

Lakeland Village Community Child Care Center

First 5 Riverside County
Programming Phase Final Report



EXHIBIT "A"



Programming Phase Final Report

1. Program Space Requirement
2. Space Relationship Diagram
3. Parking Requirements
4. Existing Site Context
5. Floor Plans – Preliminary Studies
6. Site Plan – Final
7. Floor Plan – Final
8. Perspective View - Final

First 5 Riverside County- Lakeland Village

Program Space Requirements

Description		SF	Qty.	Min. SF	Proposed Sg Ftg		
0-12 months	Classroom, includes:	35	6	210	305		
	fixed storage (w/ lockable cabinets)				8		
	moveable storage (w/ lockable cabinets)				8		
	car seat storage				30		
	storage area for student items				8		
	teacher's station (laptop)				15		
	phone						
	video surveillance camera						
	eating area				50		
	LED lighting through out facility						
	Nursery/ crib area	25	6	150	173		
	Diaper changing	25	2	50	80	Classroom, Storages, Nursery, Diaper, Laundry	
	Laundry	60	1	60	60	737 sf	
	child restroom ; visible to teacher from classrooms. (Sloan flush valves for toilet)	60	1	60	60		
	Kitchenette/ food prep w/ adult and child sink, undercounter refrigerator, storage, bottle warmer, microwave. Indoor and outdoor Hand washing stations	100	1	100	136		
Janitor's closet (shared with adjacent classroom)	100	0.5	50	53	Lactation, Restroom, Laundry, Kitchenette, Jan.		
Playground (w/ age appropriate play equip.)	75	6	450		309 sf		
Plyaground storage	100	1	100				
Lactation Room				60	SUBTOTAL	1,046 sf	1 Clr
12-18 months	Classroom, includes:	35	12	420	436		
	fixed storage (w/ lockable cabinets)				15		
	moveable storage (w/ lockable cabinets)				15		
	car seat storage				60		
	storage area for student items				15		
	teacher's station (laptop)				30		
	phone						
	video surveillance camera						
	eating area				100		
	LED lighting through out facility						
	Diaper changing	25	4	100	120	Classroom, Storages, Nursery, Diaper, Laundry	
	Laundry	60	1	60	60	851 sf	
	child restroom ; visible to teacher from classrooms. (Sloan flush valves for toilet)	60	1	60	60		
	Kitchenette/ food prep w/ adult and child sink, undercounter refrigerator, storage, bottle warmer, microwave. Indoor and outdoor Hand washing stations	100	1	100	135		
	storage / Utilities	100	0.5	50	50	Lactation, Restroom, Laundry, Kitchenette, Jan.	
Playground (w/ age appropriate play equip.)	75		900		245 sf		
Plyaground storage	100	1	200				
					SUBTOTAL	1,156 sf	1 Clr

