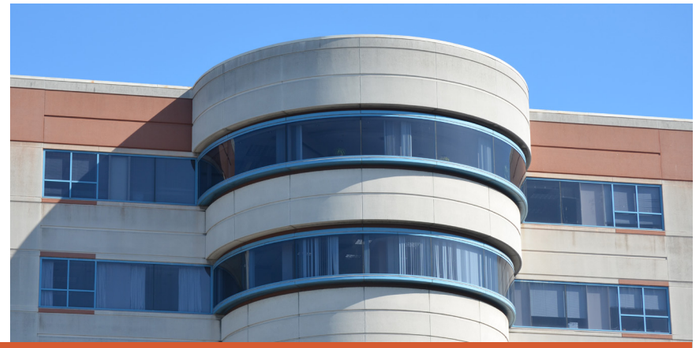
ZSFH BUILDING 3

PROGRAMMING AND FEASIBILITY REPORT

ZUCKERBERG
SAN FRANCISCO GENERAL
Hospital and Trauma Center



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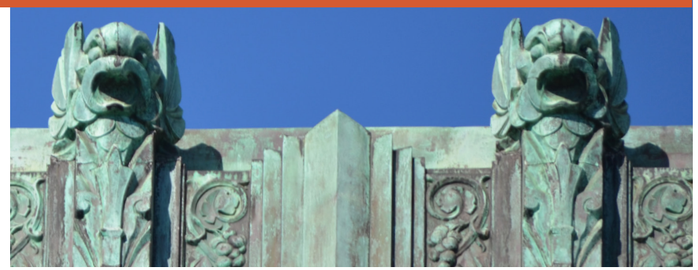

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INTRODUCTION

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ACKNOWLEDGMENTS

This document is a reflection of the cooperation and assistance of DPH management, department heads, and administrative staff. Their advice, comments, and guidance are gratefully acknowledged.

Special thanks are extended to the following individuals for their invaluable contribution during the course of the study.

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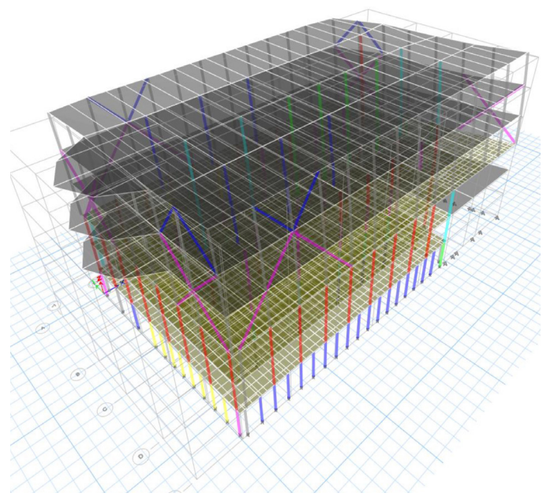

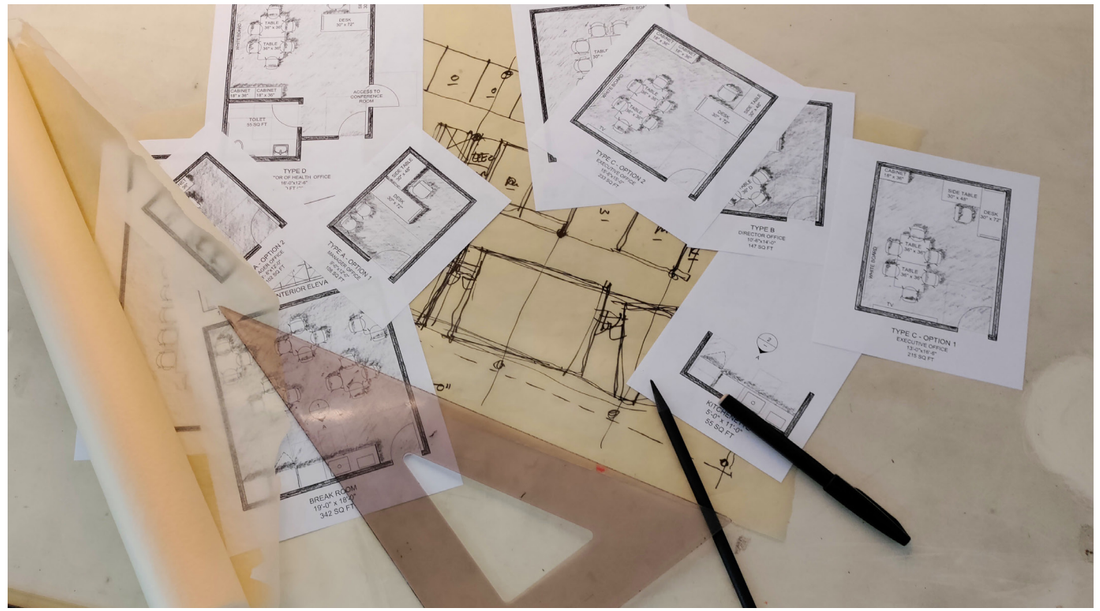

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

At the direction of DPH Project Management, LDA-KMD was engaged to provide Design Programming and a Test Fit of that Program to confirm that they available space could yield a reasonable floor plan that meets the needs of DPH Executives.

Building 3 is currently occupied by UCSF Anatomic Pathology, and the Morgue. Floors 5 and 6 will become available upon the completion of a new UCSF Research Building in 2023. The resulting vacancy will yield about 30,000 gross square feet. Additional area may become available, but the amount has yet to be determined and is beyond the scope and needs of this Relocation Report.

CONDITION SURVEY

The LDA-KMD Design Team provided a non-destructive site survey of the area of study. Drawings and condition reports document the pertinent conditions of the building, it's infrastructure and calculated structural deficiencies of spaces, systems, and the capacities of utility infrastructure.

Considerable attention is paid towards retaining and re-purposing of infrastructure specific to the lab uses currently present.

This information is relevant and useful to the subsequent scope of development of a final design and for determining the hard costs thereof.

