

SAN FRANCISCO
PROJECT SUMMARIES – GENERAL CAMPUS
2017-18 and 2018-19

Clinical Sciences Building Seismic Retrofit and Renovation

- Project estimated to be 84,000 asf / 109,126 gsf.
- The project will seismically retrofit and renovate the seven-story (plus basement), Clinical Sciences Building at the Parnassus Heights campus site to comply with the UC Seismic Safety Policy and to provide contemporary desktop workspace and instructional space for approximately 500 employees.
- The project will gut and seismically strengthen the building, replace aging infrastructure, and renovate the interior of the building with an open office layout with both workstations and private offices, arranged to allow for maximum flexibility in the future.

Millberry Union / Ambulatory Care Center Garage Spall Repair

- Project estimated to be 262,382 gsf.
- ~60-year-old garage structures provides 2,000 parking spaces for faculty, staff and patient/visitors at Parnassus Heights
- Work to repair spalls and fissure damage throughout structures caused by water intrusion
- Critically needed capital improvement project (deferred maintenance) to restore structure and prevent further damage/spalls

Mission Bay Childcare Relocation

- Project estimated to be 20,380 asf / 23,430 gsf.
- Current modular childcare units on the Mission Bay campus site are located within in an area experiencing development of utility infrastructure, surface parking lots and streets.
- To minimize disruption to the childcare program and allow for expansion of the number of children accommodated, new modular units would be constructed on a near-by Mission Bay site.
- Project includes demolition of existing childcare center on Mission Bay Block 18B and the construction of new facility on Mission Bay Block 18C, including playground structures.

Mission Bay Utility Loop Distribution Extension

- Extends the existing underground utility system to provide steam and chilled water in the next increment of the planned Mission Bay utility loop.
- Existing Preliminary Utility Plant utility lines will be extended from connections south of Rock Hall to Byers Hall and to the Weill Neurosciences Building (on the Block 23A site).
- Includes the relocation of a number of utilities surrounding the Block 23A site to leverage coordinated underground utility infrastructure and to allow for the future building project to connect to a stable infrastructure system.

Parnassus Health Sciences Research and Instruction (HSIR) Life Safety Improvements

- Project estimated to be 441,785 gsf.
- Project would remediate life-safety egress impediments in the Health Sciences Instruction and Research (HSIR) complex, with the most critical life-safety improvements addressed.
- The over 50-year-old complex is comprised of two 17-story towers (East and West), predominantly occupied with biomedical research and general assignment classrooms.

Parnassus Health Sciences Research and Instruction (HSIR) Seismic Improvements

- Project estimated to be 441,785 gsf.
- Project would seismically improve components of the HSIR complex in order to minimize the risk to the utility infrastructure, research samples, and equipment during a seismic event.
- Although the buildings have a seismic rating of Level IV, a major seismic event could cause significant damage and disruption in services if the utility systems and connections between the buildings are not seismically improved. This damage would significantly impact the many research programs.

Parnassus Library Renewal

- Project estimated to be 186,500 gsf.
- Building was constructed in 1991 and many of the building systems are nearing the end of their useful life.
- Program includes condition assessment of building systems such as mechanical, electrical, plumbing, envelope and development and funding of projects to renew systems at or near the end of their useful life. Program also will address fire/life safety code updates and improvements to energy and water efficiency of the building.
- This program will work to reduce future UCSF deferred maintenance backlog as well as contribute to UCOP Sustainability goals in energy, water and carbon emission reductions. The information from this project will be coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP).

Police Consolidation at 654 Minnesota Street

- Project estimated to be 14,000 asf / 20,000 gsf.
- UCSF Police will be vacating space at the Mission Center Building and consolidating operations at 654 Minnesota Street, where some administrative and emergency operations facilities are already located.
- Work will include renovation of former data center space at 654 Minnesota.
- Consolidation will increase operational efficiencies.

Precision Cancer Medicine Building at Mission Bay – Increase for Financing

- Project estimated to be 139,600 asf / 179,650 gsf.
- This building will complete the clinical outpatient development included in the UCSF Medical Center at Mission Bay project described in the 2008 EIR.
- The project will help meet the need for increased demand for cancer clinical services, free up space in the Gateway building for pediatric growth, and minimizes the need for leased space.
- The project is an outpatient building that will include exam rooms, radiation oncology, infusion, imaging, and other ancillary services.
- Gifts not in hand at time of construction have been backstopped by campus funds.

UC Hall Stabilize, Close and Secure Project

- Project estimated to be 107,647 gsf.
- Addresses seismically deficient condition of UC Hall through seismic retrofit and adaptive re-use. Project constructs three floors of desktop work space for academic and administrative functions and three floors of student housing.
- Project is included in the LRDP approved by the Regents in November 2014.

