

Childcare and Family Resources

SPAB

Date: 4/24/15

In Attendance:

Terese Jones, Michelle McAllaster, Chris Partipilo, Alicia Miao, Stephanie Smith, , Amy Luhn, Erika Woosley, Kristi King

Not Present:

Lani Sherman, Jehan Jabareen, Brock McLeod

Guest:

Priscilla Macy

Minute Taker: Erika Woosley

Additional Documents: SCC Update & Clare and Amy's Bullet Points

NEXT MEETING: May 8, 2015

AGENDA ITEM	DISCUSSION	ACTION / FOLLOW UP
SAFR Budget Update	<ul style="list-style-type: none">• Our budget was approved as is through every process of the budget approval• Very exciting since this year's budget season was more strict than previous years for a lot of programs	
SCC Update	<p>We are hoping to come to an agreement on SPAB/CFR's position on the project and how we should continue.</p> <ul style="list-style-type: none">• Clare & Amy do not feel the project is in a good position right now. Seems like we keep losing more and more and are moving away from honoring the original intent of the project. (creating a holistic space for student's who do not feel like they have a landing pad on campus)• The buildings are significantly over budget, so Clare & Amy started looking at moving back toward 1 building.• We have \$4.4 million; the current base budget is about 5.48 million.<ul style="list-style-type: none">• UHDS will contribute \$560,000; brings our base project to \$4.92• These numbers do not include the "alternates" that have been decided on by project managers, but that Clare & Amy do not see as alternates<ul style="list-style-type: none">• \$45,000- Azalea child care center fans (doesn't include additional 2nd floor	

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	<p>fans)</p> <ul style="list-style-type: none"> • The building is very old and has no AC, so having no fans is not an option in a child care center • \$28,261- Avery Terrace accessibility walkway <ul style="list-style-type: none"> • Those with mobility limitations would only be able to enter through the front of the building. Not acceptable • \$18,500- Exterior pain (Azalea only- does not include any exterior painting needs in Avery) <ul style="list-style-type: none"> • Paint is literally chipping off the building • \$12,700- Casework for infant car seat storage in child care center <ul style="list-style-type: none"> • Currently there is no space for a parent to drop off a car seat with their child so that someone else could pick them up. If not included, they would be taking up floor space/creating a pile on the floor-not safe and not very accommodating of parents. • All of these non-“alternates” add an additional \$104,461 to the base budget; bringing it up to \$5,024,549 for the 2 buildings. <ul style="list-style-type: none"> • Would have to look for outside funding to fund the remainder of the project, or find even more things to cut out. • The Task Force on Children, Youth and Family will be putting forth a recommendation for equitable University E&G funding for CFR, so potentially asking for E&G contributions toward the project would create a concern that it could detour us from getting the support that we need to be able to alleviate some of the student financial burden of CFR finances. • Ultimately we need to decide if investing \$4.4 million into a project that does not yield long term financial investment for students is a good idea. <ul style="list-style-type: none"> • Students own the renovation assets and at the 20 year mark those assets will have fully depreciated • VIEW ATTACHED DOCUMENTS FOR CLARE & AMY’S BULLETS FOR THE RE-SCOPE • Terese presented 3 options and asked which is in the best interest of students in regards to this project <ol style="list-style-type: none"> 1. We stay committed to making Avery and Azalea work with the 	

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	<p>alternates included.</p> <ol style="list-style-type: none"> 2. We scale back to only renovating Azalea and UHDS can continue forward with Avery if they chose. <ul style="list-style-type: none"> • We most likely have enough money to get what we need in Azalea while keeping intact the original intent of the project. 3. Back out of the project. It is no longer in the student's best interest to put student fees dollars into these buildings. <ul style="list-style-type: none"> • The board decided that it would be in the student/student fees best interest if we go back to UHDS and ask for more of an equal partnership with them (contributing more money to things that an owner would be responsible for, rather than a tenant) and only move forward with 1 building. If they do not agree or feel comfortable with this, then we should back out. • Our SR3/SCC student building funds have brought key funding to UHDS in assisting with bringing the buildings up to code, if it weren't for us, they would potentially not be as far along in renovating/repurposing those co-ops. • It would make it their decision to not partner and move forward • We have already invested \$750,000 of our \$4.4M, but some would be recuperated from UHDS • Before moving forward with this decision, we need to make sure that we understand the limits of our bonds (do they have an expiration date). • Terese will use our thoughts to draft a position paper that represents the student's opinions. Will send out next week. <ul style="list-style-type: none"> • Project needs to be completed with the funds we have. 	

