



Capital Portfolio Update

April 2022

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Executive Director

Facilities Planning and Development

Program Highlights

April 2022

Capital Investment: Largest annual capital spend in the UCHD history

California Tower Mobilization: Fences erected to commence site and make-ready work. A mockup has been constructed for staff to walk through various room types to generate end-user feedback.

Aggie Square Mobilization: Fences around the south side of the campus have been erected and contractors has begun grading and site work. Phase 2 site mobilization set for June 1st

Sacramento Ambulatory Surgery Center: Preparing for May 2022 Regents meeting May 2022 for budget and design review for \$580M. (260,000 GSF four stories, 12 ORs, 5 Procedure Rooms and 100,000 GSF of clinics)

Folsom MOB team selection: Preparing for July 2022 Regents meeting for budget and design review for \$170M. (110,000 GSF three stories). Recent changes to program include adding 16 infusion bays and additional radiology warm shell for 2nd CT & 2nd MRI

North South Tower Disposition: Reclassification of building to (1R) allows continuous use of the building for outpatient/administrative purposes as a bridging strategy to avoid loss of existing observation beds on the ground floor and mitigate other space constraints.

Master Plan & Design Standards: HKS was brought on board to develop exterior design standards in advance of NBBJ's campus master planning efforts to ensure there's exterior views along X Street (California Tower and SASC)

Planned Capital Expenditure Summary (In Thousands 000's)				
	2019	2020	2021	2022
Medical/Imaging, IT, and other equip replacement	\$48,329,580	\$47,311,198	\$44,875,847	\$72,875,948
Ambulatory Expansion	\$499,171	\$31,570,469	\$37,523,853	\$48,615,906
Hospital Growth / Facilities	\$24,986,361	\$32,193,251	\$84,868,162	\$80,483,397
Seismic	\$56,724,662	\$18,257,419	\$44,076,719	\$106,290,021
Other *	\$504,727	\$1,976,219	\$49,112,860	\$48,375,036
Total Medical Center Planned Capital	\$131,044,501	\$131,308,556	\$260,457,441	\$356,640,308

*Other Includes: Regulatory, Parking, and Recruitments.

California Tower



Sacramento Ambulatory Surgery Center

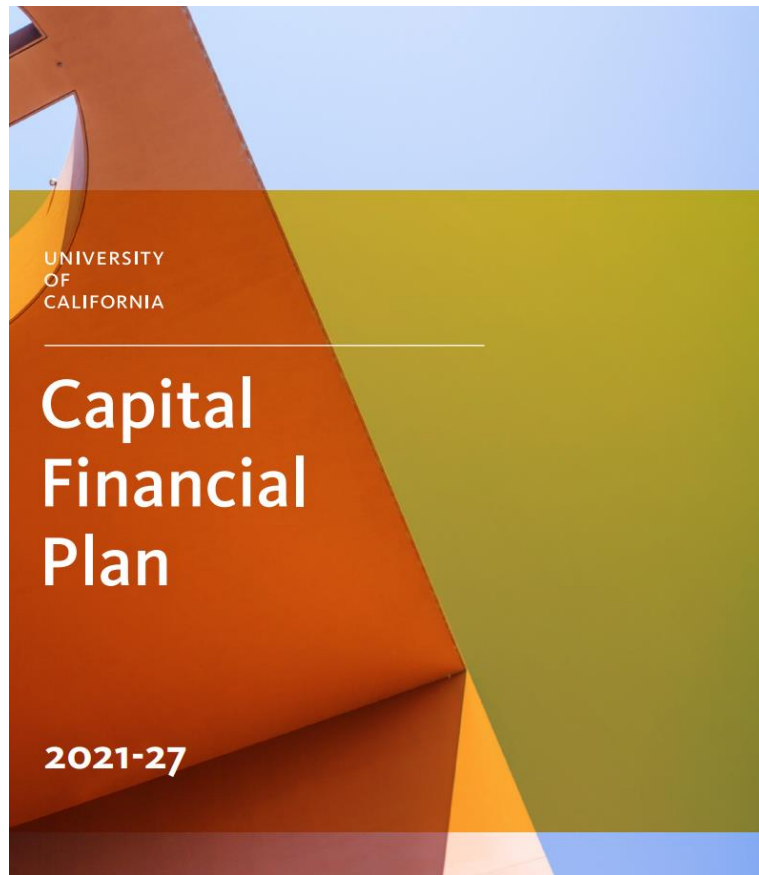


Folsom Medical Office Building

Capital Financial Plan - 2021-2027

March to 2030

At \$5.3 Billion, this is the largest Capital Financial Plan (CFP) in UC Davis Health's history. Aggie Square is being tracked at an additional \$1.3 Billion on the main campus CFP



Changes for 2021 - Health

TOTAL PROJECTED CURRENT TERM CAPITAL NEED



Focus is on improving inpatient and outpatient patient care by: meeting seismic mandates, modernizing aging technology, office space, and parking infrastructure to support continued growth and expanding outpatient services in the Sacramento region to facilitate better patient access.

Includes updated budget of **\$3.4B*** for Hospital Replacement Tower

\$800M planned for expansion and renovation projects on the Sacramento Campus

\$175M planned for expansion in the City of Folsom

Includes **\$600M** for potential Strategic Initiatives

Reflects the use of **Revenue Bonds 2020 Series N** for qualified projects

*Excludes Interest During Construction

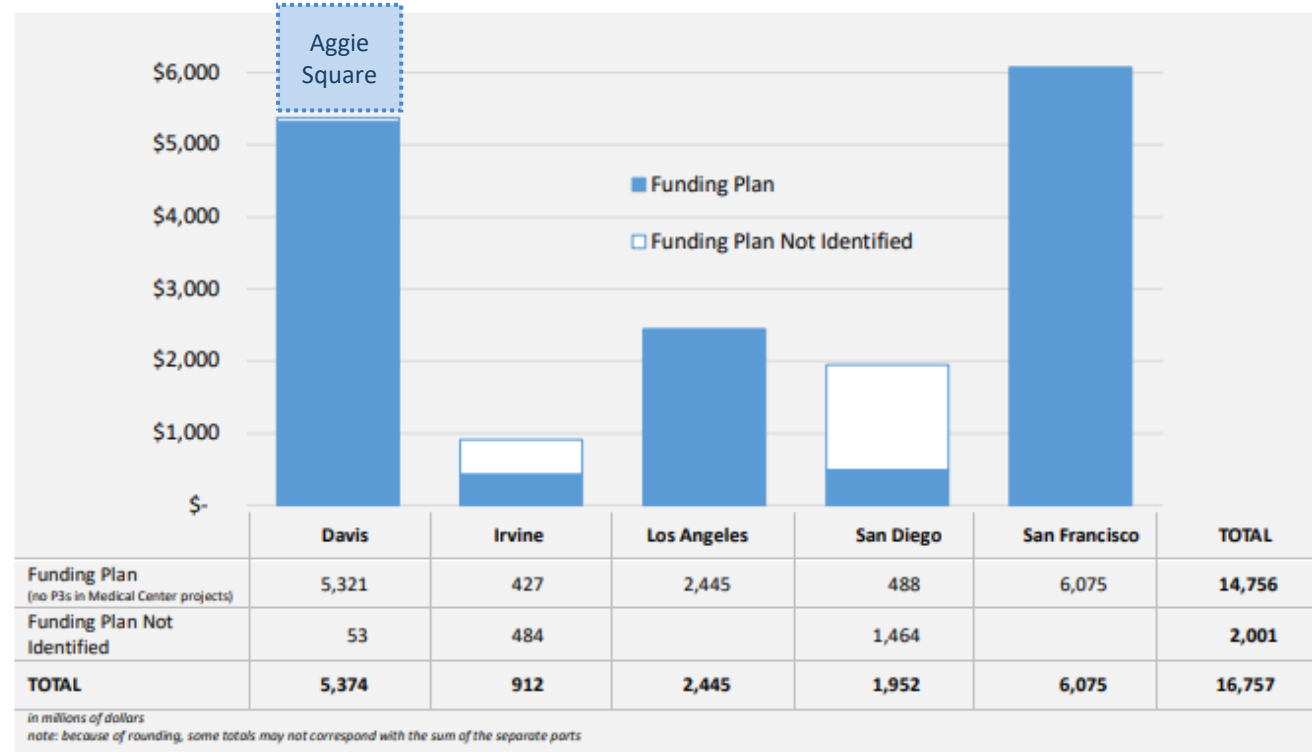
The CFP is an annual report approved by the Regents that includes a detailed listing of capital projects. The CFP 21-27 was approved by the Regents on 11/17/2021.

Capital Financial Plan – UC Medical Centers

March to 2030

The most recent CFP highlights each of the five (5) UC Health capital funding as outlined in the table below.

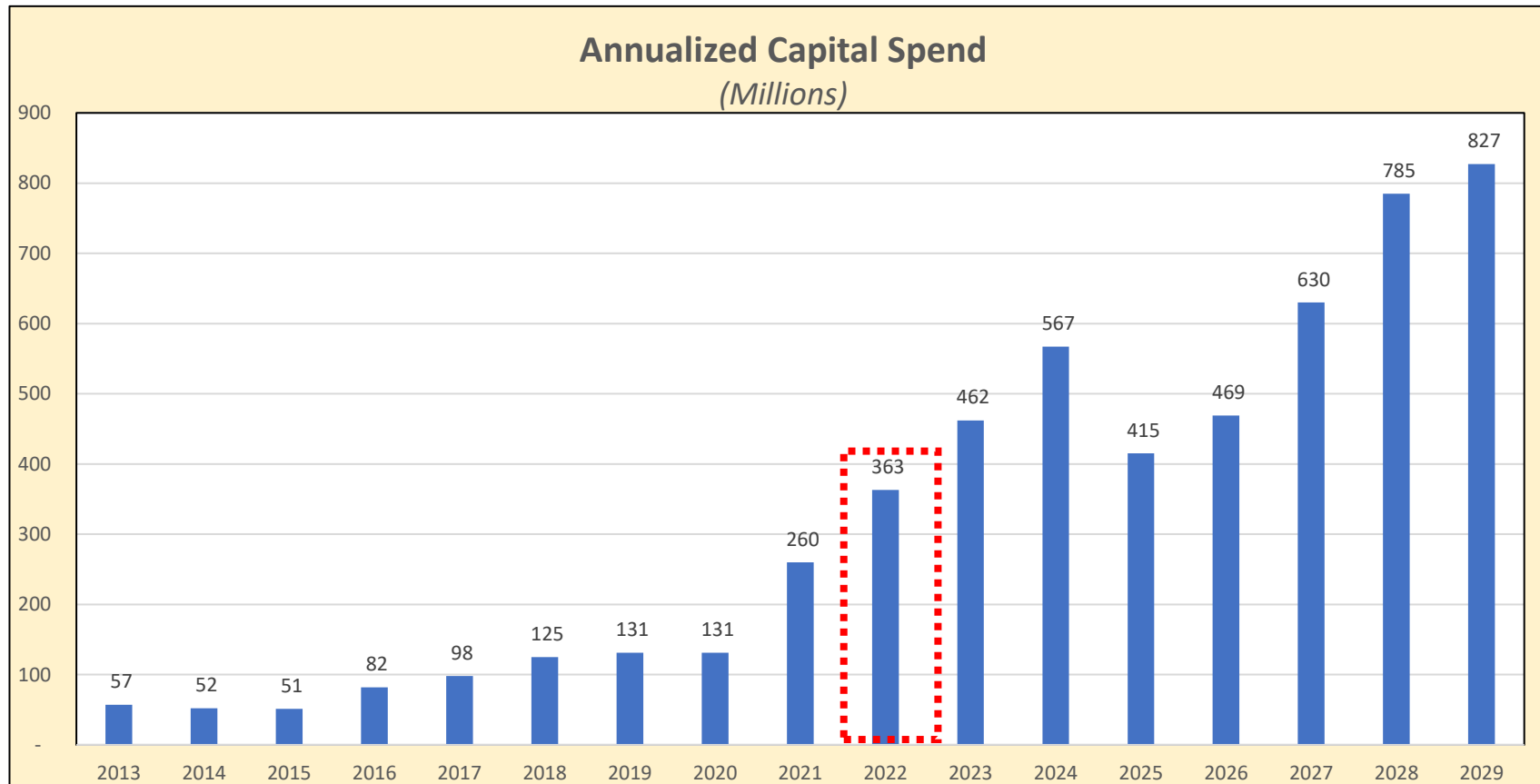
DISPLAY 13. FUNDING STATUS BY MEDICAL CENTER



Capital Spend Forecast

March to 2030

Our capital portfolio is one of the largest capital programs in the United States today. Executing nearly \$1 Bn in capital spend a year at its peak in 2029.



Source: Capital Finance Forecast

Capital Portfolio

March to 2030

While we highlight a few “strategic” projects, the total project portfolio is nearly 1,000 projects throughout our Health Care System.

