

Fiscal Year 2020-21	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title Riverside - School of Medicine Education Building II		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project Category (Select one) <input type="checkbox"/> CRI (Critical Infrastructure) <input type="checkbox"/> WSD (Workload Space Deficiencies) <input checked="" type="checkbox"/> ECP (Enrollment Caseload Population) <input type="checkbox"/> SM (Seismic) <input type="checkbox"/> FLS (Fire Life Safety) <input type="checkbox"/> FM (Facility Modernization) <input type="checkbox"/> PAR (Public Access Recreation) <input type="checkbox"/> RC (Resource Conservation)			
Total Request (in thousands) \$100,000	Phase(s) to be Funded SPWCE	Estimated Total Project Cost (in thousands) \$100,000	

Budget Request Summary



School of Medicine Education Building II - \$100,000,000 for Studies, Preliminary Plans, Working Drawings, Construction, and Equipment. The project includes a new facility to provide between 80,000 and 100,000 gross-square-feet (57,800 to 75,600 assignable-square-feet) for classrooms, lecture halls, specialized teaching spaces, and support space for the School of Medicine. The new facilities will allow the department to increase enrollment and support the goal of addressing a critical shortage of physicians in the Inland Southern California region. Total project costs are estimated at \$100,000,000, including Studies (\$1,300,000), Preliminary Plans (\$5,100,000), Working Drawings (\$3,600,000), Construction (\$86,500,000), and Equipment (\$3,500,000). The construction amount includes \$76,580,000 for the construction contract, \$3,830,000 for contingency, and \$6,090,000 for architectural and engineering services. The current project schedule estimates Performance Criteria will begin in September 2019 and will be approved in May 2020. Construction will be completed in January 2023.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6823
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	

Impact on Support Budget

One-Time Costs ☐ Yes ☒ No Future Costs ☐ Yes ☐ No
Future Savings ☐ Yes ☒ No Revenue ☐ Yes ☐ No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Carey Barker 	Date 8/30/19	Reviewed By Dana Santa Cruz 	Date 8/30/19
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst

Date submitted to the Legislature

**UNIVERSITY OF CALIFORNIA, RIVERSIDE
PROJECT PLANNING GUIDE**

**SCHOOL OF MEDICINE EDUCATION BUILDING II
PROJECT NUMBER 958107**

2020-2021 CAPITAL IMPROVEMENT PROGRAM

August 30, 2019

APPROVED BY:



Jacqueline Norman
Campus Architect
University of California, Riverside

August 30, 2019

Date

**UNIVERSITY OF CALIFORNIA, RIVERSIDE
SCHOOL OF MEDICINE EDUCATION BUILDING II
PROJECT NUMBER 958107**

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Capital Improvement Budget Budget Data				UNIVERSITY OF CALIFORNIA Riverside Campus			
School of Medicine Education 2		958107	P5836	CCCI:	6823		
		Mihai Gavan		EPI:			
Project Title		Campus Reference	Asset No.	Cost Indexes			
A FUNDING SCHEDULE							
	Totals	Prefunded	2020-2021	2021-2022	2018-2019	2019-2020	
S	\$1,300	\$1,300					
P	\$5,100		P \$5,100				
W	\$3,600		W \$3,600				
C	\$86,500		C \$86,500				
E	\$3,500			E \$3,500			
	\$100,000	\$1,300	\$95,200	\$3,500			
B FUNDING REFERENCES							
		Column (1)	(2)	(3)	(4) Total All Sources		
Account No.	958107						
Source	Campus						
C COSTS							
					Totals	%	
0	Site Clearance				\$406,000	0.4%	
1	Building Construction				\$72,526,000	75.2%	
2	Exterior Utilities				\$1,216,000	1.3%	
4	Site Development				\$2,432,000	2.5%	
5	Fees				\$6,509,000	6.7%	
6	Campus Administration				\$2,680,000	2.8%	
7	Surveys, Tests, Plans, Specifications				\$766,000	0.8%	
8	Special Items				\$6,135,000	6.4%	
	SUBTOTAL				\$92,670,000	96.0%	
9	Contingency 5.0%				\$3,830,000	4.0%	
	TOTAL P-W-C				\$96,500,000	100.0%	
3	Group 2&3 equipment				\$3,500,000		
	TOTAL PROJECT				\$100,000,000		
	Available Funding						
	Anticipated Surplus (Deficit)						
D FINANCING							
			State	\$100,000,000			
			Total	\$100,000,000			
E STATUS OF PROJECT: Budget Augmentation							
Campus	Prepared by:	Name: Mihai Gavan	Budget No.	1	8/15/2019		
		Title: Project Manager	Issue Date	//	//		
		Signature	Revised	//	//		
	Approved for Campus:	Name: Blythe Wilson	Revised	//	//		
		Title: Director of Project Management	Revised	//	//		
		Signature	Revised	//	//		