PROGRAMMING

This portion of the work identifies Design Programming; the design requirements, planning criteria, and functional relationships needed to accommodate the following DPH departments:

- Executive offices
- Planning & Policy
- Facilities and Capital Planning
- Budget, Finance & Business Intelligence Unit
- Information Technology
- Kaizen Promotion
- Office of Health Equity

COMMUNICATIONS

The physical space and adjacency requirements detailed in the Report are based on information gathered in a series of workshops conducted with DPH Project Management and selected user representatives.

The Project accommodates administrative facilities for common-use supporting spaces, conference rooms, break areas, formal and informal meeting areas, storage and utility rooms.

SEISMIC DESIGN

Separately, a schematic design for structural improvement was begun, Earlier analysis had indicated that the upper 3 floors would require bracing, and that the concrete walls at floors 2 & 3 would require reinforcement.

The early design was reviewed and provided a provided an opportunity to examine the constructability of the proposal, to determine key factors in managing the cost of improvements. This collaboration between the structural engineer, an accomplished construction professional, our cost estimator, and the architect has resulted in a detailed design that provides for:

- At floors 4 through 6, a minimum number of frame braces, located at the perimeter of the building, allowing for the relatively easy installation of new structural steel.
- At floors 2 and 3, the concrete walls could be improved by the application of surface applied carbon fiber reinforcement. Adhering to the exterior surface is being recommended, to reduce expensive detailing at each floor, but will require an architectural finish to conceal and protect the fiber wrap.
- A method of seismic improvement that is easy to install, and both cost and time efficient.

ARCHITECTURAL TEST FIT

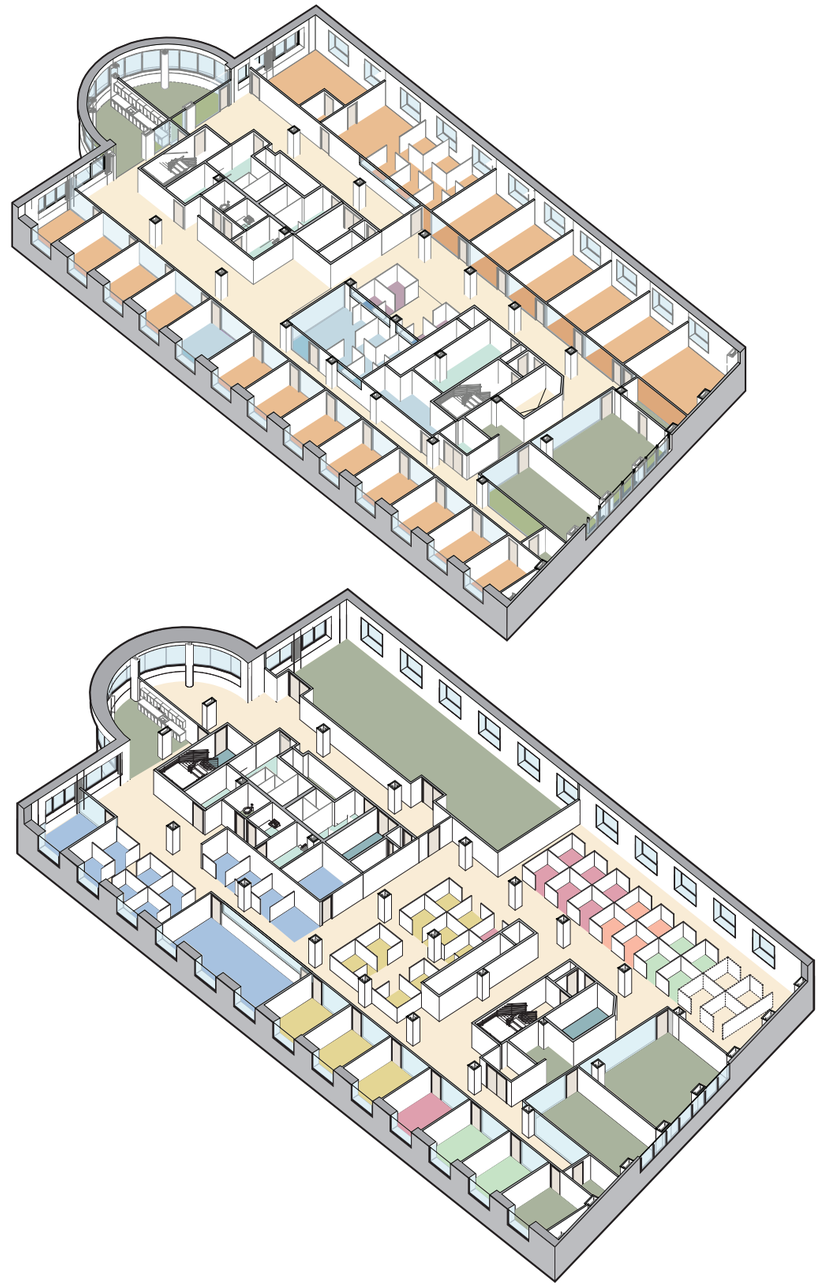
The Test Fit included is a result of an iterative process that began with synthesizing a broad array of options for the rough overview of departmental relationships, analyses of available areas. Through a series of ever-more-detailed and narrow plans, the distribution of departments throughout the floors was developed.

LDA-KMD produced and shared ideas about the constraints and opportunities that Building 3 and its location on the campus might provide. Natural light, direct solar gain, views and noise sources were discussed and became a factor in decisions about design and the location of departments.

Early in the process, the Team took the time to coordinate the preliminary findings of the design team with DPH Project Managers, and our Cost and Constructability consultants, so that we might adjust our thinking to the most balanced approach. This extra effort is represented in the final documents herein.

COST ESTIMATE

The architectural, structural, mechanical, electrical, and constructability developments of these efforts offers a more accurate assessment of the Project Costs. Accounting for hard construction, the embryonic 50% Schematic condition of the design, and escalation to the estimated later start of construction, the projected hard cost is $16,6 million.



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SCOPE OF STUDY AND PROJECT OBJECTIVES

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SCOPE OF STUDY

Constructed in 1932, 101 Grove Street currently serves as the headquarters of the Department of Public Health. This Beaux Arts office building is the last remaining historic Civic Center structure to undergo seismic improvement - it has long been known to be seismically unsafe.

