

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For the Meeting of September 13, 2011

APPROVAL OF PRELIMINARY PLANS FUNDING, STUDENT SERVICES BUILDING, MERCED CAMPUS

EXECUTIVE SUMMARY

This item requests approval of Preliminary Plans (“P”) funding (\$840,000) for the proposed Student Services Building on the Merced campus. This facility will provide critically-needed programmatic growth space for student services functions.

Proposed Action

- Approve P funding in the amount of \$840,000 to be funded from UC general funds.

Total Project Cost: \$840,000 for preliminary plans to be funded from UC general funds. Total project cost is estimated to be \$19.8 million to be supported by UC general funds. These funds exclude State general funds and tuition.

Statement of Issues

Since 2005, the Merced campus enrollment has increased more than five-fold and, by fall 2013 (the anticipated project occupancy date), enrollment will exceed initial levels by nearly eight-fold. The campus critically needs additional on-campus student service space to provide adequate support for student service functions. This type of space is particularly important given the diversity of the student body and the campus’ continuing commitment to ensure access to underserved groups. The proposed Student Services Building project will provide such space and improve the ability of the campus to provide core student services.

RECOMMENDATION

The President recommends that the Committee on Grounds and Buildings recommend to the Regents that the 2011-2012 Budget for Capital Improvements be amended as follows:

Merced: Student Services Building – Preliminary Plans – \$840,000 to be funded from University funds.

BACKGROUND

Diversity and access have been hallmarks of the Merced campus since its inception. The campus continues to lead the system in nearly every diversity metric, including the proportional population of underrepresented student groups and first-generation college students. The campus recently completed a milestone achievement with the awarding of initial accreditation by the Western Association of Schools and Colleges (WASC). In their review of Merced’s initial accreditation, the WASC Accrediting Commission for Senior College and Universities specifically remarked on the success of Merced’s student support efforts, stating that while the “majority of students at UCM are first-generation college-goers and individuals from comparatively low socio-economic background... UCM students succeed at levels beyond what the demographic data might predict.”

The Accrediting Commission also noted the challenges presented by the growing student body – “As enrollment increases...the University will be challenged to maintain the same levels of mentoring, advising, [and] personalized attention.” While the challenges to provide adequate levels of such services are multi-faceted, the provision of sufficient physical student services space on campus is increasingly the limiting factor in the campus’ ability to meet such needs. The proposed Student Services Building will greatly extend its ability to deliver core student services.

Project Need

Table I illustrates the increased demand for student services.

| TABLE I: STUDENT SERVICE UTILIZATION | | | |
|---|----------------|----------------|-----------------|
| | 2005-06 | 2010-11 | Increase |
| Career Services ⁽¹⁾ | 2,043 | 4,711 | 130% |
| Counseling Services ⁽²⁾ | 504 | 1,800 | 257% |
| Disability Services ⁽³⁾ | 22 | 92 | 314% |
| Identification Services ⁽⁴⁾ | 1,986 | 3,135 | 58% |
| Student Academic Services ⁽⁵⁾ | 1,958 | 8,190 | 318% |
| Student Organizations ⁽⁶⁾ | 54 | 166 | 207% |
| Student Judicial Affairs ⁽⁷⁾ | 31 | 105 | 239% |
| Totals represent: | | | |
| ⁽¹⁾ Student appointments (drop-in) or scheduled. | | | |
| ⁽²⁾ Direct service hours. Does not include outreach, prevention or other services. | | | |
| ⁽³⁾ Disabled student services provided during the year (proctoring, note-taking assistance, alternative media, assistive technology and other such services). | | | |
| ⁽⁴⁾ Identification cards processed. | | | |
| ⁽⁵⁾ Student success workshops, tutoring sessions and undeclared student advising. | | | |
| ⁽⁶⁾ The number of student clubs and organizations. The number of <i>participants</i> in such programs has increased even more dramatically. Nearly all other functions, including community service engagements, have increased accordingly. | | | |
| ⁽⁷⁾ Limited to reported judicial incidents. | | | |

Based on these figures the Merced campus has determined that the provision of flexible, adaptable space to support a wide variety of student service functions is one of its highest priorities and is a prerequisite for the campus to meet continued enrollment growth. Given the limited number of facilities on the campus, it is expected that the programmatic assignments within the Student Services Building will evolve over time in order to best meet the campus' immediate needs.

For the campus to continue to provide adequate support for student service functions, it critically needs additional on-campus student service space. Such space is particularly important given the diversity of the student body and the campus' continuing commitment to ensuring access to underserved groups.

Project Description

The proposed Student Services Building will provide critically needed programmatic growth space for student services functions such as: Office of Student Life, Academic Support Services, Student Counseling Services, Career Services, Disability Services, Graduate Student Services, Student Government and Student Identification Services, and other related student support functions needing interim space.

The project will deliver between 19,000 and 22,000 assignable square feet (ASF) (31,000 to 35,000 gross square feet) of flexible, adaptable space that can be repurposed over time to house multiple programmatic functions. Under these guidelines, the space program for the building is broadly subdivided into two categories – multi-user/assembly space and individual (office) space.

The multi-user/assembly spaces will be of varying sizes ranging from 500 ASF to 2,500 ASF. The size of individual spaces will follow campus standards and will generally range between 50 to 125 ASF per space.

The preliminary schedule calls for Preliminary Plans to begin in September 2011, with occupancy of the ground floors of the facility by the fall 2013 academic term and full building occupancy shortly thereafter. A detailed sequence and project schedule would be finalized during the Preliminary Plans phase.

Given the need to fast-track this project in order to meet the demand for additional space by the start of the fall 2013 academic term, the campus has chosen to deliver this project utilizing the Construction Management as Agent, multiple-prime trade contract delivery method.

A project study was previously conducted at a cost of \$260,000.

The P funds requested to be authorized in this item would enable the Merced campus to refine and confirm the scope of work for the project and ensure that the project scope aligns with the project budget.

At the conclusion of this effort in January 2012, the campus will have completed preliminary plans, a construction phasing plan, and an initial cost estimate.

CEQA determination will be made at the time of design approval.

ATTACHMENTS:

Attachment 1: Pre-Planning and Preliminary Plans Budget

Attachment 2: Project Site Map

**PRE-PLANNING AND PRELIMINARY PLANS BUDGET
STUDENT SERVICES BUILDING
MERCED CAMPUS**

| <u>Category</u> | <u>Amount</u> | |
|--|--------------------|--|
| A/E Fees | \$ 575,000 | |
| Campus Project Management | 110,000 | |
| Surveys, Tests & Plans | 55,000 | |
| <u>Special Items</u> | <u>100,000</u> | |
| Total: P Phase | \$ 840,000 | 4.2% of anticipated total project cost |
| <u>Pre-Planning</u> | <u>260,000</u> | |
| Total: Pre-Planning & P Phase | \$1,100,000 | |

PROJECT SITE MAP