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I. EXECUTIVE SUMMARY

The University of California, Riverside (UCR) proposes to construct a new School of Medicine (SOM) Education Building that will allow the campus to adequately support existing programs and expand medical student enrollment to a level that will measurably reverse the region's severe physician shortage. According to the California HealthCare Foundation, Inland Southern California has only half of the primary care doctors it needs, and the region performs poorly in comparison to most other California regions in many measurable health outcomes, such as diabetes and coronary heart disease.

UCR SOM is training a diverse workforce of physicians and developing innovative research and health care delivery programs that will improve the health of the medically underserved in the region. As of June 2019, the SOM has graduated three classes of Doctor of Medicine (M.D.) recipients (128 total); all are pursuing residency training, 83% in California, and 37% of those in Inland Southern California. SOM aspires to make further gains in improving health by training more physicians, but is limited in its ability to grow due to a lack of space and operational funding resources.

The new education building will enable the SOM to better support its program and increase class size by providing approximately 52,000 – 65,000 assignable square feet, including space for instruction, instructional support, studying, and clinical faculty offices. A total project budget of \$100 Million will be funded using external financing supported by State appropriations.

II. OVERVIEW OF UCR

The University of California, Riverside (UCR) is situated in the heart of the “Inland Empire”; an area that includes western Riverside and San Bernardino counties and that has become one of the fastest growing areas in California. This growth has brought an increasingly diverse and multicultural population to the region with resulting diversity in business and industry development in the surrounding communities. UCR serves as one of the most important educational and cultural resources for the area. Enrollment growth at the Riverside Campus has been significant and continued growth is expected.

The University of California, Riverside's aspirations to develop a full, four-year medical school began nearly four decades ago, when the two-year medical education partnership with UCLA was established. In 2012, planning efforts were realized when the SOM was granted preliminary accreditation by the Liaison Committee on Medical education (LCME), the accrediting body for Medical Doctor (M.D.) programs. Full accreditation was subsequently achieved in June 2017, and the first inaugural graduating class received their degrees one day later.

UCR School of Medicine's seventh class of medical students began in August 2019 and included 77 students. The School of Medicine aspires to increase enrollment size to 125 M.D. students per year, which would begin to address the severe shortage of physicians facing the state. However, space limitations impact the near term growth of both the M.D. and graduate programs. Presently, UCR is accredited for a class size of no more than 80 students given current facilities, faculty and other resources. In order to fully realize its mission to improve the health of this medically underserved region, the School of Medicine must have access to additional facility resources to train student physicians.

Table 1
UC Riverside School of Medicine
Projected Enrollment (HC)

	Actual 2019-20	Occupancy Target 2023-2024	Two-Years Post-Occupancy Target 2025-2026	Targeted % Growth 19-20 to 25-26
School of Medicine*				
Medical Students	291	320	500	72%
Ph.D.	36	43	48	33%
Total	327	363	548	68%

** Enrollment growth projections shown here reflect UCR's targets; enrollment growth must first be reviewed and approved by the LCME based on qualitative standards related to space, faculty availability, student support services, and operational funds, among others. The UCR School of Medicine cannot grow much beyond the current enrollment without this new facility. The 2025-2026 projection targets 4 full classes at 125 per class, which will not be fully achieved only two years post occupancy but reflects the capability this new facility will provide with all four classes at 125 students per class.*

UCR employs a unique model of community-based medical training. While many medical schools rely on a single teaching hospital for training, UCR students gain experience at medical centers and hospitals throughout Inland Southern California. This time in community settings gives them the opportunity to participate in the care of diverse patients in a variety of settings, while gaining an understanding of the health needs of the community.

