



Facilities Planning and
Development Division

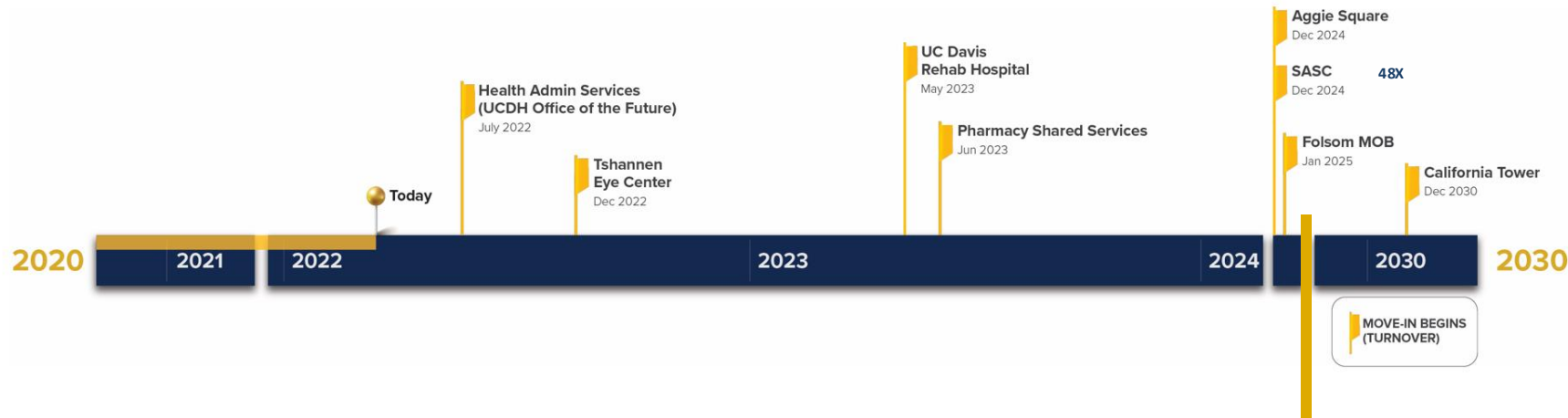
Open House | Campus Planning & Development Update

September 23, 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 | June 2025



Aggie Square | 2025



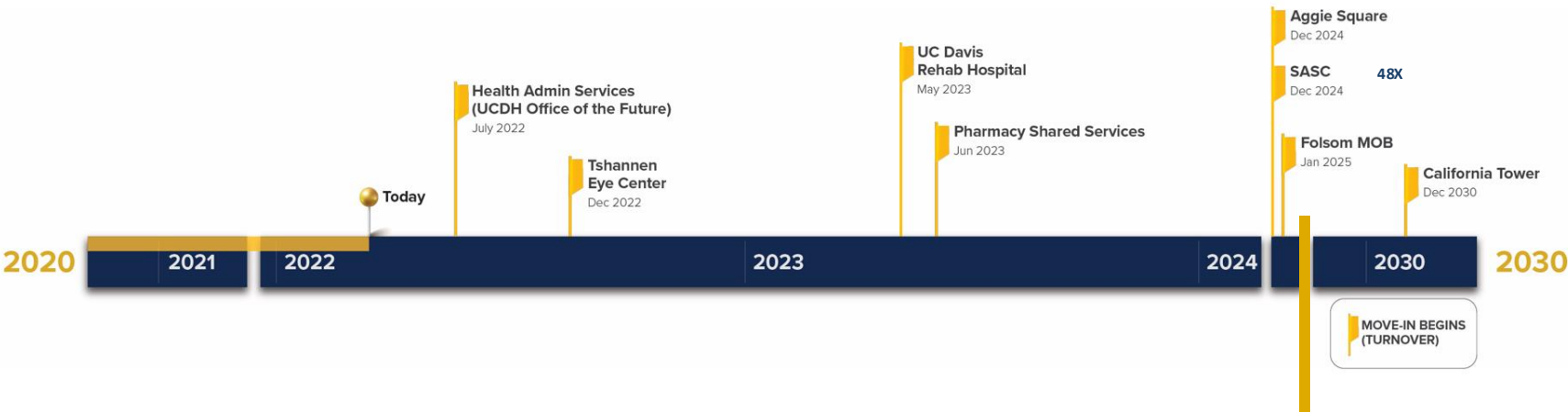
Parking Structure 7 | Aug 2025



Folsom Medical Care Clinic | Sep 2025



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California Tower | 2030



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Vision 2030 | Why?

