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OFFICE OF THE PRESIDENT

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For the Meeting of May 15, 2013

APPROVAL OF THE BUDGET AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, MISSION BAY ROCK HALL EMERGENCY DRAIN REMEDIATION, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

Arthur and Toni Rembe Rock Hall is home to programs in human genetics, developmental biology, developmental neuroscience, and the Center for Brain Development at the San Francisco campus's Mission Bay site. Opened in 2004, the building includes approximately 112,500 assignable square feet (asf) of wet labs, research support, and other academic space.

The proposed Rock Hall Emergency Drain Remediation project would repair Rock Hall's under-slab plumbing and electrical systems, which have been compromised and require re-design, remediation, and replacement.

This item requests: 1) approval of the project budget of $21.4 million, to be funded from campus funds; 2) finding that the project is categorically exempt from environmental review under the California Environmental Quality Act; and 3) approval of the design of the Rock Hall Emergency Drain Remediation project.

RECOMMENDATION

1. The President recommends that the Committee on Grounds and Buildings recommend to the Regents that:

   A. The 2012-13 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

      San Francisco: Mission Bay Rock Hall Emergency Drain Remediation – preliminary plans, working drawings, and construction – $21.4 million to be funded from campus funds.

   B. The scope of the Rock Hall Emergency Drain Remediation project will encompass replacing the under-slab electrical and plumbing systems, including

both excavation under Rock Hall as well as interior renovation work to support alternate utility re-routing.

2. The President recommends that, upon review and consideration of the environmental consequences of the proposed Rock Hall Emergency Drain Remediation project, the Committee on Grounds and Buildings recommend that the Regents:

   A. Find that the project is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15301, Class 1 Existing Facilities.

   B. Approve the design of the Rock Hall Emergency Drain Remediation Project, San Francisco Campus.

BACKGROUND

At the March 2000 meeting, the Regents approved inclusion of the Mission Bay Developmental Biology and Genetics Building (Building 19B, later named Rock Hall), San Francisco campus in the Budget for Capital Improvements and the Capital Improvement Program at a total project cost of $88 million. In May 2000, the Regents certified the Environmental Impact Report and approved the building's design. The building was completed in February 2004.

The under-slab plumbing and electrical systems in Rock Hall have been compromised and require redesign, remediation, and replacement[1]. Conditions indicate the under-slab piping has physically separated from the floor drains and no longer meets minimum grades, flow lines are restricted, and piping replacement is needed. In addition, an electrical duct bank is known to be cracked and settling away from the underside in the building. This condition exposes conductors and has caused conductors to be under tension, thereby requiring repairs to the system.

Project Description

The remediation scope will include both excavations under the building to allow piping and ductbank repair and replacement, as well as interior renovation work to support alternate utility routing. Coordination with local public utilities servicing the building as well as installation of temporary/permanent utilities will be necessary. The work must be completed while the building remains fully occupied by active research laboratories and a vivarium.

The proposed project includes: i) testing the viability of the existing electrical and plumbing systems throughout the building, and ii) requisite coordination with the building users necessary to minimize impacts to daily operations and to provide support for ongoing building operational needs. Installation of temporary electrical systems (to allow existing electrical systems to function without the need for the current, existing underground power distribution network) and the eventual removal of same are also included.

[1] The Committee on Grounds and Buildings will discuss in a closed session item the litigation against the parties who caused the damage.

Specific scope measures include:

Temporary Work
- New, temporary plumbing and electrical systems, and coordination of construction activities and utility shutdowns necessary to maintain ongoing building operations;
- Temporary power interrupter (installed by Pacific Gas and Electric[PG&E]);
- Temporary above-grade primary feed through breaker room; and
- Temporary facilities within the building to maintain power during shutdowns.

Demolition
- Excavation of the under-slab area below the building, to fully expose all plumbing, electrical, and telecommunications systems;
- Removal of existing under-slab plumbing, electrical, and telecommunications systems; and
- Removal and off-haul of all excavation spoils.

New Construction
- Installation of new under-slab plumbing systems and new under-slab electrical for incoming PG&E feed;
- Obtaining appropriate excavation, tunneling, connection, encroachment, and parking permits;
- Coordination of structural components needed to support building during repair and replacement of utility systems;
- Installation of new permanent electrical and telecommunications distribution systems within first floor ceiling space of building;
- Repair of all building finishes to pre-existing conditions;
- Coordination with local city and public utilities related to shut down and connection purposes;
- Coordination with local, State, and federal agencies related to confined space and mining and tunneling activities to conduct work; and
- Coordination with local agencies related to access requirements from public right of way.

