

Site Selection Study

Student Success Center Building

UCR Capital Asset Strategies | June 16, 2017

The proposed Student Success Center at UC Riverside is a combined state and non-state funded project with a total project cost of \$58 million of which \$50 million in General Funds Financing (AB94) is requested and \$8 million is pledged by Student Affairs for its programs.

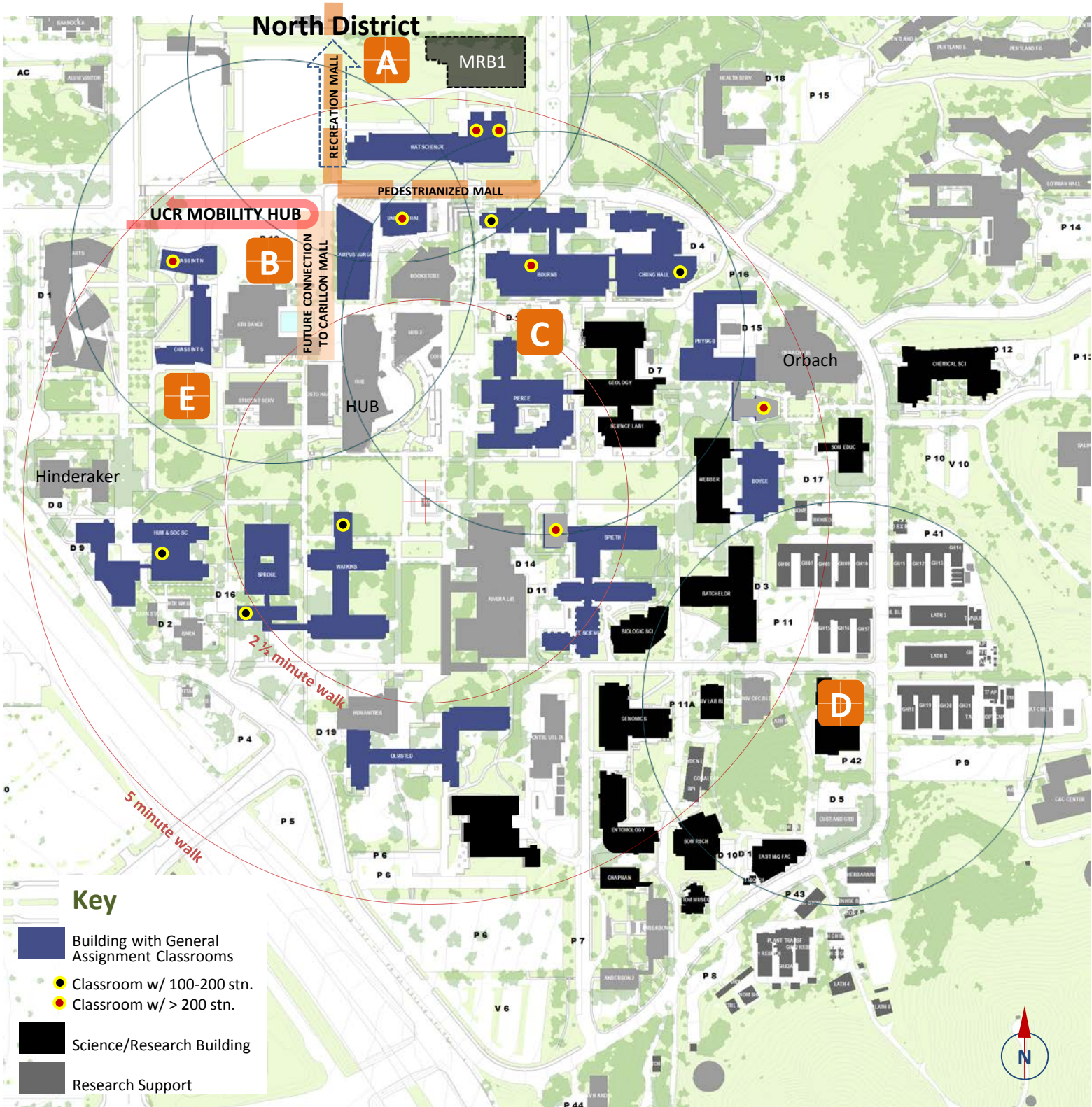
The project is driven by the need to replace 900 classroom seats in the University Village Theaters. The preliminary space program identifies one large 400-seat lecture hall, two smaller 150-seat lecture halls, general assignment classrooms, academic support, academic advising and shared office space. Additionally, it is planned that space will be provided for Student Life programs and activities, and a Transfer Resource Center. The building is projected to be approximately 53,000 GSF.

A total of five sites were evaluated by Physical Planning using defined criteria to establish pros and cons. The site options were also presented at the Faculty Visioning Workshop and included in a campus-wide survey for broader input on preferences

The selection of a preferred site is essential for the development of the Project Planning Guide and pre-planning efforts including programming and cost estimating.

