

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

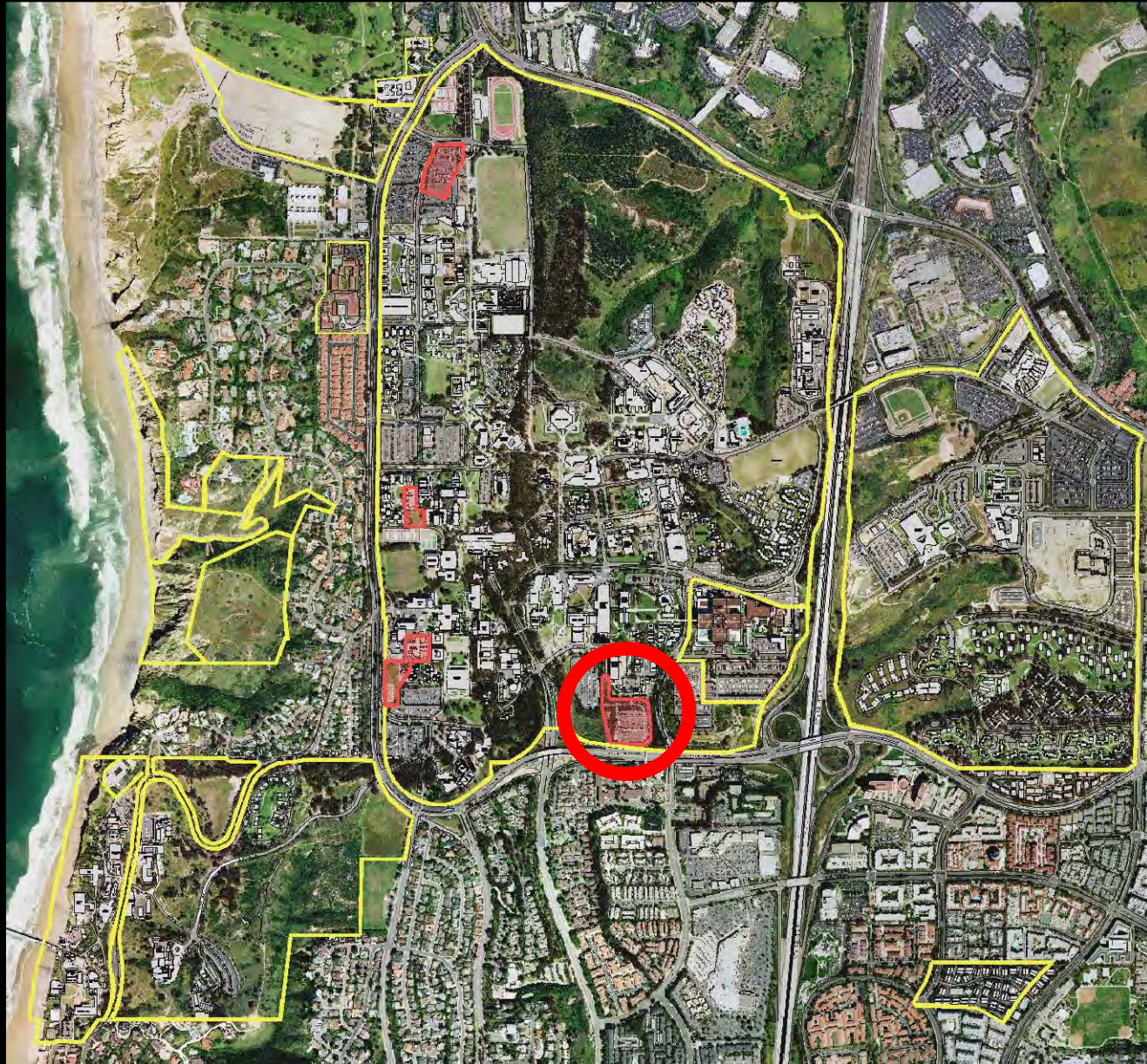


UCSD  
HEALTH SCIENCES NEIGHBORHOOD  
GRADUATE AND PROFESSIONAL HOUSING

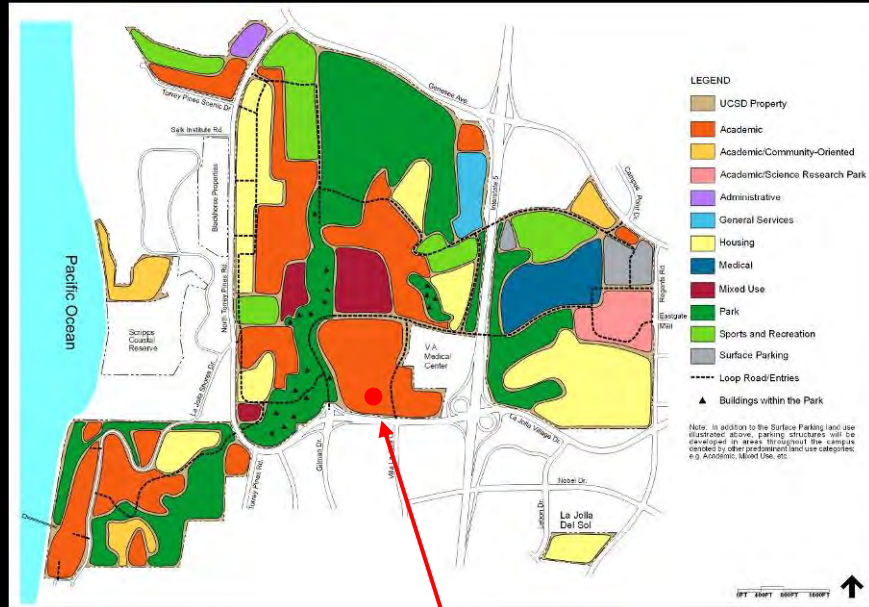
# Project Background

- 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

# Site Location



# 2004 LRDP AND 1989 UCSD MASTER PLAN



Site

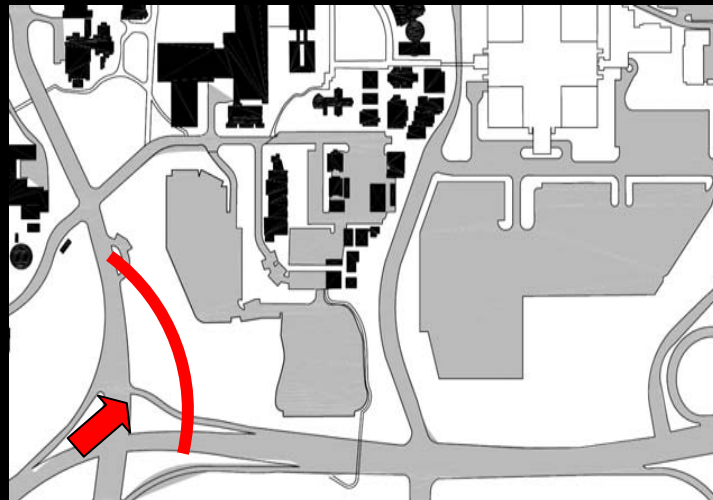


# Project Site

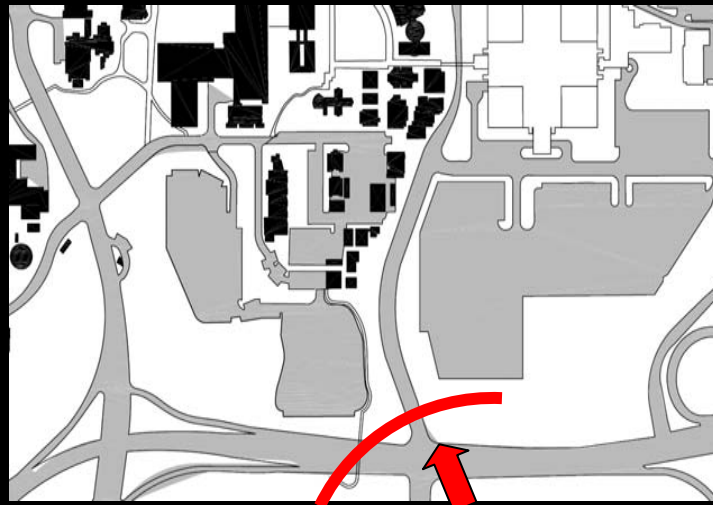


- Approximately 4.5 acres
- 25' to 30' grade change from north to south
- Located in surface parking lot P608
- Protect and preserve adjacent landscape screening

