



University of California
San Francisco

Project Plans Industry Outreach Event

This meeting is not a solicitation – it is for informational purposes only. Formal solicitations for each individual project will be posted separately when the solicitation process begins.

October 25, 2019

Agenda

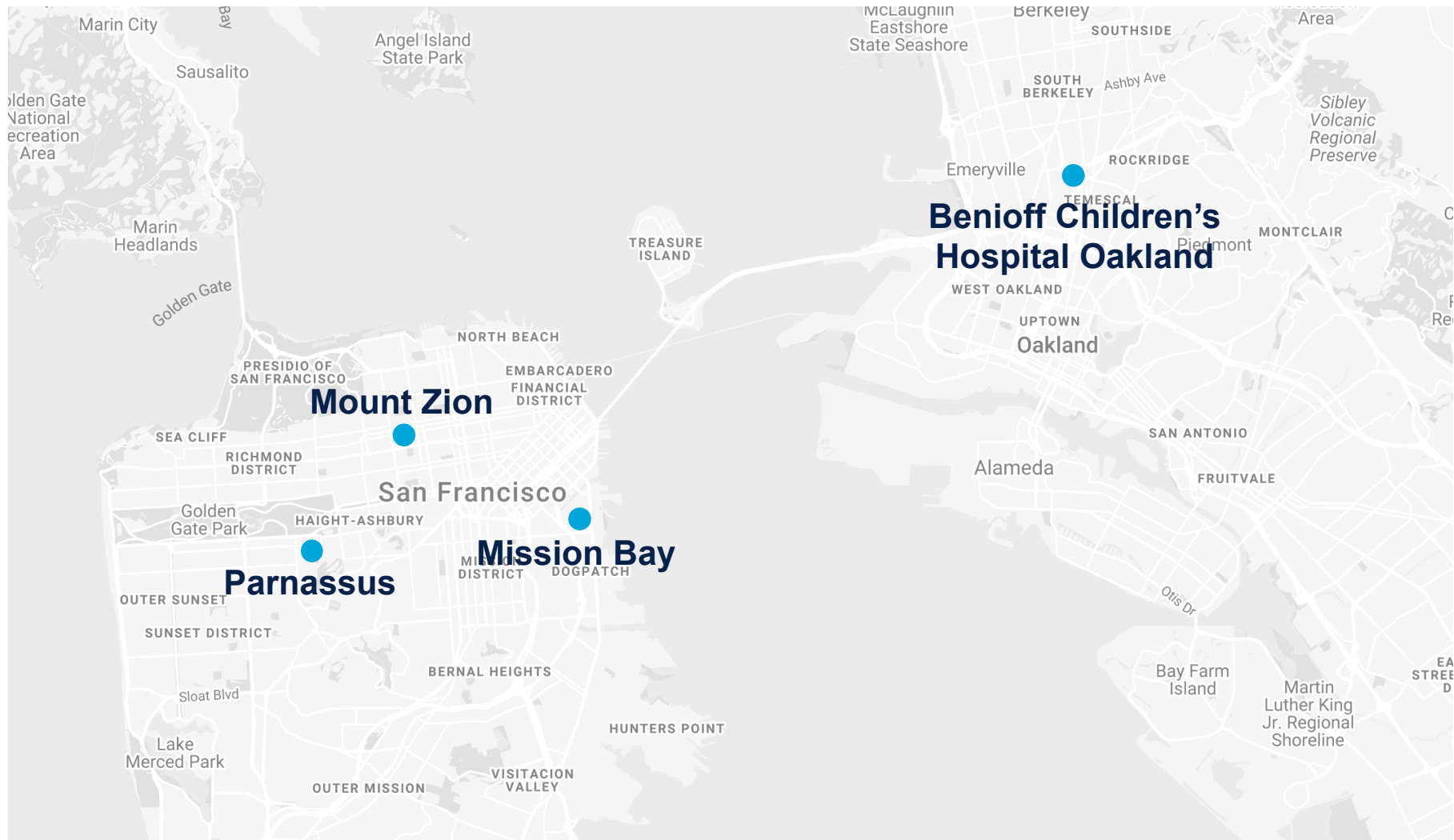
- Welcome and Introductions 5 min
- Purpose of Today's Event 10 min
- UCSF Campus Design & Construction 15 min
 - Portfolio Overview
 - Project Delivery Models and Selection Process
 - Project Information (3 major projects)
 - Anticipated Schedules
- UCSF Health – Major Capital Projects 15 min
 - Project Information (2 major projects)
- UCSF Health –Design & Construction 20 min
 - Project Information (multiple smaller projects)
 - UCSF Health – Benioff Children's Hospital Oakland
 - Project Information (1 major project and multiple smaller projects)
- Work Force 10 min
- Next Steps 5 min
- Q&A 30 min

Purpose of Today's Event



- Introduction of upcoming projects across all UCSF Campus and Health Real Estate divisions
- Engage the A/E/C community to generate interest for projects small to large to really big
- Begin a dialogue with the industry on how to plan and deliver a large portfolio of successful projects
- Total aggregate project cost of approximately \$6.7B
- Delivered from 2020 to 2030

UCSF Campus Locations



UCSF Real Estate Campus Design & Construction

Team and Project Overview

Team Today

- Scott Muxen
Associate Vice Chancellor
Campus Design & Construction
- Patti Mitchell
Director West Zone
Deputy Campus Architect
- Michael Couacaud – Senior PM
- Parnassus Master Planning by
Perkins Eastman
- Parnassus Design Guidelines by
HOK/Sasaki

Major Upcoming Projects

- Research and Academic Building
 - UCSF PM: Michael Couacaud
- Irving Street Arrival
 - UCSF PM: Michael Couacaud
- 2130 Post Street
 - UCSF PM: Mary Wallace

UCSF Real Estate Campus Design & Construction

Portfolio Overview

- Academic, administrative, research, infrastructure, housing, retail, support portfolio of projects
- Small, medium and large projects (\$5K to \$500M+)
- 150 projects per year with annual spend of \$300M+
- Projects do not currently have a set cycle other than major planned projects in the CCP

