



126-0052017-002

Agenda Item **No. 5(e)**

Meeting of February 21, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: Reviewing the design of UCSF's Precision Cancer Medicine Building on Block 36 for substantial conformance with Design Standards as described in the Amended and Restated Memorandum of Understanding between OCII and UCSF for Blocks 36-39 and X3; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

The Regents of the University of California (the "Regents") acquired Blocks 36, 37, 38, 39 and X3 in the Mission Bay South Redevelopment Project Area to expand the facilities of the University of California at San Francisco ("UCSF") Medical Center at Mission Bay. The UCSF Medical Center at Mission Bay currently is comprised of the Betty Irene Moore Women's Hospital and Bakar Cancer Hospital, Benioff Children's Hospital, Ron Conway Family Gateway Medical Building for outpatient services, Energy Center, structured parking, temporary surface parking, and public plazas and open space.

UCSF plans to develop an outpatient clinical use building on Block 36 named the Precision Cancer Medicine Building ("PCMB"). The building will house facilities associated with cancer outpatient care, including cancer specialty clinics, an infusion center, radiology, and radiation oncology therapy. PCMB will be comprised of an approximately 180,000 gross square foot, six-story building standing 105 feet tall, with an additional 20 feet to house a mechanical penthouse, attached to the existing Gateway Medical Building. The Project architect is Stantec Architecture.

Block 36 is a vacant parcel located in the Mission Bay South Redevelopment Project Area ("Project Area" or "Mission Bay South"). Under the 2005 Memorandum of Understanding ("2005 MOU") approved per Resolution No. 176-2005 between the San Francisco Redevelopment Agency ("SFRA"), predecessor to the Office of Community Investment and Infrastructure ("OCII") and the Regents, SFRA acknowledged and agreed to the suspension of the South Redevelopment Plan over Blocks 36-39 and X3 so long as the Regents used Blocks 36-39 and X3 in furtherance of UCSF's educational, charitable, scientific, research, and public service mission under the California Constitution. On October 12, 2005 the SFRA Executive Director approved secondary use findings for the UCSF hospital replacement project at Mission Bay which included the core program needs of a hospital, outpatient clinics, central plant, and office/research space for clinical science departments.

Edwin M. Lee
MAYOR

Nadia Sesay
INTERIM
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR
Miguel Bustos
Marilyn Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

On March 2, 2010, the Commission approved an Amended and Restated Memorandum of Understanding ("Amended and Restated MOU") between SFRA and the Regents, pursuant to which the Regents agreed to design and develop each project on the Blocks 36-39 and X3 to conform with the following (collectively, the "Required Design Standards"):

1. Design Standards for Expansion Parcels and X3 and Other Possible Expansion Parcels as described in Attachment 3 of the Amended and Restated MOU;
2. The layout of public streets set forth in the Redevelopment Plan including Third, 16th, Illinois and Mariposa Streets);
3. The Mission Bay South Streetscape Plan as approved by the SFRA Commission on October 3, 2006 under Agency Commission Resolution No. 137-2006, or as reasonably amended by Agency Commission to accommodate technical considerations; and
4. The Mission Bay South Signage Master Plan, adopted on June 27, 2000 by SFRA Resolution No. 101-2000 and as amended, unless exceptions are approved by the Executive Director.

Any variation from these Required Design Standards requires approval from the Commission.

The MOU requires UCSF to provide OCII and members of the local community the opportunity to review the design of the exterior of the improvements to be built on any of the Blocks 36-39 and X-3 and the overall site plan for the Blocks 36-39 and X3, as described in Attachment 2 to the Amended and Restated MOU. UCSF shall assure that this review and related design development consultations take place before decisions by the Regents on the design matters under review. UCSF presented the design for Block 36 at the Mission Bay Citizens Advisory Committee on February 9, 2017.

Staff finds the design of the PCMB on Block 36 conforms with the Required Design Standards established in the MOU and recommends the Commission find the design to be in substantial conformance with the Required Design Standards.

BACKGROUND

UCSF Medical Center at Mission Bay

The proposed project was identified as the Cancer Outpatient Building, now currently named the PCMB, in the UCSF Medical Center at Mission Bay 2008 Environmental Impact Report along with the four other buildings that comprise the initial phase of the UCSF Medical Center at Mission Bay. Completed project components consist of the Cancer, Women's, and Children's Hospitals, Energy Center, and the Gateway Medical Building.

During the four-year construction period of the UCSF Medical Center facilities at Mission Bay, it was determined that cancer outpatient services would be needed at Mission Bay in advance of the completion of the PCMB. As an interim measure, a floor of the Gateway Medical Building is being used by the cancer specialty practices to allow proximity of care to the Bakar Cancer Hospital. Once the PCMB is complete the fourth floor of the Gateway Medical Building the space will be released for growth of other clinical programs. The development of PCMB will allow outpatient facilities to be adjacent to inpatient services within the UCSF Medical Center at Mission Bay.

According to UCSF, the development of the Mission Bay campus has been critical to the success of its academic and clinical programs. UCSF has identified the PCMB project, along with other projects planned for the near-term,

as a critical component to advancing its clinical strategy to grow outpatient clinical and research programs in cancer, psychiatry, ophthalmology, primary/secondary care, and neurosciences at the Mission Bay campus.

After completion of the proposed project, programmatic adjacencies will be maintained and strengthened by co-location. UCSF cancer programs will be the primary occupants of the proposed PCMB.

Secondary Use Determination

In accordance with the 2005 MOU and the Mission Bay South Redevelopment Plan, the Executive Director approved a secondary use finding dated October 12, 2005 for the UCSF hospital/medical center in Mission Bay where a hospital or medical center is a public or private institutional use that provides medical facilities for inpatient care, medical offices, clinics, and laboratories. Those findings determined that the UCSF's proposed medical center/hospital use was an institutional use appropriately permitted as a secondary use under Section 302 of the MISSION BAY SOUTH Redevelopment Plan, and that the medical center provided a development necessary and desirable for, and compatible with the community. The secondary use determination is applicable to Block 36 and the PCMB.

DISCUSSION

Site

As one of the properties covered by the above referenced secondary use determination, Block 36 is approved for hospital/medical center use. Immediately adjacent uses consist of the UCSF Mission Bay campus to the north, Block 33 to be developed by UCSF to the east, and the UCSF Medical Center to the south and west. Northeast of the site is the future Chase Event Center and mixed-use project.

The site is accessible by public transportation (T-Third Muni on Third Street and 55 Muni bus route on 16th Street), UCSF Shuttle and private vehicle. UCSF parking is available on UCSF's North and South campuses.

Design Concept

The Amended and Restated MOU requires the design for Block 36 conform with the following: the design standards specified in Attachment 3 to the Amended and Restated MOU; the layout of the public streets set forth in the Redevelopment Plan, as amended; the Mission Bay South Streetscape Plan, as amended; and the Mission Bay South Signage Plan, as amended.

UCSF's stated intent for the proposed design of the PCMB at Mission Bay is to create a building that is aesthetically pleasing, fiscally and environmentally responsible, and connected with the site and campus. Attachment A contains the design graphics.

Based on guiding principles developed in the master planning and programming phase, the project's proposed exterior design adheres to the following design guidelines:

1. Precision – mimic the precision represented in the cancer treatment process through articulation and craft of the exterior design elements.
2. Transparency – provide natural light and views as part of the healing process.
3. Integrative nature of cancer treatment – communicate the program elements to the exterior.
4. Activating the pedestrian experience – the exterior design will be viewed as element in the campus, community, and within the larger city context.

The proposed PCMB will consist of the construction of a six-story 179,650 gross square foot (139,600 net sf) building on the UCSF Mission Bay South Campus, as well as site improvements, including infrastructure and landscaping. The PCMB also includes renovation of the first floor of the Gateway Medical Building, converting existing radiation oncology space to lobby and patient amenities.

PCMB will address the prominent urban intersection of 16th and 3rd Streets as an elevated, sculptural glass box. The glazed curtainwall provides connection and views to the exterior, and unites the different treatment programs in a uniform material expression.

Angled incisions give the glazed form a more iconic, sculptural character, and functionally will serve to mark the pedestrian entrance off of 16th Street. Projecting fins offset the precise glazing, visually connecting floors with a distinctive pattern sequence. At the sidewalk, the setback of the ground floor will provide a generous pedestrian realm, which will be further activated by an integrated landscape program of planting and outdoor seating.

The sculptural form of the building will be complemented by a lighting program consisting of programmable fixtures that frame the glazed box in a soft glow and change colors over the course of the year to highlight different cancer treatment programs.

Primary access to the PCMB will be through the existing entrance of the Gateway Medical Building at 16th and Fourth Streets. This entrance is in close proximity to existing parking facilities and a vehicular patient dropoff area. After passing through the Gateway Medical building entrance lobby, patients will proceed to a PCMB arrival space, at the west end of the new building.

There will be a secondary pedestrian entrance mid-block on 16th Street, between Third and Fourth Streets, leading directly into the PCMB arrival lobby. This entrance will address the street, and will provide access to pedestrians and those arriving by bus or on the T-Third Street Muni line. The entry will be marked with pedestrian level signage, and the wall demarcating the entrance will have openings to visually connect this entry to the street.

To create a more generous sidewalk, the ground floor of the PCMB will be set back from the property line along 16th Street. The face of this building will also be skewed in plan, so that the pedestrian zone will widen as one ramps up to the 16th Street entrance. At the east end of the building, the wider municipal sidewalk on Third Street will provide greater opportunity to incorporate planting and seating areas into the expanded pedestrian realm. A generous seating area will wrap the corner of Third and 16th Streets, with the granite found in the facade of the existing Gateway Medical Building and in the proposed PCMB used to clad the seating elements. Additional planting areas will be incorporated into this seating area to soften interface between the hardscape of the seating areas where they interact with the public realm.

Program

The new building will accommodate:

Space Type	Net SF
Clinical exam	63,600
Infusion	18,600
Radiation Oncology	21,200
Imaging	23,400
Other clinical	12,800
Total	139,600

- Clinical Exam (approximately 63,600 sf): There will be 120 exam rooms to facilitate solid tumor practices including Breast, Cancer Immunotherapeutic, Gynecologic Oncology, Head and Neck, Endocrine, Developmental Therapeutics, Melanoma, Thoracic, and additional physician practice clinics. In addition to the exam rooms there will be twenty patient support consult rooms for social work, nutrition, psychology, and genetic counseling. An Adult Surgical Preparation Clinic with exam rooms will also be included.
- Infusion (approximately 18,600 sf): The addition of 45 infusion bays will expand the existing 17 infusion bays for adult patients in the Gateway Medical Building. The infusion space includes a mixture of private and open bays and three-bay urgent care units. An investigational pharmacy with laboratory support space will support developmental therapeutics and clinic trial needs.
- Radiation Oncology (approximately 21,200 sf): Two additional Linear Accelerator (LINAC) vaults will provide additional capacity beyond the one currently within the PCMB footprint. High Dose Radiation (HDR) treatment and Computed Tomography (CT) simulation treatment planning rooms will be relocated from the Gateway Medical Building. A new MRI simulation room will increase treatment planning capacities and capabilities.
- Imaging (approximately 23,400 sf): There will be nineteen new or relocated modalities.
- Other Clinical (approximately 12,800 sf): Other clinical components will include a resource center, support services, pharmacy, fine-needle aspiration (FNA), and cytology.

This PCMB will comply with the University of California Seismic Safety Policy including independent structural engineering peer review.

This PCMB will also comply with the University of California Policy on Sustainable Practices. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements, and achieve a minimum USGBC LEED Silver rating (Version 4). The project goal is USGBC LEED Gold rating (Version 4).