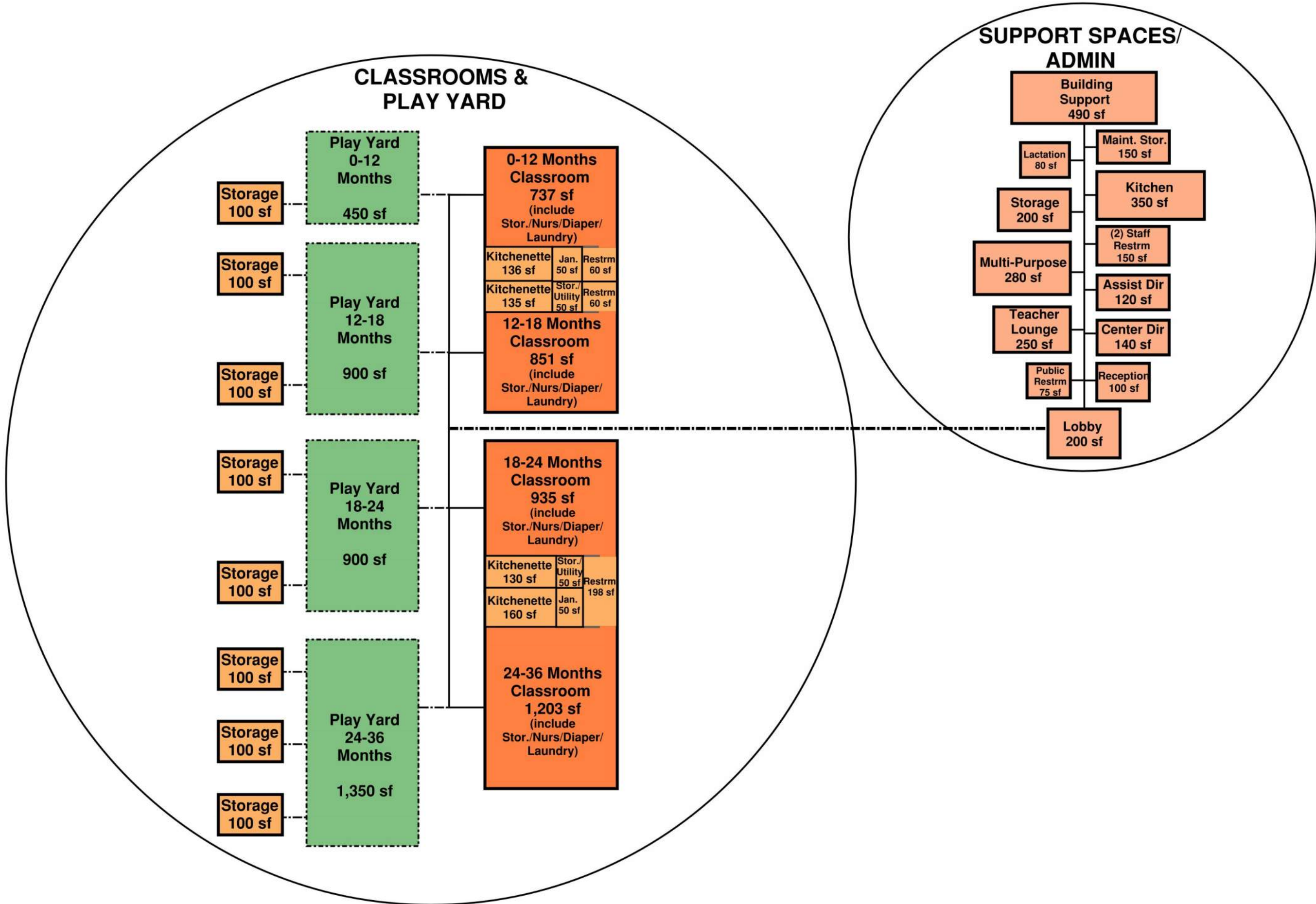
18-24 months	Classroom, includes:	35	12	420	505		
	fixed storage (w/ lockable cabinets)				15		
	moveable storage (w/ lockable cabinets)				15		
	car seat storage				60		
	storage area for student items				15		
	teacher's station (laptop)				25		
	phone						
	video surveillance camera						
	eating area				75		
	LED lighting through out facility						
	Diaper changing	25	4	100	165	Classroom, Storages, Nursery, Diaper, Laundry	
	Laundry	60	1	60	60	935 sf	
	child restroom ; visible to teacher from classrooms. Half-wall for visibility. Share between age groups. (Sloan flush valves for toilet)	60	2	120	60		
	Kitchenette/ food prep w/ adult and child sink, undercounter refrigerator, storage, bottle warmer, microwave. Indoor and outdoor Hand washing stations	100	1	100	130		
Janitor's closet (shared with adjacent classroom)	100	0.5	50	50	Lactation, Restroom, Laundry, Kitchenette, Jan.		
Playground (w/ age appropriate play equip.)	75		900		240 sf		
Plyaground storage	100	1	200				
					SUBTOTAL	1,175 sf	1 Clr
24-36 months	Classroom, includes:	35	18	630	680		
	fixed storage (w/ lockable cabinets)				25		
	moveable storage (w/ lockable cabinets)				25		
	car seat storage				90		
	storage area for student items				25		
	teacher's station (laptop)				25		
	phone						
	video surveillance camera						
	eating area				75		
	LED lighting through out facility						
	Diaper changing	25	6	150	165	Classroom, Storages, Nursery, Diaper, Laundry	
	Laundry	60	1	60	93	1203 sf	
	child restroom ; visible to teacher from classrooms. Half-wall for visibility. Share between age groups. (Sloan flush valves for toilet)	60	3	180	138		
	Kitchenette/ food prep w/ adult and child sink, undercounter refrigerator, storage, bottle warmer, microwave. Indoor and outdoor Hand washing stations	100	1	100	160		
storage / Utilities	100	0.5	50	50	Restroom, Kitchenette, Jan.		
Playground (w/ age appropriate play equip.)	75		1,350		348 sf		
Plyaground storage	100	1	300				
					SUBTOTAL	1,551 sf	1 Clr
program space requirements sub-total			7,890	9,268	TOTAL		4 Clr
				4,400	Total Playground/Storage		

