

Office of the President

TO MEMBERS OF THE HEALTH SERVICES COMMITTEE:

ACTION ITEM

For Meeting of August 17, 2022

PROPOSED REQUEST FOR APPROVAL OF THE PARNASSUS RESEARCH AND ACADEMIC BUILDING AND WEST CAMPUS SITE IMPROVEMENTS, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The San Francisco campus (UCSF) plans to construct a new, approximately 271,000-gross-square-foot research and academic building at the Parnassus Heights campus site. One of the initial-phase projects identified in the Comprehensive Parnassus Heights Plan, the Parnassus Research and Academic Building would provide new research, academic, and education space on the site of UC Hall. The project would address seismic improvements, deferred maintenance deficiencies, and obsolescence in existing research and education spaces while also providing space to support new and expanding programs. The project would also include extensive site improvements on the west side of the Parnassus Heights campus site, implementing the first phase of a campus-wide vision to advance utility, service, and pedestrian and vehicular connections across the campus site. The total project budget for the Parnassus Academic and Research Building and West Campus Site Improvements project is more than the \$300 million minimum budget identified in the Health Services Committee Charter for review by the Health Services Committee.

The project would be funded with external financing (supported by campus funds) and gift funds. The funding plan does not include contribution from UCSF Health.

Pursuant to the Health Services Committee Charter, as amended by the Regents in May 2022, UCSF is requesting approval by the Health Services Committee to seek recommendation by the Finance and Capital Strategies Committee to the Board of Regents for approval, at its subsequent meetings, of (1) additional preliminary plans funding for the entire project, working drawings and construction funding for the Site and Make-Ready Work Portion of the project, the scope of the Site and Make-Ready Work portion of the project, design of the Site and Make-Ready Work portion of the project following action pursuant to the California Environmental Quality Act (CEQA), and external financing, and (2) the total project budget, additional external financing, and design following action pursuant to CEQA for the Parnassus Research and Academic Building and West Campus Site Improvements project. By authorizing the request to seek recommendation from the Finance and Capital Strategies Committee to the Board of Regents, no irrevocable commitment is being made; all discretion remains with the Finance and Capital Strategies

Committee and the Board of Regents.

RECOMMENDATION

The President of the University recommends that the Health Services Committee approve the San Francisco campus' proposal to request recommendation by the Finance and Capital Strategies Committee to the Board of Regents, at its future meetings, of (1) additional preliminary plans funding for the entire Parnassus Academic and Research Building and West Campus Site Improvements project, working drawings and construction funding for the Site and Make-Ready Work Portion of the project, the scope of the Site and Make-Ready Work portion of the project, design of the Site and Make-Ready Work portion of the project following action pursuant to the California Environmental Quality Act (CEQA), and external financing, and (2) for the total project budget, additional external funding, and design pursuant to CEQA for the Parnassus Research and Academic Building.

BACKGROUND

In 2020, UCSF completed the Comprehensive Parnassus Heights Plan (CPHP), which provides a vision for the campus site and a framework for future decision-making, ensuring that a modernized Parnassus Heights enhances UCSF's status as an anchor institution in San Francisco and a leading academic medical center in the region, state, and nation.

One of the initial-phase projects identified in the CPHP, the Parnassus Research and Academic Building (PRAB) would provide new research, academic, and education space on the site of UC Hall. The Parnassus Research and Academic Building and West Campus Site Improvements project would address seismic improvements, deferred maintenance deficiencies, and obsolescence in existing research and education spaces while also providing space to support new and expanding programs. The associated west campus site improvements are the implementation of the first phase of a campus-wide vision to advance utility, service, and pedestrian and vehicular connections across the Parnassus Heights campus site.

Project Drivers

Replacement of the School of Nursing Building

The School of Nursing Building has a Seismic Performance Level of VI and has a large, deferred maintenance backlog. The campus determined that the most efficient and cost-effective way to address the seismic and deferred maintenance issues of the building would be to incorporate the School of Nursing program into the proposed PRAB. The School of Nursing Building would be demolished as a separate project, following occupancy of the PRAB.

Demolition of UC Hall

UC Hall has a Seismic Performance Level of V and repurposing the building for future use would require a complete gutting and rebuilding of the interior space, replacement of mechanical and electrical systems and equipment, and exterior improvements. Low floor-to-floor heights,

less usable floor plate configurations, and aging infrastructure constrain its potential. Demolition of the building allows the site to be redeveloped as a new state-of-the-art research and academic facility and is the most cost-effective action that meets the goals of the proposed program.

New Space to Address Growth and Obsolete Research Space

Research programs at Parnassus Heights are experiencing substantial challenges and the lack of adequate, well-configured space has had a tangible negative impact on the morale of many UCSF faculty, especially those engaged primarily in research, to the point where it hampers the ability of programs to attract and retain faculty, students, and trainees.

Research space is distributed across multiple buildings at Parnassus Heights, with most research space located in the Health Sciences Instruction and Research East and West (HSE and HSW) towers and the Medical Sciences Building. These three major research and education buildings have significant deferred maintenance needs. Without the ability to relocate research and/or education programs temporarily or permanently, providing necessary improvements is disruptive and costly; this approach also restricts the opportunity to address modernization needs.

Over the past decade, UCSF has invested in HSE and HSW to renovate floors in order to provide more efficient research space and to meet code, life safety, and research requirements. To accomplish these improvements, it is necessary to renovate full floors at a time; however, the timeline to implement these improvements is compounded by lack of available space into which current occupants of these floors can be relocated (and the costs associated with improving space that can be identified as swing space). Improvements in the Medical Sciences Building are further complicated by the significant seismic improvements needed to meet the Seismic Safety Policy and investment needed to address code and building system improvements. Even if completed in phases, addressing the improvements needed for the Medical Sciences Building would require space for existing programs to be relocated.