The PCMB will implement the following:

1. Indoor water use reduction and metering
2. Enhanced commission and optimizing energy performance for mechanical systems
3. Provide structural framework for renewable energy production
4. Source low-emitting materials to minimize impact on the environment
5. Provide enhanced indoor air quality
6. Develop construction waste management programs

Design Consultation

Attachment 2 of the Amended and Restated MOU defines the design consultation process for the development of Blocks 36-39 and X3. This process includes pre-design discussion, review of plans by OCII staff and the Mission Bay Citizen's Advisory Committee, and a design presentation before the Commission.

Pursuant to this process OCII staff held one pre-design discussion with UCSF in which OCII staff provided the following considerations for the building design:

- Avoiding a plaza, define the corner of 16th and Third Streets as UCSF controls three of the four corners with the remaining (northeast) corner occupied by the Golden State Warriors Event Center and Mixed-Use project; and
- Activate the street frontages, looking at opportunities to widen the 10 foot sidewalk through an additional 2-5 foot setback; and
- Ensure that the building has a unique identity, avoiding an "institutional" appearance and breaking up the massing to separate the UCSF Medical Center buildings to provide better scale and rhythm to the urban environment.

Subsequent to the pre-design meeting, there were four design concept meetings where OCII staff provided several recommendations on the proposed design including:

- Strengthen the sense of entrance on 16th Street;
- The solar canopy should be sculptural to complement building;
- Further refine the design of the southern facade as it will be visible due the low height of the adjacent Energy Building;
- Provide places of respite along Third and 16th Streets for patients who may need to rest on the way to public transportation; and
- Relate the materials used as the base of the building for exterior seating to the building architecture.

UCSF and its design team have taken these comments under consideration, and integrated them into the final schematic design. These recommendations will continue to be addressed and refined in later stages of design development.

Project Signage

As permitted under the MOU, on September 12, 2011 the SFRA Executive Director provided conditional approval for a Signage Plan for Phase I of the UCSF Medical Center at Mission Bay approved by the on September 12, 2011 ("UCSF Medical Center Master Signage Plan"). The approved UCSF Medical Center Signage Plan provided for certain exceptions to the Mission Bay South Signage Master Plan with respect to the definition of parcels; skyline, freestanding and directional signs; wall signage and letter height; and total signage square footage.

UCSF is finalizing the signage program for PCMB. Once complete, the signage proposal will be submitted to OCII for review and approval by the Executive Director, pursuant to Mission Bay South Signage Master Plan and the approved UCSF Medical Center Master Signage Plan.

CITIZENS ADVISORY COMMITTEE REVIEW PROCESS

The Mission Bay Citizens Advisory Committee (CAC) reviewed the proposed design in February 2017 and was supportive of the overall massing and design of the building. The proposed design was well received.

The CAC inquired about the appearance of the exterior glass due to extensive glazing on the proposed building. UCSF responded that their main goal is to allow visual transparency into the building. To that end, they have designed the building so that uses that require privacy, such as treatment rooms, are in the building interior while uses along the exterior will be primarily waiting rooms or workspaces, such as offices or conference rooms. The only treatment rooms situated at the building exterior will be chemotherapy infusion, so that patients may see exterior views while receiving therapies for extended periods. UCSF is evaluating different colors and treatments to achieve that transparency, while avoiding those that will result in a dark, mirrored or smoked appearance.

Another CAC member questioned UCSF's planned scheme to softly illuminated the glazed box to change colors over the course of the year to highlight different cancer treatment programs, as most people are not familiar with the range of colors associated with specific cancers. UCSF responded that part of the mission for this building is to bring awareness and education about various cancer types, and they are working on integrating an informational element into future design refinements.

MISSION BAY PROGRAM IN DIVERSITY

As a State agency UCSF follows its own contracting and hiring goals. UCSF has identified as one of its Community Planning Principles in its 2014 Long Range Development Plan ("LRDP") the encouragement and support of local employment opportunities. UCSF has stated the goal of establishing a strong, results-oriented affirmative action plan that includes the promotion of purchasing from and contracting with small, women-owned and disadvantaged businesses, hiring and contracting with community residents, and promoting diversity in UCSF's faculty, students and staff. Also, another identified goal is the coordination of hiring programs with community employment and job training programs, labor unions, and local high schools and colleges. Although UCSF's current programs will change over time in response to changing conditions in the community, the makeup of target populations and UCSF policy, UCSF remains committed to the goals of promoting diversity and benefits for local residents and businesses in its employment and contracting practices. The Regents will continue to comply with the affirmative action requirements imposed upon the Regents as a federal contractor under Executive Order 11246.

Local Hire and Job Training

The LRDP includes Goals and Objectives that call for UCSF to maximize the economic benefits for residents and businesses adjoining the existing Campus Site and any new site. Per the MOU it has been agreed that for any development on the Blocks 36-39 and X3, UCSF will make good faith efforts to hire and contract with community residents for construction and career jobs. As the second largest employer in San Francisco and a major factor in the health of the city's overall economy, the Regents recognizes that the construction projects that take place on its campuses can financially benefit the surrounding neighborhoods, as well as the entire City. The Regents is firmly committed to creating job opportunities for hiring San Francisco residents to help build its construction projects. In its most recent report to the State legislature, UCSF Medical Center reported an SBE utilization of 25.9 percent for design and construction activities in fiscal year 2014/15.

In 2011, UCSF voluntarily set construction hiring goals of at least 20 percent of the construction hours, on projects with construction costs exceeding \$5 million, to be performed by San Francisco residents; with this percentage increasing to 30 percent by 2015/16. UCSF provides access to construction opportunities on these projects to qualified San Francisco residents through their Community Construction Outreach Program (CCOP), a mechanism that has knowledge of, and will assist with the construction hiring process, to help ensure resident workers are made aware of employment opportunities, and are fairly and equitably considered for hire at the time job opportunities become available. As a result of the CCOP, over 460 San Francisco resident trade-workers have contributed over 300,000 hours towards the construction of the UCSF Medical Center at Mission Bay.

UCSF has had two projects in Mission Bay that were subject to their voluntary local hire program.

Mission Hall Global Health and Clinical Sciences Building (goal of 30% SF resident construction hours)

18% SF resident construction hours

\$3.9M SF resident wages

UCSF Medical Center at Mission Bay (goal of 20% SF resident construction hours)

19.6% SF resident construction hours

\$21.7M SF resident wages

UCSF also administers the EXCEL program (Excellence through Community Engagement & Learning), which is a work-based learning program that uses both classroom and on-the-job training to prepare participants for clerical/administrative career path jobs in the healthcare sector. After completing 10 weeks of computer, administrative, customer service, and medical terminology training at Jewish Vocational Services (JVS), UCSF's community based training partner, participants are placed in paid, four-month clerical/administrative internships within UCSF's various departments, throughout both the campus and medical center. Since 2010 over 160 San Francisco residents have graduated from the EXCEL program. Of these graduates, 50 have gone on to earn full-time permanent positions with UCSF, and over 45 graduates are in full or part-time temporary positions within UCSF's Temporary Employment Program. Additionally, over 20 graduates have earned full-time permanent positions with external employers including Kaiser Permanente, California Pacific Medical Center, San Francisco Department of Public Health, and San Francisco Human Services Agency. UCSF intends to use for development of the Block 36 the same local hiring programs it then has in place for the Campus Site and Hospital Expansion Parcels.

Small Business Enterprise ("SBE") Outreach

The development of the PCMB project consists of three phases: design, pre-construction, and construction. UCSF has provided summary information on their SBE outreach efforts and biographical information on its contractors for this for this initial phase of the PCMB project found in Attachment B. They will continue to work in include SBE's in future phases of development for the PCMB.

STAFF ANALYSIS

UCSF has worked cooperatively with OCII on its design of Block 36. UCSF has conformed to the Required Design Standards by adhering to: the design standards outlined in the Amended and Restated MOU; the layout of the public streets set forth in the Redevelopment Plan; the Mission Bay South Streetscape Plan; and the Mission Bay South Signage Master Plan.

NEXT STEPS

It is anticipated that the Schematic Designs for the Precision Cancer Medicine Building on Block 36 will be presented to the UC Board of Regents for design approvals in March 2017. Pending Regents approval of the design, construction is estimated to begin in Summer 2017 and be completed by Spring 2019.

(Originated by Marc Slutzkin, Project Manager and Michelle De Guzman, Development Specialist)



Nadia Sesay
Interim Executive Director

Attachment A: Block 36 Design Concept Package

Attachment B: Precision Cancer Medicine Building: Phase 1 Small Business Enterprise (SBE) and Company Profiles

UCSF Medical Center

Precision Cancer Medicine Building
OCII Concept Design Submission

February 10, 2017

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Project Overview

When the UCSF Precision Cancer Medicine Building (PCMB) opens in Spring 2019, it will make real the vision for a home in which all cancer patients can feel confident that they are receiving the finest care in the world.

The PCMB's six stories and 179,650 square feet will create 120 rooms for multidisciplinary exams, procedures, and consultations that will make it much easier for UCSF outpatients to receive their cancer care in one place, at one time.

The PCMB's location at UCSF's Mission Bay campus will facilitate collaboration among researchers, teaching faculty, clinicians, patients, and families. These collaborations – combined with access to all of the latest technology – will enable us to consistently accelerate new treatment discoveries and speed them to patients' bedsides.

Perhaps most importantly, the human touch will always be front and center, with supportive care available in many forms onsite, complemented by rooms with abundant natural light and enough space for loved ones to participate in care.

Adapted from “***UCSF Mission Bay, Precision Cancer Medicine Building, Moving Beyond the Standard of Care***”,
Retrieved from http://cancer.ucsf.edu/_docs/UCSF-Precision-Cancer-Medicine-Building-brochure-web.pdf on 2016/12/19

Site Context

The UCSF Medical Center at Mission Bay opened in February 2015, expanding the vibrant research, education and biotechnology hub of the growing UCSF Mission Bay campus. The PCMB project represents the next stage in the hospital campus master plan, filling in the vacant lot at the south-west corner of 16th and 3rd Streets.

The PCMB completes Phase 1 of the Medical Center at Mission Bay and, together with the proposed Warrior's Stadium and Block 33 developments, addresses an increasingly prominent urban intersection in the developing Mission Bay neighborhood. The new building gives the hospital a greater visual presence on 16th Street, frames the Energy Center on 3rd Street, and encloses the existing loading docks within a service courtyard.

The building is well-served by existing transportation and parking infrastructure. Transit access is provided by the T-Third Muni Line running along 3rd Street and by the 55 Muni bus route on 16th Street. In addition, the UCSF campus is served by number of shuttles which connect the greater university campus and are well used by students and staff.



