

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of May 17, 2017

APPROVAL OF BUDGET, EXTERNAL FINANCING, AND DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, JOAN AND SANFORD I. WEILL NEUROSCIENCES BUILDING, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The San Francisco campus proposes to construct a 274,000-gross-square-foot building on the UC San Francisco (UCSF) Mission Bay North Campus Block 23A site. This building would provide 208,000 assignable square feet to create a primary home for the new UCSF Weill Institute for Neurosciences, with bench laboratory research programs in neurology, psychiatry, and other neurosciences as well as desktop research, clinical service, and clinical research space. The facility would also include a vivarium, and other necessary support spaces for various campus research units currently distributed at multiple UCSF sites.

At the March 2016 meeting, the Regents approved preliminary plans funding of \$21 million for the project. The proposed project remains consistent with the concepts presented at that meeting. The Regent's Health Services Committee endorsed the recommendation in this item at its April 2017 meeting. In this action, the Regents are being asked to: (1) approve the project budget of \$357.6 million to be funded from external financing (\$141.6 million), gifts (\$175 million), and campus funds (\$41 million); (2) approve the project scope; (3) approve external financing in the amount of \$141.6 million; (4) find the project to be in conformance with the California Environmental Quality Act as indicated in Addendum #4 to the UC San Francisco 2014 Long Range Development Plan Final Environmental Impact Report; (5) approve the project design, and (6) authorize the President of the University to execute documents related to these actions.

RECOMMENDATION

- A. The President of the University recommends that the Finance and Capital Strategies Committee recommend to the Regents that:
- (1) The 2016-17 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: San Francisco: Mission Bay Neurosciences Research Building (Block 23A) – preliminary plans – \$21 million funded from campus funds.

To: San Francisco: Joan and Sanford I. Weill Neurosciences Building – preliminary plans, working drawings, construction, and equipment – \$357.6 million, to be funded from external financing (\$141.6 million), gifts (\$175 million), and campus funds (\$41 million).

- (2) The scope of the Joan and Sanford I. Weill Neurosciences Building project shall consist of constructing a new research and outpatient clinical building with approximately 208,000 assignable square feet (asf) of space that would include: wet laboratory (50,000 asf), office/dry laboratory (65,000 asf), clinical/imaging/infusion space (53,000 asf), clinical research (11,000 asf), a vivarium (16,000 asf), and building support (13,000 asf).
- (3) The President be authorized to obtain external financing not to exceed \$141.6 million plus additional related financing costs for the project. The President shall require that:
 - a. Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.
 - b. As long as the debt is outstanding, the general revenues of the San Francisco campus 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.

B. The President recommends that, following review and consideration of the environmental consequences of the proposed Joan and Sanford I. Weill Neurosciences Building, as required by the California Environmental Quality Act (CEQA), 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 Finance and Capital Strategies Committee recommend that the Regents:

- (1) Find the project to be in conformance with CEQA as indicated in Addendum #4 to the UC San Francisco 2014 Long Range Development Plan Final Environmental Impact Report.
- (2) Adopt the CEQA Findings including the Statement of Overriding Considerations for significant and unavoidable impacts.

- (3) Approve the design of the Joan and Sanford I. Weill Neurosciences Building project, San Francisco campus.
- C. The President recommends that she be authorized, in consultation with the General Counsel, to execute all documents necessary in connection with the above.

BACKGROUND

The proposed Joan and Sanford I. Weill Neurosciences Building (Weill Neurosciences Building) project will enhance and complement a complex of existing neuroscience facilities at the San Francisco Mission Bay campus. The research done in the nearby facilities at the Sandler Neurosciences Center and the Arthur and Toni Rembe Rock Hall (Attachment 4), make Mission Bay one of the largest neuroscience complexes in the world. However, additional space for neuroscience research is needed to expand research programs and capture advances in the field. In addition, multiple neurology clinics, currently located in spaces at the Mount Zion campus site and 1500 Owens Street, are inadequate to accommodate both current demands and projected growth for such clinical services and clinical research.

