Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of November 13, 2007

AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, APPROVAL OF EXTERNAL AND INTERIM FINANCING, ADOPTION OF FINDINGS, AND APPROVAL OF DESIGN, MISSION BAY CARDIOVASCULAR RESEARCH BUILDING (17 A/B), SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

Campus: San Francisco

Project: Mission Bay Cardiovascular Research Building (CVRB) (17A/B)

Proposed Action: Approve the budget, approve external, interim, and standby financing, adopt findings, and approve design.

Total Cost: $254 million, to be funded from gifts ($198 million), external financing ($42 million), and campus funds ($14 million).

Previous Action: September 2006: Approval of Preliminary Plans ($6.4 million)

Executive Architect: SmithGroup with Jim Jennings Architecture, San Francisco, CA

Project Summary:

- The total project cost is $254 million, excluding Group 2 and 3 equipment.
- The proposed project requests approval of standby financing not to exceed $100 million and interim financing not to exceed $75 million for a total of $175 million. The campus has received a matching pledge of $25 million, which requires additional fundraising.
- The campus requests project and design approval for the construction of a new five-story 236,000 gsf and 148,500 asf (63 percent asf/gsf ratio) wet research laboratory building.
- The building construction cost as currently designed is $796/gsf.
The new building would house the Cardiovascular Research Institute (CVRI) research program and Principal Investigators (PIs) from several different departments focusing on cardiovascular research.

The proposed building would fulfill UCSF’s strategic objective to foster the relationship between basic, clinical, and translational research and training.

The facility would include open wet labs, lab support, offices, vivarium, and an outpatient facility.

CVRB has been included in the Five-Year Capital Program, Non-State and State Funds.
RECOMMENDATION

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

1. The 2007-08 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:
   
   From: San Francisco: Mission Bay Cardiovascular Research Building (17A/B) – preliminary plans – $6,400,000 to be funded from gifts.
   
   To: San Francisco: Mission Bay Cardiovascular Research Building (17A/B) – preliminary plans, working drawings, construction -- $254 million to be funded from gifts ($198 million), external financing ($42 million) and campus funds ($14 million).

2. The President be authorized to obtain external financing not to exceed $42 million to finance the Mission Bay Cardiovascular Research Building (17A/B) project, subject to the following conditions:
   
   A. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
   
   B. So long as the debt is outstanding the San Francisco campus’ share of the University Opportunity Fund shall be maintained in amounts sufficient to pay the debt service and to meet the related requirement of the outstanding financing.
   
   C. The general credit of The Regents shall not be pledged.

3. The President be authorized to obtain stand-by financing not to exceed $100 million and interim financing not to exceed $75 million, for a total of $175 million, prior to awarding a construction contract for any gift funds not received by that time and subject to the following conditions:
   
   A. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
   
   B. Repayment of any debt shall be from gift funds, if gift funds are insufficient and some or all of the debt remains outstanding, then the San Francisco campus’ share of the University Opportunity Fund shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
   
   C. The general credit of The Regents shall not be pledged.
4. Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.

5. Officers of The Regents be authorized to execute all documents necessary in connection with the above.

6. Upon review and consideration of the environmental consequences of the proposed project as indicated in the attached Addendum No. 7 to the 1996 Long Range Development Plan Final Environmental Impact Report (LRDP FEIR), as amended, The Regents:

   A. Adopt the attached Findings.

   B. Approve the design of the Mission Bay Cardiovascular Research Building (17A/B), San Francisco Campus.

A Key to abbreviations and the project description are attached.

(Attachments: Findings       Addendum)
### KEY

**Capital Improvement Program Abbreviations**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
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<tr>
<td>S</td>
<td>Studies</td>
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<td>Working Drawings</td>
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<td>Equipment</td>
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<td></td>
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<td>Federal Funds</td>
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<td>G</td>
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<td>N</td>
<td>Reserves other than University Registration Fee (Housing and Parking Reserves)</td>
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<td>University Registration Fee Reserves</td>
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<td>California Construction Cost Index</td>
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<td>EPI</td>
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2007-08 Budget for Capital Improvements
And Capital Improvement Program
Scheduled for
Regents’ Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

