FORGING NEW CLINICAL AND BASIC RESEARCH PARTNERSHIPS IN DEVELOPER-BUILT FACILITIES
TRADELINES CONFERENCE, NOVEMBER 12, 2012
PRESENTATION GOALS

- Innovative Development
- Innovative Design
- Innovative Research
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
COLLABORATION

- UC Regents
- Developer Team
- Non Profit 501c3
PUBLIC - PRIVATE PARTNERSHIP DELIVERY

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

PPPs have been used at UC System for:

- Projects for Programmatic Purposes
- Auxiliary, Revenue Generating Projects
- Medical Office buildings
- Energy Projects
PPP served as an alternative delivery method

Utilized a third party developer selected through a competitive process

Transferred risk to developer

Delivered a timely project within a commercial quality scope and budget

The building is leased by UCSF for 38 years
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
Conceptual Design – Floor Plan Diagram
Innovative Development

- Faster delivery
- Reduces institutional risk
- Lower cost to build and operate
LESSONS LEARNED

Innovative Design

- Flexibility
- Shared uses
- Efficiency
LESSONS LEARNED

Innovative Research

- Maximizes collaboration
- Bench to bedside
- Attract and retain top talent