

SAN DIEGO CAMPUS

2020-21 and 2021-22 Project Summaries

Capital need with Funding

EDUCATION AND GENERAL PROJECTS

Erosion Repair and Parking Lot (South of VA) (formerly Campus Parking Lot Erosion Repair)

- \$14.1M
- Fund source(s): Campus Funds
- This project will repair significant erosion that has occurred on the southerly boundary of the campus, which has been exacerbated by the Veterans Affairs (VA) construction of two parking structures on the adjacent lot
- Scope would include slope and erosion repair which would be accomplished via removal and re-compaction and import of fill to bring lot up to grades specified in the design
- Scope also includes expanded surface parking (350 spaces) in the area adjacent to a parking lot currently used by the VA. The additional parking spaces constructed with this project would be used by UC San Diego to meet parking demands of the campus

Central Utility Plant Expansion (Chiller Addition)

- \$42M
- Fund source(s): External Funds
- Based on utility analyses that were completed as part of the 2018 LRDP, and the more recently completed April 2020 load projection, the campus determined that an additional 12,000 tons of chilling capacity will need to be added to provide cooling at new facilities planned through 2035
- The proposed project would not add all 12,000 tons - this project would only add 6,000 tons to keep pace with what is needed in the near term through 2030
- The proposed expansion would be located immediately adjacent to the existing Central Utility Plant, on the west side of Herbert York Lane
- The scope would include construction of a new cast-in-place concrete facility to house chillers, pumps, electrical distribution equipment, and piping
- The new building would be designed so that it can be expanded to house more chillers (most likely for a total of 4) and associated pumps, electrical distribution equipment, piping, and accessories to keep up with demand from new buildings as they are completed
- Two chillers would be installed as part of this project
- Scope would include exterior space to accommodate cooling towers (one for each chiller that is added), electrical gas switch, medium voltage transformer, and access for maintenance
- Site work would include excavation, grading, and retaining walls as needed Nimoy Theater Seismic Renovation

Distributed Energy Resources (DER) Connect and Micro-Grid

- \$40M
- Fund Source(s): Federal Grant
- The Grid-Connected Testing Infrastructure for Networked Control of Distributed Energy Resources (DERConnect) will provide a unique, open-access, and remote-access national facility to advance the integration of renewables and distributed energy resources (DERs) into the future power grid
- Based at UC San Diego, the testbed will accelerate the development of methods and tools by incorporating real-time data analytics, machine learning, and distributed control algorithms using simulation, emulation, and physical hardware under dynamic conditions
- DERConnect will provide outreach to students and teachers at local K-12 schools and community colleges and offer training to Native American tribes who rely on microgrids for electricity. Public Affairs Building Seismic Renovation

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Downtown Park & Market Tenant Improvements (The 'U')

- \$20M
- Fund Source(s): Campus Funds
- This project was approved in November 2020
- Project would include interior improvements to a 66,750 gross square foot, four-story, build to suit commercial building
 - First floor to include reception area to accommodate special events, small conferences, public lectures, performing arts, and a future restaurant
 - A grand stair would connect the first and second floor
 - The second floor would include an exhibition gallery, executive conference rooms, executive education and training, and a small theater
 - Third floor would include classrooms, computer labs, workshops, dance and yoga space
 - The fourth floor would have space allocated for visiting scholars as well as space to accommodate community partner organizations and critical academic programs allowing for faculty space, undergraduate and graduate work space
 - Due to COVID-19 pandemic, some planned lease spaces with community partners may be delayed This would include a restaurant space (3,200 SF) planned for the first floor and 4,200 square feet of space on the fourth floor for offices to house community partners These spaces will be usable as work lounge space and would have moveable tables and chairs until then

Central Research Services Facility (CRSF) Upgrades

- \$8.6M
- Fund Source(s): Campus Funds
- Upgrade existing CRSF cage wash facility to increase capacity to provide 24/7 operations
- Current and future equipment to be added would run simultaneously with N+1 redundancy for all washing systems
- Upgrade systems to provide constant 180-degree water, 60 psi steam, optimize water softener system and additional air dryer capacity as required
- Systems to be designed to reduce potable water consumption while allowing the central plant to deliver reduced water and steam pressure

Campus Multidisciplinary Research Building (Previously Campus Wet Laboratory Building)

- \$215M
- Fund Source(s): Public Private Partnerships
- Provides up to 250,000 gross square feet of research space for multiple disciplines (including Health Sciences) on a site in the heart of the Health Sciences West Neighborhood Space not immediately utilized by the campus would be leased to third party affiliated research entities NEW BULLET: Generates new ground lease revenue for the campus and return on campus' investment in the land