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<th>Campus and Project Title</th>
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<th>Proposed 2007-08</th>
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<td>San Francisco</td>
<td>P $ 6,400,000 G</td>
<td>P $ 2,582,000 G</td>
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<td></td>
<td>W $41,015,000 G</td>
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<tr>
<td>Mission Bay Cardiovascular Research Building (17A/B)</td>
<td>C $148,003,000 G</td>
<td>C $ 42,000,000 LB</td>
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<tr>
<td></td>
<td></td>
<td>$14,000,000 X</td>
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($254,000,000)

DESCRIPTION

The San Francisco campus proposes to design and construct a five-story clinical and basic science research facility of 148,500 asf (236,000 gsf) at the Mission Bay site on Block 17A/B. The proposed Cardiovascular Research Building (CVRB), the fifth research building at Mission Bay, would accommodate wet lab space for 48 Principal Investigators (PIs) and a 7,500 asf clinical outpatient Cardiology facility. Thirty PIs would be from Cardiovascular Research Institute (CVRI) and 18 from other departments. The proposed project would be funded from campus funds ($14 million), gift funds ($198 million), and external financing ($42 million) for a total project cost of $254 million. The total project cost includes interest during construction and excludes Group 2 and 3 equipment.

The current Mission Bay campus research community consists predominantly of basic research, consistent with the original vision for Mission Bay as a basic, biomedical research campus. The proposed CVRB would further implement the UCSF vision for an integrated basic, clinical, and translational research campus co-located with clinical facilities. The researchers proposed for the new building would collaborate with scientists located throughout the Mission Bay campus, including the newly-constructed Gladstone Institute of Cardiovascular Disease Building adjacent to the UCSF campus on Owens Street.

BACKGROUND

In March 2005, the UCSF Long Range Development Plan Amendment #2 was adopted and called for two major integrated campus sites (at Parnassus and Mission Bay) with clinical care co-located with basic and translational research programs. The proposed project would be consistent with this goal.
In September 2006, the Regents approved the inclusion of the Cardiovascular Research Building (CVRB), San Francisco Campus, in the 2006-07 Budget for Capital Improvements and the Capital Improvements Program for Preliminary Plans (P) at $6.4 million from gift funds. In August 2007, the Office of the President administratively approved the appointment of SmithGroup with Jim Jennings Architecture, San Francisco, CA for this project.

Cardiovascular disease is the number-one cause of disability and death in the United States. UCSF has long been an international leader in the drive to discover new treatments and cures for heart attack, stroke, and vascular disease. Since its founding in 1958, the Cardiovascular Research Institute (CVRI) has fostered multidisciplinary research programs that have led to important new therapies.

With leading-edge technology, a deliberately integrative approach, and a new building at Mission Bay, CVRI would be poised to attract some of the world’s outstanding scientists to complement its current prominence. The eight cardiovascular programs that would populate the new building would include:

- Vascular Biology and Atherothrombosis;
- Metabolism, Obesity and Metabolic Disease;
- Developmental Biology and Congenital Anomalies;
- Pulmonary Development and Lung Disease;
- Channels and Arrhythmias;
- Myocyte Biology and Heart Failure;
- Prediction and Prevention of Cardiovascular Disease; and
- Advanced Technologies.

As proposed, 7,500 asf outpatient clinic would be the primary Cardiology outpatient clinic for UCSF and it would provide a home for a patient-based research Program in the Prediction and Prevention of Cardiovascular Disease. The collocation of the clinic and wet laboratories would provide an engine for patient-based and translational research, permit full participation of physician-scientists in cardiovascular research programs, and allow physician-scientists with labs in the building to see patients in the first floor clinic. The clinic’s location would attract new patients from east and south of San Francisco.

The project would not result in the release of any academic space since the proposed occupants are either in borrowed space at Mission Bay or are new recruits. The borrowed space would be reoccupied by biomedical laboratory researchers. The cardiovascular clinic would vacate some space at Parnassus that would be reoccupied by other clinic uses and allow for physician recruitment.