UCSF Real Estate Campus Design & Construction

Project Delivery Models and Selection Process

- Small projects (\$5K to \$1M)
 - Contract: Typically design-bid-build (DBB)
 - Selection: Low bid with or without prequalification based on scope and risk
- Medium projects (\$1M to \$20M)
 - Contracts: Typically design-build (DB) or CM-at-Risk (CMR) with some DBB and Job Order Contracting (JOC)
 - Selection: Prequalified and a mix of best value or low bid based on scope
- Large projects (\$20M+)
 - Contracts: Typically integrated design-build or integrated CM-at-Risk
 - Selection: Prequalified and always best value and may include design competition
- Coming in 2020 – Task Order Construction Agreement (TOCA)

Research and Academic Building (RAB)

UCSF Parnassus Campus – Project 1

- World class Research and Academic Building including the first phase portions of the central Promenade and 4th Avenue extension
- Abatement, demolition, excavation and shoring at the existing UC Hall site
- 271,000 SF new research building
- Construction cost of around \$400M
- Total program cost of around \$700M

Research and Academic Building (RAB)

UCSF Parnassus Campus – Project 1



Research and Academic Building (RAB)

UCSF Parnassus Campus – Project 1

- **Schedule**

- Validation Study in progress
- Design and Builder RFQs to be issued in Spring/Summer 2020
- Start detailed programming/schematic design in Summer 2020
- Research Academic Building construction starts in 2021
- Target occupancy in 2025

- **Project Delivery – TBD**

- Some type of Integrated Project Delivery – to be determined in validation phase

Irving Street Arrival

UCSF Parnassus Campus – Project 2

- New Parnassus Heights Arrival Experience at Irving Street providing express vertical transportation to Parnassus Avenue, Medical Center and other Campus locations
- Provide for future bridge and/or tunnel access across Parnassus Avenue
- Express elevators, improved wayfinding, new Parnassus lobby area
- Allow for future lobby expansion
- Construction cost of around \$100M
- Total program cost of around \$200M

Irving Street Arrival

UCSF Parnassus Campus – Project 2



Irving Street Arrival

UCSF Parnassus Campus – Project 2

- **Schedule**

- Validation Study in progress
- Design and Builder RFQ's to be issued in Spring/Summer 2020
- Start detailed programming/schematic design in Summer 2020
- Irving Street Arrival construction starts in 2021
- Target occupancy in 2023

- **Project Delivery – TBD**

- Some type of Integrated Project Delivery TBD in validation phase

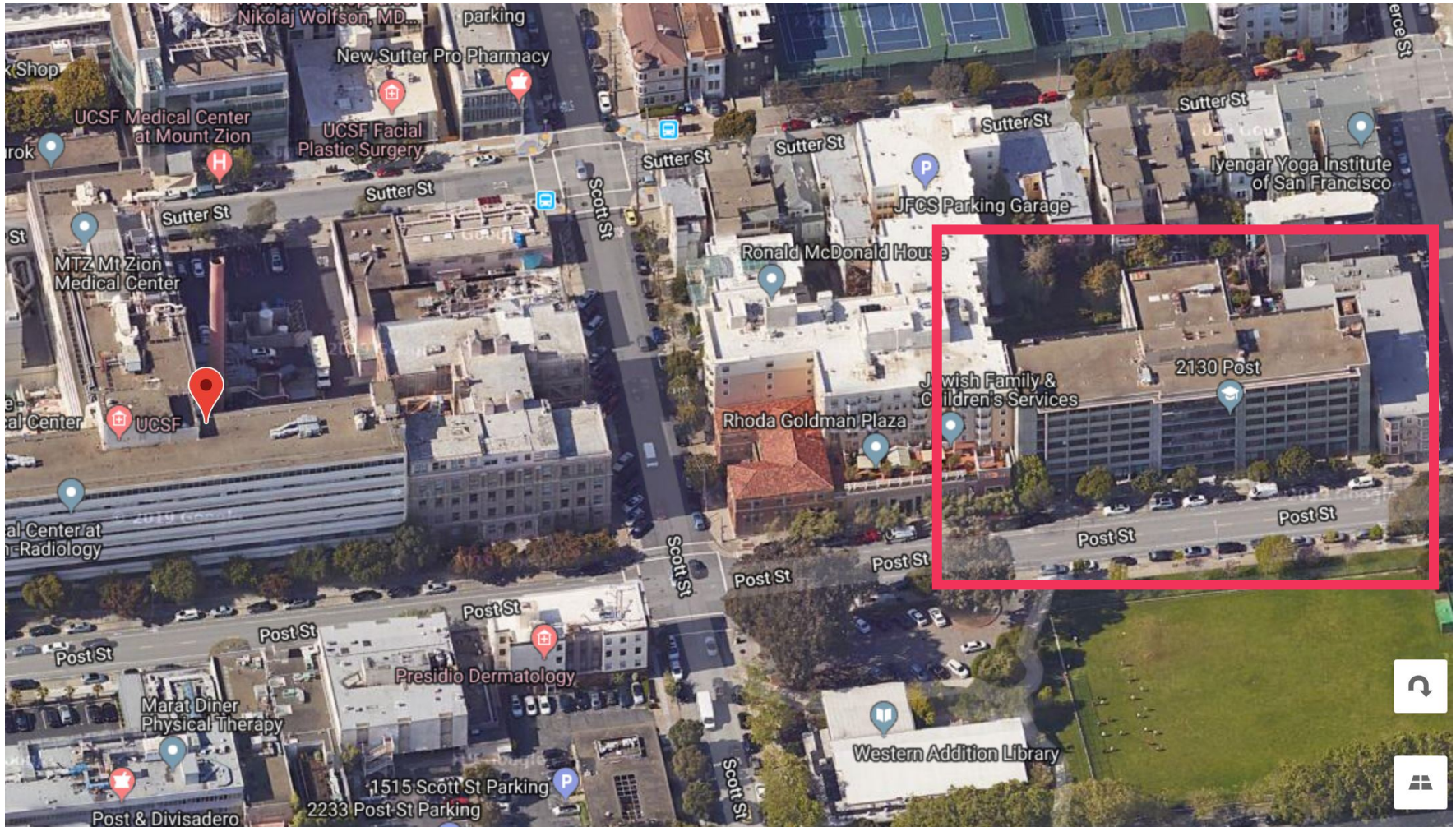
2130 Post Street

UCSF Mount Zion Campus – Project 3

- Seismic and ADA upgrades to an existing apartment building
- Provides faculty housing to UCSF Faculty and Staff
- Construction cost of around \$17.5M
- Total program cost of around \$26M

