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Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM - CONSENT

For Meeting of May 15, 2024

HILLCREST MULTIPURPOSE CLINICAL RESEARCH BUILDING, SAN DIEGO CAMPUS: PRELIMINARY PLANS FUNDING

EXECUTIVE SUMMARY

The San Diego campus proposes to construct the Hillcrest Multipurpose Clinical Research Building to provide approximately 135,000 gross square feet of space for clinical research, administrative functions, retail, childcare, community wellness, and parking. The proposed project would accommodate administrative and research functions that would be displaced in the demolition for the Hillcrest campus redevelopment.

The proposed project would be located in the Multi-Use District of the Hillcrest Campus on a site where there is currently a surface parking lot (105 spaces) and temporary modular buildings.

The Regents are being asked to approve preliminary plans funding of \$20 million to be funded from campus funds. The campus plans to request approval of budget and design following action pursuant to the California Environmental Quality Act in summer 2025. The campus aims to deliver the project by fall 2027.

RECOMMENDATION

The President of the University recommends that the Finance and Capital Strategies Committee recommend that the Regents amend the 2023-24 Budget for Capital Improvements and the Capital Improvement Program to include:

San Diego: Hillcrest Multipurpose Clinical Research Building – preliminary plans – \$20 million, to be funded from campus funds.

BACKGROUND

Project Drivers

The proposed project is part of the strategic redevelopment of the Hillcrest Campus, which includes construction of a new hospital to meet seismic requirements while maintaining existing hospital operations. The redevelopment plan necessitates a multi-phase construction effort, including construction of a replacement hospital/inpatient services, consolidation of fragmented outpatient services, residential housing, and other support functions.

The proposed project would accommodate administrative and research functions that are located in buildings to be demolished as part of the Hillcrest Campus Long Range Development Plan (2019 LRDP), including the Multipurpose Facility (MPF), Theodore Gildred Facility (TGF), and Clinical Teaching Facility (CTF). (Refer to Attachment 2.) Many of the displaced functions must remain at the Hillcrest Campus and be consolidated in one building to ensure an efficient use of land and operations.

The demolition of the MPF, TGF and CTF buildings, to be carried out in future projects, would address approximately \$27 million of building and infrastructure restoration and renewal needs identified via the Integrated Capital Asset Management Program. In addition, the demolition would address approximately 226,500 gross square feet of space that are not compliant with seismic safety policy, as documented in the campus seismic plan.¹

PROJECT DESCRIPTION

The space program for the proposed Hillcrest Multipurpose Clinical Research Building (MCRB) would total approximately 135,000 gross square feet (GSF), and include space for the following:

Table 1: Program (GSF)

Program	Function	Gross Square Feet
Health Sciences Clinical Research	<ul style="list-style-type: none">Human Subject Research:<ul style="list-style-type: none">Antiviral Research CenterHIV Neurobehavioral Research CenterCenter for Medicinal Cannabis ResearchClinical and Translational Research Program	31,600
Health Systems Administration	Supporting future Hillcrest clinical programs	85,000
Retail	<ul style="list-style-type: none">CaféWellness / Multipurpose Service and Retail	8,000
Childcare	<ul style="list-style-type: none">Indoor space plus outdoor play space	10,000
Parking	<ul style="list-style-type: none">To support childcare and retail activities	TBD
TOTAL		135,000

¹ The Hillcrest Multipurpose Facility and Clinical Teaching Facility are currently evaluated at SPR V, and Theodore Gildred Facility at SPR VI.

The proposed project would include parking and an accessible path of travel to the building. Parking options (surface and structure) would be studied to include parking to the extent feasible within the constraints of the project site and program requirements. As part of the Phase 1 Outpatient Pavilion and Parking Project a large multi-level parking structure was constructed that is located just north of the MCRB project site.

The project would be well-served by alternative transportation options. The UC San Diego Blue Line, part of the San Diego Metropolitan Transit System Trolley, has helped improve access options between the La Jolla and Hillcrest campuses and is accessible from the nearby Old Town and Fashion Valley Transit Centers. Improvements underway for pedestrian and bicycle infrastructure on the campus, particularly along Bachman Place, are consistent with regional efforts to improve active transportation capability in the area. An accessible path of travel would be provided to connect the proposed MCRB to the adjacent parking structure and buildings.

The project is targeting a minimum of Leadership in Energy and Environmental Design™ Gold certification, consistent with the UC Sustainable Practices Policy. See also Attachment 5, Statement of Consistency with Select UC Policies and Practice.