[Insert Mark's preamble about decision to move to ZSFG, and who is to be moved?]

Related to this relocation scheme is the pending completion of a UCSF Research Building at ZSFG that will provide space to which some of the current occupants of Building 3 can be moved to make room for those vacating 101 Grove Street. Originally intended to move to Building 9, recent cost information suggested that Building 3 was the best candidate for the destination of the DPH Executive Offices.

To facilitate fiscal and architectural planning, LDA-KMD Architects JV was contracted to provide the following services to DPH:

Facility Survey and Condition Report; perform non-destructive examination of architecture, the seismic capacity of the structure, and an examination of the condition and capacities of mechanical and electrical systems. LDA-KMD is to produce CAD documentation and narrative reports of their findings and measurements.

Design Programming; collaborate with Executive Office user representatives and DPH project management personnel to determine and catalog physical and performance needs, the relationships of the various elements, and other requirements influencing the design of the Relocation.

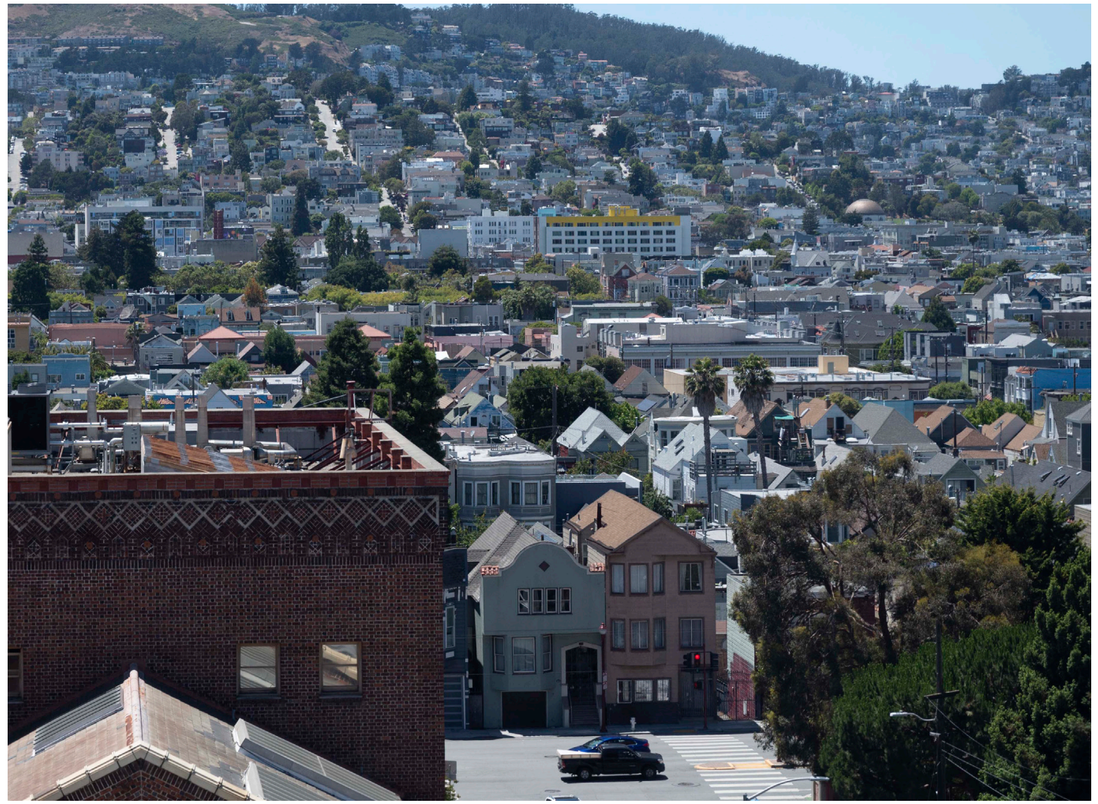
Test Fit; Develop a recommended Conceptual Design for the use, distribution and interrelationship of spaces in the Relocation. The objective is to provide proof of the suitability of the Building 3 space, and to, by workable example, demonstrate that a solution is feasible.

A scheme for the seismic improvement is to accompany the Test Fit. Completed to 50% Schematic Design, the solution will provide clearer definition of the cost of the seismic improvement program, and allow for the coordination of architectural accommodations for those improvements.

The test fit will provide narrative description of mechanical and electrical work needed to serve the architectural solution, for the purposes of establishing a thorough and accurate Cost Estimate.

Cost Estimate of Probable Construction Cost; prepare an Estimate, based upon architectural, mechanical and electrical concept drawings and narratives, and the 50% Schematic Structural Improvements, to provide DPH with assistance in determining the necessary Relocation Project funding needs.

Though not specifically requested, LDA-KMD included the services of a Constructability Consultant to assist in synthesizing solutions that recognized the difficulties of retrofitting a building that will remain partially occupied and operational.



PROJECT OBJECTIVES

San Francisco Department of Public Health (SFDPH) engaged the services of LDA Architects:

- Catalog the physical space requirements for the Executive Offices, their interrelationships and other pertinent design requirements.
- Beyond documenting what they presently have and how they work, uncover the underlying user needs and desires to allow for the introduction of new ideas that improve the workplace experience.
- Provide a plan that responds to the Design Program, recognizes the constraints and opportunities of Building 3 and its local environment, and is sensitive to fiscal efficiencies that can be carried forward to final completion.

The result is a guide for subsequent progression of the design for these Executive Offices that is most responsive to needs. It should retain the best of what they were while opening up to a better environment that sponsors excellence at the highest levels of the Department of Public Health.

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EXISTING CONDITIONS AND RECOMMENDATIONS

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HISTORY OF BUILDING 3

Building 3 was purpose-built in 1964, as a 3-story UCSF Pathology Laboratory facility. Carr Auditorium was a lecture hall.

