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August 1, 2005

**ACTION UNDER PRESIDENT'S AUTHORITY--AMENDMENT TO THE BUDGET
FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM
FOR OSHER CENTER FOR INTEGRATIVE MEDICINE BUILDING, SAN
FRANCISCO**

It is recommended that:

Pursuant to Standing Order 100.4(q)

- (1) The President amend the 2005-06 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

San Francisco: Osher Center for Integrative Medicine Building - preliminary plans, working drawings, construction, and equipment - \$9,980,000 to be funded from gifts (\$3,500,000), campus funds (\$3,240,000) and School of Medicine funds (\$3,240,000).

A Key to the abbreviations and the project description are attached.

KEY
Capital Improvement Program Abbreviations

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

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

Campus and Project Title (Total Cost)		Proposed 2005-06	
<u>San Francisco</u>			
Osher Center for			
Integrative Medicine	P	\$663,000	G
Building	W	\$655,000	G
	C	\$2,182,000	G
	C	\$6,480,000	X
(\$9,980,000)			

DESCRIPTION

UCSF requests approval of funding for the Osher Center for Integrative Medicine Building, at a total project cost of \$9,980,000. This project would construct a new three-story building of approximately 18,000 GSF, at the corner of Divisadero and Post Streets at the Mount Zion campus site. The new facility would accommodate clinicians, faculty, scholars, administration, students, patients and visitors. The property to be developed at 1545 Divisadero was acquired by The Regents in January 2002 through a \$10 million gift from the Bernard Osher Foundation, which funded the cost of acquiring the property and also provided \$3.5 million as partial funding for this capital project. An existing, obsolete 1918 building, located on the east side of this property and currently unoccupied, would be demolished. An existing two-level 49-space parking structure located on the west side of the property would be retained. This parking structure would be adequate to accommodate the parking needs of future building occupants and visitors. This project is consistent with the 1996 LRDP as updated by Amendment #2 (approved March 2005).

Background

With a major gift from the Bernard Osher Foundation, the Osher Center for Integrative Medicine was established in 1998 to search for the most effective medical treatments by combining non-traditional and traditional approaches that address all aspects of health and wellness – biological, psychological, social, and spiritual. Through scientific research, the Osher Center documents the value of non-traditional treatments and integrates approaches of proven value into patient care. Current research focuses on areas such as alternative

approaches to treating coronary heart disease and integrative therapies for breast cancer that include traditional Chinese herbal medicine, massage, acupuncture, yoga, and meditation. Through an ongoing series of education and training programs, innovative research is presented to the medical community and the general public. The center also develops courses and instructs medical students and graduate physicians in relationship-centered medicine.

Project Description

The proposed three-story building of about 12,600 asf would initially include functional areas for clinical practice (4,700 asf), lifestyle intervention [e.g. yoga and meditation] programs (1,300 asf), administrative offices (2,000 asf), education or academic offices (500 asf), and office-based research space (4,100 asf). Vehicle parking would be provided by the adjacent existing parking structure currently located on the property.

The building would be designed to fit within the urban context of the neighborhood, with the intention of blending into the scale and character of the surrounding neighborhood. The scope of work includes demolition of the existing building and construction of the light steel-frame building with concrete slab-on-grade foundation.

The project would begin construction in January 2006 and is expected to be completed by early February 2007.

Sustainable Design

Sustainable design practices would be incorporated, where possible, to ensure the building is energy efficient and environmentally responsible. This project will comply with the *Presidential Policy for Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

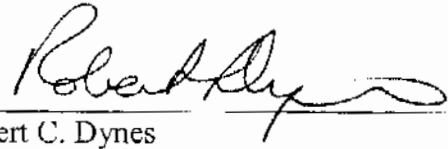
CEQA Classification

Pursuant to state law and University procedures for implementation of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the proposed project (State Clearinghouse Number 2005052029). The existing structure has been determined to be potentially eligible for the California Register of Historic Resources. Therefore, the EIR process will focus on cultural resources (historic architectural significance) as well as traffic and parking impacts and a Historic American Buildings Survey (HABS) will be prepared. The EIR will be presented to the University at the time of the design review.

Financial Feasibility

The total project cost is \$9,980,000 to be funded from gifts (\$3,500,000), campus funds (\$3,240,000) and School of Medicine funds (\$3,240,000).

Approved by:

 8/15/05

Robert C. Dynes
President of the University

Date

Attachment

**PROJECT STATISTICS
OSHER CENTER FOR INTEGRATIVE MEDICINE BUILDING
CAPITAL IMPROVEMENT BUDGET
SAN FRANCISCO CAMPUS
CCCI 4676**

<u>Cost Category</u>	<u>Total</u>	<u>% of Total</u>
Site Clearance	\$ 160,000	1.6%
Construction	8,006,000	80.2%
Exterior Utilities	60,000	0.6%
Site Development		
Fees ^(a)	695,000	7.0%
A&E/PP&C ^(b)	261,000	2.6%
Surveys, Tests, Plans, Specs	152,000	1.5%
Special Items ^(c)	271,000	2.7%
Contingency	<u>375,000</u>	3.8%
Total P-W-C	\$9,980,000	100%
Group 2 & 3 Equipment		
Total Project	\$9,980,000	

Statistics

Gross Square Feet (GSF) ^(d)	18,000
Assignable Square Feet (ASF) ^(d)	12,600
Ratio ASF/GSF (%)	70 %
Building Cost/GSF ^(d)	\$445
Building Cost/ASF ^(d)	\$635

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- (a) Fees include executive architect and other professional design contract costs.
(b) Campus administration includes project management and inspection.
(c) Special items include EH&S Services (\$31,000), ENS services (\$20,000), EIR Consultants (\$80,000), Various Special Consultants (\$80,000), Pre-design studies (\$40,000), and Community Meetings/Presentations (\$20,000).
(d) Gross square feet (GSF) are the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) are the net usable area.
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