**Infrastructure and Site Conditions**

This project would be constructed on the west and center portions of Block 17 (sites “A” and “B”) at the UCSF Mission Bay campus. The site is at the corner of Fourth Street and Mission
Bay Boulevard South and is north of the student housing buildings and Nelson Rising Lane. This project would be the fifth research building to be constructed in the first phase of campus development at Mission Bay that was evaluated in the 1996 Long Range Development Plan (LRDP) EIR, as amended in 2001 and 2005. This project is consistent with the 1996 LRDP, as amended. The use conforms to the Instruction, Research and Support functional zone. The new building would be connected to a new central utility plant on Block 16. New landscaping adjacent to the structure and within its courtyard (at the southern façade of the building) would complement the overall Mission Bay landscape plan.

**Project Description and Design**

The proposed new five-story 148,500 asf (236,000 gsf) building would accommodate wet lab space for 48 PIs and a 7,500 asf outpatient Cardiology clinic with 12 exam rooms, plus an administrative office area for CVRI. Thirty of the PIs would be from CVRI and 18 from other departments. The total building population, including patients, would be 670 persons per day. The overall building height, excluding the mechanical penthouse would be 85 feet to the parapet, consistent with the Mission Bay Master Plan.

The proposed project would include the following functions:

- **Clinics (7,500 asf):** The first floor would include an outpatient Cardiology clinic with a dedicated street entrance, reception areas, 12 exam rooms, two echocardiography rooms, two rooms for exercise testing, two phlebotomy stations, one electrophysiology room, office space for clinical and/or research nurses/physician assistants, and a conference room and workstations for clinical faculty and fellows. Space has also been reserved for state-of-the-art whole-body imaging equipment.

- **Lab Areas (37,700 asf):** Three floors of wet laboratory space for 48 PIs (with up to 12 technicians each), would be designed in an open, modular layout to maximize flexibility.

- **Lab Support (34,700 asf):** The building would include procedure rooms, equipment alcoves, environmental rooms, tissue culture rooms, sterilizer/glass wash rooms, and a dry dark room. Shared support spaces and open lab zones would foster interaction and collaboration. Both the bench and lab support areas would be designed as generically as possible to maximize flexibility.

- **Vivarium (27,600 asf):** The vivarium on the fifth floor would contain a mix of animal holding areas, animal research labs, procedure rooms, and a support area for functions such as sterilizers, storage, offices, and lockers. The vivarium would have barrier and non-barrier space and only minimal cage washing. A small MRI would be located on the ground floor with a dedicated elevator to the fifth floor vivarium.

- **Research and Administration Office Space (34,000 asf):** Office space would include academic, research, and administrative offices. Lab offices would be located in a separate
wing and provide a collegial and quiet work area outside, but adjacent to the labs. The
office suites on the lab floors would incorporate shared functions, including: conference
rooms, administrative support space, and an open interaction/break space. The CVRI
main administrative offices would be located on the ground floor.

• **Building Amenities and Support (7,000 asf)**: The building would include a 150-seat
seminar room, bike storage and showers, lactation room, materials handling,
lobby/reception, mail room, loading dock/staging area and dock office, maintenance
storage, environmental health and safety handling areas, data server rooms, cell culture
distribution, lock shop, etc.

The proposed building would be L-shaped and the exterior building wall will step back on the
north elevation in response to the Master Plan setback requirement. Building materials would be
consistent with the UCSF Mission Bay campus. The Mission Bay campus standard employs two
colors of masonry, which clad the core volume and define the base. A glass enclosure would
surround the offices on the North West corner of the building, which front Fourth Street and
Mission Bay Boulevard South. Metal panels would define the laboratory blocks on the east and
west ends of the building. Stainless steel exterior solar screen shades would be used to minimize
glare inside the laboratories and maximize energy efficiency. The lobby, at the hinge point in the
L-shaped plan, would be enclosed with a glass curtain wall to create visual transparency between
the exterior community (Mission Bay Boulevard South) and the interior courtyard. The colors of
the stone, glazing, and metal would be consistent with exterior materials previously used at
Mission Bay. Rooftop equipment would be enclosed in a mechanical penthouse. On the roof,
laboratory exhaust stacks would be screened by metal panel enclosures.

