

Office of the President

**TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:**

**ACTION ITEM**

*For the Meeting of July 17, 2014*

**APPROVAL OF PRELIMINARY PLANS AND WORKING DRAWINGS BUDGET, APPROVAL OF PROJECT SCOPE AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CLINICAL SCIENCES BUILDING SEISMIC RETROFIT AND RENOVATION PROJECT, SAN FRANCISCO CAMPUS**

**EXECUTIVE SUMMARY**

The San Francisco campus proposes the seismic retrofit and renovation of the Clinical Sciences Building (CSB), located at its Parnassus Heights campus site. Constructed in 1933, CSB is seismically compromised, thereby requiring remediation in order to comply with the University's Seismic Safety Policy.

The proposed project would renovate and seismically strengthen the 107,600 gross square foot building, replace aging building systems, and renovate the interior of the building as contemporary dry research work space and instructional space. The renovation would modernize the aging interior and provide highly efficient and flexible office layouts, to encourage collaboration and provide flexibility for growth and contraction of programs without costly future construction. The total current building population is approximately 500 people, comprised of employees, clinical employees, patients and students. The renovation would increase the number of dedicated workspaces from 350 workspaces in research labs and offices to approximately 500 desktop workspaces. Current average daily building population from clinics and the patient population (150 people) will be relocated to other space, thus there will be no increase in overall building population. The CSB is considered a historical resource under California Environmental Quality Act. The proposed renovation activities would be consistent with the rehabilitation standards of the Secretary of the Interior Standards for the Treatment of Historic Properties and would not result in a significant impact on an historic resource.

The proposed project would be consistent with the campus' 1996 Long Range Development Plan, Physical Design Framework, and the budget is consistent with the accepted 2013-23 Capital Financial Plan.

In May 2013, the Regents approved Preliminary Plans funding of \$2.4 million from campus funds. After the November 2013 Regents approval, the State approved \$2.8 million of State

appropriations, under the AB 94 funding mechanism, for the Working Drawings for the project's seismic retrofit scope.

The Regents are being asked to: (1) approve the project's Preliminary Plans and Working Drawings budget of \$8,016,000 to be funded from campus funds (\$5,216,000) and external financing serviced by State appropriations under the AB 94 mechanism (\$2.8 million); (2) approve the project scope; (3) find the project to be categorically exempt from environmental review in accordance with the California Environmental Quality Act; and (4) approve the project design.

The construction phase is estimated to be \$76,671,000 to be funded from external financing (\$54,936,000) and external financing serviced by State appropriations under the AB 94 mechanism (\$21,735,000). The equipment is estimated to be \$6,781,000 and would be funded from campus funds.

Approval of the construction phase and associated external financing serviced by campus funds, and equipment will be requested in a subsequent Regents item as part of their consideration of the *University of California 2015-16 Budget for State Capital Improvements*.

### RECOMMENDATION

1. The President of the University recommends that the Committee on Grounds and Buildings recommend to the Regents that:
  - A. The 2014-15 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From:	San Francisco: <u>Clinical Sciences Building Seismic Retrofit and Renovation</u> – preliminary plans – \$2.4 million funded from campus funds.
To:	San Francisco: <u>Clinical Sciences Building Seismic Retrofit and Renovation</u> – preliminary plans and working drawings – \$8,016,000 to be funded from campus funds (\$5,216,000), and external financing serviced by State appropriations under the AB 94 mechanism (\$2.8 million).
  - B. The scope of the Clinical Sciences Building (CSB) Seismic Retrofit and Renovation project shall include:
    - (1) Seismic retrofit and replacement of the building systems.
    - (2) Renovation of 107,600 gross square feet (GSF) of existing CSB, and minor additions totaling 3,000 GSF to CSB at the sixth and seventh floors because of the seismic retrofit work.

2. The President of the University recommends that, following review and consideration of the environmental consequences of the proposed Clinical Sciences Building Seismic Retrofit and Renovation project as required by the California Environmental Quality Act, including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Committee on Grounds and Buildings:
  - A. Determine the project qualifies for both a Class 1 and Class 31 categorical exemption in accordance with the California Environmental Quality Act.
  - B. Approve the design of the Clinical Sciences Building Seismic Retrofit and Renovation Project, San Francisco campus.

