

# SAN FRANCISCO CAMPUS (page 89)

## 2019-20 and 2020-21 Project Summaries

### Capital Need with Funding

Project	Sources	Current Term Budget	Project Summary
EDUCATION AND GENERAL PROJECTS			
2 North Point Structural and Tenant Improvements	CF	33,514	<ul style="list-style-type: none"> <li>Project estimated to be 94,286 ASF / 158,500 GSF.</li> <li>Project would seismically retrofit the building for use by UCSF employees, as well as address ADA, building systems, and tenant improvements.</li> <li>All proposed work would be accomplished while the building is vacant.</li> <li>Space would be occupied by University Development and Alumni Relations, Human Resources (consolidating both campus and UCSF Health responsibilities), and other departments to be determined.</li> </ul>
Central Utility Plant Fuel Tanks	EF, HR	25,000	<ul style="list-style-type: none"> <li>Remove and replace in phases the five single-wall fiberglass 30,000-gallon underground tanks (which were originally installed in 1975) with double-walled tanks of the same capacity to meet regulatory requirements.</li> <li></li> <li>This project must be completed by end of 2025 per Senate Bill 445 which requires that single-walled underground storage tanks be permanently closed no later than December 31, 2025.</li> </ul>
Irving Street Arrival Experience	EF, HR, GF	207,000	<ul style="list-style-type: none"> <li>As one of the main access points to the Parnassus Heights campus site, the Irving Street arrival requires improvement, to provide welcome patients, visitors, students, faculty and staff – especially with respect to wayfinding to clinical facilities.</li> <li>As part of initial sequence projects identified through the Comprehensive Parnassus Heights Plan, four main components comprise the arrival experience: ACC/Millberry Union garage reskinning, a unified lobby extending from Irving Street to Parnassus Avenue, vertical circulation improvements (elevator/escalator), and possibly future bridge or tunnel across Parnassus Avenue (to be further studied with the new Parnassus Heights hospital project)</li> </ul>
GMP Facility	GF	60,000	<ul style="list-style-type: none"> <li>Renovation of vacant space for future use by cancer immunotherapy research.</li> </ul>
Mount Zion Cancer Research Building Renewal	CF	16,700	<ul style="list-style-type: none"> <li>Project estimated to be 63,700 ASF / 109,600 GSF.</li> <li>Building was constructed in 1997 and many of the building systems are nearing the end of their useful life.</li> <li>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.</li> <li>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).</li> </ul>
Parnassus Dentistry Building Renewal	CF	17,200	<ul style="list-style-type: none"> <li>Project estimated to be 69,700 ASF / 134,950 GSF.</li> <li>Building was constructed in 1979 and many of the building systems are nearing the end of their useful life.</li> <li>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.</li> <li>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).</li> <li>Improvements would be reevaluated, as needed, following seismic review of building.</li> </ul>
Parnassus Library Renewal	CF	15,900	<ul style="list-style-type: none"> <li></li> <li>Project estimated to be 94,360 ASF / 186,500 GSF.</li> <li>Building was constructed in 1991 and many of the building systems are nearing the end of their useful life.</li> <li>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</li> </ul>

