

Industry Outreach Briefing

April 8, 2016

UCR Health

Outpatient Pavilion

PDF copy of this presentation available now: <http://cpp.ucr.edu/>

For more information: planning@ucr.edu or <http://cpp.ucr.edu/>

Agenda

Welcome and Overview



Presentation

9:30 am

**Questions
& Answers**

11:00 am

**Optional
Site
Viewing**

As conditions allow

Agenda

Topics for Discussion

1. University of California, Riverside
2. Integrated Planning at UC Riverside
3. UCR School of Medicine
4. UCR Health
5. Student Health & Counseling Center
6. UCR Health Outpatient Pavilion - Regional Context
7. Procurement Process

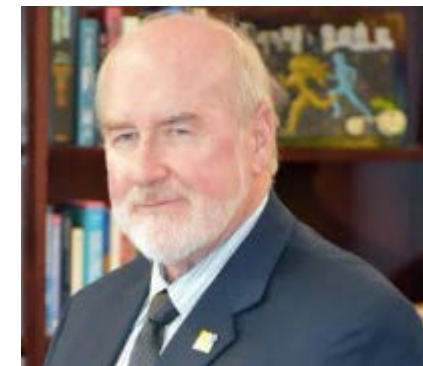
Campus and Project Leadership With You Today



Kim Wilcox
Chancellor
UC Riverside



Maria Anguiano
Vice Chancellor
Planning and Budget



Neal Schiller
Interim Dean
School of Medicine



John Heydt
Clinical Director
School of Medicine



James Sandoval
Vice Chancellor
Student Affairs



Jeff Kaplan
Associate VC
Capital Assets



Barbara Lloyd
Consultant
Capital Assets

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1. University of California, Riverside

Commitment to Excellence & Opportunity



U.C. Riverside students at graduation, 2015



UC Riverside students at commencement, 2015

UC Riverside Is A Rising Star

Recognized for Access and Impact



TIME

Per Capita Ranking in Scientific Performance

- **17th** in Natural Science and Engineering by Leiden 2015
- **44th** in Overall Scientific Impact by Leiden 2015
- **26th** Per Capita in *Science and Nature* 2013



1 Best Value 2014

- Six-year Graduation Rate
- Pell Grants
- Net Cost to Students

2 Best University 2014

- Civic Engagement
- Research
- Social Mobility

Campus Strategic Plan

UCR 2020: Path to Preeminence



Academic Excellence

Developing a Preeminent Research University for the 21st Century

Access

Enhancing Opportunity for Graduate, Professional, and Undergraduate Students

Diversity

Serving as a National Exemplar for Diversity, Inclusiveness, and Community

Engagement

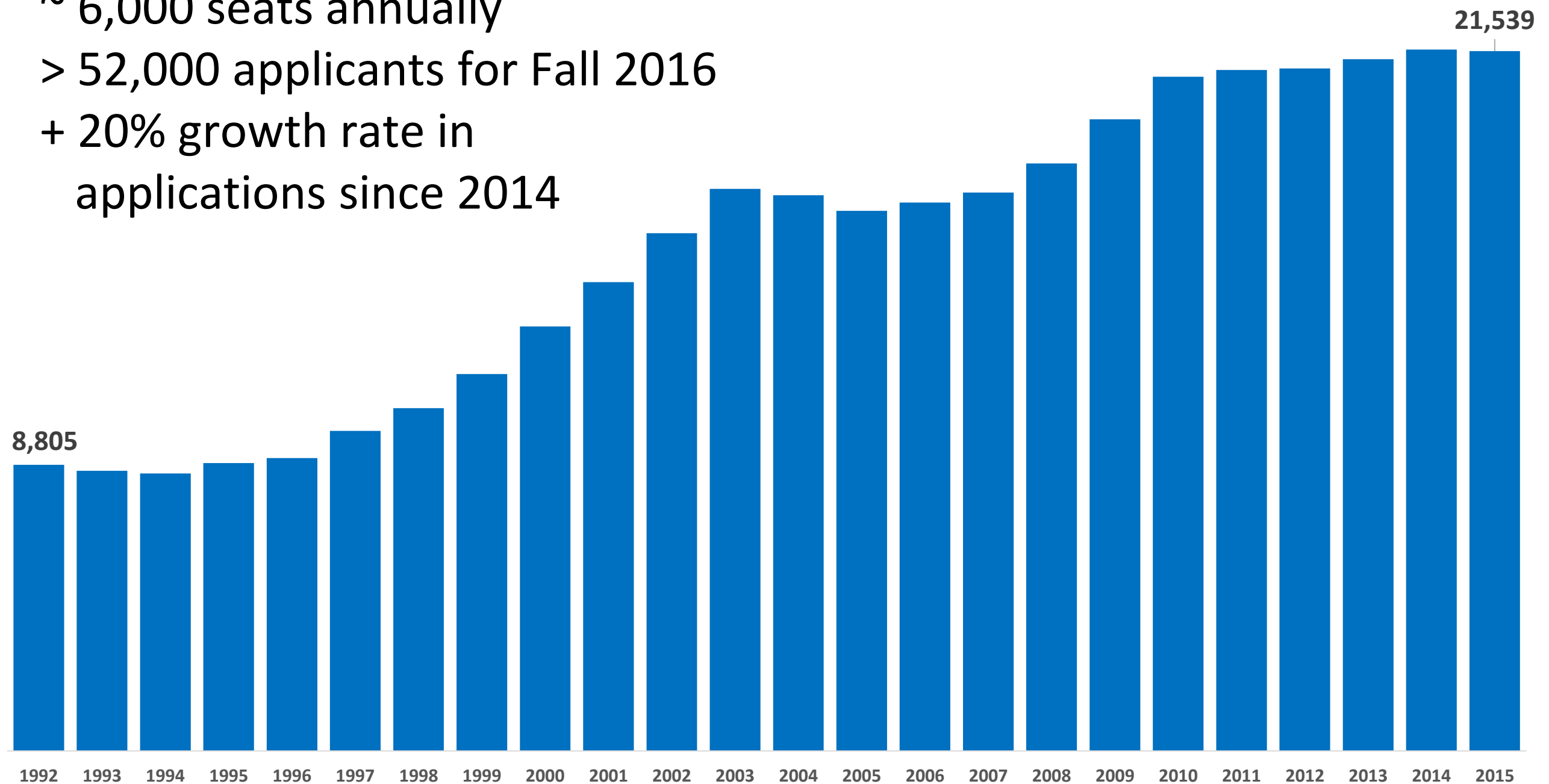
Shaping our World

UCR's key goal is developing the profile of an Association of American Universities (AAU) member

UCR Enrollment: 1992 to Present

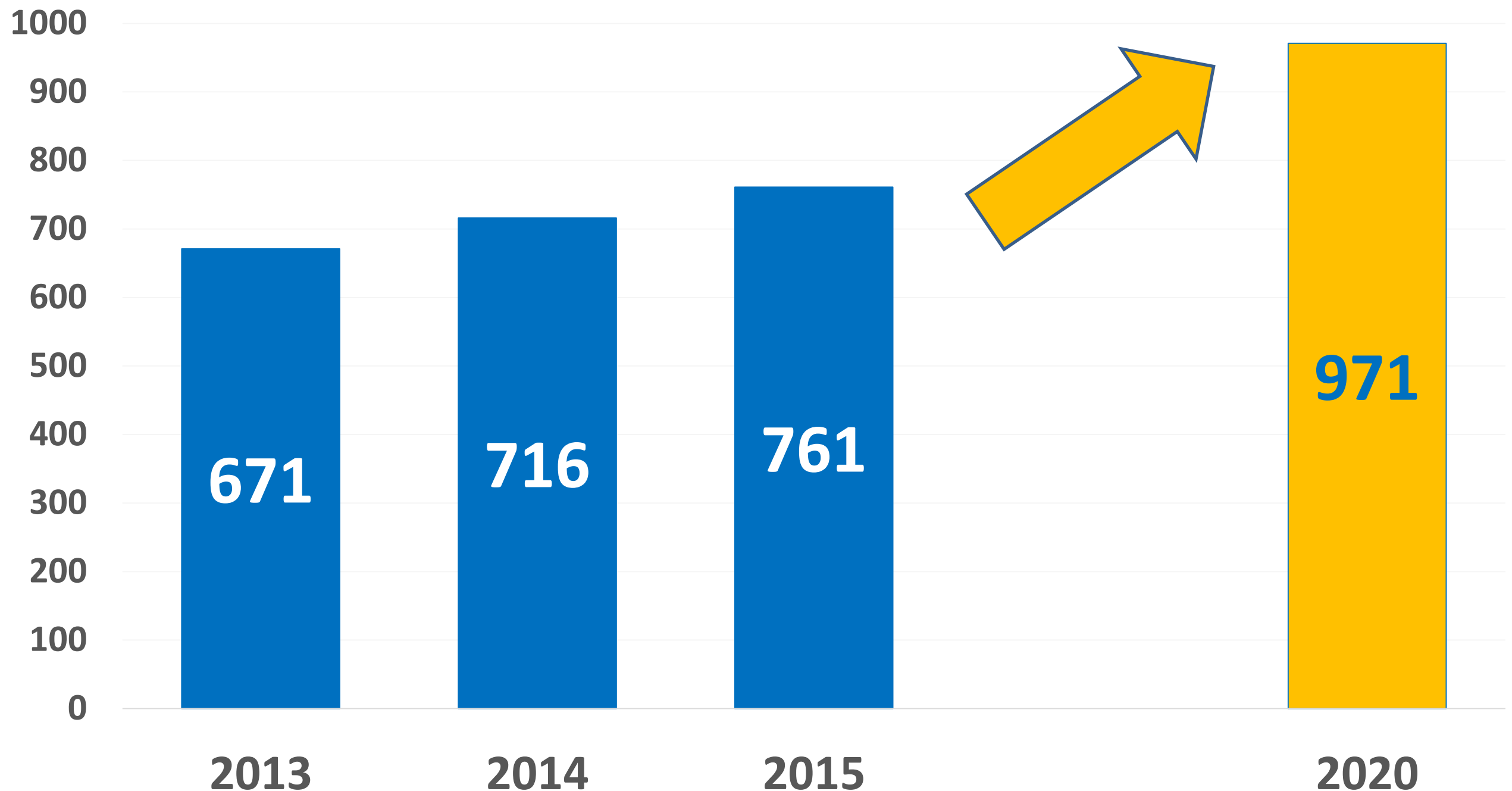
Interest in UC Riverside is Rising

- ~ 6,000 seats annually
- > 52,000 applicants for Fall 2016
- + 20% growth rate in applications since 2014



