

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:¹

DISCUSSION ITEM

For Meeting of January 21, 2016

DISCUSSION OF MISSION BAY NEUROSCIENCES RESEARCH BUILDING (BLOCK 23A), SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The San Francisco campus proposes to construct a 270,000 gross-square-foot building on the UC San Francisco (UCSF) Mission Bay Block 23A site. This building would provide a primary home for a new Neurosciences Institute, with bench laboratory research programs in Psychiatry and Neuroscience as well as desktop research, clinical and clinical research space, a vivarium, and other necessary support spaces for various campus research units currently distributed at multiple sites including the Parnassus Heights campus site, the Mission Bay campus site, and the Hunters Point facility.

Preliminary estimates for this project, which would include the cost of building construction, site improvements, infrastructure, and financing, are approximately \$336 million to be funded from external financing (\$286 million) and gift funds (\$50 million). These estimates are based on the campus' experience with developing similar state-of-the-art research laboratory buildings in the area. The proposed building is expected to be complex in terms of uses and systems. The mix of wet and dry research proposed in the project poses design challenges with potential budget impacts. The estimates also include the site development and infrastructure costs that are specific to construction at Mission Bay, an area that was previously underdeveloped and requires more improvements than a typical infill site.

The campus expects to request approval of preliminary plans funding at the Regents' March 2016 meeting. The preliminary plans funding would allow the campus to engage an executive architect and construction professional to explore design alternatives, develop a cost-effective development plan, and advance the proposed project through Design Development. Approval of full budget, associated external financing, and design and California Environmental Quality Act approval would be requested at a future meeting.

¹ Of interest to the Committee on Health Services

BACKGROUND

Context

The Sandler Neurosciences Center was completed in 2012 on Block 19A of the Mission Bay campus. This 237,000-square-foot facility includes wet laboratories headed by principal investigators focused on neuro-inflammation research from the Department of Neurology, the Institute for Neurodegenerative Diseases (IND), and the Center for Integrative Neuroscience. The Sandler Neurosciences Center, along with nearby Arthur and Toni Rembe Rock Hall, makes Mission Bay one of the largest neuroscience complexes in the world. However, additional space for neuroscience research is sorely needed to provide for expanded research programs and capture advances in the field.

Project Drivers

The key drivers for this project are:

1. Demand for Psychiatry basic science research space

A revolution in mental health is underway, which is transforming not only the social science of mental health, but also the biological science of mental health. UCSF is poised to be at the forefront of the research into the biological and genetic components of psychiatric disorders, translating that research to advance the understanding and treatment of developmental and mood disorders, schizophrenia, and other similar disorders. UCSF has recruited a world-class leader in the study of the molecular basis for mental health and the Psychiatry department would like to increase its wet laboratory space in order to provide state-of-the-art facilities for this program.

2. Demand for Neurology and Neuroscience research space

Neurology and Neuroscience basic research are also experiencing growth. New collaborative research projects among existing principal investigators in the Department of Psychiatry, the UCSF Memory and Aging Center (MAC), and the new Kavli Institute for Fundamental Neuroscience (Kavli IFN), among others, are creating demand for wet research space co-located with dry research space.

The MAC is a world-renowned research and treatment center for brain diseases associated with aging, and UCSF researchers are launching research projects on specific aspects of depression in the elderly, which carries significant health risks. Research at the Kavli IFN will focus on brain plasticity, or changeability, and the collaborations will allow investigators to better understand how aberrant brain circuits at the root of depression and bipolar disorder could be altered by new therapies.

The work of these two groups, along with the Department of Psychiatry's wet laboratory research, is outgrowing the space it currently occupies at Mission Bay in the Sandler

Neurosciences Center and Rock Hall.² Additionally, the new direction of the collaborative research requires a tighter integration of wet and dry spaces – a design that is not available in the current facilities.