2130 Post Street

UCSF Mount Zion Campus – Project 3



2130 Post Street

UCSF Mount Zion Campus – Project 3

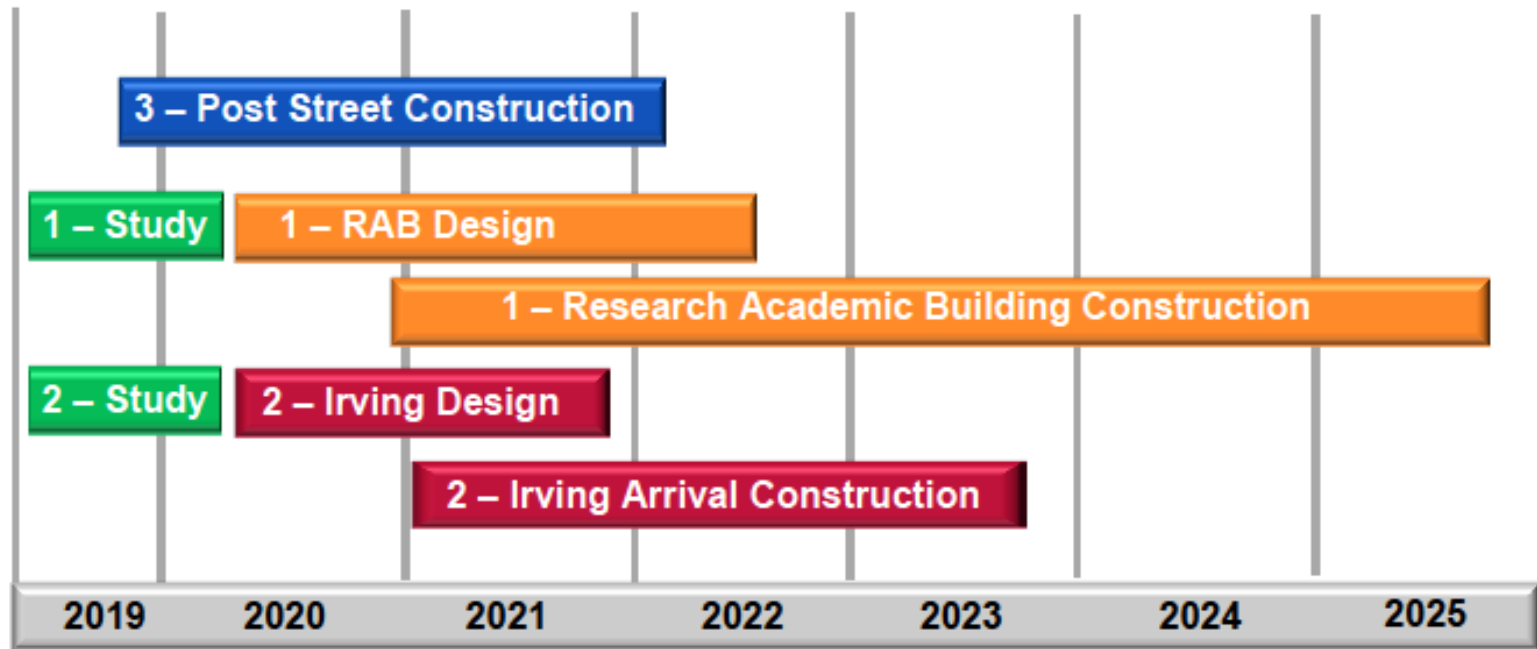
- **Schedule**

- Pre Qualification for CM-at-Risk within next 2 weeks
- Bidding GC and Fees within 4-6 weeks
- Anticipate construction start in Dec 2019/Jan 2020
- Target completion date to Campus Life Services in March 2022
- Target occupancy in June 2022

