



OFFICE OF THE PRESIDENT

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President

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November 15, 2004

**CHAIRMAN OF THE BOARD  
CHAIRMAN OF THE COMMITTEE ON GROUNDS AND BUILDINGS  
CHAIRMAN OF THE COMMITTEE ON FINANCE  
PRESIDENT OF THE UNIVERSITY**

**ACTION BY CONCURRENCE--AMENDMENT OF THE BUDGET FOR CAPITAL  
IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR UCSF  
MEDICAL CENTER SB 1953 MOFFITT/LONG 2008 PHASE 2. SAN FRANCISCO  
CAMPUS**

It is recommended that:

**Pursuant to Standing Order 100.4(q)**

- (1) The President, subject to the concurrence of the Chairman of the Board, the Chairman of the Committee on Grounds and Buildings, and the Chairman of the Committee on Finance, authorize that the 2004-05 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

San Francisco: UCSF Medical Center SB 1953 Moffitt/Long 2008 Phase 2  
- preliminary plans, working drawings, and construction -  
\$18,800,000 to be funded from state lease revenue bond  
funds (\$15,012,000) and hospital reserve funds  
(\$3,788,000).

A Key to abbreviations and the project description are attached.

(Attachment)

KEY  
Capital Improvement Program Abbreviations

<b>S</b>	Studies
<b>P</b>	Preliminary Plans
<b>W</b>	Working Drawings
<b>C</b>	Construction
<b>E</b>	Equipment
<b>-</b>	State Funds (no abbreviation)
<b>F</b>	Federal Funds
<b>G</b>	Gifts
<b>HR</b>	Hospital Reserve Funds
<b>I</b>	California Institutes for Science and Innovation
<b>LB</b>	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
<b>LR</b>	Regents' Loans (Internal Loans)
<b>N</b>	Reserves other than University Registration Fee (Housing and Parking Reserves)
<b>R</b>	University Registration Fee Reserves
<b>U</b>	Regents' Appropriations (President's Funds, Educational Fund)
<b>X</b>	Campus Funds
<b>CCCI</b>	California Construction Cost Index
<b>EPI</b>	Equipment Price Index

Budget for Capital Improvements and  
Capital Improvement Program  
Scheduled for  
Regents' Allocations, Loans, Income Reserves,  
University Registration Fees, Gift Funds, and Miscellaneous Funds

Campus and Project Title <u>(Total Cost)</u>		<u>Proposed 2004-05</u>
<u>San Francisco</u>		
SB 1953 Moffitt/Long	P	\$1,200,000
2008 Phase 2	W	\$1,300,000
	C	\$12,512,000
	C	\$3,788,000
<b>(\$18,800,000)</b>		

**DESCRIPTION**

This project would provide seismic corrections to the Moffitt and Long Hospitals, which are located at UC San Francisco Medical Center's Parnassus campus site, to meet Senate Bill (SB) 1953 structural performance criteria for 2008. The Regents were provided the related summary information in their November 2000 meeting regarding the seismic safety mandates established by the Legislature in 1994 (i.e. Senate Bill 1953). The estimated total cost of this project is \$18,800,000.

Background

Consultant teams performed surveys of the UCSF Medical Center to evaluate the expected seismic performance of nonstructural and structural systems of its hospitals for compliance with SB 1953 seismic requirements for 2008. To comply with SB 1953 structural performance requirements for 2008, the structural system of the acute care hospital building must meet or exceed a structural performance category (SPC) rating of SPC-2 by no later than January 1, 2008. Long Hospital was found to satisfy the 2008 requirement with a performance rating of SPC-4. Moffitt Hospital, however, was given a performance rating of SPC-1 and cannot comply with this requirement without correction of its structural system. The structure of Moffitt Hospital has a higher potential risk of failure during a major earthquake because of its physical attachment to the structure of the Medical Sciences Building (MSB). The building plan of these conjoined facilities is a combination of the cruciform-shape of Moffitt Hospital and the long L-shape of MSB. With differences in lateral stiffness between the structures of the two buildings and the irregularity of their shape

in combination, several floor slabs in the west wing of Moffitt Hospital could overstress in the event of a major earthquake, leading to slab failure and partial collapse.