### **BACKGROUND**

The Parnassus Heights campus site, which is one of multiple UCSF campus sites, is the home of all four UCSF professional schools: Schools of Medicine, Pharmacy, Nursing and Dentistry. The campus also contains wet and dry biomedical research labs and offices, core instructional facilities (including classrooms, auditoria, etc.), UCSF Medical Center inpatient and outpatient facilities, and other campus support functions.

UCSF has embarked on a long-range renewal plan for the Parnassus campus site, consistent with the campus' Long Range Development Plan, Physical Design Framework, and Ten-Year Capital Financial Plan. The renewal plan contains a number of goals, which include remediating seismic hazards, renovating obsolete laboratory space in existing high-rise laboratory buildings, and improving the office space supporting UCSF faculty and staff who provide patient care, educate students and trainees, and conduct research at Parnassus. With the renewal plan, the programmatic emphasis at the Parnassus campus site would remain essentially the same, except that women's, children's, and cancer clinical programs and their faculty would relocate to the new UCSF Medical Center facility and Mission Hall (the new Academic Building that also accommodates clinical, translational, and population-based research programs, such as Global Health Sciences), both at Mission Bay. Clinical programs serving adult patients at Parnassus would backfill existing clinical space in Moffitt/Long Hospital and the Ambulatory Care Center on Parnassus vacated by programs moving to Mission Bay. New faculty and staff would be hired to support the Parnassus programs and would require dry research work space at the Parnassus campus site adjacent to the clinical facilities. The proposed project to retrofit and renovate the Clinical Sciences Building (CSB) would provide dry research space to help address this need.

UCSF's CSB is an eight-level, 107,600 gross square foot (GSF) building, constructed in 1933 at the Parnassus Heights campus site. It is located along Parnassus Avenue, the main public street which bisects the Parnassus site, and is adjacent and connected to the Medical Sciences Building and UC Hall.

CSB is not on any local, state, or national historic registers. However, in 2005, UCSF initiated an evaluation of the building to understand its historical significance. The evaluation determined that the building is eligible for the California Register of Historic Resources under Criterion 1 (Events), for its status as the second oldest surviving building on the UCSF Parnassus Heights campus site. The building also appears eligible under Criterion 3 (Architecture) as a resource that represents a method of construction, as the building features the earliest known steel frame with welded connections in San Francisco. Also under Criterion 3, the building appears eligible as a resource that is representative of the work of a master architect, William C. Hays. For these reasons, the building is considered a historic resource under the California Environmental Quality Act (CEQA). Accordingly, the building would be renovated in accordance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties. The campus is working with an historic preservation architectural firm to ensure that proposed renovation activities, including the minor exterior alterations and additions, are consistent with the "Rehabilitation" category standards in the Secretary of the Interior Standards for the Treatment of Historic Properties, to ensure that the project would not result in a significant impact on an historic resource.

### *Project Drivers*

1. Seismic. CSB is rated Level VI under the University's Seismic Safety Policy, requiring that the building be retrofitted or demolished. The California State University Seismic Review Board, which is advising the Regents on seismic safety, has recommended that UCSF make immediate progress towards remediating CSB's seismic conditions. The process of vacating CSB has already begun; to comply with UC seismic policy and perform the remediation, CSB will be completely vacated by mid-2015. Research labs and clinics in CSB are in the process of being relocated from the building to renovated space in other Parnassus buildings under separate projects. Employees who occupy desktop workstations will be relocated to other campus space on Parnassus (also under separate projects); some of these employees will return to CSB once CSB is renovated.

2. Programmatic Desktop Space Need. By 2023, the total demand for desktop work space at Parnassus is anticipated to be as follows: 366 seats for current occupants of CSB and UC Hall; 54 seats for existing clinical faculty without offices at the Parnassus Heights campus; and 192 seats for clinical faculty hires required to support the Moffitt/Long Hospital clinical backfill (an opportunity created by relocation of Pediatrics, OB/GYN, and cancer programs to the Mission Bay hospital, opening in February 2015). The total demand is approximately 612 seats. The renovated CSB would accommodate desktop workspace for roughly 500 seats in 2017. The remaining projected 2023 demand could be accommodated in UC Hall when renovation is completed in 2019, should plans for reuse of UC Hall be approved.

