

USC FACILITIES PLANNING AND MANAGEMENT HEALTHCARE

APRIL 25, 2024



WE ARE USC



LOCATIONS

UPC, HSC, the Village, Wrigley, Off-Site Locations
415 Buildings

Primarily Los Angeles City (LADBS) and HCAI
Authorities



IDENTITY

Private Institution
Best Value Philosophy



INFRASTRUCTURE

Own Utility Distribution at Main Sites



University Park & Health Sciences






Overall Acreage 319
Includes: USC owned parcels on Core Campus, North University Park and east of Harbor Frwy.

Buildings 239
Includes: Parking Structures

Square Footage 20M
Includes: Parking Structures & Hotel



Health Sciences Campus

-  Parking
-  Clinical
-  Academic & Research
-  Other
-  Student Residential (Master Leased)



October 2022

USC
Health Sciences Campus

38 Buildings

5.5M SF

SF Growth since 2010 = 45%

USC HEALTH SYSTEM



4 Hospitals
967 Beds
80+ Satellites & Clinics
8,500+ Employees

WHAT WE DO

Facilities Planning and Management

Capital Construction & Development

- New Construction
- Modernization
- Additions
- Historic
- Seismic
- Feasibility

Facilities Management Services

- Engineering Support
- Infrastructure Support
- Asset Renewal Management

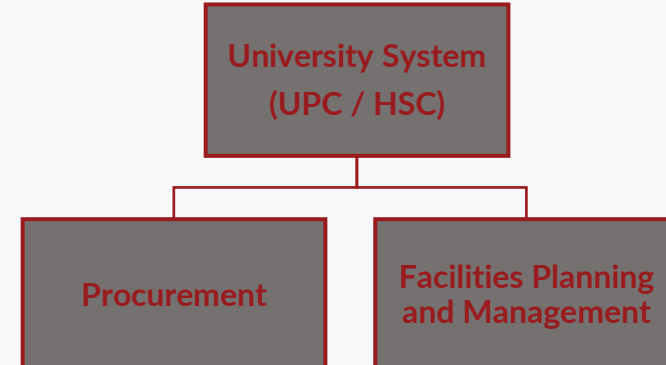
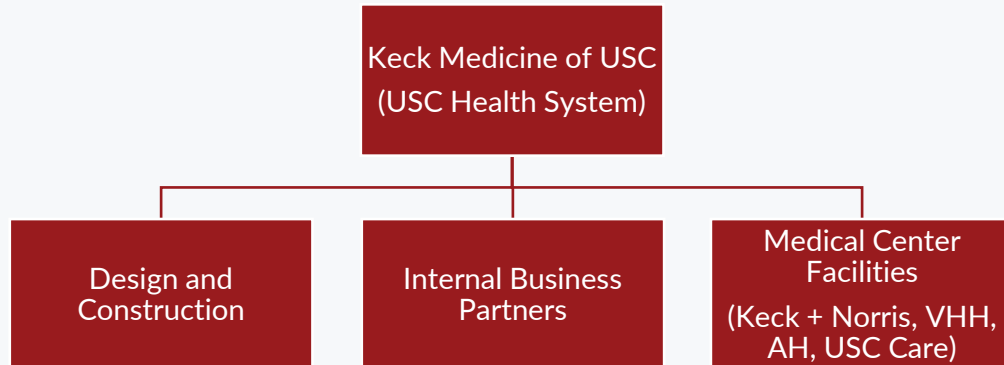
- Energy Services
- Building Automation
- Sustainability

- Operations
- Maintenance Shops

Real Estate & Asset Management

- Leasing
- Faculty / Staff Housing
- Acquisitions
- Dispositions
- Real Property Taxes
- Gifts & Donations

WE ARE TWO SYSTEMS





Capital Improvement Process

- Formalizing an annual program
- Funding based on needs of the schools, auxiliaries, athletics or university initiative
- Funding from revenue, donors
- Facilities funded projects
- Timing based on needs as they develop and availability of funding



ARCHITECT AND GC PREQUALIFICATION PROCESS



SUBMITTAL OF RFQ



PANEL REVIEW



IF 1ST LEVEL APPROVAL,
INTERVIEW



IF SELECTED, REFERRED
TO APPROVED LIST

PREQUALIFICATION

- HSC- IANNWILL@USC.EDU
- KECK- BRYAN.CASTILLO@MED.USC.EDU

ARCHITECT AND GC SELECTION PROCESS



PM SELECTION OF
POTENTIAL VENDORS

(Architect)



SOLICITATION OF
ARCHITECT PROPOSALS



REVIEW OF PROPOSALS;
PERHAPS INTERVIEWS



SELECTION &
CONTRACT AWARD

(GMP/ Design Build)

SOLICITATION OF
CONTRACTOR
PRECONSTRUCTION
PROPOSALS

REVIEW OF PROPOSALS;
INTERVIEWS

SELECTION (BEST VALUE)
CONTRACT AWARD

(Stipulated Sum)