Project Drivers

The key drivers for this project are:

1. **Demand for psychiatry basic science research space**

A revolution in mental health is underway, transforming not only the social science of mental health, but also the biological science of mental health. UCSF is poised to be at the forefront of research into the biological and genetic components of psychiatric disorders, translating that research to advance the understanding and treatment of developmental and mood disorders, schizophrenia, and others. UCSF is a leader in the study of the molecular basis for mental health and the Department of Psychiatry lacks sufficient wet laboratory space to provide state-of-the-art facilities for this program and for other psychiatric wet bench research.

2. **Demand for neurology and neuroscience research space**

Neurology and neuroscience basic research are also experiencing growth. New collaborative research projects among existing principal investigators in the Department of Psychiatry, the UCSF Memory and Aging Center (MAC), the Global Brain Health Institute (GBHI), and the Kavli Institute for Fundamental Neuroscience (Kavli IFN), among others, are creating demand for wet research space located together with dry research space.

For example, the Kavli IFN and the MAC are the recipients of philanthropic support for programmatic activity in the amounts of \$20 million and \$177 million, respectively, which is fueling new research endeavors. Research at the Kavli IFN will focus on brain plasticity and the collaborations will allow investigators to better understand how

depression and bipolar disorder could be altered by new therapies. The MAC is a world-renowned research and treatment center for brain diseases associated with aging, and UCSF researchers are launching research projects on specific aspects of depression in the elderly.

Neurosciences research is outgrowing the space currently occupied at Mission Bay in the Sandler Neurosciences Center and Arthur and Toni Rembe Rock Hall. Additionally, the new direction of the collaborative research requires a tighter integration of wet and dry laboratory spaces – a design that is not feasible in the current facilities, because of space constraints.

3. Location of psychiatry and neuroscience research in one facility and proximity to administration

Psychiatry and other neuroscience wet research programs have a significant overlap in their research and there are anticipated benefits of increased collaboration by locating them in the same facility. Also, having psychiatry wet laboratories at a Mission Bay location would improve efficiencies by bringing researchers closer to the Department of Psychiatry's new administrative, dry research, and clinical home being planned for 2130 Third Street in the nearby Dogpatch neighborhood.¹ Because the 2130 Third Street project is not planned to accommodate wet laboratory space, it is both necessary and cost effective to allocate space for psychiatry wet research in the proposed project, which would be designed to meet laboratory requirements.

4. Expand clinical space and release existing space

UCSF Health is experiencing significant growth in ambulatory care services with a commensurate need for increased space. The proposed clinical component of the project would allow neurology outpatient clinics at the Mount Zion campus site and 1500 Owens Street to occupy space in the new facility. Released space would be reassigned to support other growing ambulatory services including orthopedic faculty practice clinics, pulmonary services, and pediatric primary care services.

5. Recruitment of researchers

The growth in neuroscience research and related clinical services and clinical research has substantial support from the philanthropic community. In turn, world-class researchers are drawn to institutions that have the resources to support their work. This proposed research building is expected to attract such philanthropic support, and would allow UCSF to grow research programs in both wet and dry neuroscience programs and provide the space needed to recruit additional world-class researchers.

¹ The Regents are considering actions related to this project at this May 2017 meeting.

PROJECT DESCRIPTION

The proposed project would include the construction of a 274,000-gross-square-foot (gsf) building with 208,000 assignable square feet (asf) (76 percent efficient) on Block 23A of the UCSF Mission Bay North Campus. The site is currently used for surface parking. The project will include infrastructure and landscaping site improvements.

Program

The building will accommodate:

	ASF
Wet Laboratory	50,000
Office/Dry Laboratory	65,000
Clinical/Imaging/Infusion	53,000
Clinical Research	11,000
Vivarium	16,000
Building Support	13,000
Total	208,000

Wet Laboratory (approximately 50,000 asf): The wet laboratory research space will support principal investigators' research work, including molecular biology and systems neurosciences, for the Department of Neurology, the Department of Psychiatry, and the Institute for Neurodegenerative Diseases. Wet laboratories will include research bench space, testing and procedure rooms, fume hoods, and environmental rooms. Shared laboratory core programs, such as server rooms and bio-repository space, will also be included.

