F. ADOPTION OF NEGATIVE DECLARATION AND APPROVAL OF DESIGN, UCSF-FRESNO MEDICAL EDUCATION AND RESEARCH CENTER, SAN FRANCISCO CAMPUS

The President recommends that upon review and consideration of the environmental consequences of the proposed project the Committee on Grounds and Buildings:

(1) Adopt the Negative Declaration.

(2) Adopt the attached Findings.

(3) Approve the design of the UCSF-Fresno Medical Education and Research Center (MERC), San Francisco campus.

BACKGROUND

In a related item being presented to the Committee on Finance at today’s meeting, The Regents are being asked to authorize the President or Secretary to execute necessary leases and agreements with the State Public Works Board (SPWB) for the UCSF-Fresno Medical Education Research Center, San Francisco campus, at a total project cost of $27,050,000 at CCCI 4019. The project will be funded from SPWB lease revenue bonds ($26,000,000), state general funds ($1,000,000), and campus funds ($50,000).

In September 2001, the appointment of Fong and Chan Architects of San Francisco as executive architect for this project was administratively approved within the Office of the President.

Project Site

This project will be constructed at the Community Regional Medical Center in downtown Fresno on a 3.2-acre site immediately west of North Fresno Street between East Divisadero and East Illinois Avenues (see attached Site Plan). Pending acceptance by the University, the Fresno Redevelopment Agency, the City of Fresno and Community Medical Centers (CMC) will donate and convey title to the University for the site. Closing will occur when the City/Agency/CMC convey clear title to the property to The Regents.

The Agency has already performed Phase 1 due diligence review and documentation for the entire site. Phase 2-site sampling and analyses did not identify any significant contamination.

This project is consistent with the description of the Fresno medical education program in the UCSF 1996 Long Range Development Plan. The LRDP discussed the possibility of consolidation of the Fresno medical education program elements and the addition of continuing
education facilities at the Community Regional Medical Center site, next to CMC, in downtown Fresno.

**Project Design**

This project will construct a new three-story 53,755 asf building (82,030 gsf, including a 5,750 gsf mechanical penthouse) on a 3.2-acre parcel at the CMC, Fresno. This project will replace academic teaching space due to be lost by the closure of University Medical Center, the former County Hospital, in December 2003, and consolidation of UCSF-Fresno programs from several other sites, and support expansion of existing programs. The move of the UCSF-Fresno Associate Dean’s Office Administration units to the new MERC Building will locate the Dean’s Office and Program Administration next to the consolidated programs.

The building is located on the perimeter of the site. This siting allows for a maximum of protected open exterior space on the West side of the building, to be available for the exterior amphitheater. The building massing follows the curvature of North Fresno Street, and steps back at the amphitheater side to allow natural light to penetrate into the interior and create outdoor, semi-public spaces.

The building is oriented on a north-south axis, with the main entrance at the intersection of North Fresno Street and East Divisadero Avenue. The building will contain assembly and office spaces. All program spaces are organized around a single double-loaded corridor running the length of the building. The first floor will house shared and public use functions such as: reception, a 180-seat sloped floor auditorium, electronic library, virtual classroom, clinical skills lab, videoconference room, and large and small seminar rooms. The second and third floors will house UCSF-Fresno faculty and administrative staff in open workstations and offices. Each floor plate is set back above the first floor level to reduce the scale of the building, with overhangs and sunscreens along the west side of the second and third floors to control late afternoon solar gain. The proposed building will feature the latest audiovisual and communications technologies, including multi-media and distance learning technologies.

The exterior materials are a combination of fluted-faced concrete unit masonry on the first floor and a precast Exterior Insulation & Finishing System (EIFS) on the second and third floors. The roof top mechanical penthouse is a combination of exterior plaster and metal louvers. Energy efficient features will include insulated, low-E double glazing at exposed exterior facades; a complete-building insulation envelope; exterior sun-control devices at exposed exterior facades; motion control occupancy sensors throughout the building; and multi-control mechanical zones along the western building perimeter at open office areas. Materials will be specified with a high-recycled content, which in turn are highly recyclable upon building demolition.

The building structural system will be a steel moment frame system, and the floors will be metal deck with concrete fill. This system allows flexibility for possible future expansion.

Additional project details are provided in the attached Project Statistics.

UCSF and the School of Medicine have reviewed the design of the UCSF-Fresno Medical Education and Research Center project in accordance with University policy. Independent cost
consultation and structural/seismic peer review has been conducted.

The project delivery will be a conventional design-bid-build procurement method. A construction manager will provide pre-construction services, including constructability review and parallel cost estimates through completion of working drawings.

UCSF Facilities Management will manage the project, with oversight provided by the Vice Chancellor, Administration and Finance. Outside consultants will be used as necessary. Construction will begin in June 2002 and will be completed in February 2004.

