

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

#### EDUCATION AND GENERAL

##### Central Utility Plant (CUP) and Mandell Weiss Theatre and Shop Seismic Improvements

- Fund Source: Campus Funds and State General Funds Financing
- Budget: \$21.9 million
- ASF / GSF:
  - CUP is 54,600 ASF / 70,000 GSF
  - Mandell Weiss Theatre is 12,000 ASF / 29,500 GSF
  - Mandell Weiss Theatre Shop is 10,400 ASF / 14,100 GSF
- Project Objective Categories: Seismic
- Project would:
  - CUP Seismic Improvements:
    - Seismically retrofit the structure's SPR VI segments. Corrections to these portions may improve the ratings of the SPR V segments, but analyses and design of proposed retrofits must be completed to make this determination.
    - CUP provides all chilled water and high-temperature hot water to the main campus. Distribution of these utilities occurs via the campus utility loop. Additionally, the CUP provides 27 megawatts (MW) of power to the campus grid and 12 MW of emergency power capacity.
    - Although the CUP has one capital asset number, it contains nine separate segments, each built at different times. The original structure was built in 1963; segment two was added in 1967; other segments were added over subsequent years.
    - The campus has completed a Tier 1 and Tier 2 seismic analysis of the nine CUP structural segments. Two of the segments were rated SPR VI, and four segments were rated SPR V. Per UC Policy, buildings rated SPR V or VI must be improved to SPR IV or better. The other three segments meet current code requirements.
  - Mandell Weiss Theatre and Shop Seismic Improvements
    - Upon completion of the proposed retrofit, the building would be SPR IV or better.
    - Mandell Weiss Theatre was built in 1982 and is predominantly used for general use. Mandell Weiss Theatre Shop was built in 1983 and is predominantly used for general use.
    - A Tier 2 seismic evaluation has concluded that both buildings have a Seismic Performance Rating (SPR) of VI.

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

- The proposed retrofit would likely include replacing all diagonal bracing with buckling resistant bracing and strengthening existing beams and columns with welded plates. The project also requires the strengthening of existing foundations.
- The exact scope will be determined once the structural engineer is hired.
- Initial studies indicate that current occupants must temporarily vacate during the construction of the project. This cost is not included in the estimated project budget.

#### SIO Biomedical Automation Facility

- Fund Source: External Financing and Federal Grant
- Budget: \$20 million
- 6,900 ASF / 8,500 GSF
- Project Objective Categories: Program Improvements, Other Activity Space (Research)
- Project would:
  - Build a new campus-wide, high-content automation facility associated with the Center for Marine Biotechnology and Biomedicine (CMBB) at Scripps Institution of Oceanography (SIO).
  - The project is pending approval of NIH Grant Funding application.
  - The new facility would bring together an existing equipment donation with investment from UC San Diego in high-throughput sample processing to create a regional hub for high-content biomedical research and training.
  - Provides a two-story laboratory building east of the existing Scholander Hall, home to several CMBB research labs, to create approximately 8,500 square feet of new laboratory and office space needed to house the new Biomedical Automation Facility (BAF).
  - The facility would include state-of-the-art robotic automation in clean room-associated work cells that will revolutionize the throughput and quality control for sample processing, imaging, sequencing, and protein engineering.

#### Triton Center (previously Triton Pavilion for Student Resources and Community Engagement)

- Fund Source: External Financing, Campus Funds, Gift Funds
- Budget: \$395 million
- 174,000 ASF / 436,000 GSF
- Project Objective Categories: Seismic, Aging Plant, Enrollment, Program Improvements

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

- Project would:
  - Provide new space for programs located in deteriorating facilities and/or dispersed among several facilities that do not meet programmatic needs.
  - Reduce facilities restoration backlog and address seismic needs as 14 World War II-era buildings rated SPR V would be demolished with this project (some nearly 80 years old).
  - Existing buildings are low-density and inefficient and do not provide appropriate space to support the academic and administrative programs that are currently housed in them.
  - New facilities are needed to provide replacement and expansion space for programs, including student health services and student academic support programs, and enable the campus to remove facilities that are very costly to maintain.
  - It also provides pedestrian and circulation improvements needed at the center of campus with the arrival of the LRT.
  - The program would include a subterranean loading dock and parking to replace parking that will be displaced by this project (approximately 300-400 spaces).