- **Project Delivery** – Standard CM-at-Risk

UCSF Real Estate Campus Design & Construction

Anticipated Schedules



UCSF Health – Major Capital Projects

Team and Project Overview

Team

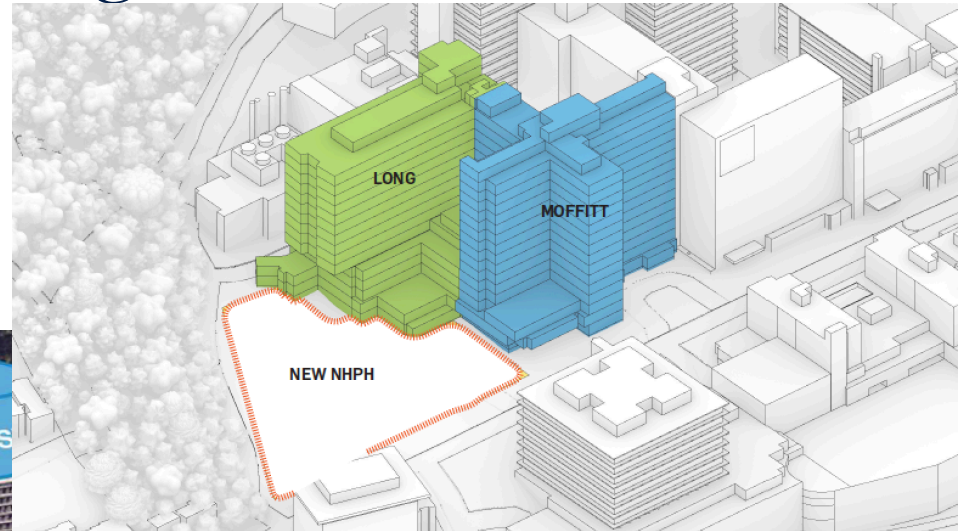
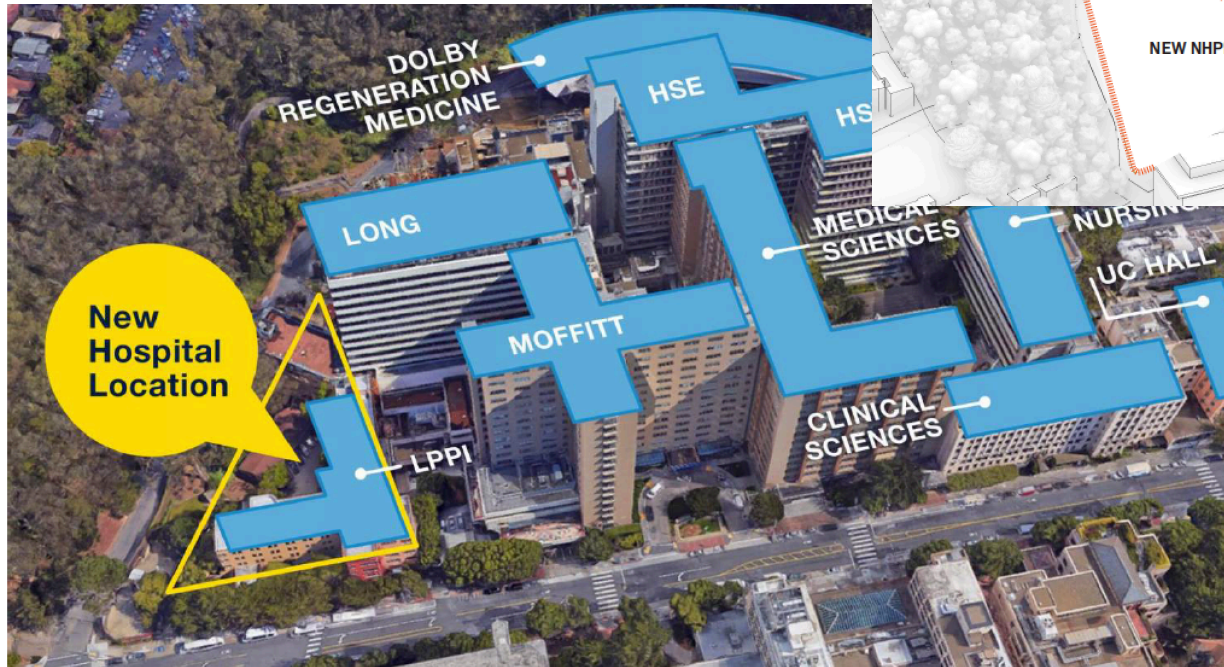
- Stuart Eckblad – VP, MCP
- Elizabeth Polek – VP, New Hospital Planning and Optimization
- Fred Whitney – Senior PM
- Lisa Thomas – Senior PM
- Juliet Pahed – Senior PM
- UCSF Contracts – Julie Lau and Elizabeth Hsu

Projects

- New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights
 - UCSF PM: Fred Whitney and Lisa Thomas
 - Master Planning: Perkins & Will
 - Construction Management: Cambridge CM
 - Parnassus Design Guidelines by HOK/Sasaki
- Clinical building and Parking Structure at Block 34, Mission Bay
 - UCSF PM: Fred Whitney and Juliet Pahed
 - Construction Management: Jtec HCM
 - Architect: Stantec

New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights

UCSF Health – Project 1



New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights

UCSF Health – Project 1

- Opportunity to build the hospital for the future
- New hospital tower connecting to existing Long and Moffitt hospitals
- 360-384 new acute and ICU beds
- 800,000 to 1M SF
- Construction cost of around \$2B
- Total program cost of around \$3.8B including other related projects

New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights

UCSF Health – Project 1

■ **Schedule**

- Master planning and programming in progress
- Architectural RFQ to be issued in November, selection by April
- GC RFQ to be issued by end of 2019, selection by mid-2020
- Start schematic design in May 2020
- Hospital construction starts in 2023
- Target first patient in 2030

■ **Project Delivery – IPD**

- Progressive Selection Process
- Collaboration / Integration
- Big Room – follow success of Mission Bay Hospital
- Lean Processes / Tools / Behaviors

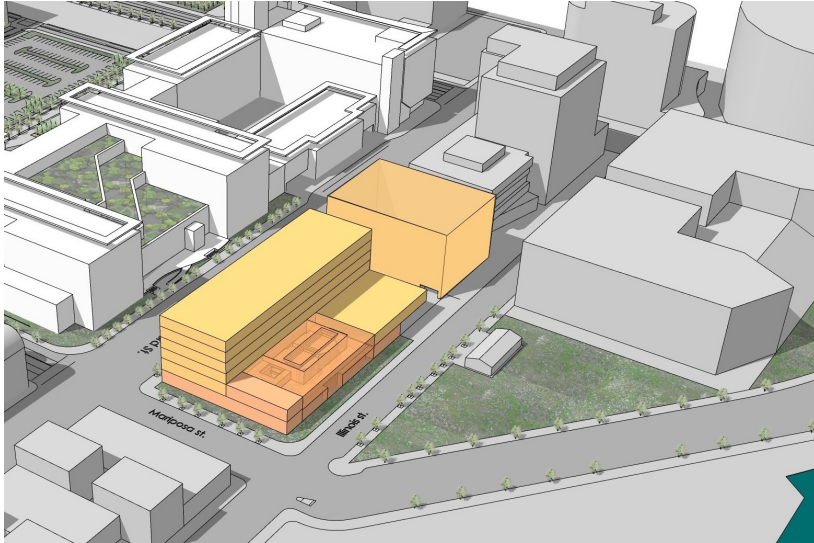
Clinical Building at Block 34 (Mission Bay)

UCSF Health – Project 2

- Ambulatory surgery center, multi-specialty clinics, proton therapy, shelled space and parking structure
- 190,000 SF clinical building
 - Construction cost of around \$215M
 - Project cost of around \$400M
 - OSHPD-3 (under the jurisdiction of DCFM)
- 500 car parking structure
 - Construction cost of around \$30M
 - Project cost of around \$45M

Clinical Building at Block 34 (Mission Bay)

UCSF Health – Project 2



Clinical Building at Block 34 (Mission Bay)

UCSF Health – Project 2

- **Schedule**

- Programming in progress
- General Contractor RFQ anticipated late Q4 2019, selection Q2 2020
- Start schematic design in March 2020
- Construction starts in 2021
- Target first patient in 2023-2024