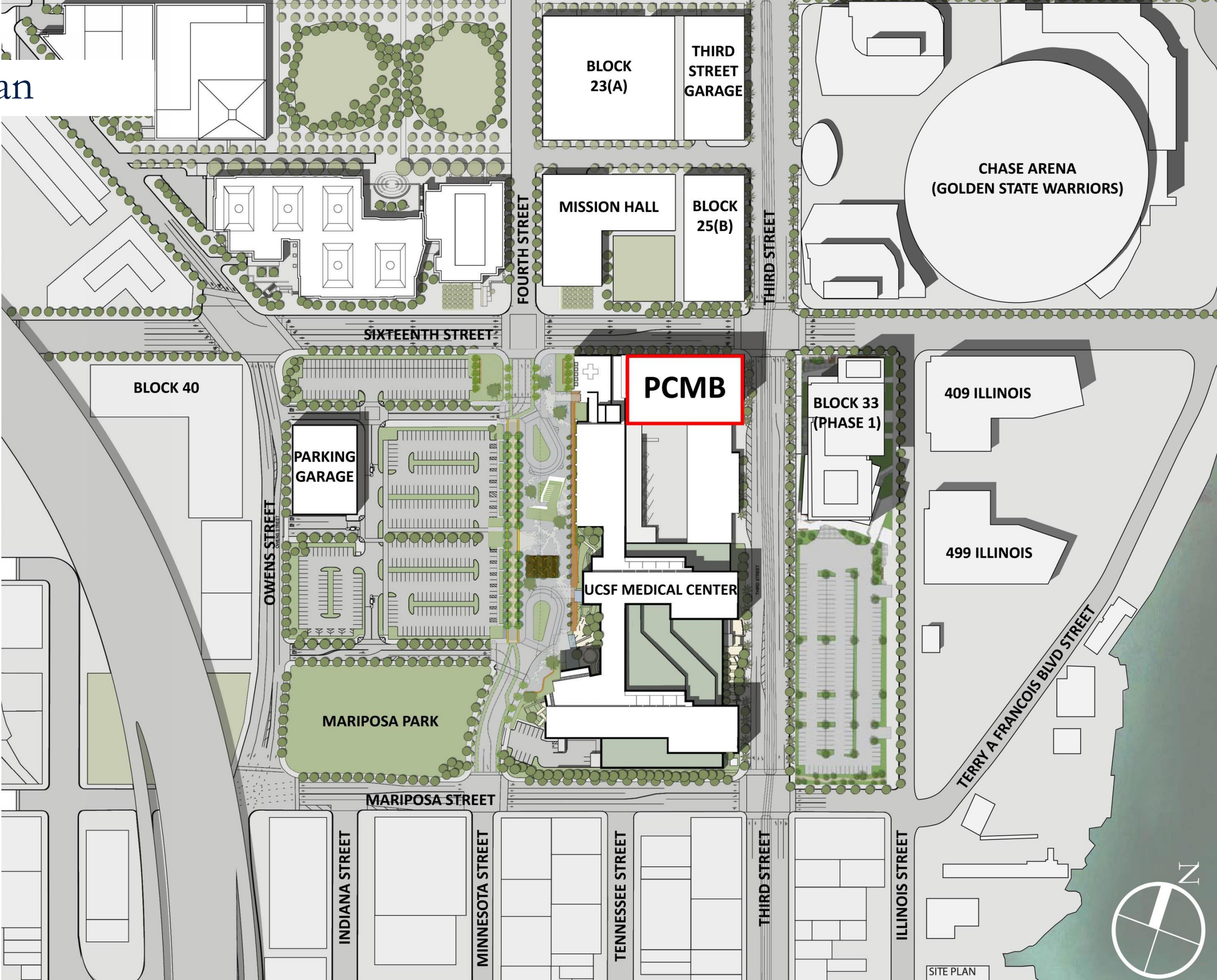
Site Context



Site Context



Site plan



Guiding Design Principles

UCSF, working with an integrated team of consultants, established project guiding principles to direct and focus the PCMB design process.

Precision – the articulation and craft of exterior design elements should reflect the precision of the PCMB treatment and research program

Transparency – natural light and views should be provided as part of the healing process, and to enhance connections between the PCMB and the greater community

Unity – the integrated nature of cancer treatment should be communicated through a clear and democratic exterior expression of program elements

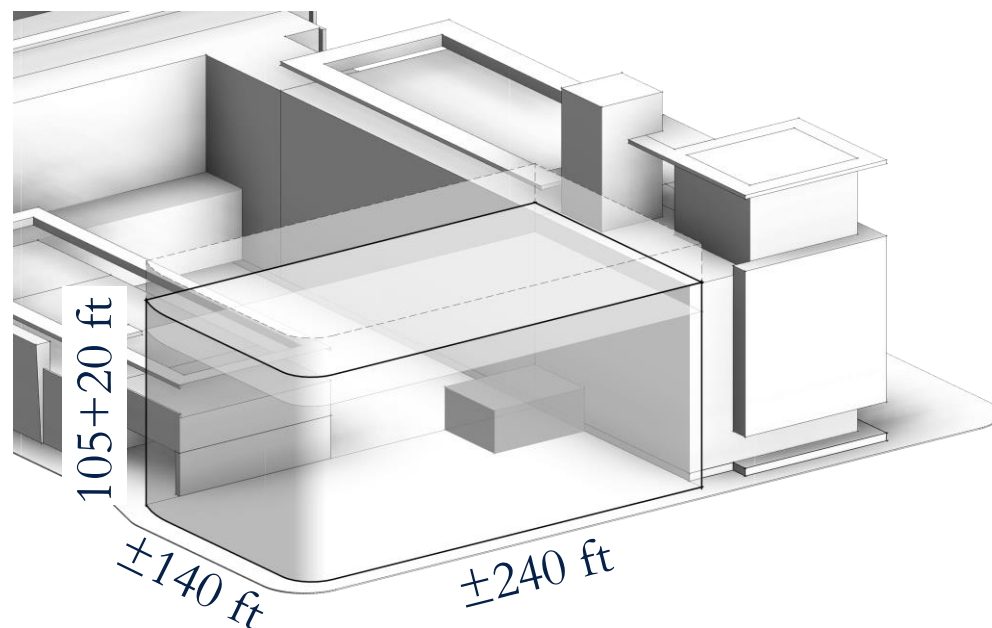
Activation – the PCMB should be an iconic element within the campus, community, and city context, and should activate the pedestrian realm and enhance the urban environment

Guiding Design Principles

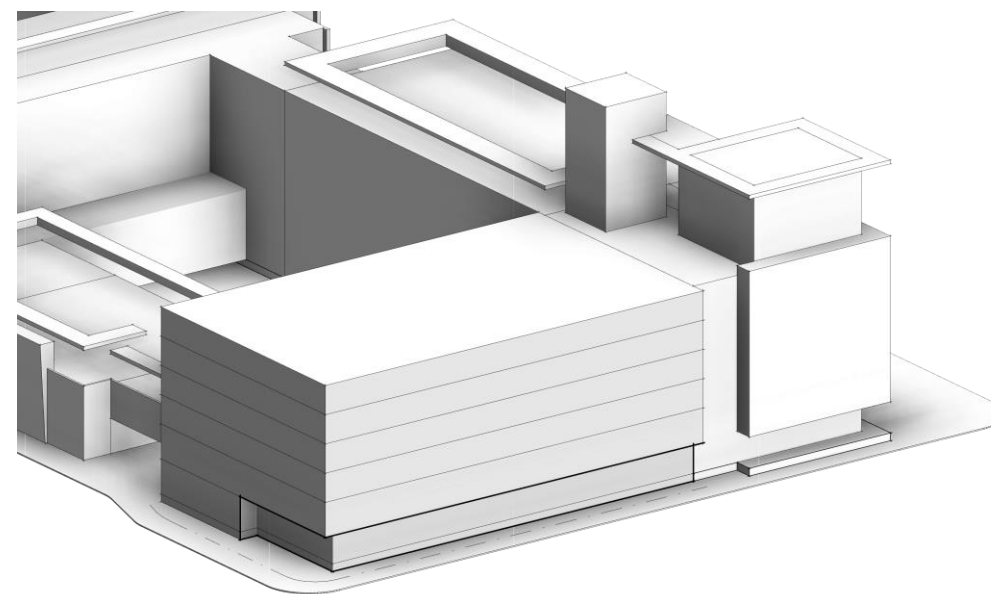
The PCMB block addresses the prominent urban intersection of 16th and 3rd Streets as an elevated, sculptural glass box. The glazed curtainwall provides connection and views to the exterior, and unites the different treatment programs in a uniform material expression.

Angled incisions give the glazed form a more iconic, sculptural character, and functionally serve to mark the pedestrian entrance off of 16th Street. Projecting fins offset the precise glazing, visually connecting floors with a distinctive pattern sequence. At the sidewalk, the setback of the ground floor provides a generous pedestrian realm, which is further activated by an integrated landscape program of planting and outdoor seating.

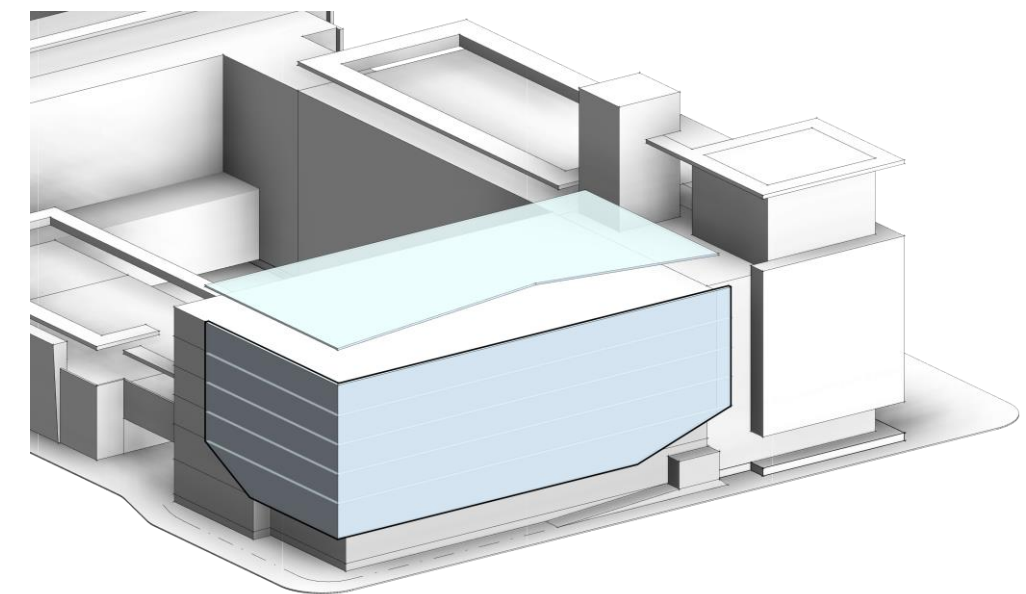
Finally, the sculptural form of the building is complemented by a sophisticated lighting program. Programmable fixtures frame the glazed box in a soft glow, which can change color over the course of the year to highlight different cancer treatment programs.