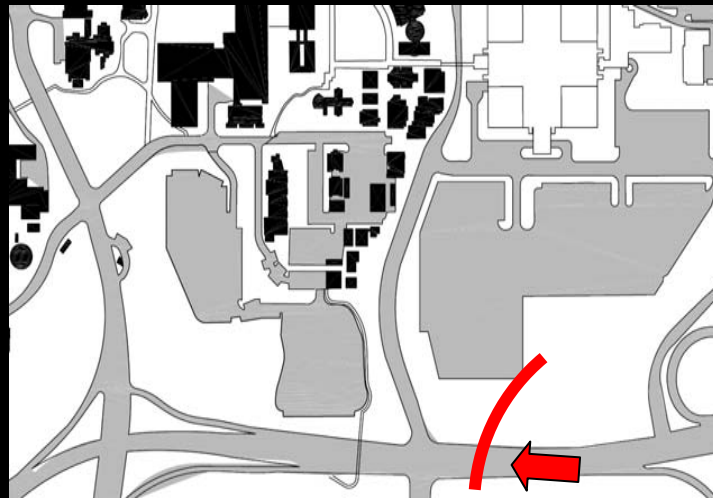
# Site Photos



# Site Photos

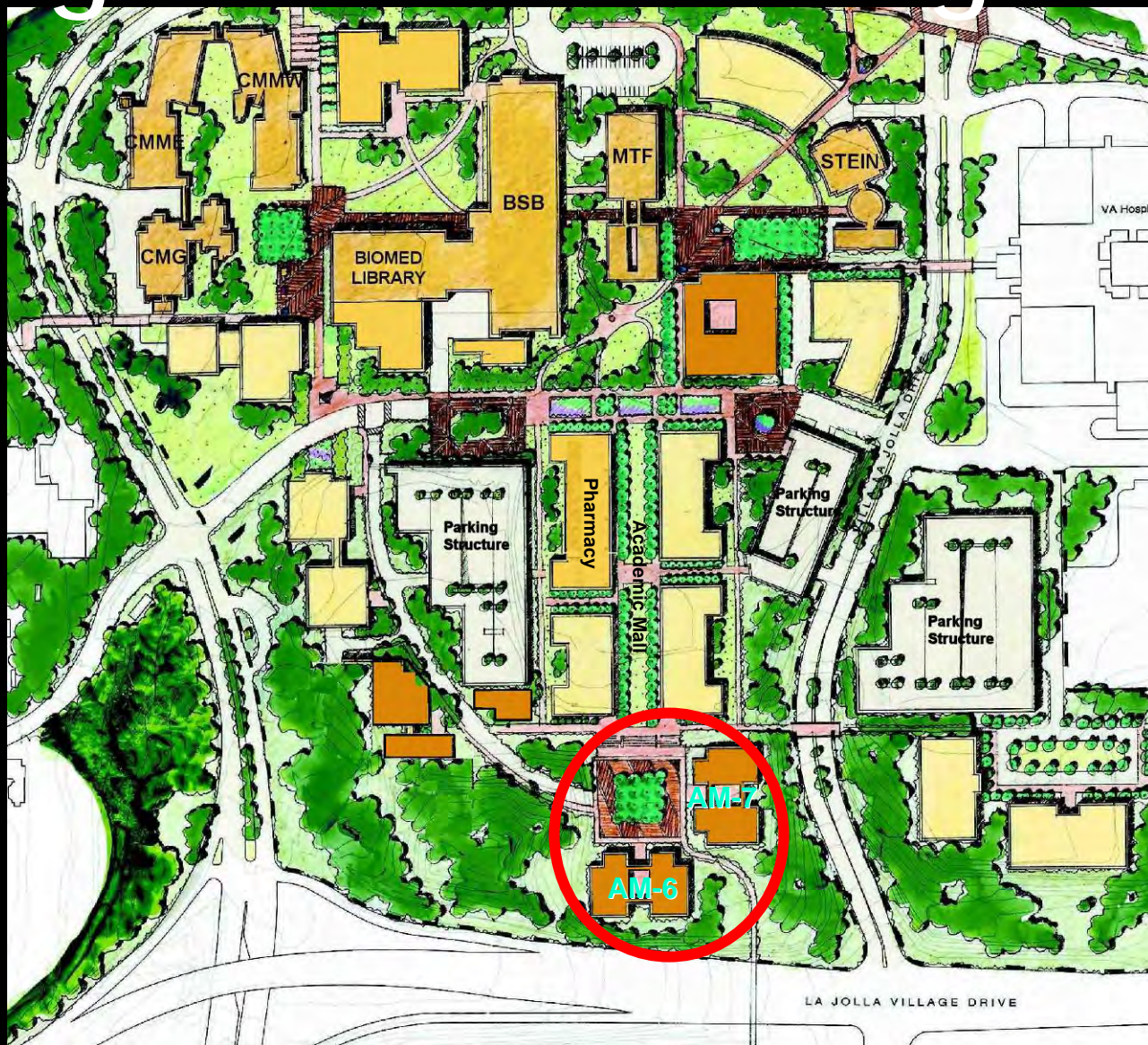


# Site Photos

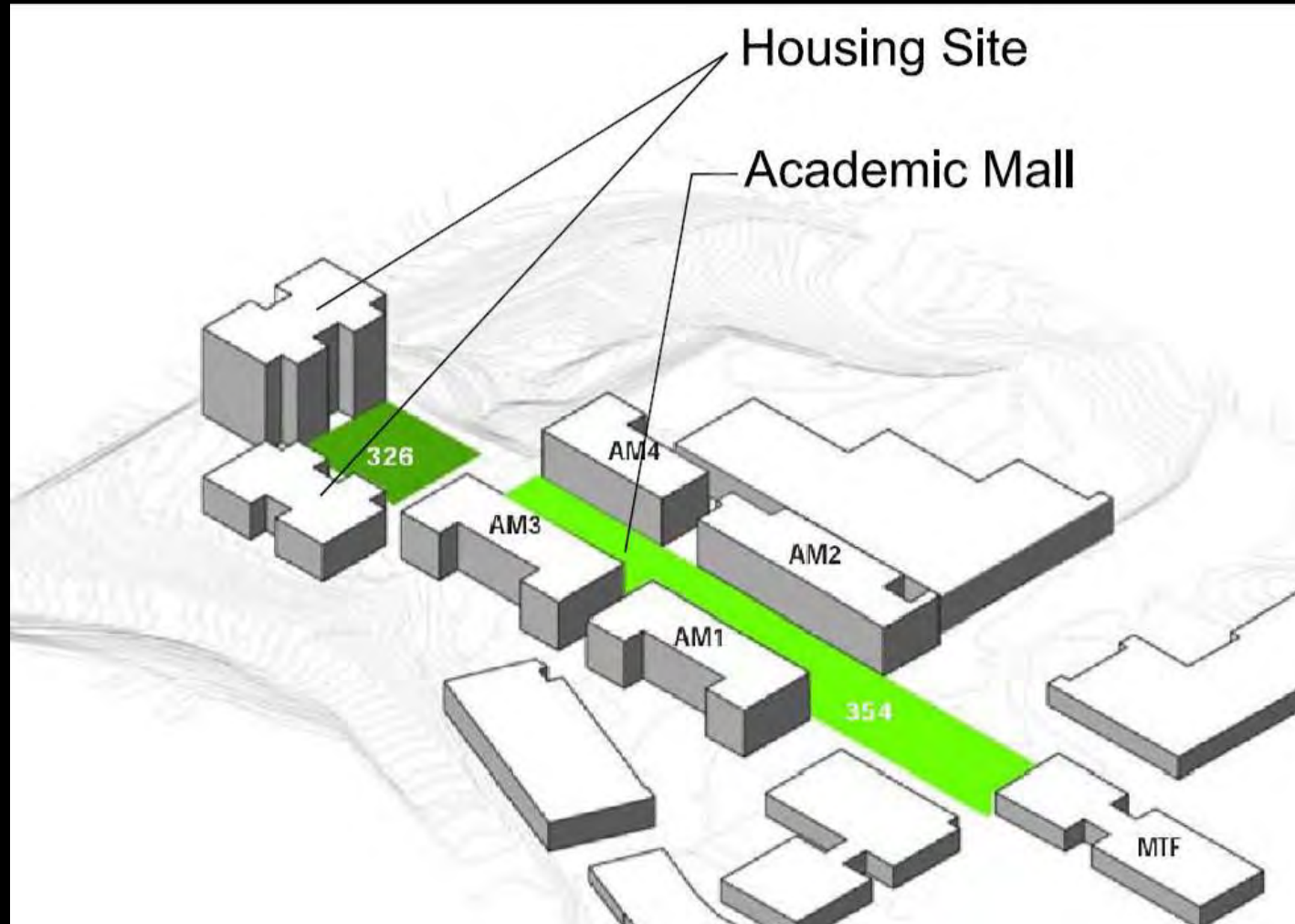




# Health Sciences Neighborhood Planning Study



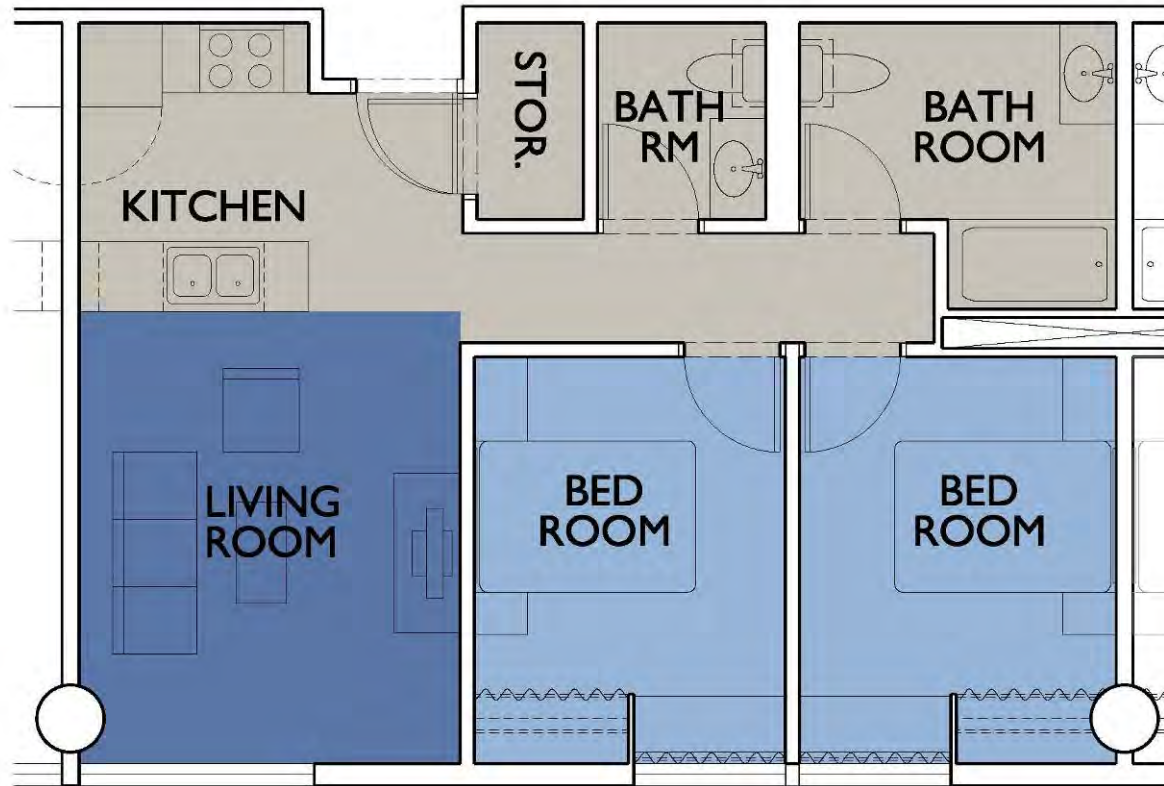
# ACADEMIC MALL



Health Sciences Neighborhood Planning Study  
Academic Mall Vision

# UNIT DESIGN

## PLAN



# UNIT DESIGN

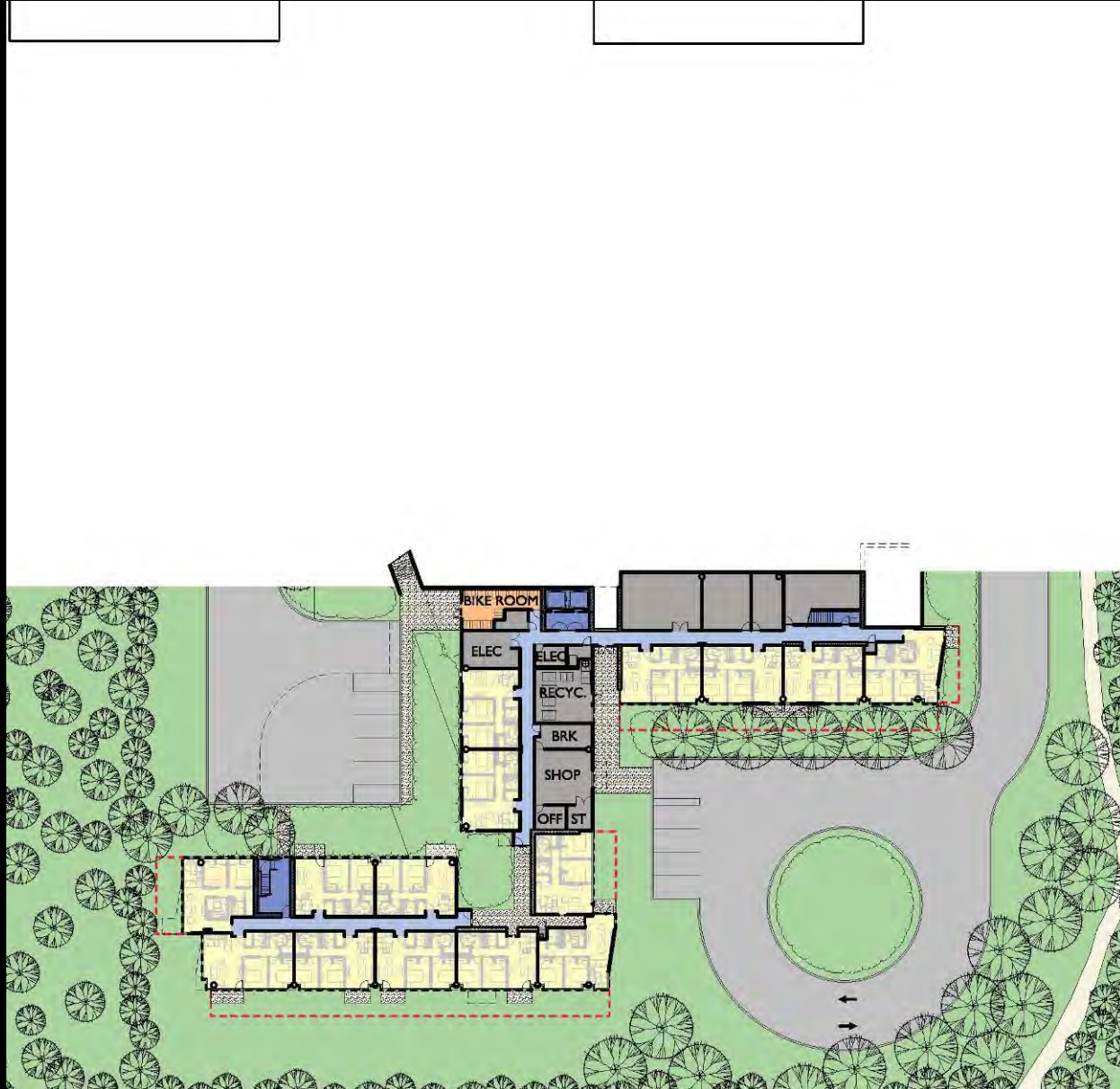
## END UNIT PLAN

Virtual  
Balcony

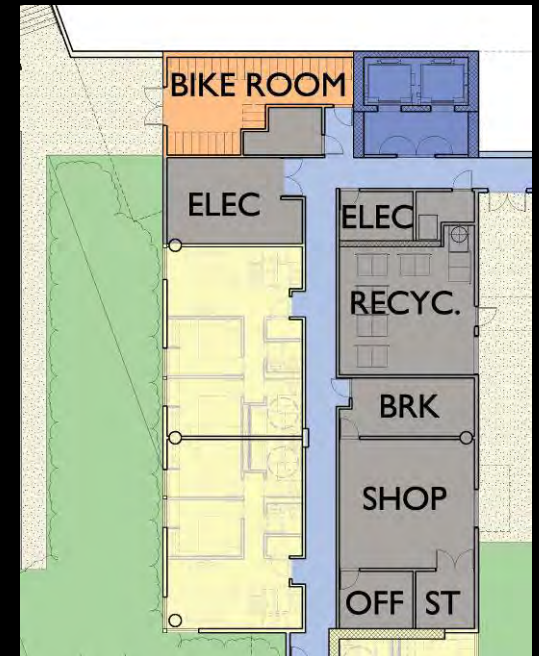