- **Project Delivery – Cost Plus CM-at-Risk with GMP (anticipated)**

- Progressive Selection Process
- Collaboration / Integration
- Big Room
- Lean Processes / Tools

UCSF Health – Design & Construction

Team and Project Overview

Team

- James Pease – Executive Director, Health D&C
- Katy Merwin – Director, D&C
- Sharon Norwood – Director, Business Operations, D&C
- Elizabeth Hsu – Contracts Manager, D&C

Projects

- Renovation and remodel projects in existing UCSF Health facilities and leasehold spaces
 - OSHPD-1 and OSHPD-3 projects
 - Diagnostic and Treatment Equipment Replacement
 - Nursing Unit Upgrades
 - Infrastructure Upgrades
 - Outpatient Clinic Remodels
 - OR Upgrades
 - Clinical Lab Renovations

UCSF Health – Design & Construction

Annual Capital Projects (Small Projects)

- Approximately \$50M in capital spend annually
- Construction costs range from \$200,000 to \$25M
- Annual Capital Cycle Timing (typical)
 - November and December: prep, planning, and budgeting
 - January – March: proposals and reviews
 - April – May: approval
 - July: projects begin



UCSF Health – Design & Construction

Upcoming Projects

Project	Status
B 5 North Pain Management Relocation	OSHDP
M/L 3rd FI Rm 316 PET-CT/MRI Suite	Bid Prep
MZ Teco Chiller Replacement Project	OSHDP
Moffitt Hospital Seismic Performance Category 4D Analysis & Design	Design
MB Dialysis Water Treatment System	OSHDP
Long Nursing Units 8, 9, 10 and 14 Cooling Coil Installation	OSHDP
M/L L506 Cath Lab 1 Equipment Replacement	Design
M/L L300 MRI Replacement	Design
M/L Long 8 Epilepsy Monitoring Unit Expansion	Design
MB Gateway Bldg 1st Floor Coffee Kiosk Expansion	SFM
M/L 5th Floor Adult BMT Lab Expansion	Design
Long Hospital Cooling Upgrades	Study
MB Hospital, 4th Fl, Rm. C4601 CAR-T Lab Expansion	Design
MB Hospital, 2nd Fl. Rm. C2931 and C2933, Resident Lounge Upgrades	Bid Prep
Mission Bay Hospital, ORs 27 and 28 Endoscopy Remodel	Design
MB 3rd FI GMB Infusion Remodel	Bid Prep
MZCC RM HB006 CT SIM Replacement	Design
ACC 3 HEM BMT Expansion	Design
ACC 1st FI Screen & Acute Care Renovation Project	Design
MB C2721 HIFU Relocation to IOMRI Suite	Design
ACC Building Supply Fans Replacement Project	Design
MB 2001 3rd Street Specialty Pharmacy Expansion Renovation	Design
M/L L515 EP Lab 1 Equipment Replacement	Design
M/L Moffit 12 East Investigation Drug Services Relocation - 9950656	Design Team Selection
M/L Ground Floor Sterile Processing Department Renovation/Equip. Replacement - 9950658	Programming/Design Team Selection
M/L 1ST FL ED CT SCAN REPLACEMENT - 9950658	Design Team Selection
AC05 UC IMAGING CENTER CT SCAN REPLACEMENT-9950659	Design Team Selection
M/L LONG ELEVATOS MODERNIZATION - 9950660	Programming/Design Team Selection
ACC WATER INTRUSION MITIGATION PROJECT - 9950662	Design

UCSF Benioff Children's Hospital Oakland

Team and Project Overview

Team

- James Pease – Executive Director, Health Design & Construction
- Kerry Shanahan – Director, UCSF BCH-Oakland Design and Construction
- Don Rudy – Planning & Design
- Brad Rowell – Projects
- Chetan Agarwal – Project Controls (Contracts)

Projects

- Benioff Children's Hospital Oakland Phase II Program
 - Don Rudy
 - Brad Rowell
 - Chetan Agarwal
- Annual Capital (Small) Projects
 - BCH-Oakland Design & Construction Team