Campus leadership is asked to confirm a preferred site.





sites considered | rationale

- A: MRB1 West** | available site with utilities
- B: Parking Lot 19** | synergy with North District and UCR Mobility Hub
- C: Pierce Hall Lawn** | internal campus location
- D: Fawcett Lab site** | area lacks vibrancy
- E: Student Services Building West** | proximity to Student Services and HUB

initial site selection considerations

- 1: Preferably unencumbered
- 2: Easy access for undergraduate students
- 3: Proximity to other classrooms, HUB and other student support functions
- 4: Optimizes land use



Site A: MRB1 West

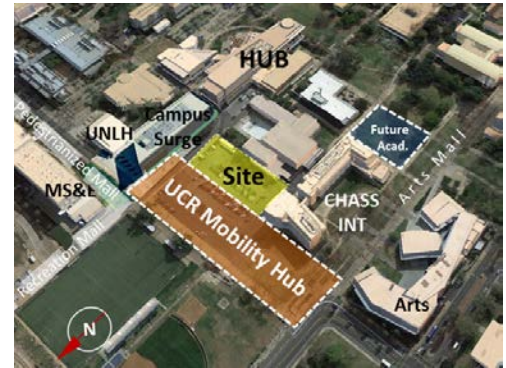
PRO
CON

- Central to proposed campus development including MRB1, Mobility Hub and North District
- Site is available and serviced by all necessary utility infrastructure
- Site is preferable for a future large scale research building (potentially EBU3)
- Projected building program underutilizes available land

Site B: Parking Lot 19

PRO
CON

- Central to undergraduate core and student amenities
- Proximate to existing classrooms, proposed UCR Mobility Hub and North District,
- Helps further transform and complete the front door to campus
- One of two preferred sites in Faculty Visioning Workshop
- Potential pedestrian conflicts with vehicles in the UCR Mobility Hub that will need to be resolved
- Makes future redevelopment of Athletics & Dance Building site challenging



Site C: Pierce Hall Lawn

PRO
CON

- Central to the existing undergraduate core
- Proximate to classrooms and Highlander Union Building (HUB)
- Site is available and serviceable with all necessary utility infrastructure
- Construction activity will impact campus operations at the campus core
- Given the internal campus location, potentially complex construction logistics could moderately increase project costs shrinking building program to stay within budget

Site D: Fawcett Lab Site

PRO
CON

- Creates a new undergraduate student destination at the east edge of campus
- Catalyst for student oriented activities in an underserved area of campus
- Travel time from the existing academic campus and undergraduate core will exceed ten-minute class change
- Isolated among research buildings
- Displaces existing research function
- Underutilizes available land
- Eliminated as a potential site in Faculty Visioning Workshop



Site E: Student Services Building West

PRO
CON

- Central to the existing undergraduate core – further activates Carillon Mall
- Adjacency to Student Services Building
- Site area and location on Carillon Mall are optimal for the proposed building program
- Site is available and serviceable easily with all necessary utility infrastructure
- Ease of accommodating large volumes of student ingress and egress
- One of two preferred sites in Faculty Visioning Workshop
- Uses the last available building site on Carillon Mall

Key Considerations	A	B	C	D	E
	MRB1 West	Parking Lot 19	Pierce Hall Lawn	Fawcett Lab. Site	Student Services West
EXISTING CONDITIONS					
Current site use, potential use conflicts and construction considerations	● ○ ○	○ ● ○	○ ● ○	○ ○ ●	● ○ ○
PROGRAM SUITABILITY					
Optimal use of available land	○ ○ ●	● ○ ○	● ○ ○	○ ○ ●	● ○ ○
Program synergy (classroom and academic support spaces)	○ ● ○	● ○ ○	● ○ ○	○ ○ ●	● ○ ○
Program synergy: VCSA (student orgs, lounge area, food outlet)	○ ○ ●	● ○ ○	○ ○ ●	○ ○ ●	● ○ ○
CAMPUS CONTEXT					
Long term fit (proposed North District, UCR Mobility Hub)	● ○ ○	● ○ ○	○ ○ ●	○ ○ ●	○ ● ○
Near term fit (existing classrooms, circulation, major campus open space)	○ ● ○	● ○ ○	● ○ ○	○ ○ ●	● ○ ○
Constructability considerations, incl. laydown, ease of construction and disruptions to campus	● ○ ○	○ ● ○	○ ○ ●	● ○ ○	○ ● ○
Necessitates to additional campus open space improvements costs (added cost is a negative)	● ○ ○	○ ● ○	● ○ ○	○ ○ ●	● ○ ○
OPERATIONAL CONSIDERATIONS					
Ease of service and emergency access and accessible parking, construction access	○ ● ○	● ○ ○	○ ● ○	● ○ ○	● ○ ○
Walkability - Travel time between class change less than 10 minutes	○ ● ○	● ○ ○	● ○ ○	○ ○ ●	● ○ ○
Ambient noise from surrounding activities/operations	○ ● ○	○ ○ ●	● ○ ○	● ○ ○	● ○ ○
UTILITIES AVAILABILITY					
Ease of connecting the building to existing campus utilities	● ○ ○	○ ● ○	● ○ ○	● ○ ○	○ ● ○

Scoring key: ● = 2pt. | ● = 1 pt. | ● = 0 pt.

FINAL SCORE	15	18	16	8	21
RANKING	4	2	3	5	1