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**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR EARLY CHILDHOOD EDUCATION CENTER, BERKELEY CAMPUS**

It is recommended that:

**Pursuant to Standing Order 100.4(q)**

- (1) The President amend the 2004-05 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Berkeley: Early Childhood Education Center -- preliminary plans, working drawings, construction, and equipment -- \$6,260,000 to be funded from gifts (\$3,260,000), campus funds (\$2,000,000), and matching funds from the Office of the President (\$1,000,000).

A Key to abbreviations and the project description are attached.

KEY  
Capital Improvement Program Abbreviations

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

2004-05 Budget for Capital Improvements  
and Capital Improvements Program  
Scheduled for  
Regents' Allocations, Loans, Income Reserves, University Registration Fee Reserves,  
Gift Funds, and Miscellaneous Funds

Campus and Project Title (Total Cost)		Proposed 2004-05	
<u>Berkeley</u>	P	450,000	X
	P	150,000	U
Early Childhood Education Center	W	400,000	X
	C	3,000,000	G
	C	1,150,000	X
	C	850,000	U
	E	260,000	G
(\$6,260,000)			

**DESCRIPTION**

The Berkeley campus requests approval of the capital budget for the Early Childhood Education Center in the amount of \$6,260,000. This new facility would be a two-story, wood-frame building on a 17,880 square foot site just south of the main Berkeley campus. The facility would provide 7,274 asf (11,004 gsf), including 907 asf (1,372 gsf) of shelled space for future academic use. The scope of the project would also provide developed outdoor space of 8,150 square feet. The facility would serve up to 78 infants, toddlers, and preschool children of UC Berkeley faculty, staff, and students. In addition to providing critically needed child care, the Early Childhood Education Center would eventually support a variety of campus research programs focused on early childhood development.

***Background***

In 2001-02, the President approved an appropriation for partial funding of a new child care facility on the Berkeley campus provided that matching funds would be supplied by the campus. As current facilities meet only a fraction of the demand for child care, the Berkeley campus proposes a new facility to be supported, in part, with the President's appropriation.

The Berkeley campus's Early Childhood Education Programs, the unit that provides child care services for faculty, staff, and students at UC Berkeley, currently enrolls 205 children, from infants to preschoolers, at eight centers on or near the campus. There are currently 220 children on the wait list. The unmet need is particularly critical for infants and toddlers, who have only 73 spaces currently available for them in the UC child care program and fewer alternatives in the community than older children have. The UC Berkeley 2020 Long Range Development Plan identifies

improved child care facilities as a major campus goal, and the proposed project represents a significant step forward to address this need.

Berkeley also has numerous groundbreaking research, outreach, and training programs in early childhood development. While the primary mission of the Early Childhood Education Center is child care, it would be designed with some unfinished (shelled) space to accommodate a complementary future center for research to support UC Berkeley academic programs in the School of Education and other units that study early childhood development. It is intended to function in coordination with the Harold E. Jones Child Study Center at 2425 Atherton, two blocks west of the project site. To a significant degree, such programs would benefit from, and provide benefit to, the proposed facility. Build-out of the shelled space to complete the research component of the project would occur under a future phase of construction, when additional funding becomes available.

### ***Project Description***

The Early Childhood Education Center would be a two-story, wood-frame structure that would provide child care for up to 78 children: 18 infants, 24 toddlers, and 36 preschoolers. The 7,274 asf (11,004 gsf) building would include 6,367 asf of finished space on both floors and 907 asf of unfinished space on the second floor.

The ground floor would include six classrooms, two each for infants, toddlers, and preschoolers. The infant and toddler classrooms would be paired in two infant-toddler pods with shared teacher support areas and a restroom core. Each classroom would have its own adjacent outdoor space with age-suitable features. The indoor and outdoor spaces are planned as integrated and complementary elements of a single educational environment. The ground floor of the facility would also house the entry lobby and the offices of the center's director and administrator. A small storage space and a teachers' room would be finished on the second floor.

The structure would include another 907 asf on the second floor to be fully designed but built initially as shelled space only to house the research component of the center. It would be completed at a later date under a separate project, when additional funding can be raised. It would be planned to include two offices, three testing rooms, a conference room, and additional storage. [The campus is also evaluating an alternative to enlarge the area of the second floor by roughly 50% and may propose incorporating such additional, unfinished space into the present project if additional and timely funding should become available. It is estimated that the enlargement of the second floor would cost approximately \$300,000, and that the additional fit-out of the unfinished research space would cost in the range of \$100,000 to \$200,000. (Until the second floor is completed, research activity in the building would be limited largely to direct observation by visitors.)]

