



Facilities Planning and
Development Division

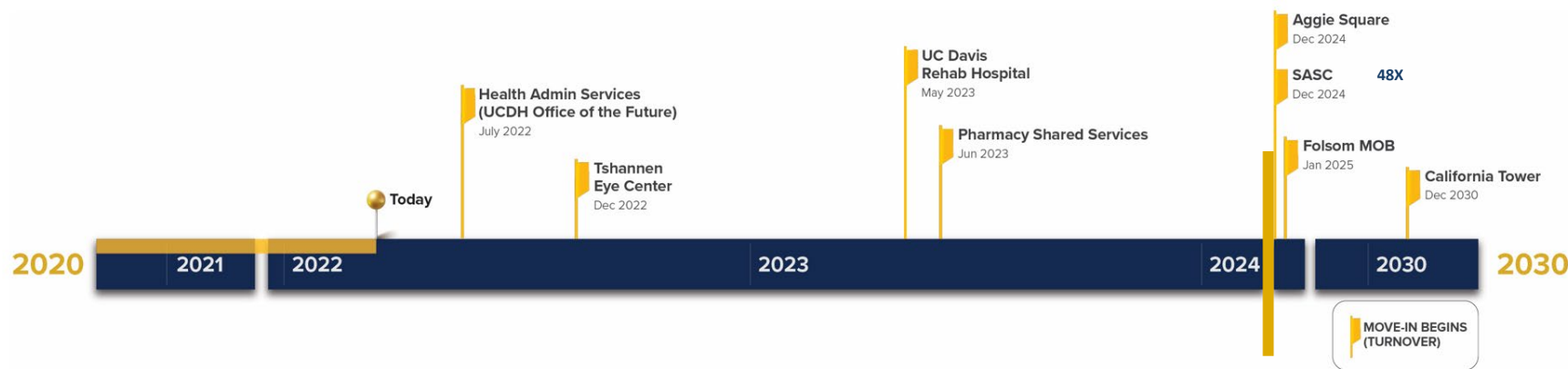
Open House | Campus Planning and Development Update

May 21, 2025

Matt Dulcich | Director of Facilities Planning

Laura Niznik Williams | Director Government and Community Relations

UC Davis Health will be opening many new buildings throughout the region



California Tower | 2030



48X Complex | 2025



Aggie Square | 2025



Parking Structure 7 | 2025



Folsom Medical Care Clinic | 2025



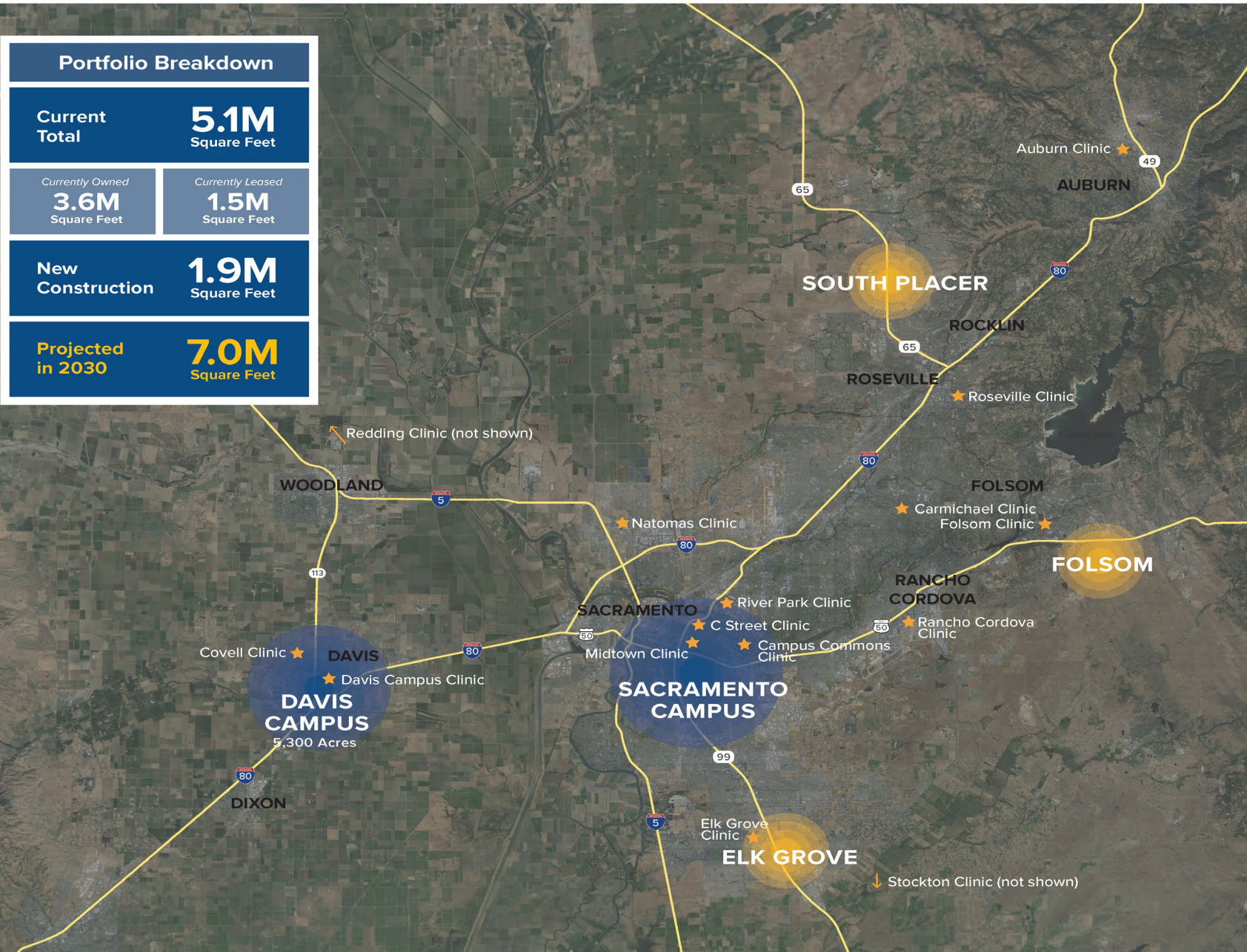
Why?

- To better serve our community
- For our patients and staff
- To attract top healthcare talent
- Increase our capacity and capabilities
- Modernize and replace aging facilities
- Expand regional care
- Attracting new research partners and establishing new centers of excellence
- Address seismic mandates