Support Spaces

	Lobby (qty. 10)	200	1	200	200	
	Public Restroom		1		75	
	Reception w/ admin staff	120	1	120	100	
Office Space						
	Center Director (private office)	140	1	140	140	
	Assistant Director (private office)	120	1	120	120	
Lactation Room					80	
Operational support						
	Storage room	200	1	200	200	
	Gender Neutral Staff Restroom (verify plumbing require.)	200	2	400	150	
	Teacher Lounge/break room	240	1	240	250	
	Multi-Purpose/Training Room				280	
Central Kitchen	Commercial or warming, appliances, refrigerator, freezer, stove, oven, microwave, dishwasher. Teaching staff, store teachers' lunch. Cook on-site. Grease interceptor required. Gas or electric service				350	
Building support						
	Communications (MPOE/ MDF/ IDF)	120	1	120	80	
	Electrical	200	1	200	150	
	Fire sprinkler riser	40	1	40	57	
	roof access	25	1	25	50	
	Maintenance supply storage	150	1	150	152	
	LED lighting through out facility					
	support space sub-total			1,955	2,434	TOTAL 11,702 sf Indoor/Outdoor Spaces
Building circulation	at 28% efficiency (excluding playground spaces)			2,129	3276.6	
	Building total (excluding playground spaces)			7,574	10,579	
	Playground total			4,400	4,400	

Staffing

	Center Director		1
	Assistant Director		1
	admin staff		1
Teaching Staff	0-12 months 3 to 1		2
Teaching Staff	12-18 months 3 to 1		4
Teaching Staff	18-24 months 4 to 1		3
Teaching Staff	24-36 months 6 to 1		3
Teaching Staff	2-3 years 8 to 1		n/a
			15



Riverside County Ordinance Code Chapter 17.188 Off Street Vehicle Parking

EDUCATIONAL INSTITUTIONS	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
day care centers, including nurseries and pre-schools:	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/bus	
elementary and intermediate:	Whichever is greater 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room.		When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
high schools:		1 space/employee, PLUS 1 space/faculty member, AND 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
colleges and universities:	Whichever is greater: 1 space/30 sq. ft. of net assembly area of main auditorium or stadium OR	1 space/employee PLUS 1 space/faculty member, AND 1 space/2 students		

EDUCATIONAL INSTITUTIONS	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA	FOR VEHICLE STACKING
day care centers, including nurseries and pre-schools:	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/bus	

Cal Green Bldg. Standards Code

TABLE 5.106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total ¹

Riverside County Ordinance 1 Space / 500 sf

Lakeland Village Comm. Center CCC

10,579 sf / 500 sf = 22 Spaces (Include Parent Drop-off. 20 min. - 1/2 hr.)

Each Bus parking space = 2 car spaces reduction

EVCS per Cal Green Code

10-25 spaces = 1 EVCS

Lakeland Village Comm. Center

Existing Parking Total = 82 Spaces

Note: Riverside County reviewing possibility of reducing (1 existing) accessible parking space.

Studio 395

- Staff Parking: 5
- Participants vary, but their evening classes are more well attended
- Guesstimate of 30-40.

Boys & Girls Club

- Staff Parking: 6
- Peak hours: 5:00 – 6:30 pm
- Current enrollment is 45. Max enrollment is 70