The proposed Rock Hall Emergency Drain Remediation project of $21.4 million is to be funded from campus funds available to the Chancellor (Chancellor's Core Funds Plan). Construction is expected to start in June 2013 and be completed in March 2014, with landscaping to be completed thereafter.

ATTACHMENTS (all below)

Attachment 1: Project Budget
Attachment 2: Project Site
Attachment 3: Alternatives Analysis
Attachment 4: California Environmental Quality Act Compliance
Attachment 5: Design Elements
Attachment 6: Policy Compliance

ATTACHMENT 1

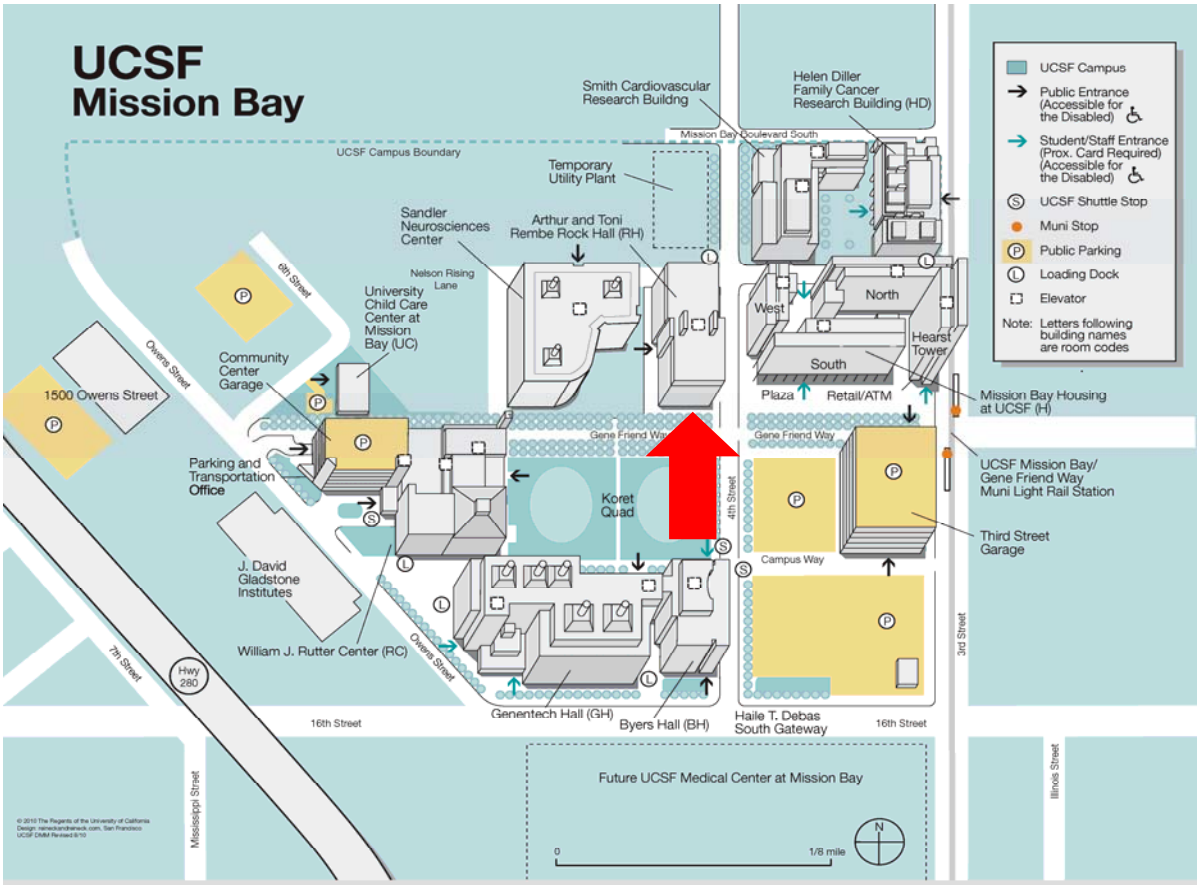
PROJECT BUDGET
CCCI 5880

Cost Category	Amount	% of Total
Site Clearance	$ 1,100,000	5.1
Building	14,300,000	68.0
Exterior Utilities	200,000	0.2
Site Development	100,000	0.1
A/E Fees [a]	2,000,000	9.6
Campus Administration [b]	800,000	4.0
Surveys, Tests	200,000	0.2
Special Items[c]	1,600,000	7.8
Contingency	1,100,000	5.0
Total	**$21,400,000**	**100**
Group 2 & 3 Equipment	0	
Total Project	**$21,400,000**	

a. Fees include executive architect and other professional design contract costs.
b. Campus administration includes project management and inspection.
c. Special items include, plan check, Environmental Health and Safety, legal fees, and equipment relocation costs.