3. Adjacency Needs. Desktop work space is needed for clinical faculty and staff at the Parnassus campus site adjacent to clinical programs in Moffitt/Long Hospital to enable efficient transitions between clinical, research, and teaching activities by faculty and staff. There is no space for these programmatic needs elsewhere on the Parnassus campus. Clinical faculty must be within a short walk of the clinical and instructional facilities, as well as of their research labs for efficient

adjacencies. The faculty members housed in CSB have clinical responsibilities at Moffitt/Long Hospital and outpatient clinics at the Parnassus campus site, and many also teach students or trainees or conduct research at the Parnassus campus site. CSB is centrally located at the Parnassus campus site, and is physically linked to the Medical Sciences Building via hallways which in turn connect to Moffitt/Long Hospital. This link is critical to faculty in CSB as it provides for quick travel between their desks and clinical, instructional, and research spaces.

4. Cost: Of the options analyzed, the options to renovate or to demolish and build a new replacement building were the two most viable. The retrofit/renovation option is less expensive than a demolition/rebuild option, which would include the high cost of the demolition work as well as the cost of a new building shell. (Please refer to Attachment 2, Project Alternatives.) This option meets the campus' objective for a plan that is cost-effective and fundable.

### *Evaluation of Project Alternatives*

Five options were evaluated before the proposed project was selected as the preferred alternative. The options, described more fully in Attachment 2, included: (1) The "Null Option," doing nothing, which was not a viable option because of the requirement to comply with the University Seismic Safety policy; (2) vacate and demolish CSB and construct a landscaped entry to Saunders Court from Parnassus Avenue; (3) vacate and demolish and rebuild CSB on-site; (4) fully decant Clinical Sciences Building and, once empty, rehabilitate the building (the proposed Project); and (5) working from base of the building to the top, decant one floor at a time and rehabilitate the vacated floor, working up the building in this fashion a floor at a time.

The proposed project, Option 4, delivers the best value for money of the three renovation options. UC Seismic Safety Policy and UCSF programmatic objectives are met at the lowest cost compared with the other options. The time to demolish and rebuild is modestly longer than for renovation, and demolition of CSB would eliminate a historic resource that is valued by members of both the UCSF community and the public at large. Demolition and replacement would engender significantly more disruption to the center of this campus site than renovation, as renovation would take place predominantly within the existing building shell, and would require far less transportation of material out of and into the tight urban site. Additional information on the alternatives may be found in Attachment 2.

## **PROJECT DESCRIPTION**

The proposed CSB retrofit and renovation project would include decanting the building, remediating the seismic hazards in the eight-level building in compliance with the University's Seismic Safety Policy, upgrading building systems, improving disabled access, creating a new workplace in support of clinical programs in Moffitt/Long Hospital, and upgrading the instructional and meeting space within the building to contemporary standards. The shell of the building would be renovated per the Secretary of the Interior's Standards for Treatment of Historic Properties. The asset would be improved and provide a high-performing, seismic and code-compliant facility with an extended life of 50 plus years after the renovation is completed.

Decant: The wet research laboratories now in CSB will be relocated permanently in 2014 and early 2015 to renovated wet lab space throughout Health Sciences East, Health Sciences West, Laboratory Animal Resource Center and Medical Sciences Building. The laboratory renovations were approved in December 2013 and have been undertaken as separate projects under the Chancellor's authority. Various desktop programs would relocate permanently to Medical Sciences Building, Millberry Union and the Ambulatory Care Center. The remaining desktop workspace programs identified to move back in to CSB would relocate temporarily to space in UC Hall. Clinics now in CSB would relocate to other existing clinical space at Parnassus. In total, 39 programs will relocate to 7 sites on the Parnassus campus site.