The distinctive community-based mission attracts both students and faculty to achieve the goal of expanding the diversifying the physician workforce in Inland Southern California. At the beginning of the 2019-20 academic year, the UCR School of Medicine enrolled a total of 291 medical students in all four years of medical school, and 36 Ph.D. students in biomedical sciences. Residency training and fellowship programs sponsored by the school and by hospitals in partnership with the school have approximately 270 medical residents or fellows in the specialties of family medicine, general internal medicine, general surgery, psychiatry, primary care pediatrics, cardiovascular medicine, child and adolescent psychiatry, neurology, gastroenterology, and emergency medicine.

III. PROGRAM AND SPACE NEEDS

A critical limiting factor in being able to adequately support the existing program and to medical student enrollment growth is the quantity of instructional space, including lecture halls, classrooms, simulation laboratories, student study, as well as academic offices to support a larger student population. The second major limiting factor for the SOM is the operating budget support, which is actively being pursued.

The current School of Medicine Education Building (which is in a renovated former general campus classroom facility) provides educational and administrative space, a remodeled anatomy laboratory, a small medical simulation laboratory, and space for small-group problem-based learning sessions and Objective Structured Clinical Examinations (OSCEs). Additional classroom and study space are located in the nearby Orbach Science Library, and plans are underway to adapt additional space in the basement of that facility to expand medical simulation and clinical skills training facilities. A separate group of temporary modular buildings, installed by the University in 2017, serve as medical student study and lounge space (necessary to fully comply with accreditation standards) and furnish space for the school's student recruitment pipeline programs. Although creative space planning efforts address immediate shortfalls, educational space is still insufficient for the current medical student enrollment and planned growth.

Off-campus space is also presently being utilized to provide offices for the Division of Clinical Sciences and administrative staff in the UCOP-owned Intellicenter Building located approximately six miles from campus. While the campus has leased some space in the Intellicenter Building for the clinical departments, the space is insufficient in that it only provides an office for the department chair, an assistant and hoteling space for 2-3 faculty from each clinical department. Thus there remains a substantial unmet demand for academic office space for clinical faculty. In order for the SOM to benefit from operational cohesion while efficiently meeting current needs and allowing for future growth, additional flexible space suited for medical education and associated clinical programs must be provided on the core campus.

IV. ALTERNATIVES

There are three options to increase the quantity and quality of instructional and office space to address the current shortfall. These alternatives are summarized below.

Option A – Renovate On-Campus Space

All existing space assigned to the SOM existed prior to the school's formation, and was renovated and adapted to fit SOM's program. In light of UCR's significant enrollment growth and current space deficits across campus, the option to again renovate existing space is infeasible, as it would displace other UCR programs, and could not provide enough space to accommodate projected medical student growth.

Option B – Construct New Space On-Campus

New construction provides additional instruction, student support, and office space designed to meet the SOM's programmatic needs within the campus academic core to support the medical school programs. Construction of modern instructional space in a new facility provides long-term flexibility for program use and adaptive reuse to address future needs of the School of Medicine.

Option C – Provide Off-Campus Leased Space

Leasing off-campus space is not considered a feasible alternative for an academic facility. An important part of the SOM program is building an academic community, and realizing operational efficiency. These cannot be achieved when the distance between teaching facilities is significant.

Option B is the selected alternative to address the School of Medicine's academic space needs and to invest in UCR's future.

V. RELATIONSHIP TO UNIVERSITY MISSION AND OBJECTIVES

The project supports the instructional and research missions of the University of California by providing essential campus facilities to support the academic enterprise while contributing to building campus community.

The mission of the UCR School of Medicine presented in the executive summary focuses upon improving the health of the people of California, in particular, Inland Southern California by training a diverse workforce of physicians. Accomplishing the mission requires several strategies that include: recruiting qualified students, increasing enrollment, and providing opportunities for UCR-trained physicians to remain and practice in the region. Because where students grow up and where they complete residency are drivers in determining where they will practice medicine, a continuum of student outreach programs is in place to promote high school and undergraduate student interest in pursuing post-secondary education, and careers in medicine. These programs are designed to help more of the region's students become eligible for medical school. The SOM is continuing to work with healthcare partners in the community to establish new Graduate Medical education (GME, or residency training) programs that physicians need in order to become fully independent and board certified.

An example of the School's strategy to address workforce shortages is the mission-based scholarship program that are largely funded by donors. The scholarships provide an incentive for students to practice in Inland Southern California and a path to alleviate medical school debt. Once a scholarship recipient completes their medical school education and residency training, they commit to practice in Inland Southern California or the scholarship is converted to a student loan. Service commitment varies between scholarships and range from 30 to 60 months. A total of 39 currently enrolled students are recipients of these scholarships that are funded from a variety of sources.