# BUILDING PLANS

LEVEL 1



OUTDOOR ACCESS  
BIKE ROOM  
RECYCLING CENTER  
SECURITY PERIMETER



# BUILDING PLANS

## LEVEL 2



MAIN ENTRANCE  
RESIDENT SERVICES  
OUTDOOR COURTYARD  
SECURITY PERIMETER

# BUILDING PLANS

LEVEL 3



NATURAL LIGHTING  
IN CORRIDORS

# BUILDING PLANS

LEVEL 4



LAUNDRY ROOM  
FITNESS ROOM  
VENDING AREA  
VIEW OF GREEN ROOF





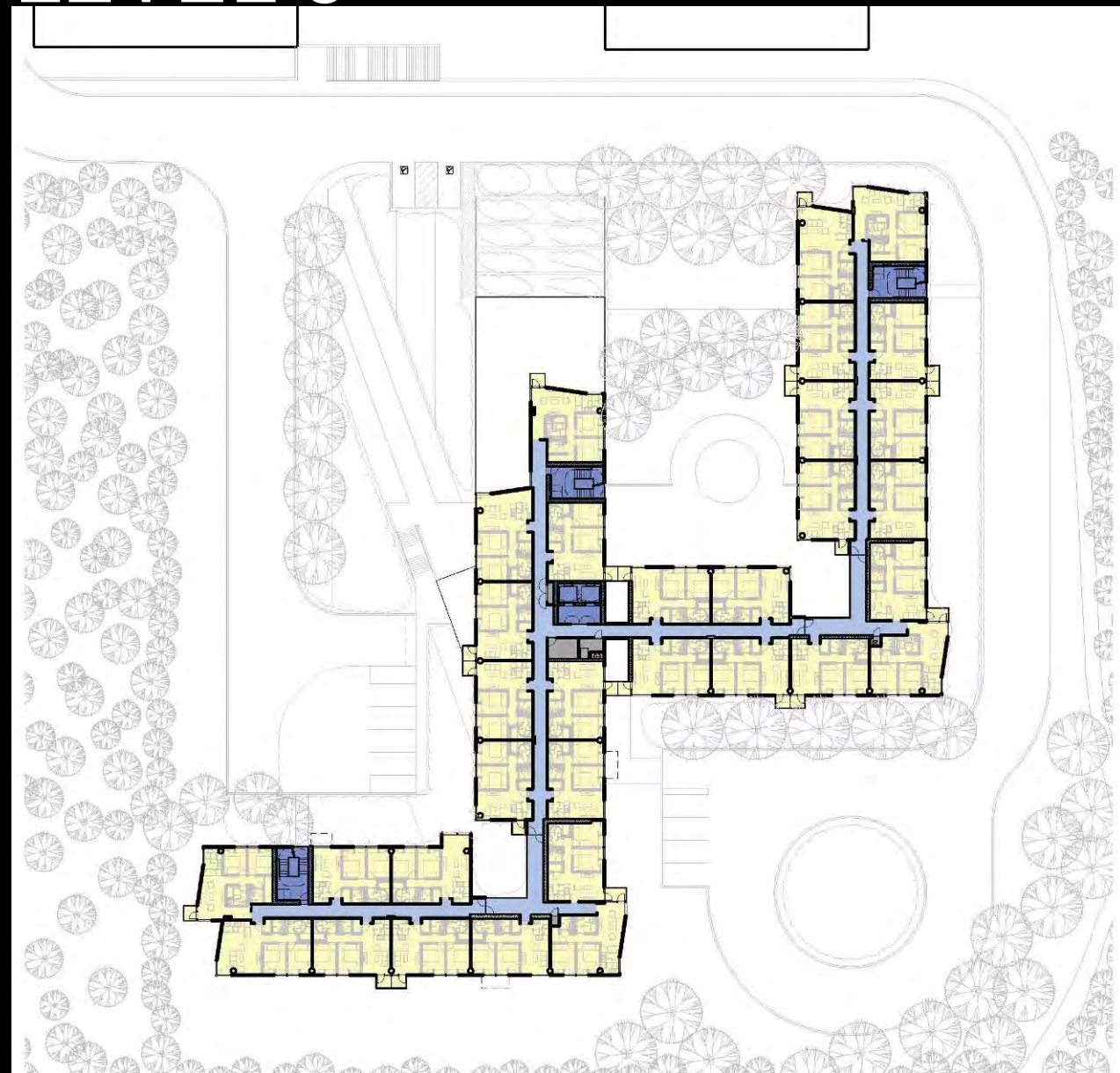
# BUILDING PLANS

LEVEL 5



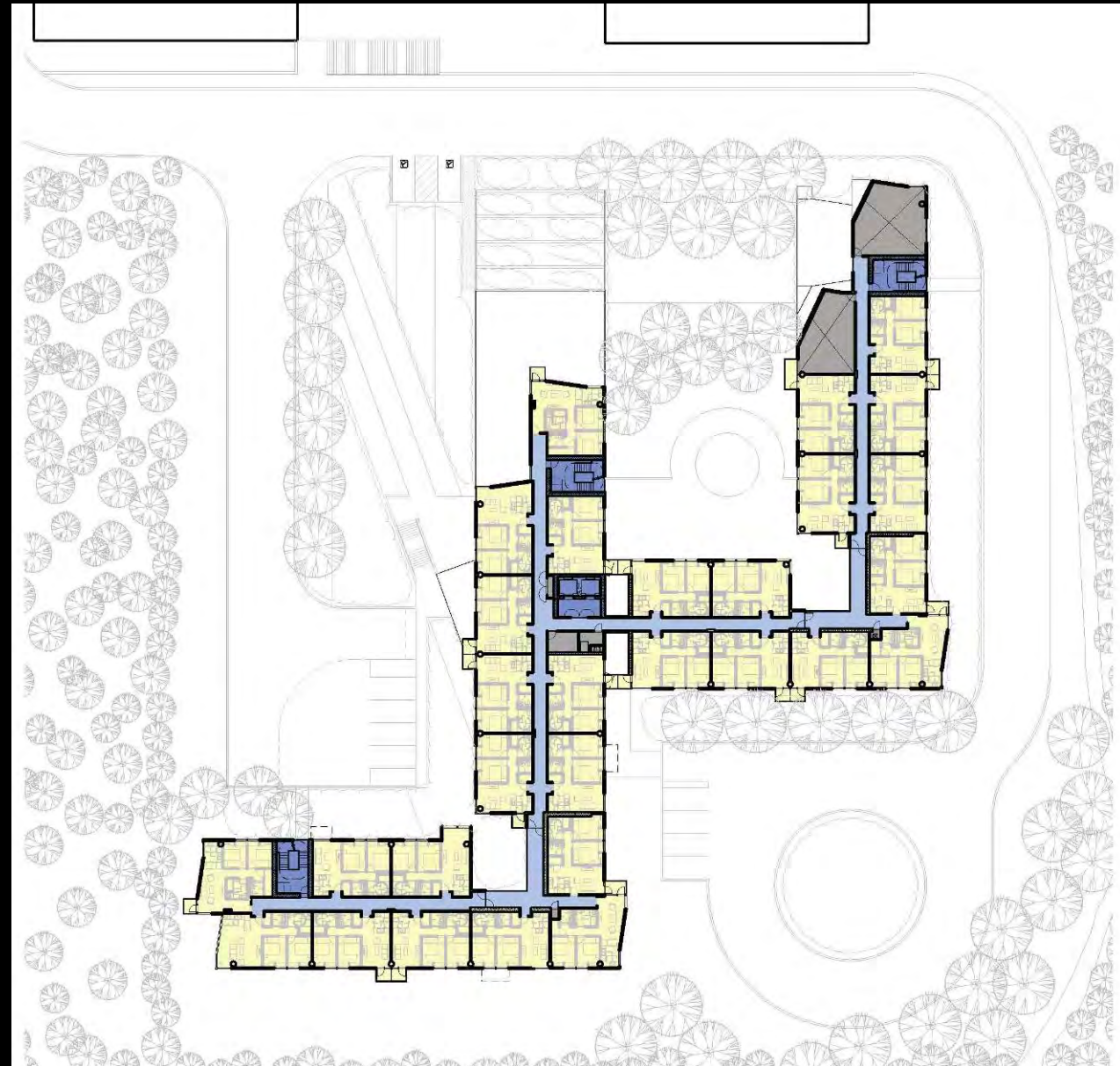
# BUILDING PLANS

LEVEL 6



