



University of California
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UC Hall Planning Considerations

CAG Study Group Meeting

March 14, 2011

Topics of Discussion

- **Demolition/Rebuild Estimate**
- **Retrofit/Reuse Estimate**
- **Cost Comparison**
- **Planning Issues**
- **Existing Uses**
- **Potential Uses**
- **Space Ceiling Impacts**

Demolition Estimate

- **Cost of demolishing UC Hall studied in 2007-2009**
- **Consultants included:**
 - Design Partnership (Architects)
 - Gayner Engineers (Mechanical & Plumbing)
 - Cammisa & Wipf (Electrical)
 - Rutherford & Chekene (Structural)
 - Hunter Pacific (Cost)
- **Decant planning proceeded in parallel. Fifteen (15) Decant Plan versions were prepared.**

Demolition Estimate

- **Demolition estimate included:**
 - UC Hall Decant: \$29.8 million
 - UC Hall Demolition: \$35.2 million
 - Utilities Relocation: \$14.2 million
 - **Total: \$79.170 million**
- **Major issues driving costs:**
 - Decontamination of ~100 year old building
 - Shoring of hillside
 - Slow pace of work – decontamination, then interior demolition, then exterior demolition and shoring of hill
 - Escalation driven by decant process

UCH Demolition with New 150,000 sq ft Building on Site

- Decant and demolition cost **\$79.1M**
- All housing: **\$106.5M + \$79.1M = \$185.6M**
- All lab: **\$173.4M + \$79.1 = \$252.6M**
- All office: **\$102.5M + 79.1M = \$181.7M**
 - Rough comparison only for context
 - Cost/square foot factors are Mission Bay factors plus 20% adjustment for Parnassus.
 - UC Hall site-specific factors not analyzed.
 - Estimates do not include parking

UC Hall Reuse Study

- **Cost of reusing UC Hall for housing studied in March 2010. The consultants included:**
 - EHDD Architecture
 - Gayner Engineers (Mechanical & Plumbing)
 - Cammisa & Wipf (Electrical)
 - Degenkolb (Structural)
 - tbd Consultants (Cost Estimate)
- **Program included 143 units and 252 beds**
- **Target population: students, post-docs, hospital residents**
- **Objective: move students from 3rd/5th Ave. housing**
- **Estimates exclude parking**

UCH Retrofit & Renew as Housing

- Decant: **\$29.8M**
- Seismic upgrade, restoration of façade, renewal of roof and infrastructure (warm shell): **\$51.6M**
- Total decant, renovate UCH to warm shell:
 $\$29.8M + \$51.6M = \$81.4 M$
- Housing tenant improvements: **\$42.7M**
- Total renovate UCH for Housing: **\$124.1M**
- Total demolish UCH, build new housing on site:
\$185 million

UCH Retrofit & Renew as Office

- Decant: **\$29.8M**
- Seismic upgrade, restoration of façade, renewal of roof and infrastructure (warm shell): **\$51.6M**
- Total decant, renovate UCH to warm shell:
 $\$29.8M + \$51.6M = \$81.4 M$
- Office tenant improvements: **\$51.4M**
- Total renovate UCH for office: **\$132.8M**
- Total demolish UCH, build new office: **\$181.7M**

Compare: Retrofit & Renewal as Housing or Office

| Work Scope | Housing | Office |
|--|-----------------|-----------------|
| Decant: | \$ 29.8 | \$ 29.8 |
| Seismic Upgrade, Façade restoration, Infrastructure Renewal: | \$ 51.6 | \$ 51.6 |
| Subtotal, Decant & Shell Renewal: | \$ 81.4 | \$ 81.4 |
| Interior Construction: | \$ 42.7 | \$ 51.4 |
| Retrofit & Renew Total: | \$ 124.1 | \$ 132.8 |
| Demolish & Construct Housing on UCH site: | \$ 185.0 | |
| Demolish & Construct Office on UCH Site: | | 181.7 |



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UCH Reuse Options

- **Planning Issues**
- **Existing Uses**
- **Potential Uses**
- **Housing Needs**
- **Interim/Permanent Reuse**
- **Options with CSB Reuse**
- **Option A: Housing Only**
- **Option B: Housing/Ophthal Clinic/Office**
- **Option C: Ophthal Clinic/Office (No Housing)**