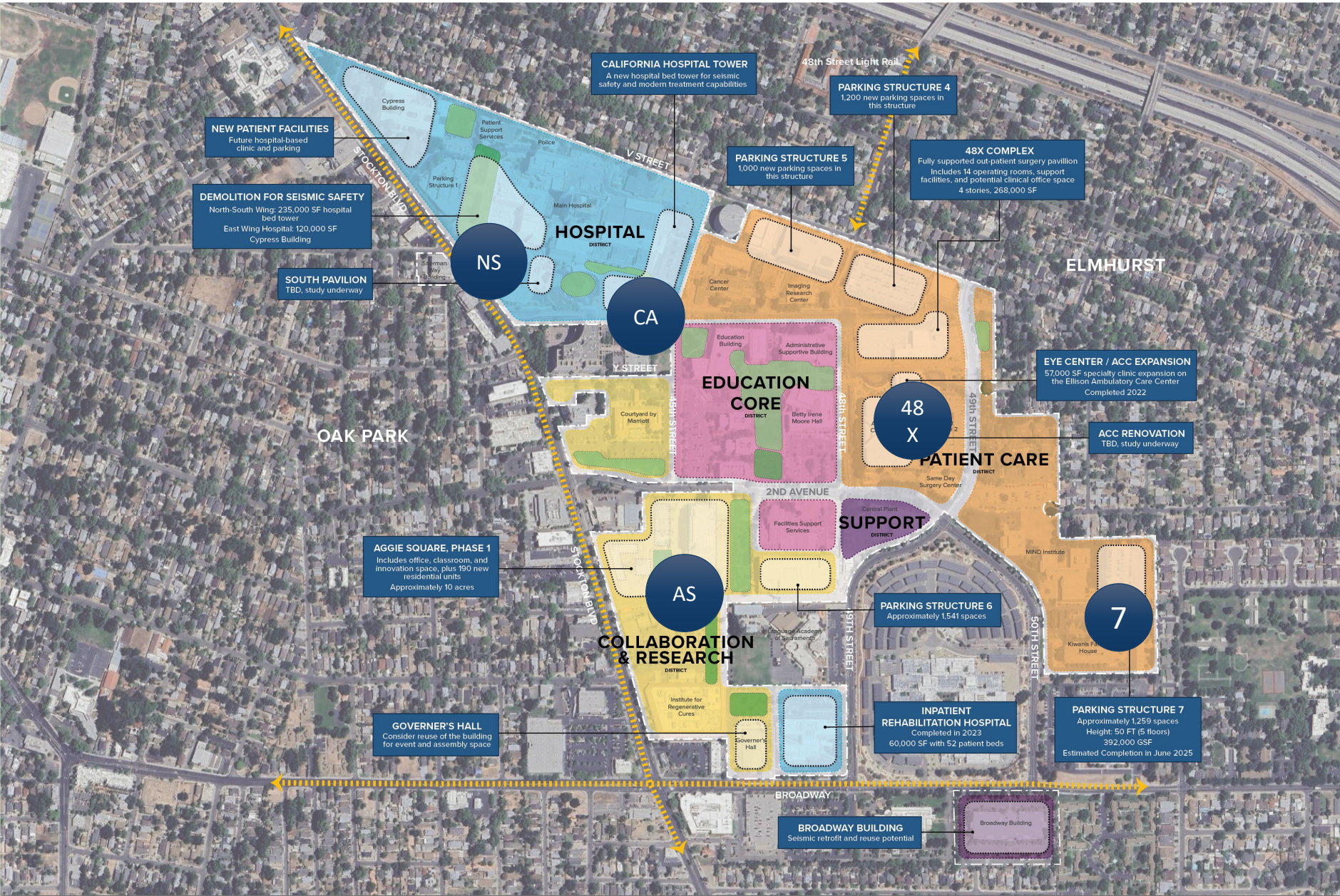
UC DAVIS HEALTH - REGIONAL FACILITIES

Portfolio Breakdown	
Current Total	5.1M Square Feet
Currently Owned	3.6M Square Feet
Currently Leased	1.5M Square Feet
New Construction	1.9M Square Feet
Projected in 2030	7.0M Square Feet



Sacramento Campus	142 Acres	3.7M SF building sf (existing)
	Projects: Aggie Square (2025 occupancy) 48X Complex (2025 occupancy) Central Utility Plant Expansion (2029) California Tower (2030 occupancy)	
South Placer	60 Acres	835K SF building sf (potential)
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Folsom	36 Acres	615K SF building sf (potential)
	Projects: Medical Office Building (Occupancy 2025) Potential Uses: Ambulatory surgery center Hospital Hotel	
Elk Grove	20 Acres	225K SF building sf (potential)
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November 2024		

UC DAVIS HEALTH - LONG RANGE DEVELOPMENT PLAN



Campus Square Footage Total Projections: 7,070,000		
3,669,811 2020	2,870,444 2030 Sub-Total: 6,540,255	529,745 Total SF: 7,070,000
LRDP Maximum Capacity		
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November 2023		

Overview

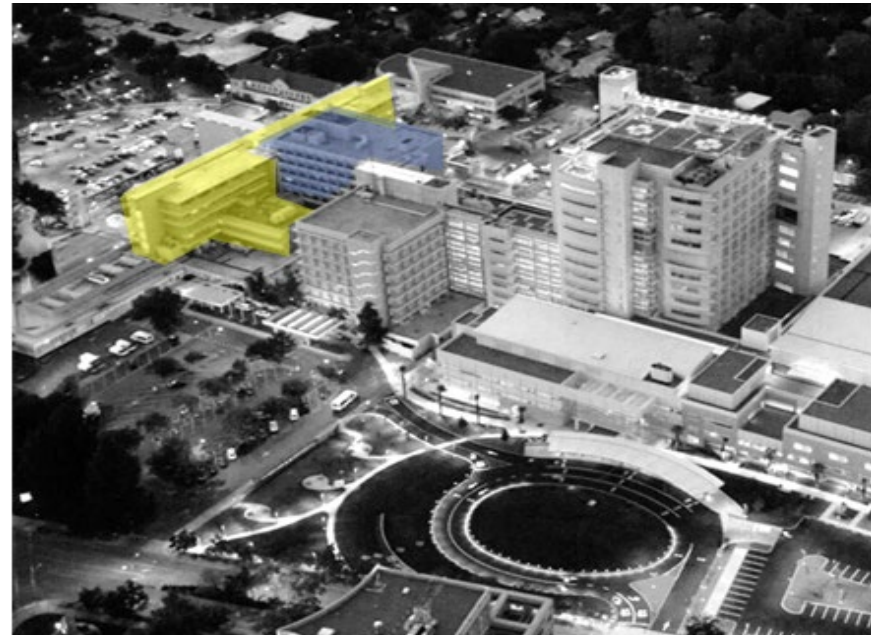
- Originally constructed in late 1920s
- Added on to in the 1950's
- Approximately 188,000 square feet
- 6 stories plus basement



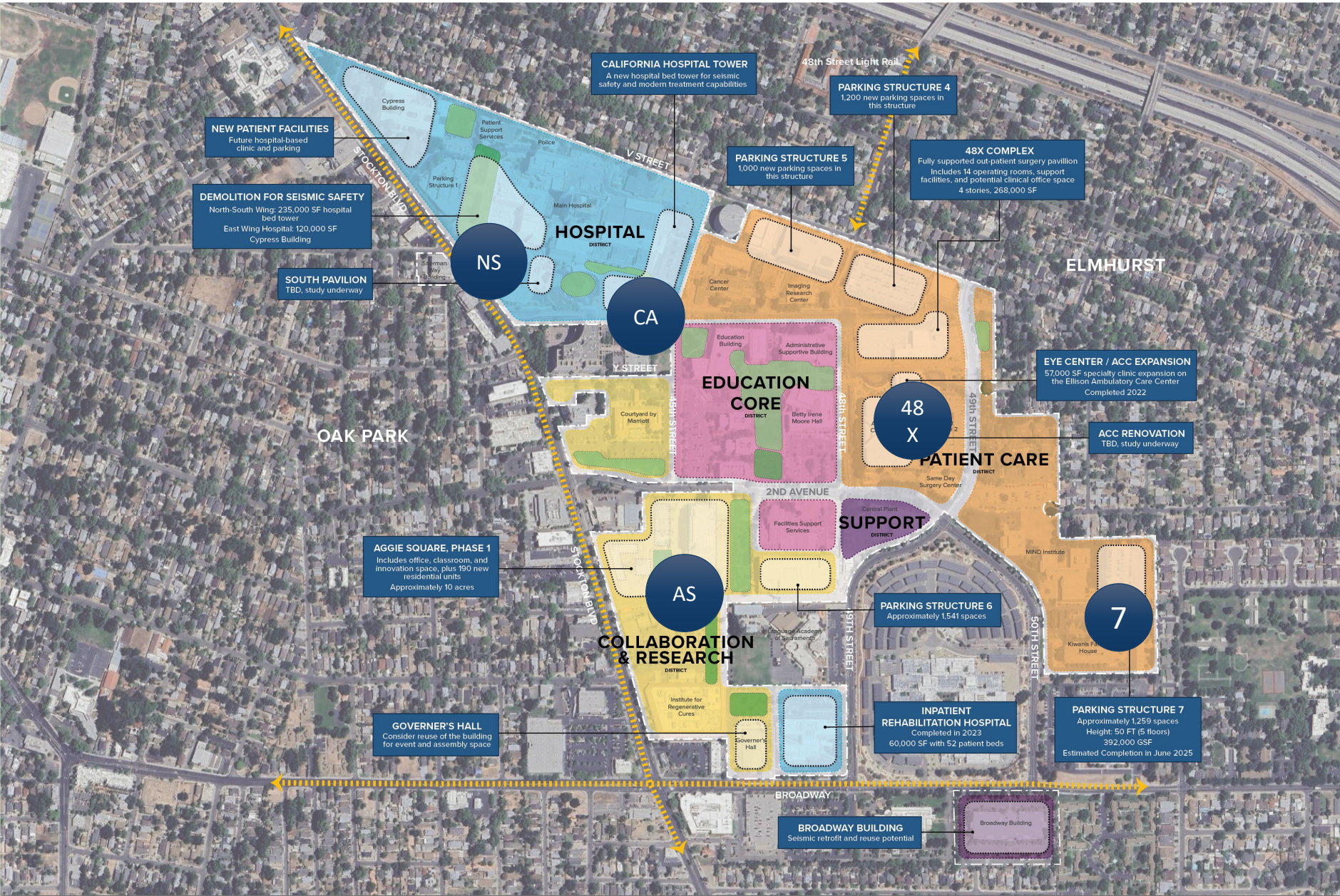
Schedule

- April 2024 - Complete move out accomplished
- May 2024 - Start disconnection of utilities
- 2030 - Start Demolition

Current seismic mandates via Assembly Bill 2190 requires all occupants and operations to clear the structure by 2024.