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			<p>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.</p> <ul style="list-style-type: none"> <li>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).</li> </ul>
Parnassus Heights Research and Academic Building and Related District Projects	EF, GF	772,800	<ul style="list-style-type: none"> <li>New building component estimated to be 271,000 GSF, with additional construction associated with related District projects (TBD).</li> <li>As part of initial sequence projects identified through the Comprehensive Parnassus Heights Plan, construction of a new research and academic building is planned to support expanding and new programs at Parnassus.</li> <li>Building would include wet and dry research laboratory space, replacement space for programs located in the School of Nursing building, and academic and instruction space.</li> <li>New space would provide opportunities for relocating programs from existing buildings that could then be more efficiently and cost-effectively renovated for life safety and modernization improvements.</li> <li>Program of projects would also include related District improvements, such as exterior pedestrian and vehicular connections between buildings, extension and expansion of utilities, creation of a service corridor, and significant site improvements.</li> </ul>
Parnassus Water Mains	EF, HR	16,000	<ul style="list-style-type: none"> <li>The water main steel pipes at Parnassus Heights need to be replaced due corrosion that greatly reduced the pipe nominal thickness, potential leaking, seismic concerns, and lack of redundancy.</li> <li>The project would include evaluation, assessment, and development of replacement plans for about twenty pipeline segments; replacement of about four to six segments would be implemented, with replacement of remaining segments to be implemented in future phases.</li> </ul>
Police Consolidation at 654 Minnesota Street	CF, EF	24,200	<ul style="list-style-type: none"> <li>Project estimated to be 16,300 ASF / 20,000 GSF.</li> <li>UCSF Police currently is located at 654 Minnesota Street and the Mission Center Building (MCB).</li> <li>Renovation of existing administrative and emergency operations space and adjacent space vacated by the data center at 654 Minnesota would allow the department to consolidate operations and release space at MCB for use by other departments</li> <li>Consolidation would increase operational efficiencies.</li> </ul>
Real Estate Transactions A	EF	60,000	<ul style="list-style-type: none"> <li>Project would include purchase and necessary improvements of asset or renovation of leasehold space to allow for occupancy by UCSF employees (such as structural, building systems, accessibility, and life safety improvements and tenant improvements.)</li> <li>Location is not identified.</li> </ul>
Roadway and Site Improvements at Zuckerberg San Francisco General	EF	11,816	<ul style="list-style-type: none"> <li>A new roadway and associated site improvements would be constructed at the Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG), adjacent to the new UCSF Research Facility to be constructed at ZSFG.</li> <li>The roadway would connect the on-campus hospital loop roadway with Vermont Street, and be located between the existing Building 5 and the new UCSF research building.</li> <li>The project would be constructed on City land by UCSF and turned over to the City for operations and maintenance when complete.</li> <li></li> </ul>
Statewide Energy Partnership Program	EF	22,700	<ul style="list-style-type: none"> <li>The program would implement projects to improve energy efficiency in individual buildings and across UCSF sites, including but not limited to: improvements to lighting, steam and condensate systems, heat recovery chillers, building commissioning, etc.</li> </ul>
UCSF Research Facility at Zuckerberg San Francisco General	CF, EF, GF	255,235	<ul style="list-style-type: none"> <li>Project estimated to be 135,000 ASF / 175,000 GSF.</li> <li>The project will construct a new academic research building, on the B/C parking lot at the 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 provides the clinical services at ZSFG, and many also have research laboratories on-site and need academic work space.</li> </ul>
ZSFG Wet Laboratory Tenant Improvements and Relocations	EF	17,004	<ul style="list-style-type: none"> <li>Project estimated to be TBD ASF / TBD GSF.</li> <li>The project(s) would renovate primarily existing wet laboratory space at the Mission Bay and Parnassus Heights campus sites in order to accommodate research that need to relocate from seismically compromised buildings at the ZSFG site, but that cannot be accommodated in the new research building.</li> </ul>
Capital Projects \$1M to \$10M - Facility Investment Needs	AR, CF, EF, HR	170,200	<ul style="list-style-type: none"> <li>Program of projects includes smaller projects that would primarily address deferred maintenance and building systems/infrastructure improvements</li> </ul>
Capital Projects \$1M to \$10M - Infrastructure	CF	18,365	<ul style="list-style-type: none"> <li>Program of projects includes smaller projects that would primarily address utility infrastructure improvements.</li> </ul>

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Capital Projects \$1M to \$10M – Renovation	CF, GF	232,735	<ul style="list-style-type: none"> <li>• Program of projects includes smaller projects that would primarily address tenant improvements or major equipment installation in various office and laboratory spaces.</li> </ul>
<b>AUXILIARY PROJECTS</b>			
Millberry Union / Ambulatory Care Center Garage Spall Repair	EF	22,100	<ul style="list-style-type: none"> <li>• Project estimated to be 262,382 GSF.</li> <li>• ~60-year-old garage structures provides 2,000 parking spaces for faculty, staff and patient/visitors at Parnassus Heights</li> <li>• Work to repair spalls and fissure damage throughout structures caused by water intrusion.</li> <li>• Critically needed capital improvement project (deferred maintenance) to restore structure and prevent further damage/spalls.</li> <li>• Project would be coordinated with Irving Street Arrival Experience project(s).</li> <li>• Multiple CAAN Numbers: 2408 (ACC Building), 2212 (Millberry Union)</li> </ul>
Mission Bay Block 34 Parking Garage	EF	45,900	<ul style="list-style-type: none"> <li>• Project estimated to be 175,000 GSF.</li> <li>• Project would construct a new 500-space parking structure at Mission Bay to accommodate increased patient and visitor demand resulting from services to be provided in the proposed Mission Bay Block 34 Clinical Building (included in UCSF Health's capital plan).</li> </ul>
Capital Projects \$1M to \$10M - Parking & Housing	AR, CF, GF	17,835	<ul style="list-style-type: none"> <li>• Program of projects includes smaller projects that would primarily address parking, housing, and retail services in various campus locations.</li> </ul>

## Capital Need with Funding Not Identified

Project	Sources	Current Term Budget	Project Summary
EDUCATION AND GENERAL PROJECTS			
Facilities Investment Needs (FIN)	S, NS	528,000	<ul style="list-style-type: none"> <li>Project estimated to be TBD ASF / TBD GSF.</li> <li>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.</li> </ul>
School of Nursing Research and Academic Space Seismic Replacement	S	240,000	<ul style="list-style-type: none"> <li>Project estimated to be TBD ASF / 45,000 GSF.</li> <li>Project would provide replacement space for the School of Nursing programs that are currently located in seismically compromised space and demolish existing School of Nursing Building.</li> <li>Project would provide a more cost-effective solution than investment in seismically retrofitting and addressing deferred maintenance in existing building.</li> </ul>
School of Dentistry Research and Academic Space Seismic Replacement	S	375,000	<ul style="list-style-type: none"> <li>Project estimated to be TBD ASF / 130,000 GSF.</li> <li>Project would provide replacement space for the School of Dentistry programs, including dental clinics that are critical to the education program for students that are currently located in seismically compromised space and demolish existing School of Dentistry Building.</li> <li>Project would provide a more cost-effective solution than investment in seismically retrofitting and addressing deferred maintenance in existing building.</li> </ul>
AUXILIARY PROJECTS			
			<ul style="list-style-type: none"> <li></li> <li></li> </ul>