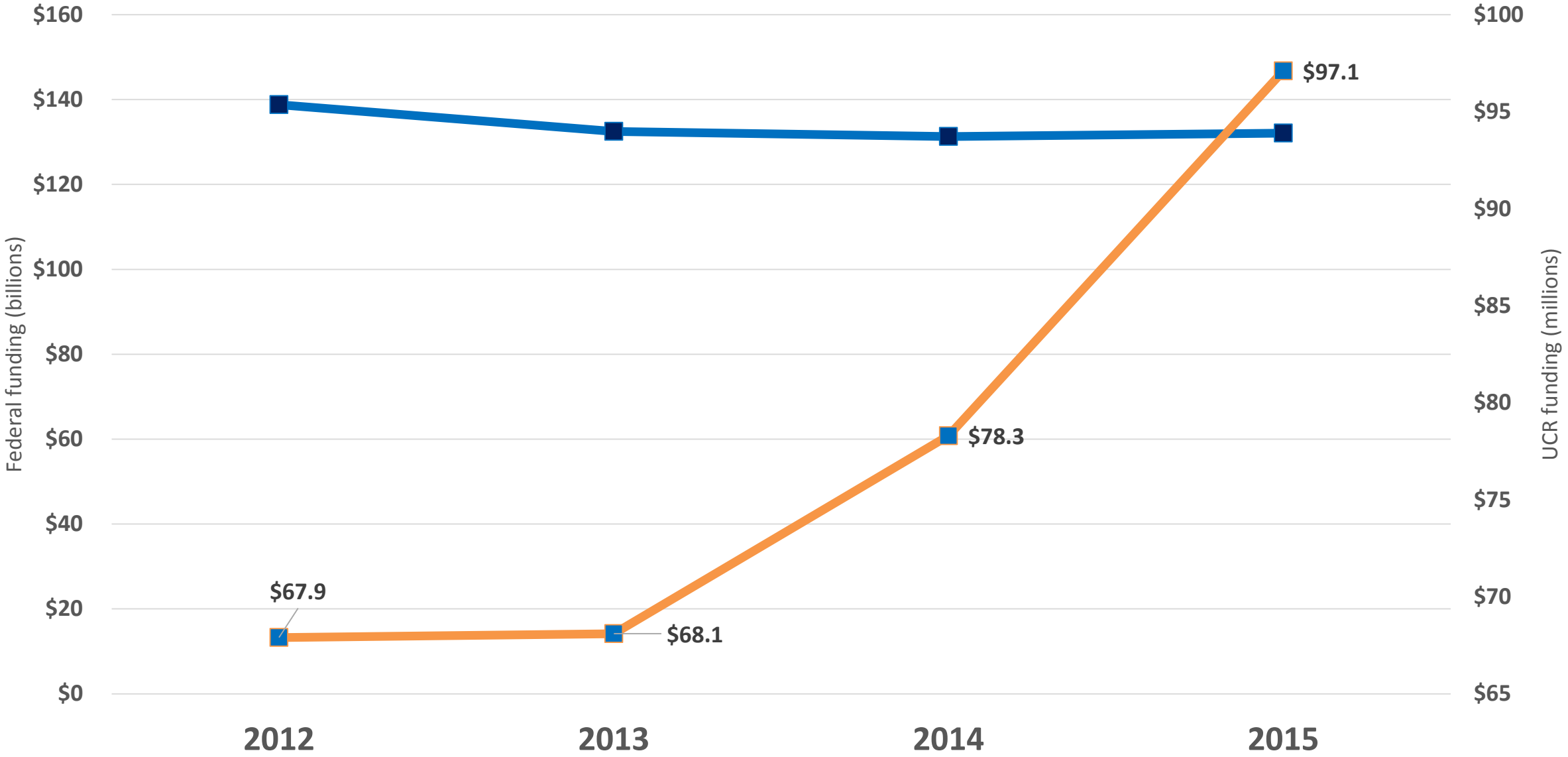
Faculty Growth

Strategic Investments in Faculty Will Enhance Teaching and Research



Expanding Research

UCR is Exceeding National Trends



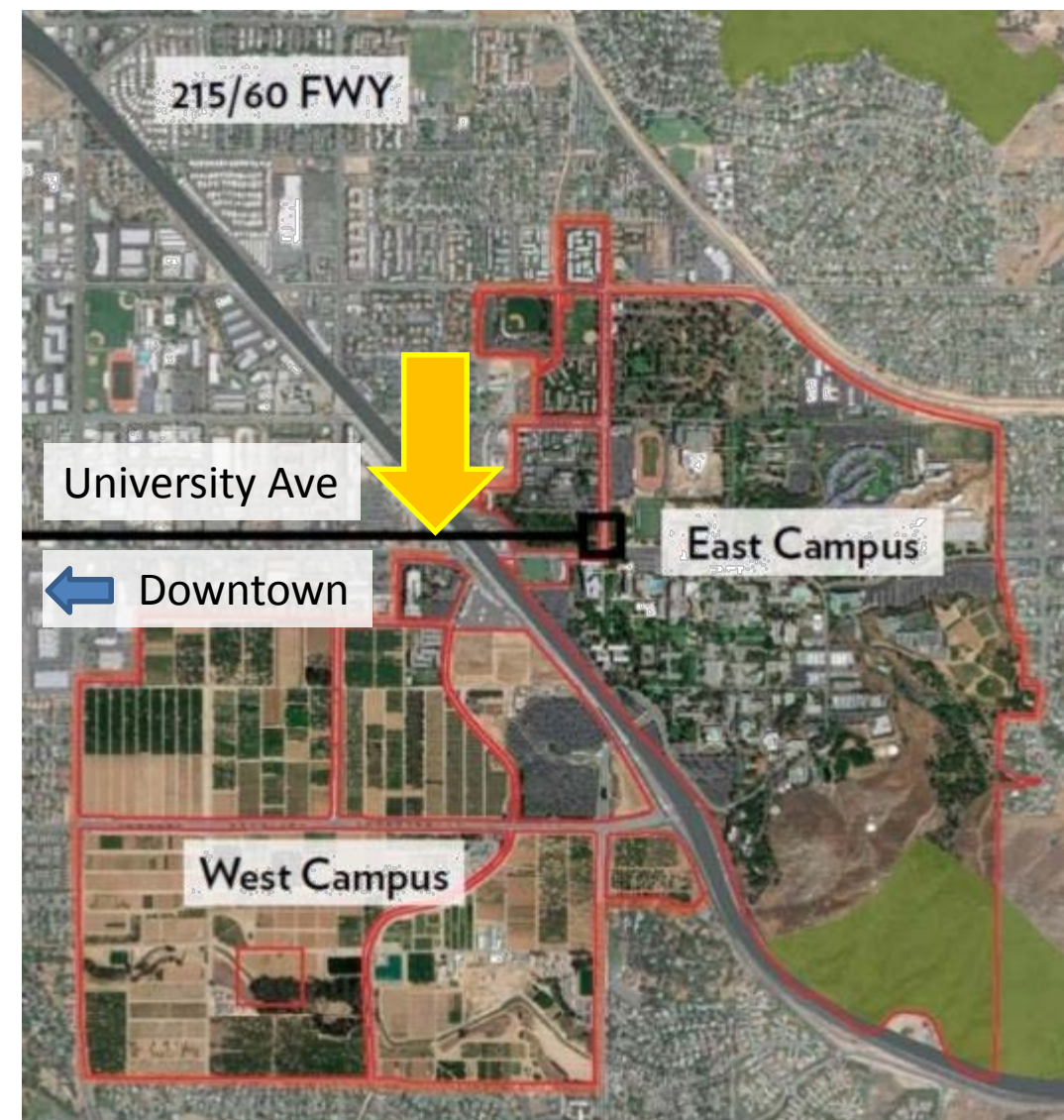
■ Federal (billions), -4.8%

■ UCR (millions), +43.0%

Vision for UCR Health Outpatient Pavilion

Enhance “Brand” and Identity for UC Riverside and UCR Health – While Serving the Public Interest

- Support the University’s educational mission
- Highest and best use of University land at critical junction of campus and community
- Realize synergies of co-location for student health services and school of medicine’s clinical services - and partnerships with other health care providers