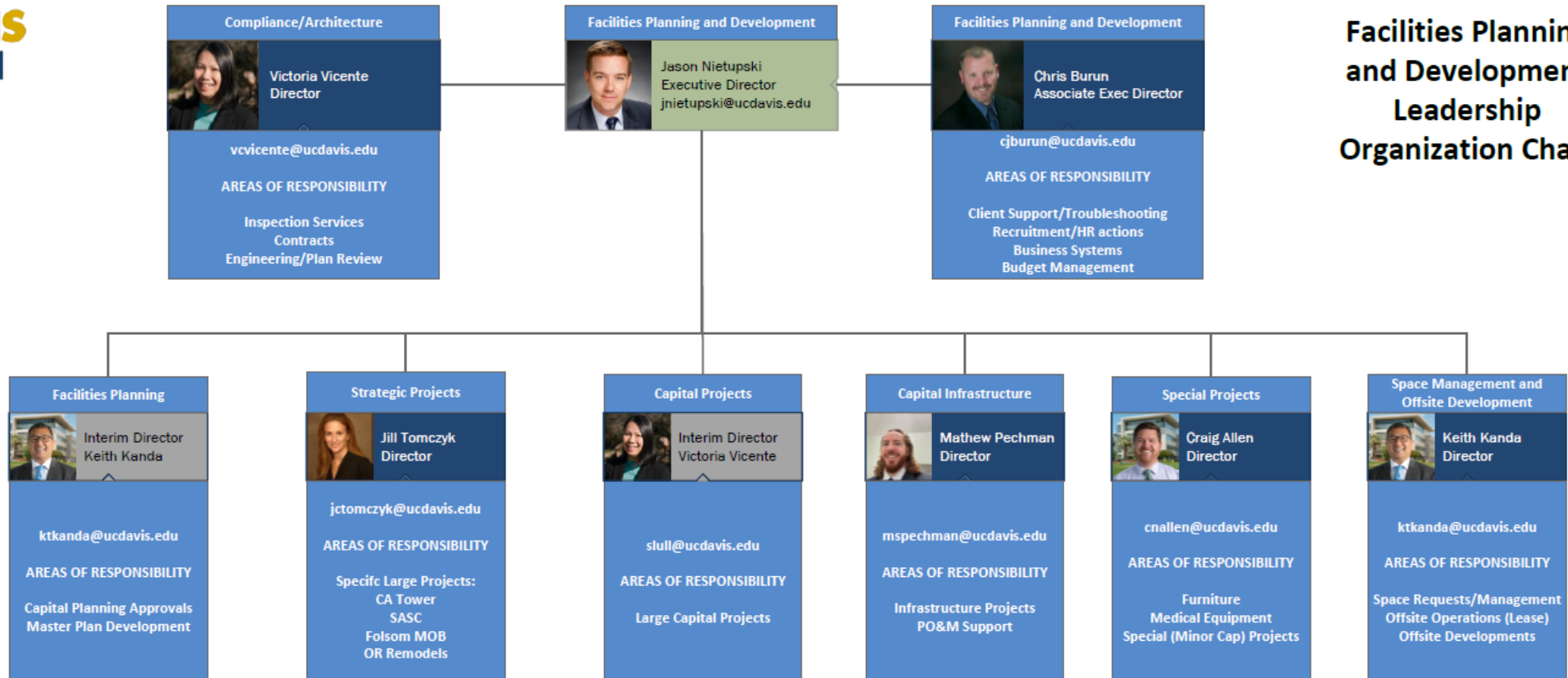
Project	CFP
California Tower	\$3,444M
Sacramento Ambulatory Surgery Center	\$563M
Ambulatory Care Center (Ellison) Renovations	\$189M
Folsom MOB and Land Acquisition	\$175M
Parking Structure 5	\$58.5M
Parking Structure 4	\$53.5M
Pharmacy Shared Services Center	\$46M
Strategic Initiatives	\$600M
Health Priority Projects	\$84M
Health System Projects \$1M to \$10M	\$125M
Subtotal	\$5,338M
Additional Small Dollar, Equipment, etc.	\$974M
ACC Expansion/Eye Center	\$87.5M
Total Capital Plan	\$6,399M



Project Log	
Investigation/Project #	Project Name
9559040	Hospital Seis
9557240	Corridor Upo
9557260	CENT PLNT 1
9557350	Davis Tower
9578890	SESP Emg Po
9559020	detection ala
9559030	Hospital Seis
9559240	Uorades
9559460	E7 Reactivat
9559480	E7 EEG Offic
9559480	Hosp Seismic
9559720	MAIN HOSP 8
9557380	MAIN HOSP 4
9559380	SESP #1P724
9578570	Parking Struc
9556300	Central Plant
9558910	Davis Tower
9558920	NAOB Tenan
9559440	DTLL Room 0
9559670	CCTR 0118D
9559710	IRC Testa We
9559540	ACC Expans
9557310	SESP Cell Se
9559230	Main Hospita
9559390	SESP 2P320
9559400	Hospital Seis
9559410	Cancer Cent
9559420	ACC Baseme
9559430	ACC NetV2 L
9559630	PSSB IT Net
9559760	Research Bu
9559970	Davis Tower

No	Projects
300	Def. Maintenance (Not Initiated)
224	Investigations
49	Major Capital
224	Minor + Expense
69	Closeout
840	Total
142	Of these are new this past year

The UCDH Facilities Planning and Development (FP&D) leadership team is new.



Facilities Planning and Development Leadership Organization Chart

Project Timeline

March to 2030

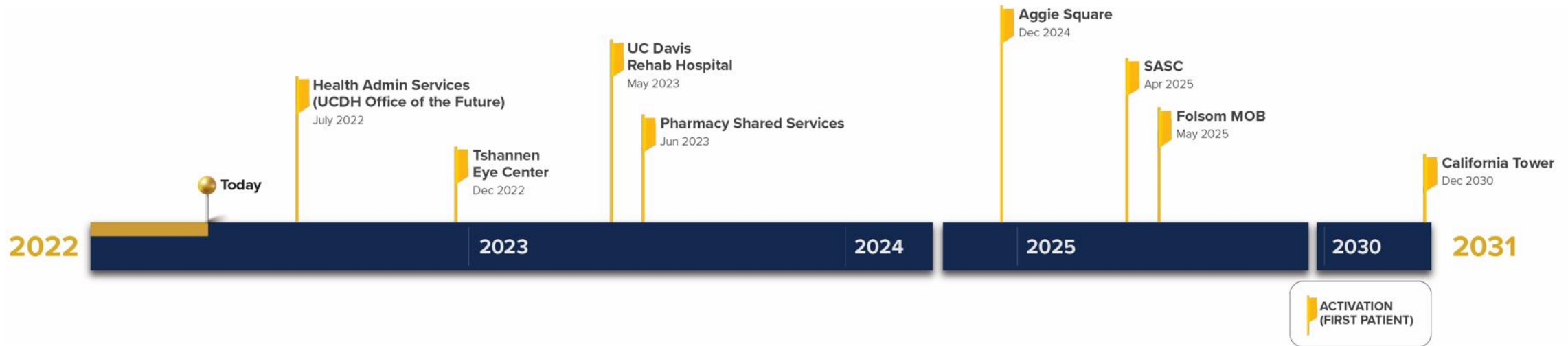
Over the next 18 months, we will be starting construction of many new buildings and commencing construction on numerous other projects throughout the Health System.



Project Timeline

March to 2030

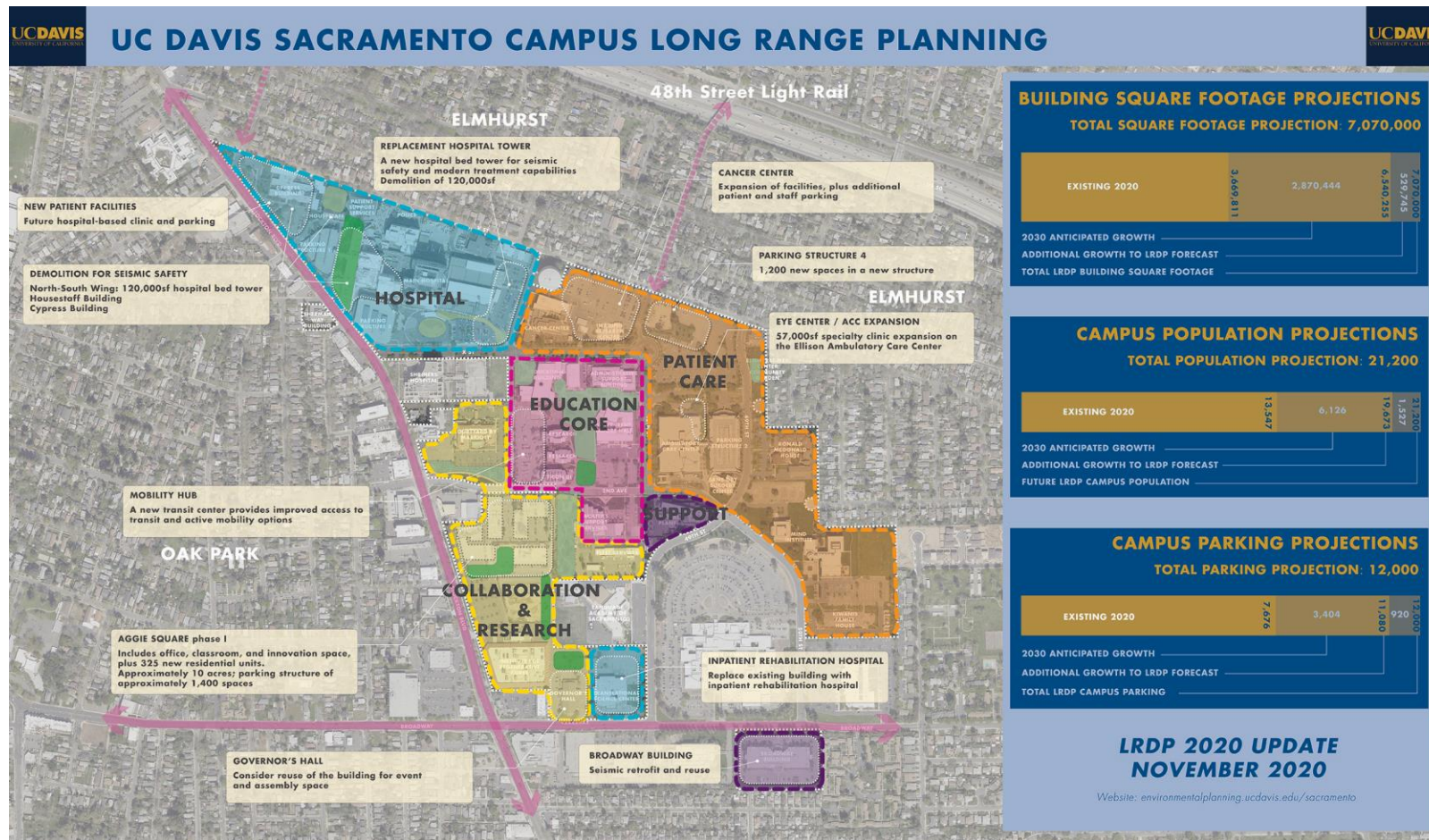
Over the next decade, we will be opening many new buildings throughout the Health System.



