

# SAN DIEGO CAMPUS (page 75)

## 2019-20 and 2020-21 Project Summaries

### Capital Need with Funding

Project	Sources	Current Term Budget	Project Summary
<b>EDUCATION AND EDUCATION HEALTH (EH) PROJECTS</b>			
Campus Parking Lot Erosion Repair (South of VA Hospital)	CF	18,000	<ul style="list-style-type: none"> <li>• This project will repair significant erosion that has occurred on the southerly boundary of the campus, which was exacerbated by the VA's construction of 2 parking structures on the adjacent lot.</li> <li>• As part of the repair, the project will consist of stabilization of the slope that will also provide space for approximately 300 surface parking spaces for use by the campus.</li> <li>• In addition, restoration of the open space frontage along La Jolla Village Drive will be improved.</li> </ul>
Central Plant (Chiller) Expansion – Phase 1	CF	20,000	<ul style="list-style-type: none"> <li>• The scope of phase 1 would construct a new chiller building to eventually house five 3,000-ton chillers.</li> <li>• Phase 1 would also include site work and utility relocations.</li> <li>• Future phases would additional chillers as needed to provide additional chilling capacity to keep up with demand that will be created when new laboratory (lab) buildings are constructed.</li> </ul>
Central Plant (Chiller) Expansion – Phases 2	CF	18,000	<ul style="list-style-type: none"> <li>• Phase 2 would include installation of one or two chillers and a 3.85 million gallon Thermal Energy Storage (TES) tank.</li> <li>• Future phases would additional chillers as needed to provide additional chilling capacity to keep up with demand that will be created when new laboratory (lab) buildings are constructed.</li> </ul>
Downtown Park & Market Tenant Improvements	CF, GF	35,000	<ul style="list-style-type: none"> <li>• Upon completion of construction and delivery of the 66,750 GSF four-story building in a warm shell condition in mid-2020, the campus proposes to construct tenant improvements for the building's future programs.</li> <li>• The improvements would also include an allowance for a future 2,300 rentable square foot restaurant on a portion of the ground floor.</li> <li>• The first floor is envisioned as a performance venue and future restaurant. The second floor art gallery will connect to the courtyard for social gatherings, with a digital gym. The third floor classrooms, hoteling offices and support spaces will accommodate functionality between office assembly space, and exhibition needs. The fourth floor will feature an innovation and incubation area with flexible configurations and layered security.</li> <li>• The shell building will include underground parking, storage, stairs, elevators, restrooms, showers, janitor room, lactation room, electrical and IDF support spaces.</li> </ul>
East Campus Loop Road Extension	CF	15,000	<ul style="list-style-type: none"> <li>• Realign the existing roadway network at East Campus to loop Medical Center North and South at Health Sciences Drive, to improve circulation to the primary hospital campus via the Regents Road campus entry.</li> <li>• The new roadway alignment would require the relocation and addition of infrastructure utilities as well.</li> </ul>
Englekirk Structural Engineering Center – Shake Table Improvements	CF, FG	20,000	<ul style="list-style-type: none"> <li>• Project will convert the single Degree of Freedom (1DOF) table to a six Degree of Freedom (6DOF) table that will be able to simulate real-world seismic conditions at the Englekirk Structural Engineering Center at Elliott Field Station.</li> <li>• Project will add remove existing accumulators (2,500 gallon capacity) and install new accumulators (10,000 gallon capacity).</li> <li>• Project will also include installation of a new larger cooling tower system with ancillary equipment on the east side of the building and temporarily relocating the existing Platen to an elevated structure on-grade to allow table modifications. The existing hydraulic oil piping system would be removed and replaced with a new larger piping distribution system serving new and modified horizontal actuators along with upgraded vertical actuators.</li> <li>• NSF grant approved in October 2018.</li> </ul>
Hillcrest Multi-Use Building	P3	165,500	<ul style="list-style-type: none"> <li>• Pursuing a P3 development for a 200,000 square foot medical office building to lease to physician group and for clinical research on the Hillcrest Medical Campus.</li> <li>• Building will be programmed to include approximately 475 above-grade structured parking stalls below the building.</li> <li>• The project would generate new ground lease revenue for the campus and return on campus's investment in the land.</li> </ul>

