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**ACTION UNDER PRESIDENT'S AUTHORITY—AMENDMENT TO THE BUDGET FOR
CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, EARLY
CHILDHOOD AND EDUCATION CENTER, MERCED CAMPUS**

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2007-08 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Merced: Early Childhood and Education Center - preliminary plans, working drawings, and construction - \$4,950,000 to be funded from campus funds (\$3,750,000), gifts (\$200,000), and matching funds from the Office of the President (\$1,000,000).

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

(Attachment)

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

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

Campus and Project Title (Total Cost)		Proposed <u>2007-08</u>	
<u>Merced</u>			
Early Childhood and Education Center	P	\$30,000	X
	P	\$200,000	G
	W	\$280,000	X
	C	\$1,000,000	U
	C	\$3,440,000	X
(\$4,950,000)			

DESCRIPTION

The Merced campus requests approval for the Early Childhood and Education Center (ECEC) in the amount of \$4,950,000. The facility would accommodate a minimum of 80 to 90 children with 10 percent reserved for community children connected to the Merced County First 5 facilities who provided a grant for this project. The project would construct a 6,113 asf (8,407 gsf) facility containing classrooms, offices and support spaces, and 8,300 gsf of outdoor play space.

Background

In March 2001, the University of California launched a new childcare facilities initiative. With then President Atkinson's support, the proposal was developed and supported by the Academic Senate, the UC faculty's representative body. It provides for expanded childcare services and facilities at the UC campuses with support through matching non-state funds from the Office of the President. A portion of the match funding was set aside for the UC Merced campus until such time as the campus demand and financial feasibility for a child care program could be supported.

The campus established the following planning criteria for the project:

- Affordability - financial feasibility/business plan
- Availability – an expedited project to address campus demand
- Ingress/Egress – including easy drop-off and short-term parking for parents
- Proximity to campus programs and core facilities
- Proximity to community and parents (workplace)
- Security and Safety
- Ability to integrate academic programs over time

- Partnering/inclusion of the community
- Marketability
- Attractiveness to potential donors

Using the assistance of other UC campuses along with outside experts in childcare center programs operations, the campus surveyed a wide array of early education and child care centers in the State of California, including centers at UC campuses. The UC Merced campus then developed the program goals and themes for its own ECEC program.

The ECEC would provide high quality child care and would support the campus mission of research and public service. It is anticipated that the ECEC program would also serve as a model that can be replicated by other institutions and organizations. The program would serve as an educational center for community childcare givers, providing professional development for the teachers at UC Merced ECEC and teachers in the community with the goal to improve child care programs in Merced County.

Project Description

This new facility would be a single-story modular or light frame constructed building of 6,113 asf (8,407 gsf) on a one-acre site in the Campus West Neighborhood proximate to Scholars Lane and between Lake Road and Emigrant Pass.

The ECEC facility would accommodate a minimum of 80 to 90 children with ages ranging from infants to pre-school, providing both indoor programming and outdoor activity areas. Indoor space includes: classrooms, parent-child reading room/library, reception, instructional/meeting space, office/office support space, and laundry. An outside play yard and drop-off/pick-up area are included in the scope of work for this project.

The program allows for research observation of toddlers and pre-school aged children in the classroom/teaching setting. The facility would have the potential to host a future training and research program whereby some of the staffing would incorporate students or faculty engaged in early childhood development studies.

The project includes a play yard area of approximately 8,300 gsf that would be sub-divided into different play yards for separate age groups. Moveable equipment and playground equipment are planned and would be procured separately from this project. A drop-off and pick-up area would be provided near the entrance to the facility with limited short-term parking for parents.

The project involves significant site development and site utilities costs, the result of its location in a relatively undeveloped section of the existing Phase 1 campus - the West Campus Neighborhood. The West Campus neighborhood chiefly supports campus auxiliary functions including housing, dining, recreation, parking, and the future ECEC. Initially two sites in the West Campus Neighborhood were determined to meet the project criteria as described in this Item. An alternate site, also located in the West Campus Neighborhood and with slightly less infrastructure costs had initially been recommended; however, the site has recently been identified for future development as part of the Campus Parkway project, a major transportation thoroughfare planned to connect the campus to the

City of Merced and State Highway 99. This leaves one viable site remaining within Phase 1 of campus development.

The remaining site meets the project criteria related to location, ingress/egress, and safety/security. The project site can accommodate the proposed program (indoor and outdoor) space. The project also includes security features, lighting, modest landscaping, and a drop-off area.

The project requires a minor LRDP amendment to change the land use designation of the one acre project site from Parking to Student Housing. Concurrently, the campus is proposing the LRDP amendment with the Office of the President.

Construction is scheduled to begin in July 2008 with completion in February 2009.

University Policy on Sustainable Practices

This project will comply with the University of California *Policy on Sustainable Practices*. 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.

CEQA Classification


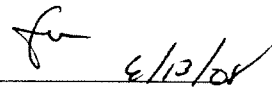
In accordance with the California Environmental Quality Act (CEQA) and the University of California Procedures for the Implementation of CEQA, this project has been adequately and substantially analyzed as part of the UC Merced LRDP EIR (Volume II, 2001).

Financial Feasibility

The total project cost of \$4,950,000 would be funded from campus funds (\$3,750,000), gifts (\$200,000), and matching funds from the Office of the President (\$1,000,000). All gift funds are on hand.

Additional project cost information may be found in Attachment 1.

Approved:

 for 

Robert C. Dynes
President of the University

Date

Attachment

**PROJECT STATISTICS
EARLY CHILDHOOD AND EDUCATION CENTER
CAPITAL IMPROVEMENT BUDGET
MERCED CAMPUS
CCCI 5023**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$	%
Building	\$2,637,000	53.3%
Exterior Utilities	\$ 751,000	15.2%
Site Development	\$ 750,000	15.2%
A/E Fees	\$ 385,000	7.8%
Campus Administration ^(a)	\$ 155,000	3.1%
Surveys, Tests	\$ 38,000	0.8%
Special Items ^(b)	\$ 28,000	0.6%
Contingency	\$ 206,000	4.2%
Total	\$4,950,000	100%
Group 2 & 3 Equipment	\$	
Total Project	\$4,950,000	

Project Statistics

Gross Square Feet (GSF) ^(c)	8,407
Assignable Square Feet (ASF) ^(c)	6,113
Ratio ASF/GSF (%) UC	73%
GSF/Child (based on 80)	105
Building Cost/GSF ^(c)	\$313
Building Cost/Child	\$32,962

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- (a) Campus administration includes project management and inspection.
(b) Special items include plan check fees, value engineering/constructability review, independent structural review and independent cost estimating.
(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.