PROJECT OVERVIEW
Construction Completion, August 2014 ♦ Open to Patients, February 2015
www.missionbayhospitals.ucsf.edu

PROJECT SUMMARY
UCSF is building a 289-bed, integrated hospital complex to serve children, women and cancer patients on its 57-acre biomedical campus at Mission Bay. Upon completing construction of the first phase in 2014, the 878,000-gross-square-foot hospital complex will include:

- A 183-bed children’s hospital with urgent, emergency and pediatric primary care and specialty outpatient facilities;
- A 70-bed adult hospital for cancer patients;
- A women’s hospital for cancer care, specialty surgery and select outpatient services, and a 36-bed birth center; and
- An energy center, helipad and parking structure.

UCSF Medical Center at Mission Bay will provide a world-class, sophisticated, efficient, flexible and family-centered healing environment. The hospital complex will provide comprehensive diagnostic, interventional and support services, and use advanced robotic and imaging technology during surgery – all in an environment centered around the compassionate care of patients and their families. The hospitals’ integration with the existing biomedical campus will strengthen collaboration among basic scientists, clinical researchers and physicians – bringing new discoveries to patients faster. The collaboration of multidisciplinary medical specialists will create a rich environment for innovations in the care of fetal, pediatric, maternal, women and cancer patients.

PROJECT COST
The cost of the first phase of the Mission Bay Hospitals Project is $1.520 billion.

PROJECT FINANCING PLAN
Support from donors, hospital reserves, external financing, and children’s hospital bonds are required to finance this project.

CAPITAL CAMPAIGN
The UC Regents in May 2007 approved a fundraising campaign for the Mission Bay Hospitals Project to raise at least $600 million. Diane “Dede” B. Wilsey, a San Francisco businesswoman and philanthropist, is serving as volunteer chair of the fundraising campaign. The campaign planning project team also includes, among others:

- **Barbara Bass Bakar**, former president and CEO of Emporium/Weinstock’s and former chair and CEO of I. Magnin, San Francisco;
- **Lynne Benioff**, independent public relations and marketing consultant, and founder of Akaka Scholars Foundation, Honolulu, Hawaii;
- **Ronald Conway**, campaign co-chair, founder and general partner of Angel Investors LP, a privately held venture capital firm;
- **Catherine Podell**, member of UCSF Foundation Board of Directors and former CEO and managing partner of Hewett Marine Company, San Francisco; and
- **Richard Rosenberg**, retired chair and CEO of Bank of America Corporation and Bank of America NT&SA.
PROJECT LOCATION
The hospital complex will be located on a 14.5-acre parcel, adjacent to UCSF’s existing biomedical campus at Mission Bay. By locating the complex at Mission Bay, UCSF will be able to bring together basic scientists, clinical researchers and physicians to share resources, insight and ideas to accelerate the progress of discovery to benefit patients.

IMPORTANCE OF PROJECT
UCSF has one of the nation’s highest-ranked children’s hospitals, one of the largest National Cancer Institute-designated Comprehensive Cancer Centers and one of the original National Centers of Excellence in Women’s Health. The co-location of three specialties in one complex, integrated with a major biomedical research campus, will ensure continued excellence in the care of children, women and cancer patients.

- **UCSF Benioff Children’s Hospital**: Children will have a hospital designed just for them, providing nurturing, compassionate care for every child and family. Patients receiving care at the UCSF Benioff Children’s Hospital will greatly benefit from the presence of women’s health and cancer specialists. For example, a large portion of all hospitalized children are treated for cancer and cancer-related issues.

- **Women’s Specialty Hospital**: Co-location of a women’s specialty hospital with a cancer hospital and children’s hospital provides opportunities for UCSF to develop innovative and comprehensive inpatient and outpatient health care services specifically tailored to the unique needs of women. Collaboration will provide women with outstanding surgical care for disorders ranging from infertility to incontinence, and will provide access to the latest effective treatments for gynecologic and breast cancers as well as to the multidisciplinary care of complex obstetrical conditions, the diagnosis and treatment of birth defects, and the clinical investigation of maternal-fetal surgery. Babies born at the women’s specialty hospital will be able to transition seamlessly to the children’s hospital should they require follow-up care.

- **Cancer Hospital**: The location of the cancer hospital adjacent to new cancer research laboratories at Mission Bay will provide synergistic opportunities for the discovery and development of new treatments, allowing UCSF to build on its stature as a nationally designated Comprehensive Cancer Center and a world leader in cancer treatment, research and education. Cancer specialists at the hospital will also be able to serve the unique needs of cancer patients from the children’s and women’s hospitals.

ARCHITECTURAL DESIGN TEAM
UCSF selected Anshen + Allen, a part of Stantec Architecture; in association with William McDonough + Partners for the design of the Mission Bay hospital complex. Anshen + Allen, recently acquired by Stantec, is an award-winning, San Francisco-based architectural firm specializing in health care, research and academic facilities. William McDonough + Partners is a leader in sustainability and eco-effective designs.

SUSTAINABLE DESIGN
Design, construction, operations and purchasing strategies for the new Mission Bay hospital complex will uniquely integrate the best green practices available, and buildings will be certified by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED). The project is targeting LEED gold certification. Additionally, the medical center will incorporate discoveries from evidence-based design, a body of knowledge that demonstrates the built environment can positively affect healing, health, safety and well-being.

Applications of sustainable design at the new hospitals range from the individual patient to global levels. For example:

- Patient rooms will include materials that have undergone unprecedented assessment to eliminate most known toxic elements.