Project	Sources	Current Term Budget	Project Summary
Pepper Canyon Amphitheater and Public Realm Improvements (formerly Pepper Canyon Improvements)	CF	54,000	<ul style="list-style-type: none"> <li>• 1,500 to 3,000-seat amphitheater with back-of-house, storage, public toilets, stage, canopy and AV support infrastructure</li> <li>• Stuart Collection Concordance: Pedestrian walk with cast letters creating both vertical and horizontal message</li> <li>• Public realm improvements to connect amphitheater space to surrounding buildings and public circulation elements</li> <li>• Provides a direct connection between the Pepper Canyon Light Rail Transit (LRT) stop and the center of campus.</li> <li>• Hard and soft-scape around the perimeter of proposed Design &amp; Innovation building plus utility feeds</li> <li>• Replace fieldhouse at Warren Field</li> <li>• Urban murals at Visual Arts Buildings</li> <li>• Stair revisions at LRT guideway</li> </ul>
Ridge Walk North Campus Improvements	CF	30,000	<ul style="list-style-type: none"> <li>• Project would improve pedestrian and bicycle connectivity along the northern segment of Ridge Walk from the north boundary of the North Torrey Pines Living and Learning Neighborhood (NTPLLN) to the northern most point of campus at Genesee Avenue.</li> <li>• Project would thread campus fabric, connections and nodes with future building sites along this axis and enhance the student experience around this residential and recreation corridor.</li> </ul>
SIO Birch Aquarium Expansion and Renovation	GF	45,000	<ul style="list-style-type: none"> <li>• Birch Aquarium at Scripps Institution of Oceanography (SIO) hosts nearly half a million visitors per year and the aged facility requires renovation and updating to provide more public program/exhibit space and student/teaching space.</li> <li>• Project would be a phased expansion of existing administrative, education and museum exhibit space; construct a shark and ray exhibit pavilion with adjacent plaza area for public programs, expand food service operation, and construct a research exhibits pavilion to share additional SIO research with the public.</li> <li>• The project would also renovate the tide pool plaza to include new shoreline exhibits and provide decks and boardwalks linking all public spaces on the ocean-facing side of the building.</li> <li>• These additional spaces would expand the gross square footage of the Birch Aquarium by approximately 45 percent.</li> </ul>
SIO Marine Conservation and Technology Facility	EF	17,500	<ul style="list-style-type: none"> <li>• Represents pending budget augmentation to \$25,813,000 May 2017 approval.</li> <li>• With completion of the new NOAA Southwest Fisheries Building, space in Building D was vacated and returned to the University. The current structure remains in an unoccupied shell condition.</li> <li>• Provides necessary research laboratory and teaching space to support academic programs and Scripps, including building-systems improvements.</li> <li>• Provides needed renovations and system upgrades to make the released space functional.</li> <li>• Provides research space for Scripps' programs on marine conservation and associated innovative technology development, and includes research aquarium space in the basement.</li> <li>• Two class laboratories will be included to provide space for undergraduate and graduate level courses.</li> <li>• A classroom for 100 students, a café, and terrace space for students and staff as well as special events will be added.</li> <li>• 25,000 ASF / 42,000 GSF</li> </ul>
Triton Pavilion for Student Resources & Community Engagement	CF, EF, GF	409,350	<ul style="list-style-type: none"> <li>• Provides approximately 352,000 GSF of new space for programs such as Extension, Alumni &amp; Community Relations, International Center, Student Health &amp; Well-being, and Campus Support that are located in temporary and deteriorating facilities and/or are dispersed among several facilities that do not meet the programmatic needs.</li> <li>• The World War II-era buildings in the University Center are low-density, inefficient and deteriorating, and do not provide appropriate space to support the academic and administrative programs that currently are housed in them.</li> <li>• Alumni operations are housed in multiple locations that do not provide the opportunity to nurture relationships, showcase and celebrate the history of the campus, strengthen the community or celebrate alumni achievements.</li> <li>• Extension is currently located in "temporary" modular buildings that were placed on campus nearly 40 years ago. These facilities are outdated and located on a future building site for undergraduate housing in the Marshall College neighborhood.</li> <li>• New facilities are needed to provide replacement and expansion space for these programs, providing an opportunity for the campus to remove inferior space from the campus inventory and maintenance responsibility.</li> <li>• Project would also include a small amount of retail space.</li> <li>• This project would provide pedestrian and circulation improvements needed at the center of campus that would enhance the urban core as described in the Physical Design Framework (PhDF). PhDF guidelines envision a mixed-use urban downtown at the center of campus that is pedestrian oriented.</li> <li>• Lyman Lane, Russell Lane, and Town Square would be improved as part of the effort.</li> </ul>
Voigt Drive West Circulation Improvements	CF	15,700	<ul style="list-style-type: none"> <li>• Connecting road work from new LRT Station to roundabout including shuttle bus loop, enhanced pavers, landscaped island, and modified LRT plaza.</li> <li>• Voigt Drive improvements from Matthews Lane to I-5, including new roundabout at Lyman Lane.</li> <li>• Stair work at new LRT station.</li> <li>• Some earthwork required at Pepper Canyon.</li> </ul>
<b>AUXILIARY PROJECTS</b>			

