

San Francisco Campus

Project Summaries

Group 1: 2022-23 to 2023-24

Capital Need with Funding Identified

EDUCATION AND GENERAL

Capital Projects \$1M to \$10M - Facility Investment Needs

- Fund source(s): Auxiliary Reserves, Hospital Reserves, Campus Funds
- Budget: \$172.6 million
- NA ASF / NA GSF
- Project Objective Categories: Aging Plant
- Project would:
 - Primarily address facility renewal and restoration, and building systems/infrastructure improvements, through a program of smaller projects.
 - Be informed by and coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).
 - Be prioritized based on critical need, programmatic drivers, and available funding through a governance structure that consists of an Executive Committee and a Working Group.

Capital Projects \$1M to \$10M – Infrastructure

- Fund source(s): Hospital Reserves, Campus Funds, External Financing
- Budget: \$42.1 million
- NA ASF / NA GSF
- Project Objective Categories: Infrastructure
- Project would:
 - Primarily address utility infrastructure improvements through a program of smaller projects.
 - Include elements of the campus' seismic compliance strategy and avoidance of facility renewal and restoration costs: demolition of the EH&S Annex, EH&S Building, and Surge Building.
 - Include elements supporting the Comprehensive Heights Parnassus Plan Memorandum of Understanding and Long Range Development commitments: Greening of Arguello Park to Peak, Mount Sutro Trail Improvements, Parnassus Streetscape Improvements Segment 1.3, Traffic Signals at Parnassus Avenue and 5th Avenue, and demolition of the Woods Building.

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Central Utility Plant Fuel Tanks Replacement

- Fund source(s): Hospital Reserves, External Financing
- Budget: \$34.3 million
- NA ASF / NA GSF
- Project Objective Categories: Infrastructure
- Project would:
 - Remove and replace the five single-wall fiberglass 30,000-gallon underground tanks (originally installed in 1975) to meet regulatory requirements.
 - Be completed by the end of 2025 per Senate Bill 445, which requires that single-walled underground storage tanks be permanently closed no later than December 31, 2025.

Health Sciences and Instruction Buildings Life Safety Improvements - Augmentation

- Fund source(s): External Financing
- Budget: \$12.7 million
- NA ASF / 441,785 GSF
- Project Objective Categories: Life Safety
- Project would:
 - Improve life-safety egress with selective and strategic renovations and install sprinklers in areas that currently do not have sprinklers.
 - Be augmented to address costs associated with a volatile bidding market, with a limited labor pool, supply chain disruptions, and inflation.

Health Sciences and Instruction Buildings Seismic Improvements - Augmentation

- Fund source(s): External Financing
- Budget: \$16.5 million
- NA ASF / 441,785 GSF
- Project Objective Categories: Seismic
- Project would:
 - Improve the Seismic Performance Rating of the buildings and resiliency of utilities and building systems servicing the complex.
 - Be augmented to address costs associated with a volatile bidding market, with a limited labor pool, supply chain disruptions, and inflation.

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Parnassus Library Renewal

- Fund source(s): Campus Funds
- Budget: \$15,378,000
- 94,360 ASF / 186,500 GSF
- Project Objective Categories: Aging Plant
- Project would:
 - Include condition assessment of building systems such as mechanical, electrical, plumbing, and envelope to develop projects to renew systems at or near the end of their useful life.
 - Address fire/life safety code updates and improvements to the energy and water efficiency of the building.
 - Reduce future UCSF facility renewal and restoration backlog and contribute to UCOP Sustainability goals in energy, water, and carbon emission reductions.
 - Be informed by and coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).

Real Estate Transactions D

- Fund source(s): External Financing
- Budget: \$60 million
- TBD ASF / TBD GSF
- Project Objective Categories: Seismic, Life Safety, Other Activity Space
- Project would:
 - Include either purchase and necessary improvements of an asset or renovation of a leasehold space to allow for occupancy by UCSF employees (such as structural, building systems, accessibility, and life safety improvements and tenant improvements).
 - Have an unknown location until an opportunity arises.

EDUCATION & GENERAL – HEALTH PROJECTS

Capital Projects \$1M to \$10M - Renovation

- Fund source(s): Campus Funds
- Budget: \$87.6 million
- NA ASF / NA GSF
- Project Objective Categories: Seismic, Life Safety, Aging Plant, Infrastructure, Other Activity Space
- Project would:
 - Primarily address tenant improvements or major equipment installation in various office and laboratory spaces through a program of smaller projects.

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- Include elements that support UCSF's seismic compliance strategy: the Koret Renovation – Surgical Skills Relocation project, which would allow for decant of the Mount Zion Building C, Hellman, and the 95 Kirkham Seismic and Tenant Improvements project.