UCR Has Unique Campus Character

Simple Buildings in a Dramatic Landscape

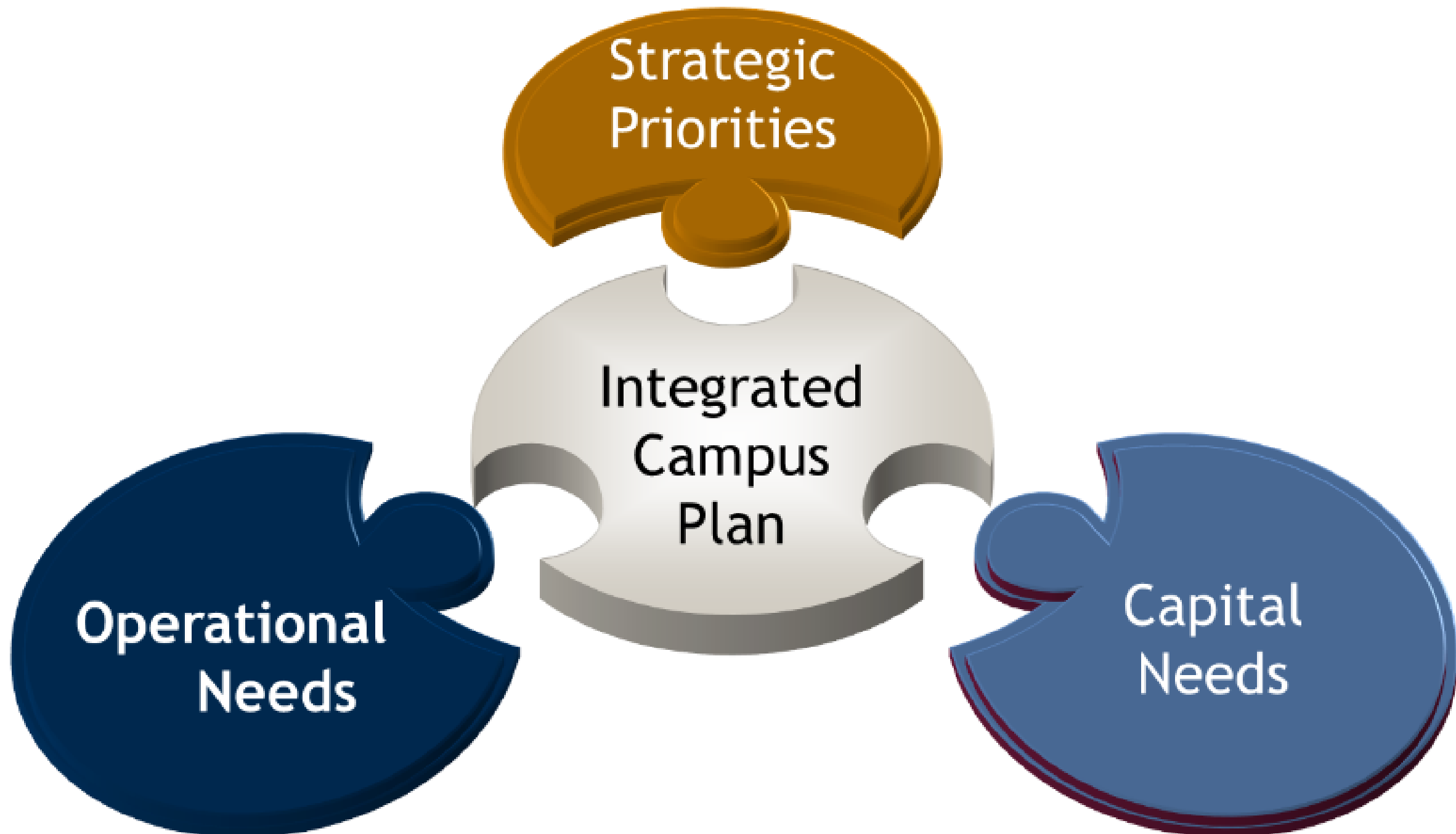


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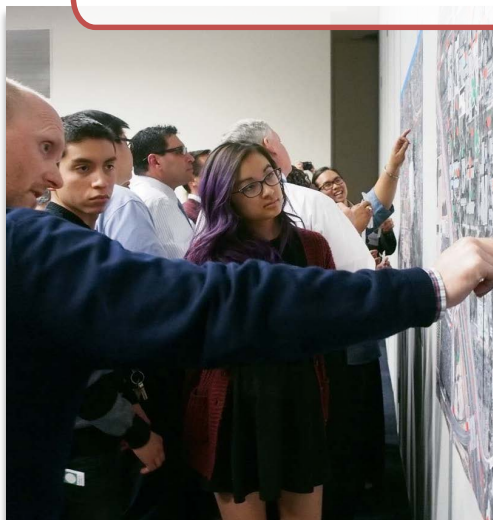
2. Integrated Planning at UC Riverside



Physical Master Plan Study

Comprehensive Look at Accommodating Growth

Understanding



Dec '14 – Feb '15

Integrating



Mar - April

Synthesizing



May - Sept

Documenting



Oct – Apr '16

Meetings, workshops, and canvassing reached over 450 individuals (faculty, staff, students, alumni, and community members) and 150 student organizations

Key Drivers of Campus Development

Raising the Scale and Impact of the University's Research Excellence



Academic Expansion

Providing Space Needed to Grow Our Faculty and Student Body



Campus Setting & Identity

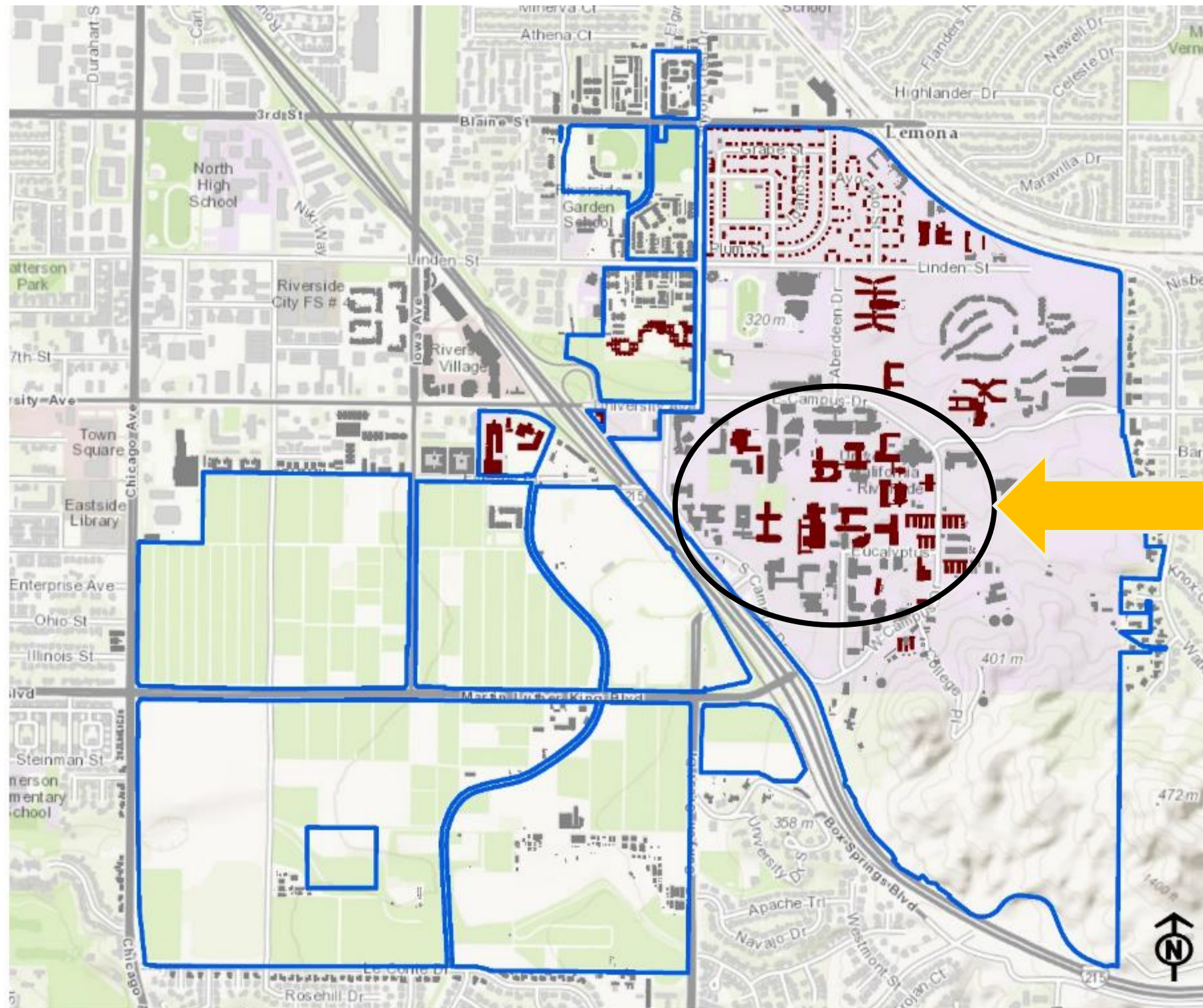
Enhancing Campus Identity, Visibility and Functionality



Environmental Priorities

Being Stewards of the Environment

Current Campus - Building Age and Density



Academic Core of Campus

■ 40+ years

□ UCR Properties (1,144 acres total)

Research Projects - 10-year Plan

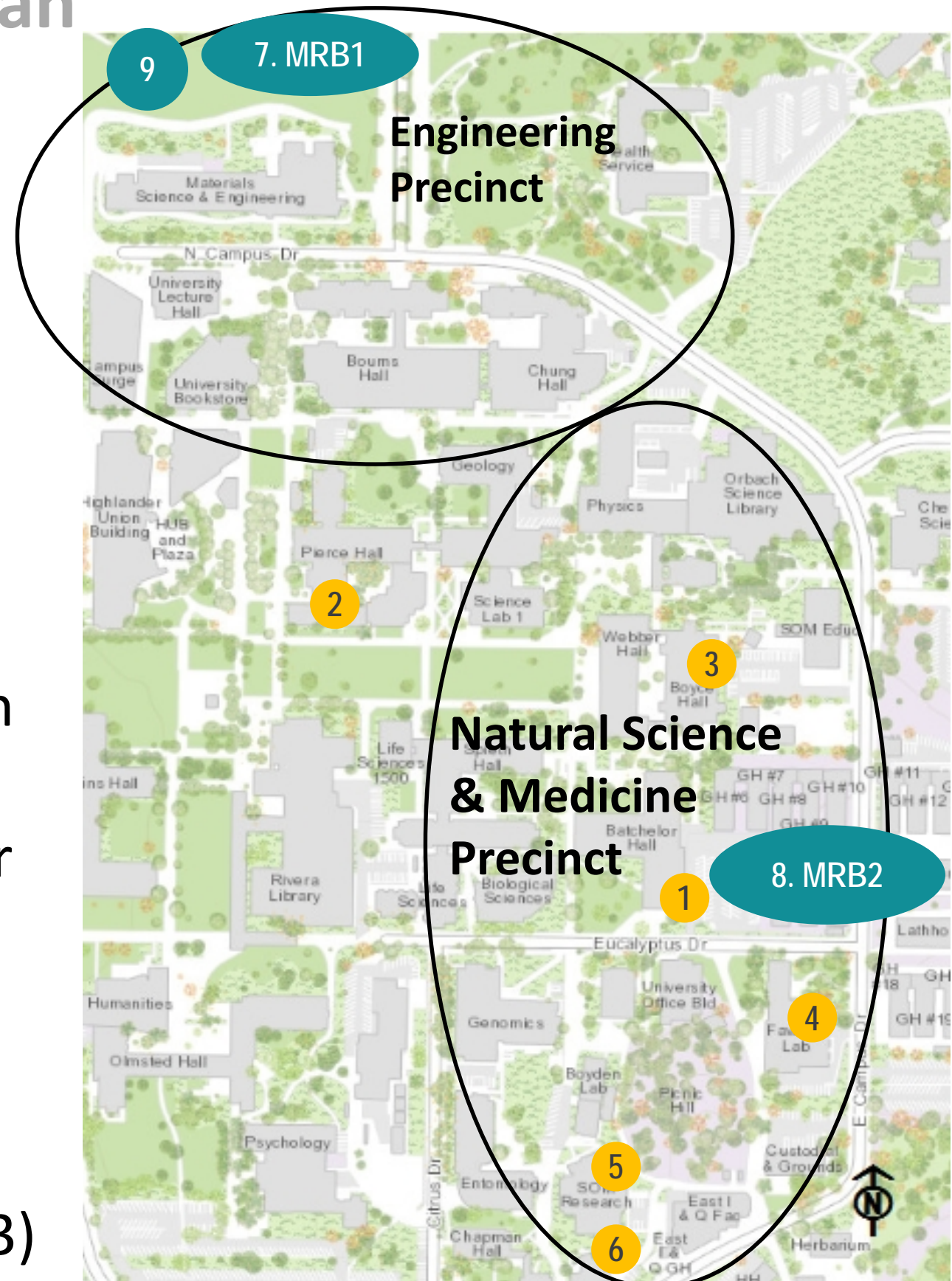
Growth is Driving Capital Investments

Renovation Project

1. Batchelor Hall Interior
2. Pierce Hall Interior
3. Boyce Vivarium
4. Fawcett Laboratory Renovation
5. SOM Research BSL-3
6. SOM Research Bldg. – 1st Floor