Campus Master Plan

March to 2030

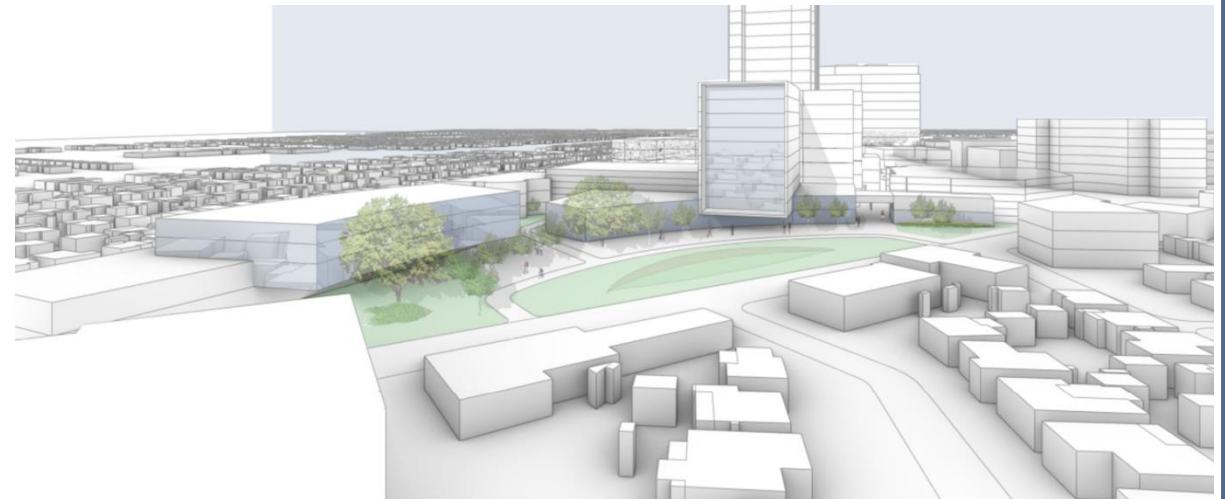
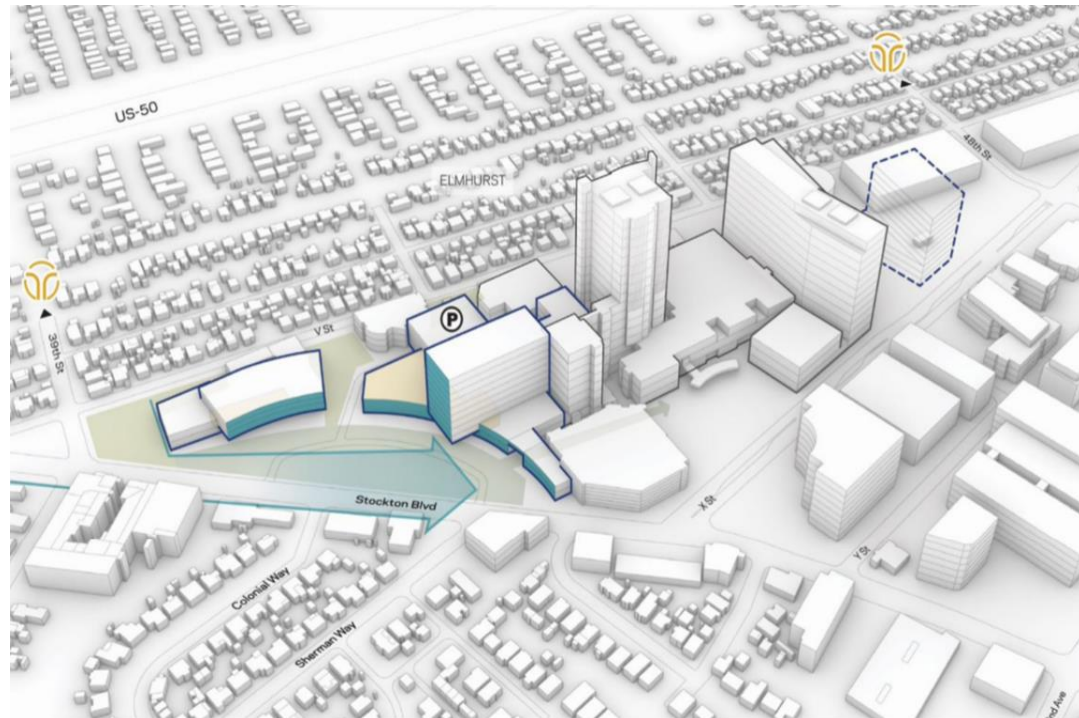
Over the next 10 years, our campus will grow from 3.6M GSF to over 7M GSF, adding over 3M GSF of new buildings to our Sacramento campus.



Health System Master Plan

March to 2030

NBBJ was selected to develop a 20-year campus master plan to roadmap our Health Care System development over the next two decades

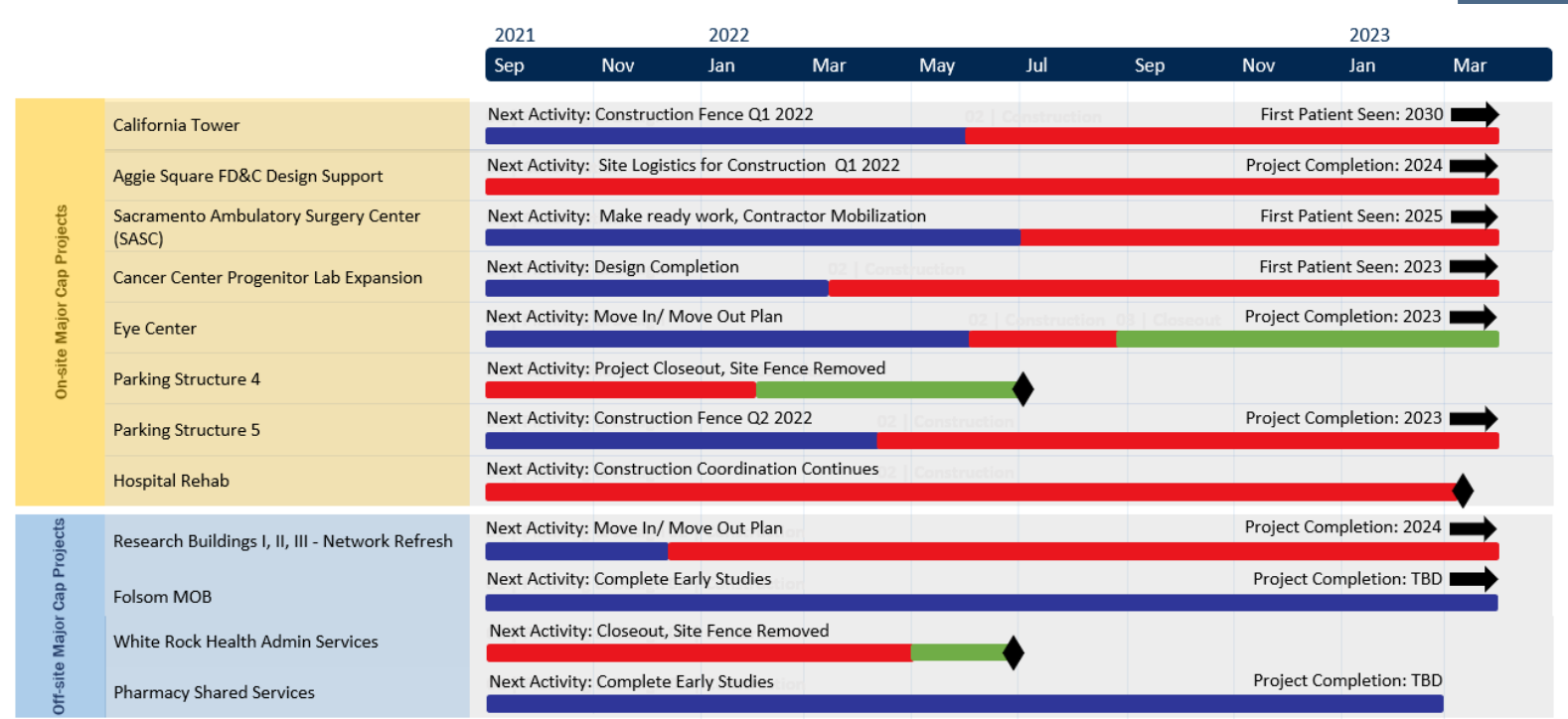


Program Management (Dashboards and Controls)

March to 2030

Our project dashboards will provide key milestones and other metrics. These reports will be published and communicated monthly to each of our respective stakeholders

No	Projects
300	Def. Maintenance (Not Initiated)
224	Investigations
49	Major Capital
224	Minor + Expense
69	Closeout
840	Total
142	Of these are new this past year



Deferred Maintenance – Physical Infrastructure

March to 2030

Our aging physical plant (road, buildings, building systems) need a renewed focus to “maintain what we own” to ensure uninterrupted campus operations.

Existing Buildings & Utilities infrastructure have not significantly been assessed and invested in over a decade. Building interiors & exteriors, utility systems & equipment and other critical infrastructures need attention for continued safe and reliable operations. **Deferred-maintenance backlog is over \$160M and growing.**

Facilities Condition Assessments, started in 2018; 70% of campus facilities surveyed by 2021:

- SOM/SON projects: \$42.4 mil, approx. (Roofs and Exteriors, MEP equipment end of life, etc.)
- Hospital and other Buildings projects: \$108.6 mil, approx. (MEP equipment end of life, some Roofs)
- Site Utilities and CUP misc. equipment replacement \$12 mil (12kv feeders & Gen set controllers)



Emergency Power ATS units – end of life



Building Exterior & Roof Failures/leaks



Domestic Water Tanks – corroded & leaking

Example DM Project lists – SOM/SON

Project Name	Cost	Prio
REPLACE 6 EXHAUST FANS	\$866,763	
REPLACE THERMOSETTING ROOFING WITH ROCK OVERLAY, ROOF #1 MAIN ROOF.	\$1,570,660	
LED Retro, Bldg. 14, 41, 33, 72	\$135,000	
PATCH PREP AND PAINT, INTERIOR PAINT, 1ST FLOOR MISC. ROOMS.	\$171,448	
REBUILD CHILLER #1, 141-TON NO LONGER RELIABLE, NOT PERFORMING TO CURRENT STANDARDS	\$712,397	
REPAIR/REPLACE LIGHTING, THROUGHOUT BUILDING. BUILDING IS IN NEED OF LED LIGHTING UPGRADE THIS CAN BE DONE AS A WHOLE OR A ROOM AT A TIME.	\$1,637,192	
REPLACE CHILLER #2, 141-TON NO LONGER RELIABLE, NOT PERFORMING TO CURRENT STANDARDS	\$712,397	
MIND Bldg. & MIND Lab Bldg. - Roofs	\$3,195,900	
MIND Bldg. Lighting	\$385,000	
REPAIR SLATE TILE ROOFING - At Roof #5 and 2nd Floor south patio	\$151,084	
REPLACE ROOF	\$1,259,611	
RESEAL DUAL PANE ALUMINUM WINDOWS - Entire 2nd Floor	\$260,844	
CAMPUS ATS REPLACEMENT: BLDG 33 - Located in 9720 (EQB91)	\$300,000	
NEW ELECTRICAL ROOM	\$383,931	
REPLACE LIEBERT COMPUTER ROOM UNITS	\$782,562	
REPLACE ROOF AIR HANDLER [AC-1]	\$449,077	
Replace hydronic water pumps	\$308,190	
ELECTRICAL YARD RENOVATIONS	\$347,780	
Plumbing system replacement and repair	\$574,071	
REPAIR THE EAST, WEST, & SOUTH ROOFS, AND REPLACE THE NORTH ROOF, CLAY TILE ROOFING, ROOF #4 OUTER PERIMETER ROOF	\$1,089,648	
Replace (16) A/C Units	\$2,862,194	
Replace vinyl flooring - Phase 2A/B	\$538,255	

2020 Campus Site Plan

March to 2030

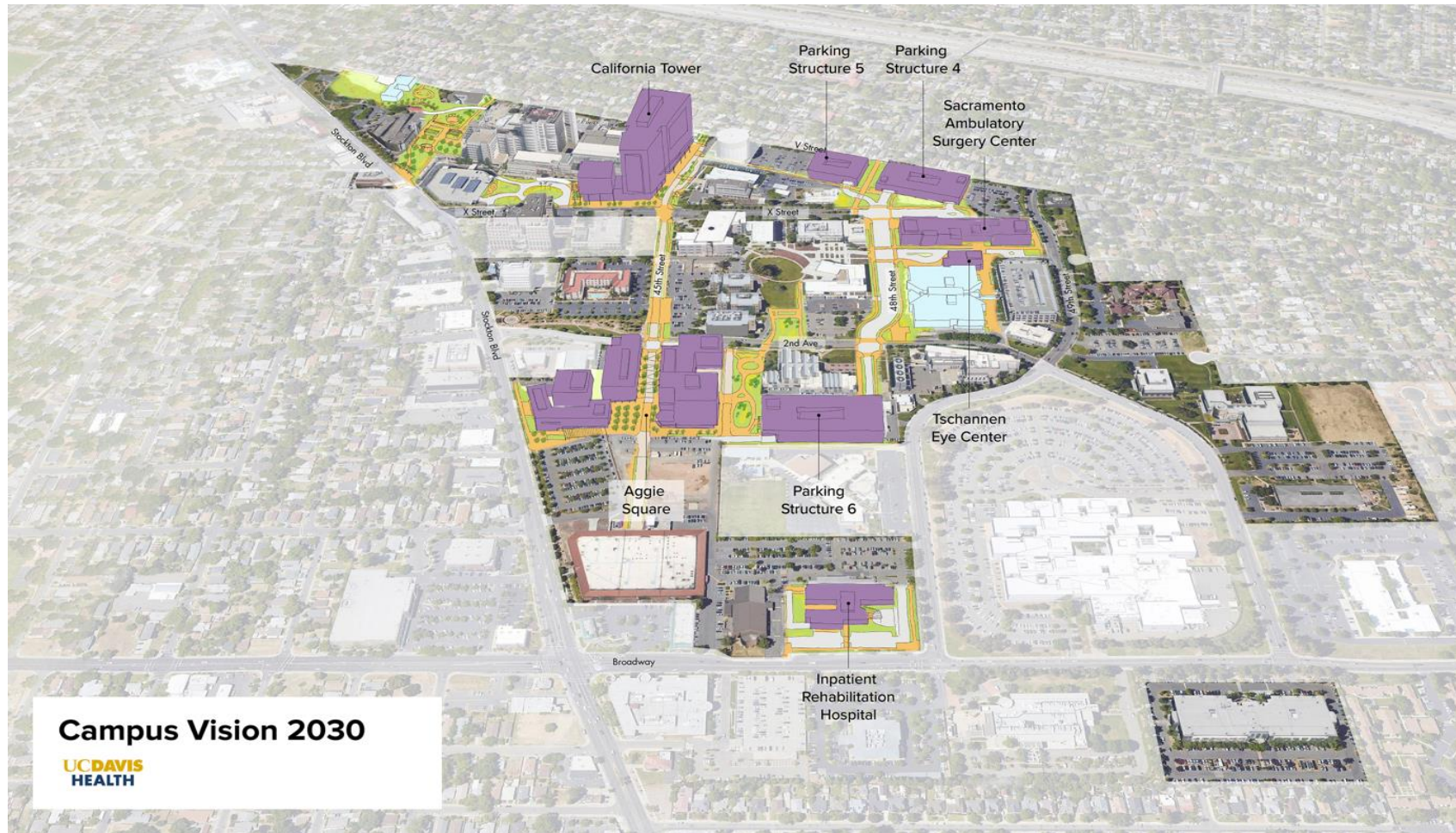
The 140-acre Sacramento campus site is comprised of 3.6M GSF of buildings today.