Interest in attending UCR SOM is high and a holistic admission process is used to select outstanding future physicians who are most likely to fulfill the mission of the school. Over 5,900 applications were submitted for the sixth class and following committee review, 3,279 applicants were invited to submit and complete secondary applications. A total of 288 applicants were interviewed using the Multiple Mini-Interview to evaluate some of the applicants' core personal attributes. Final applicant ranking considers background, disadvantaged status, how the student has overcome barriers, academic performance, breadth, and depth of extracurricular activities, leadership experience, community service, clinical experience, and commitment to the SOM mission. Over 155 applicants were offered admission to the medical school and 77 matriculated. This is a very good matriculation rate, strongly suggesting students chose UCR based on its unique mission.

During the first six years of operation, the medical school has recruited six classes of high-quality, diverse students. The composition of the 2023 incoming class is 60% female, 39% self-identified as being underrepresented in medicine. 69% percent of the class come from socioeconomically and/or educationally disadvantaged backgrounds. Approximately 52% of the class has ties to Inland Southern California and 42% are the first in their family to complete a bachelor's degree.

The SOM also aims to attract and retain a diverse and talented faculty staff workforce that will contribute to the university's goals, mission and vision.

The success of these efforts is evident with the first three graduating classes. All 128 medical school graduates were matched into residency training programs, and 40 secured residency training in Inland Southern California. Over 83% have remained in California to complete their residency training. The UCR-sponsored residency program in psychiatry and fellowships in child and adolescent psychiatry and cardiovascular disease graduated their inaugural classes in 2019, and in total UCR-sponsored programs in these areas along with family medicine and internal medicine have produced 70 practicing physicians since 2016. These graduates will help to address the primary care physician shortage in the area and improve healthcare access to the community.

VI. PROJECT DESCRIPTION

The proposed building is anticipated to provide 57,800 to 75,600 assignable square feet, 80,000 to 100,000 gross square feet. During the development of the project performance requirements, the campus will maximize the gross and assignable space in the facility. The space program will incorporate the following types of spaces, complementing the existing high quality space that already exists:

- Instruction and Instruction Support space such as classrooms, specialized teaching spaces, and lecture halls;
- Student Support and Study Facilities including study/lounge spaces necessary to comply with accreditation standards;
- Academic Offices and Support spaces.

Table 2: Program Ranges – Assignable Square Feet

Description	Low		High
Instruction and Instructional Support	41,700	to	52,100
Student Support / Study Facilities	4,100	to	5,200
Academic Office and Support	6,200	to	7,700
TOTAL	52,000	to	65,000

Design-Build Delivery

A Design-Build delivery approach has been adopted to maximize value received in terms of total project budget, program capacity, facility life-cycle performance, and expeditious delivery of the project. A Request for Design Professional Qualifications was released this summer to complete the first step of the selection process. The goal is to select an architectural firm to be the Design Professional to provide master planning, programming services, and site feasibility studies, and to develop basis of design documents (consisting of design and technical performance criteria (specifications), not a building design). The selected firm will also provide support throughout the Design-Build procurement process for this project. The campus has the necessary experience to complete the project using this delivery method.

The campus's proposed schedule anticipates that construction documents and phased construction will commence Spring Quarter 2021 with construction completed Winter Quarter 2023. The intent is to occupy the building by Spring Quarter 2023. The Design-Build delivery process shortens building delivery timeframe by overlapping working drawings phase with construction

Location

Potential sites in the vicinity of the existing School of Medicine Education Building are undergoing preliminary assessment, and these are illustrated on the project location map. The proposed sites comply with the UCR 2005 Long Range Development Plan Amendment 2 (2011), which currently designates the sites for academic use. The campus intends to narrow down the potential sites with the selected Design Professional by completing a site feasibility analysis that considers current and long-term campus development as presented in the 2016 Physical Master Plan Study.