Hillcrest Mixed-Use Residential and Wellbeing Center

- \$485M
- Fund Source(s): Public Private Partnerships
- Provides approximately 1,000 faculty/staff rental residential units and an approximately 25,000 square foot wellness center that may include community rooms, ancillary retail, gym, and fitness facility, nutritional education, and recuperative medicine on the Hillcrest Campus
- To be developed in three separate phases on three sites over a period of several years
- Programmed to include below-grade structure parking to serve the tenants and visitors of the buildings
- Financed, constructed, operated and owned by the development partner on a defined ground lease term with the Regents NEW BULLET: Generates new ground lease revenue for the campus and return on campus' investment in the land

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Pepper Canyon Amphitheater, Public Realm Improvements & Warren Field House Replacement

- \$61.180M
- Fund Source(s): Campus Funds
- This project was approved in July 2020
- Project includes public realm improvements for the area around the Light Rail Transit (LRT) arrival plaza and the new Design and Innovation Building
- Also includes an outdoor multi-functional amphitheater to accommodate a wide variety of University-sponsored and University-affiliated events including education, art exhibitions, theater, dance, music, and general assembly
- New Warren Field House to replace the existing field house that was demolished for the Lyman Lane turnaround and other circulation improvements related to the LRT

Revelle College Seismic Improvements (Mayer Hall and York Hall)

- \$58M
- Fund Source(s): Campus Funds, General Funds (State and AB94)
- Mayer Hall was built in 1963 and provides approximately 58,400 ASF/126,000 GSF, of primarily research space; York Hall was built in 1963 and provides 67,300 ASF /134,000 GSF, of research and teaching laboratories as well as a large lecture hall Both Mayer Hall and York Hall have been identified as historic resources
- A Tier 2 seismic evaluation concluded that the original Mayer Hall building has a Seismic Performance Rating (SPR) of VI and the west wing (colonnade portion) of York Hall is SPR VI
- Proposed retrofit of Mayer Hall would most likely include additional reinforcement of existing shear walls; adding new shear walls under discontinuous walls; and modifications at existing foundations
- Proposed retrofit of York Hall would most likely include strengthening first floor columns for axial overturning loads; strengthening shear transfer from slabs to walls; and fiber wrapping columns as well as increasing foundations
- However, the exact scope would be determined once the structural engineer is hired
- Upon completion of proposed retrofit, Mayer Hall and York Hall would be SPR IV or better

Humanities and Social Sciences Building Repair (formerly Humanities and Social Sciences Building Renovation)

- \$45M
- Fund Source(s): External Finance
- Upon completion of North Torrey Pines Living and Learning Neighborhood (NTP LLN) in early 2021, current occupants of H&SS floors 3-8 will move to new space at NTP LLN
- While most of the H&SS Building is vacant, the campus proposes to complete critical repairs and upgrades for code compliance
- H&SS is approximately 50,120 assignable square feet (ASF)/100,690 gross square feet (GSF), including an 8-story tower wrapped by two-story wings with a large sloped floor auditorium
- The buildings were constructed on exposed cast in place concrete with a precast concrete curtain wall exterior with integral windows
 - The project would include replacement of exterior building wall panels that have been determined to be in the advanced stages of deterioration, resulting in falling debris
 - Deterioration has also led to ongoing water intrusion in occupied spaces The design of the new curtain walls will match the existing and maintain the building's historic character
 - The scope would also include repair of damaged sidewalks and curbs to mitigate existing trip and fall hazards

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- As part of the previously approved State-funded Campus Life Safety Improvement Project (966176), a new fire sprinkler and fire alarm system (including required fire sprinkler pump and enclosure at the building exterior) will be installed

Cyclotron Radiology

- \$15M
- Fund Source(s): Public Private Partnerships
- Provides approximately 7,000 ASF / 10,000 GSF for a cyclotron, radiochemistry laboratory, PET/CT, and/or PET/MRI facility
- UC San Diego currently does not have an on-site cyclotron program
- o ensure exceptional patient care, novel interdisciplinary scientific innovation, and the creation of translational products and services, the campus proposes to add a cyclotron facility
- It is essential to house a cyclotron in a convenient location where cancer, neurologic, and cardiac patients can have easy access to imaging with the full range of ultrashort-lived radiochemical compounds

Viterbi Vision Research Center

- \$83M
- Fund Source(s): Gift Funds
- Approximately 50,000 ASF / 83,000 GSF of vision research and office/collaborative space, and possibly retail, in the Health Sciences East Neighborhood Research space would include vivarium, imaging, wet and dry labs