The project would be situated on the north side of Haste Street, mid-block between Dana and Ellsworth streets. The site, just south of the main campus, is within two blocks of the Harold E. Jones Child Study Center (2425 Atherton) and two blocks south of the Infant-Toddler Center (2340 Durant Avenue). The 17,880 square foot project site, which is presently used as a surface

parking lot with 53 vehicle spaces, is immediately adjacent to Parking Structure C. In addition to the 53 spaces on the project site itself, four spaces in Parking Structure C would be lost as a result of the layout reconfiguration required for the new center. In accordance with campus policy, approximately \$1,300,000 (not included in the project budget) would be provided to the parking system to address the loss of 57 spaces on the project site and in Parking Structure C, to be paid over ten years from gift funds available to the child care program.

The Early Childhood Education Center would require 13 to 15 short-term parking spaces during the peak hours of 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m. to accommodate parents who are delivering or picking up children during peak hours. The campus would ask the city to establish a green zone along the site frontage to accommodate peak-hour parking. If the full need cannot be met with a green zone, short-term parking spaces would be designated in Parking Structure C to meet the balance of the need.

Construction would be planned to begin July 2005 and to be completed October 2006.

### ***Green Building Policy and Clean Energy Standards***

This project will comply with the *University of California Policy on Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by this policy, 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. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

### ***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 classified as requiring an Initial Study. The project will be analyzed in an Initial Study to determine potential significant environmental effects prior to approval of the design.

### ***Financial Feasibility***

The total project cost of \$6,260,000 would be funded from gifts (\$3,260,000), campus funds (\$2,000,000), and matching funds from the Office of the President (\$1,000,000). The gift campaign for the project is under way, and as of March 31, 2005 the status was as follows:

Gifts in hand	\$ 2,010,000	
Gifts pledged	\$ 0	
Gifts to be raised	<u>\$ 1,250,000</u>	<i>(\$1.250M to be backstopped by campus)</i>
Total:	\$ 3,260,000	

Gifts to be raised consist of a pledge of \$1,250,000 with an indeterminate payment schedule. The campus would backstop this \$1,250,000 with unrestricted miscellaneous income funds on hand. In



**PROJECT STATISTICS**

**EARLY CHILDHOOD EDUCATION CENTER  
CAPITAL IMPROVEMENT BUDGET  
BERKELEY CAMPUS  
CCCI 4650**

<u>Cost Category</u>	<u>Amount (\$)</u>	<u>% of Total</u>
Site Clearance	84,000	1.4%
Building	3,487,000	58.1%
Exterior Utilities	383,000	6.4%
Site Development	466,000	7.8%
A/E Fees <sup>(a)</sup>	493,000	8.2%
Campus Administration <sup>(b)</sup>	385,000	6.4%
Surveys, Tests	125,000	2.1%
Special Items <sup>(c)</sup>	356,000	5.9%
Contingency	221,000	3.7%
<b>Total</b>	<b>6,000,000</b>	<b>100.0%</b>
Groups 2 & 3 Equipment	<b>260,000</b>	
<b>Total Project</b>	<b>6,260,000</b>	

Statistics

Gross Square Feet (gsf) <sup>(d)</sup>	11,004
Assignable Square Feet (asf) <sup>(d)</sup>	7,274
Ratio ASF/gsf (%)	66%
GSF/Child*	123*
Building Cost/gsf <sup>(d)</sup>	\$317
Building Cost/asf <sup>(d)</sup>	\$479
Building Cost/Child*	\$39,131*

\*Note: As approximately 1,372 gsf of shelled space on the second floor will be improved and will house an academic/research program when full building fit-out is complete, the space per child and cost per child have been reduced to exclude that space that will not serve the child care program directly.

- (a) Fees include executive architect and other professional design contract costs.
- (b) Campus administration includes project management and inspection.
- (c) Special items include advance planning, specialty consultants, environmental assessment and CEQA costs, code compliance fees, city fees, and commissioning costs totaling \$356,000.
- (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.