Expectations Academy

- Staff: 10 spaces allotted in contract
- Drop Off: 8:30 am
- Pick up: 2:45 pm

Supervisors' Office

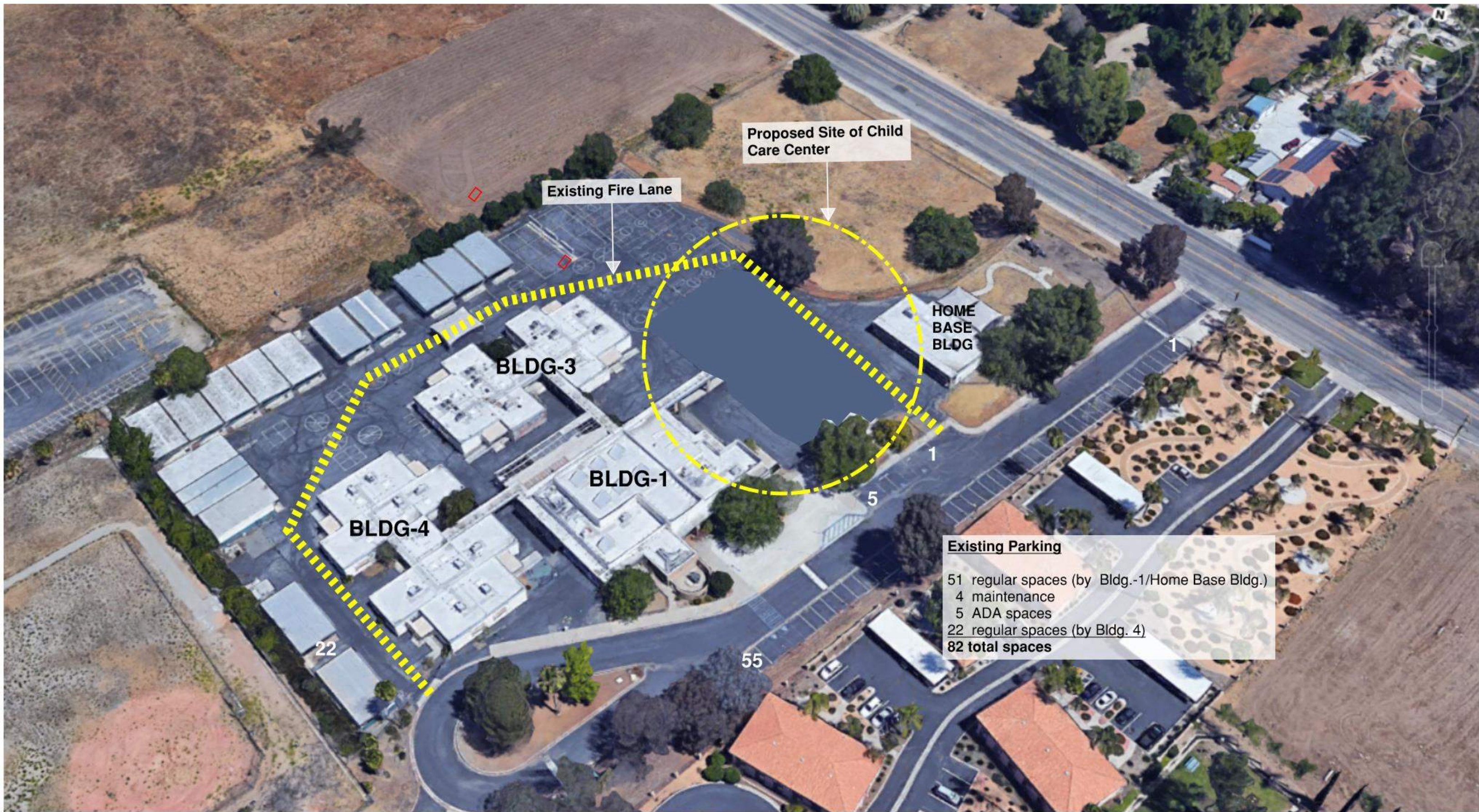
- 5-10 vehicles any given time, to be confirmed

TOTAL

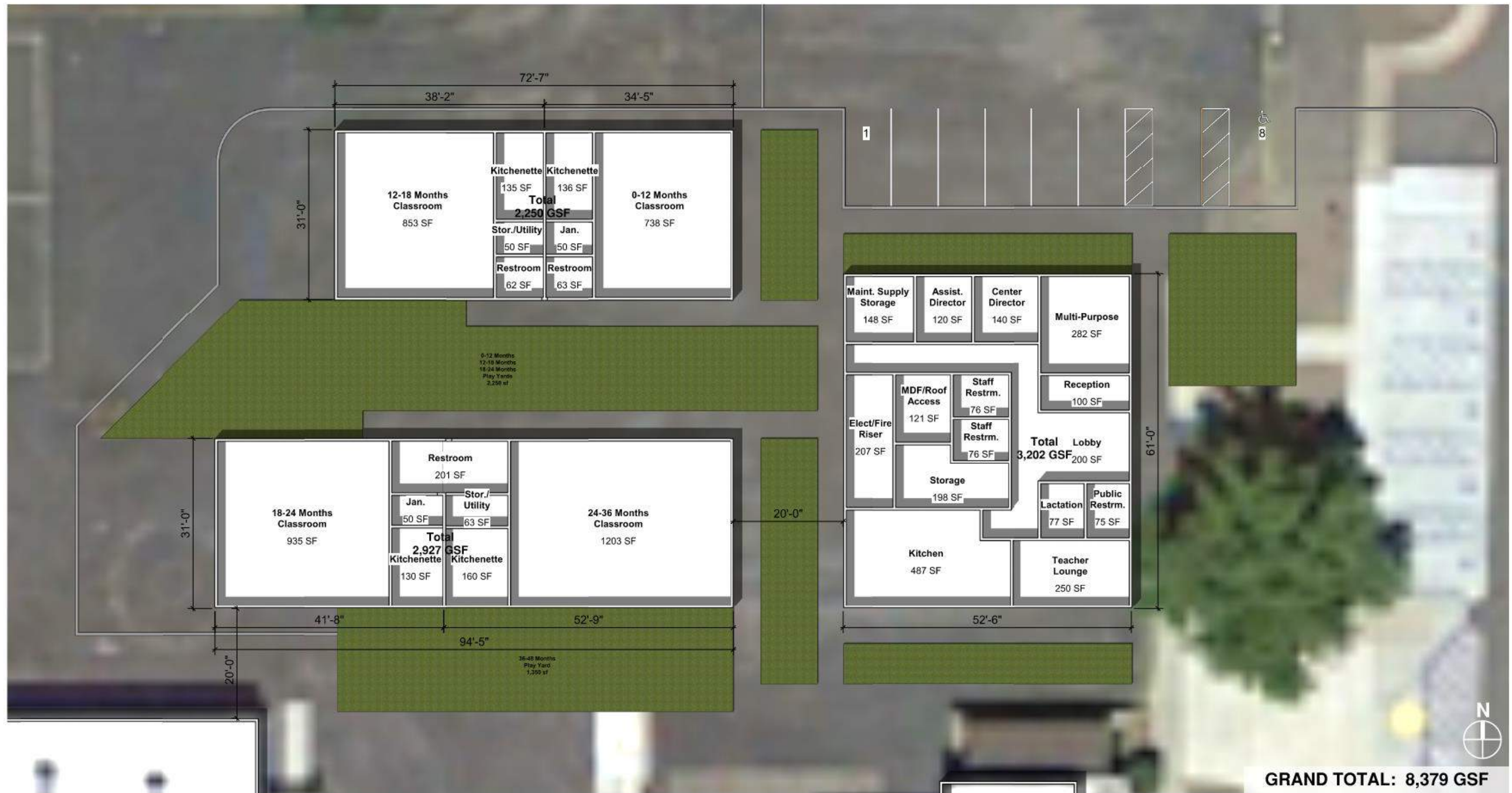
26-31 Spaces (to be confirmed)
Campus Total - over 200 spaces

