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February 27, 2009

**CHAIR OF THE BOARD  
CHAIR OF THE COMMITTEE ON GROUNDS AND BUILDINGS  
PRESIDENT OF THE UNIVERSITY**

**ACTION BY CONCURRENCE – AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, UCSF MEDICAL CENTER AT MOUNT ZION BUILDING “B” 3<sup>rd</sup>/4<sup>th</sup> FLOOR OPERATING ROOM EXPANSION, SAN FRANCISCO CAMPUS**

**EXECUTIVE SUMMARY**

Campus: San Francisco

Projects: UCSF Medical Center at Mount Zion Building “B” 3<sup>rd</sup>/4<sup>th</sup> Floor Operating Room Expansion

Action: Approval of project budget.

Total Cost: \$16,620,000 to be funded from hospital reserves.

Previous Action: **March 2006:** Regental approval of \$13,500,000 funded from hospital reserves for preliminary plans for the SB 1953 Mount Zion Buildings A, B, and D Seismic Upgrades and Clinical Expansion Project.

Project Summary: This proposed project would renovate a total of 4,695 asf in the UCSF Medical Center at Mount Zion Building “B” by reconfiguring 3,132 asf on the 3<sup>rd</sup> floor for a new surgical suite and 1,563 asf on the 4<sup>th</sup> floor for medical Operating Room equipment storage. The project involves demolition of existing space and the build-out of two new operating rooms with support spaces within a surgical suite. The project also includes complete upgrade of HVAC, fire alarm, and sprinkler systems as well as remodeling on the 3<sup>rd</sup> floor.

It is recommended that:

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

- (1) The President, subject to the concurrence of the Chair of the Board and the Chair of the Committee on Grounds and Buildings, authorize that the 2008-09 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: San Francisco: SB 1953 Mount Zion Buildings A, B, and D Seismic Upgrades and Clinical Expansion – preliminary plans -- \$13,500,000 to be funded from hospital reserves.

To: San Francisco: SB 1953 Mount Zion Buildings A, B, and D Seismic Upgrades and Clinical Expansion – preliminary plans -- \$12,790,000 to be funded from hospital reserves.

To: San Francisco: UCSF Medical Center at Mount Zion Building “B” 3<sup>rd</sup>/4<sup>th</sup> Floor Operating Room Expansion – preliminary plans, working drawings, construction, and equipment - \$16,620,000, to be funded from hospital reserves.

Budget for Capital Improvements and  
Capital Improvement Program  
Scheduled for  
Regent's Allocations, Loans, Income Reserves,  
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title (Total Cost)	<u>Prior</u> <u>Approval</u>	Proposed <u>2008-09</u>
<u>San Francisco</u>		
	Hospital	
Mount Zion Building "B" 3 <sup>rd</sup> /4 <sup>th</sup> Floors Operating Room Expansion	P \$ 710,000	Reserves
	W	\$ 1,412,000 Hospital Reserves
	C	\$12,998,000 Hospital Reserves
	E	\$ 1,500,000 Hospital Reserves
 (\$16,620,000)		

**DESCRIPTION**

The San Francisco campus requests approval of the UCSF Medical Center at Mount Zion Building "B" 3<sup>rd</sup>/4<sup>th</sup> Floor Operating Room Expansion project at a total project cost of \$16,620,000 to be funded from hospital reserves. This project would include the construction of a new 3,132 asf surgical suite with two new operating rooms (ORs) on the 3<sup>rd</sup> floor, remodel 1,563 asf to store medical OR equipment, and make infrastructure and life safety improvements on the 4<sup>th</sup> floor.

In March 2006, the Regents approved funding for preliminary plans of \$13,500,000 for the various components of the SB 1953 Mount Zion Buildings A, B, and D Seismic Upgrades and Clinical Expansion project. As a result of this action, \$710,000 was used of the preliminary planning funds, reducing the remaining amount of the approved preliminary planning funds to \$12,790,000 from \$13,500,000.

***Background and Statement of Need***

The UCSF Cancer Center at the Mount Zion campus was designated a "Comprehensive Cancer Center" by the National Cancer Institute in 1999. At that time, it was the only designated center for northern California.

With the completion of the Outpatient Cancer Center building in 2001, the UCSF Mount Zion campus site became the major focus for the campus' clinical cancer programs particularly, for its multi-specialty organ-specific programs. These programs typically include and integrate the modalities of surgery, medical oncology and radiation oncology. By 2002, inpatient volume at the Parnassus UCSF Medical Center reached capacity and the UCSF Mount Zion hospital was reopened to inpatient care to expand bed and treatment capacity. Subsequently, inpatient cancer surgery programs were also relocated from Parnassus to Mount Zion to complement the already-

established ambulatory programs. Although, UCSF Cancer Surgery programs have been growing by nearly ten percent a year, Operating Room capacity is now at full utilization making the renovation of this space necessary.