The building structural system would include pre-cast driven piles with pile caps tied together by
grade beams. The piles must be driven to a greater depth than most of the previous Mission Bay
laboratory buildings (similar to adjacent Block 17C) due to site conditions. The building would
have a braced structural steel frame and concrete slabs designed for vibration mitigation. Lateral
resistance would be provided by un-bonded braces similar to the other UCSF steel frame
laboratories at Mission Bay.

Additional project details are provided in the attached Project Statistics.

This project complies with the *University of California Policy on Sustainable Practices*. At a
minimum, the project will be designed to achieve the equivalent of LEED certification and to
outperform Title 24 by more than 20 percent. The project is targeting the equivalent of a LEED
Silver rating (the minimum equivalent points required for Silver rating is 33 points). Items
which contribute to the building’s sustainability include: construction waste management, use of
certified wood and local materials, Energy Star EPDM roofing, operable windows in offices for
natural ventilation, drought resistant plants and high efficiency irrigation, solar shading to
minimize heat and glare, waterless urinals and low flow fixtures, and heat recovery from server
rooms.
The UCSF Design Advisory Committee has reviewed the design of the Mission Bay CVRB (17AB) in accordance with University policy. Independent cost consultation and structural/seismic peer reviews have been conducted. UCSF Capital Programs and Facilities Management will manage the project. The Senior Vice Chancellor-Finance and Administration will provide University oversight.

Construction would begin in April 2008 and would be completed by October 2010.

Financial Feasibility

The proposed $254 million Cardiovascular Research Building would be supported with $198 million gift funds, $42 million of external financing, and $14 million of campus funds. Total project cost includes interest during construction and excludes Group 2 and 3 equipment. Additional information on project costs may be found on Attachment 1.

The campus has raised $123 million to fund this project, and has also received a matching pledge of up to $25 million, which requires additional gifts to be raised. As of October 2007 the receipt of gift was as follows:

| Gifts In-Hand | $ 23,000,000 |
| Gifts Pledged | 100,000,000 |
| Gifts to be Raised | 75,000,000 |
| TOTAL | $ 198,000,000 |

Approval of stand-by financing of $100 million and interim external financing not to exceed $75 million, for a total of $175 million, is requested in order to meet Regental policy to have funds on hand at the time of contract award. To the extent gifts are received prior to completion of the project, the amount of stand-by and interim financing will be reduced and outstanding balances will be repaid. The campus anticipates that it will be able to raise the total amount of gifts, but in the event the collection is insufficient, the campus will maintain its share of the University Opportunity Fund in amounts sufficient to pay the necessary debt service. Opportunity Funds are a portion of the indirect costs recovered from federal contracts and grants.

Should the campus be unable to raise the additional gifts, up to $75 million of interim financing may have to be repaid over 30 years at 5.75 percent for potential annual debt service of $5,304,000 which is included in Attachment 2, Summary Financial Feasibility Analysis. Should it prove necessary, the campus will return to The Regents at the end of construction to request the conversion of any remaining portion of the interim financing to external financing.

Based on long-term debt of $42 million amortized over 30 years at 5.75 percent interest, the estimated average annual debt service would be $2,970,000. The University Opportunity Fund Debt Repayment Policy requires that campuses meet two financial tests: (1) that the scheduled debt payments shall not exceed 65 percent of the campus’s total Opportunity Funds allocated each year, and (2) that no more than 33 percent of the campus’s total Opportunity Funds
allocated each year are used for debt service payment. The campus meets the pledge test, but will exceed payment test and has requested a waiver. The waiver request has been approved as the campus is within the 33 percent limit when its Education Funds are considered. In FY 2012-13, the second full year of occupancy and first full year of principal and interest for the project, scheduled debt service will be 53 percent of the campus’ total Opportunity Funds allocated assuming interim financing is not converted to long term, and 64 percent of it is. The external financing will be paid from specific revenue sources specified in the external financing documents; therefore, the general credit of The Regents will not be pledged.

In compliance with Regents’ policy, all funds necessary to complete construction will be in hand prior to issuing the project for bid.

Additional financial feasibility information may be found in Attachment 2.