AUXILIARY PROJECTS

Theatre District (formerly Future College) Living and Learning Neighborhood

- \$645M
- Fund Source(s): External Financing, Campus Funds
- Redevelops two existing surface parking lots to provide approximately 929,000 new OGSF of space for a new college that would include 2,000 undergraduate beds
- The 11.8-acre site is located at the southwestern edge of the La Jolla campus and includes 5.5 buildable acres
- Supports LRDP goal to provide housing for 65% of eligible students
- The project would include five buildings ranging in height from 9 to 21 stories to provide approximately 2,000 undergraduate student beds, offices for residential life and administrative staff supporting a new college, approximately 17,000 ASF of new academic space, a meeting center, restaurants and retail
- The remaining 6.3 acres would entail public realm and vehicular circulation improvements including: an updated campus entry at Revelle College Drive; realignment of Scholars Drive South (campus loop road); a valet/drop-off zone for the adjacent performing arts venues; a transit hub for campus shuttles; an extension of Ridge Walk (a primary north-south pedestrian spine); and recreation/outdoor wellness spaces located strategically throughout the site
- Currently, the site provides 840 parking spaces in two surface lots that are bisected by Scholars Drive; the proposed project would include replacement parking in a below-grade configuration for approximately 1,200 cars (360 net new spaces)

Hillcrest Multi-Use Building

- \$176M
- Fund Source(s): Auxiliary Reserves
- P3 development of a 200,000 square foot clinical research and medical office building to lease to physician groups and for clinical research on the Hillcrest Campus
- Building will be programmed to include approximately 475 above-grade structured parking stalls below the building
- Generates new ground lease revenue for the campus and return on campus' investment in the land

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Stein Lease (VA) – TI's and Building Upgrades

- \$12M
- Fund Source(s): Campus Funds
- Potential lease renewal transaction with the Department of Veterans Affairs (VA) in the Stein Clinical Research Building (Stein) on UC San Diego's Health Sciences West Neighborhood
- 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
- 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 Principal Investigators (PI's) and close proximity to UC San Diego lab locations
- The total cost of the transaction includes base building upgrades required by the VA and tenant improvements specific to the leased space

Science Research Park (SRP) Master Developer

- \$1M
- Fund Source(s): Public Private Partnerships
- Potential P3 that would develop up to 900,000 gross square feet of new research space for life science and technology tenants to be constructed in two to four phases over a period of 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)
- NEW BULLET: Would be designed, developed, financed, and operated by a highly qualified research facility master developer and operator pursuant to a long-term ground lease with the Regents
- Generates new ground lease revenue for the campus
- Creates new research affiliations with qualified life science, technology or research companies whose missions align with the University's research or initiatives

La Jolla Innovation Center (formerly Villa La Jolla Office Building)

- \$84M
- Fund Source(s): Public Private Partnerships
- P3 to develop 110,000 square feet of office and educational space on the acquired parcel of 0.85 acre from the private developer
- The parcel is adjacent to the La Jolla campus
- The building would be developed for the benefit of the University, and its space would be prioritized for University purposes
- Upon completion of the building, the University has committed to lease 100% of the non-retail space
- The facility will house several programs from UC San Diego Health, UC San Diego School of Medicine, Academic Affairs, and UC San Diego Extension serving students, patients, and the larger community
- Project would also include a ground-floor cafe accessible to the public and 275 parking spaces

Medical Office Buildings - Del Sur Corporate Center (4S Ranch and Bernardo Center) (P3)

- \$195M
- Fund Source(s): Public Private Partnerships
- Delivers two new primary and urgent care facilities for UC San Diego Health on two separate sites, together totaling 12 gross acres of unoccupied land for development, acquired by the Regents in 2018
- Would be designed, developed, financed and operated by a medical office developer pursuant to a long-term ground lease with the Regents

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- Would serve the rapidly growing communities of 4S Ranch and Rancho Bernardo as part of the UC San Diego Health Value-based Care strategy
- 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
- Rancho Bernardo is programmed to be an approximately 175,000 square foot medical facility with surface and above-grade structured parking for an expanded UC San Diego Health regional integrated hub
- Generates new ground lease revenue for the campus and return on campus' investment in the land

Capital Need with Funding Not Identified

AUXILIARY PROJECTS

Hillcrest Campus Outpatient Pavilion and Parking Structure (summary is for campus funded components only; OPP is described in the Medical Center section))

- \$180.5M
- Fund Source(s): FNI, Non-State-Eligible
- Structured parking, totaling approximately 1,850 spaces that would meet parking demands associated with the Outpatient Pavilion (OPP) in addition to replacing parking that would be removed when existing Bachman Parking Structure is demolished as part of the project
- Related utility and infrastructure, including the first phase of a new Central Utility Plant to support the OPP, parking structure and future non-OSHPD buildings
- New road connection at Bachman Place and Arbor Drive to assist with campus and community access, and a new First Avenue road extension