New Construction

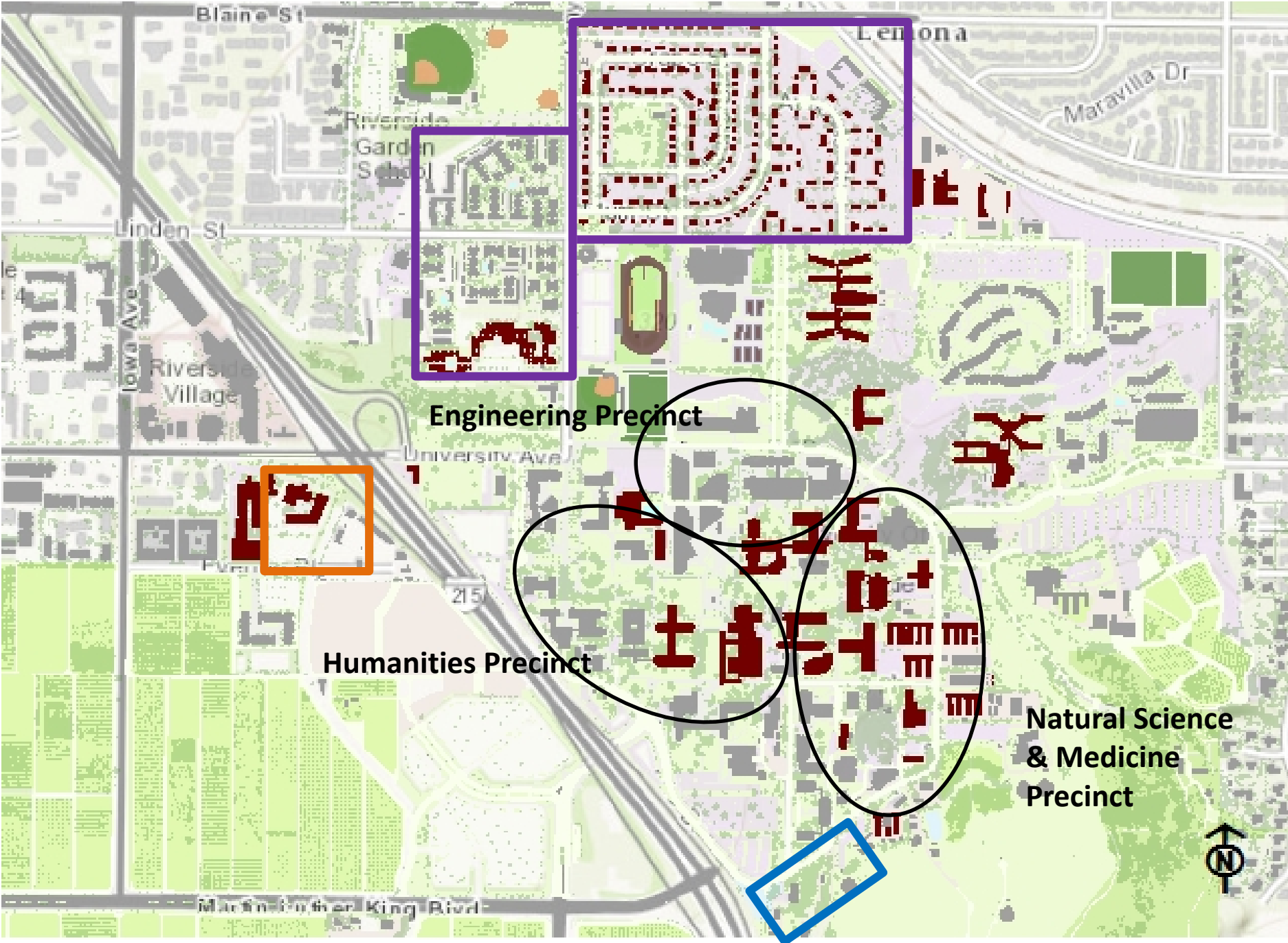
7. Multi-Disciplinary Research Building 1 (MRB 1)
8. MRB 2
9. Engineering Bldg. Unit 3 (EBU 3)



Long-term Capital Strategy

UCR's Campus Growth Extends Beyond Research

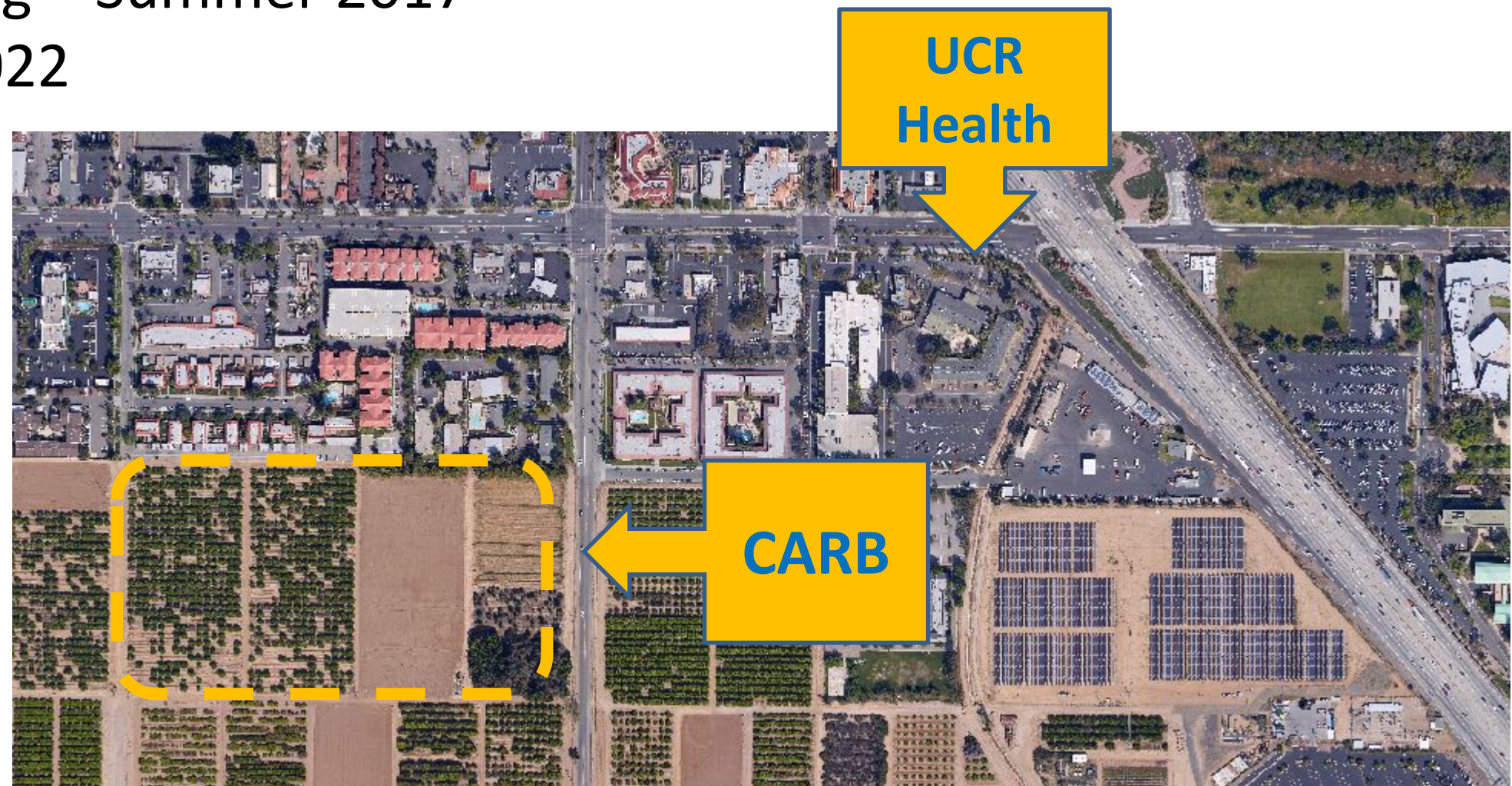
- Residential & Mixed Use
- Health Facility
- Professional Schools
- Academic Precincts



Other Planned Development in University Avenue Zone

California Air Resources Board is Coming to UCR

- UC Riverside property is selected site for new CARB facility
- 17 acre site west of Iowa
- Currently 350+ employees – anticipated to grow beyond 500
- Ground breaking ~ Summer 2017
- Occupancy ~ 2022