#### Project Description

This project, SB 1953 Moffitt/Long 2008 Phase 2, would implement structural changes to Moffitt Hospital so that it can meet a structural performance rating of SPC-2 required by SB 1953 for 2008. The project would entail cutting the beams and floor slabs on fifteen floors so that Moffitt Hospital can be structurally separated from the Medical Sciences Building, to which it is presently attached. The project would also install seismic separation joints between the two buildings on all fifteen floors. This would allow the two buildings to move independently of each other in the event of a major earthquake, avoiding damage which would probably occur if they were to remain attached.

To simplify the path of the seismic cut, Cole Hall, a large auditorium which spans the Moffitt Hospital and Medical Sciences buildings, would be structurally separated from the Medical Sciences Building and remain attached to Moffitt Hospital. The project would permanently relocate telecommunication/data wiring rooms now located on the path of cut. The project would also upgrade the existing MSB Stairway No. 2 by enclosing corridors leading to the stairwell on all fifteen floors and installing fans that would provide positive air pressure throughout the entire stairwell and corridor enclosure during an emergency situation. If appropriately modified, MSB Stairway No. 2 has been approved by OSHPD for continued use as the means of egress for the west wing of Moffitt Hospital.

#### Hospital Funding – State Lease Revenue Bonds

The 2000 State Budget Act included \$600 million of state lease revenue bonds to be issued by the State Public Works Board (SPWB) to provide the Medical Centers of the University of California with funding for reconstruction projects required to comply with SB 1953. The UCSF Medical Center was allocated \$25 million for projects identified in the discussion item presented at the November 2000 Regents' meeting. As in previous SPWB funding for other University projects since the mid 1980s, the SPWB would lease a UCSF building from The Regents using the asset transfer mechanism and issue state lease revenue bonds to finance all or a portion of the costs. The UCSF Library building will be used as the asset in financing the seismic upgrading required for compliance with SB1953. The University would build or renovate the project under an agreement with the SPWB. SPWB retains ownership of the Library building through the earlier of the term of the lease or full repayment of the SPWB bonds used for the project, after which ownership will return to the University.

If the Legislature fails to appropriate sufficient funds to make the rental payments, The Regents are obligated to pay rent from any lawfully available funds. When the obligations are retired, the site and facility leases would terminate and The Regents would regain clear title to those facilities.

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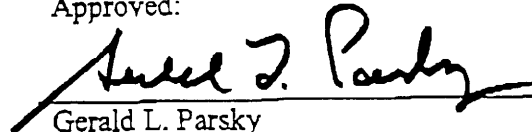
CEQA Classification

This project is classified Categorical Exempt under the provisions of the California Environmental Quality Act, as an existing building.

Financial Feasibility

The total project cost for the UCSF Medical Center SB 1953 Moffitt/Long 2008 Phase 2 project is estimated to be \$18,800,000, of which \$15,012,000 is to be funded from state lease revenue bond funds and \$3,788,000 is to be funded by hospital reserve funds. As of June 30, 2004 the Medical Center had cash reserves of \$115 million which is sufficient to fund the amount required for this project.

Approved:



Gerald L. Parsky  
Chairman of the Board

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Richard C. Blum  
Chairman of the Committee on Finance

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Judith L. Hopkinson  
Chairman of the Committee on Grounds and Buildings

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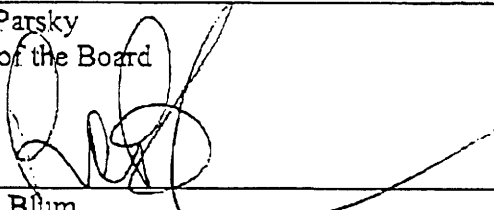
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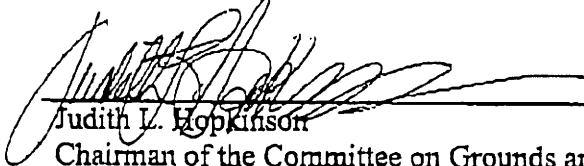
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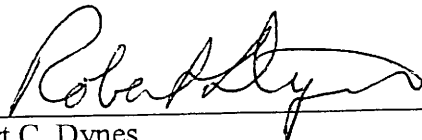
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