

**UC DAVIS  
HEALTH**

Facilities Planning and  
Development Division



**BUILDING  
TOGETHER**  
INDUSTRY DAY 2023

**WELCOME**

## JASON NIETUPSKI

Executive Director, Facilities Planning & Development, UC Davis Health



Jason has over 28 years of experience managing large capital and facilities programs for hospitals and health care systems throughout the U.S. – executing combined capital projects exceeding \$14B collectively.

Prior to joining UC Davis Health, Jason led Kaiser Permanente's capital team for the Mid-Atlantic state's region executing a \$4B capital program. Earlier in his career, Jason led strategy, facilities planning, design and construction at the Department of Veterans Affairs in Palo Alto and held prestigious assignments as part of the U.S. Army Medical Service Corps including at the Walter Reed Medical Center and with the 8<sup>th</sup> U.S. Army in South Korea.

WELCOME

# WHAT IS INDUSTRY DAY “BUILDING TOGETHER”? IT’S ALL CREATING EFFECTIVE PARTNERSHIPS

## OVERVIEW

UC Davis Health is executing the largest Health System capital program in the United States today

## OBJECTIVE

To execute \$7.5 Billion in capital, ~1,000 active projects in our portfolio, we need your participation and partnership



# THE PURPOSE OF BUILDING TOGETHER



Learn about UC  
Davis Health's  
Capital Program



Learn about upcoming  
projects & business  
opportunities



Meet our team



Expand partnerships

WELCOME

# WE ARE BUILDING TOGETHER ON LAST YEARS EVENT!



# TODAY YOU WILL MEET OUR TEAM

## OUR DIRECTORS



### Aaron Lester

Director  
Strategic Programs



### Craig Allen

Director  
Special Projects & FFE



### Creed Kampa

Director  
Strategic Programs



### Douglas Whiteaker

Director  
Capital Projects



### Greg Secor

Director  
Strategic Programs



### Jill Tomczyk

Executive Director  
Strategic Programs



### Keith Kanda

Director  
Real Estate Development  
and Management

- Real Estate Development
- Real Estate Management



### Matt Dulcich

Director  
Facilities Planning

- Capital Planning
- Project Development
- Space Planning



### Matt Pechman

Director  
Capital Infrastructure



### Tim Tsukamoto

Director  
Compliance

- Building Department
- Inspections



### Tom Van Pelt

Associate  
Executive Director

- Budget
- Business Operations
- Business Systems
- Communications
- Contracts



### Vicky Vicente

Executive Director  
Project Delivery

- Capital Infrastructure
- Capital Projects
- Project Controls
- Special Projects,  
Furniture & Medical  
Equipment

WELCOME

# OUR PROJECT “DELIVERY” TEAMS



## STRATEGIC PROGRAMS

Projects greater than \$70M



## CAPITAL PROJECTS

Projects \$1M to \$70M



## CAPITAL INFRASTRUCTURE

Deferred Maintenance, Utilities, IT



## SPECIAL PROJECTS

Projects under \$1M, Medical Equipment, FFE & Interiors



## REAL ESTATE DEVELOPMENT & MANAGEMENT

Leases & Tenant Improvements

## TRANSITION PLANNING & BUILDING ACTIVATIONS

WELCOME

# WE CURRENTLY ARE MANAGING ONE OF THE LARGEST HEALTHCARE CAPITAL PROGRAMS IN THE UNITED STATES



**\$7.5B** portfolio

**800+** active projects

**3.5M SF** of facilities

**3M+ SF** to be added by 2030

**Expansion off-campus** in Folsom, Elk Grove, Rocklin and other future locations

**Much more being planned!**



**DELIVERING  
TOMORROW'S  
HEALTHCARE TODAY**



# **MORE TO COME...**

## **LOOKING TOWARDS 2050 TO DELIVER “TOMORROW’S HEALTHCARE TODAY”**



- **Seismic Corrections**
- **Deferred Maintenance**
- **New Sites of Care**
- **Real Estate Expansion**
- **Bed Replacement**
- **Facility Modernization**
- **Partnerships & Joint Ventures**
- **Mergers and Acquisitions**
- **Leases & Tenant Improvements**