2030 Campus Site Plan - Strategic Project Index

March to 2030

Over the next decade, numerous strategic projects in design or construction will transform our Sacramento campus adding over 3M GSF or new buildings

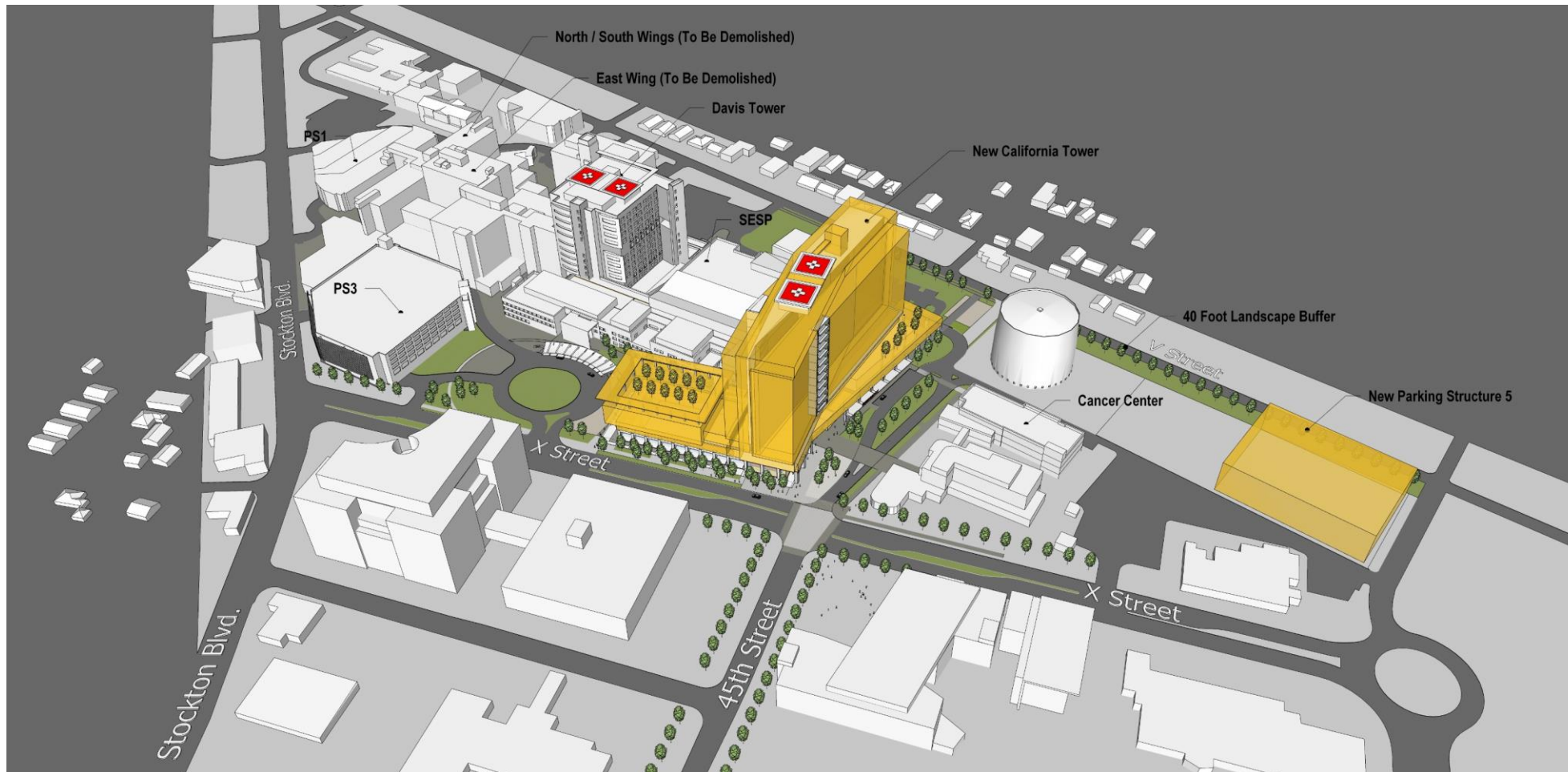


Campus Vision 2030
UCDAVIS
HEALTH

The California Tower - Overview

March to 2030

The California Tower is the largest capital project currently in design in terms of dollars in the United States today and will open in 2030



The California Tower - Scope

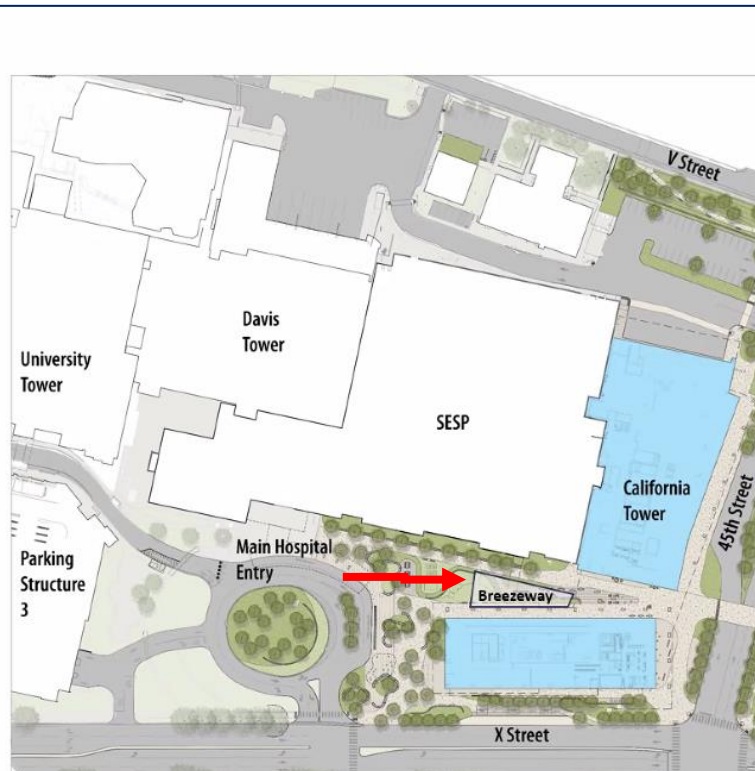
March to 2030

The California tower is a new 14 story inpatient adult hospital replacement tower, which includes 351 private beds, 12 operating rooms and associated support space

- \$3.7 Billion total project cost (\$2.4B design/construction)
- Over 900,000 GSF in total

Site Plan - Tower

- The California Tower is a new **14 story** inpatient adult hospital replacement tower
- **351 private beds** (214 are Acuity Adaptable)
- **12 operating rooms** and associated support space
- **\$3.7B Total Project Cost** (\$2.4B Design + Construction)
- **900,000 GSF**
- Make-Ready scope starts **2022**
- First Patient **2030**



The California Tower Courtyard - Rendering

March to 2030



The California Tower - Rendering

March to 2030

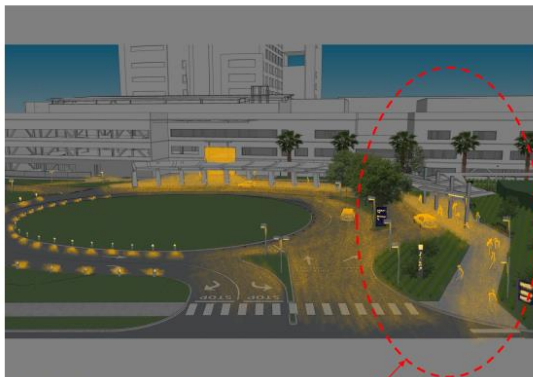


The California Tower – Make Ready Work

March to 2030

“Advanced Work - Make Ready scope includes five (5) major phases including rerouting existing site utilities and ED access, constructing parking structure 5.