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UC DAVIS HEALTH - CALIFORNIA TOWER

NORTH SOUTH WING DEMOLITION
235,000 SF
Scheduled for 2030

EAST WING DEMOLITION
120,000 SF
Scheduled for 2030

INTERIM AND LONG-TERM
AMBULANCE ACCESS

TEMPORARY CONSTRUCTION
TRAILERS AND LAY-DOWN SPACE
During Construction

40 FOOT LANDSCAPE BUFFER
Setback from campus property line
Amenities for pedestrians

California
Tower

West Wing

Parking
Structure 5

HELIPADS
2 new helipads for increased
emergency access

PARKING STRUCTURE 5
5 Stores
340,000 SF
1100 Spaces
2023 Completion

Conceptual View
from 45th Street
Looking North

California Tower Details

\$3.7 Billion
Project Cost

909,000 GSF
of Building Space

Basic
Program

334
Beds

12
Hybrid Operating
Rooms

Number of Stories
& Height

Tower:
14

West Wing:
5

Tower at
Roofline:
237ft

Helipad
Elevation:
247ft

Tower Elevator
Over-Ride:
267ft

West Wing:
86ft

Licensed Bed Count for Main Hospital

Building	Current Beds	Proposed
East Wing	135	0
University Tower	155	89
Davis Tower	303	260
SES Pavilion	32	19
California Tower	0	334
Subtotal	625	702

November 2023

Project Data

- New, Modern Operating and Patient Rooms
 - 334 Beds
 - 12 Operating Rooms
- Projected Completion 2030
- 900,000 square feet
- 14 Stories
- \$3.7 Billion

Major Highlights

- 2024 American Institute of Architect's (AIA) National Healthcare Design Award winner
- Custom Art Glass on east and west facades celebrates DNA of place and culture
- Rooftop Patio Garden
- Skybridge to the Surgery Pavilion
- New landscaping, seating and shade structures at main entry



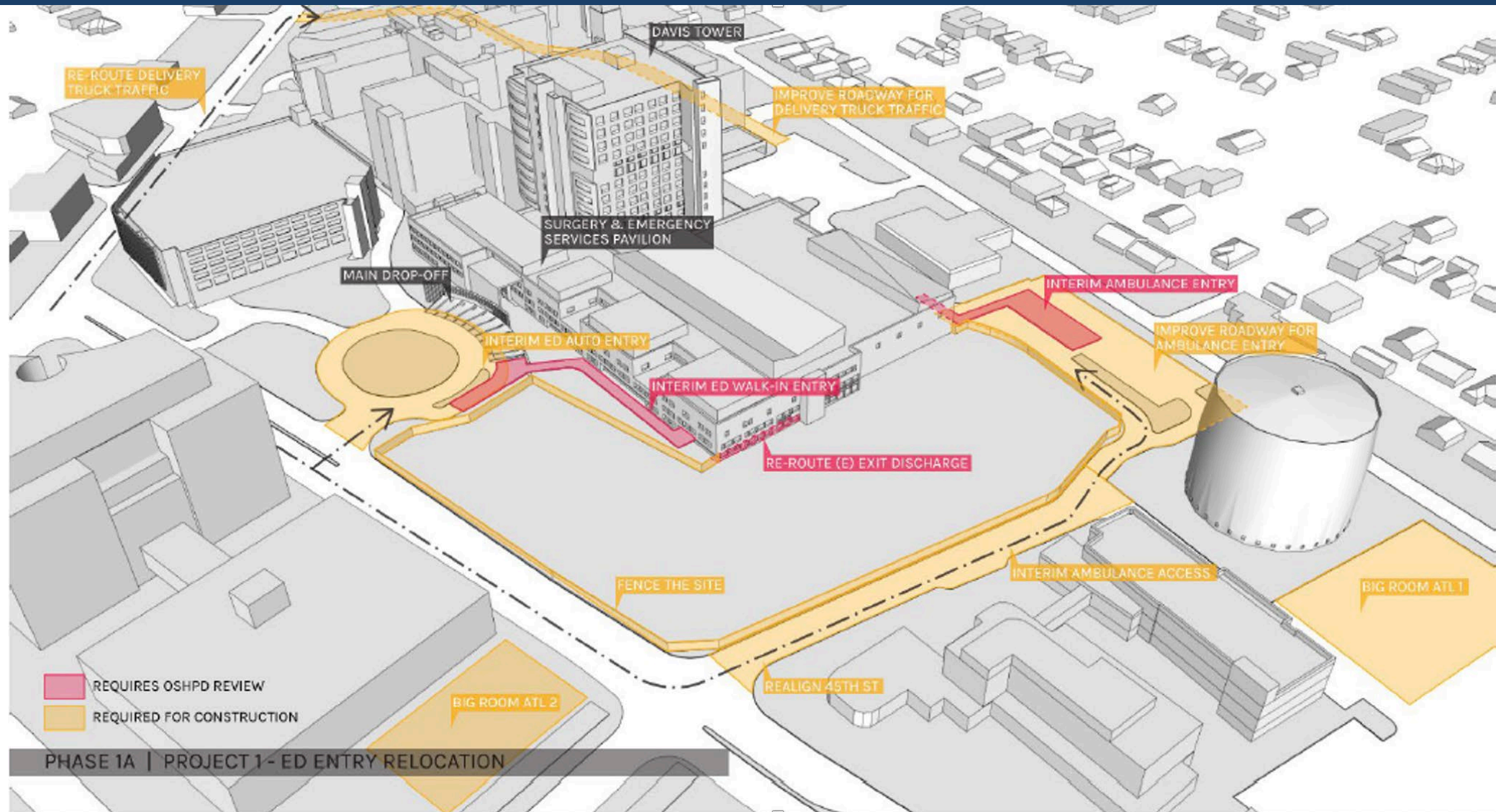
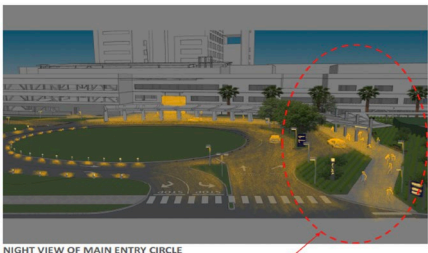
Time-Lapse Video

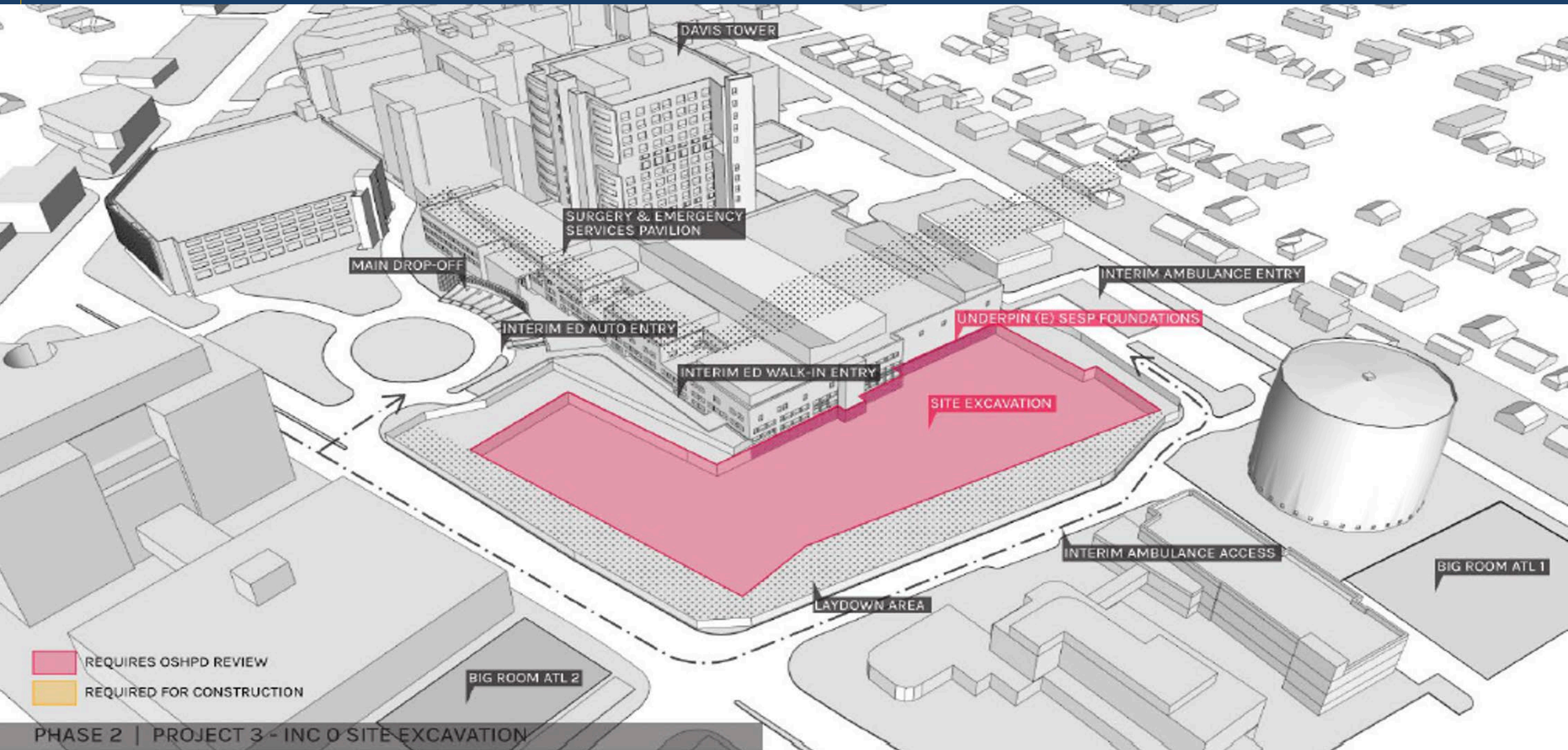
<https://ucdavis.box.com/s/0nz80w28hzvt0s0jo43x54bok2u9couh>

