

Construction Network San Diego School Facilities

UC San Diego Upcoming Projects & Contracting Opportunities

March 5, 2026

Agenda

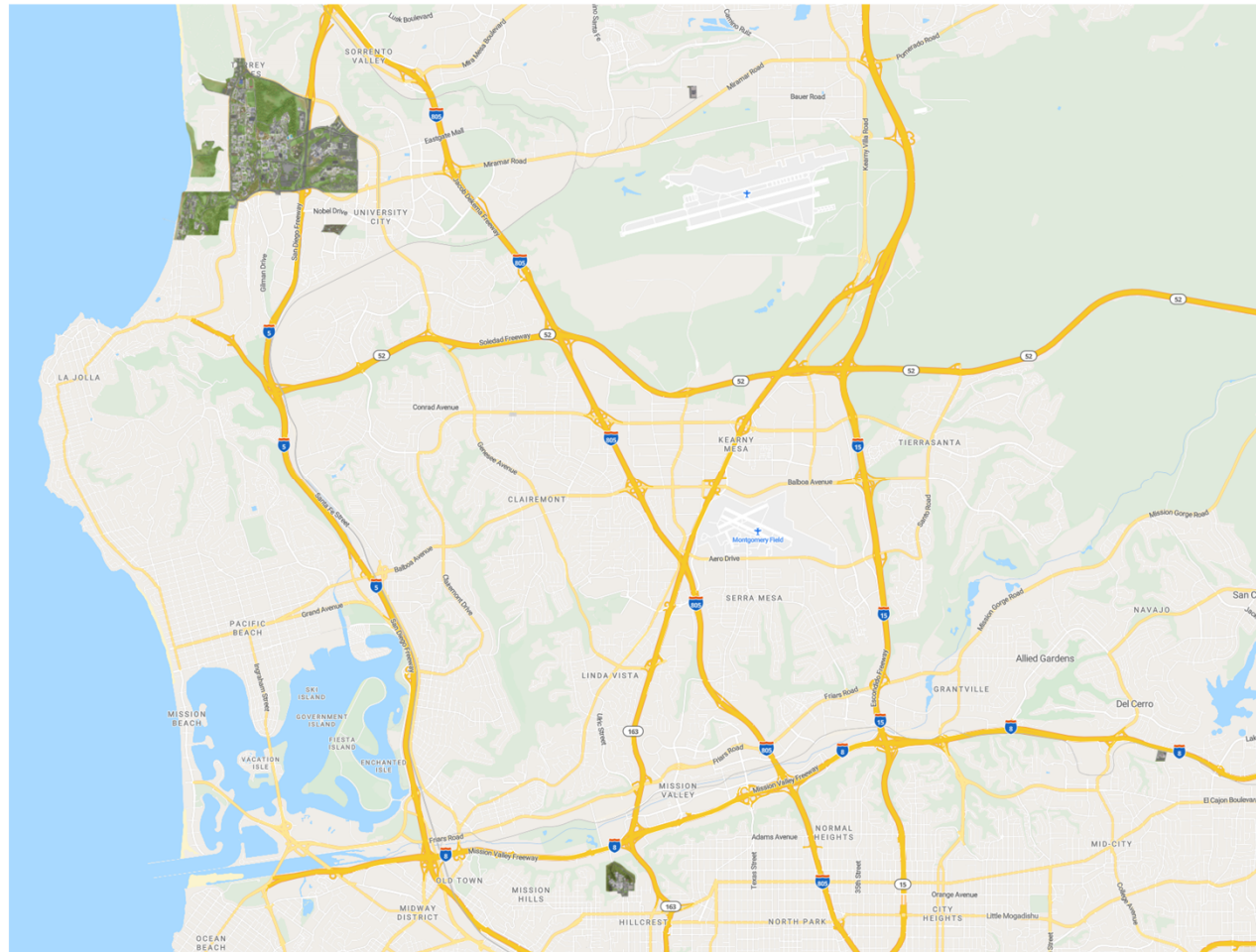
- Organization Structure
 - Overview
 - Capital Improvement Groups
- Projects Overview:
 - Recently Completed
 - Under Construction
 - In Design
 - In Project Planning
- How to find contracting opportunities

Organization Structure

(with regards to Capital Improvement Opportunities)

