

UCSF Parnassus Campus Institute For Regeneration Medicine 18 March 2008



IRM Goals

Foster groundbreaking research in stem cell biology, cell differentiation, and tissue regeneration with the goal of developing cell-based therapies and cures for human diseases.

The IRM Building will provide for:

- Expansion of UCSF's stem cell program
- Centralized safe haven for human embryonic stem cells
- Integrated research across system pipelines
- Serve as a nexus for groundbreaking research that spans across basic and discovery science

Why Parnassus?

- Reinforces Parnassus Translational Research Environment
- Adjacency to Programs Necessary for Stem Cell Research
- Adjacency to Health Care Facilities
- Shared Parnassus Resources to Save Cost
 - Vivarium, Imaging, GMP Facilities
 - Scientific Equipment in Existing Health Sciences Labs
 - Central Utility Plant

Architectural Vision

- Transformative Project for Parnassus Campus
- Mediate Urban Campus and Mt Sutro Nature Reserve
- Promote Interdisciplinary Collaboration
- Advance Environmental Sustainability
- Support Flexibility for Research
- Provide Long-Term Life-Cycle Cost Performance

Project Statistics

- 71,100 GSF and 46,300 ASF: 65% Efficiency
 - 46,300 ASF {
 - 16,000 ASF Open Laboratories (34%)
 - 18,400 ASF Lab Support and Core Labs (40%)
 - 11,100 ASF Offices, Conference, and Admin (24%)
 - 800 ASF Building Support (2%)
- 25 Principal Investigators, +/-250 Total Population
- \$70.8M Construction Cost (\$995/GSF)
- \$119.3M Project Cost, Including Equipment and Sitework
- Construction Start July 2008
- Beneficial Occupancy July 2010