Remediate Seismic Hazards: CSB is an eight-level steel frame building, with a poured concrete exterior envelope. The building has shear walls on the upper levels but these are discontinuous, stopping at the 3<sup>rd</sup> floor level and never reaching the foundations. This discontinuous shear wall structure concentrates lateral earthquake forces on the lower levels of the building structure without providing a load path to the foundations and into bedrock. In addition, the building lacks structural strength in the transverse direction, and has a soft-story condition on the top level. These structural deficiencies have led to a seismic performance rating of Level VI under the California Building Code and UC Seismic Safety Policy. Seismic reinforcement of CSB requires construction of new shear walls as well as reinforcement of the steel frame. A portion of the 6<sup>th</sup> and 7<sup>th</sup> floors and roof are also being removed and replaced with slightly larger areas to provide improved access and seismic connectivity between the original building and the 1963 addition.

Upgrade Building Systems: The building's infrastructure is aged and out of date. Restrooms are not accessible and must be brought up to code. The main air-handling and electrical equipment and switchgear must be replaced. The existing mechanical and electrical equipment spaces in the building are too small for code-compliance, and need to be expanded and reconfigured to allow room for contemporary equipment and code-mandated maintenance access. The roof needs to be replaced. Electrical distribution and information technology distribution systems need to be replaced. The vast majority of windows in the exterior envelope are not original to the building. The few original windows will be conserved whenever possible, and the non-original windows replaced with modern, high-performing glazing systems in a manner consistent with the Secretary of the Interior standards for historic properties. The exterior concrete walls of the building will be repaired and recoated. The structural augmentation of the building uses concrete shear walls; these will limit the inter-story drift under earthquake loading and help to prevent damage to the building exterior during seismic events.

Improve Accessible Access: The main entry to CSB will be through a new accessible lobby, creating a connection between Parnassus Avenue, Saunders Court and the instructional space beyond. The existing historic entrance and stairway near the center of the building façade will be refurbished and used as a secondary entrance. The shared formal entry to CSB and UC Hall is currently through a 1957 addition. This shared entry is not accessible and the interior space is currently underutilized. Included within the CSB project, an existing 7<sup>th</sup> floor classroom will be relocated to the ground floor. The area of the existing 1957 entry would be repurposed for this use. The space would provide a classroom configured for multi-purpose uses with on-grade

access from the street. A new accessible entrance from Parnassus Avenue would provide access to the instructional space and the west end of CSB.

Program: Renovation of CSB for desktop work space and instructional space will both modernize the aging interior and provide highly efficient and flexible office layouts. This will support collaboration and provide flexibility for growth and contraction of programs without costly future retrofits. The renovation would not increase average daily building population. The number of workspaces will increase from 350 (in a combination of wet and desktop workspaces) to around 500 (in a desktop workplace environment). Current building population includes clinics and patient population which will be relocated to other space. Total current building population is approximately 500 people, thus there will be no increase in overall building population. The project will create a new desktop workplace in support of clinical programs in Moffitt/Long Hospital and upgrade the instructional and meeting space within the building.

<b>FUNCTION</b>	<b>ASF</b>	<b>(GSF)</b>
Office/Dry Research	66,910	(99,704)
Instructional	4,298	(6,408)
Logistical Support/ Commons	3,131	(4,668)
<b>Total</b>	<b>74,339</b>	<b>(110,780)</b>

### *Future Actions*

The construction phase is estimated to be \$76,671,000 to be funded from external financing (\$54,936,000) and external financing serviced by State appropriations under the AB 94 mechanism (\$21,735,000). State approval of external financing for \$21,735,000 under the AB 94 funding mechanism will be requested in the 2015-16 State Capital Outlay request. The equipment is estimated to be \$6,781,000 and would be funded from campus funds.

The total project cost is estimated to be \$91,468,000 to be funded from external financing serviced by campus funds (\$57,752,000), campus funds (\$9,181,000), and external financing serviced by State appropriations under the AB 94 mechanism (\$24,535,000). Approval of the full project budget and associated external financing serviced by campus funds, and equipment will be requested in a fall 2014 Regents item.

## **DESIGN**

### *Design Elements*

The design will be consistent with the campus' Physical Design Framework. The Framework describes the approach the campus uses for the development and conservation of buildings, landscape and infrastructure.

- Respond to CONTEXT while Reinforcing Identity through sensitive restoration of historic facades that serve to highlight salient features of the original design. Limited

modern additions are compatible with the materials, scale and proportions of the new building while clearly reflecting contemporary construction methods and aesthetics.