# SPECIAL THANKS

## UC DAVIS HEALTH FACILITIES, PLANNING & DEVELOPMENT



**ZOE  
JUANITAS**

Communications  
Specialist



**LEILA  
COUCEIRO**

Contracts  
Manager



**ELIZABETH  
SINOFSKY**

Business Operations  
Supervisor

## CUMMING GROUP



**JORGE  
ROJAS**

Senior  
Director



**HUY  
HOANG**

Senior Project  
Manager

WELCOME

# KEYNOTE SPEAKER

## **CHERYL SADRO, C.P.A., M.S.M.**

Chief Financial Officer, UC Davis Health



In her role, she provides executive oversight for the overall financial operations of UC Davis Health, including UC Davis Medical Center, ambulatory clinics, the School of Medicine, Betty Irene Moore School of Nursing, the Medical Group, and various partnerships and affiliations.

She is responsible for Financial Planning, Decision Support and Operations, all revenue cycle functions including Health Information Management and Patient Financial Access, Financial Services, and Facilities Planning and Development.

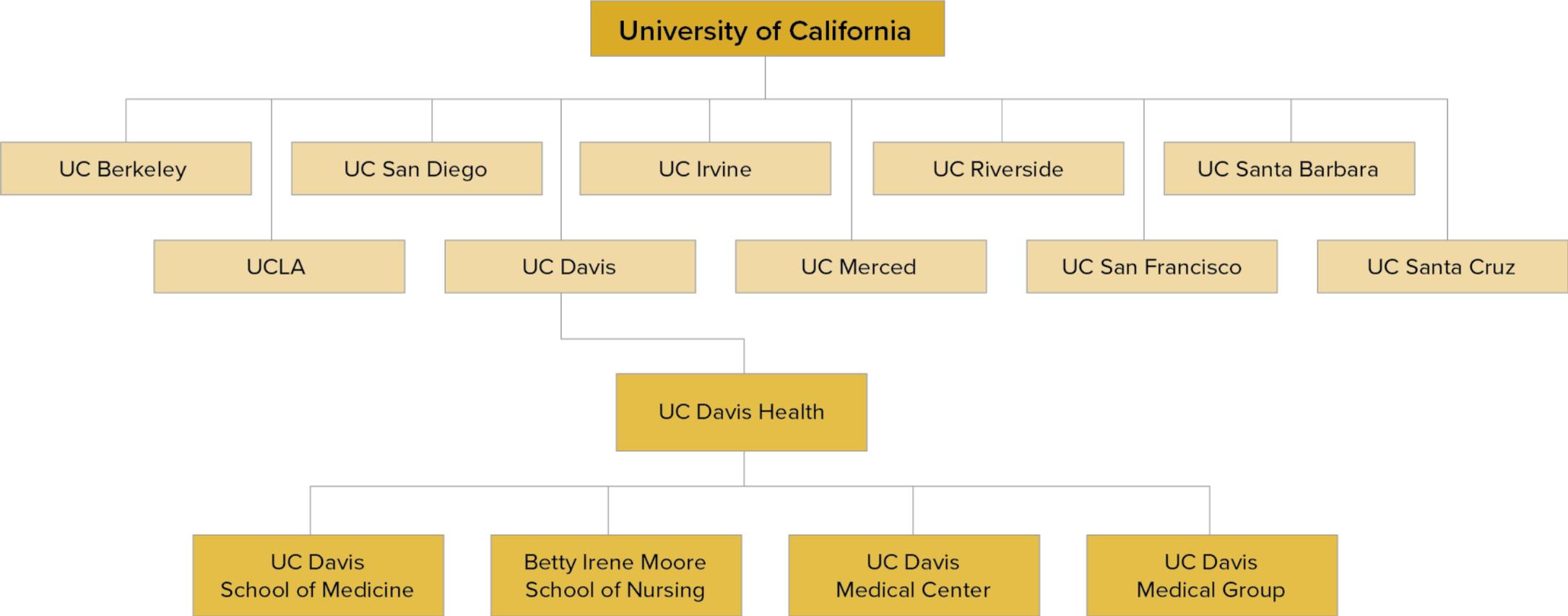
WELCOME

**WHO WE ARE &  
WHERE WE'RE GOING**

**UC DAVIS**  
**HEALTH**



# PART OF THE WORLD'S LEADING PUBLIC UNIVERSITY



# UC DAVIS HEALTH – KEY FACTS



**Home to U.S. top-50** hospital, medical and nursing schools



**Top 10** in the U.S. for primary care training

The Betty Irene Moore School of Nursing launched a new, hybrid Doctor of Nursing Practice — Family Nurse Practitioner Degree Program in 2022 with its first class of 30 students