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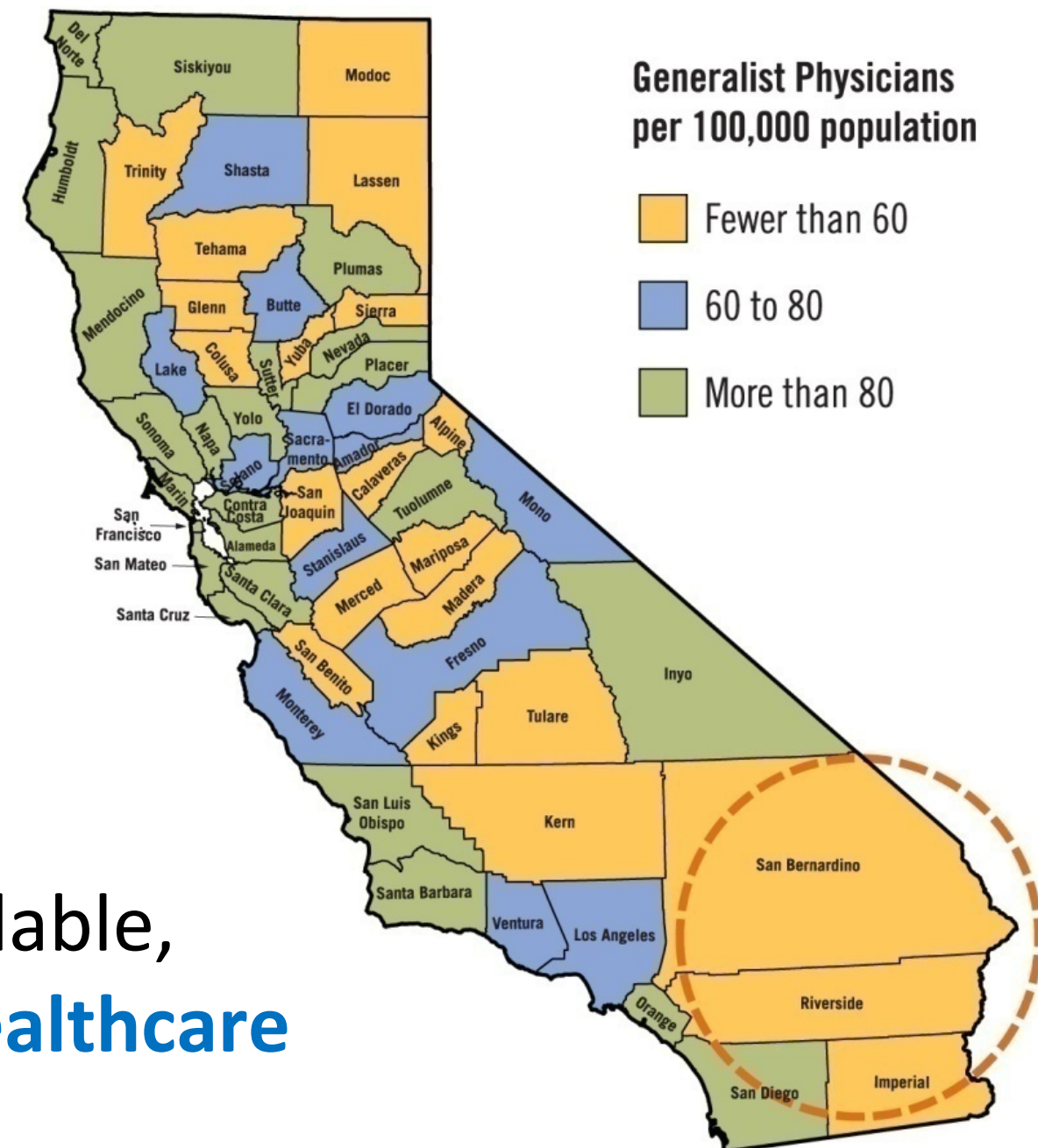
3. UCR School of Medicine



Meeting a Critical Regional Need

Inland Southern California has one of the lowest Physician Levels in the State

- **43 primary care doctors per 100,000** population, far lower than recommended level
- ~40% of physicians are **55 years and older**, nearing retirement
- Affordable Care Act will add about **500,000 newly insured** patients
- Many medical services are not available, resulting in an estimated **40% of healthcare dollars spent outside the region**



Missions of the UCR Medical School

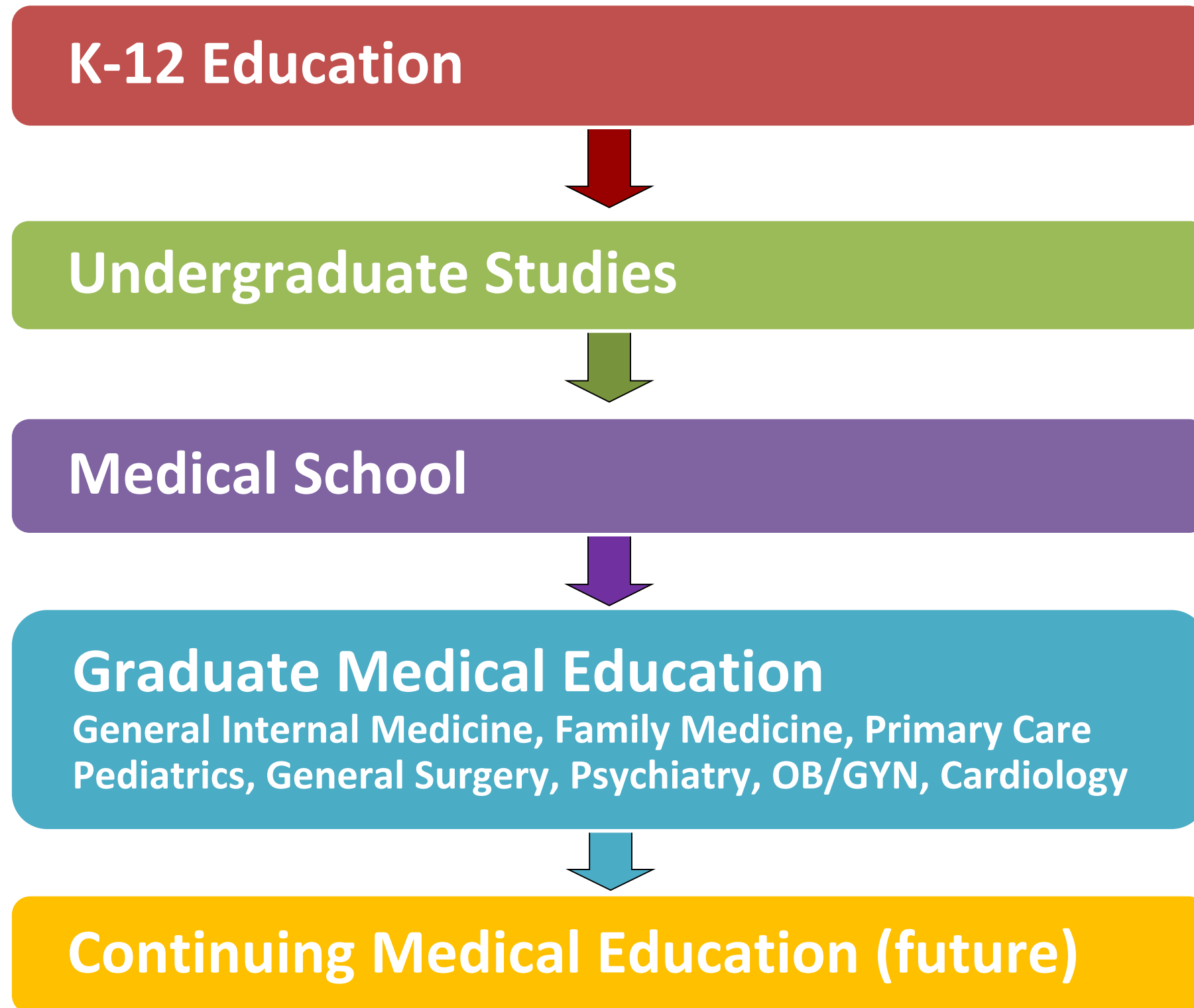
Expand and Diversify

Produce Doctors that are Needed

Train Doctors for the Future

Improve Community Health

Strategy: Building the Entire Pipeline



School of Medicine Development

UCR SOM is 1st New Public Medical School in California in Four Decades

- Opened in 2013
- The 6th medical school in the University of California
- Provisional accreditation granted in June 2015 (2nd step in process), full accreditation anticipated in 2017.



Selected number of free tuition scholarships to students who commit to working in Inland Southern California after graduation

Recent School of Medicine Milestones

First Three Years

Enrollment

- 150 medical students
- More than 110 resident physicians
- 15 Ph.D. students

Faculty

- 19 biomedical sciences
- 80 fulltime physicians
- ~400 community-based physicians

Medical students training at more than 30 sites



*UCR School of Medicine is a **community-based** medical school without a university hospital.*

Future Growth

Expanding Medical Class Size

New Residency Programs

- Internal medicine at Riverside Community Hospital (July)
- Cardiovascular medicine fellowship at St. Bernardine (July)
- OB/GYN at Riverside Community (2017)