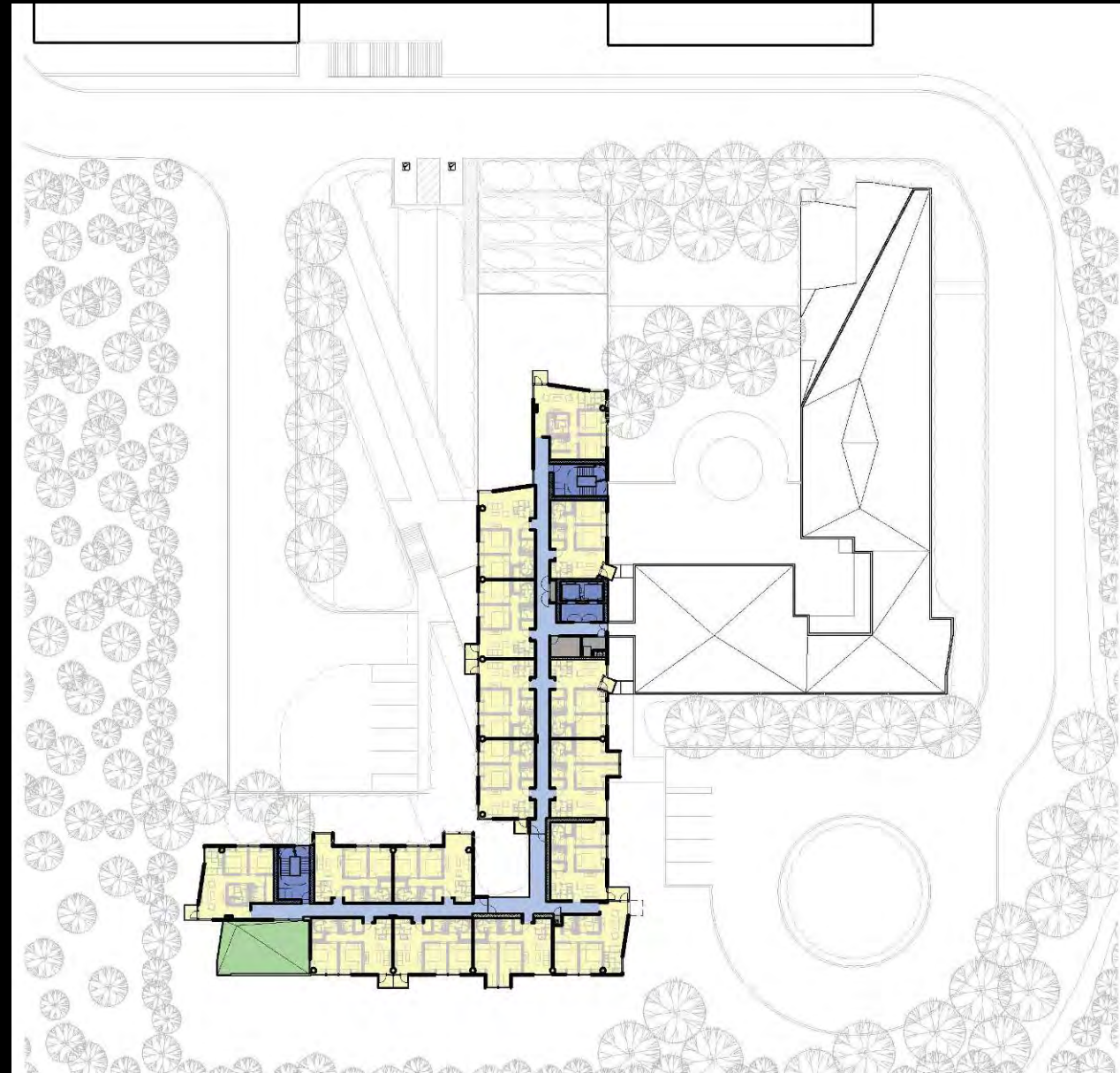
# BUILDING PLANS

## LEVEL 7



# BUILDING PLANS

LEVEL 8

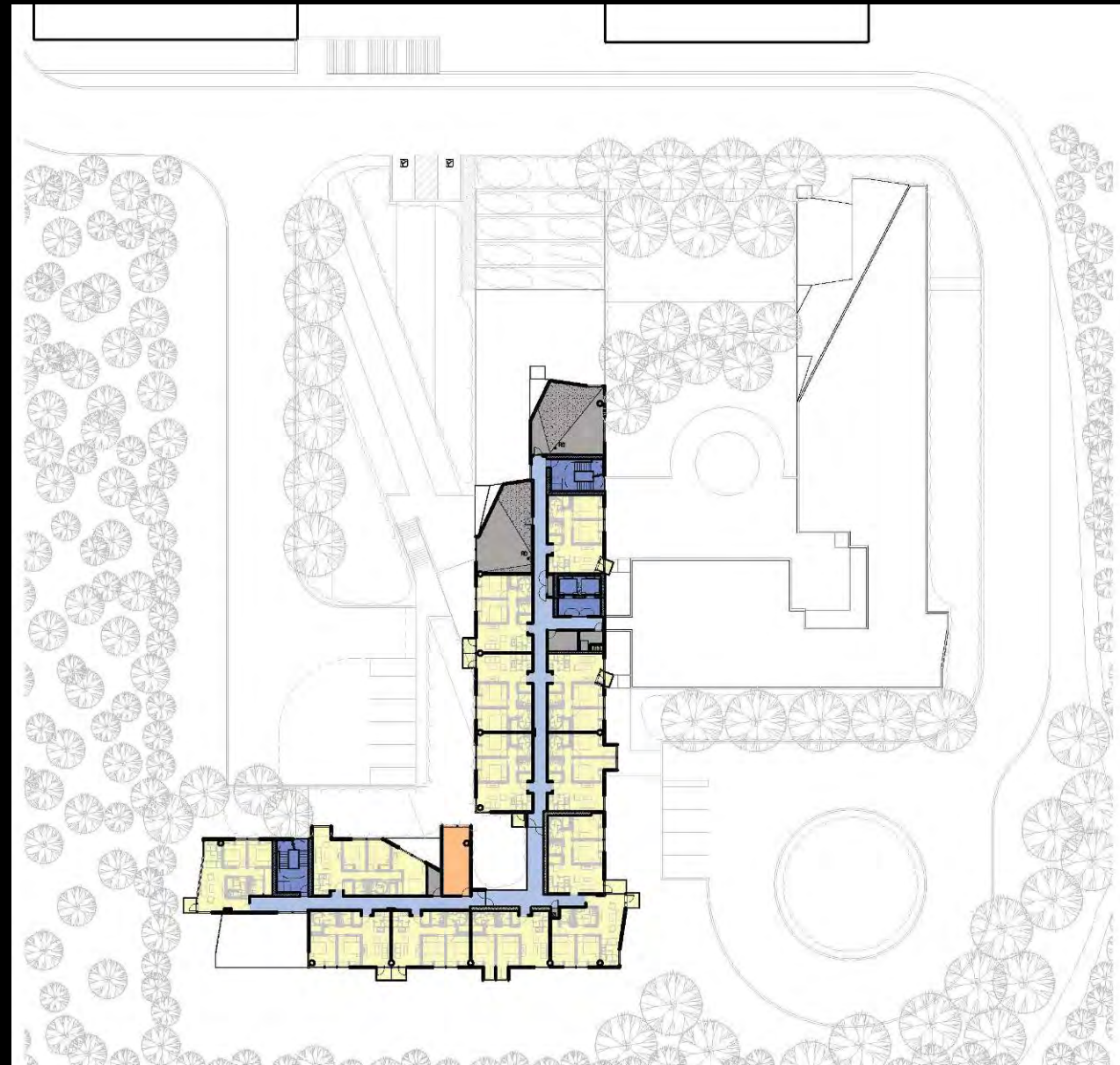


TOWER PLAN

56% UNITS WITH  
CROSS VENTILATION

# BUILDING PLANS

LEVEL 9



# ACADEMIC MALL

## VIEW FROM THE NORTH



# ACADEMIC MALL

## VIEW FROM NORTHWEST



# OVERVIEW

## FROM NORTHEAST





# OVERVIEW

## FROM SOUTHWEST



# CAMPUS EDGE

## VIEW FROM LA JOLLA VILLAGE DRIVE



# OVERVIEW

## VIEW FROM GREEN ROOF TERRACE



# OVERVIEW