60,000 sq ft of rooftop gardens; most extensive of any urban U.S. hospital.
• Patient care units will be configured to allow daylight and views into most workstations – among the best in comparison with typical modern U.S. hospitals.
• Green roofs and gardens across the hospital complex will be among the most extensive of any urban U.S. hospital.
• Water conservation will include rainwater collection and reuse on-site for landscape irrigation; this is one of the few examples of water conservation on a large urban hospital site.

PROJECT CONTEXT IN RELATION TO LONG-TERM VISION
The new medical center at Mission Bay is a key element of UCSF’s long-term vision to advance its education, research and patient-care missions. The University’s vision is to create and sustain vibrant, integrated clinical, research and educational programs, building upon UCSF’s unique strengths and ability to impact health care regionally, nationally and internationally. Following is the long-term vision for UCSF’s clinical and research activities at these three sites.

• **Parnassus Heights**: Focus on high-end adult surgical and medical services, including neurosurgery, cardiovascular and transplant services, with adult emergency medicine, and a new stem cell focus;
• **Mission Bay**: Construct a new hospital complex for children’s, women’s specialty and cancer services; and
• **Mount Zion**: Expand its use as a major outpatient hub with a diagnostic and therapeutic focus, as well as a focus on women’s health.

COMMUNITY INVOLVEMENT
The community has been involved in the hospital planning process since 2001, when members of the UCSF Community Advisory Group (CAG) started developing, in concert with faculty and staff, a set of criteria to be used in evaluating site options. The CAG is a diverse group of neighborhood, labor, ethnic and business leaders with an active interest in UCSF’s role in the neighborhoods and the San Francisco Bay Area. UCSF has conducted more than 65 meetings involving community members, including the CAG and its subcommittee, the Hospital Replacement Community Action Team, and members of the public at large.

In 2005, public meetings were held regarding the proposed height and bulk of the hospital buildings, and UCSF responded to community feedback by reducing the maximum height of these buildings.

In March 2007, frequent community meetings began to develop the site plan for the clinical facilities and continued throughout design development of the hospital complex. To date, UCSF Medical Center has incorporated a number of significant design changes in direct response to community feedback. Additionally, in October 2007, UCSF conducted a helicopter flight test in response to a request by Mission Bay neighbors, and has developed a Residential Sound Reduction Program for Helicopter Operations to address noise concerns.

NEED FOR NEW FACILITIES
The plan to build new facilities at Mission Bay aims to increase inpatient and outpatient capacity to meet growing patient demand, address outdated facilities, and comply with state-mandated earthquake safety standards for hospitals. UCSF Medical Center’s facilities on the Parnassus campus are composed of two adjoining 15-story buildings that function as one hospital: Moffitt, built in 1955, and Long, built in 1982. UCSF Medical Center also operates facilities at Mount Zion, where hospital buildings date to 1948.

STATE SEISMIC SAFETY LAW
California state law requires hospitals to evaluate their facilities, develop plans to meet seismic standards and ensure their buildings are safe. State law requires Mount Zion hospital to be retrofitted or replaced by 2013, although the state legislature’s recent passage of SB 1661 will extend the seismic deadline from 2013 to 2015 for hospitals that request and receive an extension. Long Hospital is seismically sound and viable beyond 2030, but Moffitt Hospital must be retrofitted or replaced by 2030.
PROJECT SCHEDULE
- September 2008: Design and budget approved by UC Regents; Environmental Impact Report certified
- December 2008: Structural plans submitted to Office of Statewide Health Planning and Development (OSHPD)
- January 2009: Construction documents initiated
- March 2009: Subcontractor selection initiated
- May 2009: Integrated Center for Design & Construction (ICDC/site trailers) fully occupied and functioning
- July 2009: San Francisco Board of Supervisors approves resolution allowing helipad operations
- January 2010: Demolition completed
- May 2010: Site work initiated
- June 2010: Art Master Plan completed; test pile construction began
- July 2010: Site work: mass excavation and compaction
- August 2010: Construction documents completed
- September 2010: UC Regents approved funding plan
- October 2010: Received OSHPD structural permit; official groundbreaking festivities conducted
- November 2010: Completed site preparations/mobilization
- December 2010: Construction began
- May 2011: Foundations completed
- October 2011: Structural steel completed
- February 2012: Slab-on-deck completed
- September 2012: Exterior skin completed
- February 2014: Interiors build-out
- May 2014: Functional testing
- August 2014: Construction completed; beneficial occupancy begins
- February 2015: UCSF Medical Center at Mission Bay OPENS!!

PROJECT DIRECTOR
Cindy Lima, Executive Director – Mission Bay Hospitals Project
Stuart Eckblad, Director of Design and Construction – Mission Bay Hospitals Project

ABOUT UCSF
UCSF Medical Center and UCSF Benioff Children’s Hospital are recognized throughout the world as leaders in health care, and are known for innovative medicine, advanced technology and compassionate care. For the eleventh consecutive year UCSF Medical Center ranks among the nation’s top 10 premier hospitals and is the best in Northern California, according to the 2011-12 America’s Best Hospitals survey conducted by U.S. News & World Report. UCSF Benioff Children’s Hospital ranks among the nation’s best children's hospitals in nine specialties and is one of the top-ranked facilities in California according to the survey.

For more than a century, UCSF Medical Center has offered unparalleled medical treatment. Its expertise covers virtually all conditions, including cancer, heart disease, infertility, neurological disorders, organ transplantation and orthopedics, as well as specialty services for women and children. UCSF is a leading university dedicated to promoting health worldwide through advanced biomedical research, graduate-level education in the life sciences and health professions, and excellence in patient care.

Note: Details contained in these pages are subject to change as more information becomes available.

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