Office/Dry Laboratory (approximately 65,000 asf): Computational research dry laboratories will consist of offices and open workstations for the Weill Institute for Neurosciences, the GBHI, the MAC, the Neurosciences Learning Center (a collaborative resource center for neuroscience graduate students, residents, medical students, and postdoctoral scholars); principal investigators and their staff, and academic clinical faculty.

Clinical/Imaging/Infusion (approximately 53,000 asf): The clinical services program will include an integrated multi-disciplinary diagnostics hub, a neuro-inflammatory disorders clinic, a neurodegenerative disorders clinic, a movement and neuromodulation disorders clinic, and a repair and recovery clinic. Also included are a 20-bed infusion center (with open bays and five private rooms) and a patient MRI suite for one clinical MRI.

Clinical Research (approximately 11,000 asf): The clinical research program is an outpatient multi-disciplinary research group designed to support human research including observation studies and clinical trials. The space is designed to foster and support research with a particular interest in studies leading to new therapies. The clinical research space will include areas for testing, analysis, consultation, education spaces, and multi-purpose rooms for patients, caregivers, and student education.

Vivarium (approximately 16,000 asf): The vivarium will primarily support the research work of the principal investigators located in the building.

Building Support (approximately 13,000 asf): The lobby with a security desk will manage patient access and access control for faculty, researchers, and staff. Other service spaces include: a building management office, IT office, facilities services work spaces, and an enclosable loading dock.

Project Delivery

UCSF is delivering this project through a Construction Manager (CM)-at-Risk approach, with integrated Design/Build subcontractor trades using a Target-Value Design strategy. This CM-at-Risk project delivery strategy has allowed UCSF and the Construction Manager to utilize the Best Value selection process for selecting the project team most capable of successfully designing and delivering this complex building. The integrated project team applies a Target-Value Design process to ensure the highest overall design quality and building performance.

UCSF has demonstrated success in managing major project delivery using similar approaches and has a history of campus-delivered major projects that are on-schedule and on-budget. Recent successes include the Smith Cardiovascular Research Building (2012), the Ray and Dagmar Dolby Regeneration Medicine Building (2010), the Medical Center Phase 1 Parking Structure (2013), the Mission Hall Global Health and Clinical Sciences Building (2014), and the Medical Center at Mission Bay (2015).

Parking

UCSF is constructing a new surface parking lot on Block 18 (Mission Bay North Campus) to provide for the displaced parking spaces from Block 23A and for the increased demand from the new buildings on the Mission Bay campus site. The new lot is part of a separate campus project. Additional parking spaces will become available on Blocks 15 and 16A after the completion of the Weill Neurosciences Building and the nearby Precision Cancer Medicine Building, as a result of the reduction in demand for construction contractor parking and the removal of the construction trailer there.

Related Utility Improvements

Chilled water and steam utilities will be provided to the Weill Neurosciences Building through an extension to the existing Mission Bay central plant distribution system. This separate \$12.5

million project will connect the Weill Neurosciences Building and Byers Hall to the distribution system and terminate at vaults located in Campus Way. The work to make connections from these vaults to Weill Neurosciences Building will be part of the project proposed in this item. Other utilities (such as sewer, electrical telecommunication, etc.) are located adjacent to the project site.

Project Schedule

The proposed project is scheduled to be completed by February 2020, with construction starting in June 2017.

DESIGN ELEMENTS

Location and Site Condition/Description

The project site is located at the geographic center of the Mission Bay North Campus across Fourth Street from the Koret Quad and fronting the plaza along Gene Friend Way. It is near the Sandler Neurosciences Center, which is north of the Koret Quad, and is one block north of the UCSF Medical Center at Mission Bay. The project site is also two blocks west of the recently approved Mission Bay East Campus Phase 1 Building on Block 33. All Mission Bay research buildings are within easily walkable distances. Refer to Attachment 4 for a depiction of the site area.

