Campus Open House-Welcome
April 13, 2023

Construction and Planning Updates

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Meeting Agenda

• Welcome and Overview
• Campus Master Plan
• Current and Upcoming Projects
• Questions and Answers
Historic Photos
Historic Photos
Historic Photos
Historic Photos
The 140-acre Sacramento campus is comprised of 3.6M GSF of buildings today.
Over the next decade, numerous strategic projects in design or construction will transform our Sacramento campus adding over 3M GSF or new buildings.

1 – Inpatient Rehabilitation Hospital
2 – Tschannen Eye Center
3 – 48 X Complex
4 – Parking Structure 5
5 – California Tower
6 – Aggie Square
Campus Master Plan

Currently developing a 20-year campus master plan to provide a facility and infrastructure development strategy at our Sacramento campus development over the next two decades.
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.

- 60,000+ GSF
- 52 Beds
- Anticipated First Patient: May 2023
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)
- Completed December 2022
The 48X Complex is a new outpatient (ambulatory) 12 OR, 58 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
- Anticipated First Patient: 2025
48X Surgical Complex
48X Surgical Complex
The current building portfolio dates back 100 years and has organically evolved over the past century from West to East.
The California Tower is a new 14 story inpatient hospital replacement tower with 351 private beds (214 Acuity Adaptable) and 12 ORs.

- 900,000 GSF
- $3.7B Total Project Cost ($2.4B Design + Construction)
- Anticipated First Patient: 2030
Advanced Work - Make Ready scope includes five (5) major phases including rerouting existing site utilities and ED access, constructing parking structure 5.
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The California Tower - Rendering

2022 to 2030
The California Tower Courtyard - Rendering
North South Wing Disposition/Demolition

Current seismic mandates requires all occupants and operations to clear the structure by December 31, 2023. Several infrastructure and relocation projects underway.

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

- 600,000 GSF
- 1,600 stalls of parking
- Construction start - 2022
- Opening 2025
Aggie Square
Aggie Square- photos 4/13/2023
Campus Parking

- Jan 22: Cal Tower - Big Room Starts Construction (-35 Stalls)
- Feb 22: Aggie Square - Starts Construction (-1,219 Stalls)
- May 22: Parking Structure 5 - Starts Construction (-202 Stalls)
- June 22: Parking Structure 6 - Starts Construction (-76 Stalls)
- July 22: X Street & 45th & Main Hospital Entrance (no anticipated parking loss)
- Aug 22: Construction Continues (no anticipated parking loss)
- Sept 22: 48X Complex - Starts Construction (-368 Stalls)

**Total Stalls by Sept '22**: -750
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.

<table>
<thead>
<tr>
<th>Square Footage:</th>
<th>Levels:</th>
<th>Stall Count:</th>
<th>EV Charging Spaces:</th>
<th>Anticipated Opening:</th>
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<td>317,105</td>
<td>Split 4/6</td>
<td>957</td>
<td>96 Day One 96 Future</td>
<td>Fall-Summer 2023</td>
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Parking Structure 7
Parking Structure 7 proposal

**Construction:**
2023 and 2024

**Opening:** 2025
Last Photos—Stockton entrance at 3rd Avenue
Last Photos—Shuttle for State Fair
Questions?

Submit Questions using the Q&A feature on the Zoom toolbar.
Questions?

For Verbal Questions raise your hand on the Zoom toolbar.

• If joining from your phone, dial *9 to raise your virtual hand
• Commenters will be called in the order of hands raised. If you lower your hand, you will lose your place in the queue
• Staff will send you a request to unmute yourself when it is your turn to speak
Thank You--Campus Open House
Planning and Projects Update
April 13, 2023

Hosts:
Laura Niznik Williams, Director of Government & Community Relations
Matt Dulcich, Director of Planning