## COURTYARD



# OVERVIEW

## MAIN ENTRY WALKWAY



# OVERVIEW

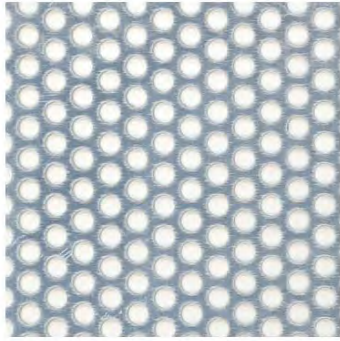
FROM  
NORTHWEST



# MATERIALS



**TINTED GLASS**



**ROOF PERFORATED METAL**



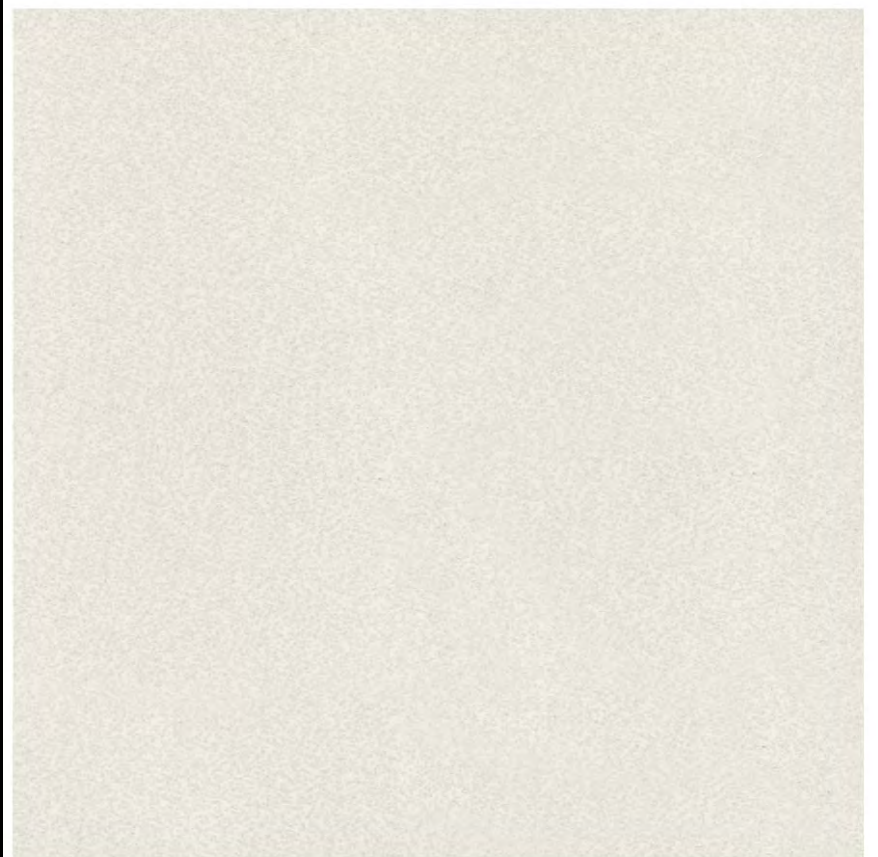
**CLEAR GLASS**



**ALUMINUM  
MULLION**



**EXTERIOR ACCENT STUCCO**



**EXTERIOR FIELD STUCCO**

# UNIT DESIGN

## INTERIORS



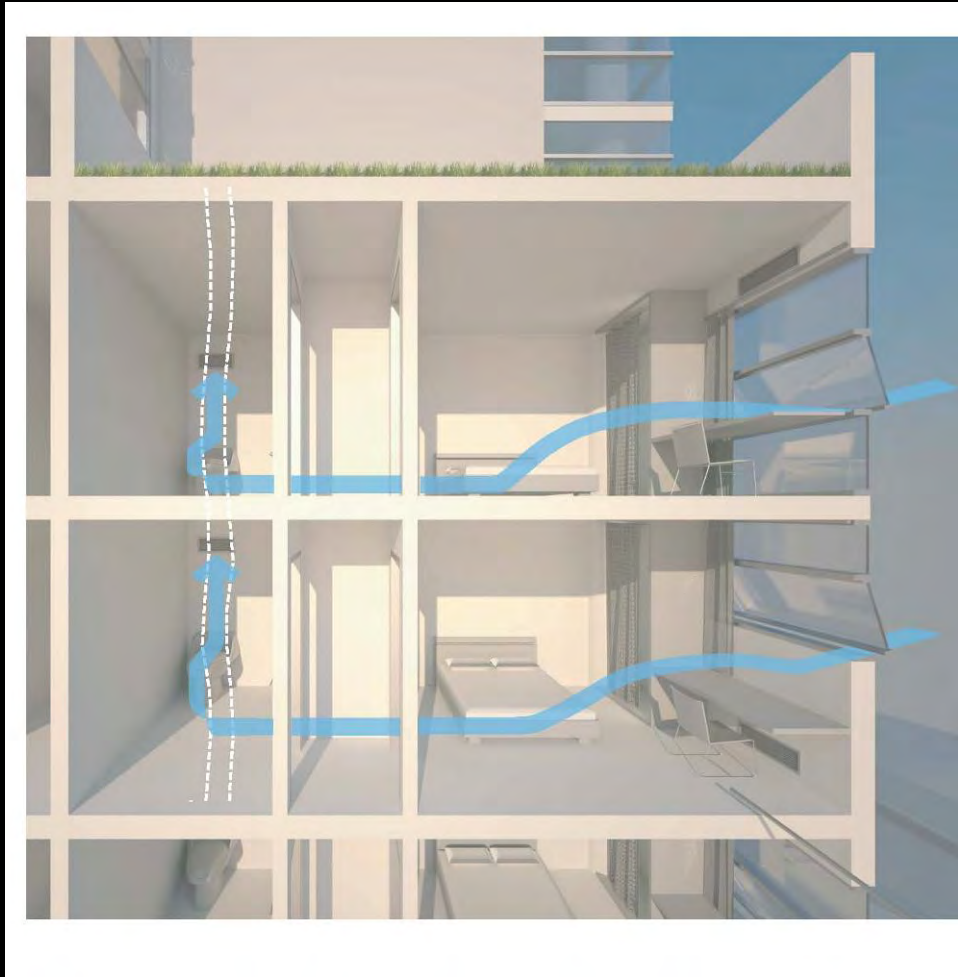
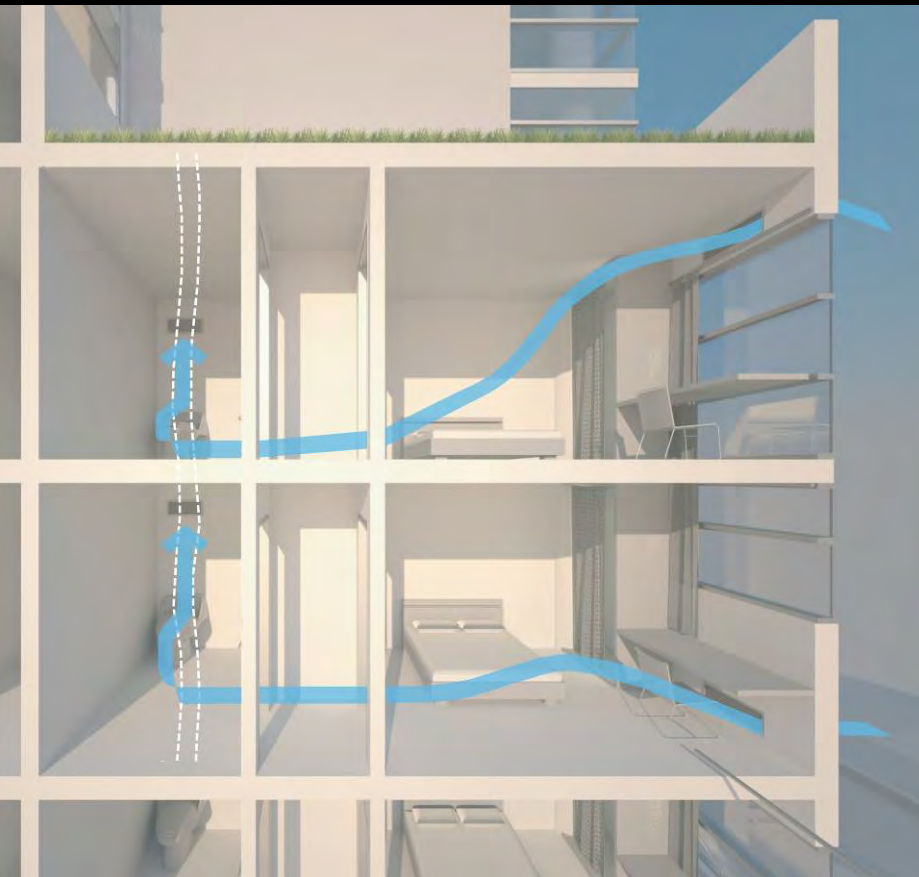