Building Design

The proposed design of the Weill Neurosciences Building on Block 23A is intended to create a building that is aesthetically pleasing, environmentally responsible, and an enhancement to the campus core around Koret Quad. The building will also provide a supportive and welcoming environment for patients and visitors to the clinical spaces within the research building. There will be a patient welcome center on the ground floor and the need for patients to travel to multiple destinations will be reduced by having as many services as possible come to the patient. Attachment 5 contains the graphics of the proposed project design.

The proposed project is in conformance with the Physical Design Framework, as amended in July 2016. The project furthers the Universal Planning and Design Principles and Mission Bay Strategies. In support of the Physical Design Framework, the project will:

- **Respond to Context while Reinforcing Identity:** The building massing and scale respond to the adjacent buildings to reinforce the campus identity.
- **Welcome the Community:** The ground floor is designed with a transparent façade. An arcade along Gene Friend Way and a covered plaza at the Fourth Street corner provide a welcoming and human scale at these pedestrian areas. A dedicated patient drop-off area on Campus Way and the main entry on Fourth Street are strongly articulated to provide clear points of entry. Secondary and service entries are designed to be less prominent to create a hierarchy along the public way.

- Ensure Connectivity to and within the Campus: The building siting reinforces the prominence of Gene Friend Way and Fourth Street as the main pedestrian paths through campus with the placement of a connecting plaza and the building's main entry. The extension of the existing pathway that runs along the east side of Mission Hall, up to Gene Friend Way to the east of the proposed building seeks to improve the secondary north-south pedestrian access through campus.
- Improve Campus Cohesiveness: The proposed building completes the Koret Quad providing a strong and legible façade to this landscaped center of campus. The building massing is stepped down to create a consistent scale at its perimeter.
- Create Space to Promote Collegiality: Open landscaped space at the ground floor is designed to connect and expand upon existing campus space. A sheltered entry plaza and arcade improve functionality and provide interaction space.
- Lead through Conservation and Sustainability: The project will achieve Leadership in Energy and Environmental Design (LEED™) minimum building certification level of Silver.

The clinical services areas are designed to meet OSHPD 3² requirements to allow the clinics to operate under UCSF Health's hospital license. The vivarium is designed to meet the Association for Assessment and Accreditation of Laboratory Animal Care requirements. To meet these requirements, separate mechanical systems are required to serve these different areas.

The combination of the clinics and the laboratories create specific design challenges. While the clinics must be open and welcoming to the public, the research laboratories and vivarium require strict access controls. Careful considerations are given to ensure simple and straightforward access to the clinics for the patients and tight access control to the research areas.

The major building design concepts and features are the following:

- This six-story building is designed with a two-story base of clinical services that is inset from the four-story research and clinical functions above. A large entry hall faces Fourth Street to form a U-shaped plan that accommodates the complex program. At the sixth floor, the building is articulated to create a dynamic façade to Fourth Street. This upper portion on the building is wrapped in a screen that unifies the design, while providing privacy and solar control to reduce heat gain and glare.
- The first two floors include a glazed façade that is positioned to provide a covered plaza area. A covered patient drop-off area is provided along Campus Way.

² The Office of Statewide Health Planning and Development is responsible for writing regulations pertaining to licensed clinics. These regulations are identified in the California Building Standards Code as "'OSHPD 3".."

- The sixth floor includes an outdoor event space that offers views of the campus and city beyond for visitors and building occupants.
- Architectural cast-in-place concrete expresses the building's structural skeleton and provides an organizing element for building services including the loading dock. This treatment is carried through on the east façade along the pedestrian pathway, where the building's shear walls become the exterior wall to create a unified and holistic design expression of the building's service zones in contrast to the glazed staff, faculty, and public areas.

Building access is distributed to accommodate a variety of needs.