Site Location

Carl Street

Willard Street

Belmont Avenue

Edgewood Avenue

Parnassus Avenue

Hillway Avenue

Hill Point Avenue

3rd Avenue

4th Avenue

Irving Street

Koret Way

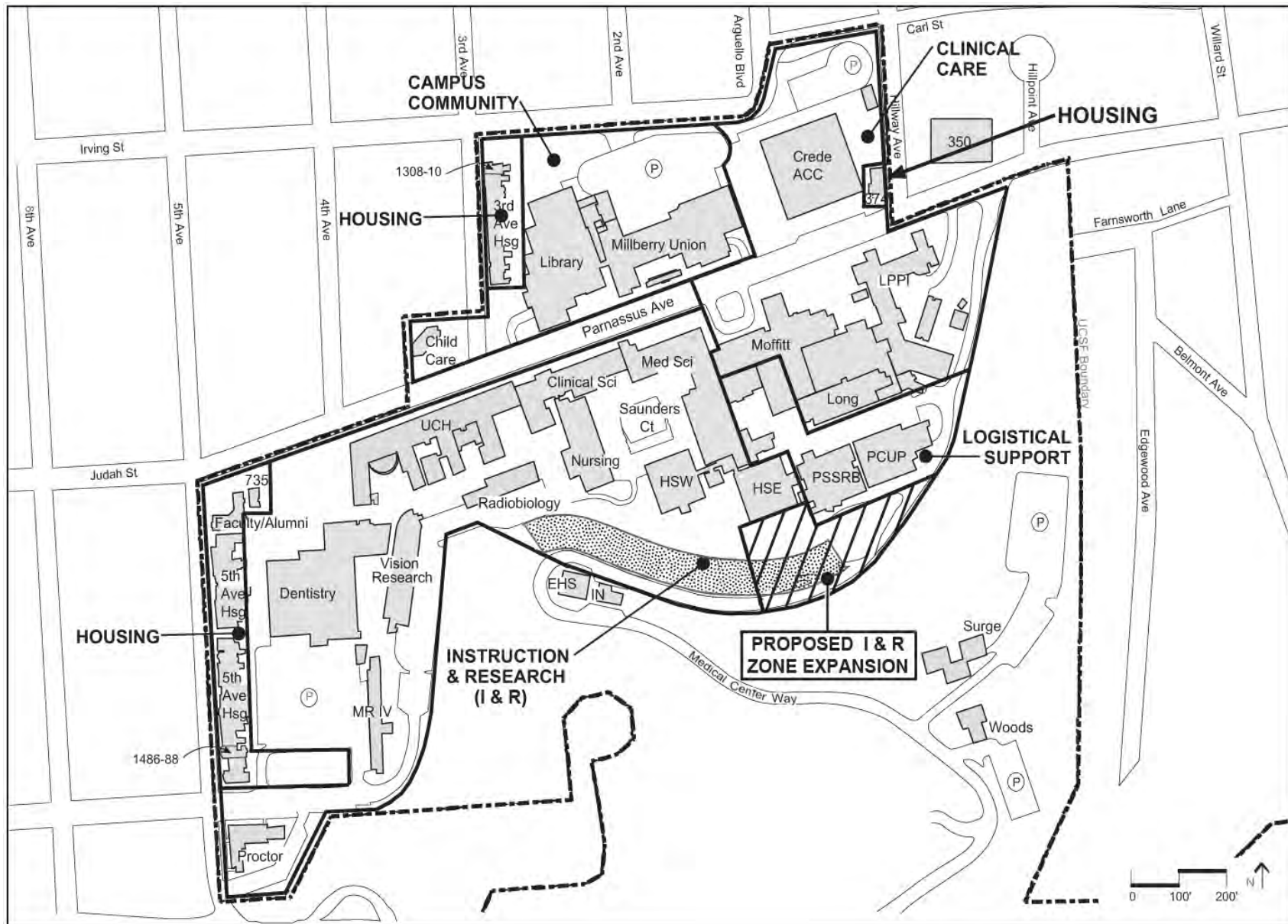
Kirkham Street

Summary of Regents Actions

- Modify the May 1976 Regents' Resolution "Designation of Open Space Reserve - Attachment I" to remove a portion of the IRM site from the Mount Sutro Open Space Reserve, and add equivalent space to the Reserve from the Aldea San Miguel housing parcel