In 1989, the roof was enclosed as an interstitial space to retain the extensive mechanical systems that served the building and laboratory equipment. 2 additional stories were also added, resulting in a 6 story structure. More footprint was added at the rear, along the east side, and its signature large, semicircular bays were included on the western frontage. This new area provided for more space for pathology while creating the Statewide AIDS Research Lab.

CURRENT USES

The majority of the building is now used by UCSF Research, Pathology, and Morgue departments. On the Ground Floor, Carr Auditorium serves as a lecture and presentation facility for campus-wide use.

UCSF will maintain a presence at Building 3 on the first and second floors. The other UCSF occupants will relocate to the New UCSF Research Building on the south side of the campus, scheduled for occupancy in 2023. By that time, work on this Relocation Renovations Project should be well underway.

PREPARING FOR RELOCATION

- Removal of abandoned current improvements, including laboratory infrastructure.
- Seismic upgrade and related architectural accommodations, including exterior finishes at floors 2 & 3 to conceal and protect new carbon fiber reinforcement of concrete shear walls.

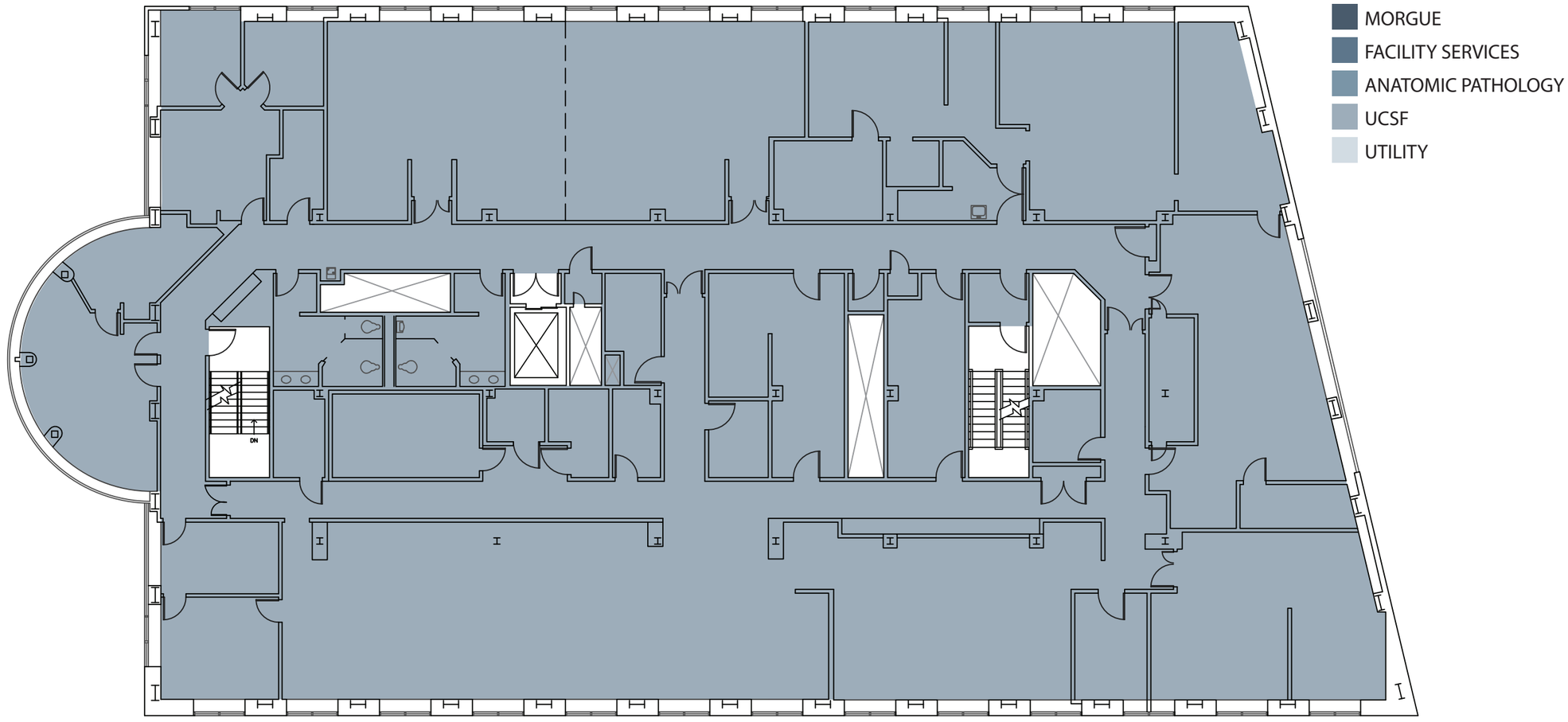
RETAINED IMPROVEMENTS AND INFRASTRUCTURE:

- Elevators, Stairs, and other vertical shafts and chases.
- Toilet Rooms
- HVAC systems and electrical services, inlduding low voltage systems risers.

EXISTING PLAN: BASEMENT

MORGUE
FACILITY SERVICES
ANATOMIC PATHOLOGY
UCSF
UTILITY

EXISTING PLAN: SIXTH FLOOR



EXISTING CONDITIONS AND RECOMMENDATIONS

ARCHITECTURAL

A. Existing Conditions

1. General

a. Building 3 is located on the northeast side of ZSFG Campus and at the intersection of 22nd St and Vermont Street.

b. It was originally built as 3 story concrete building with a basement in 1964. in 1989, it was expanded by the addition of 3 more steel-framed floors as well as a horizontal addition on the east side. The roof of the original building was turned into mechanical floor and louvers were installed for natural ventilation.

c. The exterior of the building is combination of tile and pre-cast concrete. Windows are steel and they are mostly regularly spaced on north and south sides of the building. East and west sides have strip windows.

d. The main entry is located at the east side of the building and accessed through an elevated recessed patio. Accessible path is provided with a ramp.

2. Floors 1, 5 and 6

a. First floor is used by Anatomic Pathology, UCSF Research and Carr Auditorium. There is no lobby or reception desk. The access is controlled by card keys.

b. There are 2 stairs serving the building as exits and will remain sufficient per 2019 Building Code for the new administrative use. Fifth and sixth floors are served with one elevator.

c. There are 2 existing restrooms on both fifth and sixth floors. The number of restrooms need to be increased for the operations of the facility and per 2019 Building Code. Drinking fountain located on both floors will remain as the new space will require 1 drinking fountain on each floor per Code.

d. The ceiling heights vary between 9’ and 10’. The ceiling space has extensive amount of plumbing pipes, conduits and ducts.

