



# Benioff Children's Hospital Oakland – Modernization Plan

Breakout Room 3, Conference Room 3

*We go big by starting small.*

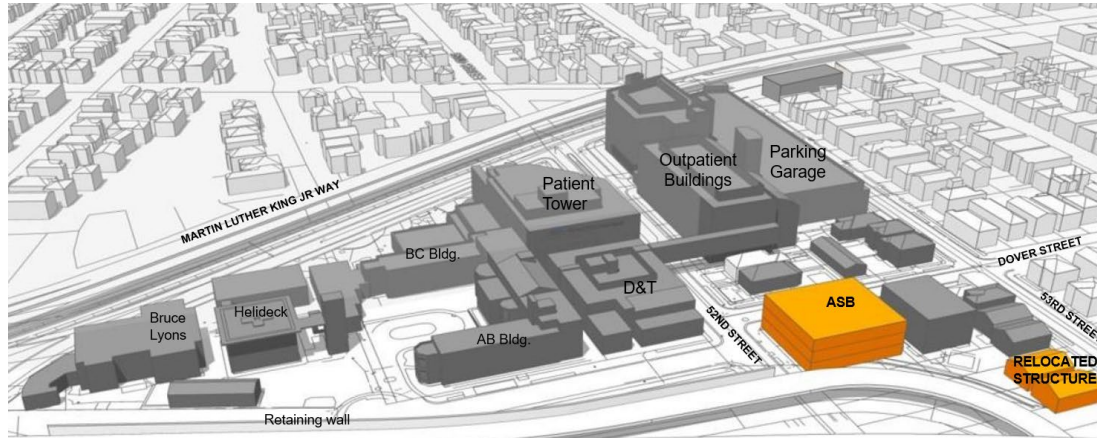
UCSF Real Estate

4/20/2023



# What You Will Learn

- Introduction to key team members
- Introduction to all major projects included in the Benioff Children's Hospital Oakland Modernization Plan
- Overall schedule of upcoming projects
- How to engage existing teams on upcoming projects



# Our Team

## **James Pease**

UCSF Real Estate, Executive Director – Design & Construction

## **JD Ahearn**

UCSF Real Estate, Associate Director, Design & Construction

## **Michael McDonnell**

UCSF Real Estate, Sr. Project Manager, Design & Construction

## **Katie Walsh**

UCSF Real Estate, Sr. Project Manager, Design & Construction

# Projects

## Administrative Support Building

- New 31,300-square-foot office building
- Construction start date: February 2024

## Modernization Plan

- Large project to modernize the existing hospital on its existing campus to increase capacity and bring state-of-the-art facilities to existing programs.
- In addition, there are many associated projects that will be required in support of the New Hospital Building (NHB) project:
  - The construction of a Cal Trans Retaining Wall
  - Demolition of multiple outbuildings
  - Re-routing of existing utilities on site including a PG&E line
  - Construction of a temporary loading dock
  - New parking garage with a helistop



# Administrative Support Building

## Project Details

- New 31,300-square-foot office building
- Construction start date: February 2024
- Design/Build Delivery Model
- General Contractor: XL Construction
- Currently in early design phase
- Contracting Goals: Small and disadvantaged enterprises to account for 10% of contract value and 25% of labor force
- Opportunities:
  - All trades
- How to engage the team:
  - XL Pre-con manager Terry Wong: [twong@xlconstruction.com](mailto:twong@xlconstruction.com)
  - Overaa Construction procurement manager: Craig Jameson [craigj@overaa.com](mailto:craigj@overaa.com)



# Administrative Support Building

## Proposed Plan for Underutilized Business Enterprises (UBE's)

### Notes

- Electrical, mechanical, and glazing to have specific UBE goals for sub-tier contracting. Prime contractors already include:
  - Mechanical – Southland
  - Electrical – Prime
  - Glazing - ACR

