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September 3, 2002

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM
FOR THE MISSION BAY CHILD CARE CENTER, SAN FRANCISCO 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 2002-05 Capital Improvement Program to include the following project:

San Francisco: Mission Bay Child Care Center - preliminary plans, working drawings, construction, and equipment - \$1,415,000 to be funded by President's Funds (\$610,000) and campus funds (\$805,000).

A Key to abbreviations and the project description are attached.

KEY

Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Planning
W	Working Drawings
C	Construction
E	Equipment
A/E	Augmentation for Equipment
-	State (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, or 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	Others (source known, but not included above, e.g., campus discretionary funds)
CCCI	California Construction Cost Index

**2002-03 Budget for Capital Improvements
and 2002-05 Capital Improvement Program
Scheduled for
Regents' Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds,
and Miscellaneous Funds**

Campus and Project Title	Preapproved	Proposed 2002-03
<u>San Francisco</u>	P	\$50,000 X
Mission Bay Child Care Center	W	49,000 X
	C	535,000 X
	C	610,000 U
	E	171,000 X
 \$1,415,000		

DESCRIPTION

In response to an anticipated demand for child care at UCSF's new Mission Bay site and the availability of matching funds from the Office of the President, UCSF has developed a Child Care Center project for Mission Bay, to be licensed for 75 full-time equivalent infants and pre-school age children. The total cost of this project is \$1,415,000.

Background

UCSF has one of the largest child care waiting lists of UC campuses per a July 2000 systemwide Child Care Task Force study. It has the lowest faculty, staff, and student population, at 14,614 (per the July 2000 Task Force study). UCSF has two child care facilities with a total licensed capacity for 132 children and a waiting list of approximately 300 families. The largest unmet demand is for infant and toddler care. A recent campuswide child care survey indicates that demand for UCSF child care services is expected to continue. Given UCSF's multi-site locations, the strategy is to have on-site child care at all major campus locations, including Mission Bay, Parnassus, and Laurel Heights. Development of child care at the Mission Bay campus would support recruitment and retention of faculty, staff, and students; and be an important step in creating community at Mission Bay.

Project Description

The proposed Mission Bay Child Care Center would be licensed for 75 full time equivalent infants to pre-school age children. The program would provide for the following: (a) five classrooms with access to outdoor play areas; (b) shared service pods (toilets, snack, and storage areas); (c) storage in each classroom; (d) infant rooms with changing and nap areas; (e) reception/administration office area with a view towards the lobby; (f) break room; (g) washer/dryer area; (h) storage sheds and outdoor play equipment; (i) parking for child care; and (j) walkways.

The University's objective is to open the child care center on Block 18 (Fourteenth Street) when the new Campus Community Center (Block 21) is completed in late Fall 2004. At that time, five major campus buildings will be completed. The Campus Community Center is located across the street from the proposed Child Care Center and on the Campus Green. The proposed building would contain 6,890 gsf and 5,376 asf. The project includes play areas totaling 10,160 square feet and a parking/pick-up and drop-off area of 4,246 square feet (for eight parking spaces.) The infant "classroom" would accommodate 8 to 12 children, and the other four classrooms would each accommodate an estimated 16-plus children.

The custom-built modular structure would include: drop ceilings and lighting, finished partition walls and flooring to child care vendor specifications, plumbing, sprinkler system with fire alarms and smoke detectors, HVAC, handicap accessible toilets, exterior lighting and landscaping, ADA compliant fenced play area, paved parking for drop-off and pick-up, parking lot lighting, play area surfaces, voice and data wiring, phones, fire alarms, built-in cabinetry, etc. The project cost includes movable indoor and outdoor equipment, storage sheds, and soil mitigation (testing and importing of clean soil for play areas).

CEQA Classification

In accordance with the California Environmental Quality Act and University of California procedures for the implementation of CEQA, this project is Categorical Exempt under Class 3, *New Construction of Small Structures*, and consistent with the campus UCSF Long Range Development Plan (1996), as amended.

Financial Feasibility

The total project cost is \$1,415,000, of which \$610,000 is to be funded by President's Funds, and \$805,000 is to be funded by campus funds.

Approved by:



Richard C. Atkinson
President of the University

9/3/02
Date

**PROJECT STATISTICS
MISSION BAY CHILD CARE CENTER
CAPITAL IMPROVEMENT BUDGET
SAN FRANCISCO CAMPUS
CCCI 4019**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	30,000	2.4
Building	795,000	63.9
Exterior Utilities	75,000	6.0
Site Development	125,000	10.1
A/E Fees ^(a)	0	
Campus Administration ^(b)	130,000	10.5
Surveys, Tests, Printing	30,000	2.4
Special Items ^(c)	0	
Contingency	59,000	4.7
<u>Total</u>	1,244,000	100%
Group 2 & 3 Equipment	171,000	
Total Project	1,415,000	

Statistics

Gross Square Feet (GSF) ^(d)	6,890
Assignable Square Feet (ASF) ^(d)	5,376
Ratio ASF/GSF (%)	78%
Building Cost/GSF ^(d)	\$263
Building Cost/ASF ^(d)	\$205

Comparable University Projects at CCCI 4019

COMPARABLE PROJECTS FOR MODULAR BUILDINGS ARE NOT REQUIRED.

- (a) Fees include executive architect and other professional design contract costs.
 (b) Campus administration includes project management and inspection.
 (c) Special items include agency fees, hazardous materials survey and testing, etc.
 (d) 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.