SOLICITATION OF
CONTRACTOR BIDS

REVIEW OF BIDS

SELECTION & CONTRACT
AWARD

(LOWEST RESPONSIVE
BIDDER)

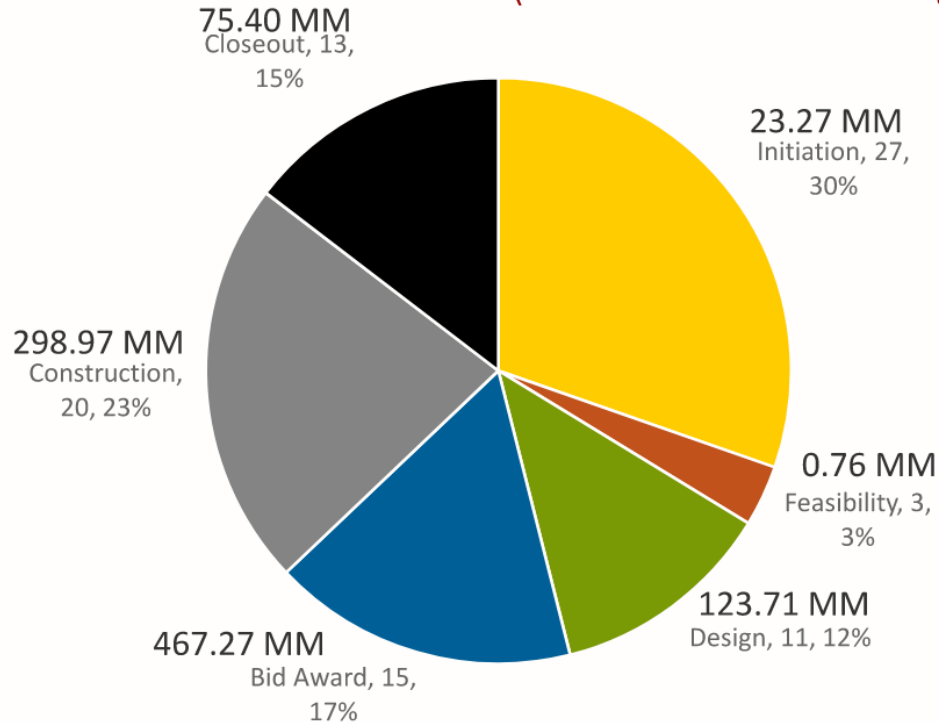
STANDARDS & GUIDELINES

USC FPM- Standards & Guidelines- USC Facilities Planning Management
<https://fpm.usc.edu/standards-guidelines/>

USC Keck- Procore (Work in Progress), Contractors Handbook

PROJECT VOLUME

(USC Facilities Planning and Management)



Total of 90 Projects - \$989.39 MM
Notable Projects:

Initiation

- NTT - E-Power Switchgear, MCC 1-E and 3 ATS Replacements [2023-07] – ~\$7MM
- NOR - Electric Steam Boiler Replacement [2021-10] – ~\$4.5 MM
- NTT - Replace Domestic and Industrial Hot Water Heaters [2021-10] – ~\$3MM
- DOH - 4th Floor CORE Lab E-Power [2023-07] – ~\$2MM

Design

- CSC/CSA - Rooftop Safety Mitigations [2022-11] – ~\$1MM

Bidding

- LED Lighting Retrofit – award in (2) bundles - ~\$3.7MM

AGREEMENTS

Architects:

- Master Agreement is issued once, **valid for 4 years.**
- Architect is awarded project work through project-specific **Service Orders.**

Engineer/ Consultants:

- Consultant Master Agreement is issued
- Engineer/ Consultants are awarded project work through project-specific **Task Orders.**

Contractors:

- Master Stipulated Sum Agreement with **Task Orders. No expiration.**
- Short Form Contract with Rider (less common)
- GMP with Preconstruction Services
- GMP without Preconstruction Services
- Design-Build

DIVERSITY, EQUITY & INCLUSION at HSC

[AB 962 Bill Detail](#)
[AB 1392 Bill Detail](#)
[HCAI 2022 Reports](#)
[HCAI Resources](#)
[KeckMed – Supplier Gateway](#)



Health Equity

Leading health equity to ensure all patients receive the best possible experience processes and clinical outcomes through culturally intelligent and responsive care.



Employees

Cultivating a culture that values diversity in all of its forms as an asset while fostering connections and committing to intentional inclusion and the continuous pursuit of acceptance, belonging and equity.



Supplier Diversity

Leveraging our position as an anchor institution to broaden mutually beneficial partnerships with diverse suppliers to meet our procurement, diversity, and sustainability goals while also strengthening the economic well being of the communities that we serve.



Community

Serving as partners to build healthier communities through allyship, dialogue, education, in-kind giving and philanthropy.

