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June 28, 2006

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT TO 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 2005-06 Budget for Capital Improvements and the Capital Improvement Program as follows:

From: 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).

To: Irvine: Infant/Toddler Center 2 – preliminary plans, working drawings, construction and equipment - \$2,990,000 to be funded from President's Funds (\$1,000,000) and campus funds (\$1,990,000).

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

**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 2002-03			Proposed 2005-06		
<u>Irvine</u>	P	\$ 108,000	U	P	90,000	X
Infant/Toddler Center 2	W	42,000	U			
	W	42,000	X	W	70,000	X
	C	850,000	U			
	C	525,000	X	C	1,143,000	X
	E	120,000	X			
		<u>\$1,687,000</u>			<u>\$1,303,000</u>	

(\$2,990,000)

DESCRIPTION

The proposed action requests an augmentation of \$1,303,000 from campus funds to the Infant/Toddler Center 2 project to construct a 3,100 asf licensed childcare facility to accommodate 42 children.

Background

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, childcare for an additional 200 children is provided by University Montessori of Irvine, increasing the campus's licensed childcare capacity to 473.

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. To address this serious shortfall, the campus recently converted four apartments in Verano Place housing to infant/toddler care on an interim basis.

In February 2001, President Atkinson offered matching funds to the campuses for the development of new childcare facilities for students, staff, and faculty. In April 2003, the Infant/Toddler Center 2 project was approved by the President at a cost of \$1,687,000, to be funded by President's Matching Child Care Funds (\$1,000,000) and campus funds (\$687,000). As approved, the project consisted of a 3,100 asf licensed day care facility to be constructed on the east campus.

Need for Augmentation

Early in the design phase of the Infant/Toddler Center, worldwide construction costs began escalating rapidly, resulting in an anticipated budget deficit on this project. In addition to exploring possible ways to reduce costs on the planned facility, the campus considered several other alternatives such as converting existing space for childcare and partnering with the Irvine Campus Housing Authority to build a new center in University Hills. Ultimately, the campus determined that construction of the planned Infant/Toddler Center 2 project was the best option in the near-term to address the need for infant/toddler care. The campus then worked to design a cost-effective center by utilizing simple building materials, designing a building that is very regular in shape and dimension, and reducing the gross square footage slightly by increasing the efficiency of the building. Despite these measures, the campus recognized that additional funds would be required.

The project was bid twice because the initial bid was much higher than expected. At the first bid opening, in April 2006, only one bid was received and it exceeded the approved budget by approximately \$1,600,000. The project was then repackaged and divided into two separate bid components—one for site work and the other for building construction. An outreach effort to qualified contractors in each of these fields was initiated to stimulate interest in the project. A second bid process completed on May 25, 2006, yielded three bids for each of the two packages. The lowest combined bid for both components resulted in an overall budget shortfall of \$1,303,000. Due to the importance of this project to the campus community, an augmentation is proposed using campus funds. This augmentation would increase the total project budget to \$2,990,000.

Description

As previously approved, the project includes 3,100 asf of space aimed at accommodating 42 infants and toddlers. The center, consistent with the original project approval, would be comprised of primary activity space (1,800 asf) including three classrooms, supplemented by support space (1,300 asf) accommodating a sleeping room; children's toilet rooms; 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. In addition, the project also provides a large outdoor activity area including covered and uncovered play yards and furnishings. A drop-off area and parking would be provided for parents and staff.

Construction of the Infant/Toddler Center 2 is scheduled to begin in July 2006, with project completion scheduled for January 2007.

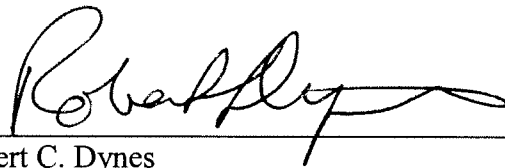
CEQA Classification

In accordance with the California Environmental Quality Act (CEQA) 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 total revised project cost of \$2,990,000 would be funded from President's Funds (\$1,000,000) and campus funds (\$1,990,000).

Approved by:

A handwritten signature in black ink, appearing to read "Robert C. Dynes", written over a horizontal line.

Robert C. Dynes
President of the University

Date

Attachment

ATTACHMENT 1

**PROJECT STATISTICS
INFANT/TODDLER CENTER 2
CAPITAL IMPROVEMENT BUDGET
IRVINE CAMPUS
CCCI 4697**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	142,000	4.7%
Building	1,512,000	50.6%
Exterior Utilities	328,000	11.0%
Site Development	379,000	12.7%
Fees	122,000	4.1%
A&E/PP&C	160,000	5.4%
Surveys, Tests, Plans	30,000	1.0%
Special Items ^(a)	77,000	2.6%
Contingency	<u>120,000</u>	<u>4.0%</u>
Total	2,870,000	96%
Group 2 & 3 Equipment	<u>120,000</u>	<u>4.0%</u>
Total Project	2,990,000	100%

Statistics

Gross Square Feet (GSF) ^(b)	3,900
Assignable Square Feet (ASF) ^(b)	3,100
Ratio ASF/GSF (%)	79%
Building Cost/GSF ^(b)	\$388
Building Cost/ASF ^(b)	\$488

- (a) Special items include independent seismic review and value engineering topographic survey, agency and seismic review, Facilities Management shutdowns, and detailed project programming 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.