Capital Improvement Overview

- **About us, who we are:**
 - Architects, Engineers, Construction Professionals, Inspectors, Accountants, and Contract Specialists
- **Areas include:**
 - Main Campus
 - La Jolla Campus (Jacobs Medical Center, Thornton Hospital, ACTRI, Moore’s Cancer Center, Shiley Institute, etc.)
 - Scripps Institute of Oceanography (SIO)
 - Hillcrest Medical Center
 - East Campus Medical Center
 - Other sites where we own the land and occupy the facility



Capital Improvement Groups

Capital Program Management (CPM)

- Generally responsible for the successful delivery of all capital projects greater than approx. \$2.0 million
- Overall responsibility for building the Teams and managing the scope, schedule, and budget of the various projects from Concept through Occupancy
- Permitting authority for all projects – similar to a city building department with the exception of Hospitals which fall under the jurisdiction of the State (OSHPD)
- Organized around major programs:
 - Health
 - Housing
 - Campus



Construction of the Pepper Canyon West Living Learning Neighborhood (Perkins & Will, Clark Construction)

Facilities Management (FM)

- Generally responsible for the successful delivery of all capital projects less than approx. \$2.0 million
- Responsible for the delivery of projects related to the Deferred Maintenance program
- Similar to CPM projects, UC San Diego acts as its own Authority Having Jurisdiction (AHJ) and as such has permitting authority, inspection, and Certification for Occupancy



Hubbs Hall Lab Renovation at SIO

Other Groups

- Other Groups that Manage Capital Improvements:
 - **Real Estate** (P3 project portfolio, On Campus Retail/Tenant Improvements...)
 - **CPD**
 - Smaller projects within the Health system
 - Maintenance, minor renovations
 - **RRSS (previously HDH)**
 - Smaller projects in the Housing system
 - Maintenance, minor renovations

Note: UC San Diego remains the AHJ on these capital improvements except for those governed by OSHPD

Projects Overview

Recently Completed

McGrath OPP

First phase of the redevelopment of the Hillcrest campus which consists of the outpatient pavilion, new parking structure, central utility plant and related road and utility infrastructure improvements. Delivered May 2025. *Arcadis, DPR Construction*

Birch Aquarium

Phase 1 of a multiphase project to update the aquarium’s interior and exterior facilities completed in the Spring of 2025. This phase constructed a new Living Seas gallery to replace the aquarium’s Hall of Fishes. *Architects Hanna Gabriel Wells, Rudolph and Sletten*

Malk Sunset Overlook

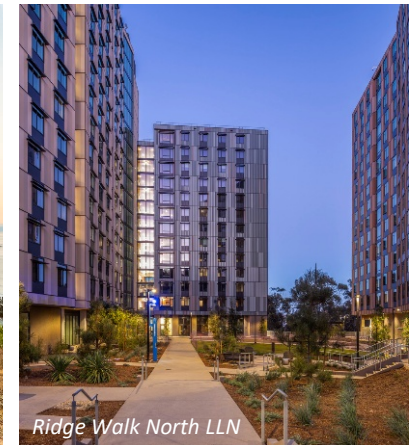
A publicly accessible raised viewing platform affording sweeping ocean views from a location roughly 400 feet above the coastline. Completed in Spring 2025 this project enhances coastal access with an emphasis on providing safe access to coastal views along La Jolla Shores Drive at the Scripps Institution of Oceanography campus. *Sotello Landscape Architects, First Mark*

Ridge Walk Living and Learning Neighborhood

2,444 undergraduate housing beds, admin space for Marshall College, departmental space for Economics, General Assignment classrooms, a Glass Center and other community spaces. Project was delivered in two phased occupancies, for Fall 2025 and Winter 2026. *HMC Architects + Ehrlich Yanai Rhee Chaney Architects, Hensel Phelps*

Viterbi Family Vision Research Center

The Viterbi Family Vision Research Center provides new space for research on various ophthalmologic diseases as well as expanding interdisciplinary collaborations across campus and the San Diego community. Project was delivered Winter 2025. *NBBJ, Rudolph and Sletten*



Under Construction

Triton Center

The Triton Center project will provide expanded and centralized space for specialized instructional support, student health, mental health and well-being services, and other student academic services and resources to meet the needs of a rapidly growing and diverse student population. Triton Center will also include an alumni and welcome center, multi-purpose space for various campus programs, public realm improvements and parking structure. Anticipated completion in 2026. *LMN and McCarthy*