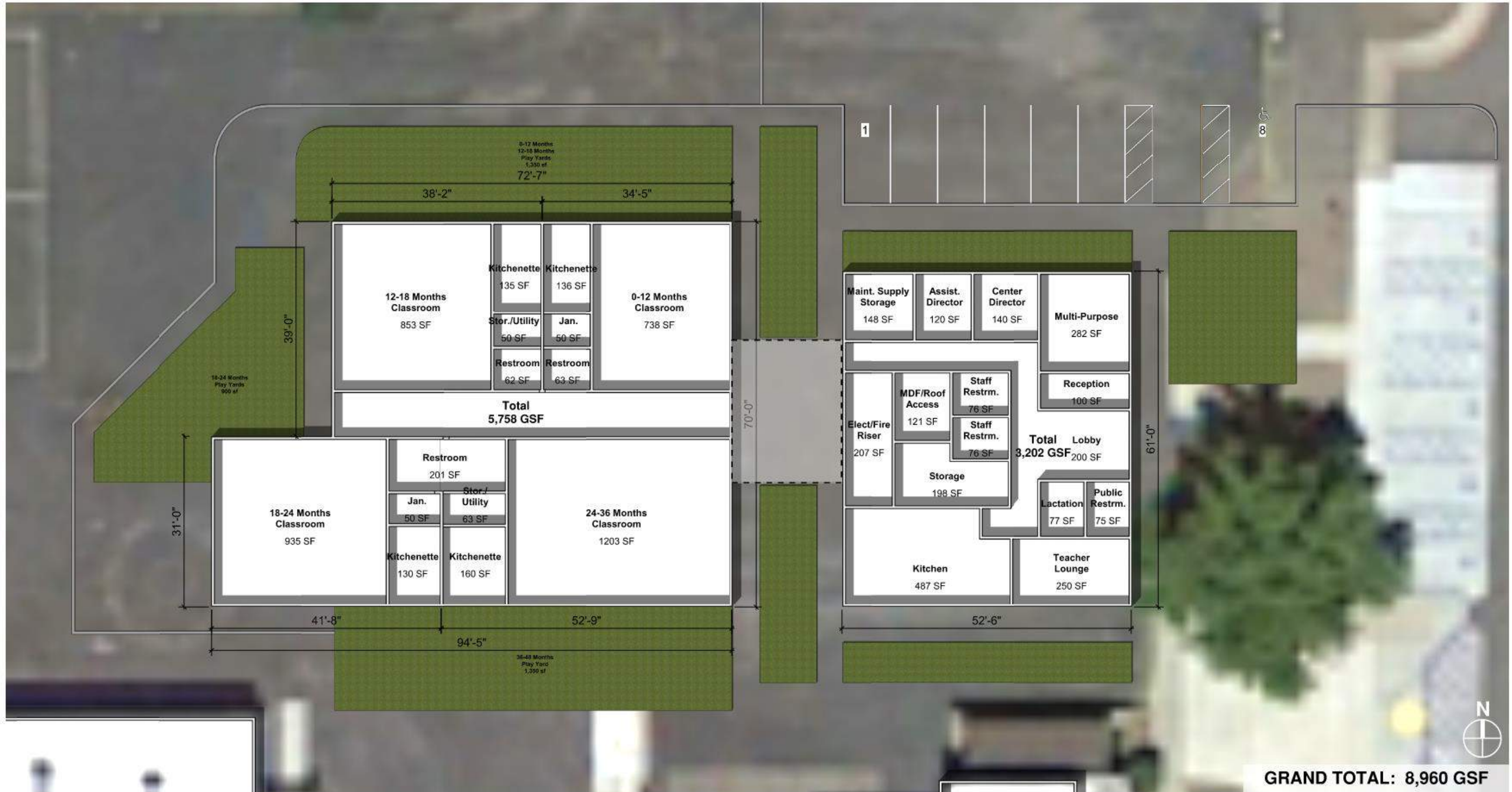
Lakeland Village Sports Park Parking Info