- Welcome the COMMUNITY by creating a new entrance that provides access to Saunders Court and providing a large multipurpose room at the ground floor for community use. Increased transparency at the pedestrian level makes for a more appealing environment on Parnassus Avenue.
- Ensure CONNECTIVITY to and Within the Campus by creating a new entrance that provides a gracious access portal to Saunders Court. New educational spaces on level 1 are linked along a clarified pedestrian route from the Teaching and Learning Center to classrooms in the Nursing Building and Medical Sciences Building.
- Improve Campus COHESIVENESS through architectural treatment of the new multipurpose room, which creates visual linkages between existing, original design features of the historic Clinical Sciences and UC Hall buildings.
- Create Spaces to Promote COLLEGIALITY thru the placement of multipurpose space on the ground floor and three “town centers” linking every other office floor with amenities and thoughtfully furnished spaces for interaction.
- Lead Through CONSERVATION/SUSTAINABILITY thru the restoration and reuse of an historic campus building, a LEED™ Gold certification target including but not limited to construction waste diversion of 75 percent, low VOC materials, water use reduction at or below 35 percent and reduction of energy use of at least 20 percent below 2010 Title 24 energy code.

### ***Site***

There is no site work associated with the building other than the five feet immediately adjacent to the building. The Campus is planning to propose a phased streetscape plan as part of the 2014 Long Range Development Plan for implementation between 2015 and 2035.

### ***Building Design***

The Parnassus Avenue elevation of CSB is in a Neoclassical Art Deco architectural style while the Saunders Court elevation of CSB reflects a streamlined modern architectural style. Minor new construction to achieve structural reinforcement goals will be implemented. A new entrance to CSB will provide connectivity to Saunders Court, connecting all instructional resources on the Parnassus Campus.

### ***Materials***

The existing building materials that will be preserved include reinforced cast-in-place and board-formed concrete exterior, steel framed windows, and copper roofing at the seventh floor.



Significant existing architectural details include a cornice and glazed skylights. Significant systems to be added consist of new window systems (except where the few remaining original windows will be preserved) and glazed entry systems off Parnassus Avenue and Saunders Court and a glazed enclosure for the multipurpose room at the west end of the building.

***Schedule***

Construction is anticipated to commence in July 2015. Project completion is scheduled for July 2017.

**ATTACHMENTS:**

- Attachment 1: Preliminary Plans and Working Drawings Budget
- Attachment 2: Project Alternatives
- Attachment 3: Policy Compliance
- Attachment 4: Project Site Location
- Attachment 5: California Environmental Quality Act

ATTACHMENT 1

**PRELIMINARY PLANS AND WORKING DRAWINGS BUDGET**

<b><u>Category</u></b>	<b><u>Amount</u></b>
Fees <sup>(1)</sup>	\$2,452,000
Campus Administration <sup>(2)</sup>	\$1,472,000
Surveys, Tests, Plans and Specifications <sup>(3)</sup>	\$1,400,000
<u>Special Items <sup>(4)</sup></u>	<u>\$2,692,000</u>
<b>Total Preliminary Plans Budget</b>	<b>\$8,016,000</b>

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<sup>1</sup> Architect and Technical Team, Design Development to Regents Design, Independent Reviews, Construction Management Consultants, and Plan Review

<sup>2</sup> Campus Project Management and Contract Administration

<sup>3</sup> Includes Hazardous Materials Survey and Testing, Topo Survey, Reproduction Costs

<sup>4</sup> Legal and CEQA Consultants, Community Presentations, CEQA Approval, Telecommunications, Security, Structural Peer Review and Audio/Visual Consultant, Occupancy Evaluation, Interior Design, Programming Studies, Waterproofing Consultant, Records Management Consultant

## PROJECT ALTERNATIVES

Four options have been identified for remediating the seismic risk posed by CSB:

- 1) Do nothing (the 'Null Option')
- 2) Demolish CSB and construct a landscaped entry to Saunders Court from Parnassus Avenue
- 3) Demolish and rebuild CSB on-site
- 4) Fully decant Clinical Sciences Building and, once empty, rehabilitate the building.
- 5) Working from base of the building to the top, decant one or two floors at a time and rehabilitate the vacated floors, working up the building in this fashion a floor or two at a time.

