



SENIOR VICE PRESIDENT –
BUSINESS AND FINANCE

OFFICE OF THE PRESIDENT
1111 Franklin Street, 12th Floor
Oakland, California 94607-5200
October 9, 2006

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM
FOR EAST CAMPUS CHILD DEVELOPMENT CENTER EXTENSION, RIVERSIDE
CAMPUS**

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2006-07 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Riverside: East Campus Child Development Center Extension - preliminary plans, working drawings, construction, and equipment - \$8,130,000 to be funded by campus funds (\$6,195,000), matching funds from the Office of the President (\$1,250,000), and parking reserves (\$685,000).

A Key to the abbreviations and the project description are attached.

KEY
Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Plans
W	Working Drawings
C	Construction
E	Equipment
-	State Funds (no abbreviation)
F	Federal Funds
G	Gifts
HR	Hospital Reserve Funds
I	California Institutes for Science and Innovation
LB	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
LR	Regents' Loans (Internal Loans)
N	Reserves other than University Registration Fee (Housing and Parking Reserves)
R	University Registration Fee Reserves
U	Regents' Appropriations (President's Funds, Educational Fund)
X	Campus Funds
CCCI	California Construction Cost Index
EPI	Equipment Price Index

2006-07 Budget for Capital Improvements and
the Capital Improvement Program
Scheduled for
Regents' Allocation, Loans, Income Reserves, University Registration Fee Reserves,
Gift Funds, and Miscellaneous Funds

Campus and Project

Title		Proposed	
<u>(Total Cost)</u>		<u>2006-07</u>	
<u>Riverside</u>			
East Campus Child Development Center Extension	P	\$275,000	X
	W	\$463,000	X
	C	\$5,213,000	X
	C	\$685,000	N
	C	\$1,250,000	U
	E	\$244,000	X
(\$8,130,000)			

DESCRIPTION

The Riverside campus proposes to construct a 10,702 asf (14,570 gsf), single story Child Development Center. This facility would be able to accommodate 144 children; infants through kindergartners. A 55 space parking lot would also be provided to accommodate parents and staff.

Background

A Childcare Taskforce commissioned by the Chancellor concluded its findings in a report published in January 2006. The salient issues outlined in the report identified a chronic and acute shortage in childcare services. Currently the only childcare facility on campus, the top-rated Child Development Center has a waiting list of more than 300 children (110 of whom are infants) for its 144 spaces. These spaces are shared by UCR students, faculty and staff. Consequently, the average wait-list time for a child is in excess of two years.

In order to maintain critical child/teacher ratios in accordance with Title 22 and Title 5 respectively, additional teaching space/support areas are essential components to the growth of the Child Development Program. The current situation reflects a general and urgent need for the campus to institute programs and policies that would produce a family friendly environment on

campus. The center would be a place for children to thrive socially, emotionally, intellectually and physically. Family support, as well as social interaction, cultural diversity and continuity of care would be provided.

Project Description

This project of 10,702 asf (14,570 gsf) would be a single story facility developed on a 1.9 acre site situated on the East Campus adjacent to the existing Child Development Center. The site is defined by Blaine Street on the northwest and Watkins Drive to the northeast. The scope of the project comprises the following components:

- **Child Development Center and covered play area** - involving the construction of a 10,202 asf facility, providing teaching and support facilities to accommodate Infants (12), Toddlers (36), Pre-School (72) and Kindergarten (24), for a total of 144 children.
- **Area for Mildly Ill** - would include a 500 asf Mildly Ill, level 1 childcare component comprising teaching, and support areas to accommodate 6 children. The program accommodates children who are too ill to participate in the regular program, but not ill enough to need medical attention, this would benefit parents who must meet their teaching obligations or attend classes. The program is designed to maximize flexibility with the Child Development Center (CDC) while minimizing budget impacts. The Mildly Ill teaching space would be located adjacent to the Toddler room (540 asf) with an operable partition separating the two areas. This provides the CDC with flexibility to combine the two smaller teaching spaces into one standard size teaching space for 24 children. Alternatively, the Mildly Ill teaching space could be used as an additional Toddler room.
- **Parking Lot** - situated on the corner of Blaine Street and Watkins drive, adjacent to the existing CDC, the site would include a 55 stall parking lot for drop-off/ pick-up, visitors and staff. In the preferred site planning concept, the parking is located west of the building, to allow the two child development centers to be adjacent to each other, flanked by parking and access.

Upon completion of the proposed project, UCR total Child Development Center capacity would increase by 144 for a total of 288. The proposed construction is scheduled to begin in the fall of 2007 with completion by the fall of 2008.

Green Building Design and Clean Energy Standards

This project will comply with the University of California Policy on Green Building Design and Clean Energy Standards approved by The Regents at their meeting of July 2003, as well as with the Presidential Policy for Green Building Design and Clean Energy Standards dated June 16, 2004. As required by these policies, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

CEQA Classification

In accordance with the California Environmental Quality Act (CEQA) and the University of California procedures for the implementation of CEQA, this project has been identified as requiring an initial study to determine potential significant environmental effects prior to approval of the design.

Financial Feasibility

The total project cost of \$8,130,000 would be funded from campus funds (\$6,195,000), matching funds from the Office of the President (\$1,250,000), and parking reserves (\$685,000).

Additional project cost information is shown on Attachment 1.

Approved by:

 10/11/06

Robert C. Dynes Date
President of the University

Attachments

ATTACHMENT 1

PROJECT STATISTICS
EAST CAMPUS CHILD DEVELOPMENT CENTER EXTENSION PROJECT
CAPITAL IMPROVEMENT BUDGET
RIVERSIDE CAMPUS
CCCI 4890

<u>Cost Category</u>	<u>Structure</u>	<u>Parking</u>	<u>Totals</u>	<u>% of Total</u>
Site Clearance	\$ 119,000	\$ 70,000	\$189,000	2.4%
Building	\$4,860,000	\$ 55,000	\$4,915,000	62.3%
Exterior Utilities	\$ 417,000	\$ 0	\$417,000	5.3%
Site Development	\$ 609,000	\$ 449,000	\$1,058,000	13.4%
A/E Fees	\$ 480,000	\$ 46,000	\$526,000	6.7%
Campus Administration ^(a)	\$ 180,000	\$ 17,000	\$197,000	2.5%
Surveys, Tests	\$ 120,000	\$ 11,000	\$131,000	1.7%
Special Items ^(b)	\$ 116,000	\$ 8,000	\$124,000	1.6%
Contingency	\$ 300,000	\$ 29,000	\$329,000	4.2%
<i>Total</i>	\$7,201,000	\$ 685,000	\$7,886,000	100%
Group 2 & 3 Equipment	\$ 244,000		\$244,000	
<i>Total Project</i>	\$7,445,000	\$ 685,000	\$8,130,000	

Statistics

	<u>Structure Only</u>
Gross Square Feet (GSF) ^(c)	14,570
Assignable Square Feet (ASF) ^(c)	10,500
Ratio ASF/GSF (%) UC	72%
Building Cost/GSF ^(c)	\$334
Building Cost/Child	\$33,750

(a) Campus administration includes project management and inspection.

(b) Special items include; geotechnical survey, planning and environmental, inspections, constructability, and agency review costs totaling \$124,000.

(c) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area.