After the future move of Cancer Surgery to Mission Bay Hospital estimated in fall 2014, the Mount Zion operating rooms would be converted to outpatient use. This conversion to outpatient use would be consistent with the LRDP Amendment #2 and 2004 LRDP Update approved by the Regents in March 2005. The amendment allows for the incremental increase in bed capacity in existing facilities at Mount Zion until inpatient facilities are decommissioned in 2013, with the Mount Zion site continuing to serve as a hub for ambulatory care.

### ***Project Description***

The proposed project would renovate 4,695 asf of existing space in Building “B” at UCSF Medical Center/Mount Zion to create a new 3,132 asf surgical suite with two OR's on the 3<sup>rd</sup> floor, and remodel 1,563 asf for medical OR equipment storage on the 4<sup>th</sup> floor. The surgical suite would replace currently underutilized office and treatment areas while new storage space for medical OR equipment would be reconfigured from existing storage and mechanical space. With the two new operating rooms, the total number of operating rooms at Mount Zion would increase to ten rooms. In addition to the ORs, the new surgical suite would include two scrub and clean-up areas, four private offices, a utility room for soiled items, a case carts room, two equipment rooms, a nurses' control station, and two restrooms. The project also includes upgrade of HVAC systems, fire alarms, and sprinkler systems on the entire third floor, which would accommodate all ten operating rooms.

Given the limited space and complexity of this project, the construction is phased in sequence to allow the build-out of floor areas and relocation of various functions to other areas. Construction is planned to begin upon approval with completion anticipated in May 2010.

### ***CEQA Classification***

The proposed project is consistent with the hospital replacement planning process adopted in the LRDP Amendment #2 and EIR. The plan calls for an incremental increase in bed capacity at Mount Zion, along with the growth of targeted services and a variety of performance and customer service initiatives. There has been no change in circumstances since the certification of the LRDP Amendment #2 and EIR in March 2005.

Pursuant to state law and University procedures for implementation of the California Environmental Quality Act (CEQA), it is anticipated that the project would be Categorical Exempt under CEQA Section 15301, Class 1, Existing Facilities. The University will conduct CEQA review at the time of project approval.

### ***Policy on Sustainable Practices***

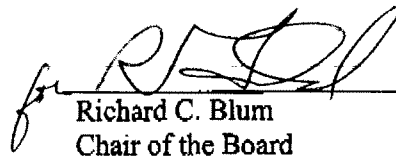
This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will adopt principles of energy efficiency and sustainability to the

fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

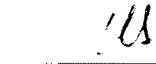
***Financial Feasibility***

The total project cost of \$16,620,000 would be funded from hospital reserves. The high cost of the project is due to the complexity of undertaking construction in a continuously operating hospital setting and the addition of required building infrastructure system upgrades to the project scope.

Approved:

  
\_\_\_\_\_  
Richard C. Blum  
Chair of the Board

3/3/09  
Date

  
\_\_\_\_\_  
Leslie T. Schilling  
Chair of the Committee on Grounds & Buildings

3/3/09  
Date

  
\_\_\_\_\_  
Mark G. Yudof  
President of the University

3/2/09  
Date

Attachment

**PROJECT STATISTICS**  
**UCSF MEDICAL CENTER MT. ZION BUILDING "B" 3<sup>rd</sup>/4<sup>th</sup> FLOOR**  
**OPERATING ROOM EXPANSION**  
**CAPITAL IMPROVEMENT BUDGET**  
**SAN FRANCISCO CAMPUS**  
**CCCI 5428**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance Construction	\$11,937,000	78.9%
Exterior Utilities		
Site Development		
A/E Fees	\$ 1,430,000	9.5%
Campus Administration <sup>(a)</sup>	\$ 605,000	4.0%
Surveys, Tests	\$ 108,000	0.7%
Special Items <sup>(b)</sup>	\$ 450,000	3.0%
Contingency	\$ 590,000	3.9%
<b>Total</b>	<b>\$15,120,000</b>	<b>100.0%</b>
Group 2 & 3 Equipment	\$ 1,500,000	
<b>Total Project</b>	<b>\$16,620,000</b>	

**Statistics**

Gross Square Feet (GSF) <sup>(c)</sup>	N/A
Assignable Square Feet (ASF) <sup>(c)</sup>	4,695
Ratio ASF/GSF (%)	N/A
Construction Cost/GSF <sup>(c)</sup>	N/A
Construction Cost/ASF <sup>(c)</sup>	\$ 2,542

**Comparable University Projects at CCCI 5428**

<u>CIB Dated</u>	<u>UC Campus</u>	<u>Project Name</u>	<u>Construction Cost/asf</u>
March 2003	UCSF	Medical Center: M, L-4 Operating Room Expansion	\$ 1,041/asf
January 2007	UCSF	Medical Center: Moffitt Hospital 3 <sup>rd</sup> Floor North New MRI Suite Renovation	\$ 2,421/asf

(a) Campus administration includes project management and inspection.

(b) Special items include EH&S services, hazardous material survey, agency fees, and programming.

(c) Assignable square feet (ASF) are the net usable area.