Overview
University of the Pacific will open a new home in San Francisco’s SoMa neighborhood for its premier dental school, the Arthur A. Dugoni School of Dentistry. Pacific will also offer future academic programs from its other schools and colleges in the building. The new site brings many advantages:

• Flexible space for modern learning environments
• New clinical spaces to support the small group practice model currently being implemented
• A more convenient location accessible via public transportation for patients
• Communal space to better support the school’s culture
• Environmentally efficient facilities to replace the aging systems and equipment used in the school’s existing building in Pacific Heights
• Two floors of space that will be available for commercial lease

Timeline
• Construction/renovation: January 2012 — February 2014
• Opening: Summer 2014

Building Overview
• Seven-story structure
• 395,000 square feet
• Built in 1973

Planned Space Allocation
• 220,000 sq.-ft. Arthur A. Dugoni School of Dentistry
• 15,500 sq.-ft. other University academic programs
• 98,000 sq.-ft. leased to commercial tenants
• 52,000 sq.-ft. parking and building services

Academic Facilities Highlights
• Large lecture hall (200 seats) configurable into multiple uses
• Research space
• Flexible seminar rooms with open, flexible design to accommodate various group sizes
• High-tech dental simulation laboratory
• Anatomy laboratory

Clinics
• Eight general practice clinics: Small-group clinics offering general dentistry, emergency, pediatric, radiology and specialized oral healthcare services
• Specialty clinics: Orthodontics Clinic and Oral Surgery Clinic, imaging spaces
• “Huddle rooms” for faculty and students near each clinic
• All clinics on 2nd and 3rd floors, accessible by escalator and elevator
Other Campus Spaces
• Café and cafeteria (1st floor)
• Bookstore (1st floor)
• Student group study spaces

LEED Compliance
The building will meet Leadership in Energy & Environmental Design (LEED) Gold certification standards.

Neighborhood
Prime south of Market (SoMa) location with close proximity to Yerba Buena Gardens, Moscone Center, SFMOMA, the Intercontinental Hotel, and Westfield San Francisco Centre.

Parking and Transit
• Near (1-1/2 blocks) Powell Street BART/Muni Station
• Serviced by multiple Muni bus lines
• Easy access to/from Highway 280 (2 ½ blocks), Bay Bridge and Highway 101
• Adjacent to the city’s largest parking garage (Fifth and Mission Parking Garage with 2,585 parking spaces)
• Bike parking and showers in building
• Limited number of in-building parking spaces in underground parking level

Building History
The structure was built by Continental Development Corporation in 1973 on behalf of Crocker National Bank. It was designed for 24-hour data and client service operation, and was one of the most technologically advanced, large floor plate office buildings in San Francisco at the time.

Project Team
• Lead Architect: SmithGroup, Inc.
• General Contractor: Plant Construction Company
• Project Management: Nova Partners, Inc.
• Structural Engineer: Forell/Elsesser
• Mechanical & Electrical Engineers: AEI, Inc.
• Leasing: Grubb & Ellis Company

Costs
Purchase price: . . . . . . . . $47 million
Demolition and abatement: . . . $8 million
Design and construction: . . . $96 million
Total: . . . . . . . . . . . . . . . $151 million

Funding
Funded by University fundraising; revenue from commercial leasing of two floors; and proceeds from the sale of two buildings in Pacific Heights, San Francisco, currently occupied by the dental school.

Effective as of Nov. 22, 2011 and subject to change