# UNIT DESIGN



# 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...

<b>UCSD Health Sciences Graduate &amp; Professional Housing</b>			<b>Silver = 33-38 points</b>
<b>Current Target Points - Silver</b>	<b>36</b>		<b>Gold = 39-51 points</b>
<b>Additional Target Points Needed - Gold</b>	<b>6 as a minimum</b>		
<b>Sustainable Strategy Options for Consideraton</b>	<b># of LEED Points</b>	<b>Cost Premium</b>	<b>Payback Period</b>
<b>EA 2: On-Site Renewable Energy (2.5%)</b>			
Opt A: 5000 sf of PV cells		\$601,020	54 yrs
<b>Opt B: Thermal Solar (hot water) Panels</b>	<b>1</b>	<b>\$329,430</b>	<b>100 yrs</b>
<b>MR 4.2: Recycled Content (20%)</b>	<b>1</b>	<b>\$15,000</b>	<b>n/a</b>
<b>MR 5.2: Regional Materials (20%)</b>	<b>1</b>	<b>\$15,000</b>	<b>n/a</b>
<b>SS 5.1: Site Develop, Protect Habitat</b>	<b>1</b>	<b>\$25,000</b>	<b>n/a</b>
<b>SS 7.1: Heat Island Effect, Non-roof</b>			
Opt A: White Concrete Paving		\$87,173	n/a
<b>Opt B: Sun Shades at Parking area</b>	<b>1</b>	<b>\$64,800</b>	<b>n/a</b>
<b>SS 8: Light Pollution Reduction</b>	<b>1</b>	<b>\$30,000</b>	<b>n/a</b>
<b>Option Totals</b>	<b>6</b>		

# ACADEMIC MALL

NORTH

ELEVATION



# MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS

For the Meeting of November 18, 2008

## BACKGROUND INFORMATION FOR **PRELIMINARY REVIEW OF DESIGN** HEALTH SCIENCES NEIGHBORHOOD GRADUATE & PROFESSIONAL HOUSING SAN DIEGO CAMPUS

- 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 (ogsf) of building space.
- Total project costs are \$67,100,000 at CCCI 5555
- The construction cost is \$265.24 per ogsf.