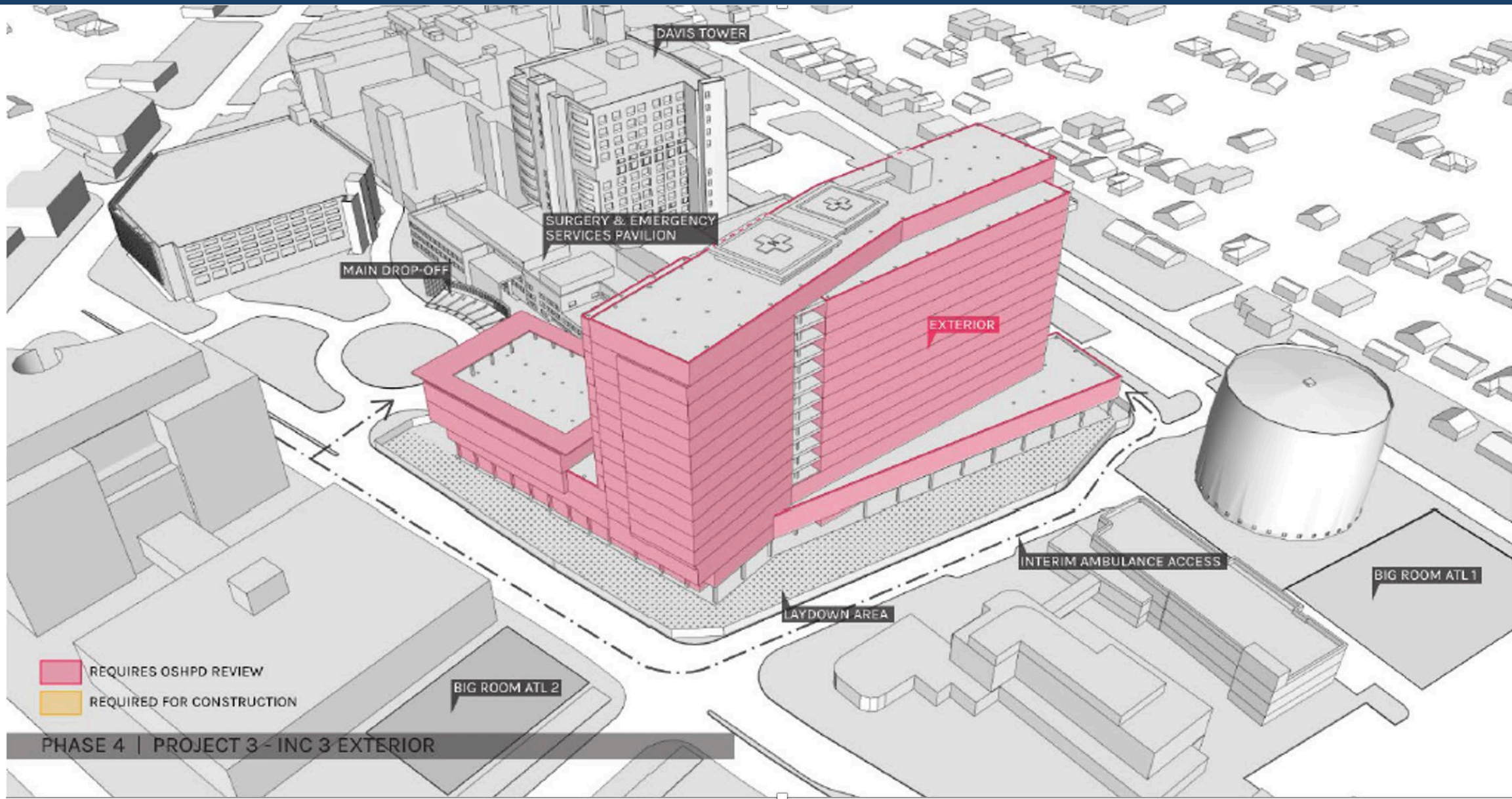
Make Ready scope includes **five major phases** including:

- Re-routing existing site utilities
- Re-routing Emergency Department access
- Constructing Parking Structure 5 (PS 5)