#### Various Restoration Projects – Years 2-6

- Fund Source: Campus Funds
- Budget: \$50 million program over multiple years (total budget for CFP term)
- TBD ASF / TBD GSF
- Project Objective Categories: Aging Plant, Program Improvements
- Project would:
  - Restore facilities as opportunities arise.

### EDUCATION & GENERAL – HEALTH PROJECTS

#### Campus Multidisciplinary Research Building

- Fund Source: External Financing
- Budget: \$350,000
- 130,000 ASF / 200,000 GSF
- Project Objective Categories: Program Improvements, Seismic, Aging Plant, Other Activity (Research)
- Project would:

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

##### Capital Need With Funding Identified

- Provide up to 200,000 gross square feet of research and support space for multiple disciplines (such as Health Sciences and Biological Sciences) on a site in the Health Sciences West Neighborhood.
- Includes chemical and biological wet labs and animal research spaces in support of life sciences human disease research, vivarium, shared collaborative spaces, conference rooms, office space to support research, and departments' administrative needs.
- Includes replacement space needed for current research conducted at Hillcrest in buildings to be demolished with Hillcrest redevelopment.

##### Public Health & Compassionate Care Facility (previously Wertheim School of Public Health and Human Longevity Science Facility)

- Fund Source: Gift Funds, Campus Funds
- Budget: \$100 million
- 60,000 ASF / 90,000 GSF
- Project Objective Categories: Enrollment, Program Improvements
- Project would:
  - Provide new space for undergraduate and graduate education and dry research programs at the Health Sciences West Neighborhood and serve as the home for the new Wertheim School of Public Health and Human Longevity Science. The facility would directly support student enrollment by providing classrooms for undergraduate and graduate courses, student support and advising spaces, faculty offices, school administration space, and dry lab computational research space for programs related to public health studies.
  - Connect health sciences, engineering, technology, data sciences, environmental health, and social sciences in the pursuit of solutions to persistent and emerging public health challenges.
  - The primary objectives are to:
    - Exemplify wellness by showcasing public health and wellness programs.
    - Demonstrate sustainability through building materials and construction methods.
    - Respond to the surrounding context, such as Gilman, the new Triton Pavilion, and adjacent open spaces, and provide a gateway to the Health Sciences West Neighborhood.

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

- Create and showcase spaces for multidisciplinary convergence and collaboration.
- Provide a state-of-the-art facility to support innovation in academics and research.

#### Health Sciences West Emergency Power Upgrades (formerly School of Medicine Emergency Power Upgrades)

- Fund Source: Campus Funds
- Budget: \$10 million
- NA ASF / NA GSF
- Project Objective Categories: Infrastructure
- Project would:
  - Replace the existing 5kV emergency power system for various buildings at the School of Medicine by connecting to the Satellite Utility Plant (adjacent to Central Research Services Facility and Osler Parking Structure).

#### Hillcrest Multi-Use Building

- Fund Source: P3
- Budget: \$241 million
- TBD ASF / 200,000 GSF
- Project Objective Categories: Program Improvements, Other Activity Space (Research)
- Project would:
  - Develop a clinical research and medical office building for clinical research on the Hillcrest Campus and lease to physician groups.
  - Include approximately 475 above-grade structured parking stalls below the building.
  - Generate new ground lease revenue for the campus and return on campus investment in the land.