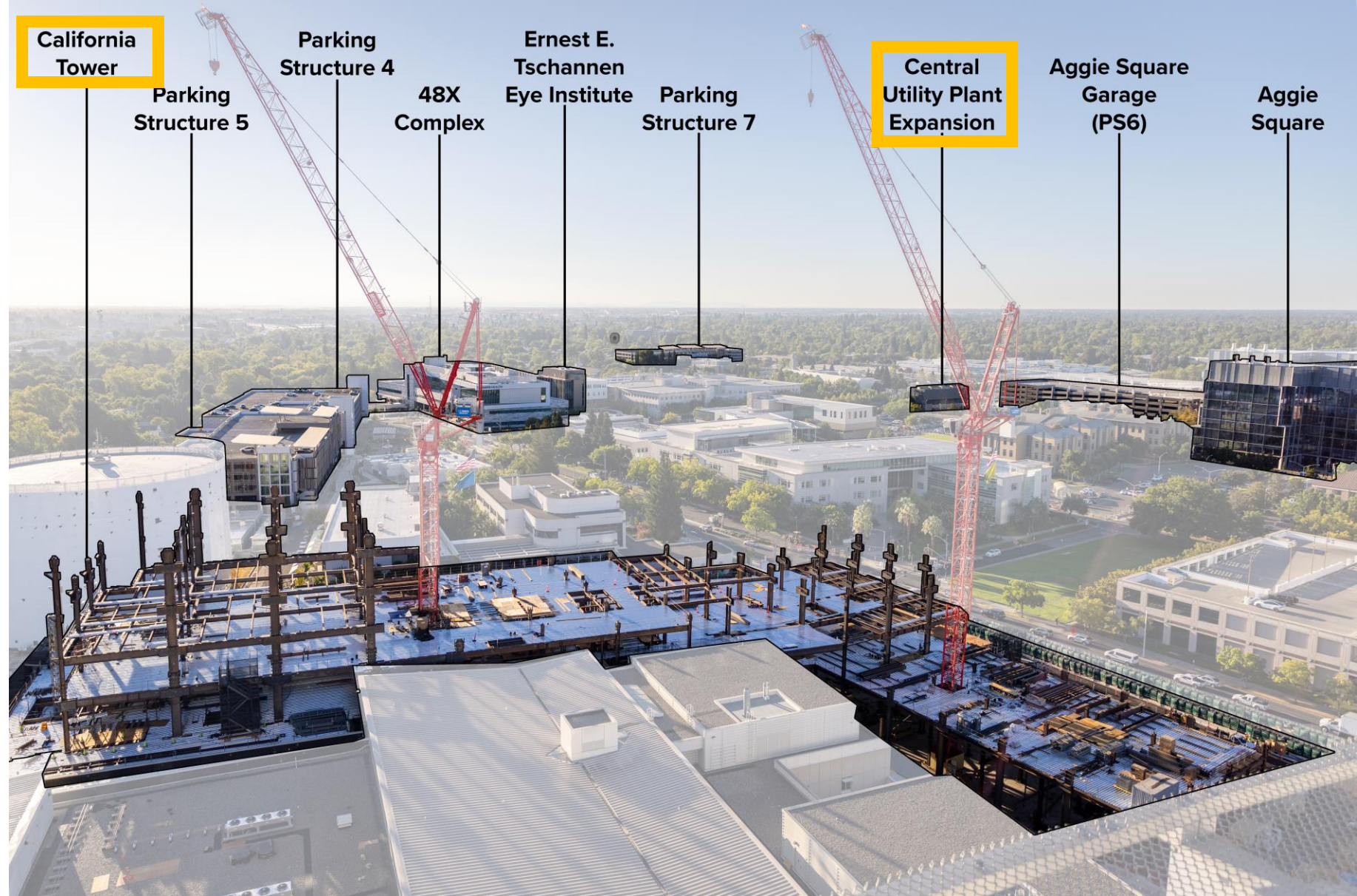
UC Davis Health | Virtual Open House | Sep 2025

- 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



Completed Projects
and

Looking Ahead



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)
	Potential Uses : Ambulatory surgery center Hospital Hotel Skilled nursing facility Education & clinic use	
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)
	Potential Uses : Medical Office Building Ambulatory Surgery Center	
November 2024		



Campus Square Footage

LRDP Max
Capacity
529,745

2020	2030
3,669,811	2,870,444
6,540,255	
7,070,000	

Campus Population

LRDP Max
Capacity
1,527

2020	2030
13,547	6,126
19,673	
21,200	

Campus Parking

LRDP Max
Capacity
920

2020	2030
7,676	3,404
11,080	
12,000	

November 2024

Overview

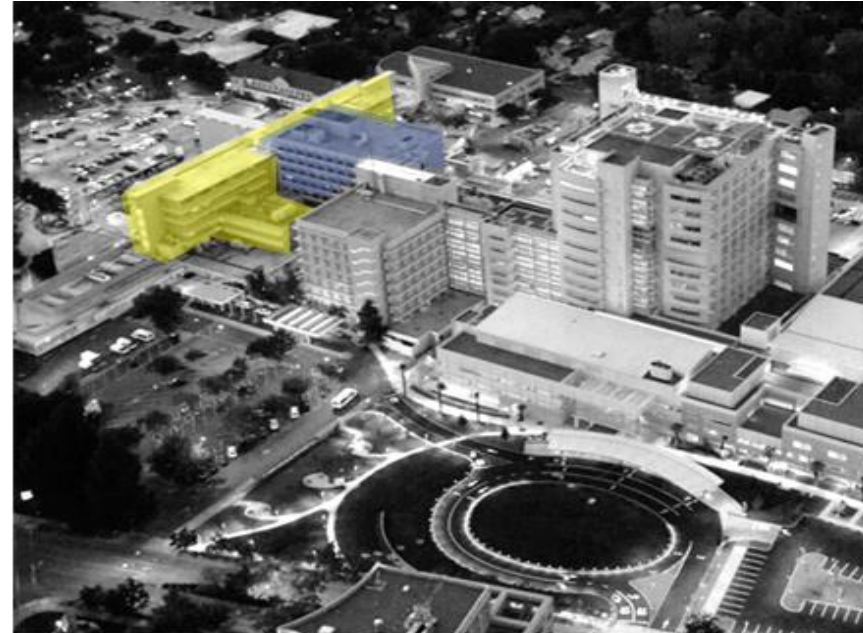
- Originally constructed in late 1920s
- Added on to in the 1950's
- Approximately 188,000 square feet
- 6 stories plus basement



Schedule

- 2024 April / Complete move out / accomplished!
- **2025 Spring / Disconnection of utilities / complete**
- 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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November 2024

UC DAVIS HEALTH - CALIFORNIA TOWER



California Tower Details

\$3.7 Billion <i>Project Cost</i>	909,000 GSF <i>of Building Space</i>		
Basic Program	334 <i>Beds</i>	12 <i>Hybrid Operating Rooms</i>	
Number of Stories & Height	Tower: 14	West Wing: 5	
<i>Tower at Roofline:</i> 237ft	<i>Helipad Elevation:</i> 247ft	<i>Tower Elevator Over-Ride:</i> 267ft	<i>West Wing:</i> 86ft

Licensed Bed Count for Main Hospital

Building	Current Beds	Currently 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 2024

Project Data

- New, Modern ORs 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:

