LEARNING OBJECTIVES

- Acquire an understanding of how public-private partnerships work.
- Discover the tools necessary to develop a leadership team.
- Assess the viability of a delivery method to the applicability to your project.
- Translate “collaboration” activities into building forms
WHAT IS A PUBLIC – PRIVATE PARTNERSHIP?

A PPP involves a contract between a public sector authority and a private party, in which the private party provides a project and assumes substantial financial, technical and operational risk in the project.

-Wikipedia
WHO ARE THE PLAYERS/INSTITUTIONAL STAKEHOLDERS?

- Regents
- Chancellor and Vice Chancellor
- Donors
- UCSF Foundation and Real Estate Committee
- Design Advisory Committee
- Building Committee
- Directors
- Basis of Design Consultant
- Construction Manager
- Project Manager
- Service Providers
WHERE TO USE PPP’S

PPPs have been used at UC System for:

- Delivering Projects for Programmatic Purposes
- Auxiliary, Revenue Generating Projects (Hotels/Campus Housing)
- Medical Office buildings and Research Facilities (UCSF)
- Potential for Energy Projects
WHEN TO USE PPP’S

- Restricted Land, Funding, or Financing
- No expertise in project type or delivery type
- Generic Program
- Simplified Infrastructure
- Case by Case
WHY PUBLIC – PRIVATE PARTNERSHIP

- Shares or Transfers Risk
- Access to Alternate Financing
- Option to Purchase or Lease
- Donor Expectations or Concurrent Fundraising
- University Capital Program needs exceed available funding
- Construction inflation
- Rely on expertise and skills of each entity
THE HOW OF PPP’S

- Ground Lease
- Ground Lease-Leaseback
- Developer Build to Suit
- Hybrid Models
- Master Lease
THE HOW OF PPP’S
DEVELOPER BUILT BUILDINGS

- Serves as an alternative delivery method
- Utilizes a third party developer selected through a competitive process
- Transfers risk to developer
- Delivers a timely project within a commercially viable scope and budget
- Upon completion of construction, the building will be owned or leased by the institution
19A PROJECT HISTORY

- Originally project was 150,000 sf
- Traditional Design/Bid/Build
- Designed for single user
- Construction Inflation 2003-2006
- Need for Alternative Delivery Method
- Combination of Neuroscience Research Programs
NEUROSCIENCE COMPLEX
AND SHARED GARDEN
Wet Lab Zone

Conceptual Design – Floor Plan Diagram
Conceptual Design – Floor Plan Diagram
Open Wet Lab Zone

Lab Support Zone

Flex Zone

Conceptual Design – Floor Plan Diagram
Open Wet Lab Zone

Lab Support Zone

Flex Zone

Office Zone

Conceptual Design – Floor Plan Diagram
Open Wet Lab Zone

Lab Support Zone

Flex Zone

Collaboration Zone

Office Zone

Conceptual Design – Floor Plan Diagram
First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor

UCSF 19A Neurosciences Building - Floor Plans