Environmental Impact Summary

Pursuant to State law and University procedures for the implementation of the California Environmental Quality Act (CEQA), an Addendum to the 1996 Long Range Development Plan Final EIR (LRDP FEIR) (Addendum No. 7) was prepared for the Mission Bay Cardiovascular Research Building to document that the proposed project would not result in any potential new significant impacts not previously considered in the 1996 LRDP FEIR (SCH# 1995123032), as amended in LRDP Amendment No. 1 and Supplemental EIR (SCH# 1995123032), and LRDP Amendment No. 2 – Hospital Replacement EIR (SCH#2004072067). The project has been determined to be consistent with the 1996 LRDP as amended by LRDP Amendment No. 1 in January 2002, which established the boundary of the Mission Bay campus site to include 43 acres; and as amended by LRDP Amendment No. 2 in March 2005, which identified a preferred plan that proposed two major integrated campus sites – Parnassus Heights and Mission Bay – with clinical care co-located with basic and translational research programs. Potential environmental effects of the proposed project were fully evaluated in the LRDP FEIR, as amended, pursuant to section 15162 and 15164 of the CEQA Guidelines, and further environmental review of the project is not required.

Specifically, as described and analyzed in the LRDP Amendment No.1 Supplemental EIR that was certified by The Regents in January 2002, the final site configuration and functional zoning designation for Block 17 contemplated a research building on the western side of the block. The proposed project would be consistent with this plan. In addition to research uses, the project would also include a small clinic to be managed by the UCSF Medical Center. Although a clinical use was not specified in the LRDP space profile for the Mission Bay campus site, community outpatient clinical use was contemplated in the LRDP to be included among the mix of research and instructional uses on campus.

The environmental analysis contained in Addendum No. 7 determined that the project was fully analyzed in the LRDP FEIR, LRDP Amendment No. 1 Supplemental EIR, or LRDP Amendment No. 2 – Hospital Replacement EIR, and that any project specific effects would not alter the
conclusions of significance in the LRDP EIR, as amended. The addendum also concludes that the project is in furtherance of the Mission Bay South [Redevelopment] Plan as described in Public Resources Code 21090 which establishes streamlined environmental review procedures for such projects. Addendum No. 7, together with the LRDP Final EIR (FEIR), LRDP Amendment No. 1 Supplemental EIR, and LRDP Amendment No. 2 – Hospital Replacement EIR, constitutes the environmental documentation of the Mission Bay Cardiovascular Research Building. All analyses are current and no changed circumstances have occurred.

The LRDP EIR, as amended, and supported by Addendum No. 7, determined that this project would have the following significant and unavoidable project-specific and cumulative impacts: construction noise, cumulative hazardous waste generation, toxic air contaminants from vehicles, and contribution to cumulative regional toxic air contaminant emissions. These significant impacts were addressed in the LRDP FEIR, Amendment No. 1 Supplemental EIR, and Amendment No. 2 EIR. Findings and statements of overriding considerations were adopted by The Regents concurrent with the approval of the LRDP in January 1997, Amendment No. 1 in January 2001, and Amendment No. 2 in March 2005.

In conformance with the 1996 LRDP Mitigation Monitoring Program, mitigation measures to reduce the project’s contributions to significant effects have been incorporated into the project. Project-specific monitoring of the implementation of all applicable LRDP FEIR, LRDP Amendment No. 1 Supplemental EIR, and LRDP Amendment No. 2 EIR mitigation measures would be performed during the design and construction of this project and reported on in the LRDP EIR monitoring program.

**Findings**

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

(Attachments)
### PROJECT STATISTICS
**MISSION BAY CARDIOVASCULAR RESEARCH BUILDING (17A/B)**
**CAPITAL IMPROVEMENT BUDGET**
**SAN FRANCISCO CAMPUS**
**CCCI 5384**

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<th>Cost Category</th>
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<tr>
<td>Site Clearance</td>
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<td>Building (a)</td>
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<td>Exterior Utilities</td>
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<td>$2,328,000</td>
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<td>Surveys, Tests, Plans, Specs</td>
<td>$1,085,000</td>
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<td>Special Items (d)</td>
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<td>Contingency</td>
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<td><strong>Total</strong></td>
<td><strong>$254,000,000</strong></td>
<td><strong>100 percent</strong></td>
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**Group 2 & 3 Equipment**  0