Planning Issues

- **Funding Sources**
- **Need**
 - Housing: LRDP and Housing Master Plans
 - Clinic: Large existing Ophthalmology Clinic in UCH
 - Clinical Faculty Offices: Long term space deficit
- **Space Ceiling**
 - Assumes demolition of small seismically poor and obsolete buildings per the LRDP
- **Parking (Study to evaluate demand and solutions)**

Existing Uses

- **Ophthalmology Clinics**
- **Clinical Faculty Offices**
- **Research Labs**
- **Academic Offices**
- **Campus and Medical Center Administration**
- **Lecture Hall**

Potential Uses for UCH

- **Housing**
- **Ophthalmology Clinics**
- **Offices for Clinical Faculty, Small Buildings and CSB occupants**
- **Other options include Food Service, Child Care, and retaining lecture hall (or reusing as community space)**
- **Assume minor amount of building support uses, such as CPFM storage/Infrastructure and Housing Support functions**

Housing Needs

| | <u>Existing</u> | <u>Goal</u> | <u>Gap</u> |
|----------------------------|-----------------|-------------|-----------------------|
| Students | 22% | 40% | 18% (488 Beds) |
| House Staff/Fellows | 28% | 75% | 47% (595 Beds) |
| Faculty –New | 5% | 60% | 55% (55 Beds) |
| Faculty –Continuing | 1% | 10% | 9% (200 Beds) |

- UCSF currently provides housing for 929 students, faculty, and trainees with a long range goal of 2,270. This reflects a gap of 1,340 beds.

- UCSF housing facilities are located at Parnassus Aldea, 3rd and 5th Avenues, and Mission Bay.

Interim/Permanent Reuse

- **Interim Reuse**
 - Decant of small buildings to be demolished
 - Decant of Clinical Sciences Building
- **Permanent Reuse**
 - Mixed Use Options

Parnassus Heights Seismic/Obsolete Buildings

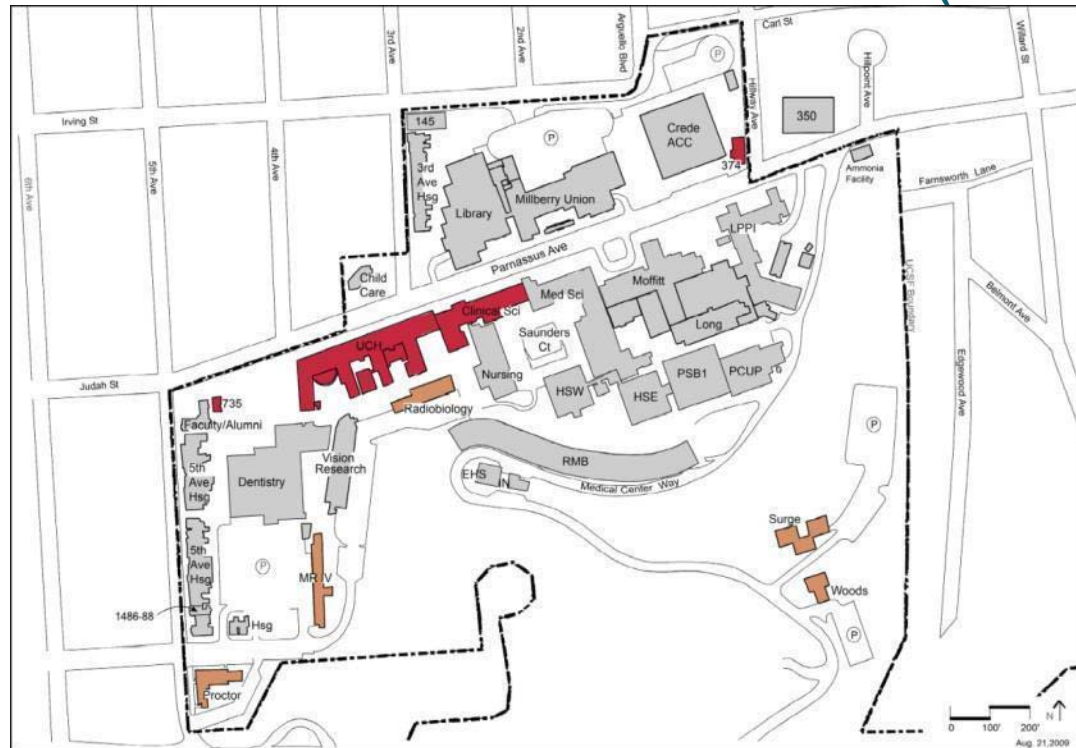
(Small Buildings highlighted in red type)

