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ACTION UNDER PRESIDENT'S AUTHORITY -- AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR THE INSTITUTE FOR REGENERATION MEDICINE BUILDING, SAN FRANCISCO CAMPUS

It is recommended that:

Pursuant to Standing Order 100.4(q)

(1) The President amend the 2006-07 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

San Francisco:	Institute for Regeneration Medicine Building — preliminary plans — $1.5 million to be funded from gift funds.

A Key to 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

2006-07 Budget for Capital Improvements
and Capital Improvement Program
Scheduled for
The Regents' Allocation, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title (Total Cost)		Proposed 2006-07	
San Francisco			
Institute for Regeneration Medicine Building	P	$1,500,000	G
($1,500,000)			

DESCRIPTION

The San Francisco campus requests approval to proceed with the preliminary plans (P) phase of the Institute for Regeneration Medicine Building to be funded from gifts in the amount of $1.5 million. Approval of the modified "P" phase of this proposed design-build project would allow the campus to begin the preliminary design work.

Background

The Regents, at their July 2006 meeting, approved the delegation of authority to The President to approve requests from the campuses to proceed with the "P" phase for facilities that support stem cell research. Each campus, with the approval from the President, will fund up to $1.5 million of the preliminary plans cost. These funds will not be funds that are otherwise available for use by the University in performing its general educational and research mission. For example, gift funds will be appropriate as a fund source. Campuses will assume the risk of expending such funds and not receiving a California Institute for Regenerative Medicine (CIRM) facilities grant.

The proposed Institute for Regeneration Medicine Building would be planned to provide 34,000 – 45,000 asf (60,000 – 80,000 gsf) of new space for an estimated total project cost of $60 million to $90 million to be funded from State CIRM and gift funds.

In November 2004, California voters passed Proposition 71-the California Stem Cell Research and Cures Initiative. The initiative amended the California Constitution to establish the California Institute for Regenerative Medicine and authorized an average of $295 million per year, in general obligation bonds, for a 10-year period to fund stem cell research. A maximum of 10 percent of the total may be allocated to grants to build scientific and medical research facilities. Until recently, lawsuits challenging the constitutionality of the California Stem Cell Research and Cures Initiative have prevented the release of CIRM funds.

UCSF has a long-standing and rich scientific environment in developmental and stem cell biology, beginning in 1981 with the co-discovery of embryonic stem cells in mice. Continuing in this environment of discovery, the UCSF Institute for Regeneration Medicine has been established to further foster innovative interdisciplinary research in cell differentiation and tissue regeneration and, with UCSF's excellence in clinical care and the infrastructure to conduct clinical trials in virtually every arena, the Institute is poised to transfer basic research advances into cell-based patient therapies. In addition, it would enable UCSF scientists who, due to federal restrictions, are currently conducting human embryonic stem cell studies at off-campus sites, to relocate and expand those studies on-campus.

A 200-seat auditorium would be included in this project to replace the Toland Hall auditorium in UC Hall. UC Hall is rated seismically poor and is planned to be demolished in 2009-10.

Project Description

This wet research laboratory building would provide approximately 34,000 – 45,000 asf (60,000 – 80,000 gsf). Typical lab spaces would be designed for flexibility and standardized throughout the building. Core spaces may have limited customization appropriate to their use. The design would accommodate clear separation of work on registered and non-registered stem cell lines. Construction based on manufactured building modules would be studied for cost and schedule advantages.

The proposed project would include the following:

- **Lab Areas:** The project would include bench laboratory areas with an approximately one-to-one ratio of typical wet bench lab area to lab support space.

- **Lab Support:** The project would include procedure rooms, equipment alcoves, environmental rooms, tissue culture rooms, sterilizer/glasswash rooms, dry dark room, acute surgery/holding suites, and barrier procedure/holding suites. Shared support spaces and open lab zones would foster interaction and collaboration. Both the bench and lab support areas would be designed as generically as possible to maximize flexibility.

- **Office Space:** Office space would include academic offices and provide a collegial and quiet work area outside the lab. The office suites would also incorporate shared functions, including: conference rooms, administrative support space, and an open interaction/break space.

- **Building Support:** Building support functions provided by this project would include materials handling, auditorium pre-function, lobby/reception, Environmental Health and Safety handling areas, data server rooms, etc.

Construction is planned to begin July 2008, and to be completed April 2010.

Green Building Policy and Clean Energy Standard

This project would comply with the Presidential Policy for Green Building Design and Clean Energy Standards dated June 16, 2004. As required by this policy, the project would 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 would be provided when the project is presented for design approval.

CEQA Classification

The 1996 LRDP Final Environmental Impact Report (LRDP FEIR) provided the environmental analysis for new construction of up to 85,000 gsf of research and instruction uses at Parnassus Heights. This project is consistent with the LRDP. Further building-specific environmental analysis would be prepared in a proposed Negative Declaration and would be submitted for review and approval in conjunction with project design approval.

Funding Plan

Development of preliminary plans would not exceed $1.5 million, and would be funded with gifts. Sufficient gifts have been raised to cover the cost of preliminary plans. The CIRM is expected to require at least a 20 percent match of the State bond funds which the campus proposes to satisfy through the substantial gift component [§125290.70.(a).(3)].

Future Regental Action

At the conclusion of this modified preliminary design phase, the campus can return to The Regents to request amendments of the Budget for Capital Improvements and the Capital Improvement Program to fund the remaining amount of preliminary planning and design or advance the project for a complete budget request (PWCE; preliminary plans, working drawings, construction and equipment).

Future Presidential Action

After the approval of this request, the campus will bring forward for approval the acceptance of a gift in the amount that requires Presidential approval.

Approved by:

Wyatt R. Hume for 8/29/06

Robert C. Dynes — Date
President of the University