B. Recommendations

1. Accessible path from accessible parking to the building is recently completed and complies with Building Code.
2. The exterior of the building is combination of tile and pre-cast concrete. Depending on the final design and location of FRP, exterior finish will need to be replaced.
3. New facility will require security and lobby space on the first floor. The most suitable place is across the main entrance. That area is currently used as offices and part of Anatomic Pathology. Relocation of some of the offices will be necessary to provide room for lobby, mail, security and receptionist similar to 101 Grove St building.
4. As discussed earlier, the number of restrooms need to be increased for the operations of the facility and per Building Code. The existing restrooms may serve as public restrooms for the Hearing Room. Staff restrooms will need to be provided. The City also requires All Gender restrooms and lactation room.

STRUCTURAL

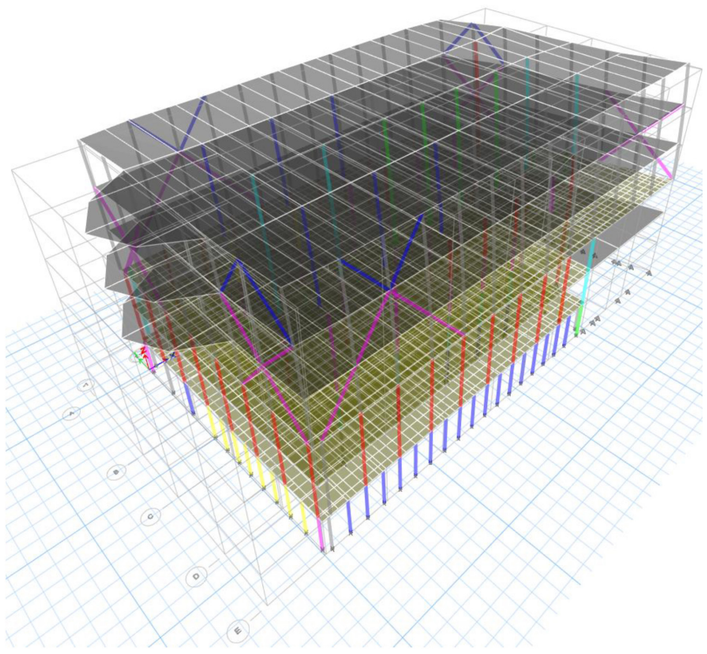
A. Existing Conditions

Please refer to the full structural report in Appendices. B.

B. Recommendations

Please refer to the full structural report in Appendices.

1. New brace and fiber reinforced polymer (FRP) locations are conceptual and they will need to be coordinated as the design develops.
2. Addition of FRP to reinforce the concrete walls can be applied either from inside or outside of the building. We recommend outside application to avoid disruption to the existing uses on 2nd and 3rd floors.



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PROGRAMMING

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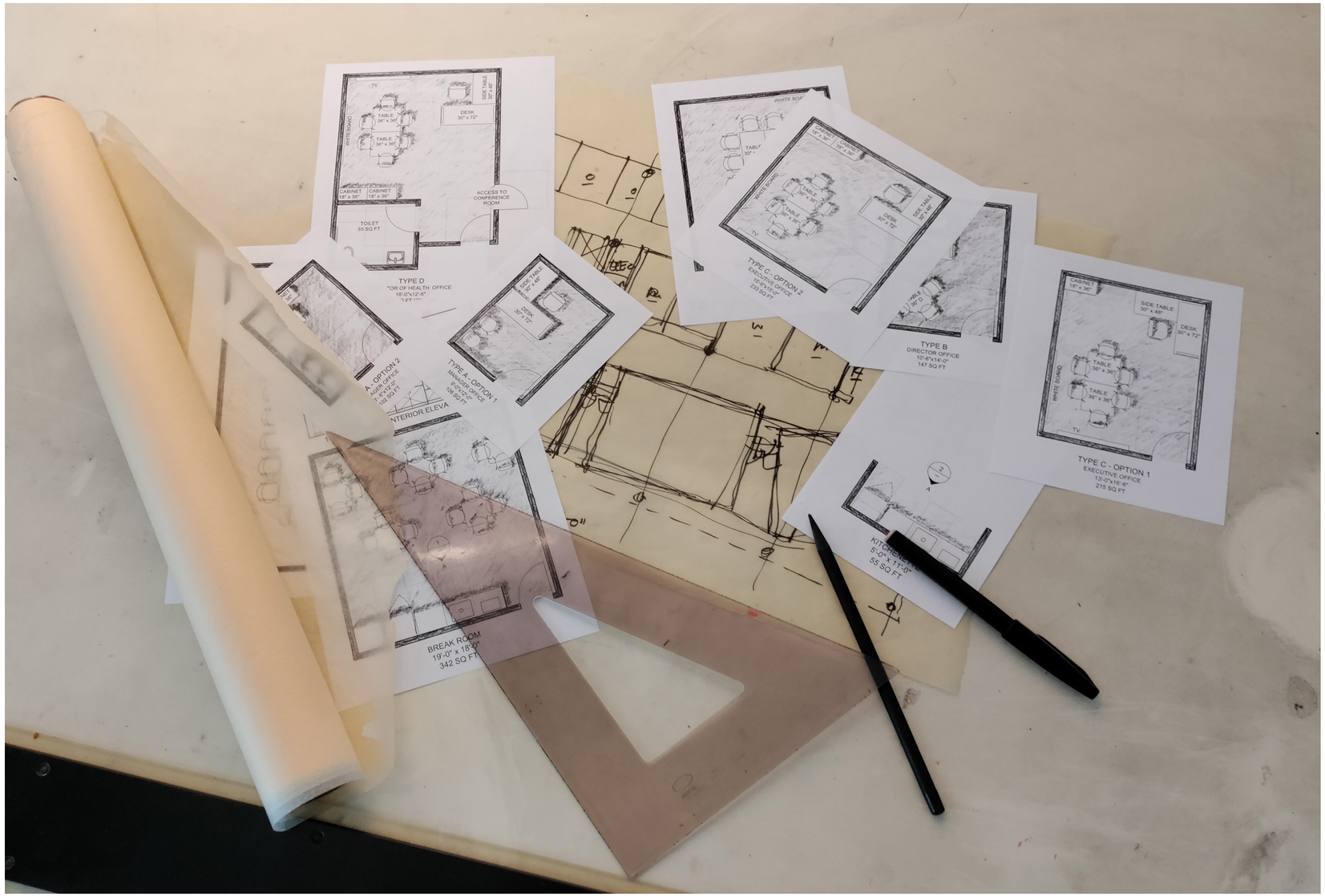
PROGRAMMING