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

Advanced Work Phase – Main Entry

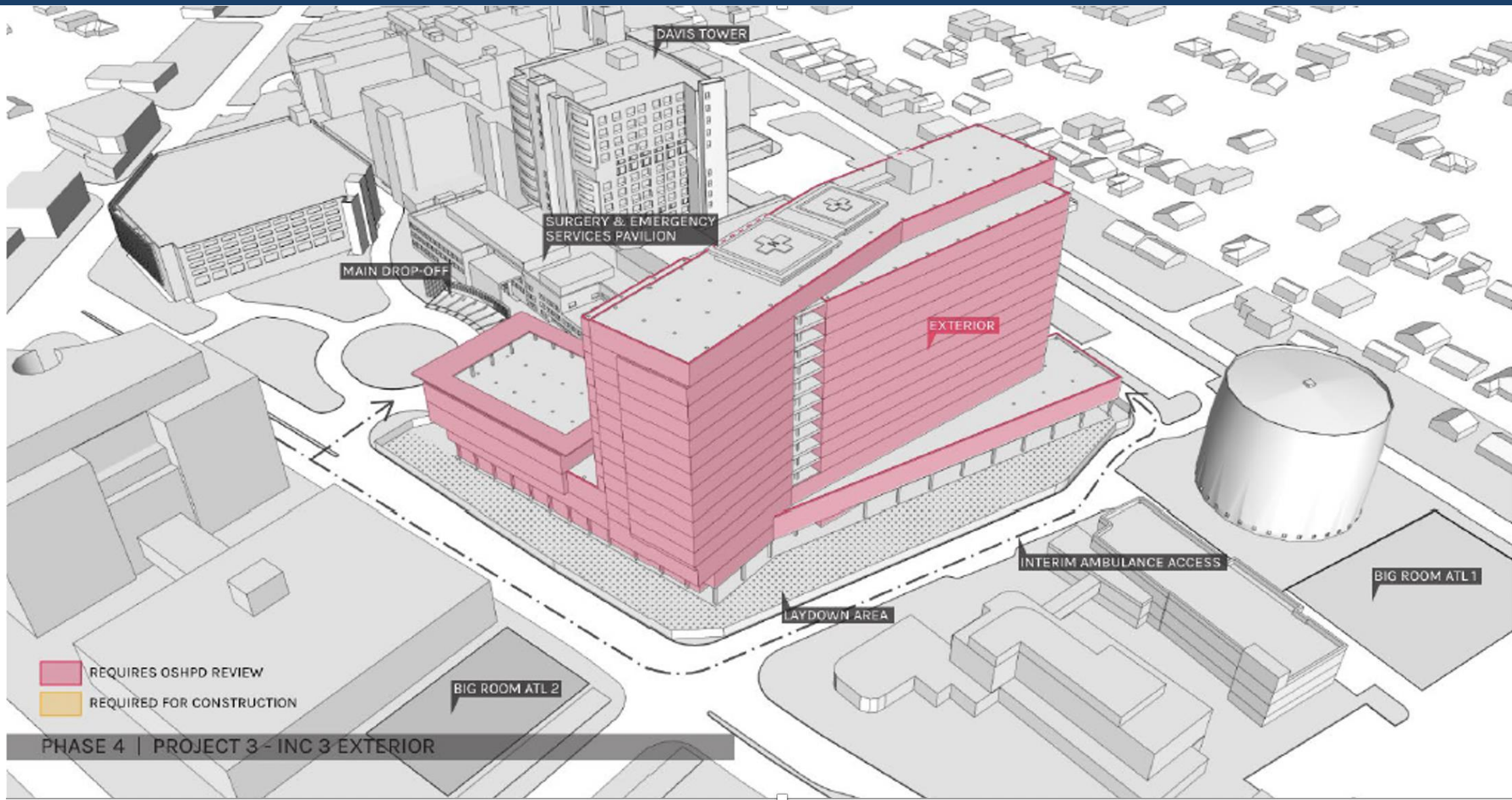


NIGHT VIEW OF MAIN ENTRY CIRCLE



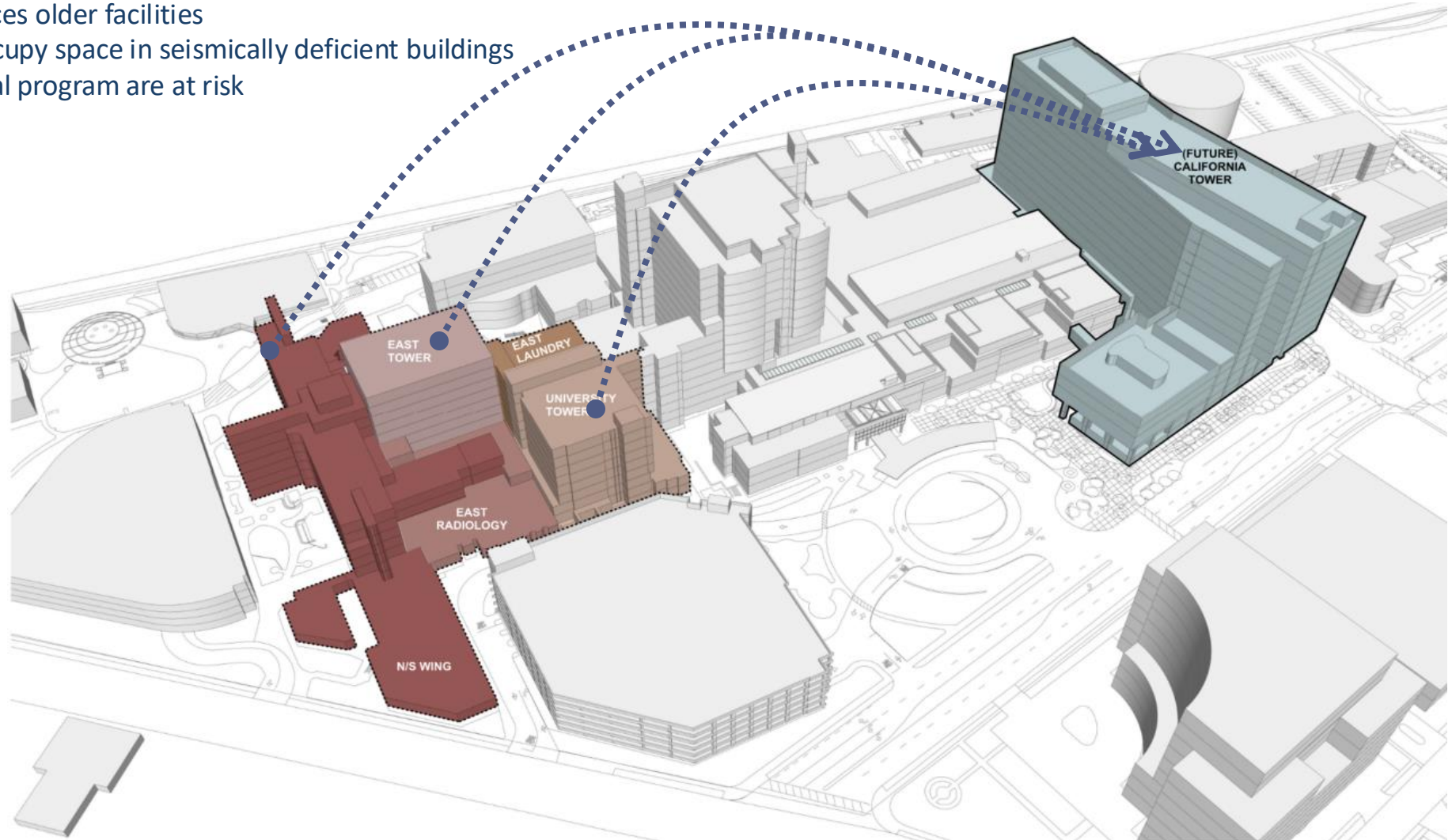
California Tower Construction

UC Davis Health | Virtual Open House | Sep 2025



Overview

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





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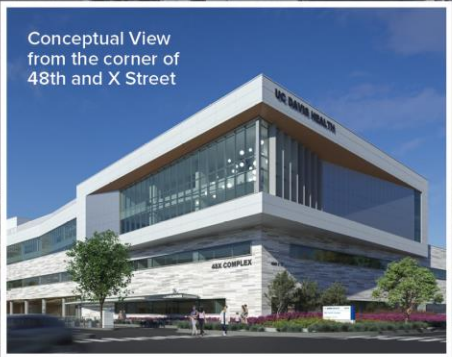
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November 2024

UC DAVIS HEALTH - 48X COMPLEX



Project Components

- | | | |
|--------------------|---------------------------------|--|
| 1 | 2 | 3 |
| 48X Complex | 48th Street Utility Work | 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

48 X Surgical Complex

UC Davis Health | Virtual Open House | Sep 2025

268,000 square feet
\$589 million

Phase 1 (floors 1 and 2)

• Opened Summer 2025

- 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
- **Nourish Café – open 8 to 5 M-F**

Phase 2 (floors 3 and 4)

• Opening January 2026

- Clinics
- Offices

Fly-Through Video <https://youtu.be/U1r14>



48 X Surgical Complex

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November 2024

UC DAVIS HEALTH - AGGIE SQUARE

UC DAVIS
HEALTH



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 | Sep 2025

1 million Square Feet

Six Buildings:

- Life Long Learning
- Lab East
- Aggie Sq Student Housing
- Building on the Square
- Parking Garage
- Lab West

Public Private Partnership (P3)

- between UC Davis and Wexford Science & Technology

Building openings