External research funding: **\$396 million** in 2022

**Faculty, staff and students**

**18,144**

Total workforce

*Includes:*

**14,060**

Staff

**1,081**

Students

**1,212**

Faculty\*

**1,353**

Physicians\*\*

**1,007**

Residents and fellows

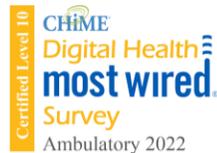
**3,634**

Nurses

\*Not including volunteer \*\*Direct care providers  
All numbers are snapshots in time (calendar 2023 or academic year 2022–23) and are approximate.

# UC DAVIS HEALTH – KEY FACTS

UC Davis Medical Center — and individual nurse leaders — have received the nation’s highest recognition for **nursing excellence**



For 11 consecutive years, a “Most Wired” health system for excellence in using technology to improve care delivery

**Named one of America’s Best Maternity Hospitals** for 2022 and 2023 by *Newsweek*, with the top ranking of five ribbons

## Hospital and patient statistics



**646**

Licensed beds



**83,285**

ER visits



**954,238**

Clinic/office visits



**31,953**

Admissions\*

For year ending June 30, 2022  
\*Inpatient admissions; does not include 14,520 observation days



The West Coast’s first American College of Surgeons-verified level I Children’s Surgery Center

Among the nation’s best hospitals for adults and children, one of the **top 10 hospitals in California**, and **#1 in Sacramento**

# POST-GRADUATE RESEARCH AND EDUCATION IS CENTRAL TO EXCELLENT PATIENT CARE

- Training site for 71 accredited medical residency, fellowship programs
- Training site for advanced practice of nursing
  - Magnet® Certified
- Clinical rotations, volunteer opportunities for medical students, nurses, others
- Allied health-professions training
  - Family nurse practitioners, physician assistants
  - Pharmacists, nutritionists, chaplains
  - Radiology, laboratory technicians, medical transcribers
- More than 1,000 active clinical research trials, developing new approaches to treatment and new therapies



# UC DAVIS MEDICAL CENTER

- UC Davis Medical Center is a nationally renowned academic medical center and a referral center for the most seriously injured or ill patients and the most medically complex cases from across Northern California
- 65,000-square-mile service area includes 33 counties and 6 million residents
- Nationally ranked in 9 adult medical specialties and 5 pediatric specialties by U.S. News & World Report
- #1 in Sacramento region and #6 in California
- Regularly ranked as a Level 9 'Most Wired' by CHIME
- Magnet® certified, the nation's highest honor for nursing excellence