Advanced Work Phase – Main Entry

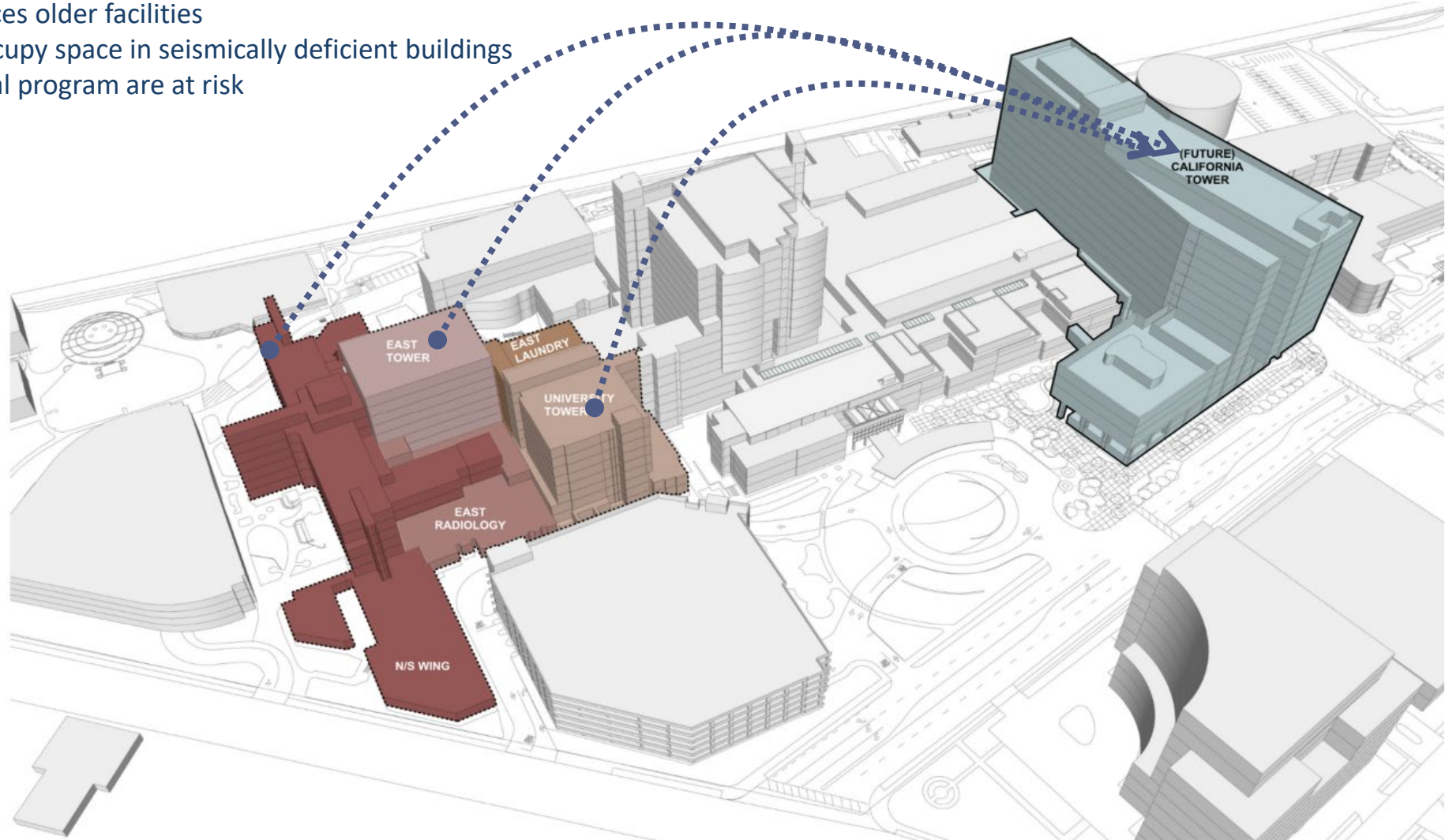




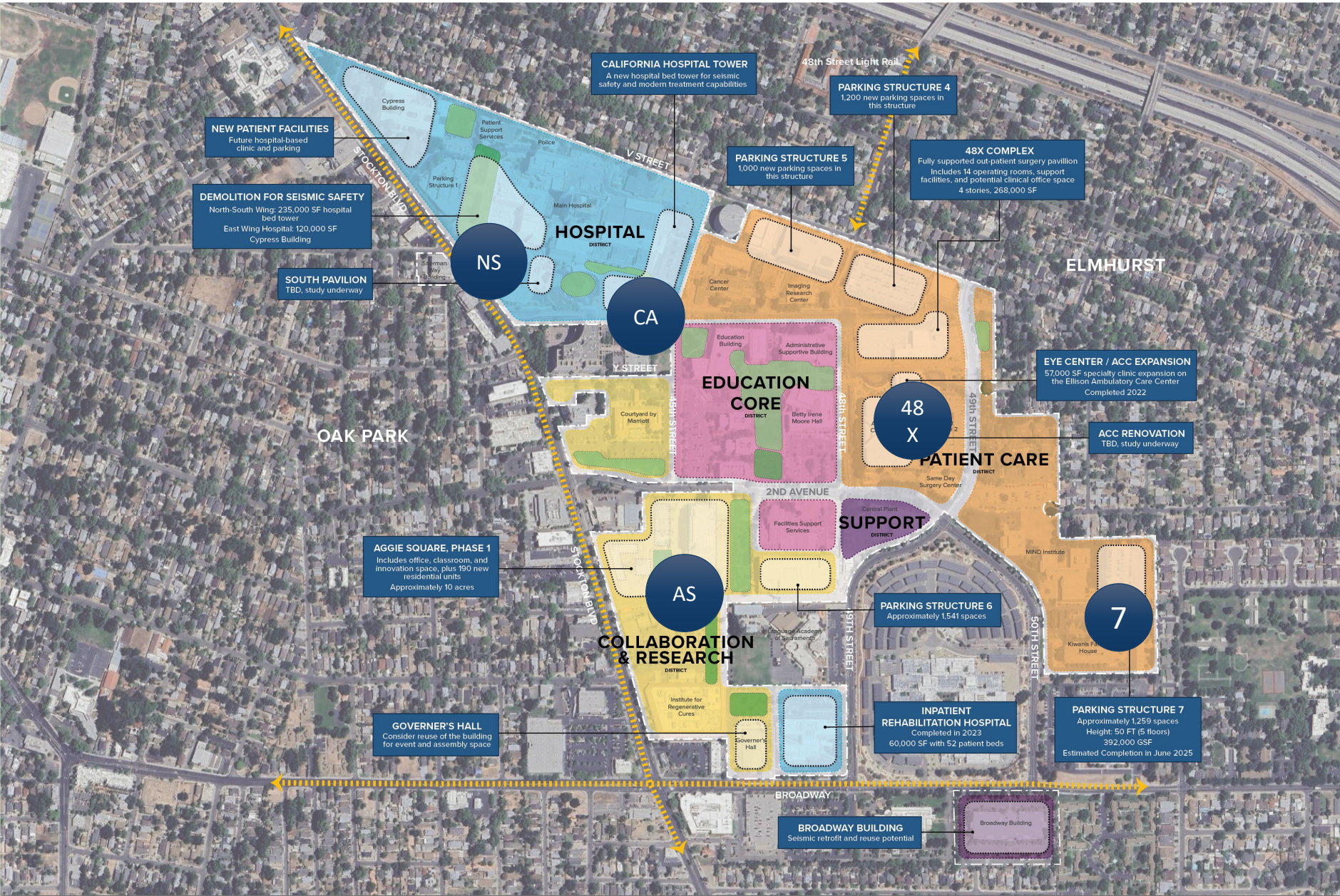


Overview

- California Tower replaces older facilities
- Some departments occupy space in seismically deficient buildings
- 130,000 GSF of hospital program are at risk



UC DAVIS HEALTH - LONG RANGE DEVELOPMENT PLAN



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UC DAVIS HEALTH - 48X COMPLEX



Conceptual View
from the corner of
48th and X Street

Project Components		
1 48X Complex	2 48th Street Utility Work	3 Bicycle and Pedestrian Improvements
48X Complex Functions		
14 Operating Rooms	2 Procedure Rooms	59 Pre-surgery & Patient Recovery Rooms
14 Overnight Recovery Rooms	4 Interventional Radiology Rooms	96 Exam Rooms & Ancillary Services
48X Complex Building Details		
\$589M Project Cost	268,000 GSF of Building Space	5 acres of Construction Area
80ft in Height	4 floors	Summer 2025 For First Patient
November 2023		

48X Surgical Complex

UC Davis Health | Virtual Open House | May 2025

- Phase 1 - Completion in Summer 2025
- 268,000 square feet
- \$589 million
- Program
 - 14 Operating Rooms
 - 2 Procedure Rooms
 - 60 PACU rooms/bays
 - 14 Recovery Rooms
 - 4 Interventional Radiology Rooms
 - 100,000 GSF of clinics
 - Lab
 - Radiology
 - Retail Pharmacy



Fly-Through Video <https://youtu.be/U1r14PXVIGw?si=UqeLav2Gt5Wol>

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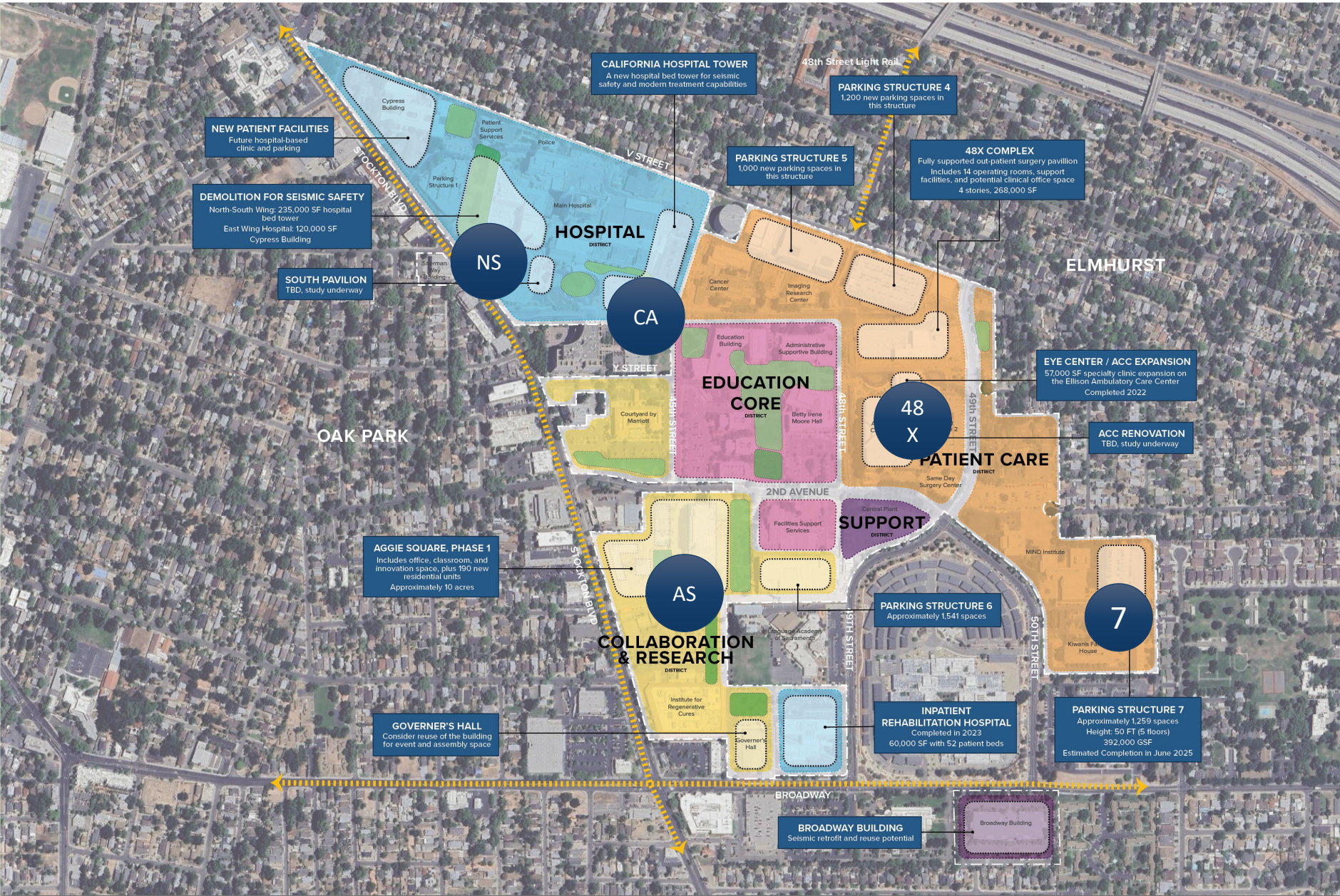
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LIVE