- May 2025
- **Brick building opens in 2026**

Newsletter

- Use this QR code



Aggie Square

UC Davis Health | Virtual Open House | Sep 2025

1 million Square Feet

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November 2024

Parking Structure 7

UC Davis Health | Virtual Open House | Sep 2025

Height

East side: 40 feet

West side: 50 feet

Levels

East side 4 levels

West side 5 levels

Parking

1,259 stalls

60 EV stalls

PV Array on roof

Landscaping

North and East

50 foot buffer

Opened

August 2025



Parking Structure 7

UC Davis Health | Virtual Open House | Sep 2025

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East side: 40 feet

West side: 50 feet

Levels

East side 4 levels

West side 5 levels

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Opened

August 2025





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UC DAVIS HEALTH - CENTRAL UTILITY PLANT EXPANSION & MODERNIZATION

CAMPUS GROWTH & SUSTAINABILITY GOALS



Campus Growth

Campus Square Footage Projection: 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

Sustainability Goals

The UC Davis Health Central Utility Plant produces about 40% of UC Davis' greenhouse gas emissions.

The expansion and modernization of the CUP **reduces UC Davis Health's emissions by 60%**, setting up the campus to meet its sustainability goals.

California Goals

- Achieve Carbon Neutrality by 2045
- Cut Greenhouse Gas (GHG) Emissions by 85%

University of California Regents Goals

- Scope 1 Emissions: 90% Reduction by 2045
- Scope 2 Emissions: Utilize 100% Clean Electricity in 2025