- Amend the UCSF 1996 LRDP to reflect the above modification to the May 1976 Regents' Resolution
- Amend the UCSF 1996 LRDP "Parnassus Heights: Functional Zones" to re-designate a portion of the IRM site from "Logistical Support" to "Instruction and Research"



Proposed Modification to May 1976 Regents' Resolution "Designation of Open Space Reserve"



Amended LRDP Functional Zones

Existing Site Conditions



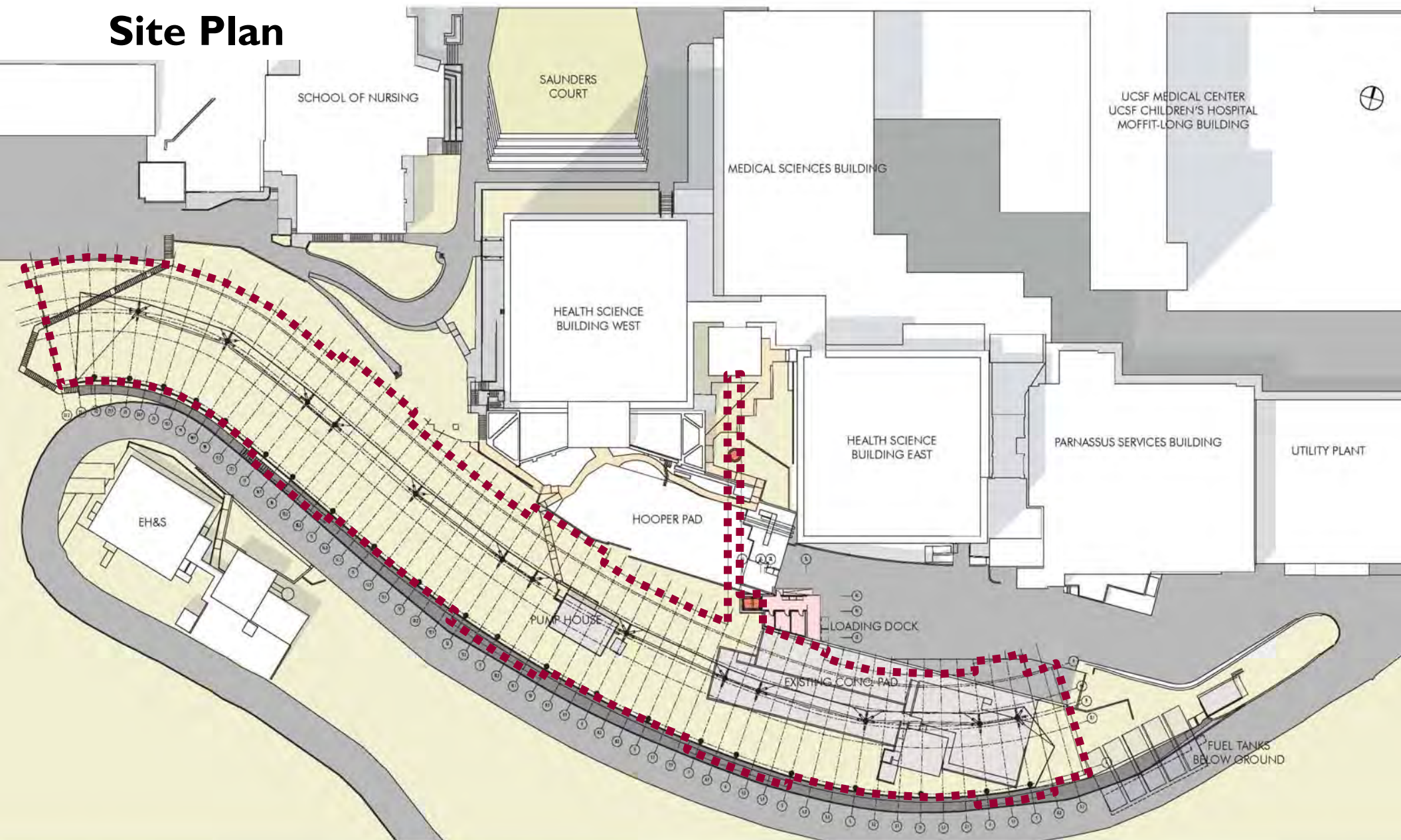
View of Site from Roof of HSE, looking South