RIMAC Expansion

This project is a renovation and expansion of the existing fitness facility along Ridge Walk. The building will be expanded to the west and will include an improved entry experience, climbing facilities, additional interior fitness program, as well as an outdoor fitness area. Anticipated completion in early 2027. *LPA and PCL*

East Campus Loop Road

Strategic realignment and widening of roadways on the La Jolla Medical Campus. Anticipated completion in 2026. *Dokken Engineering and McCarthy*



In Design

Pines and Roots Renovation

A full renovation of the Pines Dining Facility, located on the second floor of the Stewart Commons Building within Muir College, to optimize the space for improved functionality and increased seating capacity. The Roots Vegan restaurant, located on the first floor, will be refreshed with updated finishes and the addition of a second cuisine. *Architects Hanna Gabriel Wells and Swinerton Builders Inc.*

The Depot

Renovation scope will address comprehensive code required retrofits for historic Jacobs Building including seismic, ADA, Fire Life Safety, Title 24. Additional programming scope includes interior modifications and technical equipment to support program operations within the north wing. *Ennead and Shawmut*

Hillcrest Medical Center Renewal

Next phase of the redevelopment of the Hillcrest Medical Campus. *NBBJ*

La Jolla OPP

Outpatient facility on the La Jolla Medical Campus. *Hammel, Green, and Abrahamson, Inc. and Rudolph and Sletten, Inc.*

Pepper Canyon East District

Pepper Canyon East District proposes to develop on a 20-acre site on the west campus adjacent to the Light Rail Transit station. The District would be built in multiple phases and would include new student beds to expand access to the benefits of below market on-campus housing. Pepper Canyon East District will remove the existing housing and build approximately 6,000 beds, a hotel, food and beverage, recreation, and amenity spaces.

The first project, District Site Development Concept and Phase 1, is in pre-design. *Steinberg Hart + Studio Gang + Henning Larsen + BIG + HED and Clark Construction*