#### Science Research Park (SRP) Master Development

- Fund Source: P3
- Budget: \$1 billion
- TBD ASF / 850,000 GSF
- Project Objective Categories: Other Activity Space (Research)
- Project would:

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

##### Capital Need With Funding Identified

- Develop up to 850,000 gross square feet of new research space for life science and technology tenants to be constructed in two to four phases over several years.
- Includes potential for both above and below-grade parking structures (includes replacement parking for two existing SRP tenants whose surface parking will be displaced by new tenants' facilities)
- It would be designed, developed, financed, and operated by a research facility master developer and operator pursuant to a long-term ground lease with the Regents.
- Generate new ground lease revenue for the campus
- Create new research affiliations with qualified life science, technology, or research companies whose missions align with the University's research initiatives

##### Viterbi Family Vision Research Center

- Fund Source: External Financing
- Budget: \$152,000,000
- 60,000 ASF / 100,000 GSF
- Project Objective Categories: Program Improvements, Other Activity Space (Research)
- Project would:
  - Provide vision research, office/collaborative space, and a small café in the Health Sciences East Neighborhood.
  - Research space would include a vivarium, imaging, and wet and dry labs.
  - Drivers for the proposed Viterbi Family Vision Research Center include:
    - Consolidating and providing dedicated space to co-locate research groups currently housed in different locations. Consolidation contributes to the concept of a scientific neighborhood: in providing geographic adjacency, teams engage with each other on scientific processes and can share equipment.
    - Providing space for six new endowed chairs and their programs, as supported by the Viterbi Family gift (campus currently does not have space for this program expansion).
    - Providing relief to clinical operations at Shiley Eye Institute, which has reached maximum space capacity because this facility also currently houses most campus ophthalmology research programs.
    - Providing specifically designed and fitted core laboratories that do not currently exist in the ophthalmology program.
    - Providing additional space in support of the community service mission. Existing programs include: (1) the Minority Ophthalmology Mentoring Program, which provides a mentoring program for underrepresented-in-medicine students,

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

including one-on-one mentorship, guidance in medical career planning, networking opportunities, and access to educational resources; and (2) the Shiley Eye Mobile for Children, which travels to underserved and/or low-income communities with the mission of providing children the vision care needed to succeed by identifying, treating, and preventing vision disorders.

- Supporting the campus Strategic Plan, which states that the campus will align efforts to be a student-centered, research-focused, service-oriented public university.

### AUXILIARY PROJECTS

#### Café Ventanas Renovation

- Fund Source: Campus Funds
- Budget: \$10 million
- 20,100 ASF / 28,900 GSF
- Project Objective Categories: Program Improvements
- Project would:
  - Add multiple-branded restaurants, each with a unique look and feel, to include hot and cold pick-up areas for the dining online ordering app; replace aged kitchen equipment; and incorporate upgraded mechanical systems and other necessary infrastructure improvements to support the restaurants.
  - Add a full-service coffee house, offering a full coffee menu, pastries, and a small lineup of retail packaged products; upgrade seating throughout the space, approximately 225-250 seats; upgrade the existing interior lighting system with energy-efficient LEDs; and create a staircase along the north wall that leads up to the exterior patio space.
  - Create a visually appealing path on the south side of the building leading from the street to the main entrance; create a new connection from Seventh College to the north; and improve and enhance the outdoor patio/amphitheater seating areas with comfortable furniture.

#### East Campus Loop Road

- Fund Source: Campus Funds
- Budget: \$40 million
- NA ASF / NA GSF
- Project Objective Categories: Infrastructure

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

- Project would:
  - Realign the existing roadway network in the East Campus to loop Medical Center North and South Drive at Health Sciences Drive to improve pedestrian and vehicular circulation to the primary hospital campus via the Regents Road campus entry.
  - Include pedestrian/public realm improvements to Health Sciences Walk East.
  - The new roadway alignment would require the relocation and addition of infrastructure utilities.