Option 1: The 'null option' of doing nothing and continuing to use Clinical Sciences Building as it is: This option conflicts with UC Seismic Safety Policy, which requires remediation of seismic hazards, and exposes both UCSF and the University to levels of seismic risk deemed unacceptable by Policy. This option has been rejected by campus leadership and will not be developed or analyzed further.

Option 2: Demolish CSB, construct a landscaped entrance to Saunders Court from Parnassus Avenue, and renovate UC Hall as office: This option does not fulfill UCSF programmatic goals of providing faculty and staff workplaces in closest possible proximity to Moffit/Long Hospital, Medical Sciences, and Health Sciences East and West buildings in support of maximal faculty and staff efficiency. This option has been rejected by campus leadership and will not be developed or analyzed further.

Option 3: Demolition and rebuild of CSB on-site: This is the second most expensive option, because it incurs the cost of demolition and construction of a new CSB shell, costs that are wholly or partially avoided by renewal of the existing building. Furthermore, new building construction would be more disruptive to the center of campus than renovation, as renovation within the existing shell will do much to contain the noise, dust, and vibration of construction. CSB lies at the heart of the Parnassus campus, connects to three buildings on all floors - Nursing, Medical Sciences, and UC Hall - and is partially buried at the basement and half of the level above in the hillside, resulting in a retaining wall structure integrated into the building on the south side. These factors all complicate demolition of the building and increase cost, as they each require extensive temporary protective measures and/or traffic control to support the demolition process. These same factors also complicate and add cost to construction of a new building on the site. Rough project cost: \$98.7 to \$116.3 million (\$922-\$1,086/GSF), duration 30-36 months.

Option 4: Full decant and single-phase remediation of CSB, followed by re-occupancy: This option provides the most efficient opportunity to replace aged and out-of-date building systems and interiors in addition to remediation of the seismic risk through augmentation of structural systems and of non-structural support elements. The construction work required for remediation would not have to be phased, and thus avoids the additional cost of phased moves, and of additional project overhead and cost escalation due to drawn-out construction schedules.

Scientific research would not be put at risk due to the noise and vibration associated with installing structural shear walls, strengthening steel framing, and interior fit out in an occupied building. Renewal of CSB requires replacement of primary mechanical and electrical systems due to age and code-compliance issues, and accessibility upgrades in restrooms the building entrance from Parnassus Avenue.

Option 5: Partial decant and floor-by-floor phased remediation of CSB: This option would empty one floor of CSB at a time, and remediate the building starting at the foundation level and rising floor-by-floor, moving people around the work in progress. This approach would engender significant additional costs for phasing, greatly extended overhead, premium hourly wage rates for extended working hours during evenings and weekends, disruption of the occupants due to power and other utilities shutdowns, vibration and noise, and cost and disruption of multiple moves. Cost of floor-by-floor renovation would rise significantly in comparison to renovation of an empty building due to a significantly longer construction schedule, and delays due to working shutdowns around work schedules in an occupied building. Rough project cost: \$107 to \$135 million (\$1,000-\$1,261/GSF), duration 64-66 months.

Note: A "seismic retrofit only" option was not developed because while it would address the most critical driver of seismic safety, it would trigger code-mandated upgrades of other building systems, which then engender a whole-building renewal project. Were a seismic remediation-only approach possible, it would not address the critical need for office and dry research space on Parnassus in sufficient quantity to meet UCSF's programmatic needs.

## **FACTORS AFFECTING COST AND SCHEDULE**

Costs have been estimated based on schematic design documents. Project costs and construction costs on Parnassus have historically been high because of extreme urban density and interconnectedness of buildings and utilities systems. These conditions typically erode daily construction labor productivity and increase risk for contractors and subcontractors. This erosion of productivity is by far the single largest cause of high construction costs at Parnassus and includes the following factors:

- 1) Lack of close-in contractor parking.
- 2) Lack of lay-down space and/or material handling and staging space, which forces contractors to provide just-in-time material delivery. Any delay in the timely delivery of materials to the site impacts crew productivity.
- 3) Cost of managing site access by delivery vehicles and construction equipment in a location visited by 16,000 persons per day.