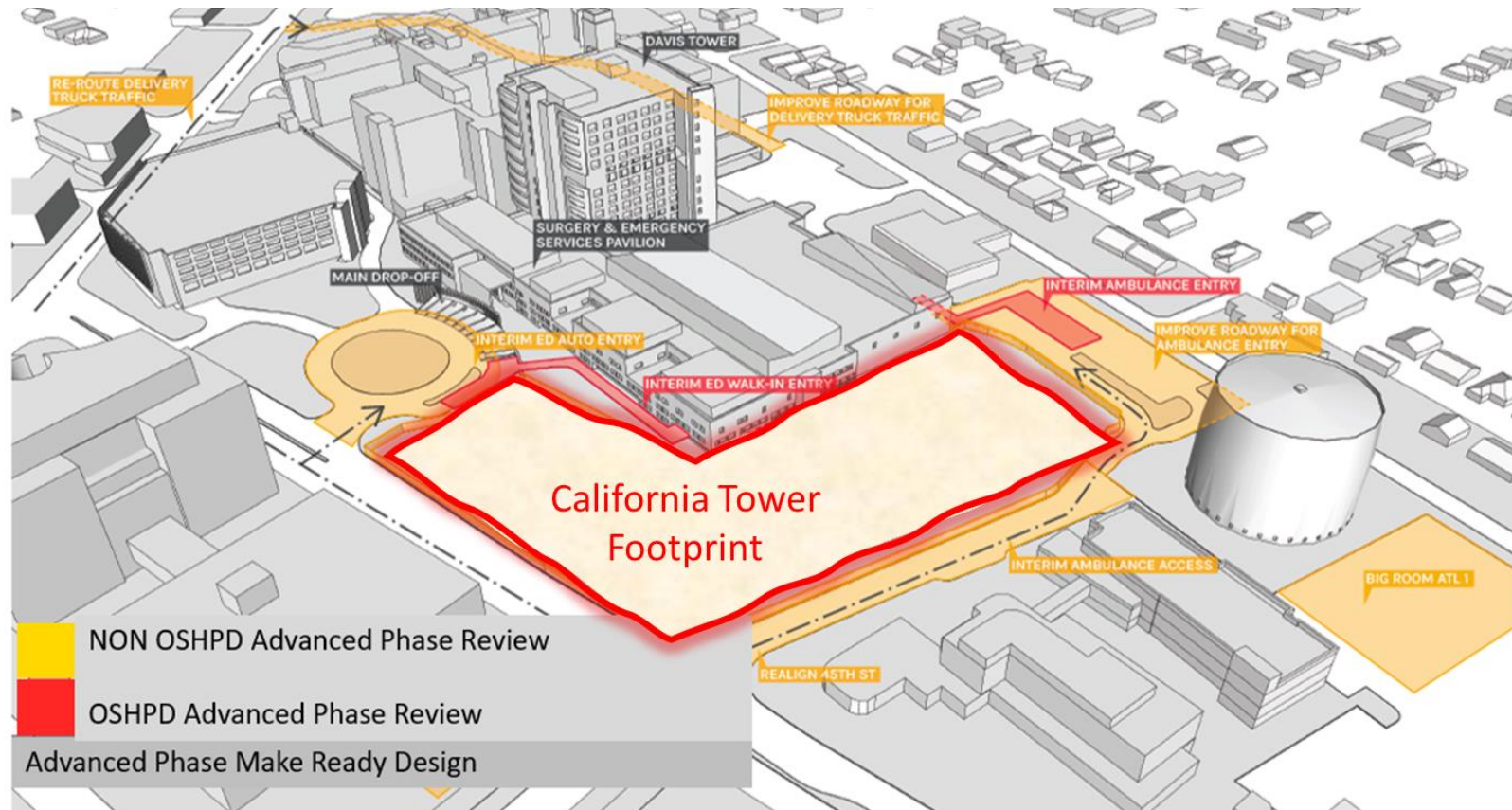
Advanced Work Phase – Main Entry



NIGHT VIEW OF MAIN ENTRY CIRCLE



Interim ED Drop-Off



The California Tower - Schedule

March to 2030

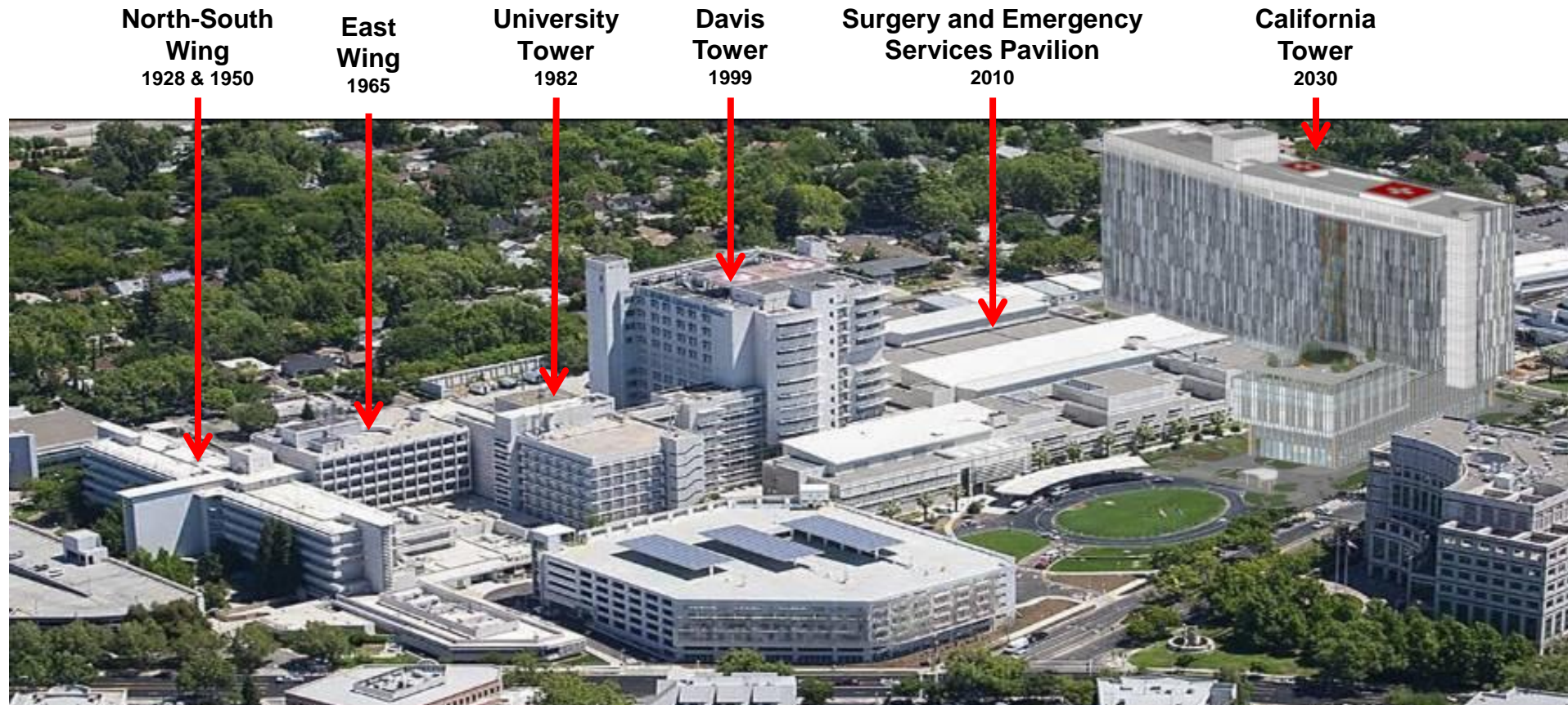
The California tower make ready work commences in January 2022 and transition, move-in and first patient seen date is anticipated to occur in 2030.

	June 2020	Dec 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
RHT Contract signed with Design-Build Team	Green											
Program Validation & Master Planning	Green	Green										
Schematic Design & Design Development			Green with Red Star	Green								
Construction Documents & OSHPD Approval				Green	Green							
North/South Wing Demolition				Dark Blue	Dark Blue							
Tower: Early Make-Ready Construction				Dark Blue	Dark Blue	Dark Blue						
Tower Construction						Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	
Tower: Transition, Move-in, First Patient												Red
East Wing Decommission/Move out												Brown
Seismic Compliance Required by 2030												Brown

Health Care System Evolution

March to 2030

The current building portfolio dates back 100 years and has organically evolved over the past century from West to East with lack of long-term foresight.

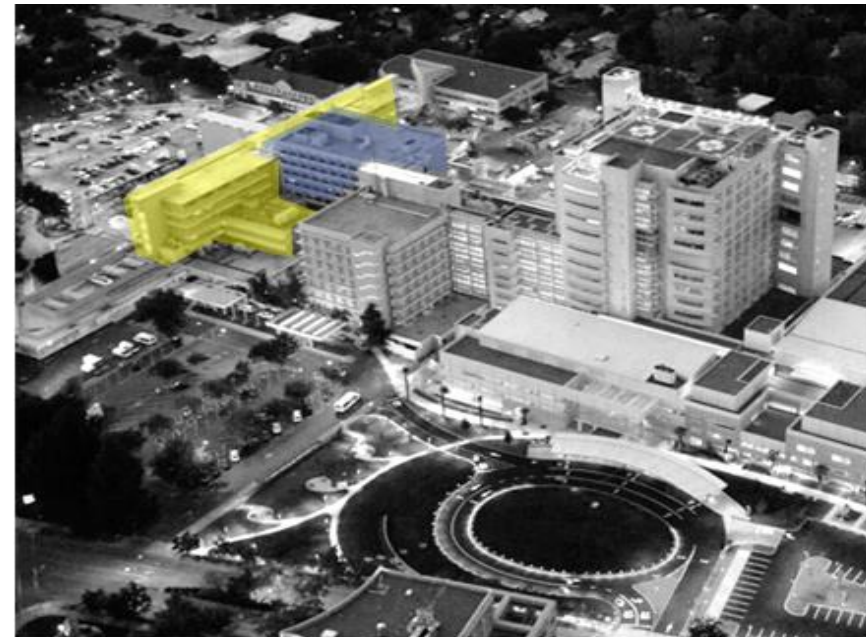


North South Wing Disposition/Demolition

March to 2030

Current seismic mandates via Assembly Bill 2190 requires all occupants and operations to clear the structure by July 1, 2022. Several infrastructure and relocation projects underway.

- Originally constructed in late 1920's and added on to in the 1950's
- All critical care services were relocated in mid 2000's
- Approximately 188,000 square feet / 6 stories plus basement



Pavilion Observation Unit

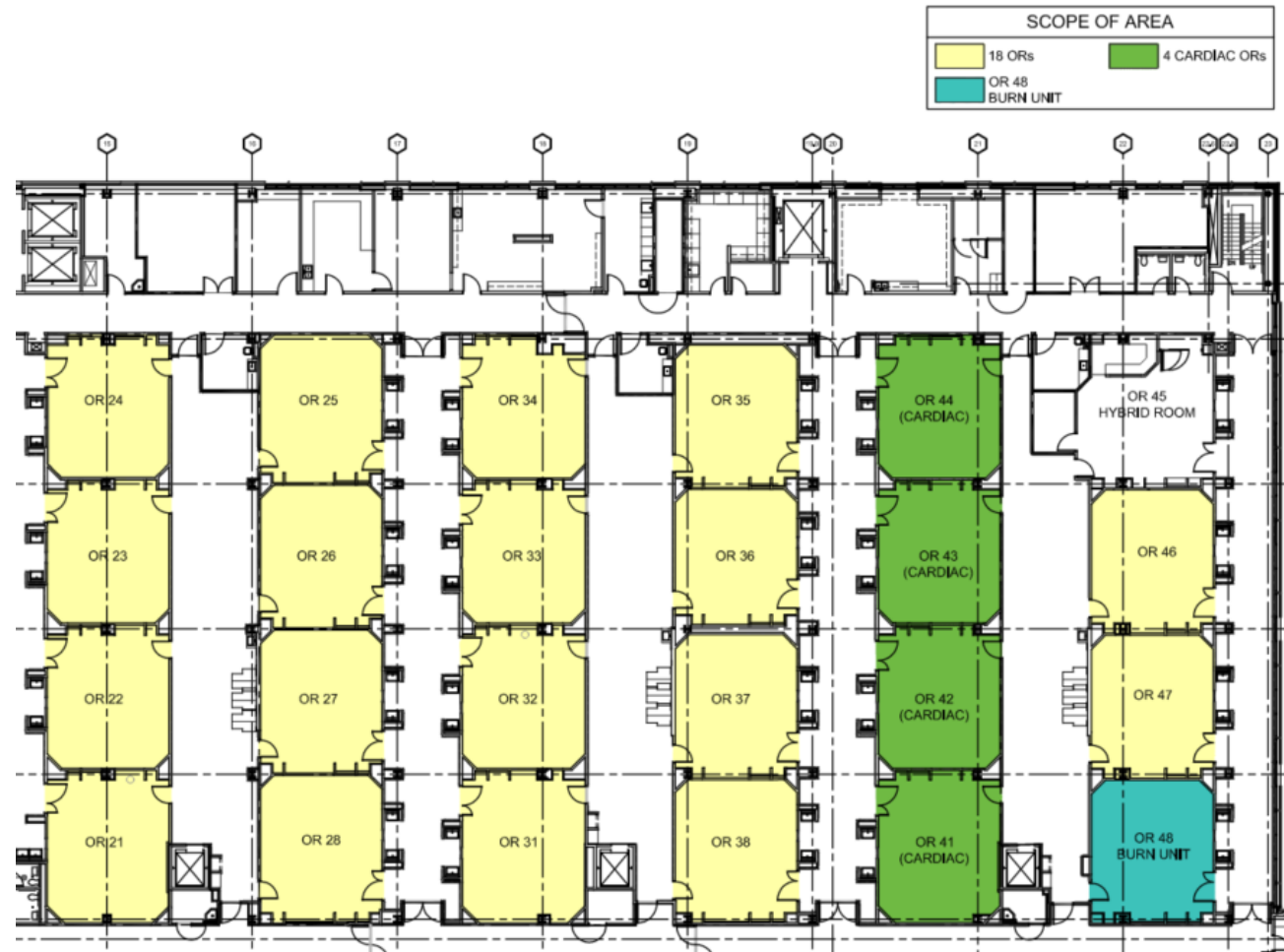
March to 2030

Planning and design underway to upgrade and modernize the Pavilion's existing 24 ORs.



Summary

- 24 Operating Rooms. Equipment booms, lights, and integration is 10+ years old.
- Boom and lights are no longer supported by manufacturer. Critical replacement parts are obsolete.
- AV system is at end of life. AV cabinets located in each OR do not meet current standard of single consolidated AV/IT room.



Tschannen Eye Institute

March to 2030

The new Tschannen Eye Institute is an expansion of the existing ACC Building which includes 17,000 SF of renovation and a 4-story, 64,000 SF addition.

- \$91M total project cost (\$59M design and construction costs)
- *Anticipated First Patient: September 2022*



Sacramento Ambulatory Surgery Center- Scope

March to 2030

The Sacramento Ambulatory Surgery Center is a new outpatient 12 OR, 50 Pre-Post Recovery Bay, and 14 overnight stay room center including 100,000 SF of clinic space.