The proposed PRAB would provide new space for existing research programs, allowing for moving out of older existing research buildings and enabling renovation of those spaces for research, education, and support needs. The new research space would also allow for expansion of existing programs and the creation of new programs across the research spectrum and in emerging disciplines.

New Space to Address Growth and Obsolete Education Space

Much of the education space is outdated and not sized or configured appropriately to meet current pedagogical or technological needs of health sciences education. Lack of access to daylight and inadequate building systems also contribute to the deficiencies of the existing education spaces. There also is a lack of space available for informal instruction (group study, faculty-student discussions outside of the formal class setting, and individual study areas).

As part of the comprehensive strategy for improving the educational portfolio, UCSF plans to include education space in the new building that advances improvements to the overall inventory of education spaces across UCSF, allows for realigning capacity and flexibility within existing

classrooms, incorporates lessons learned with recent remote teaching experience, and implements the construction of space that is better developed with new construction than with retrofit of existing space.

West Campus Circulation and Infrastructure Improvements

The CPHP identified the west side of the Parnassus Heights campus site as the future home for both research and residential/mixed use buildings. The project includes circulation and infrastructure improvements for the west end of the Parnassus Heights campus site and is a critical service component for deliveries and loading to the PRAB.

PROJECT DESCRIPTION

The proposed PRAB project would construct an approximately 271,000-GSF research and academic building on the site of UC Hall. The below table identifies the conceptual space program that is being further refined during detailed programming and design.

Conceptual Space Program

Space Type/Function	GSF
Wet and Dry Research and Laboratory Support	174,000
School of Nursing Program Replacement (administration and dry research)	33,000
Community and Retail	13,000
Education	12,000
Building Support and Services	39,000
Total	271,000

In addition to construction of the new research and academic building, the project would include demolition of UC Hall, construction of sections of the promenade and service and utility corridor adjacent to the PRAB, improvements to Parnassus Avenue in front of the PRAB, and extension of Fourth Avenue up to the existing School of Dentistry Building. The building would be served by existing campus utilities and would connect to public utilities at Parnassus Avenue.

UCSF is developing an integrated plan for construction logistics and mitigation impacts on the campus and its neighbors and coordinating construction of the proposed PRAB, New Hospital at Parnassus Heights, and other projects to be implemented through 2030.

Project Site

The proposed PRAB would be constructed on the site of UC Hall. The site is bounded by Parnassus Avenue on the north side, the future Fourth Avenue extension on the west, the Clinical Sciences Building on the east, and the future campus promenade on the south. (See Attachment 2.)

Project Schedule

Working drawings for the Site and Make-Ready Work portion of the project would begin following proposed approvals at the September 2022 Regents meeting, with relocation of utilities and exterior abatement of UC Hall to begin in March 2023 and finish in July 2023. Demolition of UC Hall would occur after the exterior abatement, with completion by December 2023. Construction of the new building and remaining site improvements for the west campus are scheduled to begin at the end of 2023 and continue into 2026.

Approval of total project budget, additional external financing, and design following action pursuant to the California Environmental Quality Act will be requested for the project at a future meeting, anticipated for spring 2023.

Financial Considerations

The Parnassus Research and Academic Building and the West Campus Site Improvements project would be funded from external financing (supported by campus funds) and gift funds. The project cost and funding plan would be finalized at the time of seeking budget approval from the Finance and Capital Strategies Committee and the Board. The funding plan does not include contribution from UCSF Health.

KEY TO ACRONYMS

CPHP	Comprehensive Parnassus Heights Plan
HSE	Health Sciences Instruction and Research East
HSW	Health Sciences Instruction and Research West
PRAB	Parnassus Research and Academic Building

ATTACHMENT

Attachment 1	Prior Regents Meetings
Attachment 2	Project Location Map

PRIOR REGENTS MEETINGS

- November 2019 Approval of 2019-2025 Capital Financial Plan, in which the Parnassus Research and Academic Building project was included, with anticipated budget approval in fiscal year 2020-2021
- February 2020 Approval of waiver by the Health Services Committee of its review of certain UC Health-related projects included in the 2019-2025 Capital Financial Plan to the extent of those projects planned for total budget approval during fiscal years 2019-2020 to 2024-2025
- November 2020 Approval of 2020-2026 Capital Financial Plan, in which the Parnassus Research and Academic Building project was included, with anticipated budget approval in fiscal year 2021-2022
- February 2021 Approval of waiver by the Health Services Committee of its review of certain UC Health-related projects included in the 2020-2026 Capital Financial Plan approved by the Regents, again to the extent of those projects planned for total budget approval during fiscal years 2020-21 to 2025-2026. The waiver was intended to supersede and replace the waiver approved in February 2020.
- Pursuant to the conditions of the February 2021 waiver, UCSF briefed the Executive Vice President of University of California Health about the project prior to bringing the project to the Finance and Capital Strategies Committee.
- March 2021 Discussion of the project at the Finance and Capital Strategies Committee meeting
- May 2021 Approval of preliminary plans funding by the Board of Regents, following recommendation by the Finance and Capital Strategies Committee
- May 2022 Approval to amend the Health Services Committee Charter with respect to capital improvement projects, as an alternative to the annual waiver by the Health Services Committee
- As amended, the Charter provides that the Health Services Committee shall consider proposals for plan for improvements and capital improvement requests greater or equal to \$300 million involving UC Health of any of its components, prior to or concurrent with consideration, recommendation or approval by the Finance and Capital Strategies Committee. This requirement applies only to those capital projects that are related to patient care or research, or are otherwise of strategic importance to UC Health.

PROJECT LOCATION MAP