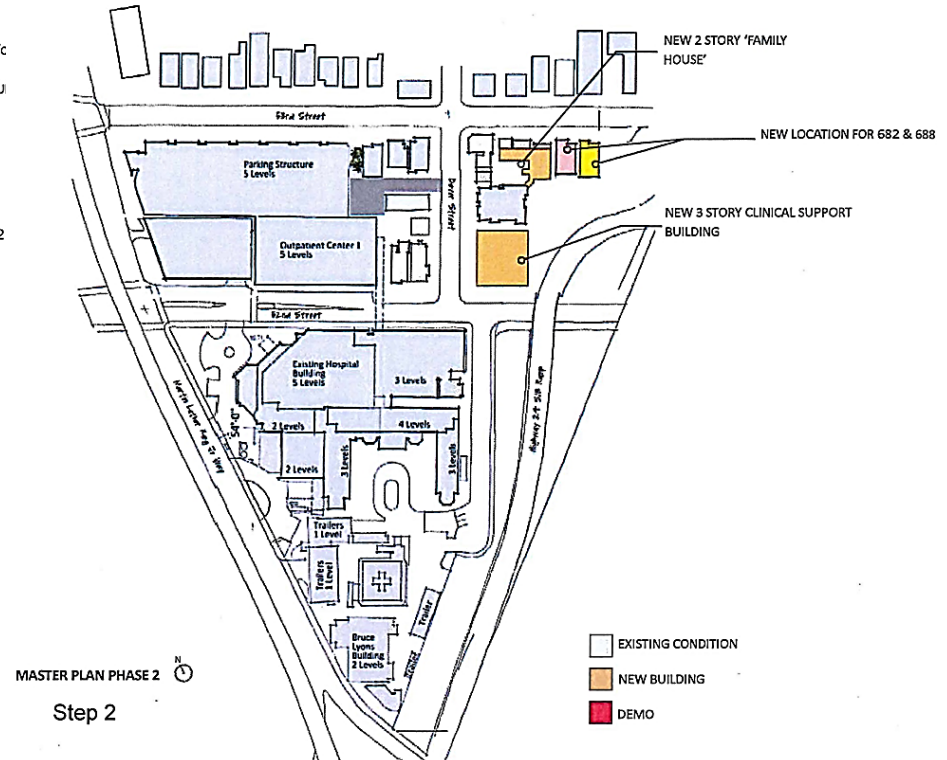
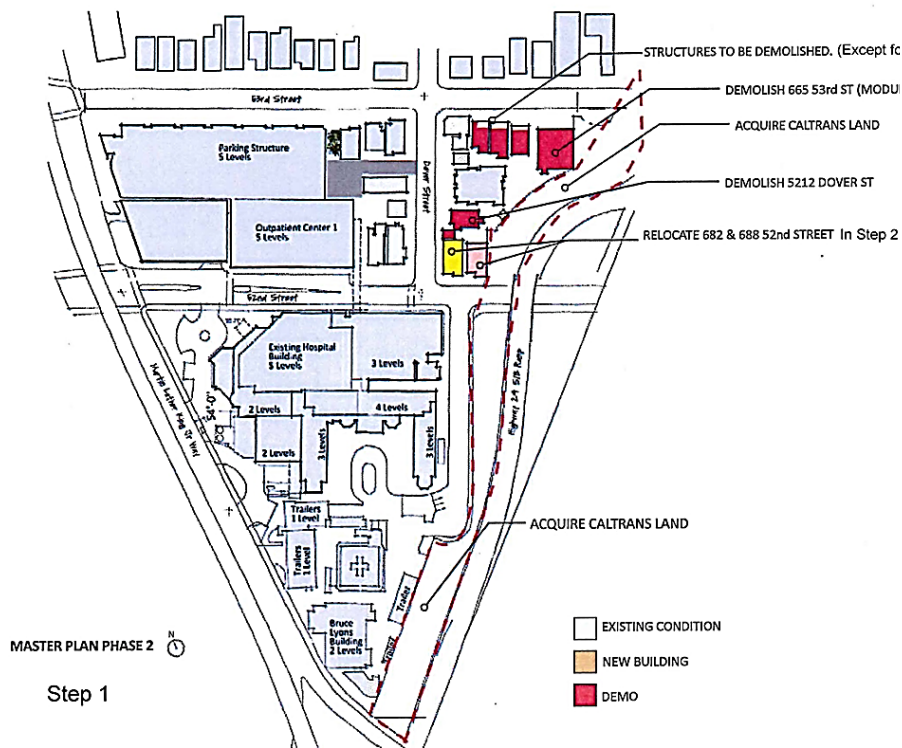
UCSF Benioff Children's Hospital Oakland

Master Plan Phase II Program Scope

- Contribute to an outstanding patient, staff, clinician experience and enhance patient outcomes
- Demolition of several existing buildings, relocation of existing houses, construction of a 2 story Family Residence building, 3 story Clinical Support building, 5 story connecting “link” building with helistop, 334 stall parking structure, expansion of central utility plant, and a new 5 story Patient Pavilion including site improvements
- Total project cost of around \$1B

BCH-Oakland Phase II Program

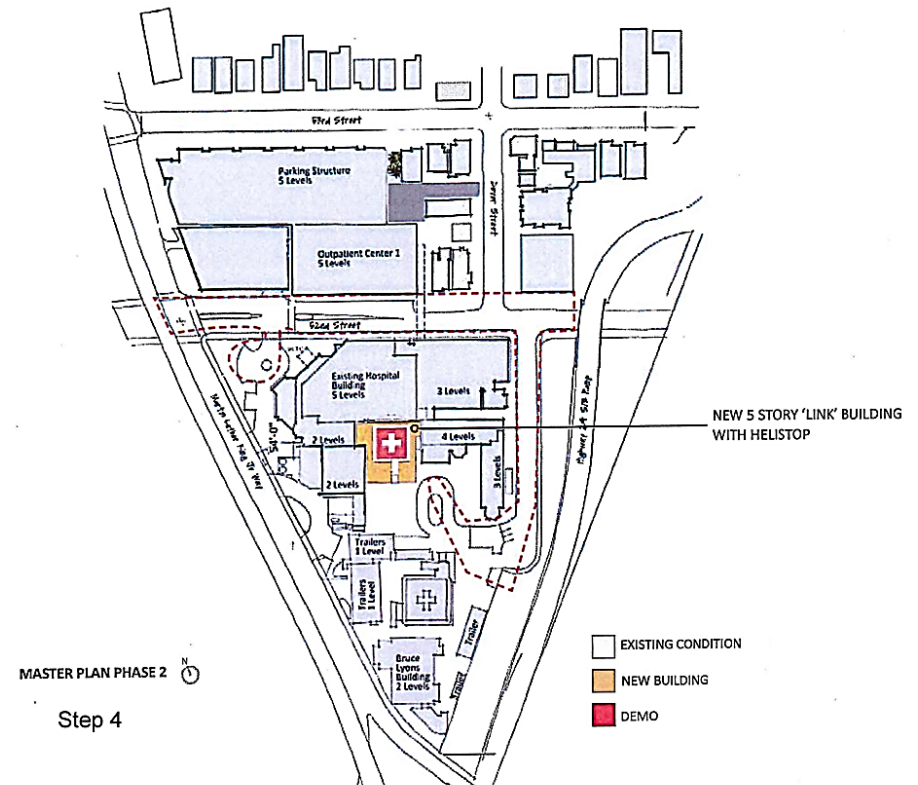
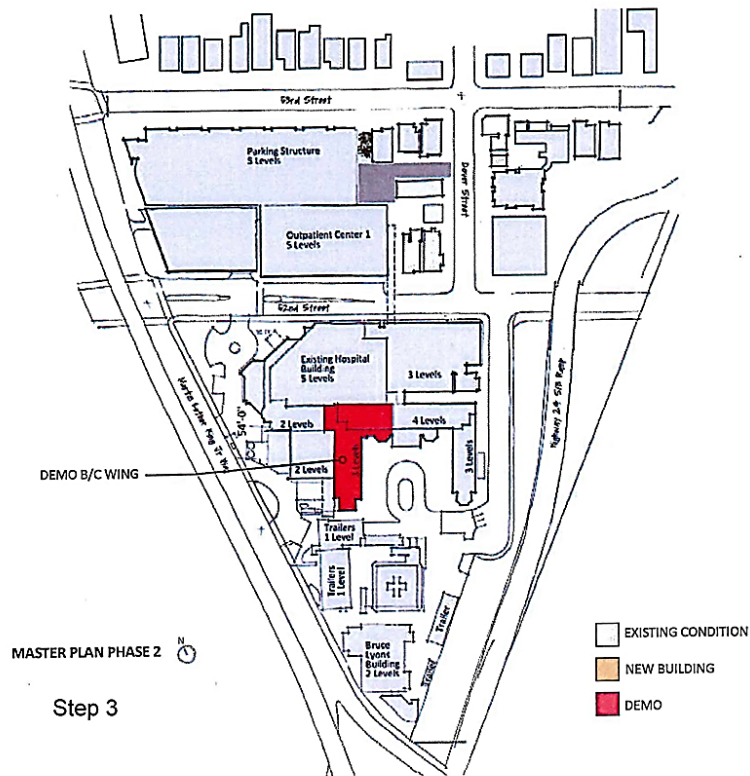
UCSF Health – BCH-Oakland