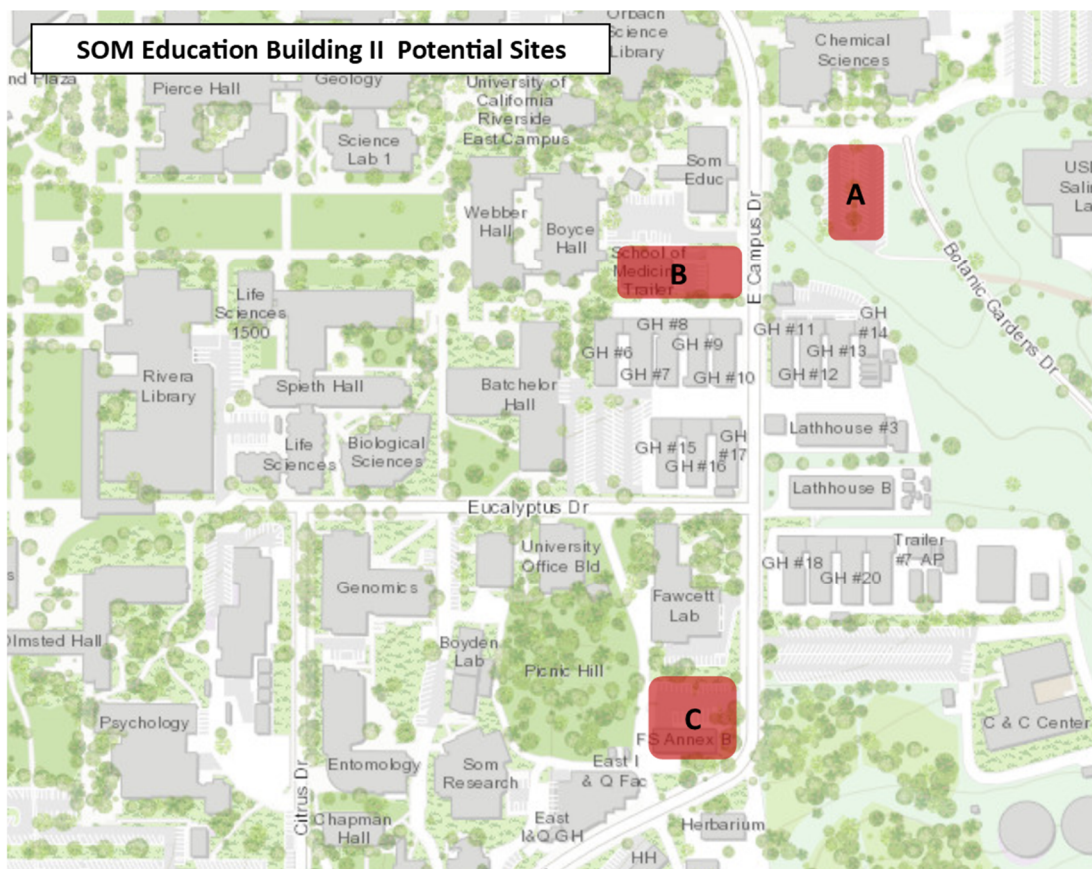
VII. SUSTAINABILITY PRINCIPLES AND COST BASIS

This project will comply with the *University of California Policy on Sustainable Practices*. 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. The campus has conducted initial planning studies and cost analyses and has prepared a preliminary cost estimate, using the aforementioned program assumptions.

VIII. PROJECT FINANCIAL FEASIBILITY

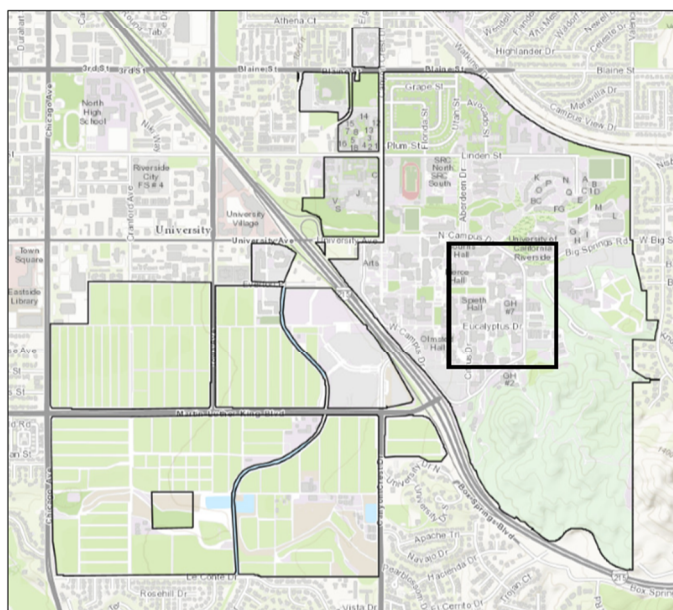
The project budget of \$100 million is anticipated to come from external financing supported by State appropriations. State Bill 56 (SB56), which instructs the University of California to construct a new SOM facility upon receipt of an appropriation by the Legislature, passed May 22, 2019 and was ordered to the Assembly. It is currently being reviewed by the State Committee on Higher Education.