Total potential building volume



Maximize program & activate pedestrian realm



Develop distinct, iconic identity

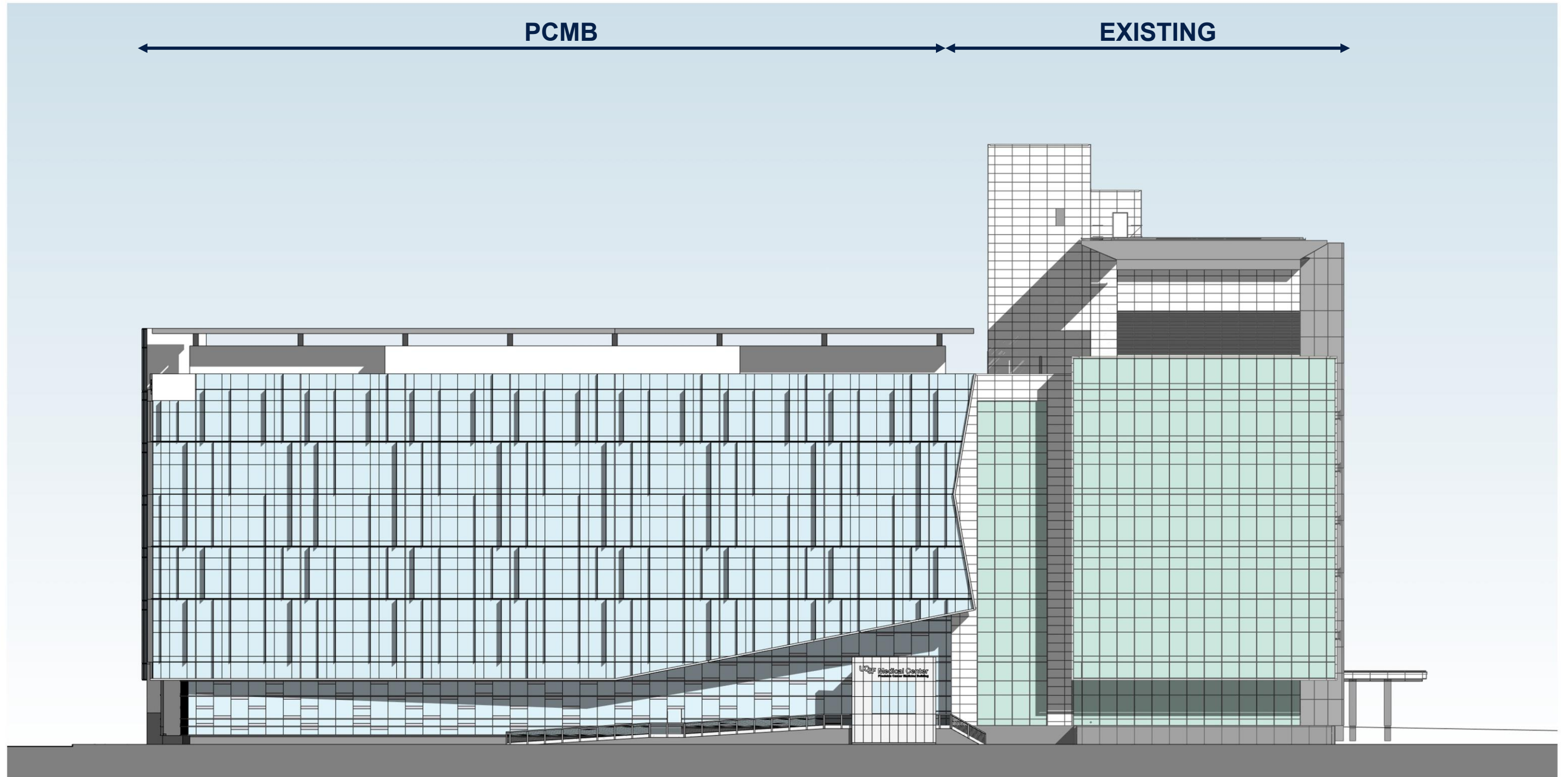
Exterior Rendering



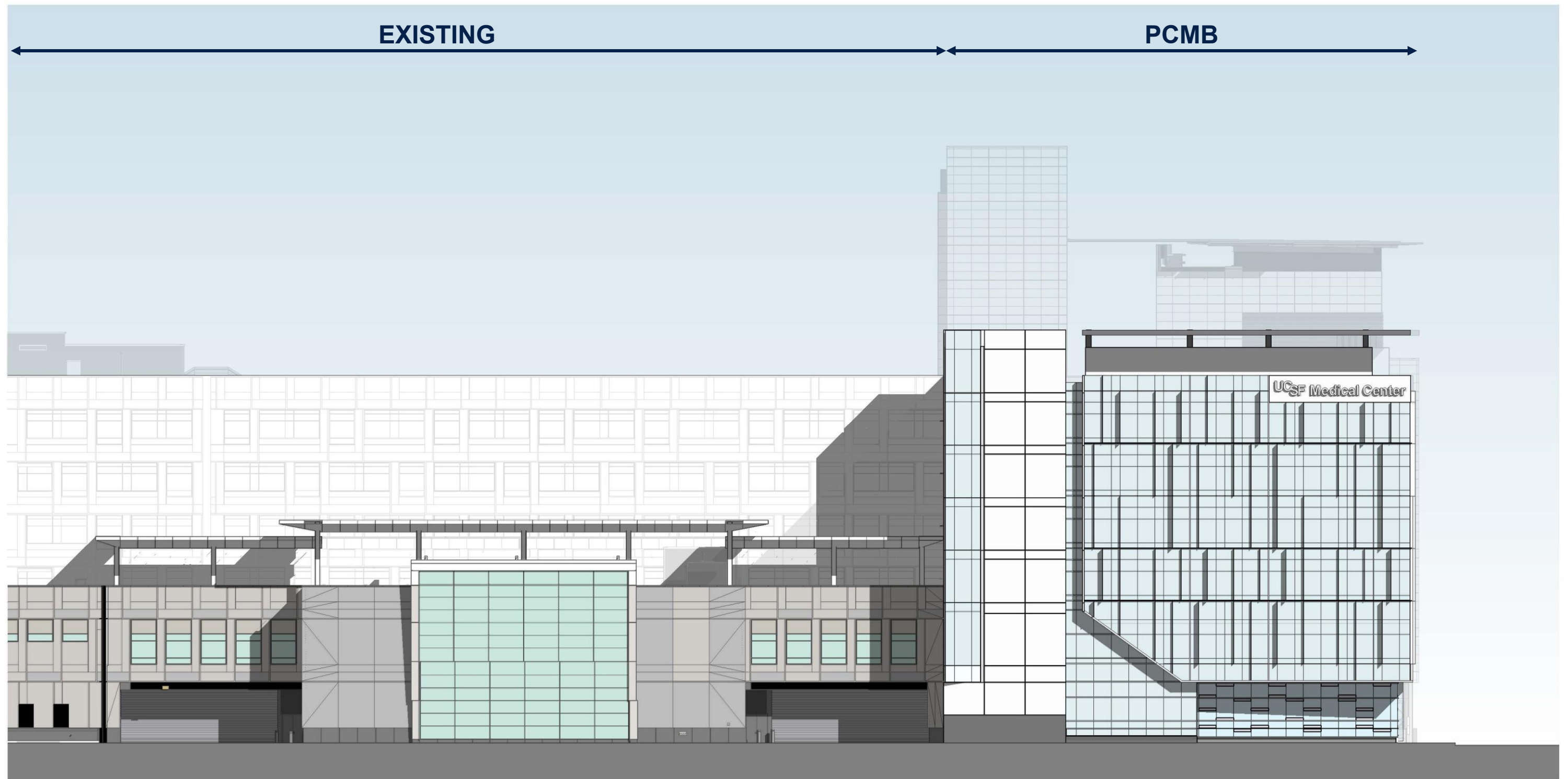
Exterior Rendering



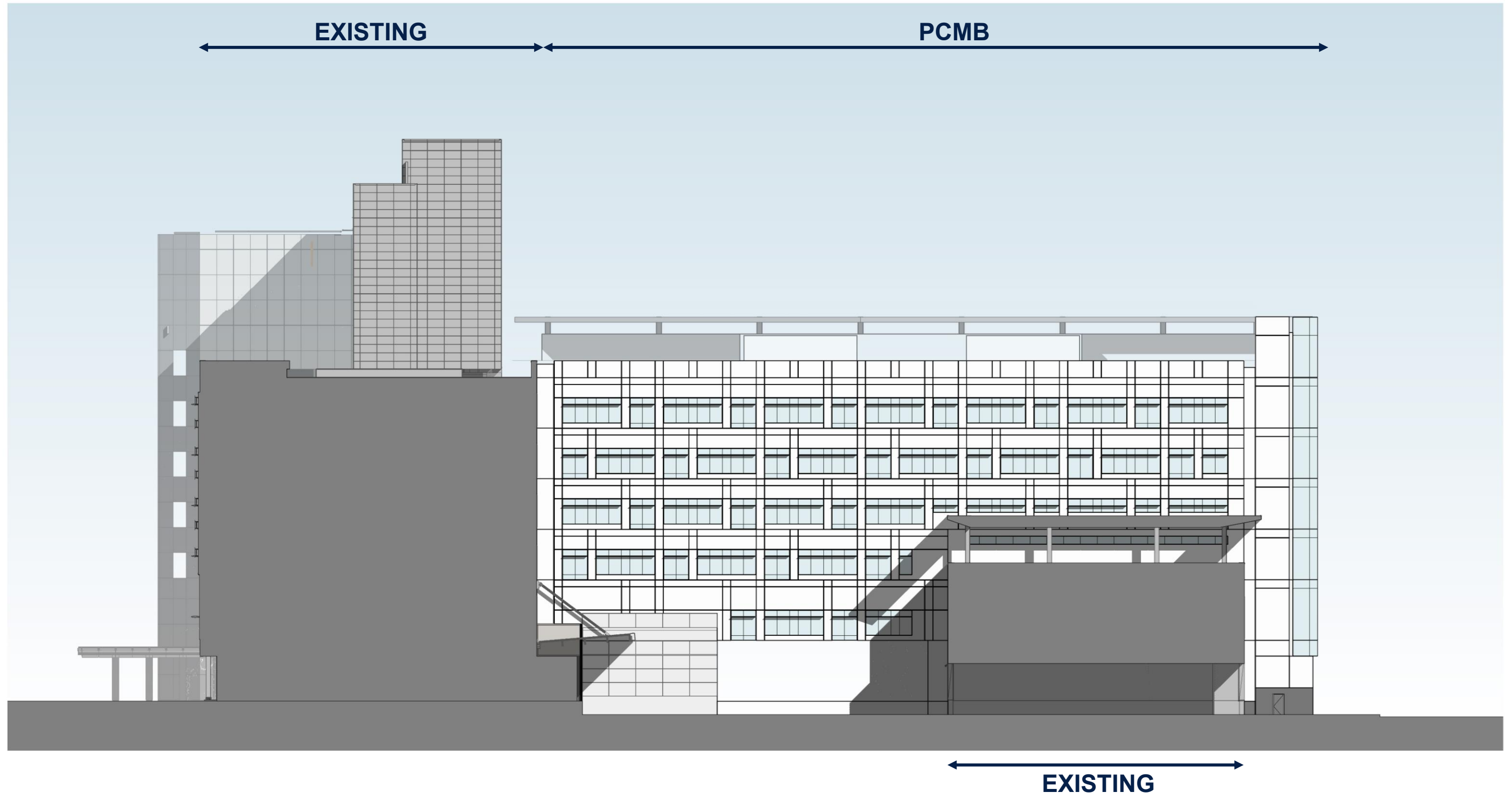
Elevations – North



Elevations – East



Elevations – South



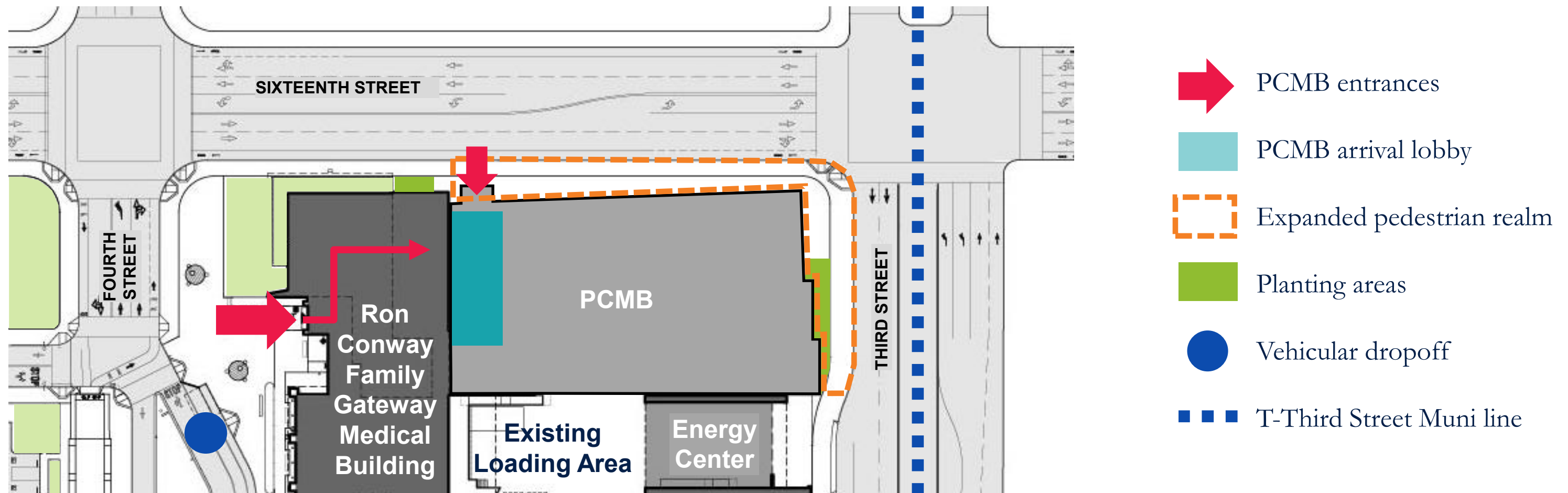
Lighting Concept



Ground Plane Activation Strategy

Primary access to the PCMB is through the existing entrance at 16th and 4th Streets. This entrance is in close proximity to existing parking facilities and a vehicular patient dropoff area. After passing through the Gateway Medical building entrance lobby, patients proceed to a PCMB arrival space, at the west end of the new building.