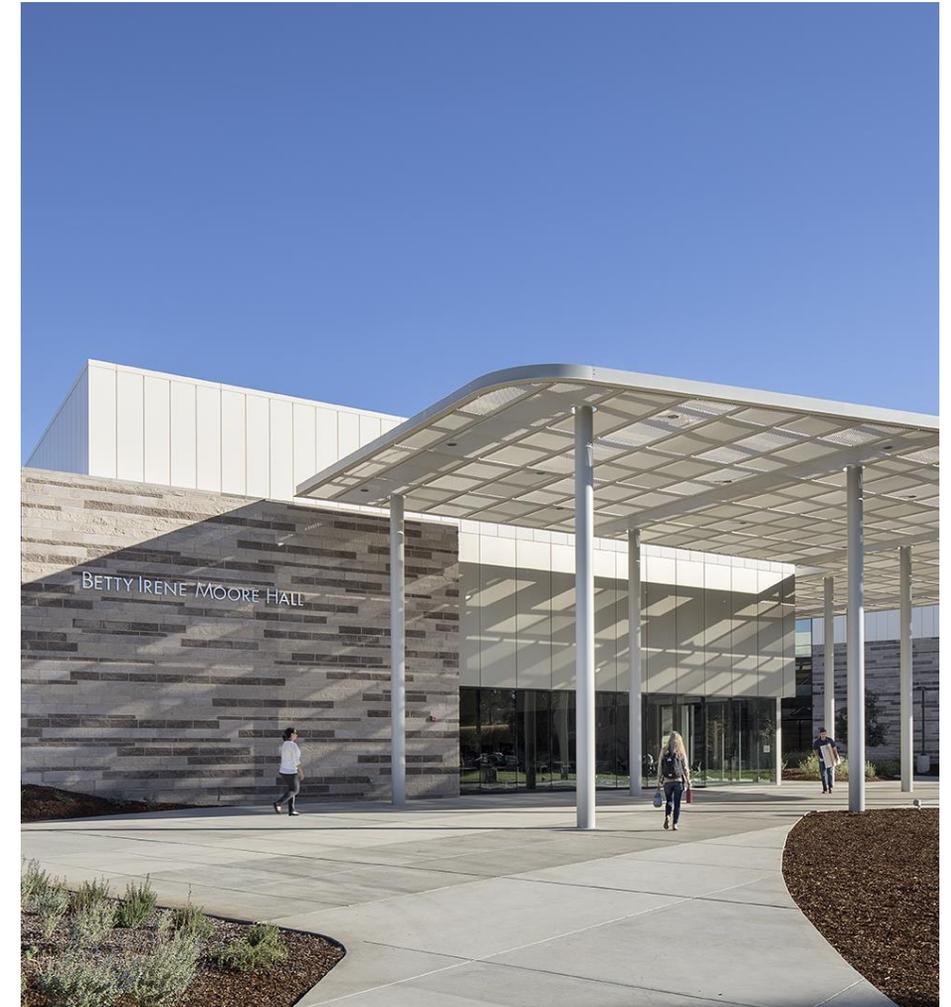
# UC DAVIS SCHOOL OF MEDICINE

- More than \$350 million in research grants annually
- More than 130 students per year selected from nearly 8,000 applicants
- Tailored clinical tracks focused on patient care for those most in need, such as:
  - Rural-PRIME
  - San Joaquin Valley-PRIME
  - TEACH-MS
  - Physician Science Training Program
  - Accelerated Competency-based Education in Primary Care
- Consistently ranked one of “America’s Best Graduate Schools” for primary care and research by U.S. News & World Report



# BETTY IRENE MOORE SCHOOL OF NURSING

- Four graduate degree programs 200+ students:
  - Master's Entry Program in Nursing
  - Master of Health Services — Physician Assistant Studies
  - Doctor of Nursing Practice — Family Nurse Practitioner degree program (opens in June 2022)
  - Doctor of Philosophy in Nursing Science and Health-Care Leadership
- Ranked in top 25 of “America’s Best Graduate Schools” for master’s degree nursing programs by *U.S. News*, and top-10 for Family Nurse Practitioner master’s
- Received the 2021 Health Professions Higher Education Excellence in Diversity (HEED) Award from *INSIGHT Into Diversity* magazine
- Home to the Family Caregiving Institute, the Betty Irene Moore Fellowship for Nurse Leaders and Innovators, and nurse practitioner residency programs



# OUTPATIENT CARE DELIVERED ACROSS ALL OF NORTHERN CALIFORNIA

- 17 primary care locations around the Sacramento area, many with specialty care
- Dozens more care locations delivered through on-site and virtual care partnerships across a 33-county service area
- UC Davis Health has been a national leader in telehealth since the early 1990s



# UC DAVIS HEALTH: COMPLETING, NOT COMPETING, HEALTH CARE ACROSS CALIFORNIA

- Level 1 Trauma Centers for both adult and pediatric emergencies
- Complete children's hospital with pediatric ED, ICUs
- NCI-designated Comprehensive Cancer Center
- MIND Institute for neurodevelopmental disorders
- Regional burn unit
- Full range of leading-edge robotic and surgical services
- Designated Comprehensive Stroke and STEMI center
- Physicians credentialed for service in more than 15 other regional hospitals
- Leading the Northern California region's commitment to medically underserved communities, high-acuity care, and sub-specialty medical services