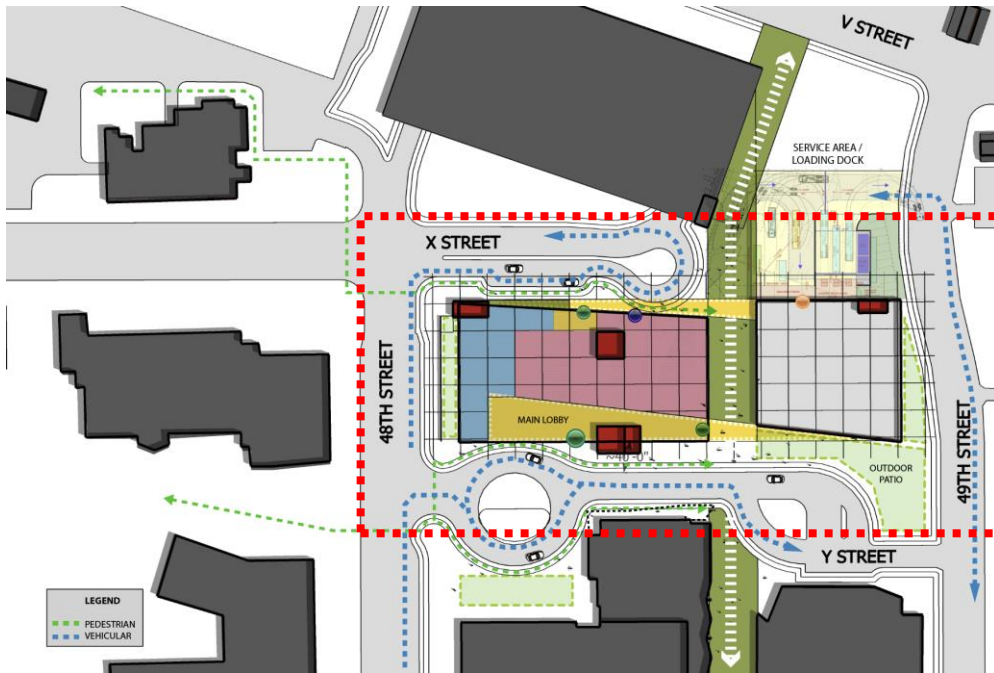
- \$563M total project cost (\$392M design and construction costs)
- *Approximately 260,000 GSF in total*
- *17 ORs/Procedure Rooms*
- *50 PACUs*
- *23 hour stay*
- *Clinics*



Sacramento Ambulatory Surgery Center- Site & Rendering

March to 2030

The Sacramento Ambulatory Surgery Center will be sited between parking structure 4 and the Eye Center / Ambulatory Care Center (ACC)



Sacramento Ambulatory Surgery Center- Schedule

March to 2030

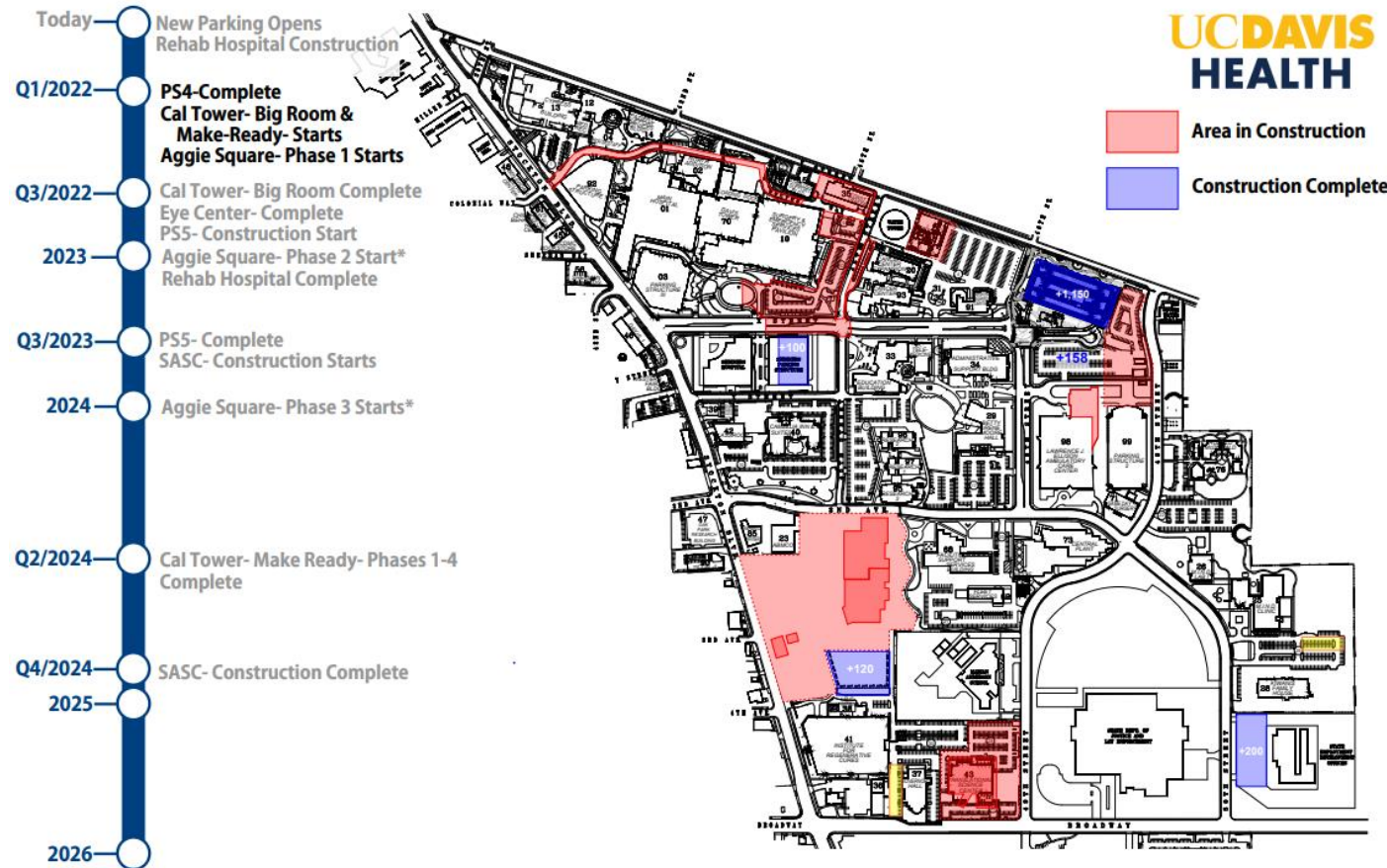
The SASC work commences in late 2022 and transition, move-in and first patient seen date is anticipated to occur in 2025.

	Oct 2021	Dec 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2024	2025
SASC Contract signed with Design-Build Team	★											
Program Validation, Schematic & Design Development												
Regents Design & Budget Approval												
Construction Documents & Approvals												
SASC Early Phase / Make-Ready Construction												
SASC Construction												
SASC: Transition, Move-in, First Patient												

On-site Parking Changes

March to 2030

On-site parking changes will go into effect later this year as the California Tower and Aggie Square projects commence and we open 1,100 stalls within Parking Structure 4.



Parking Structure 4

March to 2030

Precast five level parking structure with a west side garage entry. Project includes a new signalized intersection at X Street and 45th, and a bike shelter for 60 bikes on site.

*Square Footage:
347,250*

*Levels:
5*

*Stall Count:
1,120*

*EV Charging Spaces:
97*



Parking Structure 5

March to 2030

Parking Structure 5 will accommodate approximately 1,000 stalls of parking. The project includes a new 20' promenade and a plaza area north of the Cancer Center.

*Square Footage:
317,105*

*Levels:
Split 4/6*

*Stall Count:
957*

*EV Charging Spaces
96 Day One
96 Future*



Rehabilitation Hospital - Scope

March to 2030

The Rehabilitation Hospital is a Joint Venture (JV) between UC Davis Health and Kindred Hospitals. Project includes 52 inpatient rehab rooms and associated support spaces.

- *Over 60,000 GSF*
- *52 Beds*
- *Opens May 2023*



Aggie Square - Scope

March to 2030

Aggie Square Phase 1 includes the Life-Long Learning building, Science and Technology Building - East and Parking Structure 6.

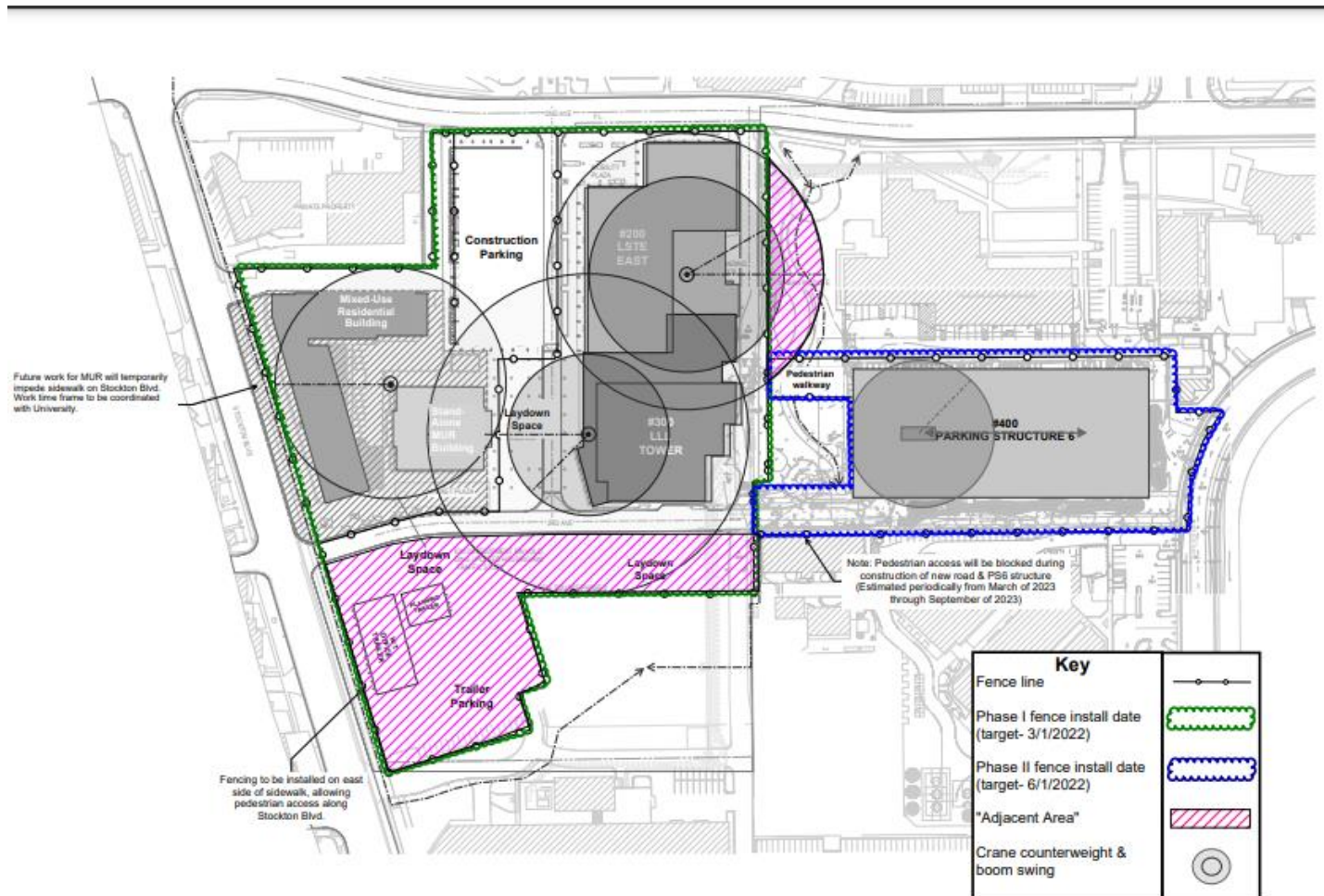
- *600,000 GSF*
- *1,600 stalls of parking*
- *Construction start - 2022*
- *Opening Q4 2024*