Existing Site Conditions

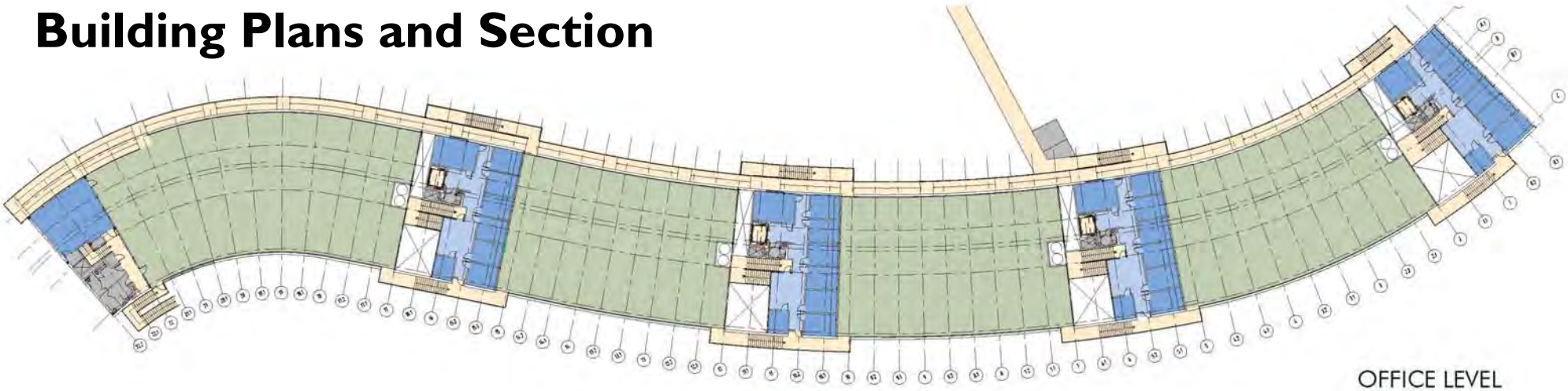


View from Existing Loading Dock looking West

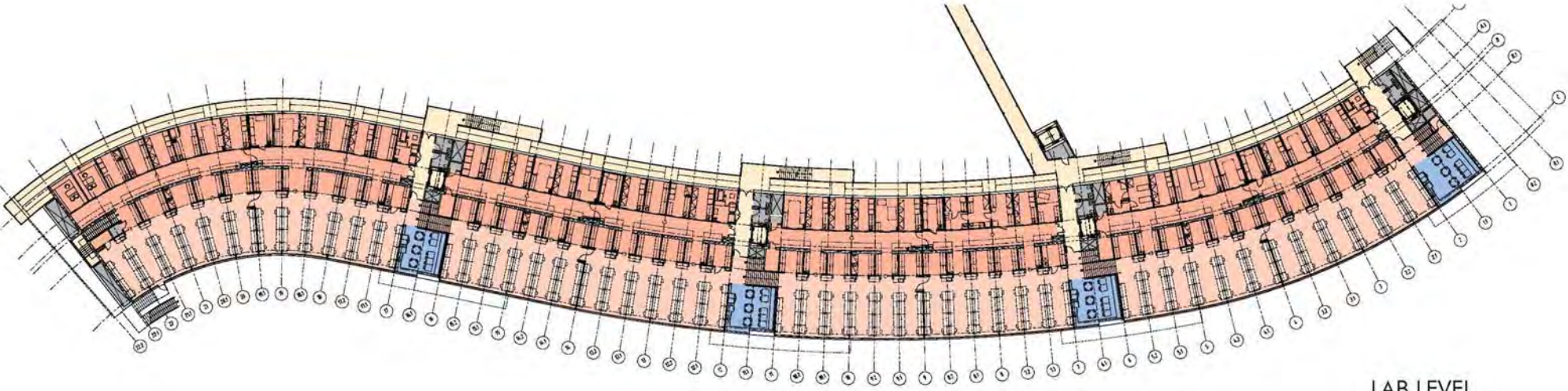
Site Plan



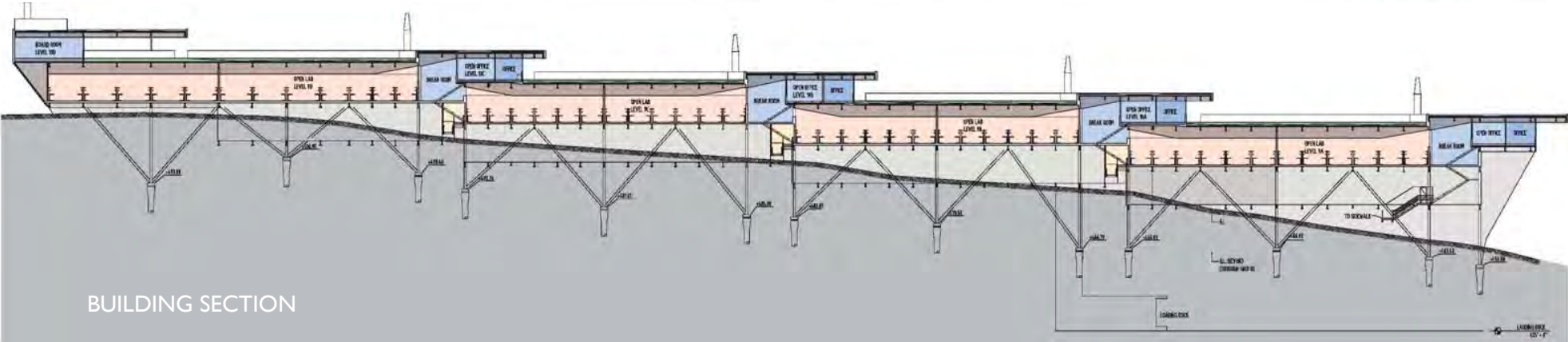
Building Plans and Section



OFFICE LEVEL



LAB LEVEL



BUILDING SECTION

Building Section



Cost Controls – Design

- Efficient Design (65% Net-to-Gross)
 - Exterior Ramps Increase Efficiency
- Innovative Seismic Base Isolation System to:
 - Reduce Steel Cost
 - Minimize Impact to Site
- Prototypical and Flexible Laboratory Design
- Incorporation of Central Utility Plant Services
- Displacement Ventilation System
 - Reduced Ductwork
 - Better Operating Efficiencies

Cost Controls – Delivery

- Design-Build Project Delivery
 - Award Based on Best Value for Stipulated Sum
 - Targeted Cost Cap
- 24-month Construction Duration imposed by CIRM
 - Phased Fast-Track Construction
 - Incentives for Outstanding Schedule and Budget Performance
- Building Information Modeling (BIM) for Coordination
- Lean Construction Techniques to Maximize Efficiency, Reduce Waste

Sustainable Design

- Project is Targeted to Receive LEED Silver Certification
- Energy Efficiency – Building will be more than 20% more Efficient than Required by T24 Energy Code
- Incentives Provided to Design-Build teams for Enhanced Sustainable Design and Energy Performance
- Low Emitting Materials to Improve Occupant Health, Welfare, and Productivity
- Commissioning for Optimized Building Performance
- Minimization of Construction Waste



Sustainable Design Features







CORRUGATED METAL PANEL - SILVERSMITH FINISH
EXTERIOR CLADDING



STAINLESS STEEL FINISH
EXTERIOR RAILING
STACK ENCLOSURE

WHITE STUCCO FINISH
EXTERIOR ROOF OVERHANG

CONCRETE PAVING
EXTERIOR RAMP



INSULATED CLEAR GLASS
EXTERIOR GLAZING



ALUMINUM MULLION
EXTERIOR GLAZING

Exterior Materials