PROCESS, CODE, AND DPH STANDARDS

The following program report acknowledges the applicable DPH Standards, regulatory requirements, traditional office standards as well as new trends. The functional needs of each department have been discussed through ongoing meetings with Department of Public Health and by assessing the existing space in 101 Grove St. Tables on the following pages summarize the programmatic needs for:

- Executive Offices
- Planning & Policy
- Facilities & Capital Planning
- Budget, Finance & Business Intelligence Unit
- Information Technology
- Kaizen Promotion
- Office of Health Equity
- Communications



Many layouts were studied — too many to share and some that were never developed. The resulting Architectural Test Fit is the culmination of repeated work sessions with DPH.

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ARCHITECTURAL FIT STUDIES

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ARCHITECTURAL TEST FIT SUMMARY

These layouts are the recommended organization of eight departments and their common facilities that best serve the Program Requirements. They were developed after exploring space requirements, relationships of departments, and studying various layout options in collaboration with DPH management and staff.

At the ground floor, a space adjacent to the building entrance is used to create a welcoming lobby that includes a reception desk, security, mail room, storage and office area to serve as welcoming presence and to guide new visitors to their intended department. This area will have a lockable door to secure the space after hours.

Executive management will fully occupy the 5th and 6th floors. The large, broad floor plates provide efficiency and a closeness that the 101 Grove facility is not able to provide. The existing windows bring soothing natural light from all four sides of the building. The liberal and generous use of glass and dispersed open office areas will facilitate the sharing of this natural light resource and promote greater staff interaction.

The existing utility rooms, elevators & stairs, toilet rooms and shafts are located in the interior of each floor plate and will be retained for use, and supplemented as may be needed. New toilet rooms are located next to the existing toilets and stack on both fifth and sixth floors resulting a much more cost efficient layout.

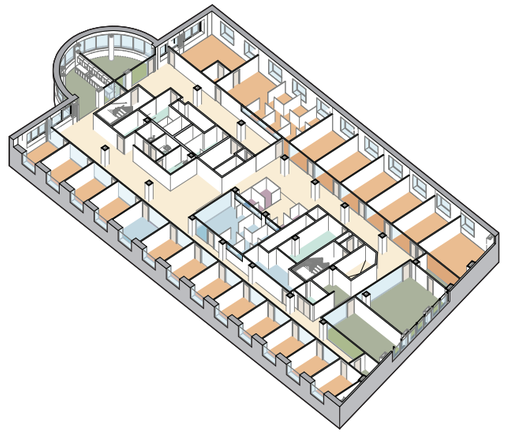
The private offices are mostly located along the periphery to take advantage of natural light, views across the ZSFG campus and the Mission neighborhood. Workstations are grouped by the department in open office areas. Private offices have glass walls to pass natural light throughout the floor. Where visual privacy is needed, the glass can be obscured while continuing to share the light.

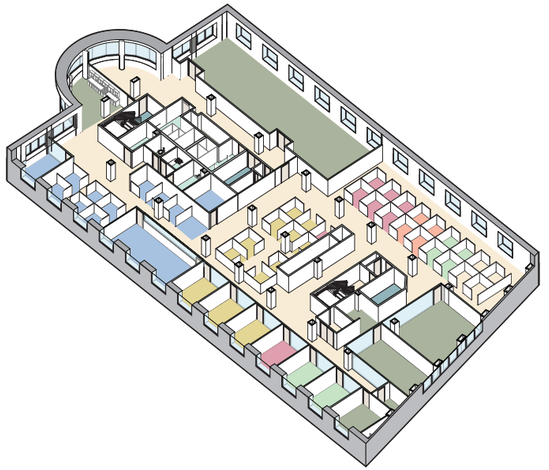
'Corridors' once used just for traveling, and seen as wasted space are becoming part of the program space in today's office designs. They are large enough to be designed as productive spaces than the mundane role of getting from here to there. They will allow people to have impromptu conversations and exchange knowledge across disciplines. They expand and turned into collaboration areas where people can meet and work in a more casual, comfortable setting. These areas can be designed to produce specific performance outcomes - productivity in one space, and increased innovation in another, or both in the same space but at different times.

Common areas such as break rooms, conference rooms, toilets and lactation rooms are provided on both floors for easy access. Each floor has two mid-size conference rooms that are located on the east side with nearby kitchenette and storage.