Project Site

The proposed project would be located on the southern area of the Hillcrest Campus bounded by Arbor Drive to the north, First Avenue to the east, Montecito Way to the south, and Front Street to the west (refer to Attachment 3). The approximately 1.7-acre project site currently contains a surface parking lot and temporary modular buildings that would be demolished as part of the proposed project, prior to construction. The existing topography is relatively flat throughout the site. The campus boundary runs adjacent to City of San Diego right-of-way within the project site, and some work in the City of San Diego right-of-way would be required.

Funding Plan

The requested \$20 million of preliminary plans funding, to be funded by campus funds, would support the selection of an integrated Construction Manager/General Contractor (iCM/GC) via the competitive process, scope refinement, preliminary design, California Environmental Quality Act analysis, and project cost estimating. See also Attachment 1, Preliminary Plans Budget.

Project Delivery Model and Schedule

The campus would utilize the iCM/GC delivery model. This model would allow for early cost validation, constructability, phasing input, site logistics, design management, and schedule development, which would reduce the risk for budget and schedule overages.

It is anticipated that the proposed project would begin construction in fall 2025 and be completed in fall 2027.

Long Range Development Plan

The proposed project is part of the 2019 Long Range Development Plan for the Hillcrest Campus.

Operational Carbon and Energy Assessment (OCEAN) Tool

This project has been analyzed by the UC Operational Carbon and Energy Assessment for New Construction (OCEAN) Tool and results are provided as Attachment 4. The OCEAN Tool identifies high-level estimates of target site energy use, utility costs, and operational greenhouse gas emissions for the proposed project. Building performance metrics are being compiled within UC's capital projects database and will be utilized to compare and assess future projects.

CONSISTENCY WITH SELECT UC POLICIES AND PRACTICE

The project complies with the UC Policies for Seismic Safety, Sustainability, and Small/Disabled Veteran Business Enterprises (see Attachment 5).

KEY TO ACRONYMS

CTF	Clinical Teaching Facility
DVBE	Disabled Veteran Business Enterprise
GSF	Gross Square Footage
iCM/GC	integrated Construction Manager/General Contractor
LRDP	Long Range Development Plan
MCRB	Multipurpose Clinical Research Building
MPF	Multipurpose Facility
OCEAN	Operational Carbon & Energy Assessment for New Construction
SBE	Small Business Enterprise
SPR	Seismic Performance Rating
TGF	Theodore Gildred Facility

ATTACHMENTS

Attachment 1:	Preliminary Plans Budget
Attachment 2:	Project Location Map
Attachment 3:	Project Site Map
Attachment 4:	OCEAN Tool Report
Attachment 5:	Statement of Consistency with Select UC Policies and Practice

ATTACHMENT 1

**PRELIMINARY PLANS BUDGET
HILLCREST MULTIPURPOSE CLINICAL RESEARCH BUILDING**

Category	Amount	% of Total
A/E Fees ¹	\$7,000,000	35.0%
Campus Administration ²	\$3,000,000	15.0%
Surveys, Tests, and Plans ³	\$4,000,000	20.0%
Special Items ⁴	\$6,000,000	30.0%
Total Preliminary Plans Budget	\$20,000,000	100.0%

Notes:

1. Includes executive architect and engineer fees for schematic design and design development phases.
2. Includes campus project management, engineering, design review, and contracts administration.
3. Includes initial building surveys such as Americans with Disabilities Act (ADA), pre-testing and balancing and hazardous materials testing.
4. Includes construction management design assist and cost estimating services.

ATTACHMENT 5

Statement of Consistency with Select UC Policies and Practice

The project is consistent with selected UC Policies and Practice:

Sustainable Practices Policy

This project will comply with the University of California Sustainable Practices Policy. The Sustainable Practices Policy establishes goals for green building, clean energy, transportation, climate protection, facilities operations, zero waste, procurement, food service, and water systems. A full range of sustainability practices for building design and operations is included in the budgeting, programming, and design effort for the project.

Small Business Enterprises (SBEs) and Disabled Veteran Business Enterprises (DVBES)

The campus is committed to promoting and increasing participation of Small Business Enterprises (SBEs) and Disabled Veteran Business Enterprises (DVBES) in all purchasing and contract business, subject to any applicable obligations under State and federal law, collective bargaining agreements, and University policies. The Campus regularly communicates with interested contractors and consultants to provide information about how to find opportunities to work at the campus and to encourage them to respond to the annual announcement soliciting interest to perform services. Providing qualified SBEs with the maximum opportunity to participate will be encouraged with the selected design professionals and contractors with the goal of meeting 25 percent participation.

Seismic Safety

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