Similar to Phase 1, Phase 2 starts by creating space to allow the south campus people to move into

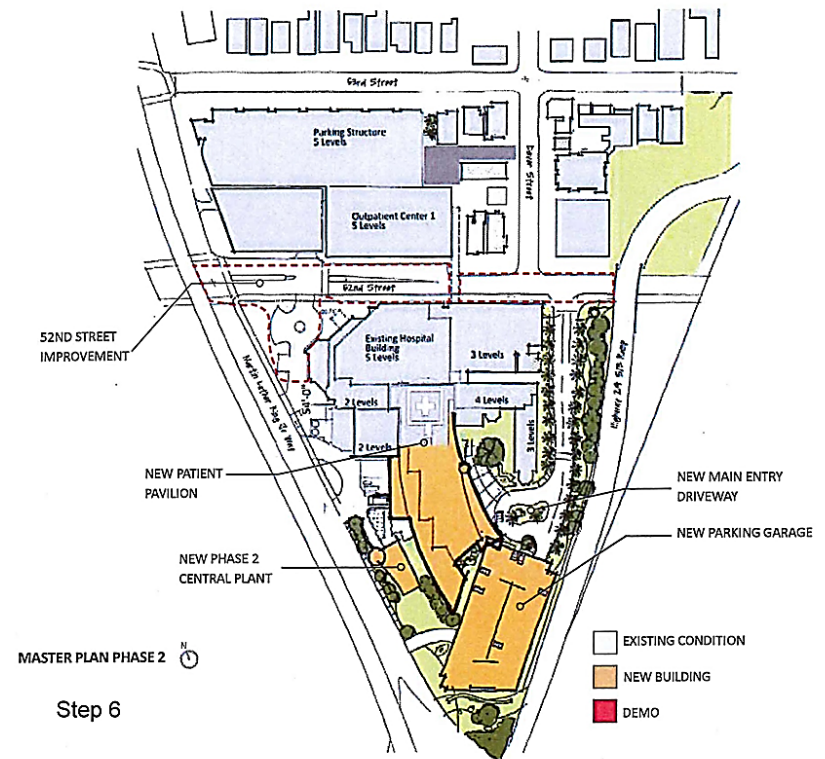
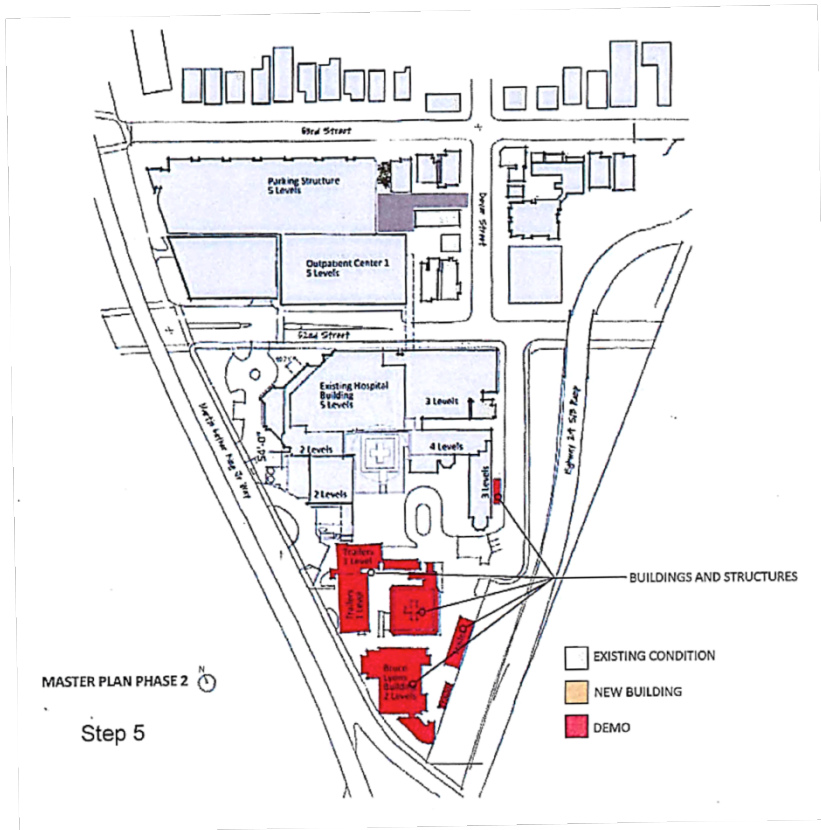
BCH-Oakland Phase II Program