A secondary pedestrian entrance is planned off of 16th Street, directly into the PCMB arrival lobby. This entrance addresses the street, and provides access to pedestrians and those arriving by bus or on the T-Third Street Muni line. To create a more generous sidewalk, the ground floor of the PCMB is set back from the property line along 16th Street. The face of this building is also skewed in plan, so that the pedestrian zone widens as one ramps up to the 16th Street entrance. At the east end of the building, the wider municipal sidewalk on 3rd Street provides greater opportunity to incorporate planting and seating areas into the expanded pedestrian realm.



Landscape Concept

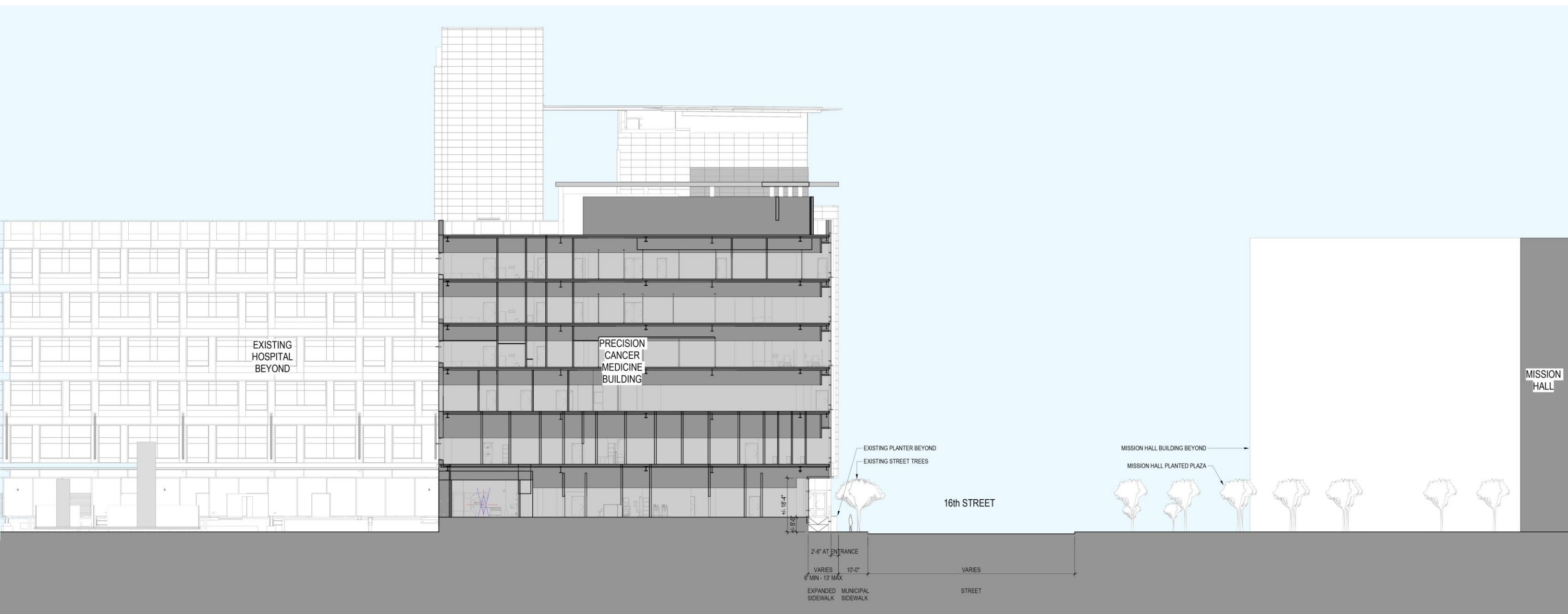


Landscape Concept

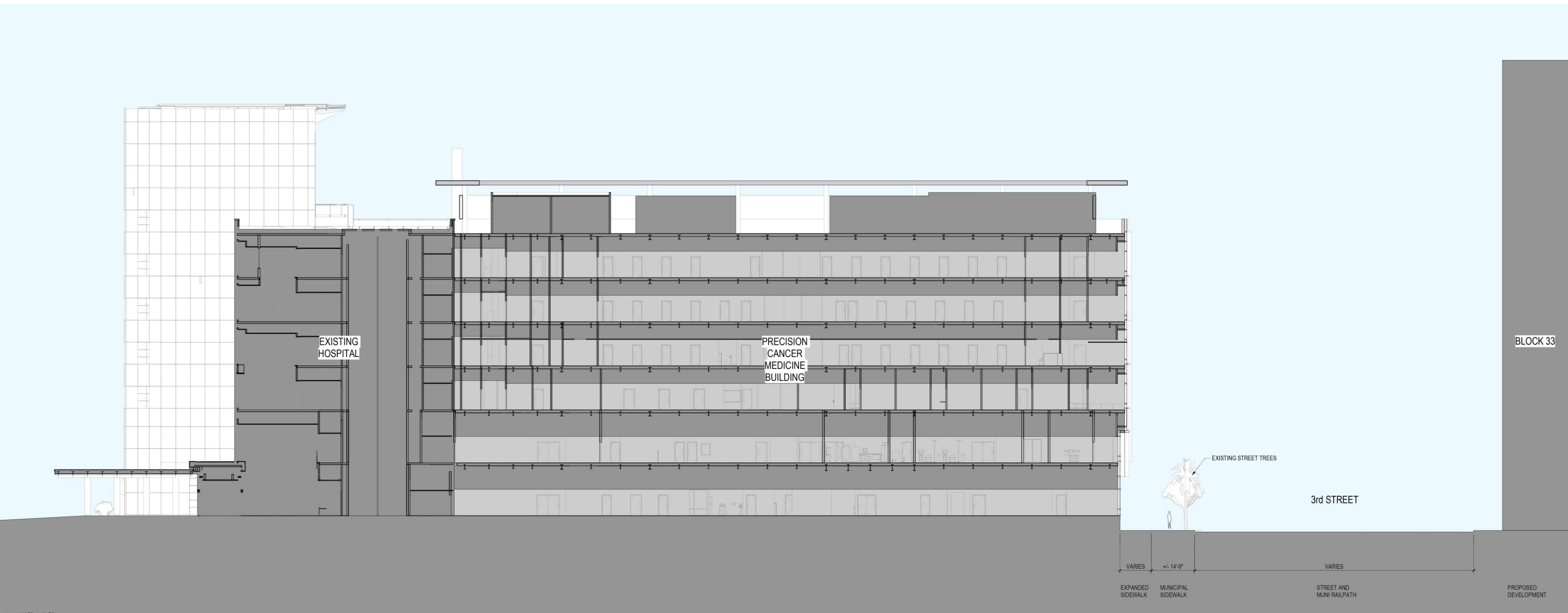




Site Section – through 16th Street



Site Section – through 3rd Street



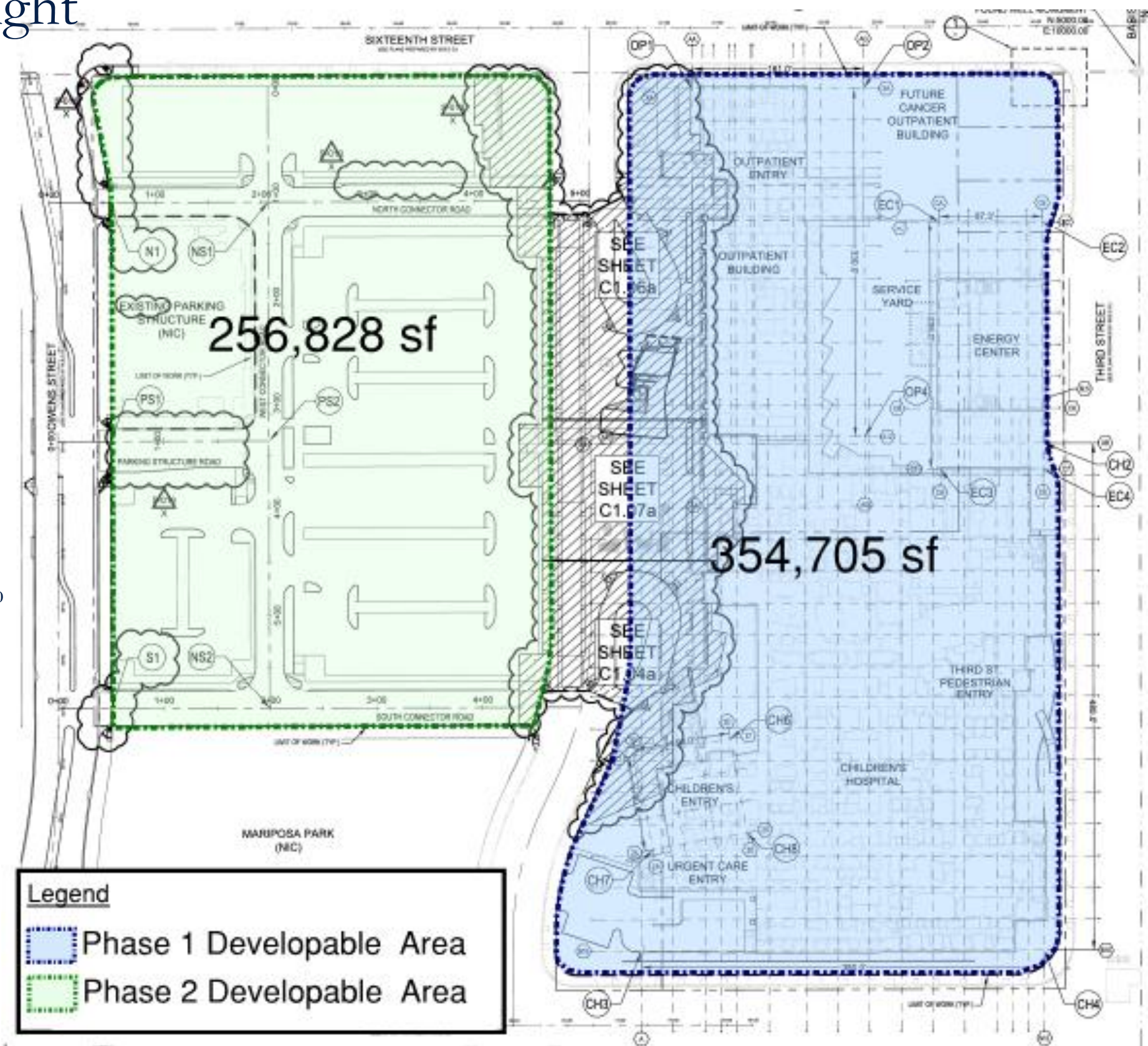
Developable Area – Building Height

Design Standards for Expansion Parcels and X3
MOU Attachment 3

Building Height

For a hospital buildings built within the Expansion Parcels and X3, the following shall apply:

- (i) The base height limit for buildings within the Expansion Parcels and X3 shall be 90 feet; providing that for up to 75% of the developable area of the Expansion Parcels the height limit may be increased to 105 feet.