**Project Total (e)**  $254,000,000

### Statistics
- Gross Square Feet (gsf) (f)  236,062
- Assignable Square Feet (asf) (f)  148,500
- Ratio asf/gsf ( percent)  63 percent
- Building Cost/gsf  $796

### Comparable University Projects at CCCI 5384

<table>
<thead>
<tr>
<th>Project</th>
<th>Building Cost/GSF</th>
<th>Ratio ASF/GSF</th>
<th>Date of latest CIB Approval</th>
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<tr>
<td>UC SF Genentech Hall (24A/B),</td>
<td>$538</td>
<td>55 percent</td>
<td>3/1/1999</td>
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<tr>
<td>UCSF Cancer Research Building (17C)</td>
<td>$781</td>
<td>60 percent</td>
<td>8/1/2004</td>
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<tr>
<td>UCB Biomedical and Health Sciences Bldg.</td>
<td>$903</td>
<td>55 percent</td>
<td>2/23/2007</td>
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(a) Building construction excludes site prep, landscaping, and on-site exterior utilities, and includes work done by campus personnel or specialty contractors separate from the primary contract (e.g., installation of telecommunications equipment, data cables, lock keying)
(b) A/E fees include executive architect basic services including "additional" basic services and reimbursable. A/E fees also include construction management consultants and commissioning consultants.
(c) Campus administration includes project management (including Staff Support) & CP relocation services.
(d) Special Items include pre-design study consultants, community design review expenses, plan check & review fees, vibration analysis, vertical transportation consultant, structural peer review, acoustical consultant, curtain wall consultant, IT and AV specialty consultant, EIR/legal/wind tunnel study, geotechnical investigation, agency fees and plan review, lighting/code/graphics consultant, geotechnical investigation fire protection/code consultant, Hazardous Materials Abatement/Remediation Design Services, and PUP equipment fees, all totaling $20,882,000 and interest during construction of $8,000,000.
(e) Current formal estimates verify that projected costs are within the approved budget.
(f) Gross square feet is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet is the net program area.

November 2007
### SUMMARY FINANCIAL FEASIBILITY ANALYSIS

**Project Title:** Mission Bay Cardiovascular Research Building (17A/B)

Total Estimated Project Cost (excluding Group 2&3 Equipment)  
254,000,000

### Proposed Sources of Funding

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<th>Source</th>
<th>Amount</th>
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<td>Standby Financing</td>
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<td>Interim External Financing</td>
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<td>Long Term External Financing</td>
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<td>Campus Funds</td>
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<td><strong>Total Proposed Sources</strong></td>
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### Proposed Interim External Financing Terms

- **Amount** 75,000,000
- **Interest Rate** 7.00 percent
- **Duration (years)** 7
- **Repayment Source** Incoming gifts

### Proposed Long Term External Financing Terms

- **Planned Long Term External Financing** 42,000,000
- **Conversion of Interim External Financing** (1) 75,000,000
- **Interest Rate** 5.75 percent
- **Duration (years)** 30
- **Repayment Source** Campus Opportunity Funds

### Proposed Coverage of Estimated Annual Debt Service of Long Term External Financing

(1) This represents the “worst case” scenario for conversion of the entirety of interim external financing to long term external financing should gift collection be insufficient

(2) Includes projected Garamendi debt service and OMP costs of $8,906,000 in the Opportunity Funds Allocation and in the Existing Debt Service Commitments

(3) Includes planned gift backstopping for a contractor developed building that will be purchased by the campus upon its completions

(4) Includes projected annual debt service and OMP costs of $8,906,000 in the Opportunity Funds Allocation and in the Existing Debt Service Commitments

### Calculations without the conversion of Interim External to Long Term External Financing

- **Debt Service Coverage Ratio** 1.87
- **Percentage of Opportunity Funds Pledged for Debt** 53.4 percent

#### Notes:

- **Projected Opportunity Funds Allocation** 51,629,000
- **Projected Annual Debt Service**
  - Planned Long Term External Financing 2,970,000
  - Converted Interim External Financing 5,304,000
- **Existing Debt Service Commitments**
  - Existing Debt Service Commitments 24,605,000
- **Projected Total Debt Service** 32,879,000
- **Debt Service Coverage Ratio** 1.57
- **Percentage of Opportunity Funds Pledged for Debt** 63.7 percent

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