Project	Sources	Current Term Budget	Project Summary
Café Ventanas Dining Renovation	AR	15,000	<ul style="list-style-type: none"> <li>• Overall renewal/refresh of interior and exterior.</li> <li>• Replacement of less efficient cooking equipment with high performance, more energy efficient equipment</li> <li>• Refresh dining visual appearance.</li> </ul>
Canyonview Recreation Center Renovation and Expansion	EF, AR	41,500	<ul style="list-style-type: none"> <li>• Project would expand existing recreation facility at the Canyon View Aquatic Center to keep up with enrollment growth.</li> <li>• Expansion would add up to 42,000 GSF.</li> </ul>
Childcare Facility (formerly North Campus Childcare Facility)	CF	30,000	<ul style="list-style-type: none"> <li>• Provides approximately 20,000 GSF.</li> <li>• The facility accommodates approximately 125 children based on available square footage per Title 22 regulations.</li> <li>• In support of faculty recruitment and retention and the growing waitlist demand for young infant care, the program would serve children aged between two months and five years.</li> <li>• Over the next 10-20 years, the campus expects to see a significant increase in undergraduate and graduate enrollment. The campus expects to see the need for childcare increase as faculty and staff populations increase to serve these students.</li> <li>• The campus is currently evaluating sites for this facility.</li> </ul>
Future College Living and Learning Neighborhood	EF	645,000	<ul style="list-style-type: none"> <li>• Redevelops two existing surface parking lots to provide approximately 940,000 new GSF of space for a new college that would include 2,000 undergraduate beds.</li> <li>• Supports LRDP goal to provide housing for 65% of eligible students.</li> <li>• Supports campus goal to provide four (4) years of guaranteed housing on campus to both undergraduate and graduate/professional students.</li> <li>• Includes space for academic classrooms and college Provost administration; leased retail space (most likely for public market concept); student-run retail or other community programs such as providing a permanent home for Outback Adventures displaced from Pepper Canyon due to LRT construction and is currently in temporary.</li> <li>• Provides 1,200 structured parking spaces for use by faculty, staff, students who live off campus, patrons of theatre district and visitors.</li> <li>• Proposed project would also include utility infrastructure, circulation and public realm improvements.</li> </ul>
Hillcrest Campus Outpatient Pavilion and Parking Structure (Campus Portion)	EF, CF	110,600	<ul style="list-style-type: none"> <li>• The new structure (or structures) would provide approximately 2,000 parking spaces.</li> <li>• The structure (or structures) would replace the existing Arbor and Bachman Parking Structures.</li> <li>• The existing Arbor and Bachman structures would be removed due to age and also to accommodate the future replacement of the Hillcrest Hospital, and associated outpatient and research facilities that will be rebuilt as the entire Hillcrest Campus is redeveloped over the next several years.</li> </ul>
Hillcrest Land Acquisitions	CF	46,000	<ul style="list-style-type: none"> <li>• Pursuing the acquisition of several smaller parcels adjacent to the Hillcrest Medical campus in order to provide sufficient land for the construction of new facilities for patient care services and research, and to integrate residential uses to meet campus and regional housing needs and provide community and support uses.</li> <li>• Acquisition of property to deliver a new primary and urgent care facility, through a public-private partnership, to serve the rapidly growing communities in San Diego as part of the UC San Diego Health Value-based Care strategy.</li> <li>• Generates new ground lease revenue for the campus.</li> </ul>
Medical Office Buildings – Del Sur Corporate Center 4S Ranch and Bernardo Center (P3)	P3	177,000	<ul style="list-style-type: none"> <li>• Projects consist of 12 gross acres across two separate sites of unoccupied land for development, acquired by the Regents in 2018.</li> <li>• Delivers a new primary and urgent care facility for UC San Diego Health on both sites.</li> <li>• The projects will be designed, developed, financed and operated by a highly qualified medical office developer pursuant to long-term ground lease with the Regents.</li> <li>• The facility will serve the rapidly growing communities of 4S Ranch and Rancho Bernardo as part of the UC San Diego Health Value-based Care strategy.</li> <li>• Del Sur is programmed to deliver up to 120,000 square foot facility, with Health occupying the initial 20,000 square feet with surface parking through a phased development approach. The balance of the site's development uses is to be determined.</li> <li>• Rancho Bernardo is programmed to be approximately up to 175,000 square foot facility with surface and below-grade structured parking to replace an existing five-year sublease directly north of the project.</li> <li>• Generates new ground lease revenue for the campus and return on campus's investment in the land.</li> </ul>
Pepper Canyon West Upper-Division Undergraduate Housing	EF, CF	341,000	<ul style="list-style-type: none"> <li>• The campus currently does not provide housing for upper-division undergraduate students.</li> <li>• This project would provide approximately 1,400 beds west of the new LRT Station that would be offered to 3<sup>rd</sup> and 4<sup>th</sup> year undergraduate students.</li> <li>• Project would also include public realm improvements to the canyon and south down to the new intersection at Gilman Drive/Gilman Bridge/Medical Center Drive.</li> </ul>
Stein Lease (VA) – TI's and Building Upgrades	CF	12,000	<ul style="list-style-type: none"> <li>• Pursuing potential lease renewal transaction with the Department of Veterans Affairs (VA) in the Stein Clinical Research Building (Stein) on UC San Diego's West Campus.</li> </ul>