Clinical Enterprise



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4. UCR Health



UCR Health Clinical Vision & Needs

Support Educational Mission

Serve Growing Regional Health Needs

Provide Centralized Care

State of the Art Facility

Attract Patients, Providers, Faculty & Students

Build the UCR Health Brand

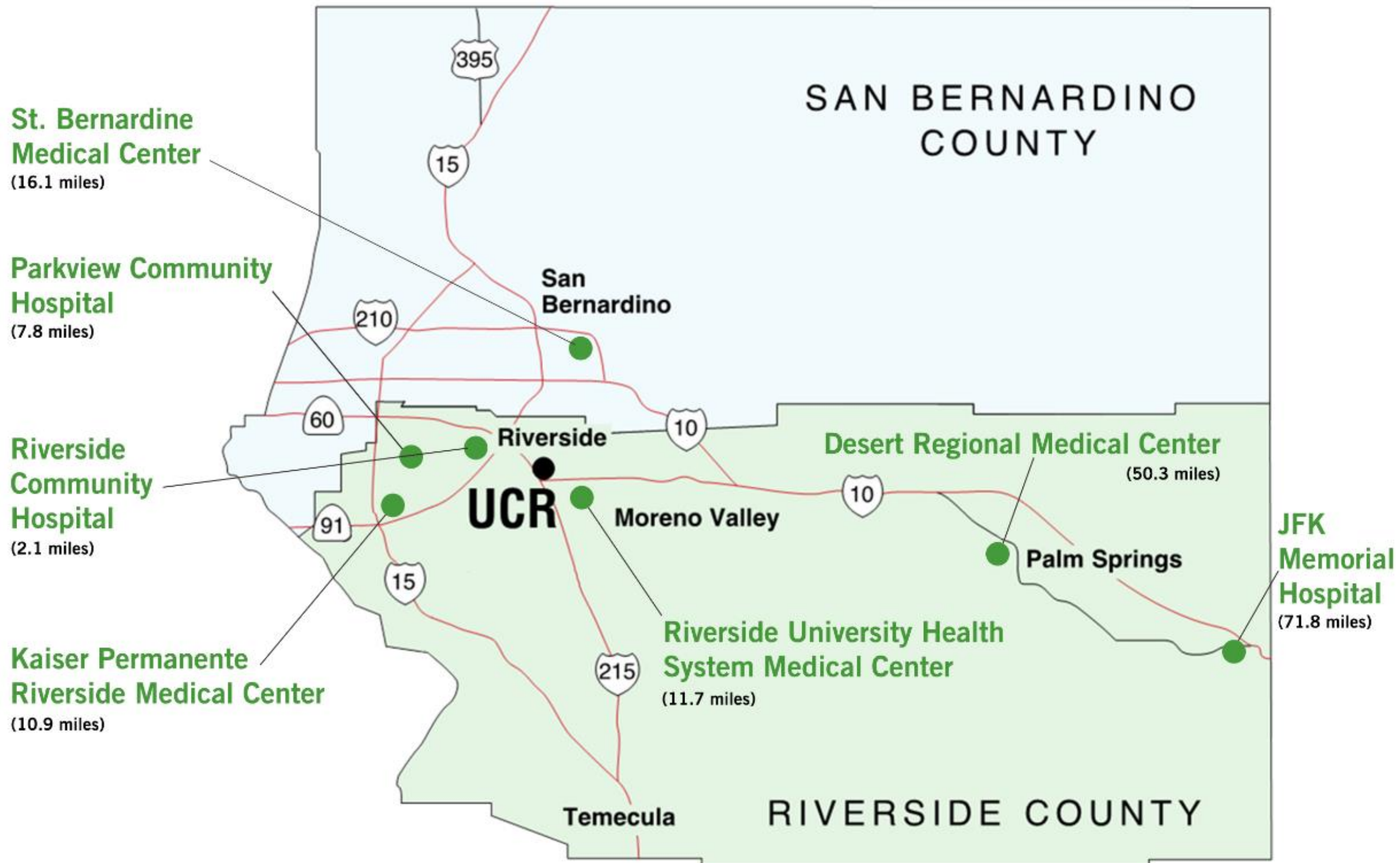
School of Medicine Addressing Critical Health Needs

UCR SOM Mission Focused on Community Needs

- Primary care shortage and filling specialty gaps
 - 58% of all neurosurgeries leave area; 70% of brain surgeries
 - Neurosurgery; OB/GYN specialties; psychiatry
- Supporting school's need for physician faculty to train students, residents
- Developing innovative tele-medicine program to serve patients in rural and other areas with no on-site providers



UCR Health Service Area



UCR Health – Partnership Opportunities

Early Opportunities for Third-party Partners

- Identified need for surgery center, imaging center, sleep lab, and diagnostic labs
- 3rd party partners could meet these needs
- UCR Health prefers to partner to fulfill those services
- UCR Health also in discussions with other UC Health partners (UCSD, UCI, UCLA)
- Pavilion intended to be premier flagship building for UCR Health

UCR Health - Planned Clinical Practices

Near-term Needs are 25,000 – 40,000 GSF



University of California is an Attractive Partner

Recognized as a Top Healthcare Provider in CA & US



Two of the **five UC** medical centers are ranked in the **top 10 nationally** for 2015-16:

- UCLA at #3
- UCSF at #8

- All 5 UC Medical Centers ranked among the **Top 11 hospitals in California**
- All 5 UC Medical Centers are ranked **#1 in their local metropolitan areas**
- UC trains **14,000** students annually in **17 health professions** (the nation's largest health training program)
- **4th** largest health care delivery system in California
- The five academic medical centers together comprise a **\$9.7 billion** enterprise
- Generates **117,000** jobs in California

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5. Student Health and Counseling Center



Student Health & Counseling Center Vision & Needs

Provide quality health care to students

Service growing student population

Mitigate past gaps in care

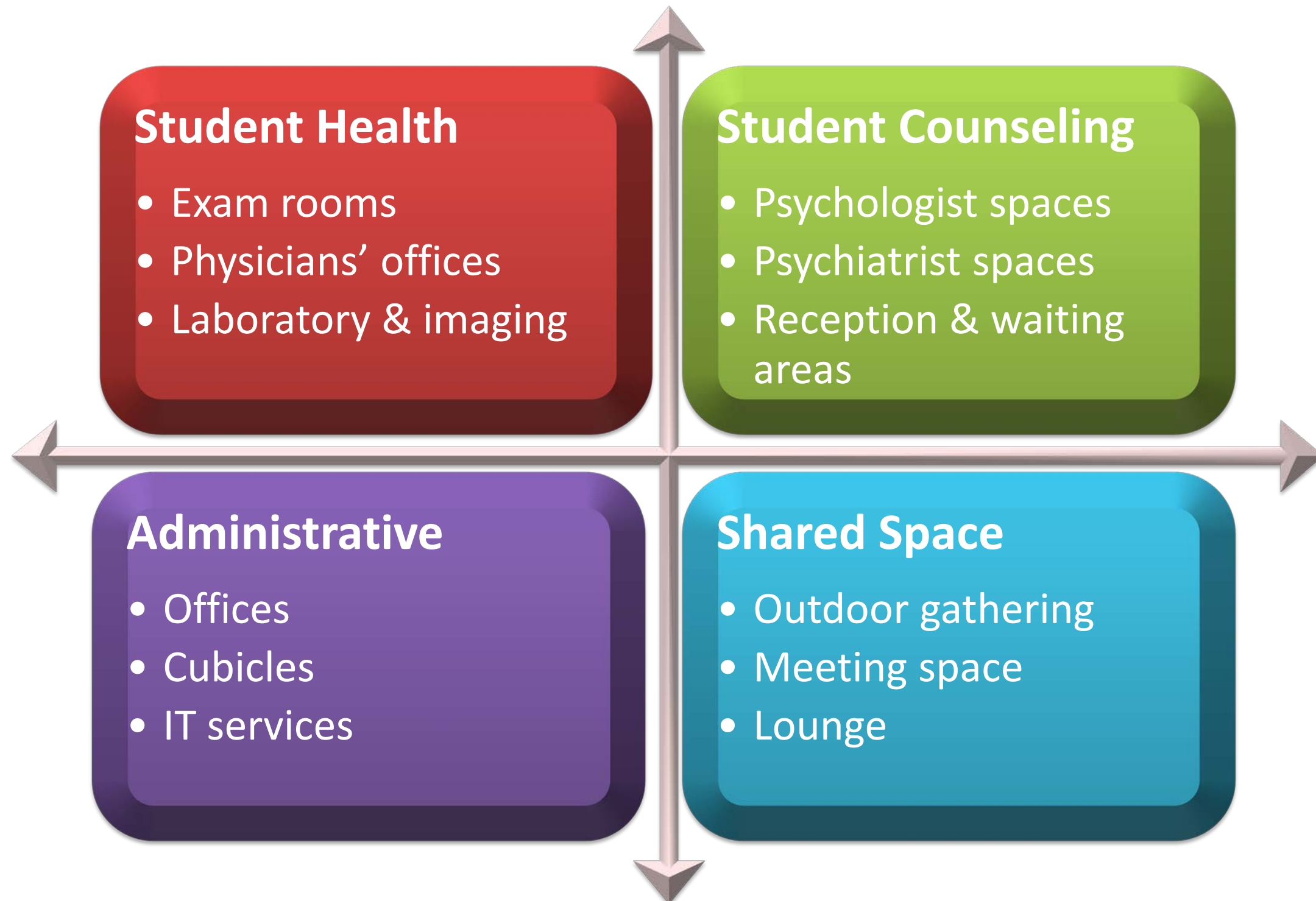
Replace aging facility

Maintain regulatory standards

Achieve aesthetic appeal, safety & comfort

Student Health and Counseling Services

Identified Needs are 30,000 – 40,000 GSF



Student Health - Partnership Opportunities

Early Opportunities for Third-party Providers

- Student Health and the School of Medicine have a joint need for **pharmacy, dental, and vision care** services
- 3rd party providers could meet these needs
- Student Health may need to fulfill those functions in-house in absence of a partner

Synergies of UCR Health Outpatient Pavilion

Increase Capacity to Serve Campus and Community

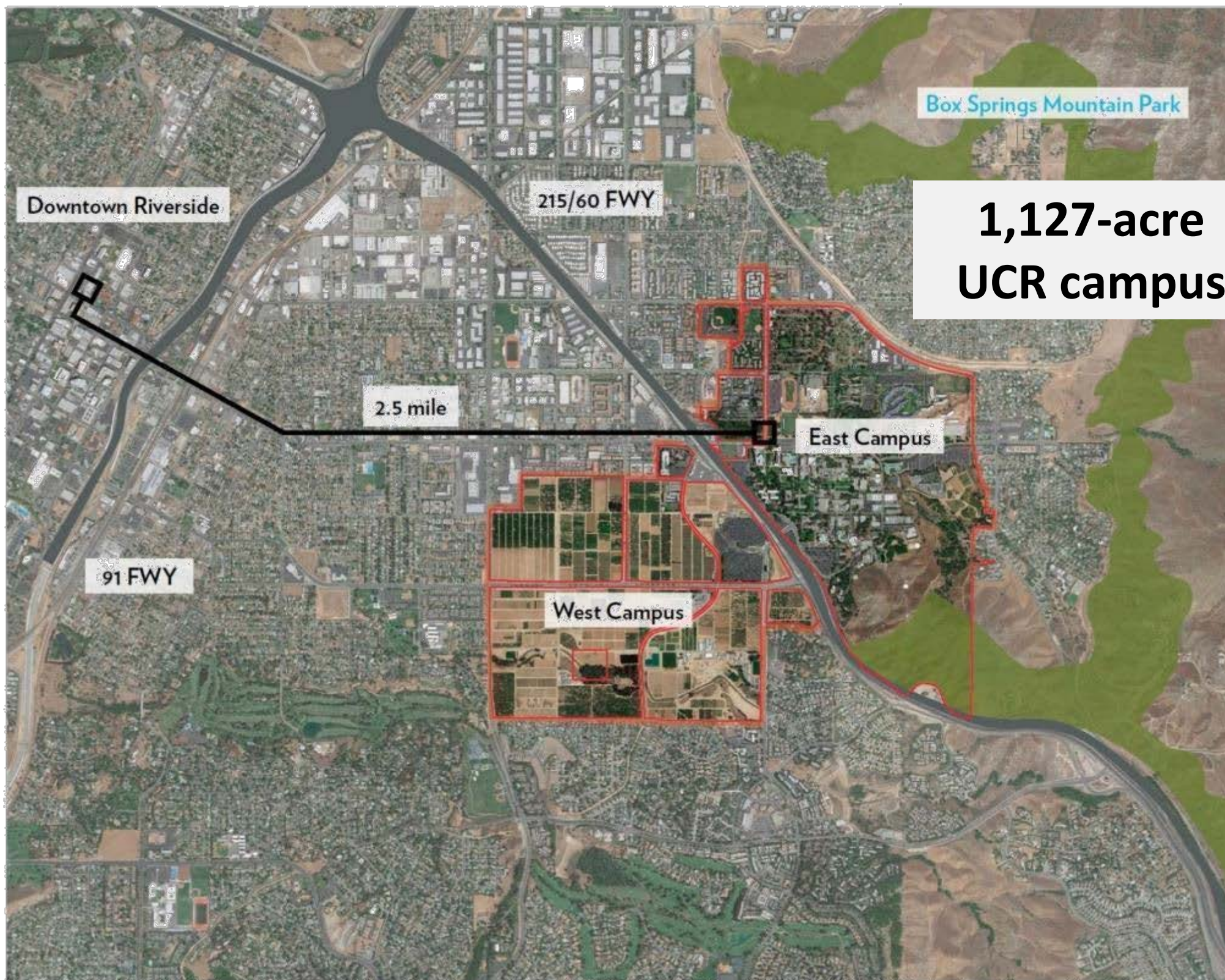
- Proximity to specialty medical services for students referred by Student Health and Counseling Center (e.g., sports medicine, psychiatry)
- Centralized location and high quality facilities for clinical practices to serve the needs of the community
- Expanded impact of the School of Medicine as a leading educator of healthcare providers
- Increased opportunities to partner with other public and private health care providers in the Region