SCC Update
24 April 2015

SCC Project Student Building Fund dollars = \$4.4M

Design and Development documents→Construction documents→ Construction Bids→SCC= Over budget

Current base budget = \$5,425,088 + additional estimates on alley work = \$5,480,088

With UHDS contribution of \$560,000* →SCC project to base of \$4,920,088

This \$4.9+M creates ground floor child care center in Azalea and partially finishes second floor of Azalea (no afterschool program, four unfinished offices in SE corner), HSRC in Avery on main floor split level

Alternates that we do not see as optional:

\$45,000 → Azalea child care center ceiling fans (doesn't include additional 2nd floor fans)

\$28,261 → Avery Terrace accessibility walkway

\$18,500 → Exterior paint (Azalea only – does not include any exterior painting needs in Avery)

\$12,700 → Casework for infant car seat storage in child care center

\$104,461 in additional costs

Current “real” base budget is: \$5,024,549 which has us \$624,549 over budget which means that without significant additional funding we will not capture the “non-optional” Alternates and will be looking at having to make cuts to the existing plan, i.e. pull playgrounds (\$130K) out of the scope, decrease child care, forego 2nd floor of Azalea and create 3 CFR offices in Avery, etc. to make up the existing \$520,088 deficit.

Concerns:

- Share Clare and Amy’s bullet points from 4/17 meeting with Rose, Tom and Jenn

- Any additional requests for project specific funds will need to be viewed in the context of the need to ask students for:

\$259,870 for FFE (\$103,957 will come from SAFR working capital and \$41,278 in Raising Reser)

\$254,000 annually for Operations & Maintenance, Utilities, UHDS building reserve \$

\$\$\$\$ on-going Contingency Fund requests to address projects and maintenance at child care center

(in the past year + we have asked for an annual \$150K building reserve, and ~\$460K in Contingency Fund requests to address deferred maintenance and the \$330K roof project)

- Investing \$4.4M in a project that does not yield long term financial investment for students – students own the renovation assets and at the 20 year mark those assets will have depreciated

- Any requests from the University to assist with Azalea child care center funding to offset overall project costs need to be viewed in the context of what is most likely an impending recommendation (via Task Force on Children, Youth and Family) that the University contribute equitably to our office: \$276,000 annually based on current and projected (Azalea House child care center) operations. This number would be a bit less if the SCC is re-scoped.

*\$560,000 = UHDS funds →\$220K toward D&D, \$235K toward associated renovation costs, \$125K toward ½ the costs of the alley project

Clare’s and Amy’s Bullets for the re-scope of the SCC project:

- Pivots to the original purpose of why the funds were secured per Larry Roper: “The remaining funds have been designated for a center to serve the needs of student parents and other needy students (e.g., Family Center – drop-off childcare, Human Services Resource Center). This idea will be further developed by a committee that will be convened by Stephanie Duckett and Larry Roper.”
- The overages in funding are requiring us to locate additional funding in order to create a plan that is expanded beyond our original purpose. The question is why do this rather than scale back to the original purpose and get what we planned on in the first place with the funds that we currently have?
- The traditional child care center was not in the original plan, and adding it was based on a plan that had us fully renovating two buildings.
- This initial SCC plan was based on the SR3 Scoping Study/feasibility done by The Estimate Group, SERA Architects and Fortis Construction on Azalea and Dixon rather than Avery, and the shift to Avery has incurred additional expenses that were never anticipated or captured in the plan.
- Current overages have left us scaling back farther and farther in a two-building scenario where we are no longer renovating either building fully, and are increasingly cutting parts of the project to the point where what we are getting is not aligned with our vision for serving students.
- Ongoing costs for building upkeep for two buildings will drop from \$262,839 (this includes full child care) to \$162,839 WITH full child care, and would be even lower if child care were removed. This could mean \$2 million in savings to students over the lifetime of the proposed MOU.
- The initial vision of the committee that started this process was a full-scale project that offered high-quality space and service to students. Placing our work and services in buildings that are not fully renovated does not meet this goal.
- Current plans with HSRC and CFR separated into two building does not engender the community that we are focused on. This was acceptable when we were including the full scope of our plan for two full buildings (which included after school program, emergency housing, GTA housing, and full child care), but is not given the current scenario which does not include these things.
- Considering the mission and purpose of student dollars it is not ethical to pursue a project that so squarely lands full community services on the backs of the students. The highest level of investment FOR students in a project would be to place dollars into the aspects of the program that are for students only, and to forego the child care center in this project.

Reference point – these notes were shared and reviewed with Jennifer Creighton, Rose De Bono and Tom Kirch 4/17/15