Project	Sources	Current Term Budget	Project Summary
			<ul style="list-style-type: none"> <li>The transaction is based on a proposal submitted in response to a Request for Lease Proposal issued by the VA for approximately 28,000 rentable square feet of lab and office space for a 20-year term.</li> <li>The new lease will generate approximately \$50 million in revenue to the University over the 20-year term and continue the critical relationship between UC San Diego and the VA including collaboration with UC San Diego PI's and close proximity to UC San Diego lab locations.</li> <li>The total cost of the transaction includes base building upgrades required by the VA and tenant improvements specific to the leased space.</li> </ul>
Voigt Transit Operations Center (formerly West Campus or Voigt Parking Structure)	CF	68,000	<ul style="list-style-type: none"> <li>Constructs parking structure to accommodate growth.</li> <li>Existing surface parking lot (P701) as identified site, located between Interstate 5 and the Triton Baseball Stadium.</li> <li>Would provide approximately 1,800 parking spaces in a multi-story configuration.</li> </ul>
<b>Education and Health</b>			
Shiley/Viterbi Vision Research and Clinical Center (Campus Portion)	CF, EF, GF	131,020	<ul style="list-style-type: none"> <li>Provides approximately 97,500 ASF / 150,000 GSF</li> <li>Provides new vision research space (50,000 GSF), clinical space (50,000 GSF), office/collaborative space (20,000 GSF), medical office (27,000 GSF), and retail (3,000 GSF).</li> <li>Clinical space would include operating and exam rooms, nearly doubling the current number.</li> <li>Research space would include vivarium, imaging, wet and dry labs.</li> <li>Replaces existing clinic space in Shiley Eye Center that may be repurposed for other office uses, still under study.</li> <li>Located in the East Campus Health Sciences neighborhood.</li> </ul>
Villa La Jolla Office Building Land Acquisition & TI's	CF	11,500	<ul style="list-style-type: none"> <li>Acquisition of approximately 0.70 acre from a private developer to pursue a P3 that would develop a 110,000 square foot office building adjacent to campus.</li> <li>The portion of the tenant improvement budget would be funded by the individual departments in excess of the Tenant Improvement Allowance.</li> <li>Generates new ground lease revenue for the campus and return on campus's investment in the land.</li> <li></li> </ul>
Villa La Jolla Office Building (P3)	P3	63,000	<ul style="list-style-type: none"> <li>Pursuing a P3 development with a private developer to develop an 110,000 square foot office building on the acquired parcel of 0.70 acre from the private developer.</li> <li>The building would be owned and operated by the private developer and be on a long-term ground lease that would revert back to the Regents at the expiration of the term.</li> <li>The building will be programmed for general office use for administrative, non-wet lab and clinical research groups, etc., that desire a location within walking distance and close proximity to specific departments on campus.</li> <li>Project would also include three stories of above-grade structured parking below five levels of office space, including ancillary retail for the building to accommodate tenants and visitors.</li> <li></li> </ul>