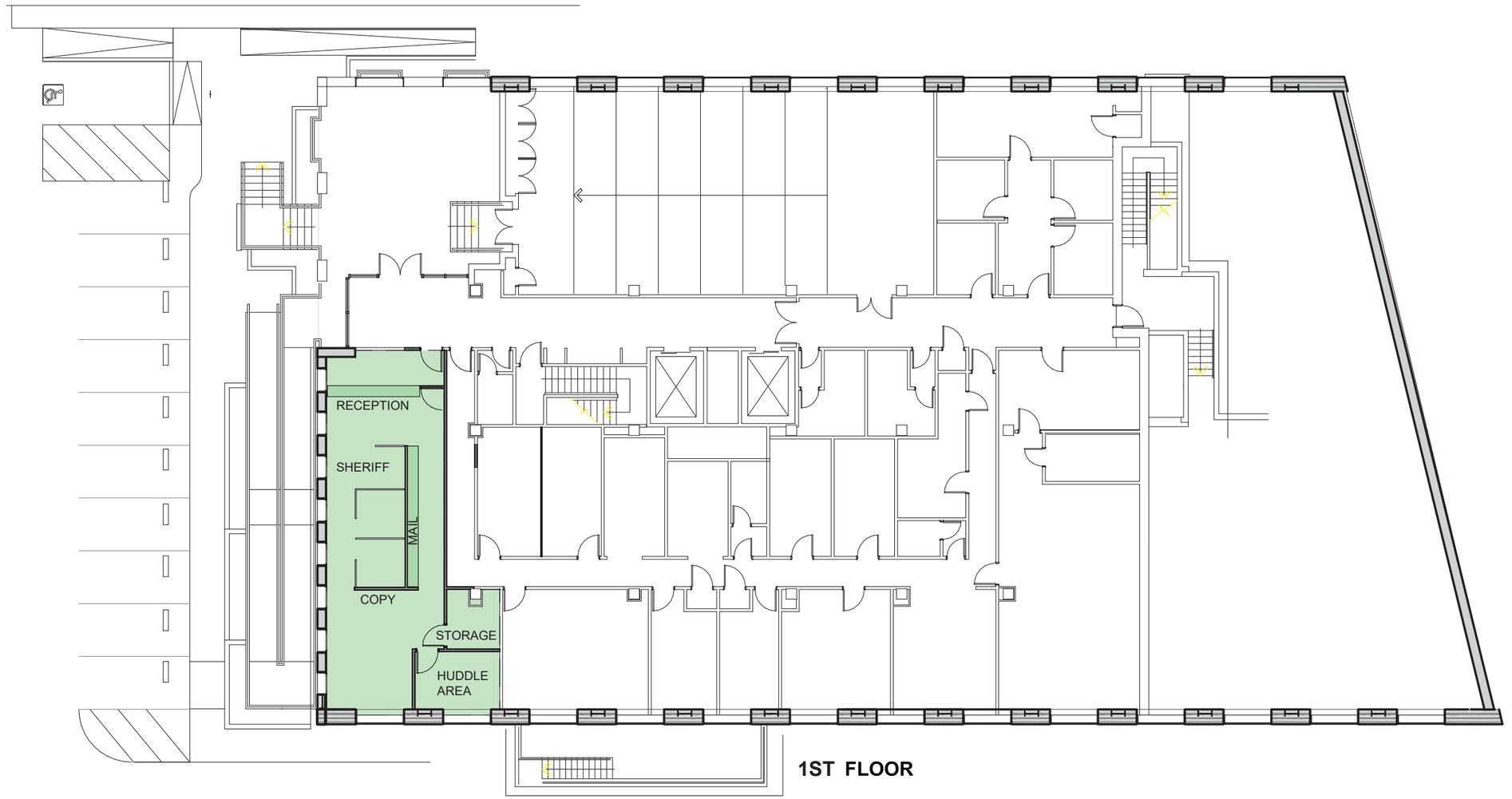
The semi-circular area on the west side of the building is approximately 500 square feet. Half of the space is used as a break room, and the other half is conference room on the sixth floors, and pre-function space for the Hearing Room on the fifth floor.

The overall layout is open and flexible for reconfiguration of the space and adaptable for future growth.