- Hours: 5 pm – 9:30pm, sets of games at 5:30 and 7:30.
- 4 teams (12 players) playing at one time at 5:30pm, with 4 other teams arriving around 6:45 pm.
- From 5 pm – 6:45 pm approx. 72 spaces if you figure half of the 48 players families may have 2 cars or another family member at the game
- At 6:45 when the next set of teams are arriving for their 7:30 game there may be a need another 48 spaces in addition to the 72 spaces that are occupied, while the first set of games is finishing.
- So at peak time between 6:45 and 7:30, would need up to 120 parking spaces.
- For Saturday, 120 parking spaces would be needed when players are arriving while games are ongoing.

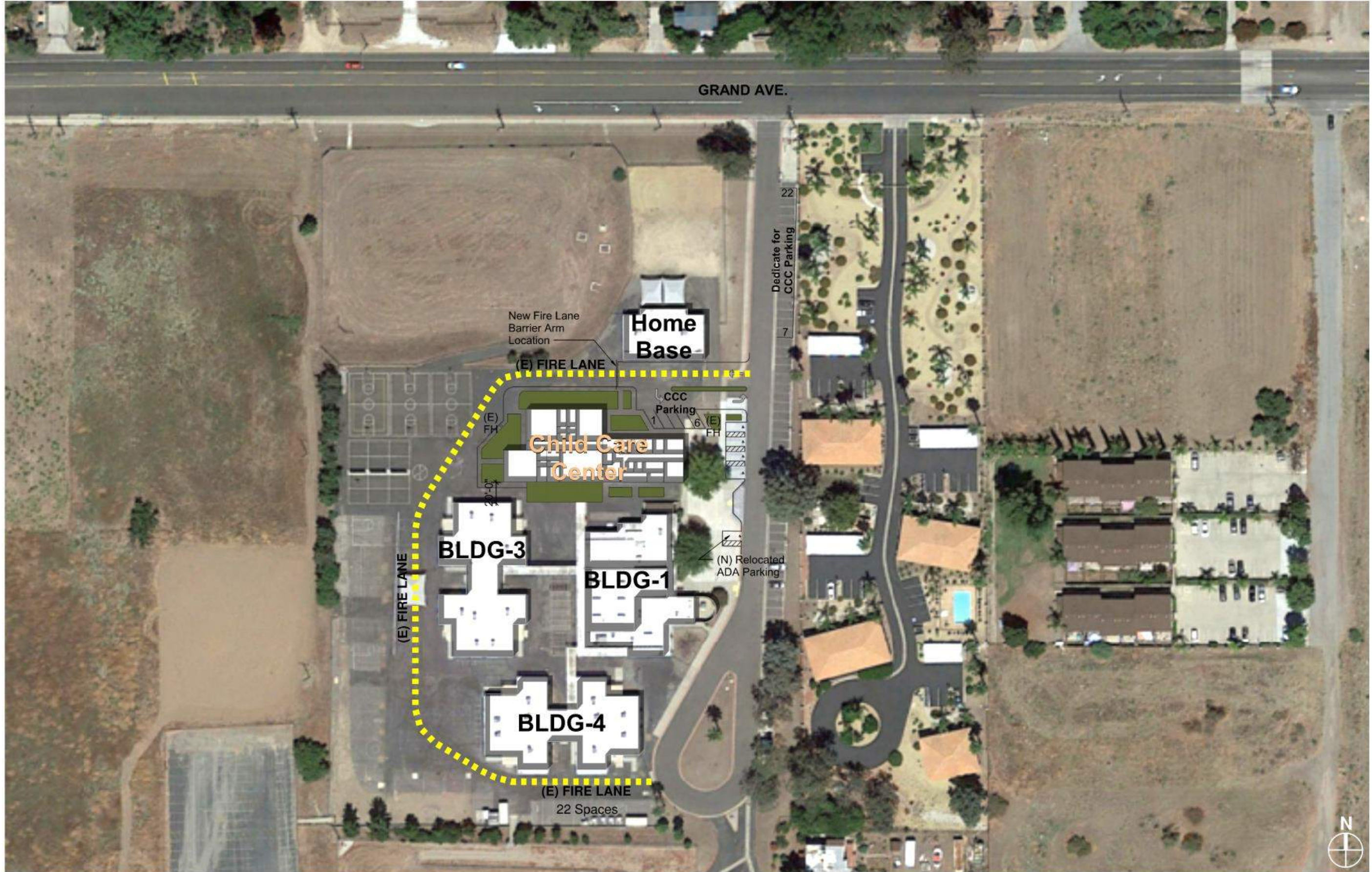


Existing Parking
51 regular spaces (by Bldg.-1/Home Base Bldg.)
4 maintenance
5 ADA spaces
22 regular spaces (by Bldg. 4)
82 total spaces









GRAND AVE.