#### Hillcrest Bachman Road Widening

- Fund Source: Campus Funds
- Budget: \$16 million
- NA ASF / NA GSF
- Project Objective Categories: Infrastructure
- Project would:
  - Include improvements that facilitate safe multi-modal circulation for bicyclists, pedestrians, buses, and all other vehicles on Bachman Place between the Mission Valley and Uptown communities.
  - Widen the existing Bachman Place to allow for safer bicycle and pedestrian facilities. Vehicular access would benefit patients, emergency vehicles, transit vehicles, and the campus and greater communities.
  - Potentially require grading and retaining walls, road striping, and traffic signal improvements.

#### Hillcrest Mixed-Use Residential and Wellbeing Center

- Fund Source: P3
- Budget: \$600 million
- TBD ASF / 1,250,000 GSF
- Project Objective Categories: Program Improvements, Other Activity (Housing)
- Project would:
  - Provide approximately 1,000 faculty/staff rental residential units and an approximately 40,000 gross square foot wellness center that may include community rooms, ancillary retail, gym, fitness facility, nutritional education, and recuperative medicine on the Hillcrest Campus.
  - Provide replacement and expansion of Bannister House low-income family-stay units, demolition of existing structure, and infrastructure improvements on the Hillcrest Medical Center Campus.



## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

- Be developed in three separate phases on three sites over a period of several years.
- Include below-grade structure parking to serve the tenants and visitors of the buildings.
- Be financed, constructed, operated, and owned by the development partner on a defined ground lease term with the Regents.
- Generate new ground lease revenue for the campus and return on campus investment in the land.

#### Medical Office Building at Bernardo Center

- Fund Source: P3
- Budget: \$180 million
- 192,000 ASF / 295,000 GSF
- Project Objective Categories: Program Improvements, Other Activity Space
- Project(s) would:
  - Consist of 6.5 gross acres on a site of unoccupied land for development, acquired by the Regents in 2018.
  - Deliver a new primary and urgent care facility for UC San Diego Health.
  - Be designed, developed, financed, and operated by a highly qualified medical office developer pursuant to a long-term ground lease with the Regents.
  - Serve the rapidly growing communities of Rancho Bernardo, Escondido, Poway, and surrounding areas as part of the UC San Diego Health Value-based Care strategy.
  - Be programmed to be an approximately 165,000-square-foot medical facility with surface and above-grade structured parking for an expanded UC San Diego Health regional integrated hub.
  - Generate new ground lease revenue for the campus and return on campus investment in the land.

#### Mixed-Use Residential Development near Trolley

- Fund Source: P3
- Budget: \$650 million
- TBD GSF / TBD ASF
- Project Objective Categories: Other Activity (Housing)
- Project would:
  - Include approximately 1,000 to 1,100 apartment units prioritized for faculty/staff, 75,000 SF of new classroom/office space for Extension Studies, 35,000 SF of neighborhood-serving retail, and above-grade parking to support the proposed uses.
  - Be located near Blue Line Trolley Station.

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

##### Property Acquisition 1

- Fund Source: External Financing
- Budget: \$115 million
- NA ASF / NA GSF
- Project Objective Categories: Other Activity (Housing)
- Project would:
  - Consist of a property acquisition of a seven-acre parcel near the UC San Diego Blue Line trolley stations that could be developed for faculty and staff housing communities along public transit with direct connection to the campus.
  - Alleviate housing pressures
  - The San Diego campus continuously monitors strategic property acquisition opportunities that could benefit one or more critical objectives.
  - The San Diego region's acute housing crisis has created challenges for the attraction and retention of faculty and staff.

##### Property Acquisition 2

- Fund Source: External Financing
- Budget: \$70 million
- NA ASF / NA GSF
- Project Objective Categories: Other Activity (Housing)
- Project would:
  - Consist of a property acquisition near the UC San Diego Blue Line trolley stations that could be developed for faculty and staff housing communities along public transit with a direct connection to the campus.
  - Alleviate housing pressures.
  - The San Diego campus continuously monitors strategic property acquisition opportunities that could benefit one or more critical objectives.
  - The San Diego region's acute housing crisis has created challenges for the attraction and retention of faculty and staff.

