

Office of the President
January 6, 2003

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

ITEM FOR ACTION

For Joint Meeting of January 15, 2003

EXECUTIVE SUMMARY

**AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL
IMPROVEMENT PROGRAM FOR MISSION BAY CANCER RESEARCH BUILDING
(17C), SAN FRANCISCO CAMPUS**

The President recommends that:

- (1) The Committee on Grounds and Buildings recommend to The Regents, subject to the concurrence of the Committee on Finance, that the 2002-03 Budget for Capital Improvements and the 2002-05 Capital Improvement Program be amended to include the following project:

San Francisco: Mission Bay Cancer Research Building (17C) -- preliminary plans --
\$5,966,000 to be funded from gift funds.

- (2) The Committee on Finance concur with the recommendation of the Committee on Grounds and Buildings to include this project, as described in (1) above.

A Key to abbreviations and the project description are attached.

KEY

Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Plans
W	Working Drawings
C	Construction
E	Equipment
-	State Funds (no abbreviation)
F	Federal Funds
G	Gifts
HR	Hospital Reserve Funds
I	California Institutes for Science and Innovation
LB	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
LR	Regents' Loans (Internal Loans)
N	Reserves other than University Registration Fee (Housing and Parking Reserves)
R	University Registration Fee Reserves
U	Regents' Appropriations (President's Funds, Educational Fund)
X	Campus Funds
CCCI	California Construction Cost Index
EPI	Equipment Price Index

University of California
 Office of the President
 January 2003

2002-03 Budget for Capital Improvements
 and 2002-05 Capital Improvement Program
 Scheduled for
 Regents' Allocation, Loans, Income Reserves,
 University Registration Fee Reserves, Gift Funds,
 And Miscellaneous Funds

Campus and Project Title (Total Cost)	Prefunded	Proposed 2002-03
<u>San Francisco</u> Mission Bay Cancer Research Building (17C)	---	P \$5,966,000 G ---

(\$5,966,000)

DESCRIPTION

This action requests approval to begin design on the project (Preliminary Plans or "P") using \$5,966,000 of gift funds. The proposed project, to be constructed at the Mission Bay site on Block 17C, would be approximately 98,840 asf (156,305 gsf) and house a new clinical laboratory research building. This project would provide urgently needed space for UCSF School of Medicine clinical research, the overriding emphasis of which would be on cancer related research programs.

Background

This project would be the fourth research building at the Mission Bay campus. It would be located on Block 17C at the northeast corner of the Mission Bay campus at the corner of Third Street and Mission Bay Boulevard South. The proposed clinical research laboratory would provide wet laboratory research space for expanding School of Medicine research programs in neurosurgery, urology and Cancer Center related research.

New clinical research laboratory space is needed if the UCSF School of Medicine is to remain a leading health science center. The UCSF School of Medicine currently ranks third amongst all medical schools in the United States in research grant funding. However, the clinical faculty is desperately short of wet laboratory and academic space for both expanding and new research programs. The lack of adequate space and physical proximity threaten recruitment and retention of faculty and growth in clinical research programs.

Project Description

Research Programs: This project would house approximately 46 Principal Investigators in a new clinical research laboratory. The focus would be on the following cancer related research programs.

- **Neurological Surgery:** The Neurological Oncology Program comprises faculty members who work to support and stimulate basic, clinical and population based research in brain cancer, and to translate these findings into improved cancer management. Most of the investigators would be from the Brain Tumor Research Center, who would be relocating from sub-standard and constrained space on the Parnassus Campus.
- **Urology:** The Prostate Cancer Program would contain a number of investigators who would work on the epidemiology, prevention, diagnosis, and treatment of prostate cancer. An important research effort would be to identify genetic abnormalities that predispose to prostate cancer and which may promote the progression of prostate cancer. Prostate cancer is the leading cause of cancer incidence among California men, and ranks second to lung cancer in California cancer related deaths.
- **The Cancer Center:** The UCSF Cancer Center is discovering new insights into the molecular basis of cancer, and is working to translate these discoveries into clinical applications (“translational research”). These discoveries could lead to earlier detection of cancer, improved drug therapies, and, ultimately, to a dramatic increase in survival rates and quality of life. Some of the Cancer Center’s research include the identification of cancer susceptibility genes that predispose people to increased cancer risk; studies of the structure and function of the genes that cause cancer; and studies focused on the way in which cancer-causing genes, known as oncogenes, function, with the goal of disabling them.

