



OFFICE OF THE PRESIDENT

1111 Franklin Street
Oakland, CA 94607-5200
Phone: (510) 987-9074
Fax: (510) 987-9086
<http://www.ucop.edu>

April 21, 2003

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM
FOR INFANT/TODDLER CENTER 2, IRVINE CAMPUS**

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2002-03 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Irvine: Infant/Toddler Center 2- preliminary plans, working drawings, construction, and equipment - \$1,687,000 to be funded from President's Funds (\$1,000,000) and campus funds (\$687,000).

A Key to 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

**2002-03 Budget for Capital Improvements
and Capital Improvement Program
Scheduled for
Regents' Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds,
and Miscellaneous Funds**

Campus and Project Title (Total Cost)	Approved	Proposed 2002-03	
<u>Irvine</u>	P	\$ 108,000	U
Infant and Toddler Center 2	W	42,000	X
	W	42,000	U
	C	850,000	U
	C	525,000	X
	E	120,000	X
		<u>\$1,687,000</u>	

(\$1,687,000)

DESCRIPTION

The Irvine campus proposes the construction of the Infant/Toddler Center 2, a 3,100 asf licensed childcare facility to accommodate 42 children. The Center would address the existing shortage of available on-campus childcare for students, faculty, and staff.

Background

In February 2001, President Atkinson offered matching funds to the campuses for the development of new childcare facilities for students, staff, and faculty. At that time, the Irvine campus had plans for a campus-funded Extended Day Care Center project to provide space for 45 children, with a project cost of \$1,200,000 that was approved by the Chancellor on January 10, 2001. Concurrently, planning had begun for the Infant/Toddler Center 2, a childcare facility that would provide a licensed capacity for an additional 42 infants and toddlers and expand the use of the extended day care facility. The two projects combined would provide for a total capacity of 87 children and matching funds of \$1,887,000, a capacity that would be consistent with the President's matching offer of \$1 million.

Including the recently completed Extended Day Care Center, the Irvine campus currently operates six childcare centers that together provide for 273 children, including an existing Infant/Toddler Center (35), the Children's Center (50), the Extended Day Care Center (45), Verano Preschool (25), and the Early Childhood Education Center (118). As the result of a land lease and operation agreement with University Montessori of Irvine to provide childcare to the UCI community for an additional 200 children, the total licensed capacity on the campus is 473.

The existing centers serve the campus's students, faculty, and staff. Families served are culturally, ethnically, and linguistically diverse and programs respond to meet the varied needs and interests of the children and their families. Three of the five campus-operated centers offer reduced tuition to eligible student families, and a specified number of spaces are held in reserve for these students. Programs at the centers provide for the intellectual, emotional, social, and physical development of children. All programs provide children a relaxed environment, indoor and outdoor activities, and a variety of creative, multicultural, and manipulative learning materials.

At UCI, on-campus childcare is a very popular alternative, and plays a significant role in faculty, staff, and student recruitment and retention efforts. All of the existing centers currently operate at full capacity with significant waiting lists; infant/toddler wait lists are particularly high, ranging from 80 children at the campus-operated Infant/Toddler Center to 90 at University Montessori.

Project Description

The proposed Infant/Toddler Center 2 would be located in the northeast quadrant of the campus, near the Early Childhood Education Center and across the street from the Arroyo Vista housing complex. Currently a one-acre concrete recreation court, this site is conveniently located near a campus entrance and is adjacent to graduate student and family housing.

The proposed project would construct a 3,100 asf licensed childcare facility to accommodate 42 infants and toddlers. The Center would be comprised of child developmental space (primary activity space), program and facility support space (secondary support space), and outdoor activity areas. Space sizes are based on standards recommended by a children's environmental research and design group at the University of Wisconsin. It is anticipated that the project would be stick-built wood-frame on-site construction with stucco exteriors.

Primary activity space (1,800 asf), or the indoor open space devoted to children's developmental activities, would include one infant room and two toddler rooms. The project's secondary support space (1,300 asf) would include an infant sleeping room; a children's toilet room; cubby clusters; storage areas for cots, toys, books, and supplies; a kitchen; a director's office/sick child station; a teachers' work/training/lunch area; a reception area; and a laundry/utility room. Some of the secondary support space elements, including cubby clusters and child toilets, would be incorporated into the primary activity area. An outdoor activity area of about 5,000 asf would include standard play yard furnishings. A drop-off area and approximately 18 parking spaces would be provided for staff and parents.

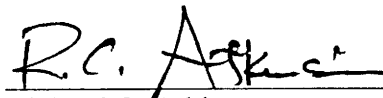
CEQA Classification

In accordance with the California Environmental Quality Act and the University of California procedures for the implementation of CEQA, this project is Categorically Exempt under Class 3, New Construction of Small Structures, and is consistent with the Irvine campus's 1989 Long Range Development Plan, as amended.

Financial Feasibility

The proposed Infant/Toddler Center 2 project is to be funded by \$687,000 of campus funds and \$1,000,000 of President's matching funds, totaling \$1,687,000. The combined total project cost of the Extended Day Care Center (\$1,200,000) and Infant/Toddler Center 2 (\$1,687,000) projects is \$2,887,000.

Approved by:



Richard C. Atkinson
President of the University

4/21/03

Date

(Attachment)

**PROJECT STATISTICS
INFANT/TODDLER CENTER 2
CAPITAL IMPROVEMENT BUDGET
IRVINE CAMPUS
CCCI 4170**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	38,000	2.3%
Building	1,051,000	62.3%
Exterior Utilities	35,000	2.1%
Site Development	117,000	6.9%
Fees	112,000	6.6%
A&E/PP&C	50,000	3.0%
Surveys, Tests, Plans	25,000	1.5%
Special Items ^(a)	77,000	4.6%
Contingency	<u>62,000</u>	<u>3.7%</u>
Total	1,567,000	93%
Group 2 & 3 Equipment	<u>120,000</u>	<u>7.0%</u>
Total Project	1,687,000	100%

Statistics

Gross Square Feet (GSF) ^(b)	4,150
Assignable Square Feet (ASF) ^(b)	3,100
Ratio ASF/GSF (%)	75%
Building Cost/GSF ^(b)	\$253
Building Cost/ASF ^(b)	\$339

- (a) Special items include independent seismic review and value engineering; geotechnical and topographic survey, special consultants, agency and seismic review, and interest expense totaling \$77,000.
- (b) 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.