Developable Area – Building Height

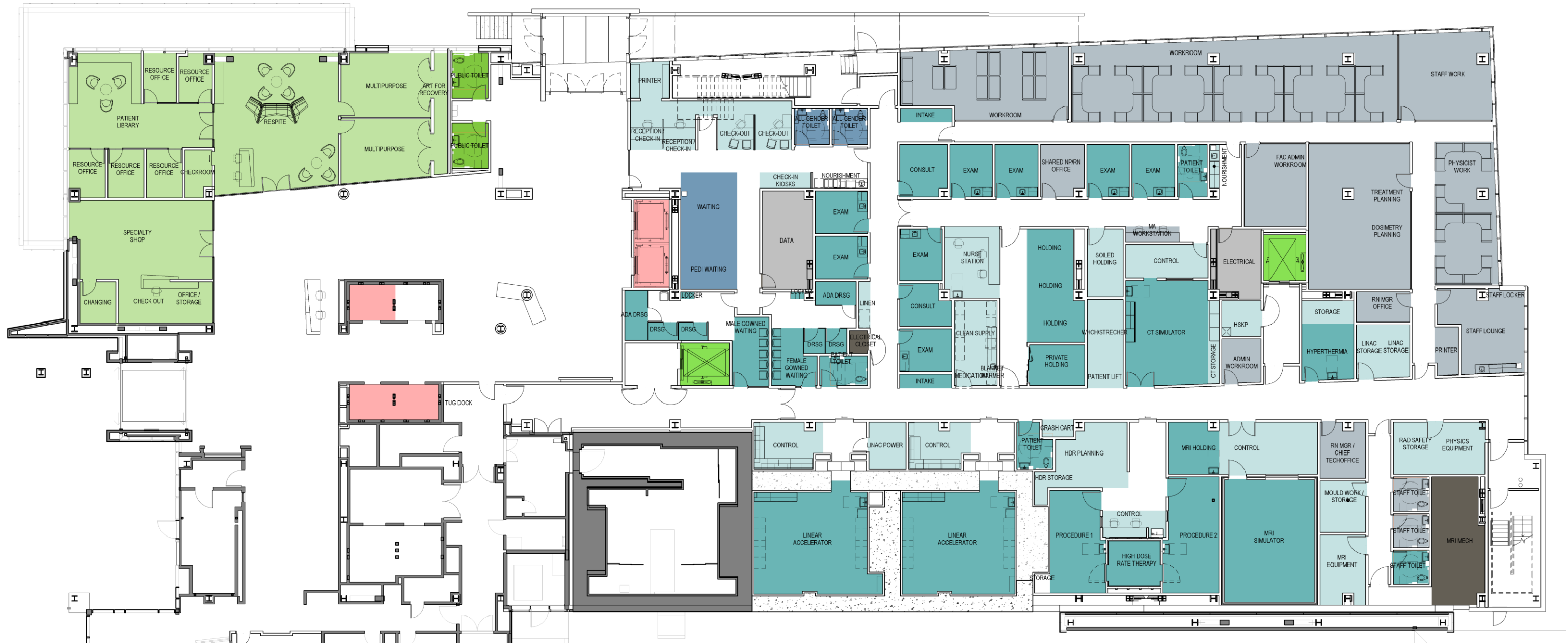
Existing Mission Bay Medical Center										New Construction	
Height (ft)	Gateway Medical Building			Hospital			Hospital and Gateway Medical Building			PCMB	
	Level	GSF		Level	GSF		Level	GSF		Level	GSF
105	R	-		R	-		R	-		R	-
96	6	32,947		6	83,338		6	116,285		6	30,408
81	5	33,494		5	83,338		5	116,832		5	30,433
66	4	32,947		4	95,206		4	128,153		4	30,494
51	3	33,495		3	108,098		3	141,593		3	30,545
36	2	32,847		2	134,854		2	167,701		2	27,442
18	1	33,569		1	135,760		1	169,329		1	26,642
	SF	199,299		SF	640,594		Total SF	839,893		SF	175,964

PCMB Height Analysis	
Total Developable Area (SF)	611,533
Developable with building height over 90' (SF)	146,693
Percent over 90'	24%

Floor Plans – Level 1

RESOURCE CENTER

RAD ONC



Floor Plans – Level 2

EXISTING RAD ONC

RADIOLOGY



PATHOLOGY / FNA / CYTOLOGY

Floor Plans – Level 3



Floor Plans – Level 4



Floor Plans – Level 5



Floor Plans – Level 6



UCSF Medical Center

Precision Cancer Medicine Building

Phase 1 Small Business Enterprise (SBE) and Company Profiles



At OCII staff's request, the following report provides a current status of the Small Business Enterprise (SBE) effort put forth by the University of California, San Francisco for the Precision Cancer Medicine Building (PCMB). In addition, company profiles have been provided to highlight the current professional service local hiring effort for the projects.

The PCMB project is divided into three phases for design, pre-construction, and construction. Currently the project is in phase 1 design.

PCMB Phase 1 SBE Certification									
Discipline	Address	Firm Name	Fees	SBE Percentage	SBE	SBE-SF	SBE	MBE	WBE
Transportation Planning & Traffic Engineering	200 Francisco Street, 2nd floor San Francisco, CA 94133	Adavant Consulting	\$10,980.00		\$10,980.00	X	X		
Commissioning Mech, Elec, Plum & related systems	123 Mission Street, 7th floor, San Francisco, CA 94105	Affiliated Engineers Inc. (AEI)	\$75,500.00						
Geotechnical Engineer	180 Grand Avenue Suite 110, Oakland, CA 94612	AMEC Foster Wheeler	\$38,800.00						
MEP Consultant	560 Mission Street, Suite 700, San Francisco, CA 94105	Arup North America, LTD.	\$129,200.00						
Structural Peer and Plan Review Services	600 Q Street, Suite 200, Sacramento, CA 95811	Buehler & Buehler Structural Engineers	\$90,000.00						
IOR Services	13203 Luna Drive, Redding, CA 96003	Caltest Construction Services, LLC	\$53,664.00						
Planning Services	1717 Pacific Avenue, Dallas, TX 75201	CallisonRtkl	\$85,000.00						
Construction Management	345 South Carolina Avenue #3, Palo Alto, CA 94306	Cambridge CM, Inc.	\$1,230,900.00						
Electrical Engineering	642 Harrison Street, 4th floor, San Francisco, CA 94107	Cammisa + WIPF Consulting Engineers	\$67,000.00		\$136,600.00	X	X		
Electrical		Cupertino Electric	\$289,604.00						
Civil Engineering	428 13th Street, 4th floor, Oakland, CA 94612	Northgate Environmental Management, Inc.	\$39,350.00		\$39,350.00		X		X
Project Management Services	2053 Bush Street, San Francisco, CA 94115	PMC Engineering	\$288,376.00						
General Contractor	1600 Seaport Blvd. Suite 350, Redwood City, CA 94063	Rudolph & Sletten	\$9,000,000.00						
Structural Engineering	427 13th Street Oakland, CA 94612	Rutherford & Chekene	\$675,000.00		\$675,000.00		X		
Silverman & Light	1201 Park Avenue #100 Emeryville, CA 94608	Silverman & Light (sub to Cupertino)	\$159,600.00		\$159,600.00		X		
Skin Consultant	500 12th Street, Ste 270, Oakland, CA 94607	Simpson Gumpertz & Heger	\$52,000.00						
Architect	100 California, Suite 1000, San Francisco, CA 94111	Stantec Architecture, Inc.	\$3,233,821.00						
Peer and Plan Review Services	1763 Broadway, Oakland, CA 94612	Ted Jacob Engineering	\$88,000.00						
Radiation Shielding Evaluation	879 West 190th St., Ste 400, Gardena, CA 90248	Therapy Physics, Inc.	\$23,250.00		\$23,250.00		X		X
			\$15,630,045.00		\$1,044,780.00				
				7%					

*Local Business Enterprise

"Project Area" SBE's

"San Francisco-Based" SBE's

"Other" SBE's



Adavant Consulting
200 Francisco 200 Francisco Street
San Francisco, California, 9413

Adavant Consulting is a transportation planning and traffic engineering firm founded in 2006 that provides consulting services to public and private sector clients in the United States and abroad. The scope of projects range from large master planning or corridor studies to localized traffic engineering and transportation impact analyses.

Adavant Consulting has a reputation of innovation and quality in transportation studies. The firm's clients reflect its project experience in the public and private sectors. Current clients include private master developers, public universities, civil design firms, non-profit organizations and city agencies. In addition, senior staff has provided services to regional, state and federal agencies. Adavant Consulting staff has successfully developed short, medium and long-range parking demand estimates, conducted land use/transportation planning analyses, and evaluated multi-modal transportation impacts.

Clients reflect the firm's project experience in the public and private sectors, with a proven record of working together with both types of clients on many complex studies requiring extensive coordination with reviewing public agencies, transportation planning departments, neighborhood groups and decision-makers. Because of Adavant Consulting staff extensive knowledge of the current and future transportation characteristics of San Francisco, much of the firm's successful practice is in the City, bringing rapport and credibility in front of the reviewing and commenting agencies, such as the SF Planning Department, SF Municipal Transportation Agency, Port of San Francisco, and the SF Office of Community Investment and Infrastructure.

Adavant Consulting staff has been involved with the development and implementation of the Mission Bay Plan and various projects for the past 20 years. Current and recently completed project experience in the vicinity of the Mission Bay Area of San Francisco includes, among others:

- UCSF Blocks 33 and 34 Transportation Analysis, San Francisco
- Mission Bay Blocks 26-27 (Uber/Alexandria) Transportation Analysis, San Francisco
- UCSF Long Range Development Plan EIR, San Francisco
- Golden State Warriors Event Center and Mixed-Use Development at Mission Bay Blocks 29-32, San Francisco
- Mission Rock/Seawall Lot 337, SF Giants development EIR, San Francisco
- Mission Bay Emergency Services Administration Complex, San Francisco
- The 34th America's Cup and James R. Herman Cruise Terminal Project, San Francisco

Adavant Consulting is certified by the San Francisco Contract Monitoring Division (CMD) as Micro Local Business Enterprise (Micro-LBE), as well as by the California Department of General Services and the U.S. Small Business Administration as a Small Business Enterprise.



Affiliated Engineers W, Inc.

123 Mission St., 7th Floor
San Francisco, CA 94105
415.764.3700
415.764.3701

<http://www.aeieng.com/>

AEI is a multi-discipline technical consulting firm providing innovative solutions for complex and large scale projects worldwide, supporting the excellence of a diverse clientele.

Organized in fifteen offices, AEI is known for leadership, collaboration, and coordination in a collection of affiliated disciplines integrated in comprehensive support of our clients' goals. We characterize our continuing growth as organic, not an objective but the outcome of successful practice. Just as our project solutions are driven by client vision, our growth reflects the needs of our client base.

AEI is an industry leader in project team optimization and project delivery efficiency. Projects are integrated laterally across offices, bringing the best talent to the table for any given project, regardless of location. AEI's leadership in the development of project delivery technologies allows immediacy in the field while enhancing productivity in the office.

Recognizing the significant impact of our work on society and the global environment, AEI brings a fundamental commitment to ensuring that our work reflects the highest standards in sustainable design practices. By supporting the sustainability-focused career development of our people, we support our clients with ongoing innovation in sustainable design.

AEI's San Francisco office embodies the diverse and progressive spirit of California, using Lean Construction, Sustainable Design and Virtual Building Design to stay ahead of the rapid evolution of the built environment in the 21st century, working in concert to create enduring communities that improve lives



44 Montgomery Street, Suite 2365
San Francisco, CA, 94104-4710
415.543.8422

<http://www.amecfw.com/>

AMEC Foster Wheeler employ around 36,000 exceptionally talented people throughout our global operations with 160+ years of history, operating in more than 55 countries. Key industries that the company serves Oil, Gas & Chemicals, Mining, Power and Environment & Infrastructure markets offering consultancy, engineering, project management, operations and construction services, project delivery and specialized power equipment services to customers worldwide.