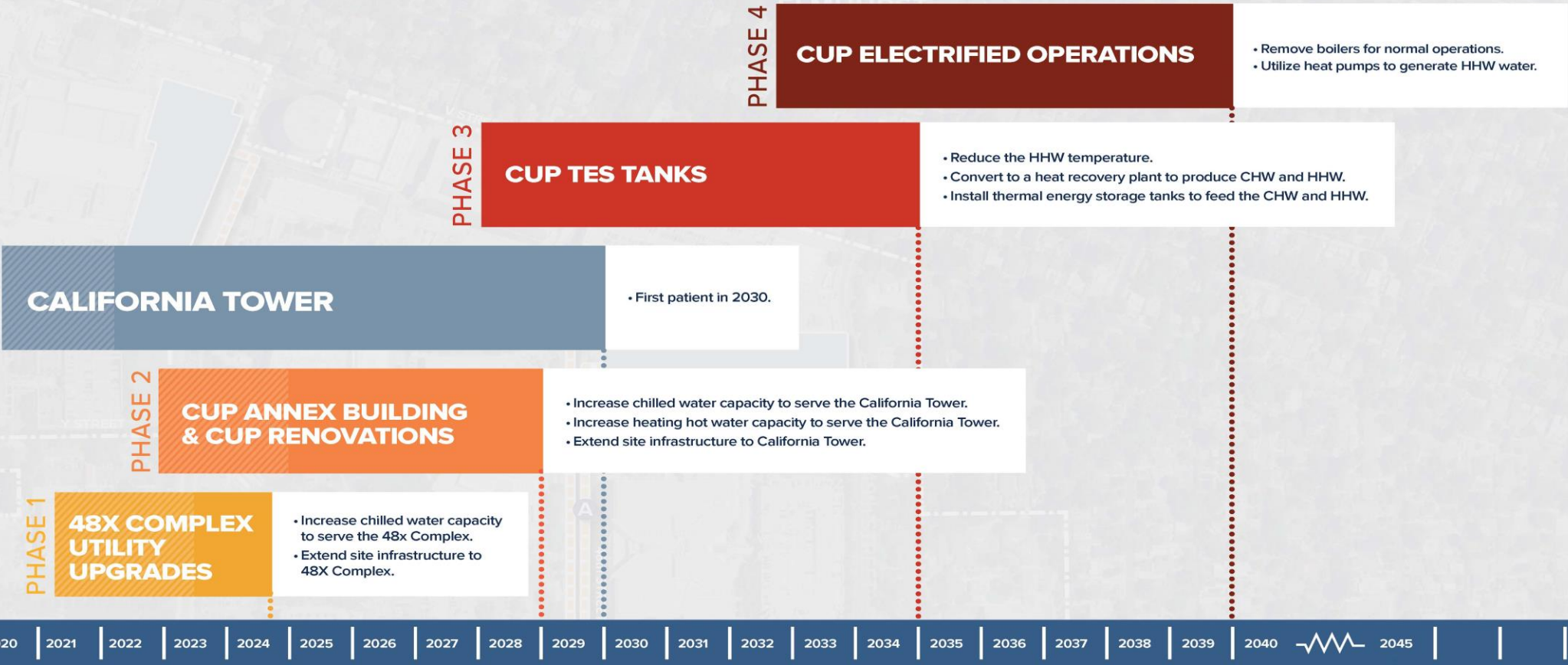
UC Davis Goals

- 90% Reduction in Scope 1, 2 and 3 Emissions by 2045
- 100% Clean Electricity for Scope 2 by 2025
- Replace fossil fuels with renewable energy

July 2024

**UC DAVIS
HEALTH**





UC SUSTAINABLE PRACTICE POLICY
Transitional biomethane at 20%

CALIFORNIA CLIMATE COMMITMENT
2045: California achieves
95% Reduction of Fossil Fuels

UC DAVIS FOSSIL FUEL- FREE PATHWAY PLAN AND
UC SUSTAINABLE PRACTICE POLICY
UC Davis and UC Davis Health Goal of
95% Reduction* of Scope 1 & 2 Sources

* Reduction based on 2019 usage

UC DAVIS HEALTH - REGIONAL FACILITIES

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November 2024		

- 114,000 SF
- Budget: \$170M
- Opened Sep 2025
- Consolidates existing outpatient clinic operations from three leased spaces into one building
- Start of hub and spoke system of distributed services
- Expands outpatient care and access



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Elk Grove will expand our **Hub and Spoke** model of care



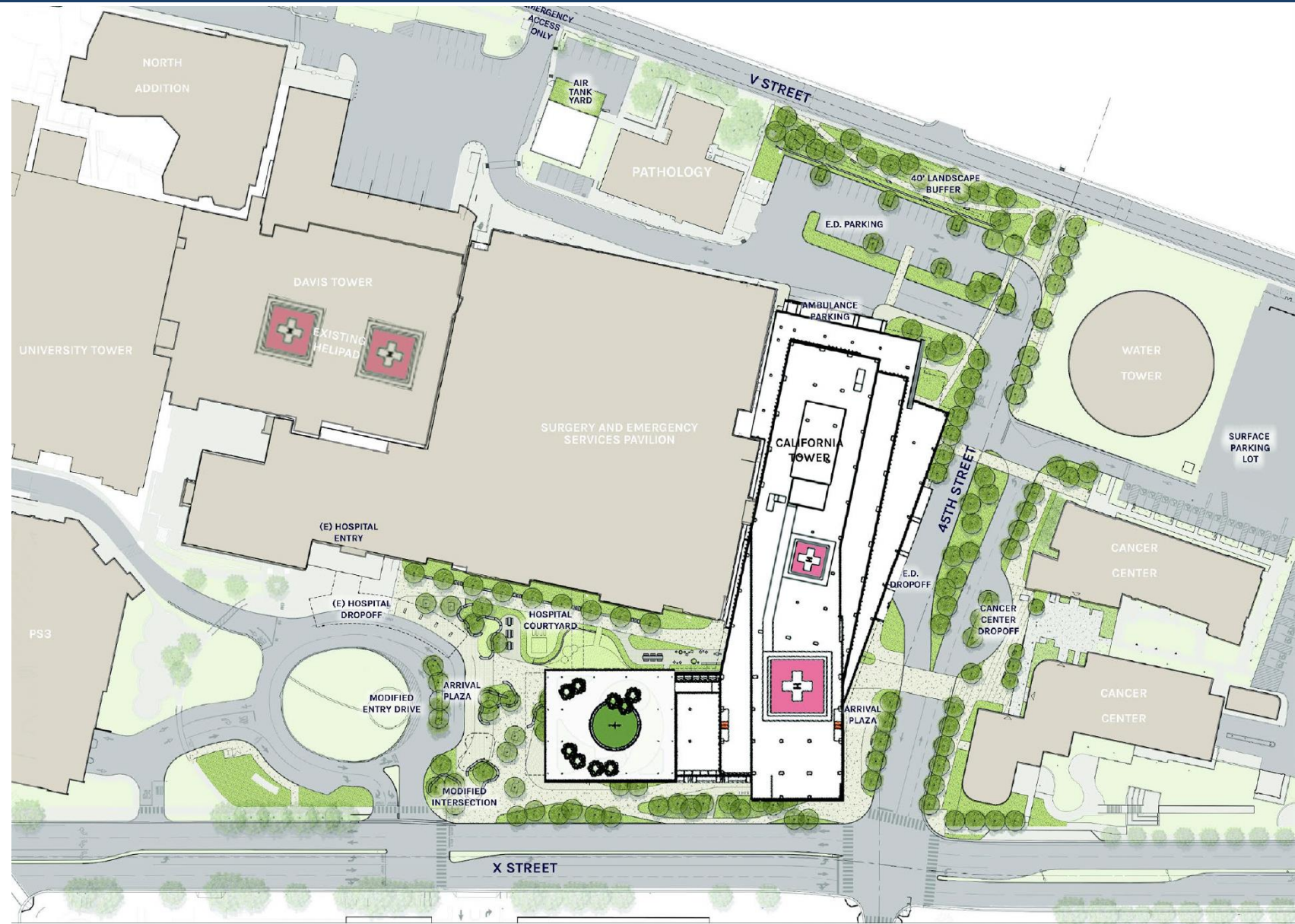
Our Shared History

UC Davis Health | Virtual Open House | Sep 2025

- 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.