- The Main (West) Entrance. Accessed from Fourth Street, the main entrance is recessed from the west façade and guides occupants and visitors to the center of the lobby and the security desk where patients and employees are accommodated in separate elevators.
- The South Entrance. This entrance is at the patient drop-off on Campus Way and provides a safe and separate entrance for clinical functions with easy vehicular access to the adjacent Third Street parking garage. The patient population for this building includes many with movement disorders and memory disorders and such a drop-off is necessary to minimize patient travel distances and provide protected safe travel areas.
- East Entrance: A staff entrance from the pedestrian pathway is provided for convenience and servicing needs.

The site is accessible by car, public transportation, and UCSF shuttle. Parking is available at the adjacent Third Street Garage as well as other locations on the Mission Bay North and South campuses. The UCSF shuttle bus stop is located on Fourth Street in front of the building. A patient drop-off zone will be along Campus Way with building access from the south. The design will allow for possible valet service support.

Seismic Safety

This project will comply with the University of California Seismic Safety Policy including independent structural engineering peer review.

Sustainable Practices

This project will comply with the University of California Policy on 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 achieve a minimum LEED™ Silver rating (Version 4). The project will be designed to outperform Title 24 by 20 percent.

CEQA Compliance

In accordance with the California Environmental Quality Act (CEQA) Guidelines and University of California Procedures for Implementation of CEQA, Addendum #4 to the 2014 Long Range Development Plan Final Environmental Impact Report (LRDP FEIR) (State Clearinghouse Number 2013092047), certified by the Regents on November 20, 2014, has been prepared for the Weill Neurosciences Building project.

A summary of the issues and findings related to the LRDP FEIR as well as detailed documentation can be found in the attachments to this item.

FINANCIAL FEASIBILITY

The total project cost of \$357.6 million, including \$12 million of capitalized interest incurred during construction, would be funded with \$175 million of gift funds, \$141.6 million of external financing, and \$41 million of campus funds (specifically from a centrally managed pool of unrestricted funds (non-State, non-tuition), including indirect cost recovery on sponsored contracts and grants and investment earnings). The Summary of Financial Feasibility is provided in Attachment 3.

Status of Fundraising

This project will use a total of \$175 million in gift funds. A majority of these funds (\$125 million) are pledged to the project through a bequest and will be available to the campus at a later date. As of April 2017, the campus has received \$25 million in gifts and will advance campus funds (from a centrally managed pool of unrestricted funds (non-State, non-tuition), including indirect cost recovery on sponsored contracts and grants and investment earnings) until such time that a \$125 million bequest and the remaining \$25 million gifts are received. The campus is not requesting any standby or interim financing for the project.

As of April 2017, the status of gifts for this project is as follows:

In Hand	\$25 million
Pledged (bequest)	\$125 million
To be Raised	\$25 million
Total	<u>\$175 million</u>

Key to Acronyms

ASF	Assignable-Square-Foot
CEQA	California Environmental Quality Act
FEIR	Final Environmental Impact Report
GBHI	Global Brain Health Institute
GSF	Gross-Square-Foot
Kavli IFN	Kavli Institute for Fundamental Neuroscience
LEED™	Leadership in Energy and Environmental Design

LRDP	Long Range Development Plan
MAC	UCSF Memory and Aging Center

- Attachment 1: Project Sources and Uses
- Attachment 2: Comparable Project Information
- Attachment 3: Summary of Financial Feasibility
- Attachment 4: Project Site Location and Site Plan
- Attachment 5: Design Graphics**
- Attachment 6: Environmental Impact Summary
- Attachment 7: Addendum #4 to 2014 LRDP FEIR**
- Attachment 8: 2014 LRDP FEIR

<https://www.ucsf.edu/content/lrdp-environmental-impact-report-downloads>

Attachment 9: CEQA Findings

PROJECT SOURCES AND USES
THE JOAN AND SANFORD I. WEILL NEUROSCIENCES BUILDING
CCCI 6699

PROJECT SOURCES

Source	Total	% of Total
External Financing	\$141,600,000	39.6
Gifts	\$175,000,000	48.9
Campus Funds	\$41,000,000	11.5
Total Sources	\$357,600,000	100.0