**POLICY COMPLIANCE**

**Capital Financial Plan.** The *2013-23 Capital Financial Plan (CFP)* for the San Francisco campus includes the project at a project budget of \$91,468,000.

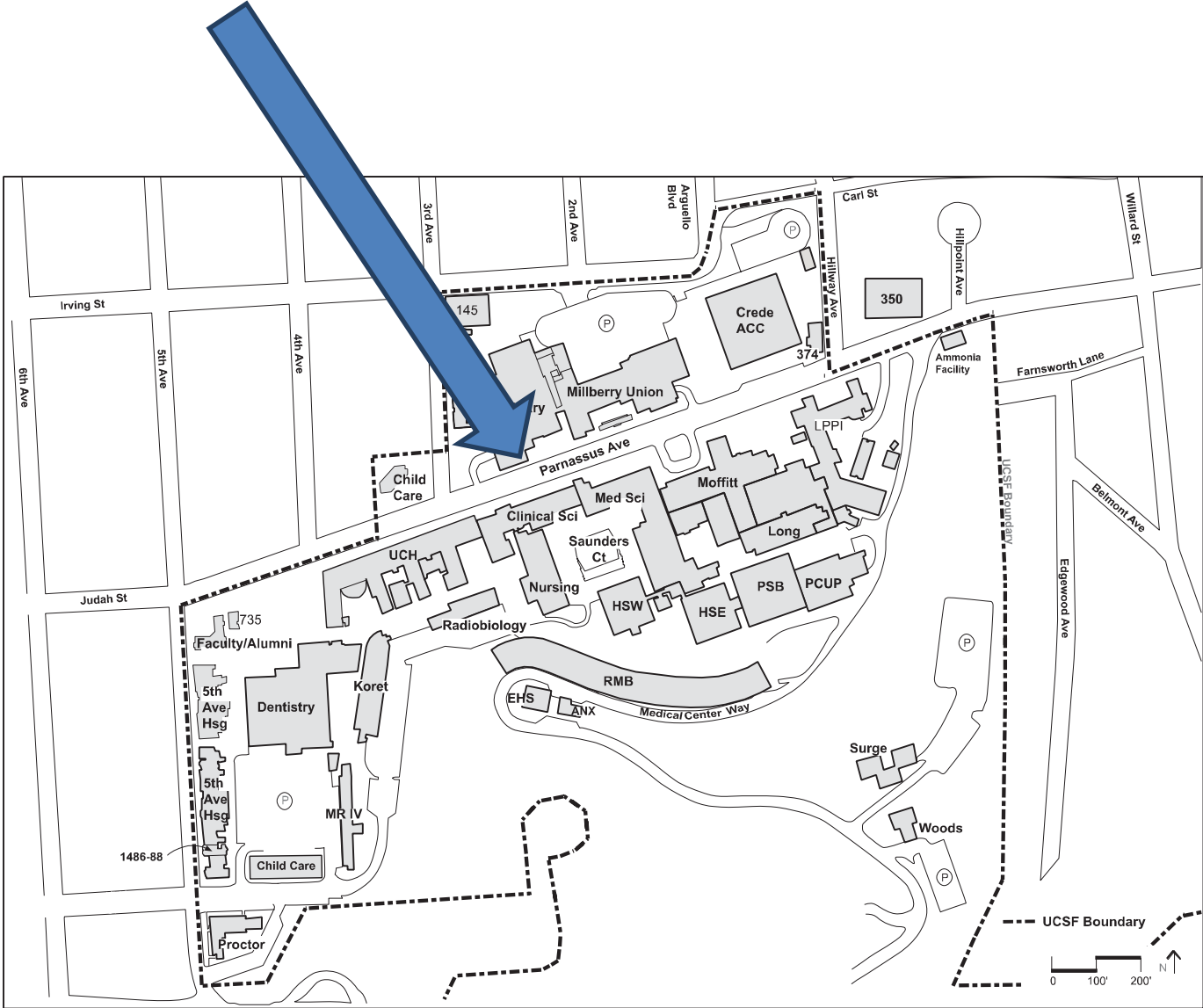
**Environmental Analysis.** Pursuant to the California Environmental Quality Act (CEQA) and the University Procedures for implementation of CEQA, a determination that the project qualifies for Class 1 and Class 31 Categorical Exemption is recommended. .