The company's core values are delivering on promises, developing full potential and doing the right thing driven by delivering value to shareholders, providing safe and sustainable project solutions for customers, developing the full potential of employees and contributing to the communities that they work in.

Since 2007, AMEC Foster Wheeler has made valuable employee and corporate-level contributions to multiple locations across SOS Children's Villages extensive footprint, the company and its staff rallied to provide strong support for SOS Children's major emergency relief appeals, following the Haiti and Chile earthquakes, and the East African Famine, undertaking a series of fundraising events and providing generous corporate funding.

AMEC Foster Wheeler served as the geotechnical engineer for the UCSF Mission Bay Hospitals project and has a history of working for UCSF in Mission Bay for the last ten years.



560 Mission Street Suite 700 San
Francisco CA 94105
415.957.9445

<http://www.arup.com/>

Founded in 1985 as the first office in the Americas, the San Francisco office is one of the largest in the region, delivering smart holistic solutions to clients, with a focus on diversity and maintaining strong connections with the local community. The staff are well versed in smart land use, optimizing transit solutions, sustainable design, healthy buildings, and material choices. Resilience is at the forefront of our design solutions, due to the seismic concerns posed by nearby major earthquake faults and the issues raised by climate change.

This office has a strong portfolio in the design of buildings and infrastructure. These are supported by offerings in specialized consulting services including acoustics, transportation planning, and transaction advice. Key projects in these sectors include the LEED Platinum San Francisco Public Utilities Commission Headquarters, the Doyle Drive Replacement Project, Concord Naval Weapons Station Reuse, and the Transbay Transit Center. ARUP are also highly versed in healthcare, arts and culture, and campus design projects, including both educational and corporate campus projects. Recent work includes the UCSF Medical Center at Mission Bay, San Francisco General Hospital, San Francisco Museum of Modern Art, and the Stanford Graduate School of Business. Additional projects include complex structures like the High Roller observation wheel, as well as eco-districts and data centers.

This office hosts the firm's innovative SoundLab, a controlled auralization environment that allows clients to experience and compare the acoustic performance of various design options, used the design of performance halls, hospitals, and even the kitchens at The French Laundry.

The San Francisco office continues to expand its offerings in transportation technology, aviation, city environments, water, and management consulting.



5 Third Street, Suite 1125,
San Francisco, CA 94103
415.495.1635

<http://www.bbse.com/>

Buehler & Buehler Structural Engineers, Inc. (B&B) were founded in 1946 and provides a wide range of structural engineering services throughout the US and since then have worked on more than 8,000 projects and with a professional staff of 53 is one of the largest structural engineering firms based in Northern California.

Since 1946, B&B has developed practical, economical structural engineering solutions utilizing expert implementation of conventional and performance-based design techniques. B&B's philosophy is based on the belief that each project has a unique solution that will best fit its individual parameters and are dedicated to understanding the overall project needs and goals to offer structural solutions that enhance and add value.

B&B's project experience spans the entire spectrum of the built environment, services include new design, design-build, tenant improvement, existing building evaluation, seismic retrofit and renovation. B&B take an integrated approach to project delivery optimizing efficiency through all phases of design, fabrication and construction. Integrated projects utilize 3D design software to provide enhanced design services integrating structural models with other disciplines and those prepared by construction subcontractors to allow building systems to be coordinated and prefabricated, avoiding time consuming field coordination required with traditional approaches.

Through active participation on code committees, presenting at technical seminars, and instructing engineering courses, B&B is on the cutting edge of the structural engineering design community. Staff currently serve on many committees such as SEAOC Seismology, Business Operations and Practices, Board of Directors, and the Applied Technology Council Board of Directors. Company principals co-authored the SEAOC documents and have contributed many others. B&B are committed to sustainable design being members of the U.S. Green Building Council and have LEED Accredited Professionals on staff.



333 South Hope Street,
Los Angeles, CA, 90071
213.633.1100

<http://www.callisonrtkl.com/>

CallisonRTKL's Los Angeles office shines bright amid a city of luminaries, the downtown location, teams of architects, urban designers and environmental graphic designers thrive in a collaborative and inspiring workplace, whether furnishing cities far away with cultural landmarks or changing the face of local communities creating places that are livable, imaginative, relevant and memorable.

CallisonRTKL combines the legacy of two great design practices into an even stronger, more distinct voice that is characterized by the strength of ideas, the spirit of culture and the passion of people to make the world a better place.

People are at the center of what CallisonRTKL do focusing on relationships, with clients and teams, help make the big seem small, more personal, and keeps the team moving in the right direction. The pocess centers on creativity, cross-pollinating ideas and talents across offices to deliver quality at all levels and in all places.

As part of a global community, CallisonRTKL realize their responsibility and strive to be an active participant in the world, in all their efforts, they set out to do the right thing for people, clients and communities.

CallisonRTKLare eager to face the challenges of the world and time and are ready to ask the questions that hold others back, their thirst for innovation and quest for creative solutions to complex issues helps set out a path that leads to new heights and continued success

Caltest Construction Services, LLC

13203 Luna Drive
Redding, CA 96003
530.275.8771

<http://caltestservices.com/>

Since 1986 Caltest Construction Services, LLC has provided construction inspection and construction management services to the building industry.

Caltest offers a wide range of services to clients in the residential, educational and institutional construction markets with the main field of expertise providing Inspector of Record services to the healthcare industry for the construction of new hospital buildings as well as for remodels and additions to fully operational facilities.

Caltest goes beyond the standard industry role of inspection and provides valuable support to the Project Managers, Architects, Engineers and Facilities Staff prior to during and after construction.

With over 30 years of combined OSHPD and special inspection service, Caltest brings extensive experience to a specialized field remaining committed to providing outstanding inspection service to clients while maintaining the highest consideration of safety for patients and staff with sound infection control management during the entire construction process.

Caltest's proven track record shows a close working relationship with OSHPD to ensure projects not only maintain the highest quality standards, but also meet their scheduled completion dates.



130 Sutter Street, Suite 500
San Francisco, CA 94104
650.543.3030

<http://cambridge-cm.com/>

At Cambridge CM, the team is made of project and construction managers and exist because the construction and delivery process has become increasingly complex. New technically challenging projects like hospitals, stadiums and commercial/institutional developments pose more risk to the owner's cost, schedule and quality requirements than ever before. Cambridge CM works for and represents owners to tailor the right approach to, designing, building and delivering demanding projects.

The team leaders at Cambridge CM are highly experienced project and construction managers, our Principals come from a wide range of backgrounds including architecture, engineering, general contracting, quantity surveying, project/construction management and business management sectors. Cambridge have a proven track record in delivering challenging construction projects in California, the US and internationally.

CCM is headquartered in Palo Alto at the heart of Silicon Valley, working everyday with clients that pride themselves on being global leaders in innovation. Like their clients CCM aim to lead the industry in the use of innovative project and construction management practices. The team continues to work with some of the newest methods and tools in the industry to deliver challenging projects.

CCM's experience includes leading and managing projects with, Integrated Project Delivery (IPD), Lean Construction methods, Building Information Modelling (BIM), 4D and 5D estimating and the latest sustainability tools.

Cambridge CM has worked on numerous projects for UCSF primarily on their Mission Bay Campus spanning the last ten years. Cambridge CM was the construction manager for the Mission Bay Hospitals Project and aided UCSF in implementing its Community Construction Outreach Program which met the voluntary local construction hiring goal of 20 percent of construction hours performed by SF Residents. This accounted for nearly \$22M of wages paid to SF residents.



642 Harrison Street, 4th Floor
San Francisco, CA 94107
415.863.5740

<http://cammisawipf.com/>

Cammisa + Wipf Consulting Engineers are a leading MEP services and consulting firm that specializes in providing clients with creative, reliable and sustainable engineering solutions that meet both their short-term goals and long term needs. Since inception in 1958 they have been involved in projects with a total value of more than \$5 billion and have served a robust list of clients throughout California.

Cammisa + Wipf Consulting Engineers experience in delivering successful projects spans institutional, commercial and industrial buildings and campuses thriving on applying deep expertise to solve complex problems in the areas of mechanical, electrical, piping and plumbing, architectural lighting, and low voltage systems providing successful, cost effective design and engineering solutions for a wide variety of user programmatic requirements with special emphasis on human environmental needs, energy efficiency and sustainable design. The body of their work includes large, complex projects for 13 of the top 15 busiest hospitals in the San Francisco Bay Area and the 5-top-rated university and college campuses in California.

Cammisa + Wipf Consulting Engineers love what they do, and holding themselves to the highest standards in quality, integrity and service on every project, delivering value to clients by combining deep institutional and infrastructure knowledge with the latest and most efficient design technology and delivery methodologies. The team is well-versed in AutoCAD, Revit, 3-D modeling and Building Information Modeling (BIM) to ensure accuracy of design and thorough coordination of systems and are experienced in traditional design/bid/build as well as design/build, design assist and fast track delivery methods.

Their reputation is built on the long-term relationships developed through deep understanding of building and infrastructure systems, dedicated Principal involvement, laser-focus on quality and unparalleled client service. The result is seen through our 40-plus years on the California Pacific Medical Center's Davies and Pacific campuses; 15 years as San Francisco State University's consulting electrical engineer; 17 years on the UC Davis campus; 45 years at Washington Hospital; 50 years at Marin General; and 30 years at UCSF.



1740 Cesar Chavez Street
San Francisco, CA 94124
415.970.3400

<http://www.cei.com/>

With commercial customers of all shapes and sizes in a variety of industries, Cupertino Electric, Inc. (CEI) is best known for designing and installing first-of-their-kind electrical systems that help customers achieve their vision. Despite offices in Silicon Valley, San Francisco and the Los Angeles area where many commercial projects are built, CEI also regularly delivers projects across the U.S. for large renewable, utility and data center customers. This diversified approach provides the flexibility to deploy the right resources at the right time for maximum customer benefit. By offering innovative services based on decades of knowledge and results, this “best of both worlds” offering has continued to fuel CEI’s success.

At Cupertino Electric, safety is not a behavior, but a state of mind, the iterative approach, strong management commitment, ability to engage employees, use of technology, formal training program, and innovative focus has earned national and industry recognition for their safety program. It is this tireless commitment that has helped establish Cupertino Electric as a top electrical contractor in the nation and the 2012 ENR California “Specialty Contractor of the Year.”

Since 1954, Cupertino Electric have enjoyed a tradition of generosity, involvement and service to the communities where we live and work. Through generous matching gift policy, in-kind donations and food drives, the company contributes thousands of dollars annually to non-profit organizations and people in need.

Cupertino Electric has a long-standing tradition of generosity, involvement and service to the communities where their employees live and work. Company values of People, Integrity, Excellence, Innovation and Safety are reinforced every day by how each employee treats one another and interacts with customers.



428 13th Street, 4th Floor
Oakland, CA 94612
510.839.0688
<http://ngem.com/>

Northgate Environmental Management is a small, women-owned business that has delivered innovative solutions to environmental and engineering challenges since 1999, the founders had a vision to bring an uncommon level of personalized service and technical acumen to complex projects, and sought to create a working environment that fosters innovation and interdisciplinary technical solutions.

With a flat organizational structure and family-like environment, the company principals take active roles in serving clients and mentoring staff, the team has the unique skills and experience to complete a project not only successfully, but on budget. Senior staff have solid reputations with both clients and regulators for providing sound conclusions and recommendations, based on scientific and engineering expertise, state-of-the-art remediation practices, and in-depth knowledge of regulatory requirements.