Aggie Square - Project Mobilization

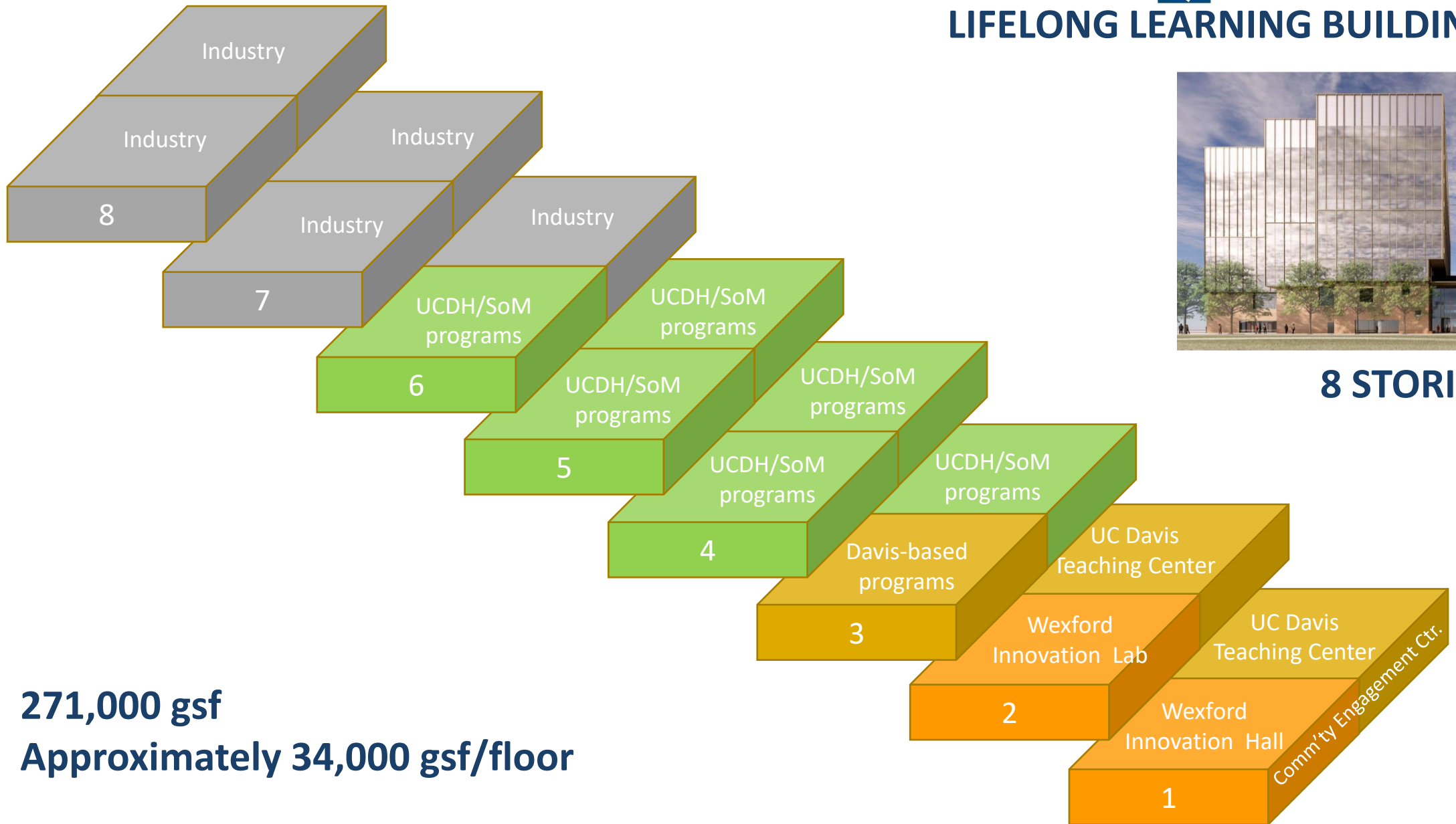
March to 2030

Aggie Square project is currently in design, mobilization of the project started in Spring 2022 to erect construction fences and site work.





SITE OVERVIEW

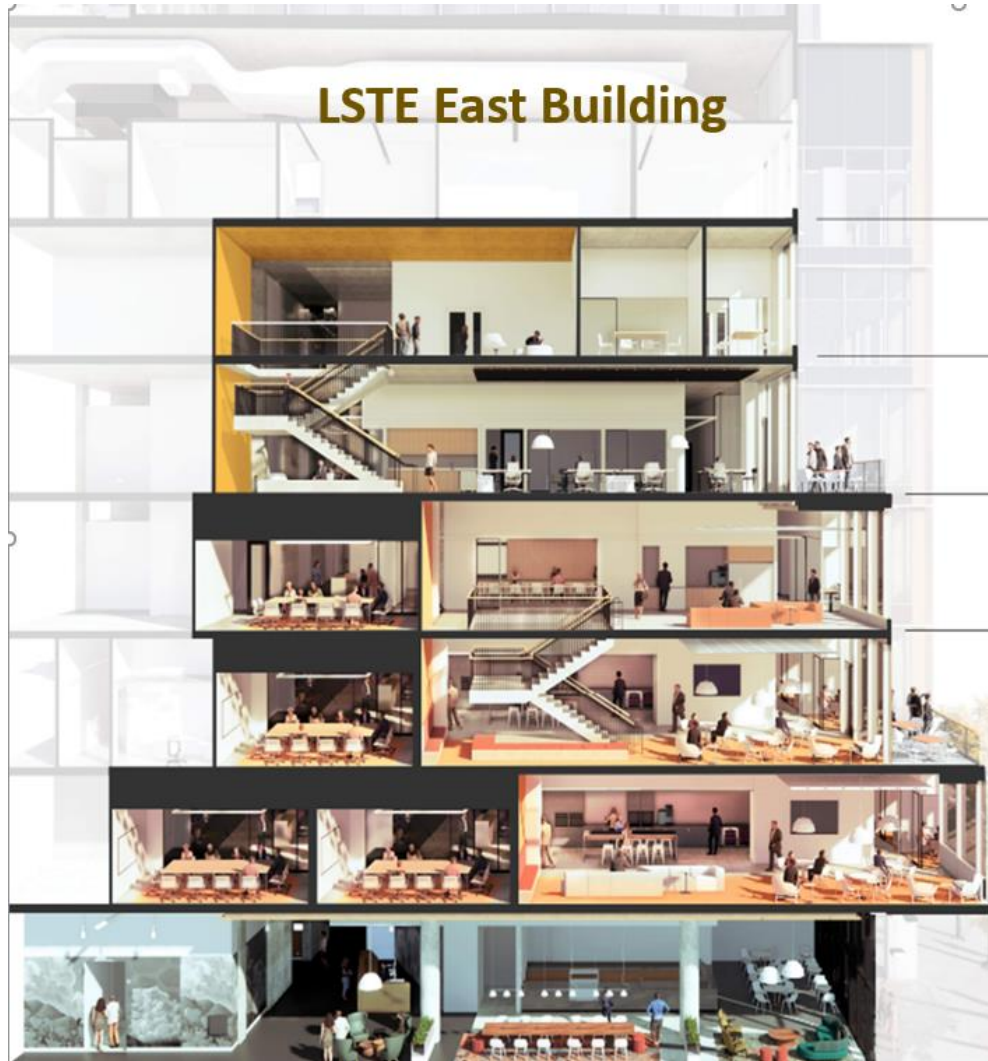
**8 STORIES**

271,000 gsf
Approximately 34,000 gsf/floor



SITE OVERVIEW

AGGIE SQUARE LIFE SCIENCES/TECHNOLOGY/ENGINEERING EAST BUILDING



7 STORIES

Vivarium

**Clinical Skills (Simulation)/
Behavioral Testing Facility**

Surgical Skills/BDP/Gross Anatomy

SoM Flexible Lab Suites

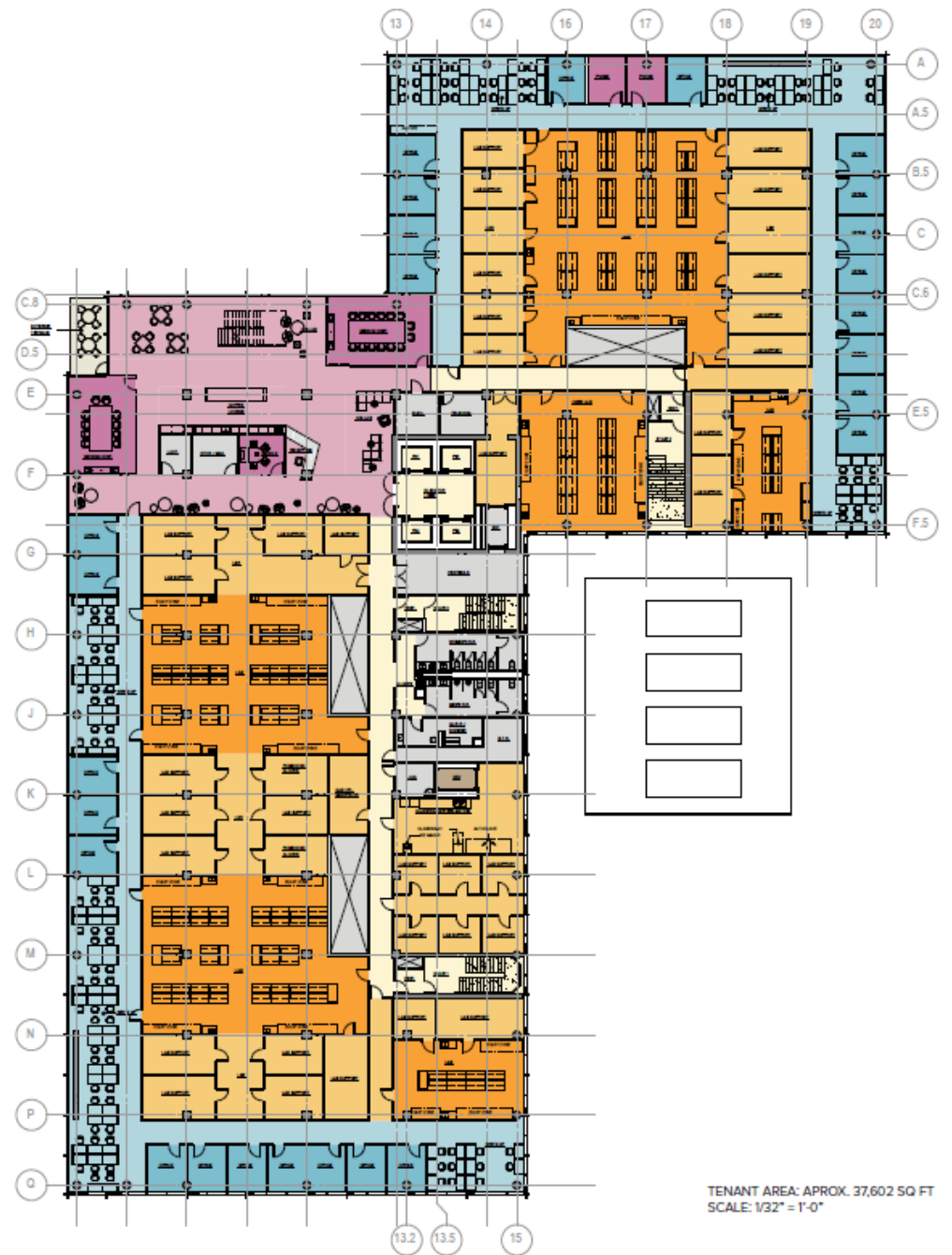
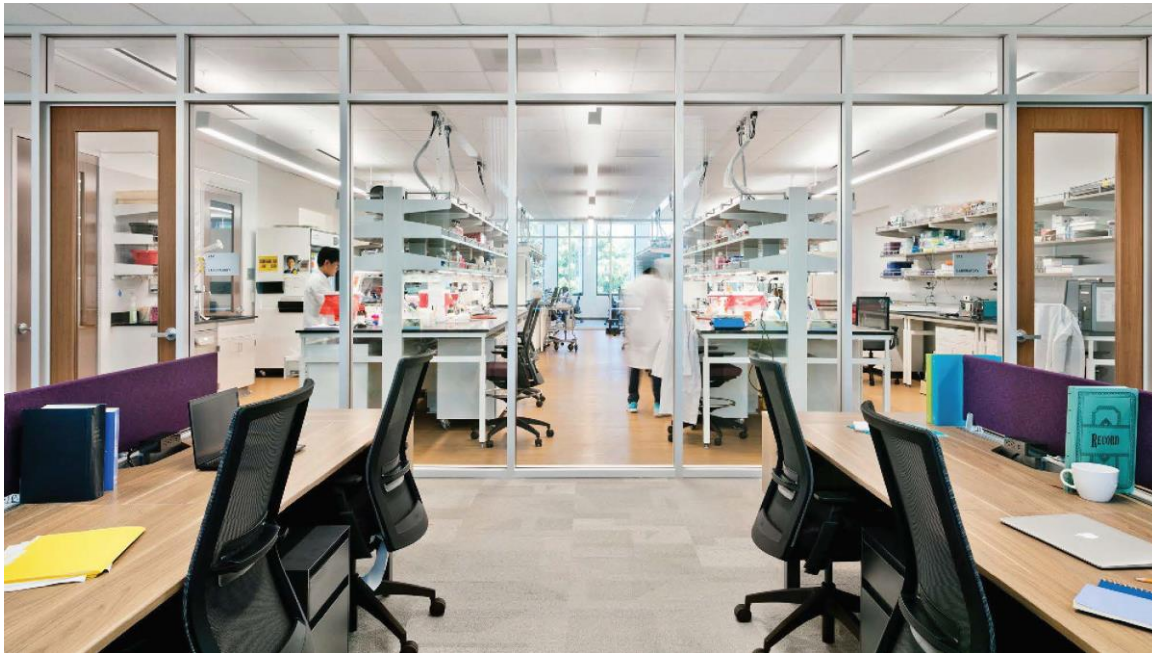
SoM Flexible Lab Suites

Wexford Innovation (Incubator)