PROJECT USES

Category	Total	% of Total
Site Clearance	\$491,000	0.1
Building	\$264,282,000	77.3
Exterior Utilities	\$1,698,000	0.5
Site Development	\$4,662,000	1.4
A/E Fees ¹	\$22,953,000	6.7
Campus Administration ²	\$18,784,000	5.5
Surveys, Tests, Plans	\$420,000	0.1
Special Items ³	\$4,173,000	1.2
Capitalized Interest	\$12,000,000	3.5
Contingency	\$12,528,000	3.7
Total before Equipment	\$341,991,000	100.0
Group 2 & 3 Equipment ⁴	\$15,609,000	
Total Uses	\$357,600,000	

¹ A/E fees include the executive architect/engineer's basic services contract fee.

² Campus Administration includes: project management, contract administration, and inspection.

³ Special Items include: detailed project program and other pre-design study consultants, EIR services consultants, wind tunnel tests, plan check fees, special environmental mitigation expenses, special design consultants, independent structural/seismic review, hazardous materials abatement/remediation design services, and legal fees.

⁴ Group 2 & 3 equipment includes: window washing systems, AV conference equipment, work stations, and roll-up shades. This does not include laboratory or clinic equipment.

Project Statistics

Gross-Square-Foot (GSF)	274,000
Assignable-Square-Foot (ASF)	208,000
Efficiency Ratio ASF/GSF	.76
Building Cost/GSF	\$965
Project Cost/GSF ¹	\$1,248

¹ Excludes Group 2 & 3 Equipment

COMPARABLE PROJECT INFORMATION

Year Completed	Project Name	GSF	Building Cost/GSF ¹
	Proposed Project	274,000	\$965
UCSF Mission Bay Projects			
2003	Arthur and Toni Rembe Rock Hall	167,382	\$818
2008	Helen Diller Family Cancer Research Building	161,757	\$1,094
2012	Smith Cardiovascular Research Building	236,062	\$1,006
2012	Sandler Neurosciences Building ²	237,000	\$750
Non UC Projects			
2015	Private Developer A (North Bay) Wet research laboratory, 4 stories, steel structure	101,283	\$857
2017	Bayer Berkeley QC Lab Wet research laboratory, 3 stories, steel structure	78,840	\$913
2018	Private Developer B (Peninsula) Wet research laboratory, 6 stories, steel structure	238,500	\$1,020
2009	Private Developer C (Southern California) Wet research laboratory/testing facility, 6 stories, concrete building	119,600	\$997

Cost Drivers

The design requirements for state-of-the-art research laboratory facilities include some costs that would not be part of a traditional office or classroom building. The clinical space in the building must meet a separate and rigorous set of State regulated design requirements. This project integrates programmed space for both research and clinical uses, and also includes a vivarium. There are many advantages in locating these uses together, however for reasons related to life safety and patient confidentiality a high degree of physical separation must be implemented within the building. For example, elevators must be available for clinic patients that are separate from elevators that serve the research functions. Additionally, the ventilation and some other building systems must also be separated between uses.

¹ Comparable projects have been adjusted to reflect the Project's CCCI of 6699.

² This project was developed as a Public-Private-Partnership. The costs indicated are based on estimated budgets provided during the negotiation of that partnership.

The design has also accounted for advanced technologies related to materials storage and handling, such as robotic retrieval and transport, that have significantly reduced the amount of space usually required to be dedicated to storage in a laboratory facility. This reduction in storage area allowed for more programmed space which resulted in an increased density of laboratory stations for the project. The increased research area has a related increase in the number of fume-hoods and other equipment.

Additionally, the campus has designed this and other critical research and clinical facilities, to a seismic standard (Tier 2) that exceeds the code minimum (Tier 1) to achieve greater stability in a seismic event. This results in an increased investment in structural elements such as more shear walls and concrete, but protects the University's assets and operations from damage and downtime following a seismic event.

