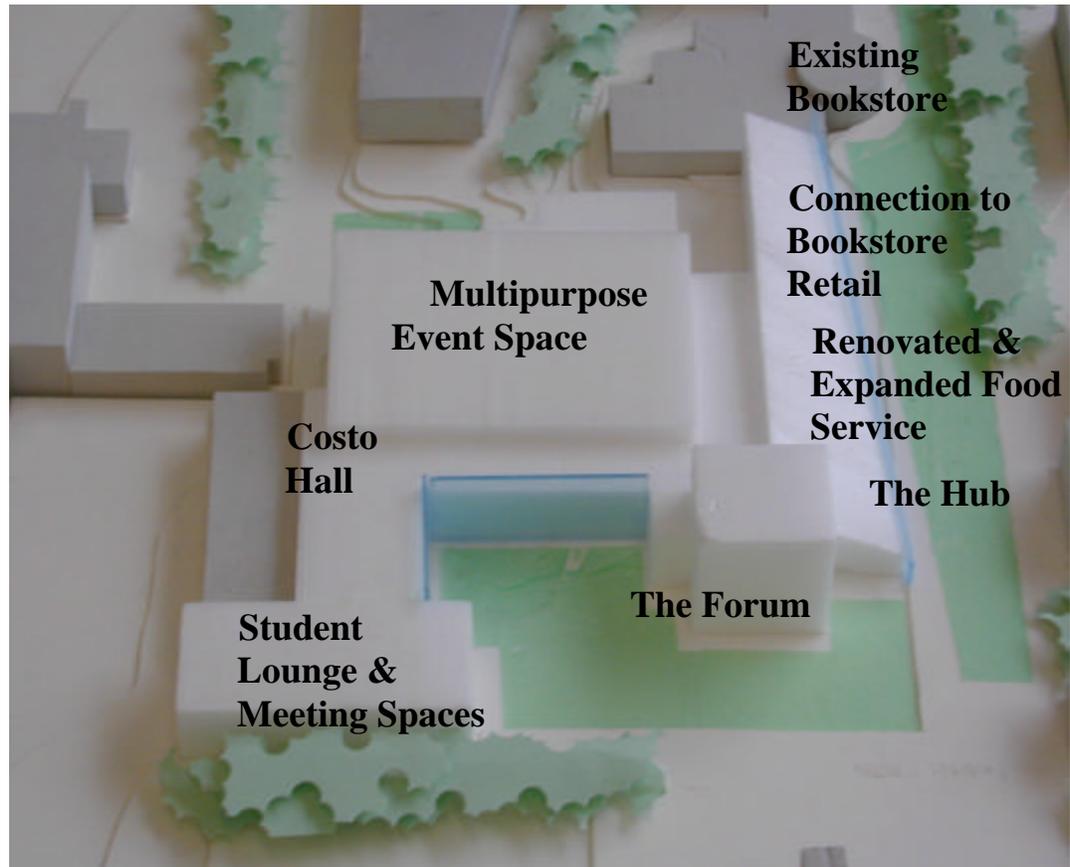
Project Objectives

The Commons Expansion objectives are to:

- Support UCR's mission by creating a dynamic hub of campus and community activity, providing a home for many of UCR's diverse programs and services;
- Provide the appropriate spaces for a variety of cultural, educational, social and recreational programs, which will allow UCR students, faculty, staff, and community members to develop a better connection to the campus, thereby assisting UCR's recruitment and retention efforts;
- Become a destination spot for the campus community, providing services and conveniences that are needed in their daily lives;
- Create an environment for getting to know and understand others through formal and informal associations.
- Develop a flexible, student-centered, technologically sophisticated, architecturally significant student union that becomes one of the premier facilities in the country.



Project Concept



Overview

Market analysis and surveys involving over 1,400 students showed clear support for additional retail, food, meeting and social gathering spaces within the Commons, as UCR has less variety than almost every competitive union surveyed.

In developing a basic direction for the Common's improvements, the following major themes and opportunities helped establish the overall concept framework. The plan includes some demolition, renovation, and new construction. The Expanded Commons includes the following:

The “Hub”

An important part of the Main Entry area will be a clearly identified Information Hub, which will provide orientation to the entire complex as well as other campus-wide activities. In addition, computers and “plug and play” stations will be provided to address the growing campus need to check email and/or access the Internet.