# UC DAVIS HEALTH: LEADING THE REGION'S CARE FOR THOSE MEDICALLY IN NEED

## UC DAVIS HEALTH IS COMMITTED TO PROVIDING CARE TO THE UNDERSERVED

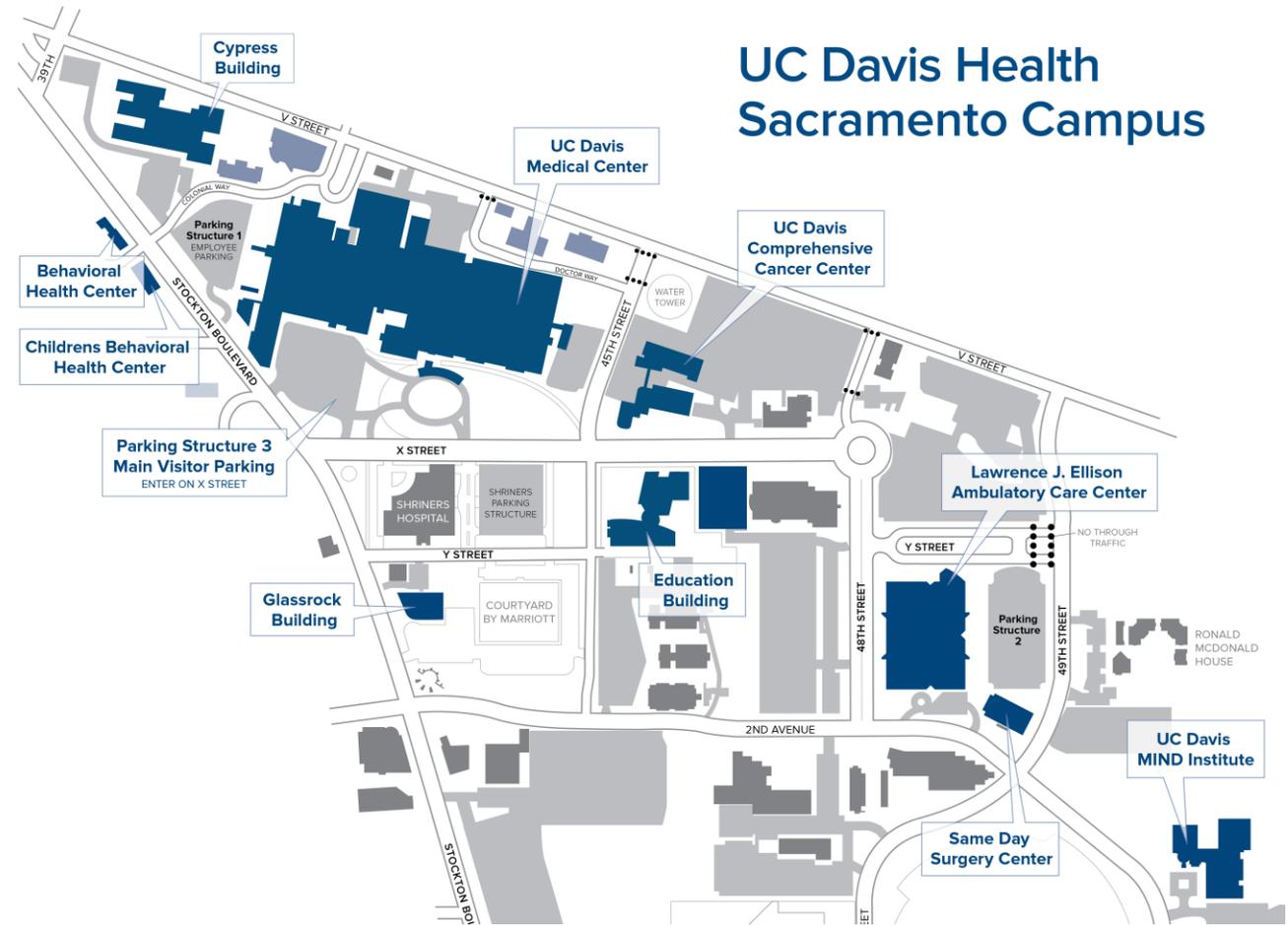
- Medi-Cal patients made up nearly 40 percent of discharges in Fiscal Year 2021
- Numerous programs meet the needs of underserved populations
- Primary and specialty care offered at UC Davis Health and community health centers
- Network of student-run free clinics provide care for thousands of visits annually — one of the nation's largest programs
- Key partnerships resulted in tens of thousands of COVID-19 vaccine doses to community members, including those medically underserved