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UC DAVIS HEALTH - AGGIE SQUARE



1 Life Long Learning	135ft <small>in height</small>	8 floors
	275,000 GSF	First Quarter 2025 <small>Estimated Completion</small>
2 Lab East	145ft <small>in height</small>	8 floors
	330,000 GSF	First Quarter 2025 <small>Estimated Completion</small>
3 Lab West	130ft <small>in height</small>	7 floors
	250,000 GSF	TBD <small>Estimated Completion</small>
4 Mixed-Use Residential	70ft <small>in height</small>	6 floors
	165,000 GSF	Spring 2025 <small>Estimated Completion</small>
5 Brick Building	55ft <small>in height</small>	3 floors
	34,000 to 40,000 GSF	Spring 2025 <small>Estimated Completion</small>
November 2023		

Aggie Square

UC Davis Health | Virtual Open House | May 2025

- 1 Million Square Feet
- Six Buildings:
 - Lifelong Learning
 - Lab East
 - Aggie Sq Student Housing
 - Building on the Square
 - Parking Structure 6
 - Lab West
- Public Private Partnership (P3)
 - Between UC Davis and Wexford Science & Technology
- First Buildings open
 - May 2025



Aggie Square

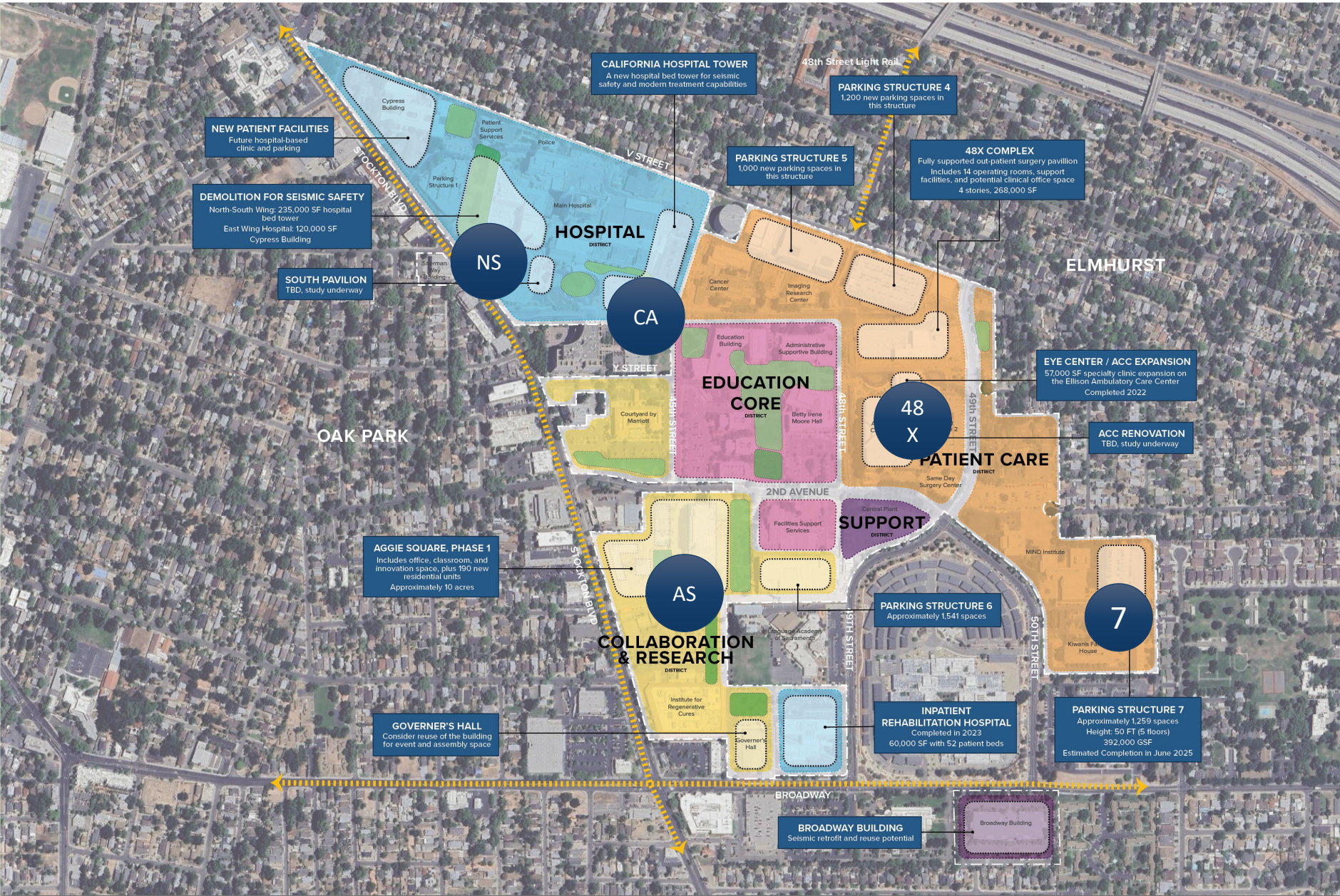
UC Davis Health | Virtual Open House | May 2025

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November 2023		

Parking Structure 7

UC Davis Health | Virtual Open House | May 2025

Height

East side: 40 feet
West side: 50 feet

Levels

East side 4 levels
West side 5 levels

Parking

1,259 stalls

Landscaping

North and East
50-foot buffer



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November 2024		

- Consolidates existing outpatient clinic operations from three leased spaces into one building
- Expands outpatient care and access
- 114,000 SF
- Budget: \$170M
- Open Summer 2025



Elk Grove will expand our “Hub and Spoke” model of care



Our Shared History

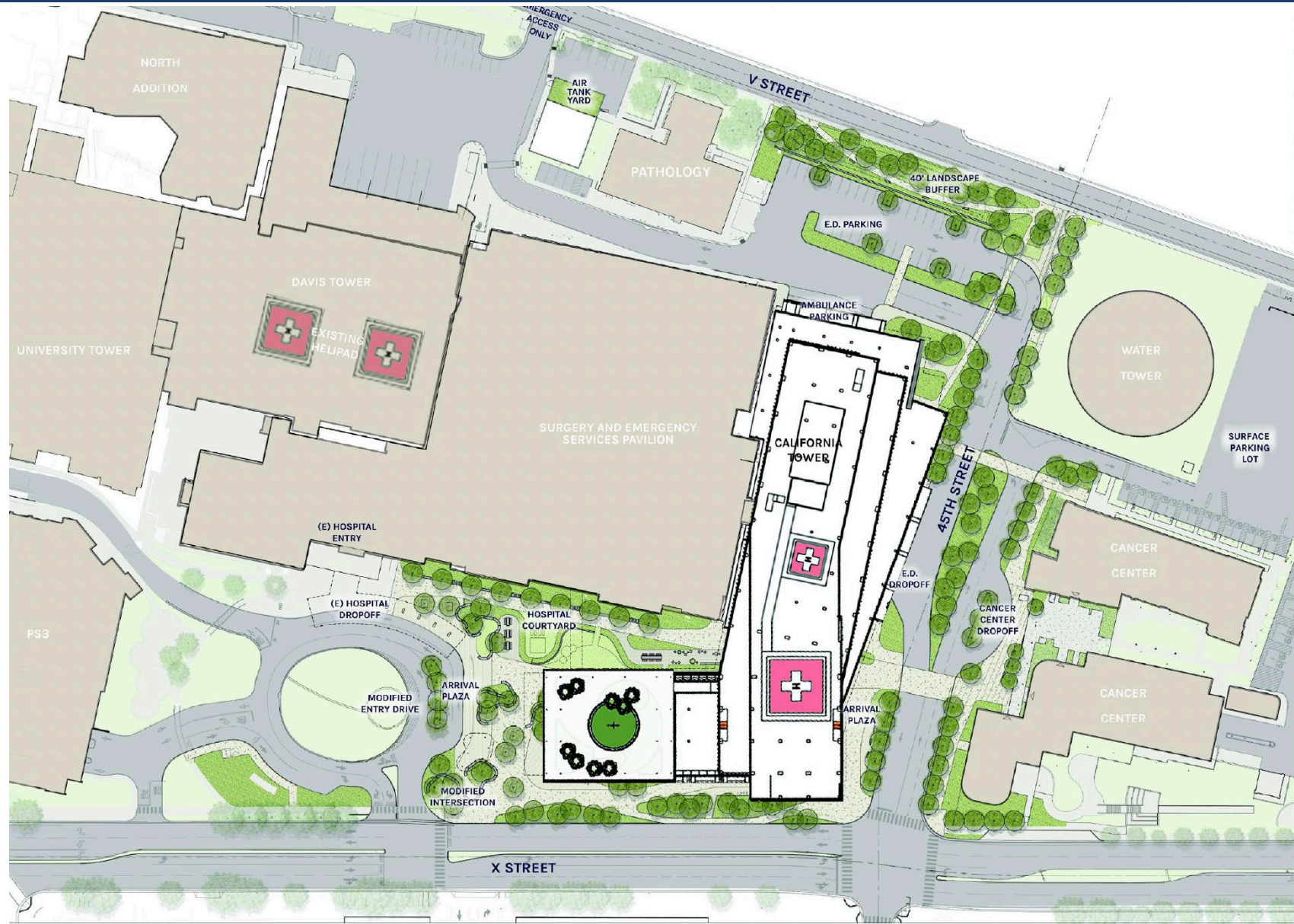
- It took almost 100 years to reach the current 3.5 M SF.
- Vision 2030 includes an additional 3M SF of development – almost doubling the campus size within 10 years.