3. Co-location of Psychiatry and Neuroscience research and proximity to administration

Psychiatry and other Neuroscience wet research programs have a significant overlap in their research and there are anticipated benefits through increased collaboration by having them in the same facility. Also, having Psychiatry wet laboratories at a Mission Bay location will improve efficiencies by bringing researchers closer to a new administrative, dry research, and clinical home for the Psychiatry department being planned in the nearby Dogpatch neighborhood (2130 Third Street).³ Since the 2130 Third Street project will house what are essentially office functions and cannot accommodate wet laboratory space, it is both necessary and cost effective to allocate space for Psychiatry wet research in the proposed Neuroscience Research facility, which will be designed to meet laboratory requirements.

4. Release existing space for ambulatory care

UCSF Health is experiencing significant growth in ambulatory care services with a commensurate need for space. The proposed clinical component on the ground floor of the 23A Building would allow neurology outpatient clinics at Parnassus Heights to move to Mission Bay, freeing up space in the Ambulatory Care Center at the Parnassus Heights campus site or other growing ambulatory service sites.

5. Philanthropy support

Within the philanthropic community, there is substantial support for Neuroscience research. This proposed research building would attract such philanthropic support, allow UCSF to grow research programs in both wet and dry Neuroscience programs, and provide the space needed to recruit world-class researchers.

PROJECT DESCRIPTION

The proposed new building would provide a primary home for a new Neurosciences Institute, which is conceived as a magnet to bring the neurosciences community together with a translational focus and maximizing collaborative opportunities among Neurology, Psychiatry, Neurosurgery, the IND, and basic neurosciences. The new Institute would focus on neurodegeneration; behavior, emotion, and cognition; and nervous system repair. It would provide recruitment space for new principal investigators as well as expansion space for existing programs.

² See Attachment 1

³ See Attachment 2

The proposed building is expected to be complex in terms of uses and systems. The co-location of wet and dry research intended for this project will pose unique design challenges. Additionally, since Mission Bay was previously an underdeveloped site, utilities and other infrastructure for projects there require more improvements than typical campus buildings.

Table 1: Mission Bay Block 23A Building Program

Program	GSF
Wet Lab	90,000
Office/Dry Lab	106,000
Clinical/Imaging	36,000
Vivarium	28,000
Lobby Space	5,000
Retail Space	5,000
Total	270,000

The majority of the wet laboratory space would be allocated to new investigators, to be hired with philanthropic and campus support.

Desktop research space (office/dry laboratory) would be co-located on floors with wet laboratory areas to allow close collaboration between wet and dry laboratory investigators. This type of tightly integrated collaborative space is lacking in the current research space in the Sandler Neuroscience Center.

The clinical/imaging space would enable relocation of existing Neurology outpatient clinics from Parnassus Heights to Mission Bay.

The vivarium space would accommodate vivarium space now located at a remote site, and provide new space for the proposed researchers. The vivarium currently in the Hunters Point area of San Francisco would be vacated, as proposed in UCSF's Long Range Development Plan, and users would be consolidated into the new building. Educational space would also be included in the proposed building to accommodate the new Global Brain Health Institute.

Because of the building's proposed frontage on Fourth Street, which is designated in the Mission Bay Redevelopment Plan for neighborhood-serving retail uses, some retail space is planned for the building at the ground level, both to serve the UCSF campus community and its visitors, and to activate the pedestrian level frontage on Fourth Street.

Schedule

The campus expects to request approval of preliminary plans funding at the Regents' March 2016 meeting. The proposed preliminary plans funding would allow the campus to engage an executive architect and construction professional to explore design alternatives, develop a cost-effective development plan, and advance the proposed project through design development. Approval of full budget and the associated external financing, as well as design and California Environmental Quality Act approval, would be requested at a future meeting. Following budget, financing, and design approval, it is estimated that construction would span 30 months, and be completed by spring 2020, with move-in by summer 2020.

