Regents Committee on Grounds and Buildings
Preliminary Review of Design
November 18, 2008

UCSD
HEALTH SCIENCES NEIGHBORHOOD
GRADUATE AND PROFESSIONAL HOUSING
Project Background

- 225 (2 bedroom apartment units), 450 Beds for Unmarried Graduate Students and Professionals

- Design-Build Methodology – 3 design teams participated in design “competition” based on established project program and fixed budget of $67,100,000

- As part of “competition” the project was presented at various times to group consisting of members of the BAC, Design Review Board and UCSD staff

- Based on best value points, Webcor Builders and Valerio Train Dewalt and Associates were selected as the winning design-build team in June 2008

- 219,287 gross square feet/164,454 assignable square feet
2004 LRDP AND 1989 UCSD MASTER PLAN

Site
Project Site

- Approximately 4.5 acres
- 25' to 30' grade change from north to south
- Located in surface parking lot P608
- Protect and preserve adjacent landscape screening
Health Sciences
Neighborhood Planning Study
Health Sciences Neighborhood Planning Study
Academic Mall Vision
UNIT DESIGN
PLAN

- KITCHEN
- LIVING ROOM
- BED ROOM
- BED ROOM
- STOR.
- BATH RM
- BATH ROOM
Virtual Balcony
BUILDING PLANS
LEVEL 2

MAIN ENTRANCE
RESIDENT SERVICES
OUTDOOR COURTYARD
SECURITY PERIMETER
BUILDING PLANS
LEVEL 3

NATURAL LIGHTING
IN CORRIDORS
BUILDING PLANS
LEVEL 7
BUILDING PLANS
LEVEL 8

TOWER PLAN

56% UNITS WITH CROSS VENTILATION
ACADEMIC MALL
VIEW FROM THE NORTH
ACADEMIC MALL
VIEW FROM NORTHWEST
OVERVIEW
FROM SOUTHWEST
CAMPUS EDGE
VIEW FROM LA JOLLA VILLAGE DRIVE
OVERVIEW
VIEW FROM GREEN ROOF TERRACE
OVERVIEW FROM NORTHWEST
MATERIALS

- Tinted Glass
- Roof Perforated Metal
- Clear Glass
- Aluminum Mullion
- Exterior Accent Stucco
- Exterior Field Stucco
UNIT DESIGN
INTERIORS
UNIT DESIGN
VENTILATION
NATURAL AND MECHANICAL
SUSTAINABILITY

- Integrated landscape design for storm water filtration and drainage
- Water efficient landscaping
- Green roofs/high albedo roof materials to diminish “heat island” effect
- Optimized energy performance systems
- Construction waste management
- Regional materials use
- Maximized natural ventilation
- Low emitting volatile organic compound materials
- Maximized use of daylighting opportunities
The following slides are not in presentation…
<table>
<thead>
<tr>
<th>Sustainable Strategy Options for Consideration</th>
<th># of LEED Points</th>
<th>Cost Premium</th>
<th>Payback Period</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EA 2: On-Site Renewable Energy (2.5%)</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Opt A: 5000 sf of PV cells</td>
<td></td>
<td>$601,020</td>
<td>54 yrs</td>
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<tr>
<td>Opt B: Thermal Solar (hot water) Panels</td>
<td>1</td>
<td>$329,430</td>
<td>100 yrs</td>
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<tr>
<td><strong>MR 4.2: Recycled Content (20%)</strong></td>
<td>1</td>
<td>$15,000</td>
<td>n/a</td>
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<tr>
<td><strong>MR 5.2: Regional Materials (20%)</strong></td>
<td>1</td>
<td>$15,000</td>
<td>n/a</td>
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<tr>
<td><strong>SS 5.1: Site Develop, Protect Habitat</strong></td>
<td>1</td>
<td>$25,000</td>
<td>n/a</td>
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<tr>
<td><strong>SS 7.1: Heat Island Effect, Non-roof</strong></td>
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<tr>
<td>Opt A: White Concrete Paving</td>
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<td>$87,173</td>
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<tr>
<td>Opt B: Sun Shades at Parking area</td>
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<td>$64,800</td>
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<tr>
<td><strong>SS 8: Light Pollution Reduction</strong></td>
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Option Totals 6
The Health Sciences Neighborhood Graduate & Professional Housing project will be located on approximately 4.5 acres located within the south-central portion of the UCSD main campus within the School of Medicine Neighborhood.

The project complies with the 1989 UCSD Master Plan and the 2004 Long Range Development Plan. The design of the project is in conformance with the vision guidelines articulated in the 2000 School of Medicine (now known as Health Sciences) Neighborhood Planning Study.

The project will be delivered utilizing the Design/Build construction delivery methodology. The Design/Build team consists of Webcor Builders, Inc (Contractor)/Valerio Dewalt Train Associates, Inc. (Architect)

Provides 225 two-bedroom apartments which will accommodate 450 graduate students, and 1 three-bedroom staff unit.

In addition to the housing units, the project will provide a centralized reception area, administrative offices, conference and meeting rooms, fitness and laundry areas, mail areas, maintenance and custodial spaces.

The project design consists of a single building composed of two backwards “L” shaped wings (7 and 9 stories respectively).

The project is proposed to be completed for fall 2011 occupancy.

The project will achieve USGBC LEED Silver rating.

The proposed Health Sciences Neighborhood Graduate and Professional Housing apartments project would encompass 164,454 assignable square feet (asf) and 219,287 gross square feet (ogsfnf) of building space.

Total project costs are $67,100,000 at CCCI 5555

The construction cost is $265.24 per ogsf.