##### Property Acquisition 3

- Fund Source: External Financing
- Budget: \$70 million
- NA ASF / NA GSF
- Project Objective Categories: Other Activity (Housing)
- Project would:

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

##### Capital Need With Funding Identified

- Consist of a property acquisition located near the UC San Diego Blue Line trolley stations that could be developed for faculty and staff housing communities along public transit with direct connection to the campus.
- Alleviate housing pressures.
- The San Diego campus continuously monitors strategic property acquisition opportunities that could benefit one or more critical objectives.
- The San Diego region's acute housing crisis has created challenges for the attraction and retention of faculty and staff.

##### Regents Road Faculty / Staff Housing and Mixed-Use

- Fund Source: P3
- Budget: \$925 million
- TBD ASF / TBD GSF
- Project Objective Categories: Other Activity (Housing)
- Project would:
  - Provide approximately 1,650 new rental multi-family residential units to support strategic goals for faculty and staff recruitment and retention.
  - The project site is located in the eastern-most portion of the Mesa Housing neighborhood on the east campus.
  - be designed, developed, financed, and operated by a multi-family residential mixed-use developer and operator pursuant to a long-term ground lease with the Regents.
  - Provides neighborhood-serving retail, entertainment, and gathering spaces of approximately 70,000 square feet for 8,000 to 9,000 graduate students living within the Mesa Housing neighborhood and the faculty and staff living in the proposed Regents Road project.
  - Include underground parking for approximately 2,000 vehicles.
  - Include a 3-acre portion of Arboleda and other public realm improvements.
  - Provide transitional housing opportunities that support faculty recruitment, especially for junior faculty and those relocating from abroad.
  - Generate new ground lease revenues for the University.

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

##### Ridge Walk North Living & Learning Neighborhood (formerly Marshall College Undergraduate Student Housing)

- Fund Source: External Financing, Gift Funds
- Budget: \$626.5 million
- 595,000 ASF / 791,000 GSF
- Project Objective Categories: Program Improvements, Enrollment, Aging Plant, Seismic, Other Activity (Housing)
- Project would:
  - Include approximately 2,000 beds with rental rates at 20% below the private market to meet housing demand due to increased enrollments. This project is critical to meet the UC San Diego enrollment expansion and housing crisis.
  - Also include student dining and fitness space, Marshall College academic program, general assignment classrooms, replacement space for the Economics department, residential support space, and community space in a living and learning neighborhood.
  - Support three campus goals:
    - LRDP goal is to provide housing for up to 65 percent of eligible students;
    - Provide affordable student housing that is at least 20% below the private market; and
    - Offer a four-year housing guarantee to all eligible (full-time) students.

##### State-Supported Components – Pepper Canyon West Undergraduate Housing

- Fund Source: State Grant
- Budget: \$100 million (total Pepper Canyon West project budget \$330 million)
- 426,600 ASF / 643,000 GSF
- Project Objective Categories: Enrollment
- Project would:
  - Support three campus goals:
    - LRDP goal is to provide housing for up to 65 percent of eligible students;
    - Provide affordable student housing that is at least 20% below the private market; and
    - Have enough housing to offer a four-year housing guarantee to all eligible (full-time) students.

## San Diego Campus

### Project Summaries

#### Group 1: 2022-23 and 2023-24

#### Capital Need With Funding Identified

##### Voigt Electric Mobility Hub (formerly Voigt Transit Operations Center)

- Fund Source: External Financing
- Budget: \$68 million
- 13,500 ASF / 620,000 GSF
- Project Objective Categories: Program Improvements
- Project would:
  - Provide bus storage and charging space for campus shuttles and electric delivery vehicles, as well as approximately 1,150 parking spaces, of which a minimum of 400 would include Level 2 EV charging technology.