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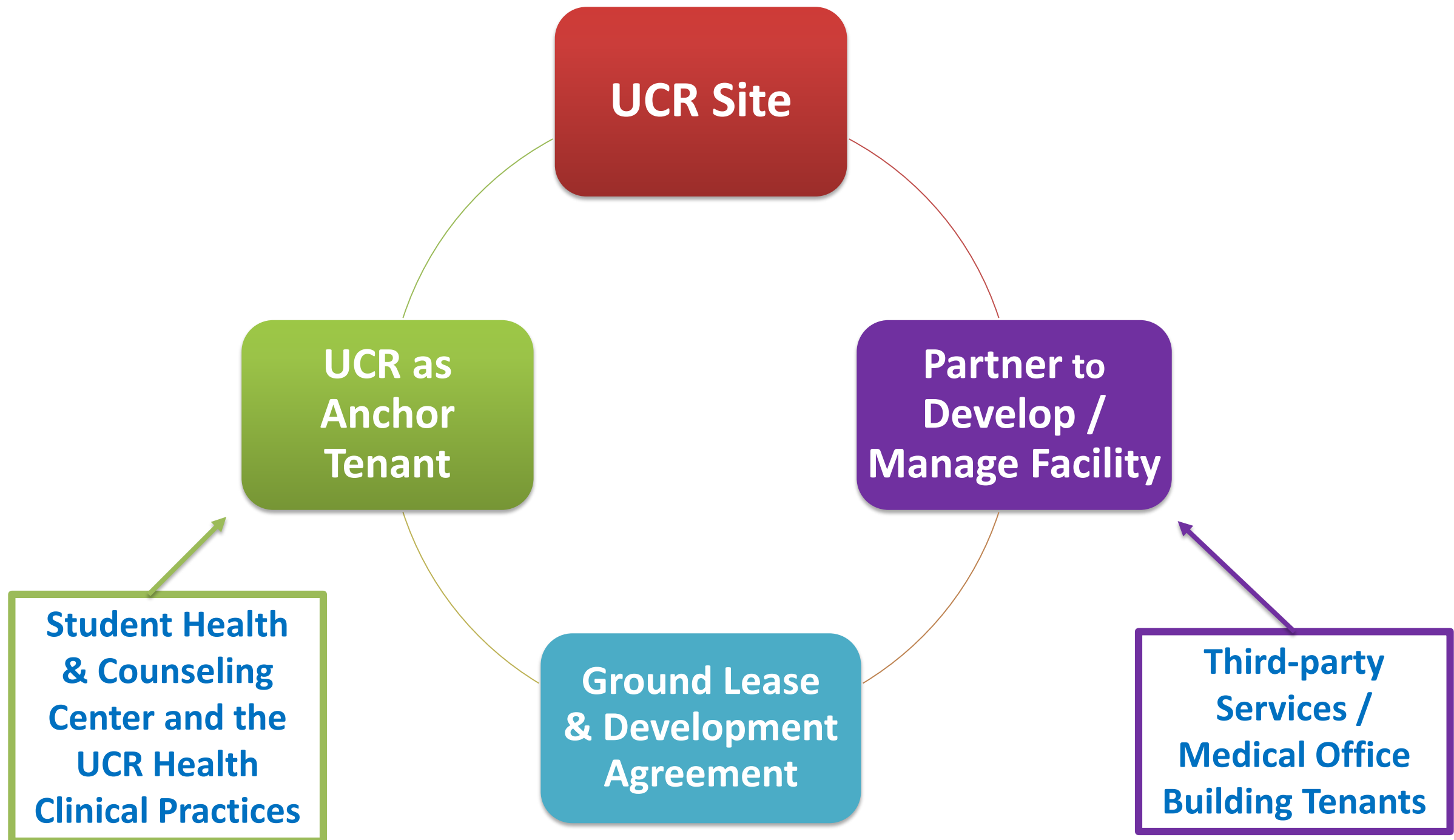
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6. UCR Health Outpatient Pavilion - Regional Context



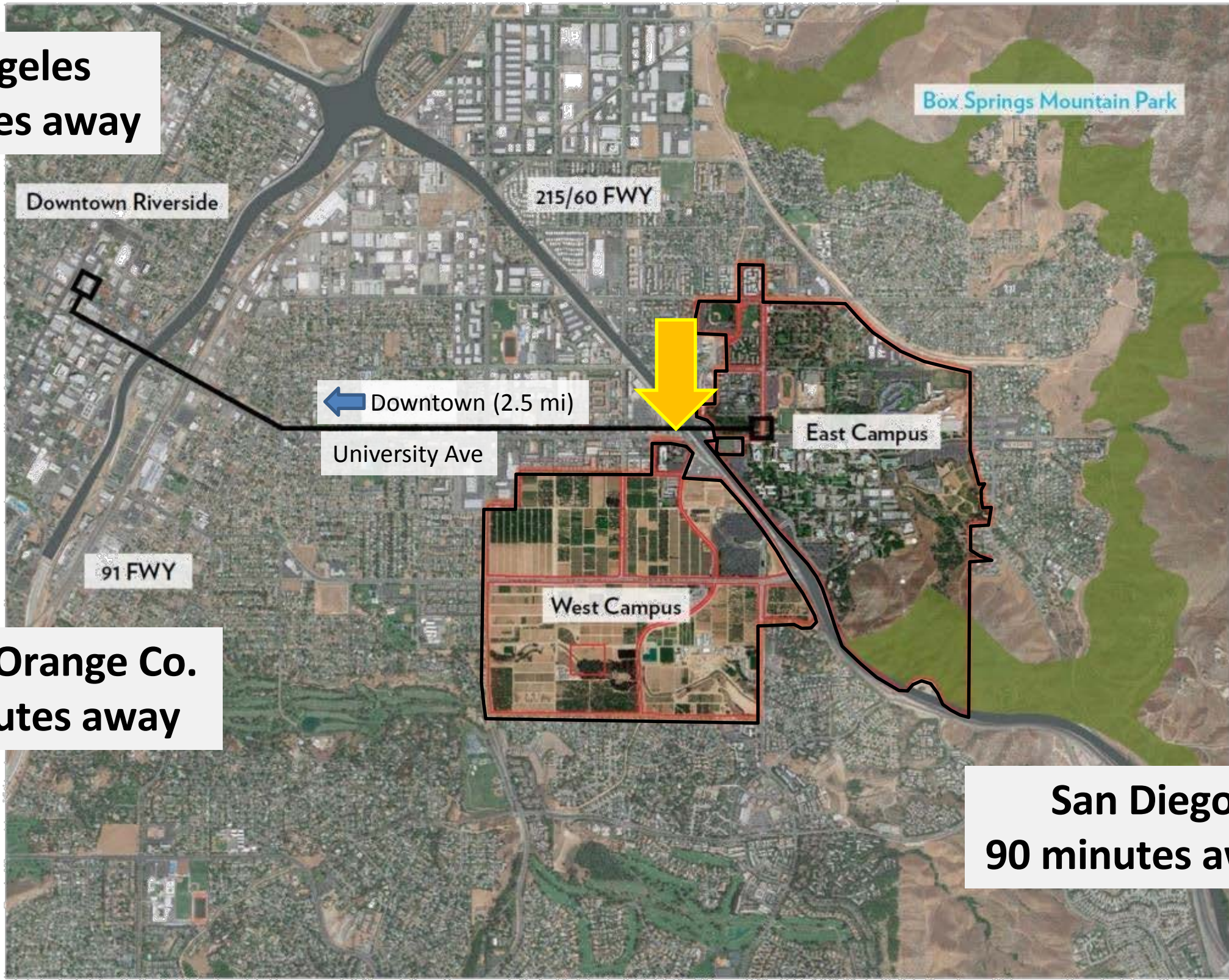
Overview of Development Opportunity

Surplus Development Capacity on Strategic Site



Campus & Regional Context

**Los Angeles
60 minutes away**



**Irvine / Orange Co.
50 minutes away**

**San Diego
90 minutes away**

Regional and Local Populations

Location is a Strategic Advantage

4.4 million

Population of Inland Southern California
 – projected to reach **5.4 million** by 2030

317,307

Population of the **City of Riverside** today
 – projected to reach ~**324,000** by 2020