# UC DAVIS HEALTH IS A REGIONAL ECONOMIC POWERHOUSE

- UC Davis Health is the second-largest employer in Sacramento County (behind the State of California)
- UC Davis Health generates nearly \$9 billion in economic impact each year.
- With more than 17,000 employees, and compensation totaling more than \$1.4 billion, UC Davis Health supports an additional 24,600 jobs statewide through its work

## UC Davis Health Sacramento Campus



[Aerial Tour of Sacramento Campus](#)

# WHY VISION 2030?

- For our patients and staff!
- Increase our capacity and capabilities.
- Modernize and replace aging facilities.
- Address CA seismic mandates.
- Expand regional care.
- Attracting new research partners and establishing new centers of excellence.
- Business viability.



# ...AND WE ARE GROWING

Over the next decade, we will be opening many new buildings throughout the region, a capital investment of roughly \$7.6B which will add 3M square feet to our health system.

We call this “Vision 2030”



**AGGIE SQUARE** MOVE-IN BEGINS (TURNOVER)



**ERNEST E. TSCHANNEN EYE INSTITUTE**



**PHARMACY SHARED SERVICES CENTER**



**48X**



**CALIFORNIA TOWER**



**UCDAVIS  
HEALTH**

**SACRAMENTO CAMPUS**

---

# BEYOND VISION 2030

- Long-term commitment to the Sacramento Region.
- Aging population and increased need for localized healthcare solutions.
- Continuing to invest in our facilities, particularly addressing deferred maintenance.



**WE NEED COMMITTED PARTNERS LIKE YOU!**



**KEYNOTE**



## **UC DESIGN AND CONSTRUCTION SBE 25 X 25**

Lauren Friedman, Executive Director, Capital Asset Strategies

Roshá Hester, Deputy to the Executive Director

University of California | Office of the President

# CAPITAL ASSET STRATEGIES

Capital Planning  
Facilities Asset Management  
Design + Construction



# CAPITAL ASSET STRATEGIES

- Ongoing Training
  - Internal
  - External
- Outreach
  - Participation in networking activities
  - Campus-specific
  - Systemwide

# SHELTERED BIDDING

- Facilities Manual Volume 3 Consultant Selection
- 2.2.2.1 SHELTERED SBE/DVBE APPLICANT POOL
  
- Facilities Manual Volume 5 Bidding and Construction Administration
- 1.2.1 SHELTERED SBE/DVBE INFORMAL AND NEGOTIATED BIDDING POOL
  
- <https://www.ucop.edu/design-construction-services/programs/sheltered-bidding/index.html>

# TRAINING AND EVENTS

- Industry Days
  - Northern California
    - UC Berkeley, MLK Jr. ASUC Student Union, West Pauley Ballroom
    - October 5, 2023
  - Southern California
    - The Grand, Long Beach
    - October 13, 2023

To be added to our distribution list, contact [Rosha.Hester@ucop.edu](mailto:Rosha.Hester@ucop.edu)

# SUPPORT

- Into the Future
  - Procurement of software for better tracking and outreach
- Links to campus contacts:
- <https://www.ucop.edu/design-construction-services/advertisements/index.html>
- Directory to bonding and insurance support
- *COMING SOON*

# DISCUSSION POINTS

- How can we better meet your needs?
- What do you recommend to improve your participation?
- Other concerns?
- [Lauren.friedman@ucop.edu](mailto:Lauren.friedman@ucop.edu)

**THANK YOU**

**UCDAVIS  
HEALTH**

Facilities Planning and  
Development Division



**PROJECT PIPELINE**

# PROJECT PIPELINE

- Introduction to our Delivery Team leaders and areas of expertise.
- Discuss key projects in our “project pipeline” for the coming year:
  - Design & Planning RFQs
  - General Contractor Bidding Opportunities
  - Subcontractor & Trade Partner Bidding Opportunities
- Check your packets!
- Time this afternoon to ask us questions at the tables