Northgate founders became engineers and scientists out of a deep and abiding commitment to serving as environmental stewards and preserving natural resources for future generations. This vision has guided growth and informs the company's work. Northgate believe that in addition to fostering innovation and smart environmental and engineering solutions, three things make them successful, desirable partners.

Northgate has a strong reputation for technical excellence and is committed to quality and efficiency in responding to their clients' needs through understanding of regulatory requirements, broad technical expertise, and collaborative approach, we can successfully resolve the most challenging environmental issues.

Professionalism, respect for their clients' goals, and technical expertise are the building blocks of every project. Northgate work diligently to understand their clients' needs and know that this understanding—and flexibility to adapt—is what leads to lasting relationships and successful outcomes.

Northgate specializes in results-oriented scientific and engineering investigation and analysis. Core services include environmental investigation and remediation, Brownfields restoration, groundwater quality and aquifer analysis, water resource and reuse evaluation, air quality monitoring, and risk assessment, enhanced by in-house geotechnical engineering and construction management capabilities.



639 Front Street, 4th Floor
San Francisco, CA 94111
415.265.0342

<http://www.rsconstruction.com/index.php>

A company is only as strong as its leadership. At Rudolph and Sletten (R&S), they strive to help employees grow and mature into the leadership of tomorrow. training program helps cultivate our valuable resources of talent through programs that instill the company's core values. R&S feel that building a team is about choosing the right people and then giving them the tools to perform at their best.

As with any good Silicon Valley start-up, Rudolph and Sletten started in the family garage. In 1959, Onslow H. "Rudy" Rudolph formed a small contracting company, O.H. Rudolph, General Contractor, based out of his garage in Los Altos, California. Starting with just a small amount of savings, a pickup truck and two employees, Rudy quickly built a business that became known for its ability to deliver the highest quality work, on schedule and within budget.

In 1962, Kenneth G. Sletten joined the business as partner, and the company was renamed Rudolph and Sletten, Inc., General and Engineering Contractors. Over the years, the company grew and its reputation for excellence grew with it. The Rudolph and Sletten name became a guarantee of honest estimates, innovative schedules and an ethical way of doing business.

Together they invented a unique process that Rudy and Ken termed GMP, or Guaranteed Maximum Pricing. GMP facilitated fast-track construction and cut out the long and costly bidding process that was not conducive to Silicon Valley's burgeoning high-tech industry. This process allowed growing high-tech companies to cut the design-and-build cycle in half.

Rudolph and Sletten's ongoing commitment to the communities where they live and work goes beyond the jobsite. R&S donate expertise, time, and equipment to lend support to community building projects for organizations such as Habitat for Humanity, Rebuilding Together, and Leap.

In addition to offering their talent and services, they also offer financial assistance to support organizations that promote the health and welfare of our communities supporting and encouraging employees' personal efforts to volunteer in their communities by providing matching donations through our company's Leo Jansing Fund. The Fund was started to honor one of Rudolph and Sletten's most generous employees. Each year, contributions raised by employees are matched by the company and given to local organizations in which our employees are actively involved.



RUTHERFORD + CHEKENE
Structural | Geotechnical

375 Beale Street, Suite 310
San Francisco, CA 94105
415.568.4400

<http://www.rsconstruction.com/index.php>

Established in 1960, Rutherford + Chekene (R+C) is one of California's foremost engineering practices providing structural and geotechnical engineering. R+C's staff provides cost-effective solutions that address unique project challenges rather than overdesigns. R+C look at projects holistically and strive to work with the owner and the design team as a real partner to optimize each project.

R+C provides new design, advanced structural analysis, seismic evaluations and retrofits, peer review and plan review, and full geotechnical services. R+C aim to create value for our clients and projects through our values.

Collaboration - working within their firm as teammates and collaborating with architects, builders and facility owners is at the heart of our practice. R+C strives to promote a collegial atmosphere within our office and on the job.

Providing real, innovative solutions, they believe that unique projects deserve unique and thoughtful solutions. R+C are a listening partner to clients and to their design team peers, basing project solutions on tried-and-true methods and extensive industry research and experience, looking at each project holistically—from an owner-user-team perspective rather than just as a discipline—to result in buildings that are meaningful to users for years to come.

R+C have been pioneers and promoters of BIM use since its early years, completing more than four billion dollars' worth of projects with Revit and/or Tekla. R+C see and practice the value of BIM as a collaborative, learning and visualization tool and a state of mind.

R+C try and promote green practice from within their office walls to the steel and concrete that go into projects incorporating principles of sustainable design into our work through the use of recycled materials, low VOC product specification, and careful selection of high-performance structural systems. R+C practice includes measuring a structure's carbon footprint to make optimal design choices.



1201 Park Avenue, Suite 100
Emeryville, CA 94608
510.655.1200

<http://www.silvermanlight.com/>

For over 39 years, Silverman & Light has provided award winning electrical engineering and lighting design to the industry. Established in 1976, the company has built a loyal client base via ongoing commitment to client satisfaction and design excellence. Today the company has evolved into a premier 21-member multi-service engineering firm with capabilities including Power Systems and Lighting Design, but additional specialties in system design for Information Technology, Fire Alarm/Life Safety and Co-generation, Photovoltaic systems, Wind generation and Daylight harvesting. Their office is located in the city of Emeryville, one of the fastest growing cities in Northern California and within easy access to the greater metropolitan Bay Area and all of Northern California.

At Silverman & Light, the principals collaborate with experienced and talented staff to meet the most demanding challenges, a team effort provides construction documents that are noted consistently for their high quality of engineering design and graphical presentation made possible by attention to detail.

Their unique ability to integrate electrical engineering and lighting design enables collaboration with clients from conceptualization and planning phases through the final construction of projects. Their experience includes the application of each specialty into projects for civic and community centers, site lighting and streetscapes, healthcare and biotech projects, mixed-use high-rise construction, historic renovation, institutional buildings, roadways and bridges, parking structures and retail development. LEED accredited professionals, have developed an extensive menu of emerging and alternative energy opportunities to explore with all clients.

Silverman & Light are fully immersed in Building Information Modeling (BIM) as an extension of their engineering service having successfully implemented BIM for complete building modeling utilizing Autodesk Revit MEP combining this with specialized lighting and rendering software to provide both photometric calculations and graphical representation of the effect of lighting in architecture.

Sustainability is an important aspect of their design practice for any building type and is about performance—in energy efficiency, lighting levels, user comfort and environmental impact. Their design processes are based on responsible solutions, including energy efficient building systems and appropriate material selections to maximize environmental conditions and long-term performance.



100 Pine Street, Suite 1600
San Francisco, CA 94111
415.495.3700

<http://www.sgh.com/>

Simpson Gumpertz & Heger (SGH) designs, investigates, and rehabilitates constructed works in the United States, Canada, and in more than thirty additional countries. SGH goals are simple: they seek to earn the lasting trust of their clients, gain the respect of their most capable peers, and further the standards of practice in all areas of their profession. SGH industry-recognized experts with diverse specialties collaborate with clients and project team members, engage extensive expertise focusing on delivering successful results and responding to all project challenges.

SGH's green principles strive to promote and practice sustainable development by conserving limited natural resources for present and future generations by protecting the environment and enhancing human welfare and quality of life.

These principles are applied in SGH's practice by contributing to industry leadership in sustainable practice development to continuously enhance their sustainability knowledge, be conversant in sustainable practices in throughout their work and constantly improve the sustainability of operations

Where appropriate, and consistent with the goals of SGH clients, they will encourage sustainable options for materials and systems in our projects, considering: environmental and human health, energy consumption, durability and life-cycle impacts, adaptability and resilience as well as reuse and recycling opportunities



100 California Street, Suite 1000
San Francisco, CA 94111
415.882.9500

<http://www.stantec.com/content/stantec/en.html>

The Stantec community unites approximately 22,000 employees working in over 400 locations across six continents working in engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics, from initial project concept and planning through design, construction, and commissioning—begins at the intersection of community, creativity, and client relationships.

Stantec have a long-term commitment to the people and places they serve and has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

Organic growth is a key focus for Stantec, they achieve this in two ways: 1) by adding services and capabilities in existing regions and 2) by broadening relationships with existing clients and offering new national and global clients the full breadth and depth of their services and capabilities. For Stantec, the best clients are those with whom they have long-term relationships and for whom they provide multiple services. Currently, 70% of Stantec's business comes through repeat clients, and the top 10 clients account for only 12% of their revenue.

San Francisco has always been home to vibrant characters from Barbary Coast treasure hunters to beatniks and hippies, Stantec's local SF office embodies the same exuberant and adventurous spirit through their bold defiance of status quo, our people and projects are helping to make "The City by the Bay" a dynamic community.

Stantec live to create adventurous possibilities for their clients to explore and work to give back to the community, and we play in a city that loves to have fun.

Stantec's experience started with UCSF under a local architecture firm headquartered in San Francisco, Ashen and Allen, acquired by Stantec in 2010. Ashen and Allen served as the architect of record (AOR) for the UCSF Mission Bay Hospitals project and provided a local San Francisco team to provide design and construction administration support throughout the project starting in 2008 and opening in February 2015.



1763 Broadway
Oakland, CA 94612
510.763.4880

<http://www.tjeg.com/north-america/overview/>

Ted Jacob Engineering Group (TJEG) is an award winning professional consulting engineering firm that specializes in the planning and design of healthcare and laboratory facilities. TJEG has earned recognition as one of the leading engineering firms in healthcare design for new facilities as well as the renovation of existing facilities.

For over 25 years, our professional staff working out of the San Francisco Bay Area/Oakland, Los Angeles/Pasadena and Chicago offices have been working with a heartfelt commitment to the design of facilities that are sustainable, resource, water and energy-efficient, as well as healthy and affordable for present and future users.

Over 90% of their practice is in the planning and design of healthcare facilities. The firm has worked on over \$10 billion in healthcare construction cost projects in the past five years alone. The core methodology of TJEG's engineering services for these complex building types is based on our continued research and development of the most sustainable design solutions.

TJEG's in-house research programs set the firm apart as a leader in innovative engineering systems design, these innovations have lowered energy usage by as much as 50% from base ASHRAE 90.1 standards, and in some projects, have targeted a Zero Carbon Footprint on a cost neutral basis. We have implemented the use of Building Information Modeling (BIM) technology integrated with project delivery methods such as Design-Assist, Integrated Project Delivery and Design-Build in order to meet the project budget and schedule.

TJEG is committed to bringing the most viable engineering solutions to the table, contributing to better buildings that enhance the quality of life while respecting the environment. Their guiding principle is to collaborate with clients who share this commitment to quality and foster long-term relationships based on trust and align with clients' goals, delivering services that exceed stated quality, schedule and cost objectives.

TJEG's record of approximately 90% repeat business is a primary testimony to the firm's capability of delivering efficient and technologically accurate projects.

THERAPY PHYSICS

879 West 190th Street, Suite 400
Gardena, CA 90248
310.217.4114

<http://therapyphysics.com/>

Therapy Physics, Inc. is a world-renowned Medical Physics consulting firm serving Medical Centers across the country since 1985. Locally owned and operated, Therapy Physics is the smart choice for diagnostic medical physics testing, radiation shielding design, and radiation safety issues.

Therapy Physics, Inc. have extensive knowledge of local and State regulations, as well as the national accreditation programs. Their physicists provide services to over 50 major medical centers along the west coast, as well as hundreds of medical providers across the United States, providing full service medical physics testing for all radiology equipment, including radiographic, fluoroscopic, CT, MRI, Nuclear Medicine, Ultrasound, and Mammography.

Therapy Physics, Inc are the only group in Southern California to feature exclusively board certified or board eligible medical physicists and are fully equipped to meet and exceed all of your evolving technology, safety, and regulatory needs.