SUMMARY OF FINANCIAL FEASIBILITY

SAN FRANCISCO CAMPUS	
Project Name	The Joan and Sanford I. Weill Neurosciences Building
Project ID	9002834
Total Estimated Project Costs	\$357,600,000
Anticipated Interest During Construction	\$12,000,000

PROPOSED SOURCES OF FUNDING	
External Financing	\$141,600,000
Gifts	\$175,000,000
Campus Funds	\$41,000,000
Total	\$357,600,000

Fund sources for external financing shall adhere to University policy on repayment for capital projects.

Externally Financed Projects (if applicable)

Long-term external financing assumptions are listed below.

FINANCING ASSUMPTIONS	
Anticipated Repayment Source	General Revenues of the San Francisco Campus
Anticipated Fund Source	Campus Funds (specifically from a centrally managed pool of unrestricted funds (non-State, non-tuition), including indirect cost recovery on sponsored contracts and grants and investment earnings)
Financial Feasibility Rate	6.0%
First Year of Principal	2021
Final Maturity (e.g. 20XX)	2050
Term (e.g. 30 years)	30 years
Estimated Average Annual Debt Service	\$10,287,000 principal and interest

Below are results of the financial feasibility analysis for the proposed project using the campus' Debt Affordability Model. The model includes projections of the campus' operations and planned financings. A new Debt Affordability Model with revised metrics was implemented August 1, 2015.

Measure	10 Year Projections	Approval Threshold	Requirement
Modified Cash Flow Margin ¹	2.4%, FY 2022	$\geq 0.0\%$	Must Meet
Debt Service to Operations ¹	4.9%, FY 2022	$\leq 6.0\%$	Must Meet 1 of 2
Expendable Resources to Debt ^{1,2}	1.41	$\geq 1.00x$	

¹ *Modified Cash Flow Margin, Debt Service to Operations, and Expendable Resources to Debt are campus metrics.*

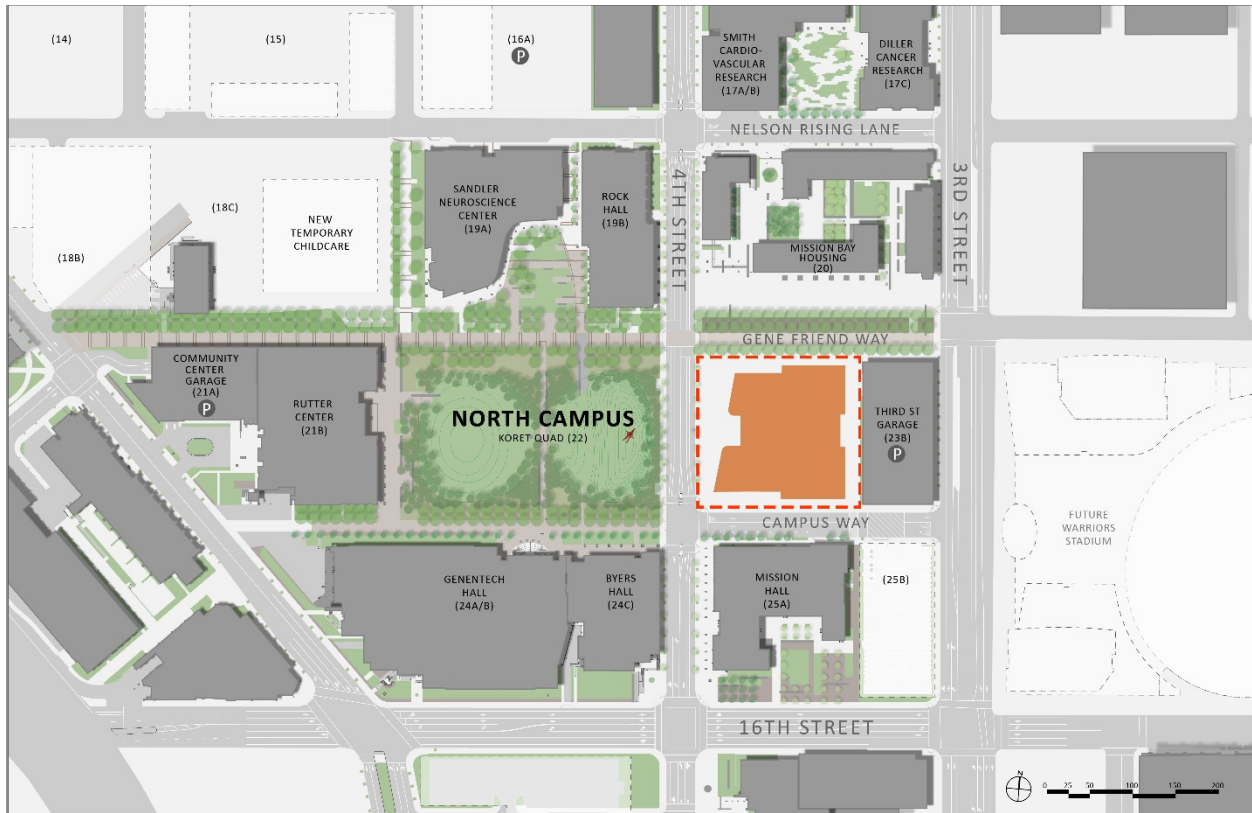
² *Expendable Resources to Debt are not projected. The ratio provided here is a snapshot as of the most recent fiscal year-end available.*