DESCRIPTION (Assumes All Mass Timber & inclusive of TI)	TOTAL PACKAGE VALUE	TARGET UBE PERCENTAGE (%)	TARGET UBE VALUE (\$)
010000 Site Requirements	\$ 1,635,549	5%	\$ 81,777
030000 Concrete	\$ 1,026,367	5%	\$ 51,318
040000 Masonry	\$ 209,800	100%	\$ 209,800
050000 Metals	\$ 1,106,713	10%	\$ 110,671
060000 Wood, Plastics, And Composites	\$ 3,409,862	5%	\$ 170,493
070000 Thermal And Moisture Protection	\$ 1,421,707	10%	\$ 142,171
080000 Openings	\$ 2,107,120	75%	\$ 1,580,340
090000 Finishes	\$ 2,508,009	10%	\$ 250,801
100000 Specialties	\$ 117,095	50%	\$ 58,548
110000 Equipment	\$ 30,946	100%	\$ 30,946
120000 Furnishings	\$ 147,114	100%	\$ 147,114
140000 Conveying Equipment	\$ 210,000	0%	\$ -
210000 Fire Suppression	\$ 375,600	100%	\$ 375,600
220000 Plumbing	\$ 497,694	10%	\$ 49,769
230000 Heating, Ventilating, And Air Conditioning (HVAC)	\$ 2,706,397	10%	\$ 270,640
260000 Electrical	\$ 4,014,106	15%	\$ 602,116
270000 Communications	\$ 446,500	5%	\$ 22,325
310000 Earthwork	\$ 472,686	50%	\$ 236,343
320000 Exterior Improvements	\$ 472,284	10%	\$ 47,228
330000 Utilities	\$ 614,311	25%	\$ 153,578
<b>Direct Construction Total Cost</b>	<b>\$ 23,405,365</b>		<b>\$ 4,591,578</b>

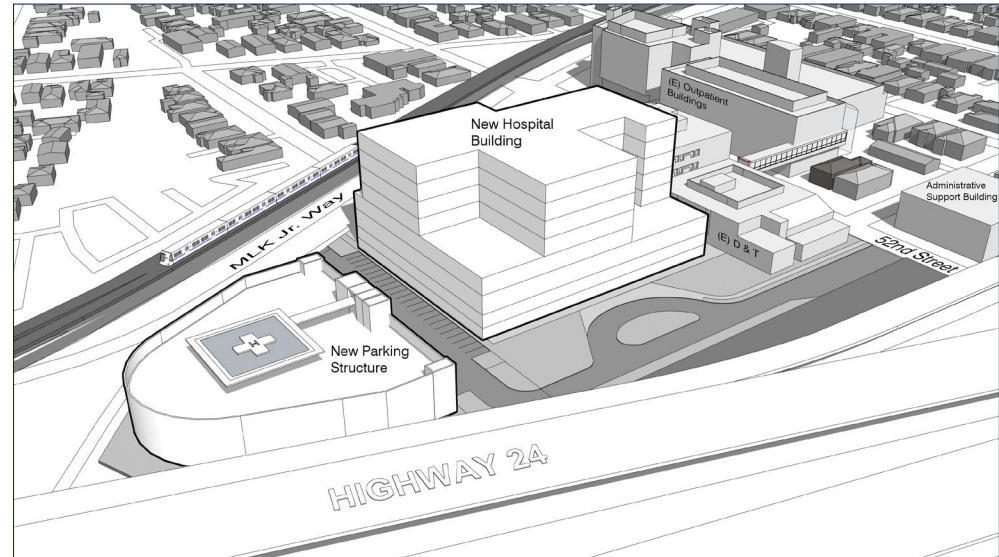
# New Hospital Building (NHB)

Long term program consisting of several sub-projects:

- Cal Trans Retaining Wall – 2024
- Demolition of multiple outbuildings – 2024-2026
- Relocation of underground PG&E line - 2025
- Temporary Loading Dock - 2025
- New parking garage/Helideck – 2025
- New 300,000 – 330,000 SF in-patient hospital building – 2027 – 2031

## Project Status Notes

- In the Programming Phase
- CEQA/EIR work is in Progress
- Contractor has not yet been engaged



# Opportunity Summary

## Upcoming projects

- Administrative Support Building – 2023
- Ongoing campus capital projects – 2023 to 2025
- Cal Trans Retaining Wall – 2024
- Demolition of multiple outbuildings – 2024 to 2026
- Relocation of underground PG&E line – 2025
- Temporary Loading Dock – 2025
- New parking garage/Helideck – 2025
- New 300,000 – 330,000 SF in-patient hospital building – 2027 – 2031
  
- For new firms looking to engage with the BCH Oakland team, please email [REOutreach@ucsf.edu](mailto:REOutreach@ucsf.edu) to get on our list of MBEs and note if Oakland is of particular interest. This will be a list our teams will reference and work from when new work comes available.



# Thank you!

Please continue to the next breakout session.

**UCSF Design & Construction Day**