**Sustainable Practices.** This project will comply with the University of California – Policy Sustainable Practices. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements; and the project will achieve a minimum US GBC LEED™ NC Silver rating. This will include but is not limited to construction waste diversion of 75%, low VOC materials, water use reduction at or below 35% and reduction of energy use of at least 20% below 2010 Title 24 energy code.

**Seismic Safety Policy.** This project will comply with the *University of California Seismic Safety Policy* including independent structural engineering peer review by the UCSF Seismic Review Committee.

**Independent Cost/Design Review.** Independent cost estimates have been prepared in accordance with UC Policy.

PROJECT SITE LOCATION



**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Pursuant to State law and University procedures for implementation of CEQA, the campus undertook an evaluation of the proposed Project to determine the appropriate CEQA compliance approach. The proposed project was determined to be categorically exempt from environmental review under CEQA Guidelines Sections 15301 (Class 1) Existing Facilities, which exempts minor alterations to existing structures or facilities involving negligible or no expansion of use, and CEQA Guidelines Section 15331 (Class 31) Historical Resource Restoration/Rehabilitation. As a Class 1 categorically exempt project, minor alterations to an existing building are proposed. Specifically, the proposed seismic retrofit and renovation project would occur primarily within the interior of the building, with a few exceptions: minor alterations to the front entrance, a small addition to the 6<sup>th</sup> and 7<sup>th</sup> floors, and the demolition and reconstruction of a small pavilion building located between CSB and UC Hall.

Additions of up to 10,000 square feet are included in the Class 1 exemption if the project is within an area where all public services and facilities are available. The project site is within a developed campus in an urban environment where all public services and facilities are available. Although a small addition to the 6<sup>th</sup> and 7<sup>th</sup> floors is proposed totaling about 1,020 square feet, the proposed project would not add square footage to the campus, since the reconstruction of the small entry building between CSB and UC Hall would result in a loss of square footage. Thus, on balance, there would be no net new square footage as a result of the proposed project, and the project would not add square footage to the amount of space counted toward the limit on space as identified in the 1976 Regents' Resolution known as the "space ceiling."

The total current building population is approximately 500 people, comprised of employees, clinical employees, patients and students. The renovation would increase the number of dedicated workspaces from 350 workspaces in research labs and offices to approximately 500 desktop workspaces. Current building population from clinics and the patient population (150 people) will be relocated to other space, thus there will be no increase in overall building population.

The proposed project would be consistent with the UCSF Long Range Development Plan objectives to reuse existing buildings, and to renovate existing buildings to conform to seismic safety and fire codes. Some occupants of CSB would be moved to UC Hall, which is seismically compromised, until the CSB renovation is completed. This condition would be temporary, and upon completion of the CSB renovation, occupants would return to a renovated CSB, and UC Hall would then be vacated and seismically retrofitted and renovated.

CSB is considered a historical resource under CEQA. The project involves the repair, stabilization, and reconstruction of a historical resource and thus also qualifies for a Class 31 categorical exemption from CEQA. The campus is working an architectural firm specializing in historic preservation to ensure that proposed renovation activities, including the minor exterior alterations and additions, are consistent with the "Rehabilitation" standards of the Secretary of

the Interior Standards for the Treatment of Historic Properties and to ensure that the project would not result in a significant impact to an historic resource.

None of the exceptions to the categorical exemption identified under CEQA Guidelines Section 15300.2 would apply. The proposed project would not result in a significant cumulative impact; there is no reasonable possibility that the project could result in a significant impact due to unusual circumstances (it is a renovation of an existing facility); the project would not result in damage to scenic resources within a state scenic highway (not proximate to a scenic highway); the project is not located within a hazardous waste site; and the project would not result in a substantial adverse change to the significance of a historical resource. The campus retained a historic preservation architectural firm to evaluate the project design against the "Rehabilitation" standards of the Secretary of the Interior Standards for the Treatment of Historic Properties. The firm concluded that the design met the standards.