BACKGROUND

JULY 23\textsuperscript{rd} WORK SESSION

- GMP BIDS AT $25,000,000 OVER TOTAL PROJECT COST.
- REDESIGN AND VE TO $15,000,000 OVER TPC.
- ON BUDGET BY SHELLING 100\% OF LABS AND OFFICES.

JULY 30\textsuperscript{th} EXECUTIVE MEETING

- PROJECT BUDGET INCREASED TO $110,000,000.
- RETAIN FULL PROGRAM (AT 50\% LAB SHELL).
- MAINTAIN CHARACTER OF BOARD APPROVED DESIGN.

AUGUST 7\textsuperscript{th} WORK SESSION

- LOWERED BUILDING “TO GRADE”.
- IDENTIFIED REDUCTIONS ACROSS THE BOARD.
- “AT GRADE” DESIGN ON BUDGET.
OBJECTIVES

DESIGN TO ACHIEVE BUDGET

• ESTABLISH $/SF TARGET FOR REDESIGN.
• IDENTIFY EFFICIENCIES FOR EACH PROJECT COMPONENT.
• SIMPLIFY SYSTEMS (STRUCTURE, MEP, LAB SUPPORT)

RETAIN BOARD APPROVED DESIGN

• MAINTAIN CURRENT LAB PROGRAM AND LAYOUT.
• CURVED GEOMETRY DERIVED FROM FLOYD CURL DRIVE.
• “GATEWAY” STATEMENT AT CAMPUS DRIVE ENTRY.

MINIMIZE SCHEDULE IMPACT

• SIMPLIFY BUILDING TO REDUCE RE-DESIGN TIME.
• FACILITATE CONSTRUCTABILITY.
• DOCUMENT DELIVERY TAILORED TO CONSTRUCTION SEQUENCE.
“AT GRADE” DESIGN

• MORE EFFICIENT LAB LAYOUTS--REDUCE MODULE BY 6”.
• NUMBER OF P.I.’S REMAINS THE SAME (42).
• “GENERIC” APPROACH TO LABS--MAXIMUM FLEXIBILITY.
• DEVELOP FIT-OUT OF LAB SPACES FROM WEST END.
• SIMPLIFIED STRUCTURE--NO CANTILEVERS.
• REDUCE VIBRATION CRITERIA FROM 4,000 MIPS AT MODERATE DOWN TO SLOW PACE (TYPICAL FOR LAB SPACES).
• MINIMIZE COST OF EXTERIOR ENVELOPE.
• LESS GLASS AREA, DECREASES ENERGY LOAD.
• REDUCTION IN MECHANICAL SYSTEMS.
• FEWER ELEVATOR/STAIR CORES (LOWER BUILDING).
ADDITIONAL SAVINGS

• REDUCE CENTRAL PLANT SIZE BY 10-15%.
• REDUCE CHILLER SIZES.
• DOWNSIZE CHILLED WATER LINES.
• ALTERNATE PRICING FOR COOLING TOWER, PUMP & CHILLER.
• REVIEW BACK FEED OF ELECTRICAL SERVICE.
• RELOCATE VIVARIUM MECHANICAL UNITS TO MAIN BUILDING.
“AT GRADE” DESIGN IMAGES
“AT GRADE” DESIGN--AERIAL VIEW
VIEW TOWARDS CAMPUS DRIVE
VIEW TOWARDS ENTRY
VIEW FROM FLOYD CURL DRIVE
TYPICAL LAB BAY
RECENT LABORATORY EXPERIENCE
UCSF DILLER CANCER CENTER