- 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
 - Now that cranes have been erected, the FAA has created new flight paths for the Davis Tower.



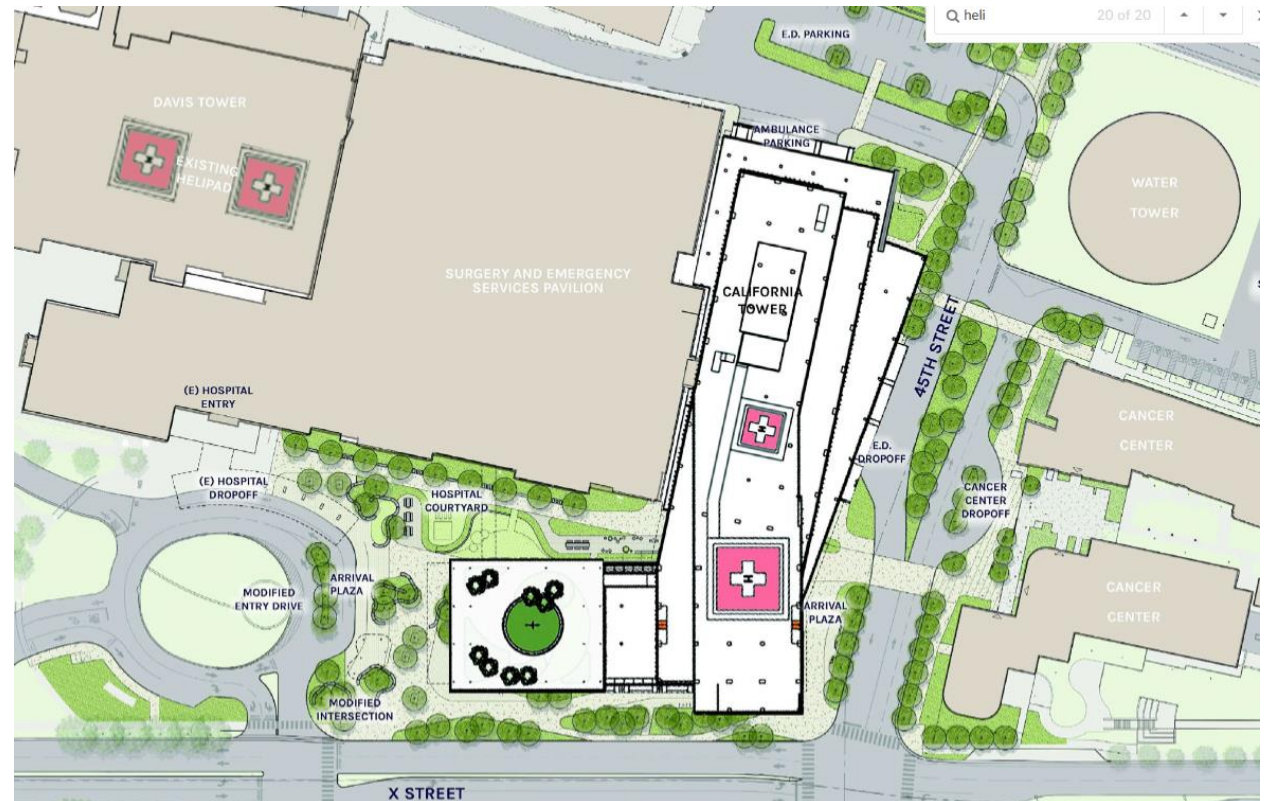
Project Goal – *“Provide adequate healthcare helicopter landing areas and reduce helicopter idling time by providing increased helipad capacity.”*

Two new rooftop helipads for air ambulances

One larger to allow for infrequent landing of Sikorsky Firehawk CAL-FIRE 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 program to reduce noise

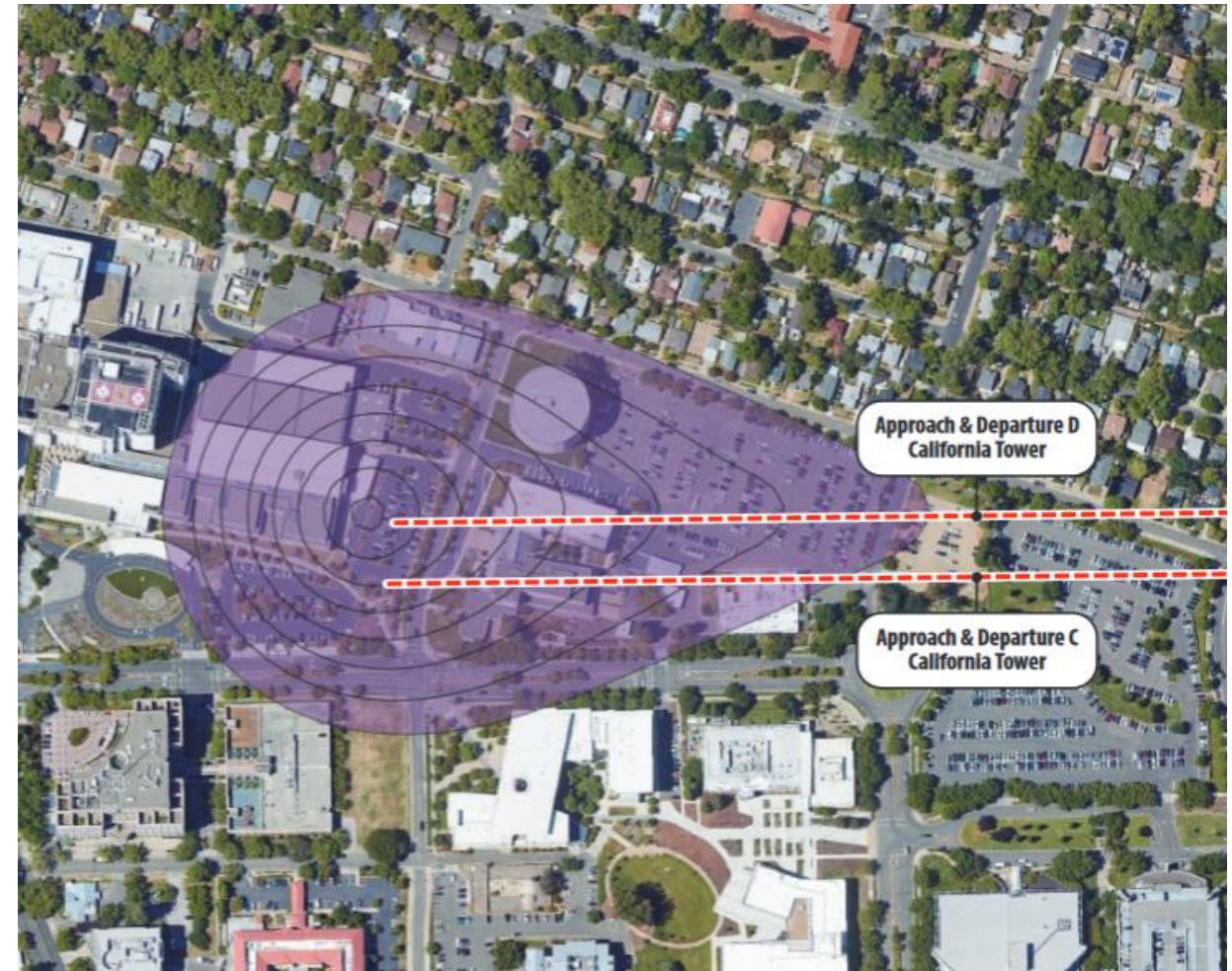
Provide noise reduction modifications to homes within **modeled flightpath noise contours**