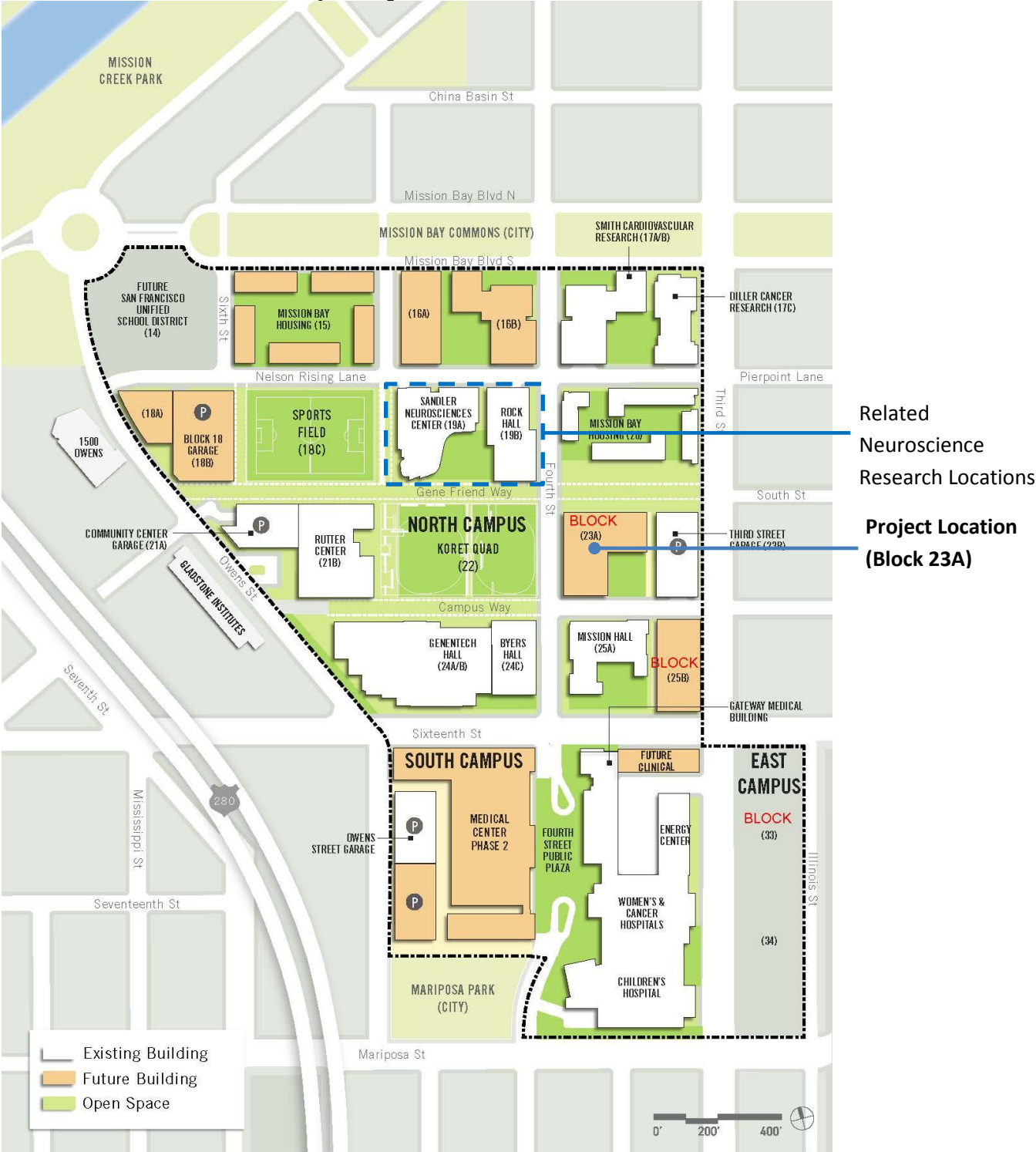
Key to Acronyms

GSF	Gross Square Feet
IND	Institute for Neurodegenerative Diseases
Kavli IFN	Kavli Institute for Fundamental Neuroscience
LRDP	Long Range Development Plan
MAC	UCSF Memory and Aging Center

ATTACHMENTS:

- Attachment 1: UCSF 2014 LRDP Mission Bay Campus Functional Zone
- Attachment 2: UCSF Mission Bay Campus and Block 23A Site

UCSF 2014 LRDP Mission Bay Campus Functional Zone



UCSF Mission Bay Campus and Block 23A Site