UC Davis Health | Virtual Open House | May 2025



- Number of Helipads
 - 2 on the CA Tower
 - Davis Tower will decommission one (except in emergency or maintenance situations).
- Why?
 - Need for new helidecks
 - Slight increase in the number of flights.
- Construction Phase
 - Once cranes are erected, the routes will change for the Davis Tower.



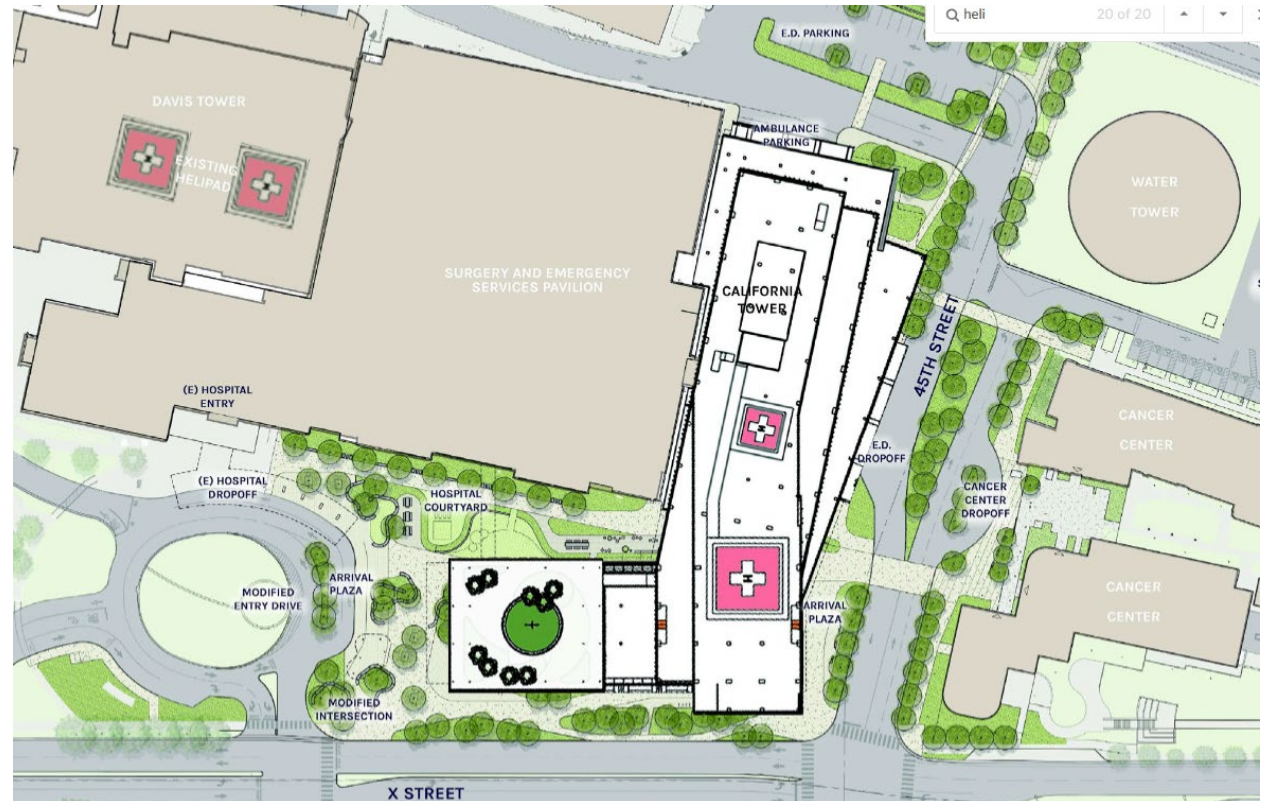
Project Goal – *“Provide adequate healthcare helicopter landing areas and reduce helicopter idling time by providing increased helipad capacity.”*

Two new rooftop helipads for air ambulances

One larger to allow for infrequent landing of Sikorsky Firehawk helicopters

Under future conditions:

- Approx. 15 percent to land at the existing Davis Tower
- 85 percent expected to land at the California Hospital Tower.
- Both helipads on the Davis Tower would remain, one for active operations and one backup use during maintenance.



The University of California Board of Regents certified the California Hospital Tower EIR in November 2021, adopting CEQA mitigation NOI-4b.

Residential sound reduction program to reduce noise

Provide noise reduction modifications to homes within modeled flightpath noise contours

Qualifications:

- Be within the SEL 95dBA noise contour
- SEL 80 dBA inside in sleeping areas with windows closed

Potential Home Modifications:

- Acoustical windows, doors, insulation, ventilation modifications
- Not to exceed \$35,000 per house



Current Phase:

- Confirming modeled flightpath noise contours and setting up program

Upcoming Notifications:

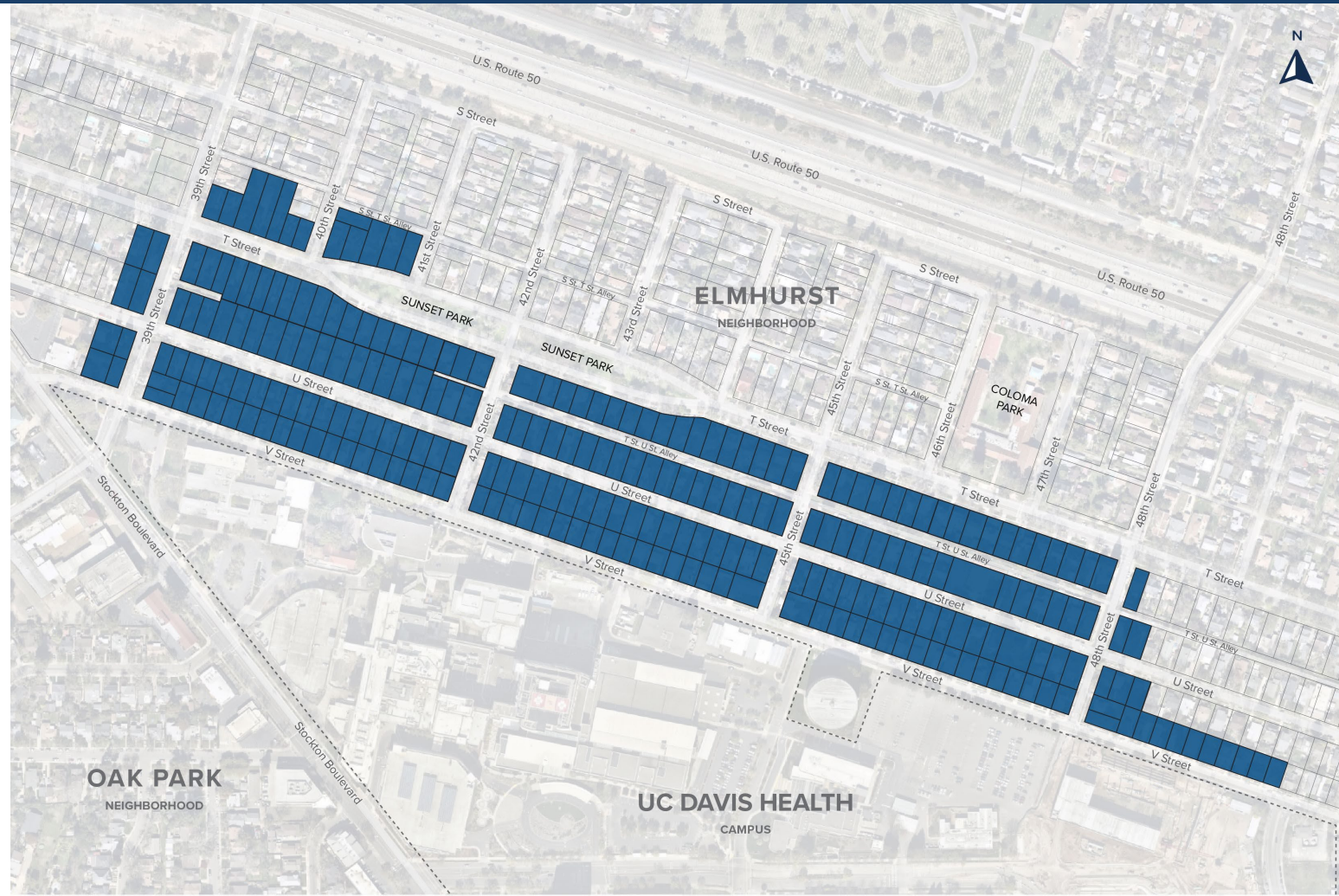
- August 2025 – Outreach to eligible homes by mail and in-person outreach
- Sign up for Listserv: email environreview@ucdavis.edu and put in subject “RSRP”
- **Official website coming summer 2025**
 - Temporary landing page: <https://environmentalplanning.ucdavis.edu/Residential-Sound-Reduction-Program>