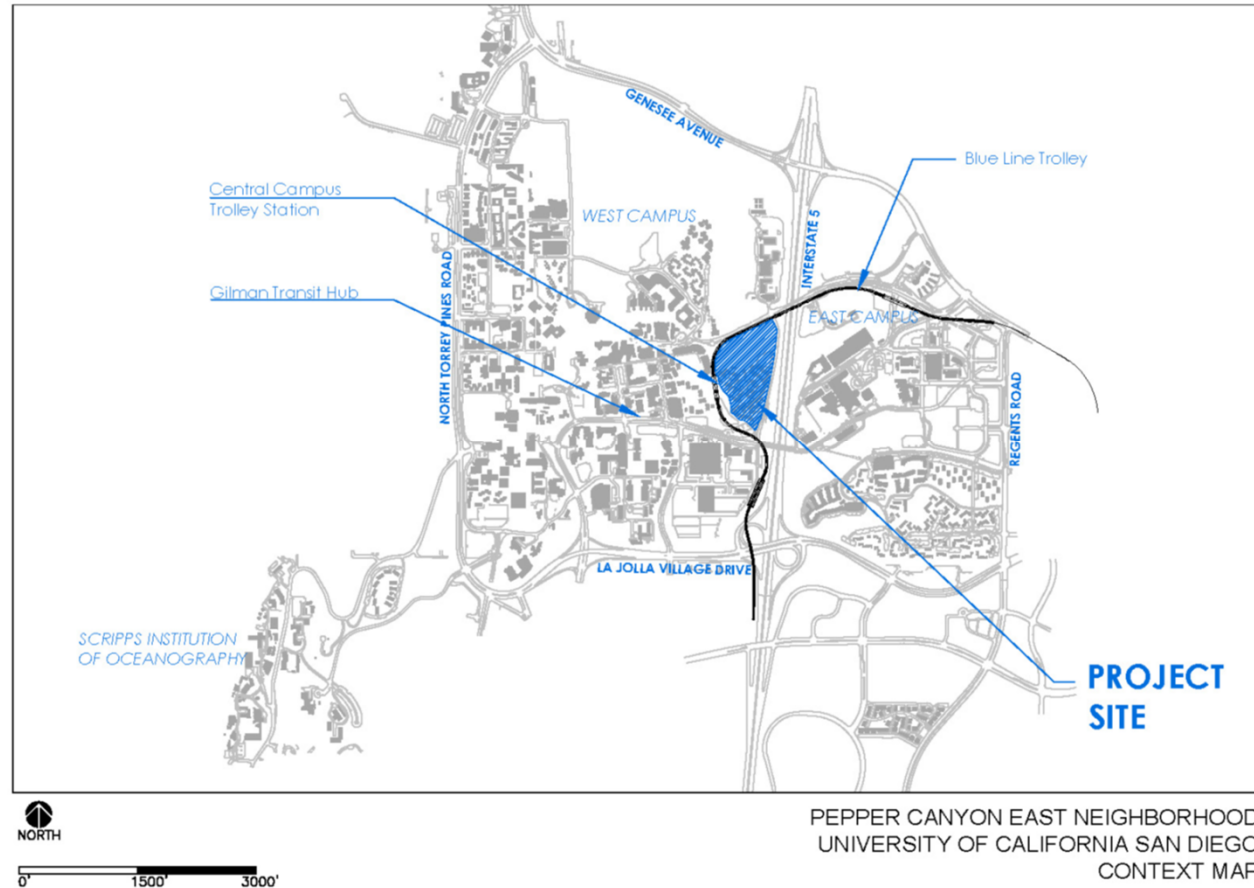


In Project Planning

Pepper Canyon East District Hotel

A hotel component is proposed as part of the PCED project as a P3 development. RFQ is targeted for release within the next month.

Other work...?



How to find contracting opportunities

Procurement Design Related

- **Services** – Design Professionals, Inspection Services, Cost Consultants, 3rd Party Project Management
 - Always Qualification based
 - **Less than \$100,000** in Total Fee – Can be Sole Sourced
 - **Greater than \$100,000** – Qualification Based Selection Process
 - Two step process:
 - 1) Quals package/Paper Response (Experience, Interest, Comps, and Qualifications) – Fee CANNOT be considered
 - 2) Interviews (All of the Above plus – Who you are and How you fit)
 - Sub-consultants – Team Recommendations filtered through our experience
 - Note that every couple of years, the Department recruits some services as “As-Needed Services” (e.g. Project Management, Plan Check,...)

Procurement – Construction Related

- **Services** – GC, Pre-Construction, Misc Trades w/ Direct Contract
 - Always has a Price component
 - **Less than \$640,000** in Construction Cost
 - Informal Bid Process - where a minimum of three bidders are invited to bid
 - **Greater than \$640,000** in Construction Cost
 - Formal Competitive Bidding which includes a Prequalification of Contractors
 - Utilize a Best Value Selection Process
 - combination of a bid component factored by other non-cost elements = price per quality point
 - Potential Bid Component: Fee, GCs, GRs, Limited Scope, Bonds...
 - Non-cost factors/Influences: People, team, qualifications, safety, experience, capability, other project specific requirements/elements
 - Have explored Pre-Qualified pool by project type or location (CMGC delivery only)

Delivery Models

- **Design, Bid, Build (typically smaller value work)**
 - Public
 - Pre-qualified
 - Project Specific or Pool
- **CM@Risk (Viterbi, Hillcrest Medical Center Renewal, LJ OPP, Pines and Roots, PCED)**
 - iCMGC – early onboarding
 - Best Value
 - Sub-contractor process – Combination Pass thru of BV and Pre-qual
- **Design Build (RWNLLN, BAF)**
- **Progressive Design Build (TDLLN, PCWLLN, The Depot)**

We Value your partnership

- We can't do this without you
- Seek to cultivate a **High Performing Team** environment built on respect, trust, transparency and collaboration
- The **people** and the relationships matter
- We **succeed** together!

For more information

Planning, Design and Construction

- <https://plandesignbuild.ucsd.edu/>
- *Department **Homepage** with information regarding Planning, Design and Construction, Consulting and Contracting Opportunities, Projects, News and Contacts*

Of note **Projects Page**

- <https://plandesignbuild.ucsd.edu/projects/index.html>
- *For additional information on projects presented today (and more)*

Of note **Consulting and Contracting Opportunities**

- <https://plandesignbuild.ucsd.edu/opportunities/index.html>
- *Consultants/Design Professionals, Contractors, Register for our database, sign up for list serve for notifications, access further resources and forms*
- <https://www.ucsdplanroom.com/>
- *Link to visit and register to our **PlanRoom** for the **latest and past consulting and construction opportunities***

Thank you!