BME TEAMS Maker Space

326,000 gsf

Approximately 46,000 gsf/floor

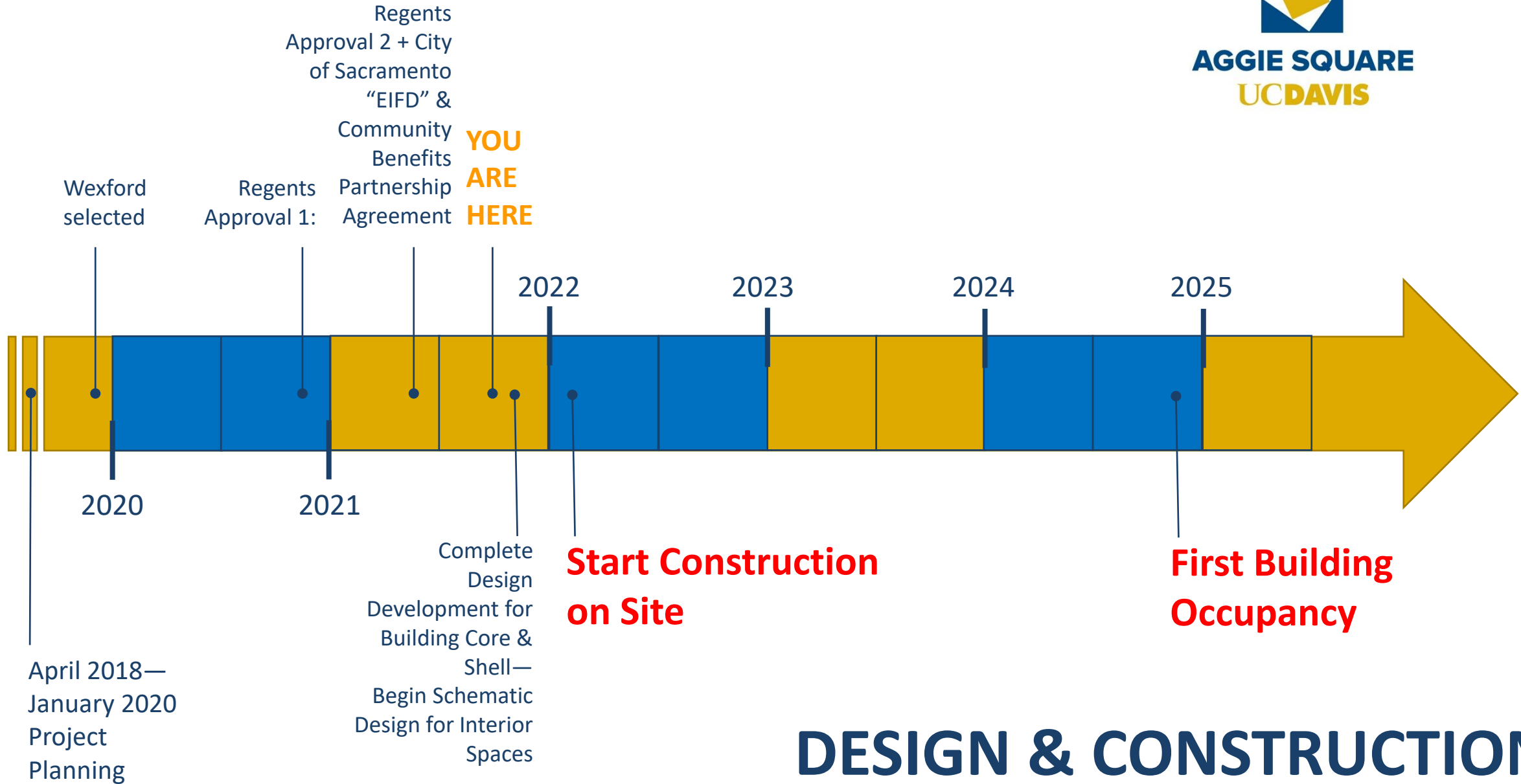


TENANT AREA: APOX. 37,602 SQ FT
SCALE: 1/32" = 1'-0"

APPROVALS & AGREEMENTS



AGGIE SQUARE
UCDAVIS

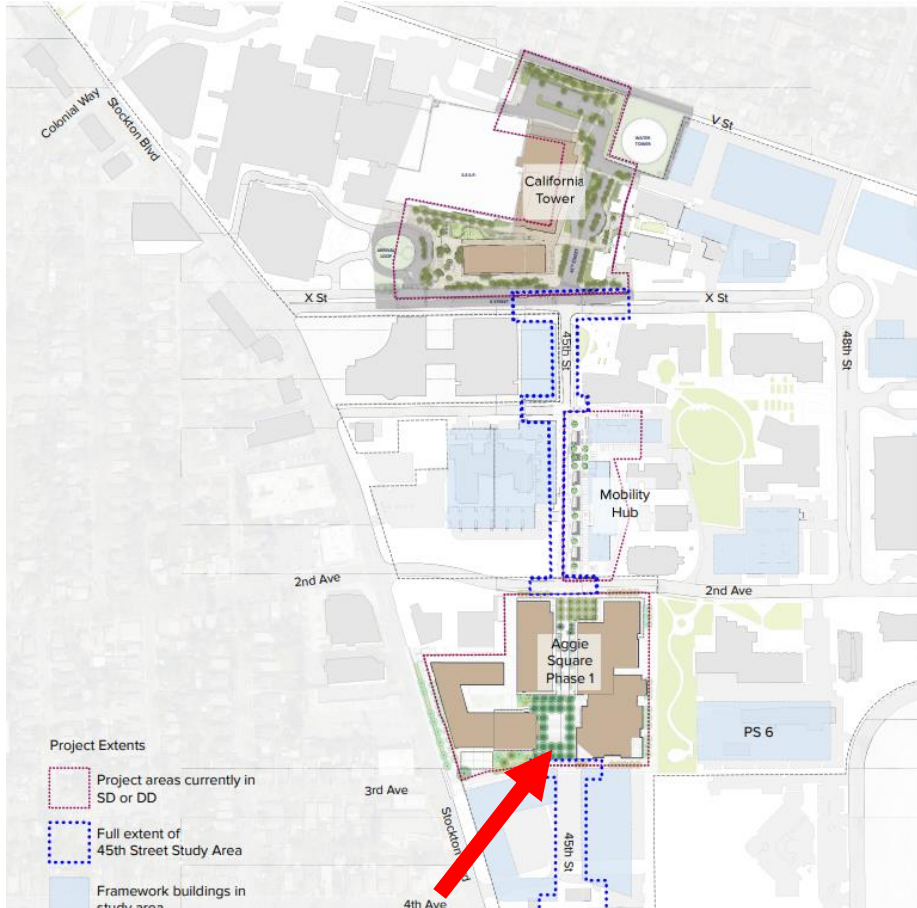


DESIGN & CONSTRUCTION

45th Street Corridor (North / South)

March to 2030

The Aggie Square development will develop the 45th Street corridor connecting the South side of the campus to the Hospital zone – or North side of the campus.



Aggie Square – 3rd Ave Entry (East / West)

March to 2030

Innovation District 1.1M GSF total project scope, Phase 2, housing for faculty, staff and students as well as subsequent lab buildings (Lab West). New entry corridor into Aggie Sq.



AGGIE SQUARE & STOCKTON BLVD PERSPECTIVE

Health Administrative Services (Rancho Cordova - Lease)

March to 2030

State of the art office facility will relocate program such as IT, HR, Finance, & Purchasing to help clear seismically deficient spaces, consolidate leases, and free up space near the Sacramento campus.

- 194,000 square feet / \$68M Budget
- *In construction*
- *Substantial completion 3/25/22 . Move in 4/22-6/22*



Pharmacy Shared Services (Sacramento-Lease)

March to 2030

The new Pharmacy Shared Services building will provide a shared services center to modernize and transform UC Davis Health's current pharmacy operations.

- 80,000 square feet (build-to-suit)
- \$46M Budget (Tenant Improvement)
- *In design*
- *Substantial completion early 2023*

PROGRAM

- Mail Order Distribution
- Compounding
- Infusion
- Office Space
- Drug Storage (cold and standard)
- General Warehouse



Folsom Medical Office Building (Owned)

March to 2030

Consolidates existing outpatient clinic operations from three leased spaces into one building for increased operational efficiency; expands outpatient care and access into the community.

- Phase 1: 105,000 square feet / \$150M Budget
- *Design/Building Award*
- *Construction start: 06/2023*
- *Substantial completion end of 2024*



Legend

- (A) Patient Drop-Off, Passenger Loading, GI Discharge
- (B) Raised Intersection At Pedestrian Crossing
- (C) Pedestrian Walks Through Parking Lot Within Protected Parking Lot Islands
- (D) Community Arrival Open Space Area With Event Lawn, Plaza And Trellis
- (E) Food Truck Parking With Orchard Planting
- (F) Fitness Park With All-Weather Cross-Training Equipment And Rubberized Surfacing
- (G) Children's Park With Climbers, Linear Berm And Benches
- (H) Central Green Open Space Area With Event Lawn
- (I) Wetland/Water Feature For Stormwater Management
- (J) Wellness Path With Mental Restoration Areas And Pollinator Gardens
- (K) Pedestrian Connection From Main Building Entry To Central Green And Future Development



Folsom MOB Team Selection

March to 2030

UC DAVIS HEALTH | FOLSOM CENTER MEDICAL OFFICE BUILDING (PHASE 1)



View at Central Green



Master Plan



View at Main Lobby



View at Patient Waiting

Medical Office Building (Phase 1) Approx. 105,000 SF | LEED Gold

Groundbreaking Spring 2023 | Opening March 2025

Folsom Medical Office Building (Renderings)

March to 2030



Forecast

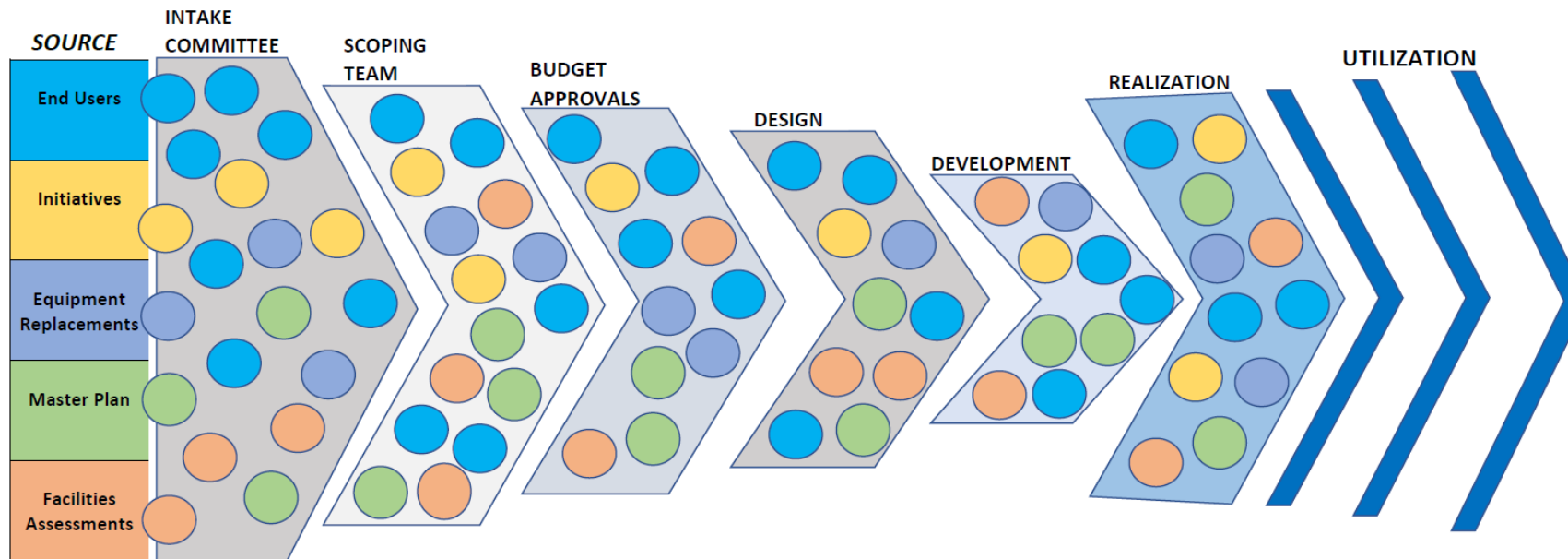
March to 2030

Campus master plan will generate future priorities for our Sac Campus, asset management for 62 offsite locations

Off-campus expansion post Folsom MOB, other sites of care are being planned

Through 2030, ~\$2Billion of future priorities yet to be approved

Normalized capital spend post California Tower, 2030-2050, ~\$200M capital spend per year or \$4Billion of future requirements



End Users – Facility improvement requests by UCDH departments

Initiatives – Leadership and Strategic initiatives

Equipment Replacements – Involve OR Equipment, Radiology, Other critical capital equipment essential to patient care the requires a change to facilities

Master Plan – Significant Capital Projects reflected in the UCDH Master Plan / LRDP, such as - Eye Center, Ambulatory Care Center, Capital Tower

Facilities Assessments – Deferred maintenance and facility improvements based on assessments and evaluations