Seismically Poor Buildings

- UC Hall
- Clinical Sciences Building
- **374 Parnassus**
- **735 Parnassus**

Other Obsolete Buildings

- **Laboratory of Radiobiology**
- **MR IV**
- **Proctor**
- **Surge**
- **Woods**
- **1486-88 5th Ave (renovate 2011)**



Options with Clinical Sciences Building Reuse

- For CSB to be retrofitted, existing occupants must vacate the building. Existing uses in CSB could return to building (after surging in and out of UCH) or could move to other buildings/sites.
- If CSB is vacated by moves to other buildings/sites, it could be reused for:
 - Ophthalmology clinics
 - Offices for clinical faculty
 - Research labs
 - Occupants of Small Buildings
- By reusing CSB for some uses that are proposed for UCH, more of UCH could be reused for housing

Option A: Housing Only

- Convert 5 floors of building to housing
 - Create Retail Food Service Space
 - Other Possible Uses: Bldg Support
 - **GSF breakdown:**
 - Housing 120K GSF
 - Food Service 8K GSF
 - Other Possible Uses 19K GSF
- 27K GSF
- 147K GSF
- 

Option A: Housing Only (*continued*)

- **Pros/Cons**

- Funding: Housing provides revenue streams
- Needs: Addresses housing goal. Requires Ophthalmology to relocate to another site. Does not address Clinical Faculty Office demand.
- Space Ceiling: 120K GSF (5 floors of housing) would not count against space ceiling. Only 27K GSF would count towards space ceiling.

Option B: Housing/Clinic/Office

- Keep existing UCH Ophthalmology clinics and move Ophthalmology clinics from ACC to UCH
- Consolidate and/or convert to offices for clinical faculty
- Convert remaining 3 floors to housing
- Other possible uses: Existing Lecture Hall, Building Support.
- **GSF breakdown:**

| | | | |
|----------------------------|---------------|---|---------|
| – Housing | 87K GSF | | |
| – Ophthalmology clinics | 23K GSF | } | 60K GSF |
| – Office, Clinical Faculty | 34K GSF | | |
| – Other Possible Uses | <u>4K GSF</u> | | |
| | 147K GSF | | |

Option B: Housing/Clinic/Office (*continued*)

- **Pros/Cons**

- **Funding:** Clinic and Housing provide revenue streams. Plus, potential Medical Center contribution for clinical faculty offices.
- **Needs:** Addresses housing goal. Keeps Ophthalmology at Parnassus Heights.
- **Space Ceiling:** 87K GSF (3 floors of housing) would not count against space ceiling. 60K GSF would count against space ceiling.

Option C: Clinic/Offices Only (No Housing)

- **Keep existing UCH Ophthalmology clinics and move Ophthalmology clinics from ACC to UCH**
- **Convert remainder of building to offices (for Clinical Faculty, Small Building occupants, some CSB offices and classrooms)**
- **Other Possible Uses: Building Support, Existing Lecture Hall**
- **GSF breakdown:**
 - Ophthalmology Clinic 23K GSF
 - Offices 112 GSF
 - Other Possible Uses 12K GSF
 - 147K GSF

Option C: Clinic/Offices Only (No Housing) *(continued)*

- **Pros/Cons**

- **Funding:** Revenue streams are limited to the Ophthalmology Clinic. Plus, potential Medical Center contribution for clinical faculty offices
- **Needs:** Ophthalmology remains at Parnassus Heights. Addresses Clinical Faculty Office space deficit. Helps decant small buildings. Eliminates need for double moves for some CSB occupants. Does not help meet housing demand
- **Space Ceiling:** Entire building, 147K GSF, counts against the space ceiling

