

SAN FRANCISCO CAMPUS

2020-21 and 2021-22 Project Summaries

Capital Need with Funding

EDUCATION AND GENERAL PROJECTS

Central Utility Plant Fuel Tanks

- \$33.5M
- Fund source(s): External Funds, Hospital Reserves
- ASF/GSF not applicable
- 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 to meet regulatory requirements
- 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

GMP Facility

- \$TBD
- Fund source(s): Public Private Partnerships
- ASF/GSF to be determined
- Renovation of vacant space for future use by cancer immunotherapy research
- Project is expected to be implemented through a third-part development

Mount Zion Cancer Research Building Renewal

- \$21.2M
- Fund source(s): Campus Funds
- Project estimated to be 63,700 ASF/109,600 GSF
- Building was constructed in 1997 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 reduction
- The information from this project is coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP)

Parnassus Dental Clinics Building Renewal

- \$6.8M
- Fund source(s): Campus Funds
- Project estimated to be 69,700 ASF/134,950 GSF
- Building was constructed in 1979 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

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- The information from this project is coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP)
- Improvements will be reevaluated, in the context of the seismic review of building and the Comprehensive Parnassus Heights Plan

Parnassus Library Renewal

- \$20.3M
- Fund source(s): Campus Funds
- Project estimated to be 94,360 ASF/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 is coordinated with UCOP's Integrated Capital Asset Management Program (ICAMP)

Parnassus Research and Academic Building

- \$710.8M
- Fund source(s): External Funds, Gift Funds,
- Project estimated to be ASF to be determined/291,000 GSF
- As part of initial phase 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
- Building 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)
- 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, as well as allowing for demolition of the School of Nursing building
- The project would include pedestrian and vehicular connections between adjacent buildings, extension and expansion of utilities, creation of a service corridor, and significant site improvements

Parnassus Water Mains Replacement Program

- \$16M
- Fund source(s): External Funds, Hospital Reserves
- ASF/GSF not applicable
- 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
- The Program includes evaluation, assessment, and development of replacement plans for about twenty pipeline segments; replacement of about four to six segments would be implemented in the first phase, with replacement of remaining segments to be implemented in future phases

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Real Estate Transactions A

- \$60M
- Fund source(s): External Funds
- ASF/GSF to be determined
- Project would include either a 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)
- Location is not identified

UC Hall Interior Abatement and Demolition

- \$23M
- Fund source(s): External Funds
- Project estimated to be 92,907 ASF/148,236 GSF
- Interior abatement and demolition to prepare UC Hall for either renovation or full demolition to provide research and academic space
- Abatement of hazardous materials such as: asbestos, lead, and other hazardous materials commonly found in older buildings
- Selective demolition of non-structural interior building elements such as: drop ceilings, non-bearing walls, other surface finishes, mechanical, electrical and plumbing systems

ZSFG Wet Laboratory and Dry Desktop Space Tenant Improvements and Relocations

- \$17.02M
- Fund source(s): External Funds
- ASF/GSF to be determined
- The project(s) would renovate existing wet laboratory space or dry desktop space at the Mission Bay, Parnassus Heights, and/or Mission Center campus sites to accommodate research and supporting units that need to relocate from buildings that require seismic improvements at the ZSFG campus site, but that cannot be accommodated in the new research building

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

- \$171.1M
- Fund source(s): Auxiliary Reserves, Campus Funds, External Funds, Hospital Reserves
- ASF/GSF not applicable
- Program of projects includes smaller projects that would primarily address deferred maintenance and building systems/infrastructure improvements

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

- \$5.615M
- Fund source(s): Campus Funds
- ASF/GSF not applicable
- Program of projects includes smaller projects that would primarily address utility infrastructure improvements

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

- \$224.12M
- Fund source(s): Campus Funds
- ASF/GSF not applicable

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

AUXILIARY PROJECTS

Mission Bay East Campus Phase 2 (Block 34) Parking Garage

- \$56M
- Fund source(s): External Finance
- Project estimated to be 190,000 GSF
- 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 adjacent Mission Bay East Campus Phase 2 Clinical Building (included in UCSF Health's capital plan)

2130 Post Street Faculty Housing Seismic Retrofit – Augmentation

- \$13,046 M
- Fund source(s): External Finance
- Project estimated to be 68,540 ASF/119,000 GSF
- Project will seismically retrofit the cast-in-place reinforced concrete building and upgrade accessibility and life safety systems prior to use of faculty rental housing
- Additional funding to address higher construction costs, additional design and pre-construction fees, and additional financing costs

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

- \$3,600 M
- Fund source(s): Auxiliary Reserves
- ASF/GSF not applicable
- Program of projects includes smaller projects that would primarily address parking, housing, and retail services in various campus locations

Capital Need with Funding Not Identified

EDUCATION AND GENERAL PROJECTS

Facilities Investment Needs (without a funding plan)

- \$528M
- Fund source(s): State-Eligible, Non-State-Eligible
- ASF/GSF not applicable
- 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

EDUCATION-HEALTH PROJECTS

School of Nursing Research and Academic Space Seismic Replacement

- \$235M
- Fund source(s): State-Eligible
- Project estimated to be 45,000 GSF

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- Project would provide replacement space for the School of Nursing programs that are currently located in the School of Nursing Building, which requires seismic improvements
- Project would provide a more cost-effective solution than investment in seismically retrofitting and addressing deferred maintenance in existing building