ATTACHMENT 2

PROJECT SITE



Byers Hall (BH)
1700 4th Street

Genentech Hall (GH)
600 16th Street
Genentech Hall Cafe
University Express

Helen Diller Family Cancer Research Building (HD)
1450 3rd Street

J. David Gladstone Institutes (Affiliated)
1650 Owens Street

Mission Bay Housing at UCSF (H)
Hearst Tower: 1560 3rd Street
West: 1505 4th Street
North: 525 Nelson Rising Lane
South: 550 Gene Friend Way

Parking and Transportation Office (PT)
1625 Owens Street

Sandler Neurosciences Center
675 Nelson Rising Lane

Smith Cardiovascular Research Buildng
555 Mission Bay Boulevard South

Third Street Garage
1650 3rd Street

University Child Care Center at Mission Bay (UC)
1555 6th Street

William J. Rutter Center (RC)
1675 Owens Street
Bakar Fitness & Recreation Center
Conference Center, The Pub

ATTACHMENT 3

ALTERNATIVES ANALYSIS

Rock Hall provides research laboratory and offices space for principal investigators at UCSF, in the Genome & Biomedical Sciences program.

There are no alternatives to this project. Remediation of the under-slab plumbing and electrical systems is required in order to maintain an operational laboratory research facility.

ATTACHMENT 4

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Background

In May 2000, the Regents approved the design of Rock Hall, known at the time as the Departmental Biology and Genetics Building (Building 19B). The building was completed and occupied in 2004. In late 2011, the campus discovered that the plumbing system servicing Rock Hall had been compromised. The electrical system was likewise found to be compromised during shutdown in 2012. As all hazardous waste is collected through appropriate mechanisms, it was anticipated that any potential soil and groundwater contamination would be from the sanitary sewer lines. Soil and groundwater sampling confirmed that the primary source for soil/groundwater contamination was sewage (*i.e.*, elevated levels of total coliform and fecal coliform). The campus has been in consultation with the staff of the Regional Water Quality Control Board, which indicated that the situation was not an environmental concern so long as surface water discharge does not occur such that the general public may be exposed. To date, no surface discharge has been observed.

Proposed Project

The proposed project would repair the Rock Hall under-slab plumbing and electrical systems, which have been compromised and require redesign, remediation, and replacement. No expansion of capacity is proposed. Work would occur underneath the building and within the interior of the building. As a temporary condition, excavation on the south and north sides outside of the building would be required to obtain access to the below-grade systems requiring remediation and replacement. The proposed project would include previously adopted mitigation measures applicable to construction-period impacts, including the mitigation measure to comply with the Risk Management Plan adopted for the Mission Bay campus site to ensure impacts associated with construction air quality and potential subsurface contaminants are less than significant. The project would include additional measures to inspect the site daily for unexpected surface water discharges; restrict public access to contaminated soils or groundwater; characterize waste and dispose of it properly; dewater the site if necessary; and ensure worker safety training and protective equipment.

It has been determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, or Class 1, Existing Facilities, as an alteration and/or repair to an existing facility involving no expansion of use. In addition, it has been determined that that none of the exceptions to the exemption are present, as set forth in CEQA Guideline 15300.2.

ATTACHMENT 5

DESIGN ELEMENTS

The scope of work in this project is limited to the area under the slab of the existing Rock Hall building, and installation of new permanent electrical and telecommunications distribution systems within first floor ceiling space of building. Any areas demolished to provide construction access from outside the building footprint will be restored back to their original condition. There are no permanent aesthetic changes to the building.

ATTACHMENT 6

POLICY COMPLIANCE

The proposed project is consistent with the Long Range Development Plan.

The proposed project is in compliance with the *University of California Seismic Safety Policy* including independent seismic peer review.