Space Ceiling Impacts of UCH Demo

| | |
|--|----------------------------|
| 1976 Space Ceiling | 3.55M |
| 1996 GSF subject to Space Ceiling | 3.65M |
| Changes since 1996 through 2008 | + 118K |
| Regeneration Medicine Building | + 71K |
| Kirkham Childcare Facility | + 8K |
| Aldea Community Center/Phase 3 demo (pt)* | - <u>13K</u> |
| 2010 GSF subject to Space Ceiling | 3.84M |
| Overage per 1996 LRDP goal** | 226K (6%) |
| <i>UC Hall Demolition</i> | <i>-147K</i> |
| <i>Other Seismically Poor & Obsolete Bldgs Demo except for Clinical Sciences Building</i> | <i>- 67K</i> |
| <i>Remaining Aldea Phase 3 demo</i> | <i>- <u>23K</u></i> |
| Projected GSF after demolitions | 3.603M |
| <u>Over</u> 1976 Space Ceiling (3.55M) | (53K) (1%) |
| <u>Under</u> 1996 LRDP goal (3.615M) | (12K) (0.3%) |

*Housing, except for Aldea Housing, does not count against the Space Ceiling.

** 3.615M 1996 GSF Space Ceiling Overage Commitment (goal)

Space Ceiling Impact: If No UCH Demo

If no UCH Demolition

| | | |
|---|--------------------|--------------------|
| 2010 GSF subject to Space Ceiling | | 3.84M |
| Overage per 1996 LRDP goal | 226K (6%) | |
| <i>Other Seismically Poor & Obsolete Bldgs Demo</i> | | <i>-67K</i> |
| <i>Remaining Aldea Phase 3 demo</i> | | <u><i>-23K</i></u> |
| Projected GSF after demolitions | | 3.75M |
| <u>Overage</u> per 1976 Space Ceiling (3.55M) | 200K (5.6%) | |
| <u>Overage</u> per 1996 LRDP goal (3.615M) | 135K (3.7%) | |

Space Ceiling Impact: Option A

Option A. Housing Only

| | | |
|---|------------|-------------|
| 2010 GSF subject to Space Ceiling | | 3.84M |
| Overage per 1996 LRDP goal | 226K (6%) | |
| <i>82% of UC Hall reused for housing</i> | | -120K |
| <i>Other Seismically Poor & Obsolete Bldgs Demo</i> | | -67K |
| <i>Remaining Aldea Phase 3 demo</i> | | <u>-23K</u> |
| Projected GSF after demolitions | | 3.63M |
| <u>Overage</u> per 1976 Space Ceiling (3.55M) | 80K (2.2%) | |
| <u>Overage</u> per 1996 LRDP goal (3.615M) | 15K (0.4%) | |

Space Ceiling Impact: Option B

Option B. Housing/Clinic/Office

| | | |
|---|-------------|-------------|
| 2010 GSF subject to Space Ceiling | | 3.84M |
| Overage per 1996 LRDP goal | 226K (6%) | |
| <i>60% of UC Hall reused for housing</i> | | -87K |
| <i>Other Seismically Poor & Obsolete Bldgs Demo</i> | | -67K |
| <i>Remaining Aldea Phase 3 demo</i> | | <u>-23K</u> |
| Projected GSF after demolitions | | 3.66M |
| <u>Overage</u> per 1976 Space Ceiling (3.55M) | 113K (3.2%) | |
| <u>Overage</u> per 1996 LRDP goal (3.615M) | 48K (1.3%) | |

Space Ceiling Impact: Option C.

Option C. Clinic/Offices Only (No Housing)

| | | |
|---|-------------|-------------|
| 2010 GSF subject to Space Ceiling | | 3.84M |
| Overage per 1996 LRDP goal | 226K (6%) | |
| <i>0% of UC Hall reused for housing</i> | | NA |
| <i>Other Seismically Poor & Obsolete Bldgs Demo</i> | | -67K |
| <i>Remaining Aldea Phase 3 demo</i> | | <u>-23K</u> |
| Projected GSF after demolitions | | 3.75M |
| <u>Overage</u> per 1976 Space Ceiling (3.55M) | 200K (5.6%) | |
| <u>Overage</u> per 1996 LRDP goal (3.61M) | 135K (3.7%) | |