USC SUSTAINABILITY: GOALS (Zelinda Welch)

Climate neutrality for scope 1 & 2	2025
Complete embodied carbon assessment in major construction/renovations + pursue design/construction strategies for reducing embodied carbon.	2023
Public dashboards to track sustainability metrics	2023
Update its Design Guidelines to incorporate health and wellness strategies into facilities designs	2023
Zero Waste (90% diversion); 30% aversion	2028
Potable water use reduction of 20% per sqft	2028
Landscape plan for strategic planting standards	2024



USC SUSTAINABILITY: SDCG (Zelinda Welch)

JULY 2022

USC Sustainable Design & Construction Guidelines

CORNERSTONE TO
DESIGN AND
CONSTRUCTION

INFORM
INTEGRATION OF
SUSTAINABILITY
INTO MEASURES
AND METHODS

PROCESS AND
TECHNICAL
GUIDANCE



Guidelines Applied

- New Construction & Major Renovation (NC/MR)
- Tenant Improvements (TI)
- Asset Renewal (AR)

Third Party Certifications

- New Construction & Major Renovation- LEED Platinum
- Tenant Improvements- LEED Gold >10,000 sqft

KECK MEDICINE – NEW MEDICAL OFFICE BUILDING



Description: New four-story medical office building over three-level subterranean parking garage.

Includes an ambulatory surgery center, linear accelerator, imaging center, endoscopy center, specialty clinics, professional administrative offices, oncology treatment center, and rooftop terraces. *The project is designed for LEED Platinum certification.*

Under construction; substantial completion April 2025.

Total Project Cost: \$250MM

GSF: 110.5k GSF + 98k GSF Parking

Architect: SmithGroup

GC: Turner Construction Company



DTH – NEW RESEARCH BUILDING AND CENTRAL PLANT



Description: New 7 story plus basement, and expansion of the supporting central utility plant. Program includes 47 wet and 37 dry lab space for 84 Principal Investigators. The interactive design encourages a collaborative environment and inspires floor-to-floor and cross-discipline interaction between researchers.

Research in this facility will focus on diagnostics and therapeutics, such as cancer biology, regenerative medicine, cardiovascular disease, pharmacology and craniofacial tissue regeneration. **The project is designed for LEED Platinum certification.**

Design Phase; substantial completion April 2025.

Total Project Cost: DTH \$532.55 MM + CUP \$33.70 MM

GSF: 251,000 GSF

Architect: SmithGroup

GC: Clark Construction



PROJECT PIPELINE

Initiation / Feasibility
HC4 OR Anesthesia Infrastructure
Radiology Pool: Gamma knife Replacement - Elekta Esprit
VHH ED Nuclear Medicine Camera Replacement
VHH ED Expansion Upgrade
VHH SPECT-CT Equipment Upgrade
VHH MCC and ATS 4 & 5 Replacement
Verdugo OR Anesthesia Infrastructure
Radiology Pool: Diagnostic X-ray in Ortho Clinic (Replacement)
VHH Breast Imaging Center Remodel and Expansion
Relocate OHNS from Arcadia B200 to Allow for Urology Expansion
Norris Capacity Basement Kitchen Relocation & Imaging Expansion
Norris Capacity 1st Floor Ambulatory Oncology Remodel
Norris Capacity 2nd Floor OR & SPD Remodel
Radiology Pool: PET CT
Radiology Pool: Norris CT Philips
Radiology Pool: Norris Angio Replacement
Radiology Pool: Norris Nuc Med Camera Replacement
Arcadia Master Plan and MOB
Soto 2 Lab Renovation

Design
Keck Capacity Make Ready Projects
Keck Capacity 1st, 2nd and 3rd Floor
Norris Capacity 7th Floor Infusion Center
Irvine Infusion Treatment Center
Keck Back Up Chiller OR 4 Replacement
VHH Main Entrance Exterior Pathway Remodel
HC4 OR Light Replacement
AH Hybrid OR Phase 2 & 3
Bid
57 Wheeler Arcadia Family Medicine Clinic
HC3 Terrace Garden
Keck MRI 1.5 Scanner replacement
HC2 Radiology Canon MRI
VHH Elevator Mod
AH Hybrid OR Phase 1

Construction
Keck Gold Air Handler Units - 3, 4, 5, 6, 7, 8
Keck Cardinal Domestic Hot Water Heat Exchangers
Keck Gold Tower Air Handler Unit 1 and 2
Keck Cardinal Air Handler Unit Controls
HC2 Space Heating Hot Water System
HC4 Vertical Sump Pump and Submersible Sump Pump
Norris Nutrition Services Dish Machine
Facilities Infrastructure: NOR Electric Steam Boilers
Facilities Infrastructure: NTT Sump Pumps (4x and DDC)

THANK YOU

ROVINE and YOUNG HALL

UNIVERSITY OF SOUTHERN CALIFORNIA