HSE 6 Renewal and Lab Modernization

- Fund source(s): External Financing, Federal Grant, Campus Funds
- Budget: \$33,350,000
- TBD ASF / TBD GSF
- Project Objective Categories: Aging Plant, Other Activity Space
- Project would:
 - Renovate one floor of the HSIR East Tower to meet current research needs, including building shelled space for a mass spectrometer lab.

HSIR Renewal (2022-2028)

- Fund source(s): Campus Funds
- Budget: \$16 million
- NA ASF / 441,785 GSF
- Project Objective Categories: Aging Plant
- Project would:
 - Include condition assessment of building systems such as mechanical, electrical, plumbing, and envelope to develop projects to renew systems at or near the end of their useful life.
 - Address fire/life safety code updates and improvements to the energy and water efficiency of the building.
 - Reduce future UCSF facility renewal and restoration backlog and contribute to UCOP Sustainability goals in energy, water, and carbon emission reduction.
 - Be informed by and coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).
 - Be a multi-year program, with only the first six years of funding identified in this plan.

Hunters Point Research Support Facility Upgrades

- Fund source(s): State General Fund Financing, Federal Grant, Campus Funds, Other University Systemwide Funds
- Budget: \$19,253,000
- 14,030 ASF / 21,689 GSF
- Project Objective Categories: Aging Plant, Other Activity Space

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- Project would:
 - Replace aging infrastructure and renovate areas of building 830A and 830B to accommodate large lab equipment.

Mount Zion Cancer Research Building Renewal

- Fund source(s): Campus Funds
- Budget: \$23 million
- 63,700 ASF / 109,600 GSF
- Project Objective Categories: Aging Plant
- Project would:
 - Include condition assessment of building systems such as mechanical, electrical, plumbing, and envelope to develop projects to renew systems at or near the end of their useful life.
 - Address fire/life safety code updates and improvements to the energy and water efficiency of the building.
 - Reduce future UCSF facility renewal and restoration backlog and contribute to UCOP Sustainability goals in energy, water, and carbon emission reduction.
 - Be informed by and coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).

Oakland Children's Hospital Research Institute Lab Upgrade

- Fund source(s): Campus Funds, Gift Funds
- Budget: \$25 million
- TBD ASF / 11,600 GSF
- Project Objective Categories: Aging
- Project would:
 - Renovate obsolete wet laboratory research space to support biomedical research and modify associated administrative space.

Parnassus Dental Clinics Building Renewal

- Fund source(s): Campus Funds
- Budget: \$1,645,000
- 69,700 ASF / 134,950 GSF
- Project Objective Categories: Aging Plant
- Project would:
 - Include condition assessment of building systems such as mechanical, electrical, plumbing, and envelope to develop projects to renew systems at or near the end of their useful life.

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- Address fire/life safety code updates and improvements to the energy and water efficiency of the building.
- Reduce future UCSF facility renewal and restoration backlog and contribute to UCOP Sustainability goals in energy, water, and carbon emission reductions.
- Be informed by and coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).

Parnassus Research and Academic Building and West Campus Site Improvements

- Fund source(s): External Financing, Gift Funds
- Budget: \$711.8 million
- TBD ASF / 291,000 GSF
- Project Objective Categories: Seismic, Life Safety, Aging Plant, Infrastructure, Enrollment, Other Activity Space
- Project would:
 - Include wet and dry research laboratory space and replacement space for research, academic, and instruction programs located in the School of Nursing building (which requires seismic improvements).
 - Provide opportunities for relocating programs from existing buildings that could then be more efficiently and cost-effectively renovated for life safety and modernization improvements, as well as allow for demolition of the School of Nursing building.
 - Include pedestrian and vehicular connections between adjacent buildings, extension and expansion of utilities, creation of a service corridor, and significant site improvements.

Weill Neurosciences Building Lab Renovation - Augmentation

- Fund source(s): Campus Funds
- Budget: \$8 million
- TBD ASF / TBD GSF
- Project Objective Categories: Other Activity Space
- Project would:
 - Expand the project scope to provide modifications to the systems that support lab equipment and improve research environments in additional laboratory spaces.
 - Modify building mechanical and electrical systems to activate lab spaces and support critical research equipment.

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AUXILIARY PROJECTS

Capital Projects \$1M to \$10M - Parking & Housing

- Fund source(s): Auxiliary Reserves
- Budget: \$4.4 million
- NA ASF / NA GSF
- Project Objective Categories: Other Activity Space
- Project would:
 - Address surface parking improvements through a program of smaller projects.