PROJECT SITE LOCATION AND SITE PLAN

Figure 1: Project Site Location



Figure 2: Site Plan



ENVIRONMENTAL IMPACT SUMMARY

Environmental Review Process

In accordance with the California Environmental Quality Act (CEQA) Guidelines and University of California Procedures for Implementation of CEQA, Addendum #4 to the 2014 Long Range Development Plan Final Environmental Impact Report (LRDP FEIR) (State Clearinghouse Number 2013092047), certified by the Regents on November 20, 2014, has been prepared for the Joan and Sanford I. Weill Neurosciences Building (Weill Neurosciences Building) project.

Environmental Impacts

Addendum #4 found that the Weill Neurosciences Building project would not result in any new or substantially more severe significant environmental impacts than those identified in the LRDP FEIR. The proposed project would not require new mitigation measures or result in mitigation measures that are considerably different from those analyzed in the LRDP FEIR and adopted by the Regents in November 2014.

The LRDP FEIR found that LRDP proposals at the UCSF Mission Bay campus site, which includes the proposed Weill Neurosciences Building project, would have less than or no significant impacts on the environment in regard to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Land Use, Population and Housing, Public Services, and Recreation.

The LRDP FEIR found that LRDP proposals at the UCSF Mission Bay campus site, which includes the proposed Weill Neurosciences Building project, would have less than significant impacts on the environment, with project-level mitigation incorporated in regard to: Aesthetics, Air Quality (construction-related), Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise (construction), and Transportation.

The LRDP FEIR found that LRDP proposals at the UCSF Mission Bay campus site, which includes the proposed Weill Neurosciences Building project, would result in potentially significant impacts related to: Air Quality (operations), Noise (pile driving), and Utilities (operations). There are no mitigation measures that would reduce these impacts to less-than-significant levels. As such, these impacts are Significant and Unavoidable.

The LRDP FEIR found that LRDP proposals at the UCSF Mission Bay campus site, which includes the proposed Weill Neurosciences Building project, would contribute to potentially significant cumulative impacts in the areas of Air Quality (construction-related and operations), Noise (operations), Transportation (construction traffic), and Utilities (wastewater infrastructure). There are no mitigation measures that would reduce these impacts to less-than-significant levels. As such, these impacts are Significant and Unavoidable.

Findings

Based on the impact assessment in the attached Addendum #4, it has been determined that the proposed project, with incorporation of applicable LRDP FEIR Mitigation Measures, will not result in any new significant direct, indirect, or cumulative environmental impacts that are not examined in the LRDP FEIR. However, because the project, after incorporation of all feasible mitigation measures, will result in impacts that cannot be reduced to a less than significant level, a Statement of Overriding Considerations is proposed for approval and has been included in the proposed CEQA Findings (Attachment 9). The Statement of Overriding Considerations sets forth the specific reasons to support approval of the project notwithstanding its significant and unavoidable environmental impacts.