Home Base

New Fire Lane Barrier Arm Location

(E) FIRE LANE

Child Care Center

CCC Parking

(E) FH

(E) FH

BLDG-3

BLDG-1

(N) Relocated ADA Parking

BLDG-4

(E) FIRE LANE

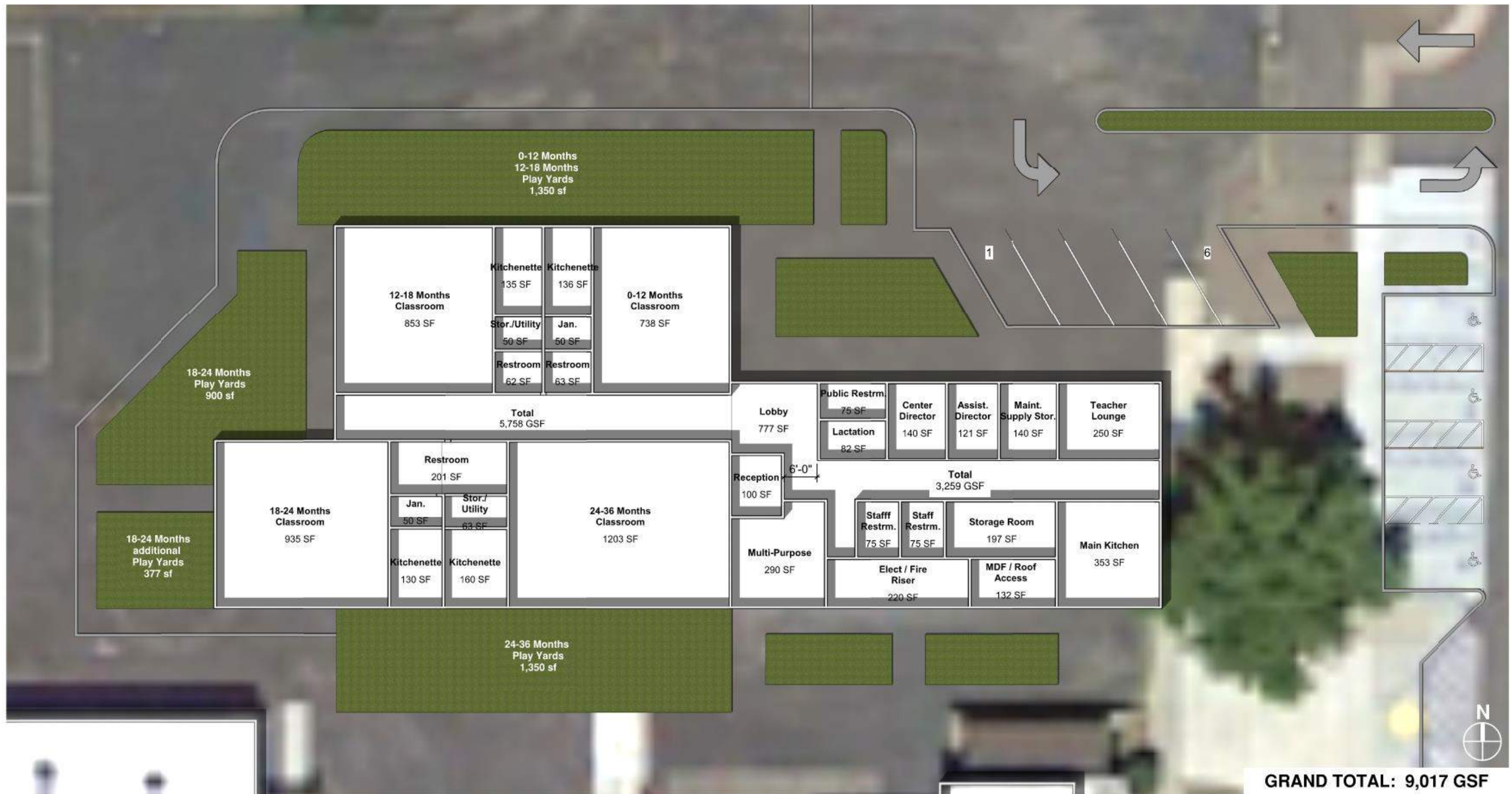
22 Spaces

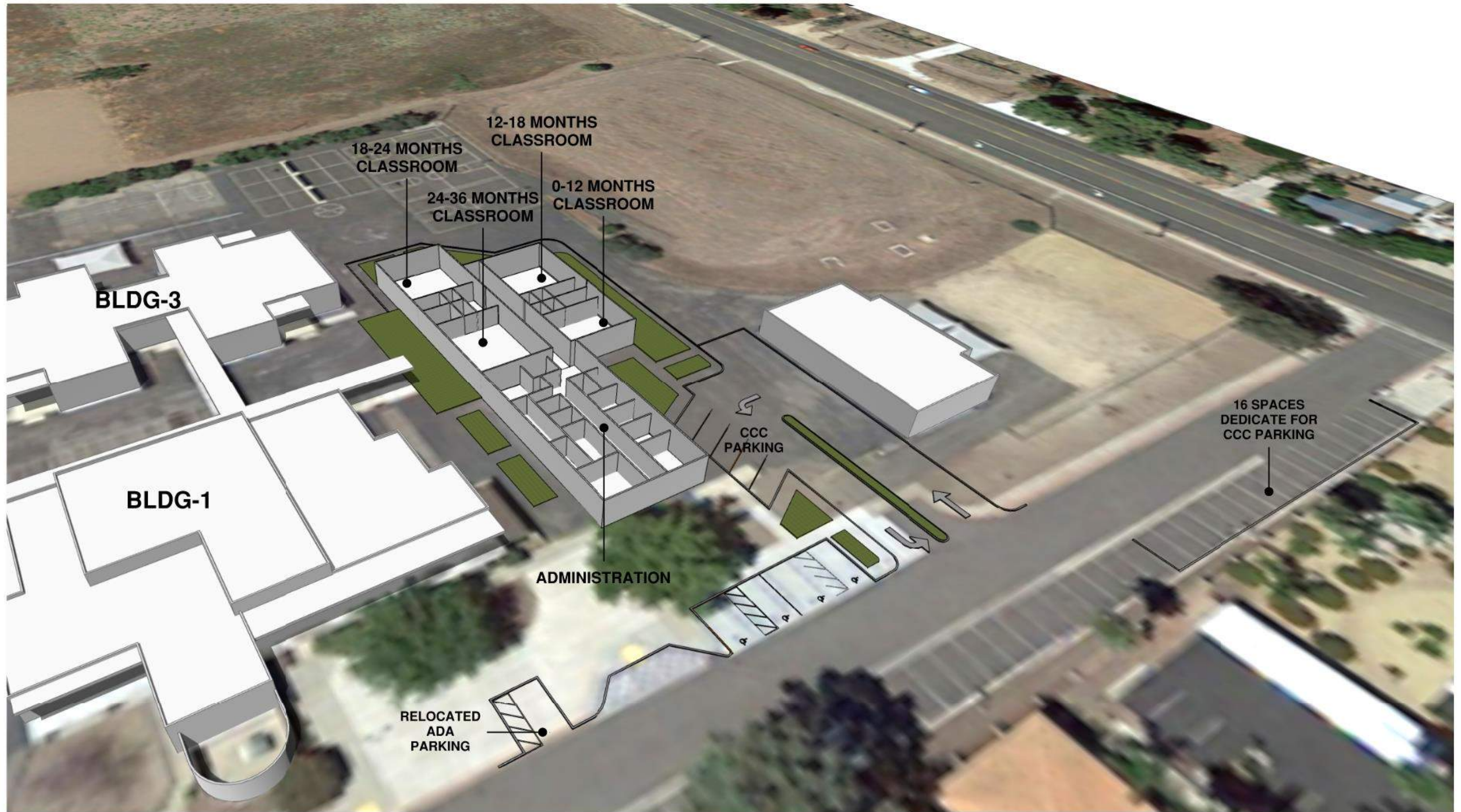
22

Dedicate for CCC Parking

7







Acknowledgments

County of Riverside Children Families Commission

Tammi Graham - Executive Director
Yvonne Suarez - Deputy Director
Erica Williams - Admin Services Manager
Gervase Hammond - Sr. Administrative Analyst
Marinus Van Eenennaam - Contracts & Grants Analyst

County of Riverside

Rose Salgado - Dir. Facilities Management
Vincent Yzaguirre – Assist. Dir. Facilities Management
~~Sergio Pena~~ – Deputy Director (PMO) [Rebecca McCray](#)
Blanca Limon - Project Manager III (PMO)
Jon Aldana - Supervising Project Manager (PMO)
Veronica Casper - Facilities Operations Manager

HED

John Dale – Market Sector Leader
Grace Milenkov – Market Sector Leader
Binh Wong – Project Designer