Qualifications:

- **Be within the SEL 95dBA noise contour**

Potential Home Modifications:

- Acoustical windows, doors, insulation, ventilation modifications
- **No financial cost to the homeowner for program treatments**



Current Phase

Finalizing outreach materials for homeowners

Upcoming Notifications

- **Fall of 2025: Outreach to eligible homes by mail and in-person**
- Temporary information page: <https://environmentalplanning.ucdavis.edu/Residential-Sound-Program>
- Sign up for listserv: email environreview@ucdavis.edu and put 'RSP' in the subject line
- Official website will go live in the Fall of 2025

Neighbor Clean Air Program

UC Davis Health | Virtual Open House | Sep 2025

- 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

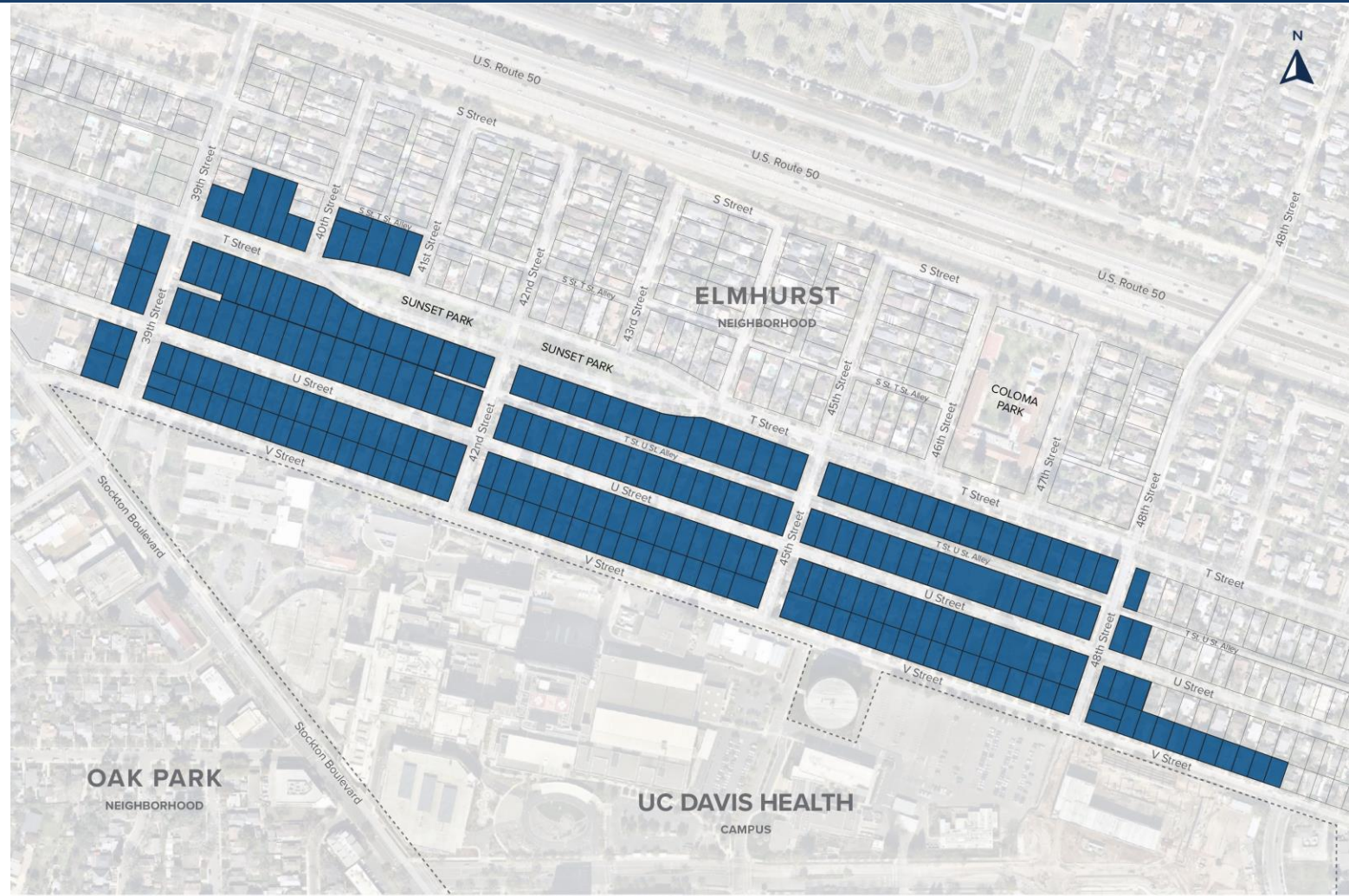


Neighbor Clean Air Program

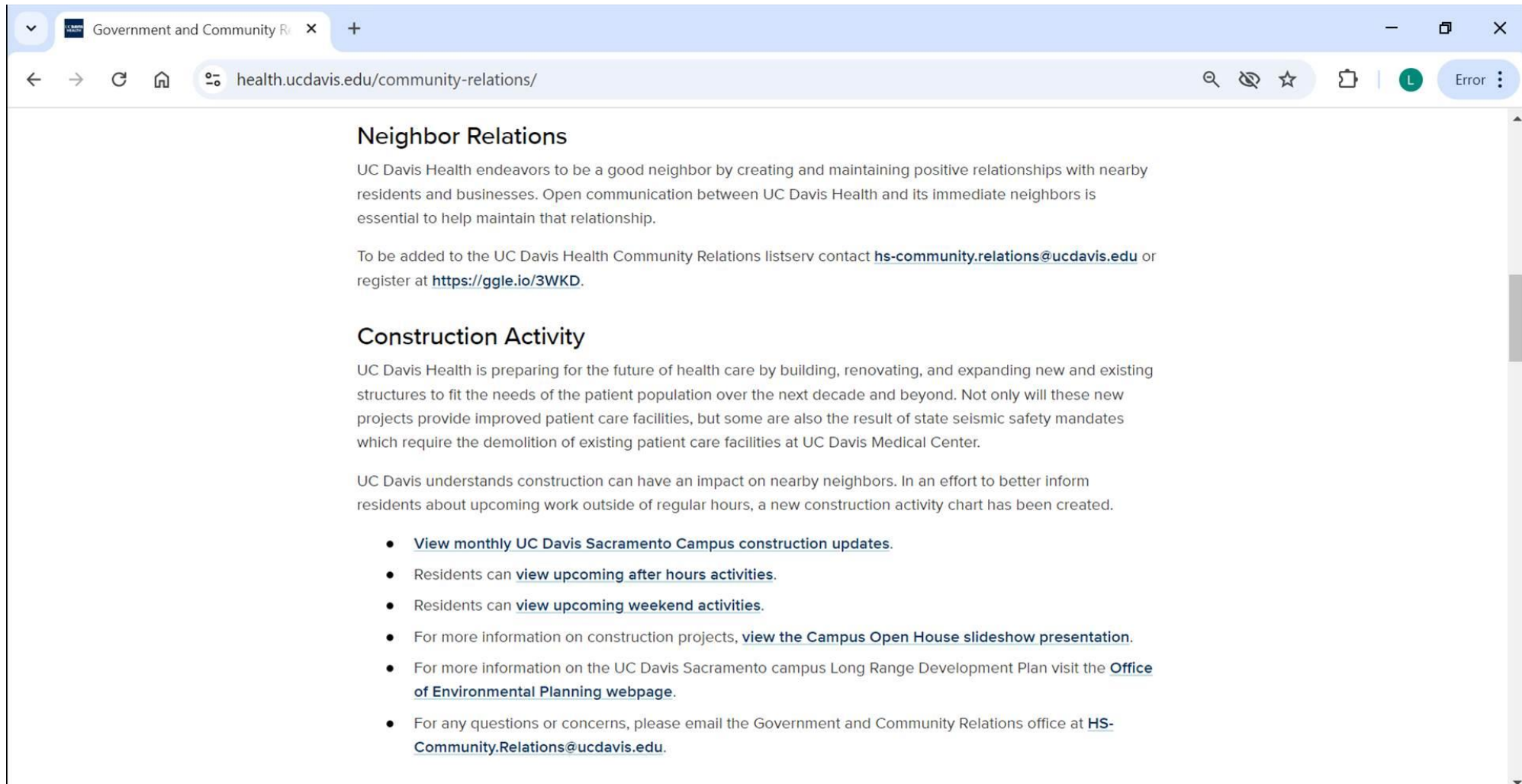
UC Davis Health | Virtual Open House | Sep 2025

- 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**
- **Note: replacement filters available**

<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/>

New V Street Mural

UC Davis Health | Virtual Open House | Sep 2025

- Mural was installed on V Street loading dock wall.
- Design was previewed during an Elmhurst Neighborhood meeting earlier this year.
- Work completed!
- Muralists:
 - Kyle Sanders
 - Dan Emer