FLOOR PLAN 1ST FLOOR



EXECUTIVE OFFICES

PLANNING & POLICY

FACILITIES & CAPITAL PLANNING

BUDGET, FINANCE, AND BUSINES INTELLIGENCE UNIT

INFORMATION TECHNOLOGY

KAIZEN PROMOTION

OFFICE OF HEALTH EQUITY

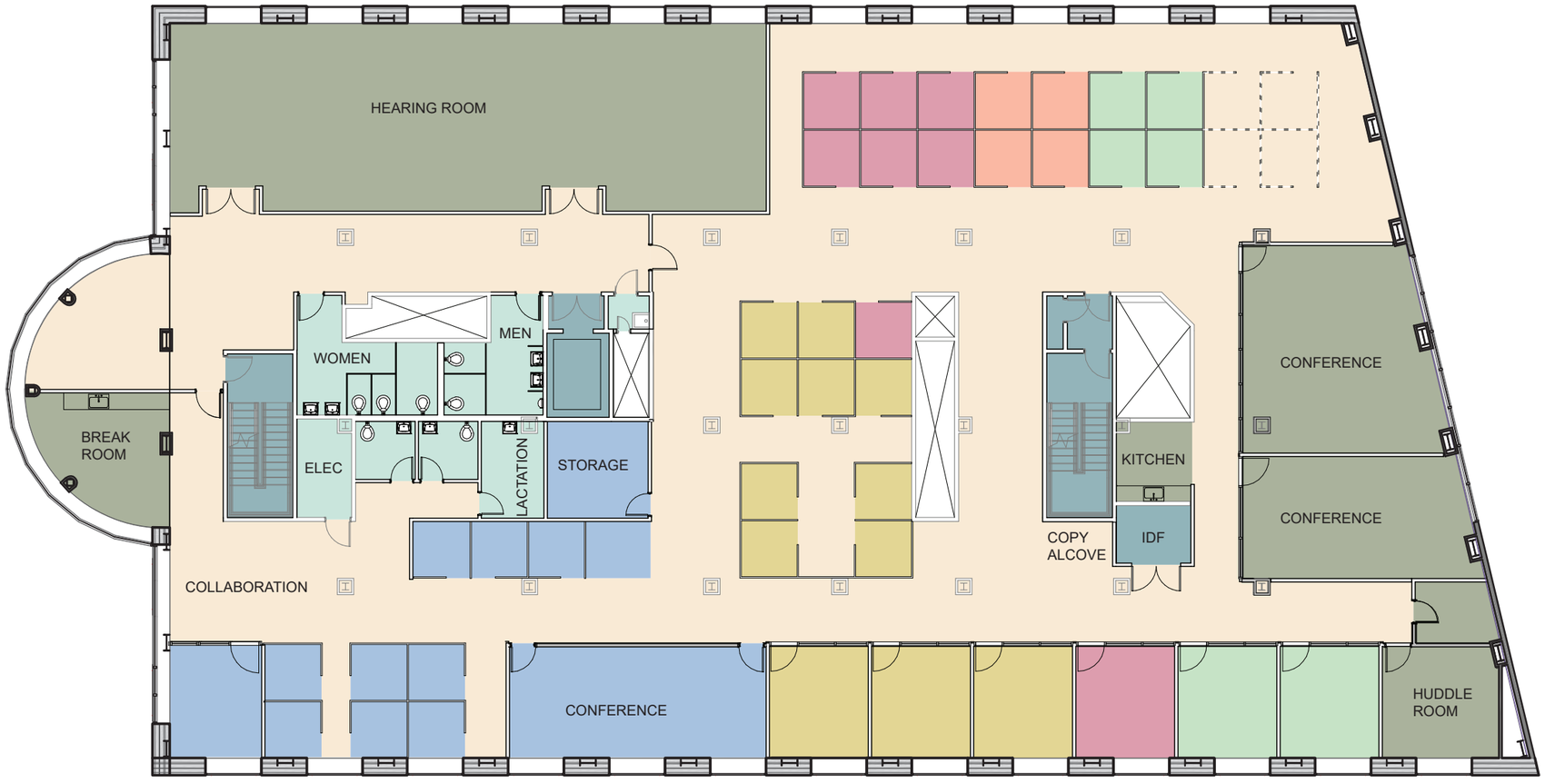
COMMUNICATIONS

COMMON FACILITIES

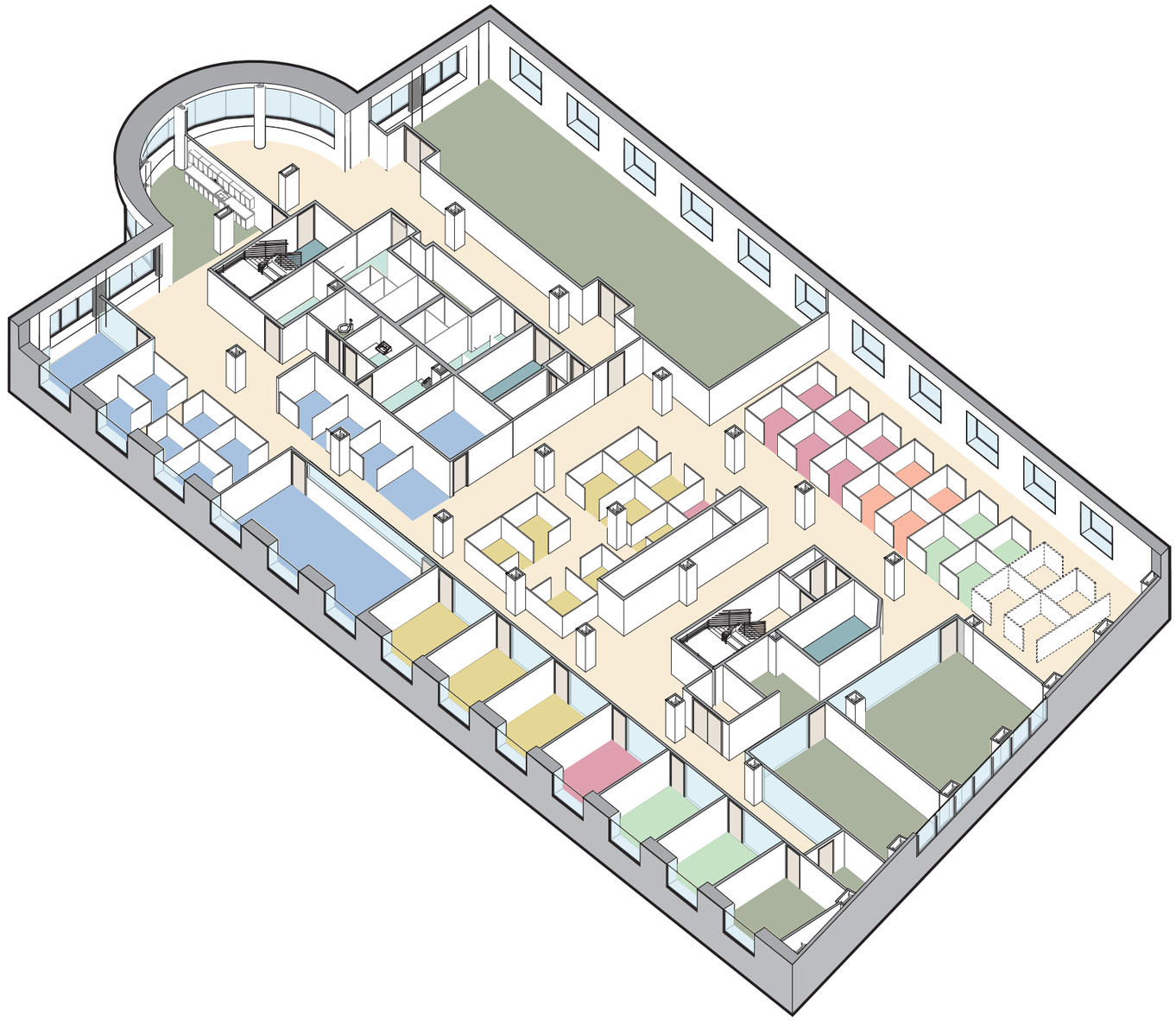
SUPPORT AREAS

VERTICAL CIRCULATION

FLOOR PLAN 5TH FLOOR



ISOMETRIC 5TH FLOOR



- EXECUTIVE OFFICES
- PLANNING & POLICY
- FACILITIES & CAPITAL PLANNING
- BUDGET, FINANCE, AND BUSINES INTELLIGENCE UNIT
- INFORMATION TECHNOLOGY
- KAIZEN PROMOTION
- OFFICE OF HEALTH EQUITY
- COMMUNICATIONS
- COMMON FACILITIES
- SUPPORT AREAS
- VERTICAL CIRCULATION

APPENDIX A
COST SUMMARY