Project Description

The proposed Mission Bay Cancer Research Building (17C) would be approximately 98,840 asf (156,305 gsf) in a five story wet research laboratory building. The design would anticipate potential links to a future Building 17B to the immediate west. The overall building height would be 85 feet to the parapet, in conformance with the provisions of the Mission Bay Master Plan. Wet laboratory and laboratory support areas would be consolidated and stacked by floor for efficient layout and distribution of services, as well as to allow close interaction among laboratory users. Offices on the periphery of the floorplate would allow direct access to individual research groups.

The proposed project would include the following different types of space:

- **Wet laboratory:** The design criteria for the research space employs a one-to-one ratio for open wet laboratory to laboratory support space. The research space would be organized around a central linear equipment room and would include 92 lab modules to accommodate 46 PI’s at two lab modules each (allocations may vary). The laboratories would be designed as open generic laboratories to maximize flexibility. This design would use a modular lab

bench system that would allow a variety of configurations for research groups, with each bench module having adjustable-height work surface and shelves.

- **Laboratory support:** This area would share core laboratory support spaces, such as fume hood alcoves and equipment rooms. This space would also include central glass wash space.
- **Office/Administrative Support Space:** Office suites would be designed to encourage interaction among researchers within reasonable proximity to their laboratory spaces. A total of 46 designated PI offices are planned for the research floors, with additional flexible office space potentially accommodating up to 10 additional researchers or fellows as needed. The office suites would also incorporate shared functions, including: a small conference room; a research fellows room, flexible offices, administrative support space, and an open interaction/break space.
- **Seminar Room:** One seminar room would be provided on the ground floor for approximately 60 people. Larger meetings can take place in other nearby UCSF Mission Bay buildings specifically designed for the purpose.
- **Vivarium:** The program for the vivarium includes the capacity to house 12,000 cages in a sterile facility to support the research of the PI's who would be in this building. The program includes a mix of holding and procedure rooms, as well as a support area for cage washing and sterilizers.
- **Imaging Center:** The program includes a small imaging center adjacent to the sterile facility for work with transgenic animals.
- **Logistics space:** Space would be provided on the ground floor for materials handling, Environmental Health and Safety and data network systems equipment.

The building, while having a stand-alone utility plant, would make provision for connection to the Mission Bay infrastructure and would be designed for possible connection to a future central utility plant.

CEQA Compliance

The 1996 LRDP Environmental Impact Report and 2001 SEIR provided the environmental analysis for the Mission Bay site, which included environmental review for the 2.65 million gsf capital program. This project is consistent with the LRDP. Further building-specific environmental analysis will be prepared in an Addendum to the 1996 LRDP and would be reviewed in conjunction with project design approval.

Funding Plan

This item seeks approval to begin development of preliminary plans, funding for which will not exceed \$5,966,000 funded from gift funds. As of this writing, sufficient funding has been raised from gifts to cover the cost of preliminary plans funding.

The total project cost is estimated to be in the range of approximately \$120,000,000 - \$126,000,000 funded by campus funds, gift funds, and external financing.

Future Regental Action

At a future Regents' meeting, the campus would request both the amendment of the Budget for Capital Improvements and the Capital Improvement Program for the total project cost (PWCE: Preliminary Plans, Working Drawings, Construction and Equipment), and approval of external financing.

This proposed project would create a demand for 155 new parking spaces this expected new demand would be addressed in the new parking structure on Block 23 and is expected to be submitted to The Regents in Spring 2003.