 - Tim Lindsey





Facilities Planning and
Development Division

Questions?

Matt Dulcich | Director of Facilities Planning

Laura Niznik Williams | Director Government and Community Relations

community.relations@health.ucdavis.edu

UC DAVIS HEALTH - PARKING STRUCTURES



PS 1	590 Stalls	5 floors	228,000 GSF	Completed
PS 2	1,192 Stalls	4 floors	283,376 GSF	Completed
PS 3	1,195 Stalls	7 floors	438,592 GSF	Completed
PS 4	1,223 Stalls	5 floors	355,700 GSF	Completed in 2022
PS 5	957 Stalls	6 floors	311,000 GSF	July 2023 Estimated Completion
PS 6	1,541 Stalls	8 floors	460,000 GSF	April 2024 Estimated Completion
PS 7	1,259 Stalls	5 floors	392,000 GSF	June 2025 Estimated Completion

Campus Parking Total Projections: 12,000		
7,676 2020	3,404 2030	920
LRDP Maximum Capacity		
November 2023		

UC DAVIS HEALTH - HOSPITAL ADDITIONS & DEMOLITIONS

UC DAVIS
HEALTH



North-South Wing	235,000 GSF	Completed in 1928 & 1950	Demolition in 2030
East Wing	236,000 GSF	Completed in 1965	Demolition in 2030
University Tower	125,000 GSF	Completed in 1982	Potential Demolition in 2036
Davis Tower	582,000 GSF	Completed in 1999	
SESP	590,000 GSF	Completed in 2010	
California Tower	932,000 GSF	Completed in 2030	
Licensed Bed Count for Main Hospital			
Building	Current Beds	Proposed Beds	
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