- By including student housing in this project, the LRDP goals of adding more student housing at Parnassus and approaching compliance with the Parnassus space ceiling are achieved, since housing does not count against the space ceiling.

ZSFG Research Building Seismic Replacement

- Project estimated to be 135,000 asf / 175,000 gsf.
- The project will construct a new academic research building, on the B/C parking lot at the City/County of San Francisco Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG) in order to accommodate UCSF employees that are currently located in seismically compromised buildings at the ZSFG site. UCSF faculty provide the clinical services at ZSFG, and many also have research laboratories on-site and need academic work space.
- Additional seismic retrofit projects will mitigate seismically unsafe academic buildings that house the remainder of faculty, staff, and students that do not relocate to this new building.

ZSFG Wet Laboratory Tenant Improvements and Relocations

- Project estimated to be TBD asf / TBD gsf.
- The project(s) will renovate existing wet laboratory space at the Mission Bay and Parnassus Heights campus sites in order to accommodate faculty, staff, and students that need to relocate from seismically compromised buildings at the ZSFG site, but that cannot be accommodated in the new research building.

Capital Projects \$5M to \$10M (E&G):

- Program of projects includes:
 - Parnassus Streetscape Phase 1
 - Surge Building Decant

Capital Projects \$750K to \$5M (Facility Investment Needs):

- Program of projects includes smaller projects that would primarily address building systems/infrastructure improvements.

Capital Projects \$750K to \$5M (Infrastructure):

- Program of projects includes smaller projects that would primarily address utility infrastructure improvements.

Capital Projects \$750K to \$5M (Renovation):

- Program of projects includes smaller projects that would primarily address tenant improvements or major equipment installation in various office and laboratory spaces.

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PROJECT SUMMARIES – MEDICAL CENTER
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ACC 7 Transplant Remodel

- Project estimated to be 8,000 asf / 10,000 gsf.
- This project will further consolidate the Outpatient Transplant program.
- The funding will be split 50/50 between the Medical Center and a Donor.

Clinical Space Renovation and Expansion Program

- Project estimated to be TBD asf / TBD gsf.
- Program of projects would renovate existing clinical space among all UCSF medical sites to improve patient care.
- Projects would include modernization and reconfiguration of existing space, improvement of building systems, and installation of major equipment

Moffitt 15 Acute Care Nursing Unit

- Project estimated to be 14,848 asf / 18,003 gsf.
- Development of adult nursing unit in vacated Intensive Care Nursery space vacated when MB opened in 2015
- This will be an Adult Medical Surgical 26 bed unit

Capital Projects \$5M to \$10M:

- Program of projects includes:
 - ACC 2 Spine Center Relocation
 - Moffitt/Long 3 Radiology XMR MRI & Intervention
 - PCMB Vacated Space
 - Moffitt 5 North Lab Automation
 - Mount Zion Hellman Demolition
 - PET/CT Replacement on Parnassus
 - Moffitt/Long OR HVAC System Upgrades
 - Parnassus Streetscapte Phase 1

Capital Projects \$750K to \$5M (Infrastructure):

- Program of projects includes smaller projects that would primarily address minor improvements to building infrastructure systems.

Capital Projects \$750K to \$5M (Renovation):

- Program of projects includes smaller projects that would primarily address renovations and installation of major equipment in a hospital or clinic setting.

**SAN FRANCISCO
PROJECT SUMMARIES – UNFUNDED PRIORITIES
2017-18 and 2018-19**

Auxiliary Projects – Housing

- Projects would address the need to provide affordable housing to graduate students and trainees and for interim housing for faculty recruits.

Auxiliary Projects – Non-Housing

- Projects would address renewal and expansion needs related to child care and parking programs.

Facilities Investment Needs

- Project estimated to be TBD asf / TBD gsf.
- Projects would continue to address the backlog in deferred maintenance and capital renewal at the UCSF campus sites, including fire and life safety upgrades, environmental regulatory requirement upgrades, and building and infrastructure reliability improvements.

Mission Bay Infrastructure Improvements

- Projects would include expansion and improvements to utility distribution systems, pedestrian pathways, and streetscape at the Mission Bay campus site.

Parnassus Heights Renewal and Infrastructure Improvements

- Project estimated to be TBD asf / TBD gsf.
- Projects would include improvements to utility distribution systems, pedestrian pathways, and streetscape at the Parnassus Heights campus site.
- Full modernization and renewal of select buildings at Parnassus, to meet needs for current and evolving research and education, to address deferred maintenance, and to provide a revitalized vision of the over 100-year old campus site.

Seismic Improvements

- Project estimated to be TBD asf / TBD gsf.
- Projects would continue to address seismic improvement needs at the UCSF campus sites.