“The Forum”

An important aspect of this socially active environment is the provision for outdoor gathering and event space. In this regard the center of the Commons would be redesigned to provide for more flexible and efficient outdoor program space with the provision for a small performance stage and shaded seating areas. It is the intent that this outdoor social and event area relate strongly to the new food service area and create a strong focal point for student life.

New Food Service

Another significant element of the project is the redevelopment and redefinition of food. The plan calls for a marketplace concept with at least seven different food concepts. This minimizes the need for a large kitchen and support space, as food is prepared in front of the customer. It is envisioned that the food service elements will have at least 700 indoor seats and 1,000 outdoor seats. This increase in food service capacity allows the food services in the commons to keep pace with student growth through 2010. The space will be flexible enough to allow for various uses during the course of the day.

Multipurpose Event Space

The project will include a large multipurpose space for various student functions including formals, banquets, career fairs, and student activities. This space will also be capable of being subdivided into smaller meeting spaces.

Increased Retail Opportunities

The concept program will also provide for a few highly visible and accessible retail spaces for goods and services ranging from photocopying to a post office. It is the intent that the plan would provide “white box” spaces for the tenants to furnish.

Interior Lounges, Social Space & Games Center

The project will provide the opportunity to create new lounges, games area, and student meeting rooms with indoor / outdoor connections - excellent places “to see and be seen.”

Enhanced Connection to the UCR Bookstore

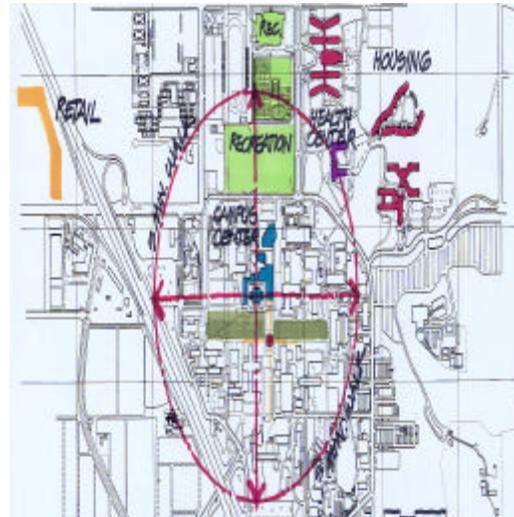
As a major auxiliary, the plan calls for a better connection from the Commons to the existing bookstore. The connection will allow the bookstore to become more fully integrated with the Commons.

Existing Commons

As these ideas were developed, the existing Commons was evaluated to determine how the existing facility could be used or enhanced to support these goals. Recognizing that universities, particularly growing universities, are very reluctant to remove existing space by demolition unless it is very substandard, one of the goals is to maintain and enhance as much of the existing commons as is practical. However, it is important to realize that making the Commons the “*state of the art hub of campus activity*” and giving this facility a “*sense of place*” for the entire community will require a significant change and re-conceptualization of the current Commons.

Site

A number of parcels near the existing Commons were evaluated and compared to the option of creating the Commons Expansion on the existing site. The existing site is an ideal location for a student-centered facility, with one practical exception: expansion on the existing site will require demolition, phased construction and the need for students to live with the disruption for a longer time than if a new facility were constructed.



Financial Plan/Cost

The primary project funding source will be a student fee increase of \$90 per quarter. The student fee will not begin until the facility improvements are made and open for use. The student fee was approved through a campus wide student referendum in April 2001.

The preliminary cost estimate identifies a total project cost of \$50 million.

Project Schedule

The current schedule begins with the student referendum in April 2001 with Phase I of the project opening in Fall 2004, and Phase II in Fall 2005.

Continued student growth beyond 2005 could be accommodated through future expansion projects that could include additional student meeting, lounge and activity space adjacent to the Commons, and possibly a satellite student union closer to the residence halls, which could include more dining, social, and recreational spaces. Food operations for such a satellite location would consist of Residential Dining with complimentary retail components that could be used to further serve the needs of the campus in that area.