## Capital Need with Funding Not Identified (FNI)

Project	Sources	Current Term Budget	Project Summary
<b>EDUCATION AND GENERAL PROJECTS</b>			
Biomedical Sciences Building Seismic Corrections and Deferred Maintenance	SE	96,600	<ul style="list-style-type: none"> <li>This building was built in 1969 and requires seismic corrections.</li> <li>Provides approximately 197,951 ASF/349,776 GSF</li> <li>Deferred maintenance scope would include items such as but not limited to: elevator modernization and exterior finish repairs.</li> </ul>
Center for Neural Circuits and Behavior (CNCB) Seismic Corrections and Deferred Maintenance	SE	13,000	<ul style="list-style-type: none"> <li>This building was built in 1987 and requires seismic corrections.</li> <li>Provides approximately 27,714 ASF/47,000 GSF</li> <li>Deferred maintenance scope would include items such as but not limited to: elevator modernization and exterior finish repairs.</li> </ul>
Humanities and Social Sciences Renovation	SE	45,000	<ul style="list-style-type: none"> <li>Upon completion of North Torrey Pines Living and Learning Neighborhood (NTPLLN) in early 2021, current occupants on floors 3-8 will move out of H&amp;SS and into their new space at NTPLLN.</li> <li>The campus is currently conducting a full assessment of this building to define exact scope of work needed to repair critical systems that have been identified on the deferred maintenance list as well as to define what is needed for code compliance.</li> <li>Known issues include severe water intrusion. Identified repairs would include: 1) replacing all the gasket seals on the building windows; 2) repairing the spalling concrete; 3) applying water sealant on exterior concrete; and 4) repairing the roof (replacement).</li> </ul>

Project	Sources	Current Term Budget	Project Summary
			<ul style="list-style-type: none"> <li>• A renovation of the H&amp;SS building would include approximately 26,720 ASF of space, comprising the entire 3rd through 8th floors (24,320 ASF) and 2,400 ASF on the 1st and 2nd floors.</li> <li>• The 8th floor of H&amp;SS currently does not have any restrooms and flooring has experienced years of water damage due to leaks during rainstorms.</li> <li>• Renovation would include upgrade of existing restroom to meet Americans with Disabilities Act (ADA) and general inclusivity standards, additional restrooms on the 8th floor, flooring replacement, and general upgrades to all finishes inside the building.</li> </ul>
Literature Building Renovation and Seismic Corrections	SE	20,000	<ul style="list-style-type: none"> <li>• In 2021, upon vacancy of building due to occupants moving into completed NTPLLN, renovation will be necessary to upgrade the conditions of the building; including flooring, paint, opening walls, and restroom upgrades to meet modern standards for ADA and gender inclusivity. The Teaching and Learning Commons (2nd floor) would not be renovated.</li> <li>• Renovation would include approximately 32,000 ASF of space on all floors.</li> <li>• Scope would include seismic corrections and deferred maintenance would include HVAC system replacement; electrical system repairs, upgrades to interior lighting, flooring, ceilings, and site paving; roof replacement, exterior door replacement, and elevator modernization.</li> </ul>
Mandell Weiss Theatre & Shops Seismic Corrections and Deferred Maintenance	SE	10,000	<ul style="list-style-type: none"> <li>• The Theatre was built in 1982 and provides approximately 11,997 ASF/14,455 GSF; the Theatre Shop was built in 1983 and provides approximately 10,412 ASF/2,608 GSF.</li> <li>• The Theatre and the Shops require seismic corrections.</li> <li>• Deferred maintenance scope would include items such as but not limited to: switchgear renewal; refinish flooring, walls ceilings, walls; exhaust fan, cooling equipment, heating hot water pump, and lighting replacement; and elevator modernization</li> </ul>
York Hall Renovation and Seismic Corrections	SE	85,000	<ul style="list-style-type: none"> <li>• The project would provide seismic improvements and renovations to York Hall, constructed in 1966, and housing over 16,000 square feet of instructional labs and 5,500 square feet of instructional lab support space for the Division of Biological Sciences as well as large lecture hall and other classroom space.</li> <li>• An assessment of the building determined that it is in below average condition and major renewal is required. It has a long list of needed repairs, including but not limited to: roof replacement, fume hood replacements, electrical distribution network replacements, laboratory casework replacement, water and rain supply piping replacement, and lighting replacement.</li> <li>• Renovates instructional lab space in York Hall to increase the number of classes that can be taught in in this building and improve students' time-to-degree, and allow collaboration to be a natural part of day-to-day lab work.</li> <li>• Working collaboratively on the experiments, on planning, on analysis in real-time, in the same physical lab space would provide undergraduate students with a richer and more authentic lab experience.</li> </ul>