- Free indoor air purifier with replacement filters until 2030 for pre-determined homes nearest the construction site
- Collaboration with *Breathe California Sacramento Region*
- Unit will have a HEPA filter – highest indoor filtration level
- A Levoit Vital 200S or similar unit will be provided

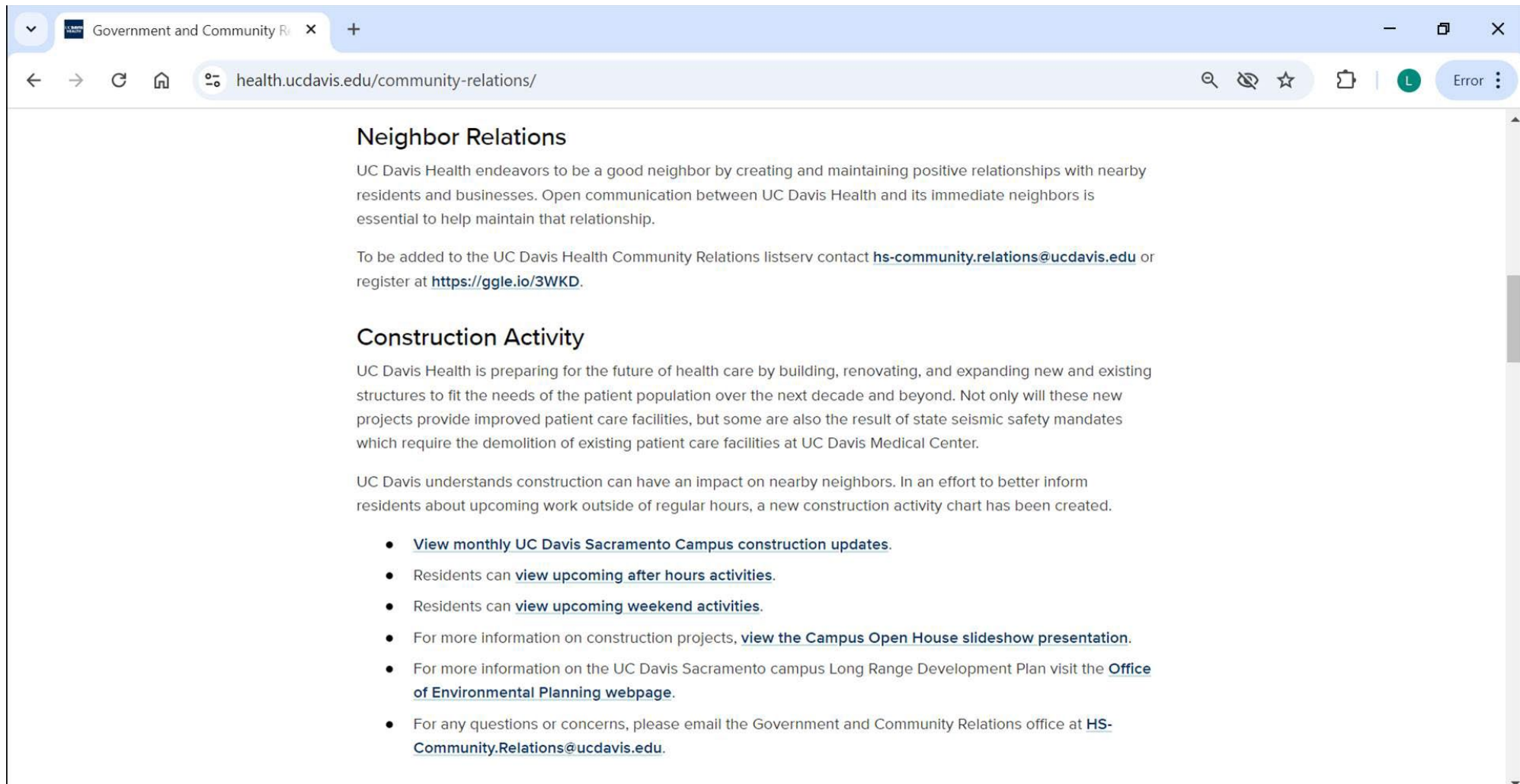


- Determined by air dispersion modelling
- Limited to approximately V, U and T Street homes near Main Hospital
- Notification coming by letter and doorhangers
- Begin delivery in June 2024
- Enroll today!
- **Note: this program remains open during the entire construction phase**

<https://environmentalplanning.ucdavis.edu/neighbor-clean-air-program>



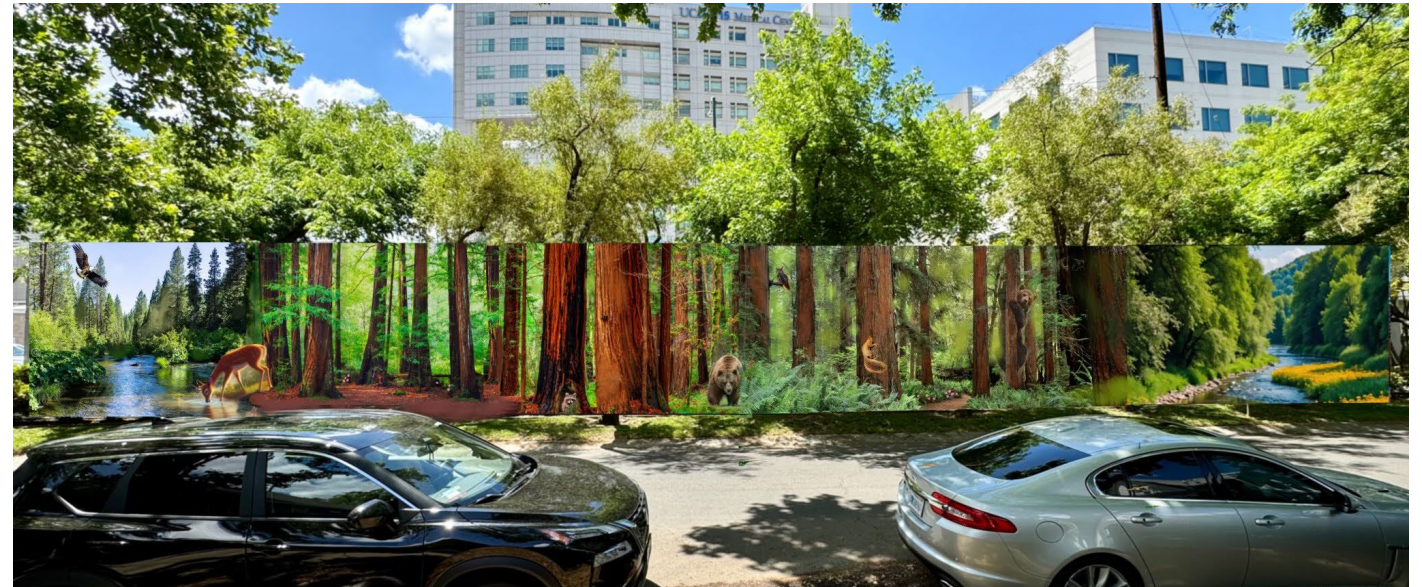
Eligible Parcels for the UC Davis Health (UCDH) Neighbor Clean Air Program



<https://health.ucdavis.edu/community-relations/>

Mural

- Wide Open Walls and City working together on Water Tower mural.
- Mural to be installed on V Street loading dock wall.
- Design was previewed during the Elmhurst Neighborhood meeting last week.
- Work to commence in next several weeks.





Facilities Planning and
Development Division

Questions?

Matt Dulcich

Director of Facilities Planning

Facilities Planning and Development (FP&D)

medulcich@ucdavis.edu