22,000

UCR Students Today

– projected to surpass **25,000** by 2020

25,000

University Extension **students per year**

> 14,800

UCR students live **on campus or within 3 miles** of campus

6,000

UCR **academic and staff personnel**

400 - 500

Future **CARB Staff**

360,000

Vehicles pass the site on the freeway on a **daily** basis

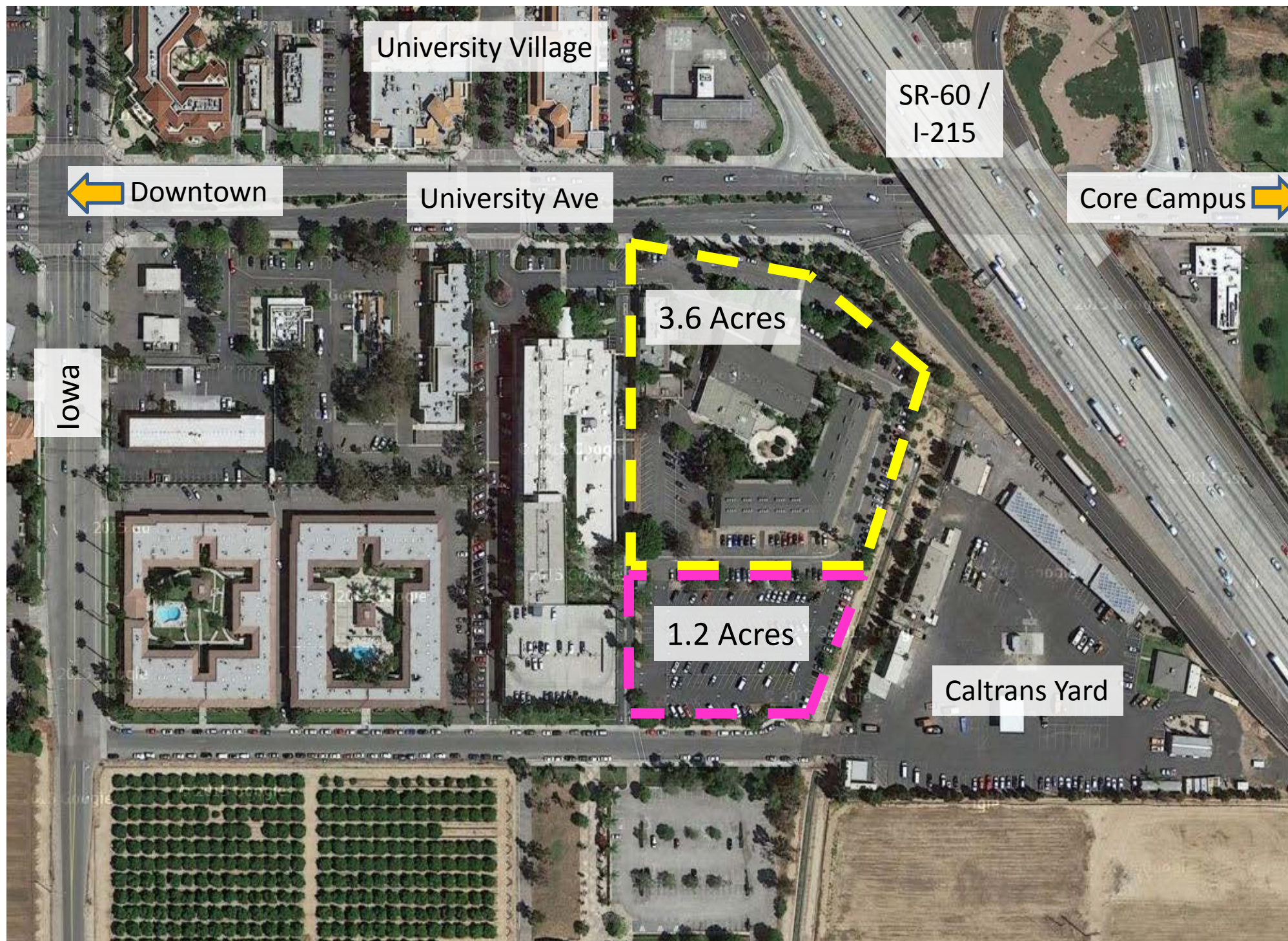
Nearby Features

Potential Site is Ideal to Serve Regional Populations



Close-Up of Development Site

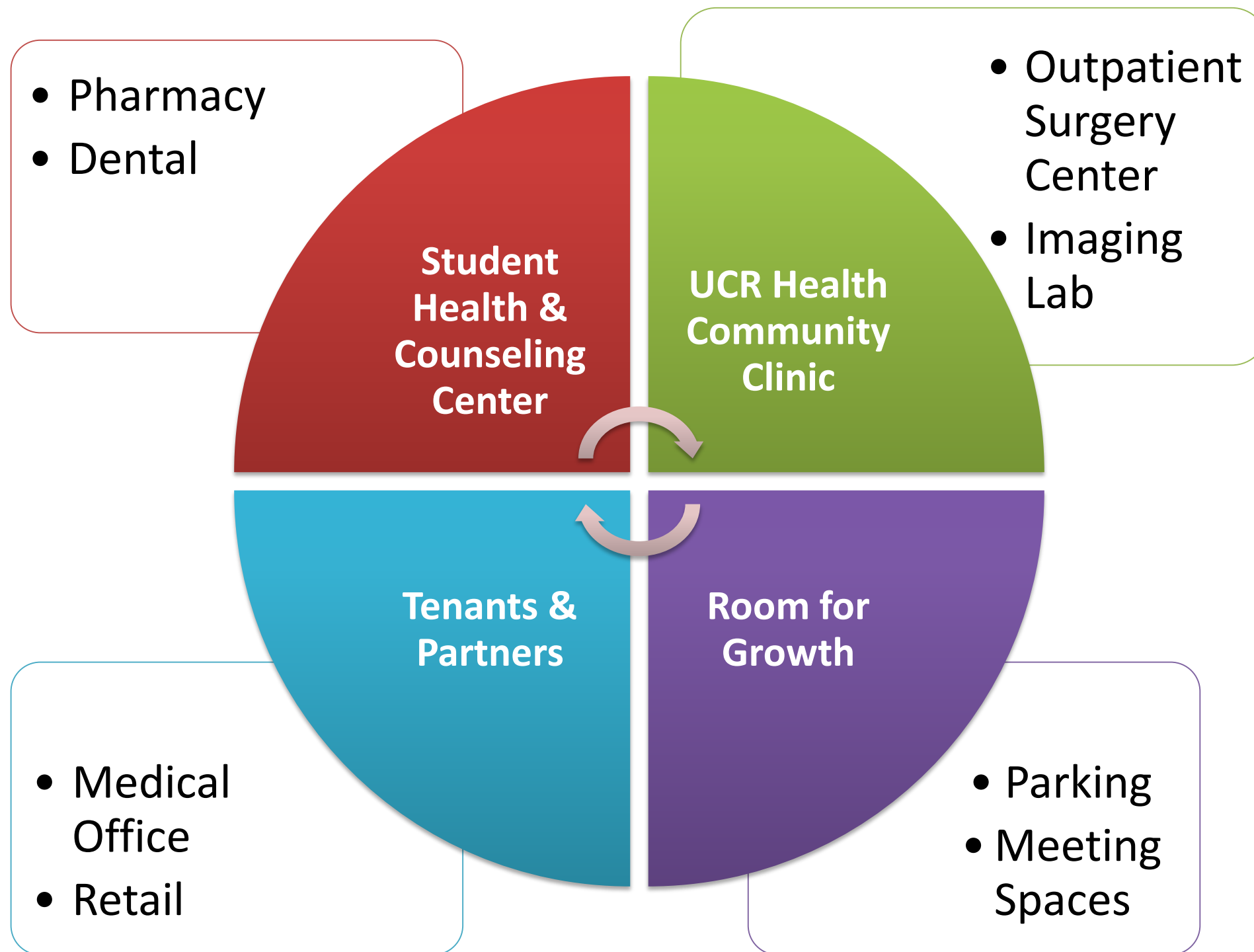
Structures Slated for Demolition



Aerial View (Pre-Demolition)

Key Project Elements

Envisioning Full Service Medical Office Building



Key Roles of Public and Private Parties

Project is a True Partnership

UCR Primary Roles

Deliver Site (Ground Lease)

Support Permits/Approvals

Review and Approve

Anchor Tenants

Leverage Key Relationships

Developer Primary Roles

Deliver Project

Concept / Market Analysis

Design and Construction

Financing and Operations

Maintenance and Handback

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Objectives for the Procurement

We Are Looking For A Few Good Teams

- Engage the best Development Team
- Identify the best approach to develop the site
- Open the UCR Health Outpatient Pavilion by 2020

Anticipated Team Composition

Process Enables Phased Team Additions

Concept / Qualification Stage

- Developer
- Architect / Designer / Planner
- Lead General Contractor
- Health Care Specialists

Offer / Transaction Stage

- Lawyers
- Bankers / Advisors
- Investors
- Operators / Managers

Process Overview *



* Preliminary – subject to change

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Questions & Answers

Presentation

9:30 am

Questions
& Answers

11:00 am

Optional
Site
Viewing

As conditions allow

Student Housing Opportunity Sites

Canyon Crest Family Housing site provides ~50 acres for redevelopment to meet campus growth needs

Illustration shows 5,300 new beds at 5-7 stories

A Apartments 2,250 new beds

Ground-floor retail & dining

B Apartments 850 new beds



Apartment 450 new beds **C**

Freshman RH 1,500 new beds **D**

Residential Apartments 400 new beds **D**

Capacity grows ~1,000 beds simply by adding a single floor to each building

LEGEND

- Future Building Opportunities
- Existing Buildings
- Campus Open Space

Closing Remarks



Agenda

Optional Site Viewing



Presentation

9:30 am

**Questions
& Answers**

11:00 am

**Optional
Site
Viewing**

As conditions allow

Optional Site Viewing – From Perimeter

- Site Handouts Available – No Group Exercise
- Site is Next Door
- May View from Lot
- **No Site Entry Today**
- Still Photos OK



Send Questions to planning@ucr.edu

For Further Information

Contact UC Riverside Capital Asset Strategies (CAS)

Email *

Planning@ucr.edu

Website Postings *

<http://cpp.ucr.edu/>

* This presentation and future procurement correspondence will be posted to the CAS website and distributed to those in attendance and those who request to be in our project procurement database (email requests to planning@ucr.edu)