UCSF Health – BCH-Oakland



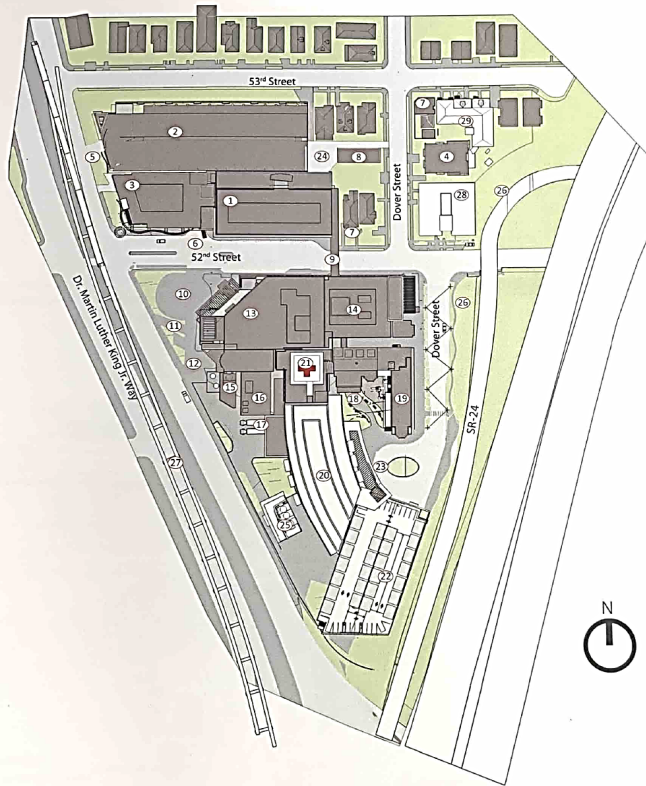
BCH-Oakland Phase II Program

UCSF Health – BCH-Oakland



BCH-Oakland Phase II Program

UCSF Health – BCH-Oakland



- ① Outpatient Center (OPC-1)
- ② Existing parking Structure
- ③ Phase 1 Outpatient Center (OPC-2)
- ④ Existing 'Family House'
- ⑤ Phase 1 Garage Driveway
- ⑥ ED Parking Entrance/ Exit
- ⑦ Private Residence
- ⑧ Existing Sports Med
- ⑨ Pedestrian Staff Bridge over 52nd Street
- ⑩ Patient Drop-Off /Main Hospital Entrance
- ⑪ Emergency Department Entrance
- ⑫ Emergency Ambulance Entry
- ⑬ 1982 Patient Tower
- ⑭ Diagnostic and Testing Wing
- ⑮ Phase 1 Central Utility Plant
- ⑯ Existing Central Utility Plant
- ⑰ New Expanded Loading Dock
- ⑱ Original Building Entry
- ⑲ A/B Wing
- ⑳ New Patient Pavilion
- ㉑ New "Link" Building
- ㉒ New Parking Structure
- ㉓ Patient Drop-off
- ㉔ Phase 1 OPC-2 Service Yard
- ㉕ Phase 2 Central Utility Plant
- ㉖ Caltrans Row
- ㉗ Elevated Bart Rail
- ㉘ New Clinical Support Building
- ㉙ New Family Residence Building



PHASE II SITE PLAN

BCH-Oakland Phase II Program

UCSF Health – BCH-Oakland

- **Schedule**

- Master Planning and Programming A&E selection in progress
- Master Planning to start in November
- Start schematic design Q2 2020
- Start Demolition and Construction Q4 2021
- Hospital construction starts in 2026
- Target first patient in 2030

- **Project Delivery – IPD**

- Collaboration / Integration
- Big Room – Colocation
- Lean Processes / Tools

UCSF Benioff Children's Hospital Oakland

Annual Capital Projects (Small Projects)

- Approximately \$10M in Annual Capital Projects per year
- Most projects are less than \$1.5M in construction cost
- Annual Capital Cycle Timing (typical)
 - November & December: prep, planning, budgeting
 - January – March: revisions and increasing approvals
 - March: Board approval
 - April: projects begin
- Includes OSHPD-1 and OSHPD-3 projects at the main Oakland campus and satellite locations (Walnut Creek, etc.)
- Contact: Brad Rowell, Assoc. Dir. of Projects

Maps & Locations

UCSF Benioff Children's Hospital Oakland

- Main Hospital
- Alta Bates Cancer Center
- Chappell Hayes/McClymond's Center
- CHORI Research Institute
- Claremont Clinic East 5275
- Claremont Clinic West 5220
- Diagnostic Imaging - Walnut Creek
- MLK Outpatient Clinic
- Psychological Services Clinic
- Oakland Outpatient Center
- Summit Campus
- Telegraph Clinics
- Third Street Clinic
- Youth Uprising/Castlemont Health Center

Specialty Care Clinics

- After Hours Clinics & Nurse Advice
- Clay Street Clinic
- Brentwood Clinic
- Greenbrae Clinic
- San Ramon Clinic
- San Ramon Ophthalmology Clinic
- Sports Medicine Center Walnut Creek
- Walnut Creek Campus

Community Construction Outreach Program

- UCSF voluntarily instituted a local hiring goal in 2010 on projects with >\$5M construction budgets
- Mirrors SF's local hire ordinance – currently a 30% hiring goal
- Percentage goal will be measured by construction hours, not headcount
- Each subcontractor (including 2nd/3rd tier subs) must submit certified payroll through LCP Tracker system
- Subs can submit worker requests to CityBuild when hiring needs arise
- CCOP ***will not*** circumvent local union hall dispatch guidelines

Next Steps

- Visit **designandconstruction.ucsf.edu** for more information
- Presentation will be posted on D&C website and BuildingConnected

- Campus Design & Construction
 - Scott.Muxen@ucsf.edu
 - Patti.Mitchell@ucsf.edu
 - Michael.Couacaud@ucsf.edu
- Health Major Capital Projects
 - Stuart.Eckblad@ucsf.edu
 - Elizabeth.Polek@ucsf.edu
 - Fred.Whitney@ucsf.edu
 - Lisa.Thomas@ucsf.edu
 - Juliet.Pahed@ucsf.edu
- Health Design & Construction
 - James.Pease@ucsf.edu
 - Katy.Merwin@ucsf.edu
 - BCH-Oakland
 - Kerry.Shanahan@ucsf.edu
 - Don.Rudy@ucsf.edu
 - Brad.Rowell@ucsf.edu

Q&A

- Questions?
- UCSF representatives wearing fluorescent name tags are available for additional questions
 - Yellow: UCSF Campus
 - Pink: UCSF Health Major Capital Projects
 - Green: UCSF Health Design & Construction
 - Orange: UCSF Health BCH-Oakland
 - Dark Orange: Community Construction Outreach / CityBuild



University of California
San Francisco

This meeting is not a solicitation – it is for informational purposes only.

Formal solicitations for each individual project will be posted separately when the solicitation process begins.