The School of Medicine Education Building was listed in the FY 2018-28 Capital Financial Plan.

PROJECT LOCATION

Note:

Three sites will be analyzed and compared during the Basis of Design phase. The campus will move forward with the site that best supports School of Medicine's program within the identified budget.



PROJECT SCHEDULE

Project Schedule		University of California, Riverside																																																
Project:		SOM Education Building II																																																
Project Number:		958107												Date: 8/26/2019																																				
Activity	No. of Months	July 2019-2020												July 2020-2021												July 2021-2022												July 2022-2023												
		J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
Site Selection, Programming & Design Build Criteria Development	8																																																	
Bidding, Bid Evaluation & Contract Award	6																																																	
Design Development & Construction Documents	4																																																	
Construction Documents & Construction	23																																																	
Furniture, Fixture and Equipment	3																																																	
Cumulative Calendar Months	43	<div>Approved: _____ Date: _____</div> <div>Title: Director of Project Management</div>																																																

EIC

UNIVERSITY OF CALIFORNIA ENVIRONMENTAL IMPACT CLASSIFICATION

Campus/Field Station/Division Riverside Project Account N/A
 Project Title School of Medicine Education Building II

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

☐ I. **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970** - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally or statutorily exempt from CEQA. General/Statutory Exemption: § _____

☐ II. **CATEGORICALLY EXEMPT** - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

<input type="checkbox"/> Class 1: Existing Facilities	<input type="checkbox"/> Class 17: Open Space Contracts or Easements
<input type="checkbox"/> Class 2: Replacement or Reconstruction	<input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings
<input type="checkbox"/> Class 3: New Construction or Small Structures	<input type="checkbox"/> Class 25: Transfer of Land: Natural Conditions/Historical Resources
<input type="checkbox"/> Class 4: Minor Alterations to Land	<input type="checkbox"/> Class 30: Minor Actions: Prevent Hazardous Waste/Substances
<input type="checkbox"/> Class 6: Information Collection	<input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation
<input type="checkbox"/> Class 11: Accessory Structures	<input type="checkbox"/> Class 32: In-Fill Development Projects
<input type="checkbox"/> Class 13: Acquisition for Conservation	<input type="checkbox"/> Class 33: Small Habitat Restoration Projects
<input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks	<input type="checkbox"/> Other: _____

☒ III. **INITIAL STUDY** - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

☐ Stand-Alone ☒ Tiered Initial Study (15152): LRDP program EIR certified in November 2005, as supplemented by the 2005 LRDP Amendment 2 EIR certified in November 2011.

☐ IV. **ENVIRONMENTAL IMPACT REPORT (EIR)** - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

☐ Programmatic ☐ Stand-Alone (Project-Specific) _____

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: _____

PROJECT DESCRIPTION -

Real estate transaction type: ☐ Acquisition ☐ Sale ☐ Lease ☐ Easement ☐ License

The proposed project consists of the construction of a new School of Medicine (SOM) Education Building on east campus to expand medical student enrollment and support existing programs. The building is proposed to be between 80,000 – 110,000 gsf. The site will be chosen during pre-design activities, at which point LRDP conformance will be determined.

V. Does this project conform to the approved LRDP? ☐ YES ☐ NO ☒ NA [If NO or NA, include explanation in Project Description above]

Jaime
 vi. Engbrecht
 Digitally signed by Jaime Engbrecht
 Date: 2019.08.14 13:45:10 -07'00'

8-14-19
 Date

Prepared by
 Jaime Engbrecht
 Senior Planner
 Planning, Design & Construction

Stephanie
 Tang
 Digitally signed by Stephanie Tang
 Date: 2019.08.14 14:18:07 -07'00'

8-14-19
 Date

Local Approved by
 Stephanie Tang
 Campus Environmental Planner
 Planning, Design & Construction

VII. OFFICE OF THE PRESIDENT

☐ Concur with Classification ☐ Do not concur with Classification

Signed

Date