Environmental Impact Summary

Pursuant to state law and University procedures for the implementation of the California Environmental Quality Act, the City of Fresno/Fresno Redevelopment Agency is the lead agency for the proposed land donation to enable the construction of the 82,030 gsf three-story Medical Education and Research Building for the UCSF-Fresno School of medicine medical education program. Because the City of Fresno is taking the first action on this project, they are the lead agency for CEQA purposes and UC is adopting the city’s Negative Declaration as a responsible agency. In 1995, the Fresno City Council/Fresno Redevelopment Agency certified a Master Environmental Impact Report for the 58-acre Regional Medical Center, since renamed as the Community Regional Medical Center (CRMC). The Master EIR evaluated several facilities, totaling 130,000 gsf, which might be developed by The Regents. The proposed building, within the limits for the contemplated development within the Master EIR, would be used for UCSF faculty office, medical education and office-based research.

The City of Fresno prepared a Negative Declaration for the UCSF-Fresno Medical Education and Research Center. The document also analyzes a project proposed by the primary occupant of the CRMC site, Community Medical Centers, to develop a new Ambulatory Care Center and temporary modular building for outpatient dialysis within the same timeframe. The Negative Declaration was circulated to the public and responsible agencies for a 30-day public review period from September 18, 2001 to October 19, 2001. The document evaluated the potential impacts to the environment. Summary conclusions were:

1. The development would not result in any project-specific significant adverse effects that cannot be mitigated to less-than-significant levels. The project-specific contribution to cumulative effects is not itself significant.

2. Mitigation measures identified for project effects include: implementation measures to control construction air quality emissions and control dust generation; adopt construction practices to minimize noise activity, particularly if adjacent to hospital facilities; and, direct storm water runoff from roof drains at the site into landscaped areas.

There are no significant changes to the project as described in the Negative Declaration issued by the City of Fresno, which would result in any new potentially significant impacts. Accordingly, no further environmental documentation is required by The Regents. Therefore, The Regents can rely on the Negative Declaration approved by the City of Fresno in considering design approval.
Findings

The attached findings discuss the project’s impacts, mitigation measures, and conclusions regarding approval of this project in conformance with CEQA.

(Attachments below plus Findings)
# Project Statistics

**Fresno Medical Education and Research Center**  
**Capital Improvement Budget**  
**San Francisco Campus**  
**CCCI 4019**  
*(Approved September 2001)*

## Cost Category | Amount | % of total
--- | --- | ---
Site Clearance | $129,000 | 0.6%
Building | $17,604,000 | 73.4%
Exterior Utilities | $235,000 | 1.0%
Site Development | $951,000 | 4.0%
A/E Fees (a) | $2,403,000 | 10.1%
Campus Administration (b) | $833,000 | 3.5%
Surveys, Tests | $76,000 | 0.4%
Special Items (c) | $808,000 | 3.4%
Contingency | $849,000 | 3.6%
**Total** | **$23,888,000** | **100.0%**
Group 2 & 3 Equipment | **$3,162,000**
**Total Project** | **$27,050,000**

### Statistics

- Gross Square Feet (gsf) (e) 82,030
- Assignable Square Feet (asf) (e) 53,755
- Rentable Square Feet (rsf) (f) 74,450
- Ratio asf/gsf (%): UC 65.6%
- Ratio rsf/gsf (%) BOMA (f) 90.8%
- Building Cost/gsf (e) $214.60
- Building Cost/asf (e) $327.48
- Building Cost/rsf (f) $236.45

### Comparable University Projects @ CCCI 4019

<table>
<thead>
<tr>
<th>Building</th>
<th>Building Cost/gsf</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCDMC Patient Support Services Building</td>
<td>$221</td>
</tr>
<tr>
<td>UCDMC Mind Institute Clinic/Academic &amp; Research Ctr.</td>
<td>$253</td>
</tr>
<tr>
<td>UOP The Learning Center and Clinic Building</td>
<td>$241</td>
</tr>
</tbody>
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(a) A/E fees include executive architect basic services contract of $1,849,500, which represents 8.86% of the approved construction budget ($20,822,338) and civil, mechanical, electrical engineering and other fees (ASMEP), landscaping and independent cost consultant, and other consultants.

(b) Campus Administration includes project management and inspection.

(c) Special Items include agency fees, value engineering, special telecommunications/audio video consultant, special acoustical consultant, special library/clinical skills consultant, structural peer review, lighting consultant, environmental/community review, community review, and acquisition expenses.

(d) Current formal estimates verify that projected costs are within the approved budget.

(e) Gross square feet are the total building area, including usable area, and space occupied by the structure itself. Assignable square feet are the net program area.

(f) BOMA (Building Owners and Managers’ Association). Rentable square feet are the usable area determined in accordance with BOMA standards for single tenant occupancy in commercial buildings.

November 2001