Project Name	Anticipated Bid Date	Anticipated Start Date	Project Estimate at Completion
<b>AARON LESTER</b>			
M058592 - 49th 50th Intersection Traffic Impact Study	2-Sep-23	2-Oct-23	\$5,000
<b>CRAIG ALLEN</b>			
9578760 - East Wing Patient Elopement	17-Sep-23	17-Oct-23	\$64,022.10
<b>DOUGLAS WHITEAKER</b>			
M057115 - SESP 1P725/1P903 RAD MRI Neuroblade	11-Oct-23	10-Nov-23	\$150,000
M054154 - DT5752 NICU REMODEL	30-Oct-23	29-Nov-23	\$25,064
M058300 - Davis Tower MRI Feasibility Study	23-Nov-23	23-Dec-23	\$800,000
M057813 - SESP 3P745 CATH LAB Upgrade/Replace HB1	30-Nov-23	30-Dec-23	\$760,000
M057725 - ACC RADIOLOGY PET/CT Replacement	30-Nov-23	30-Dec-23	\$850,000
M057627 - MAIN HOSP Egress & Exit Signage	1-Dec-23	31-Dec-23	\$11,800
M055536 - ACC Basement RAD Mammography Update	3-Dec-23	2-Jan-24	\$350,000
M057557 - MAIN HOSP East Wing SB 1953 Compliance Investigation	3-Dec-23	2-Jan-24	\$6,500,000
M057825 - CCTR MULTI FLR Life Safety Upgrades	22-Jan-24	21-Feb-24	\$1,200,000
M057639 - CCTR EXPAN Life Safety Renovation	19-Feb-24	20-Mar-24	\$17,360
M054958 - UT ALL FLRS FDC NPC-4 Hospital Upgrades	4-May-24	3-Jun-24	\$4,000,000
<b>MATT PECHMAN</b>			
M058279 - SESP 2P930 PO&M (10) Add ATS To Existing Operating Rooms	11-Oct-23	10-Nov-23	\$75,000
M058163 - DT STAIR A&B FIRE SPRINKLER RISER DRAIN UPGRADE	11-Oct-23	10-Nov-23	\$30,000
M058281 - University Tower G640/G670 PO&M Replace Domestic Water Pump SK	10-Nov-23	10-Dec-23	\$110,000
M058165 - DT ALL FLRS REPLACE DOMESTIC HOT WATER SUPPLY AND RET	6-Dec-23	5-Jan-24	\$400,000
			\$15,348,246.10
<b>DOUGLAS WHITEAKER</b>			
9557240 - CENT PLNT 1ST FLR PO&M Emissions UREA Project	8-Aug-23	7-Oct-23	\$1,374,000
9559790 - Cancer Center Progenitor Lab Expansion	12-Aug-23	11-Oct-23	\$4,390,200
M057989 - SESP 1P724, 1P726, 1P734 RADIOLOGY Ferrogard MRI Safety Sys	1-Sep-23	31-Oct-23	\$288,000
M052092 - Eliminate Vibration OR #6, CSC	2-Sep-23	1-Nov-23	\$124,410
M057988 - ACC 0604A, 0606C, 0606D RADIOLOGY Ferrogard MRI Safety Systi	30-Sep-23	29-Nov-23	\$270,000
9565160 - Campus Parking Temp Lots	28-Dec-23	28-Feb-24	\$2,400,000
9557710 - UT Domestic Hot Water System Tank Replacement and Boiler Removal	29-Jan-24	29-Mar-24	\$2,100,000
9557340 - DT Radiology Reading Rooms 1885 & 1902 Renovation	25-Mar-24	24-May-24	\$741,000
M057627 - MAIN HOSP Egress & Exit Signage	30-Mar-24	29-May-24	\$70,800
9559950 - Davis Tower 8 Oncology Pharmacy	6-Apr-24	5-Jun-24	\$3,456,000
9557220 - SESP 1P746 RAD Reconfigure Space for New CT Scanners	28-Apr-24	27-Jun-24	\$2,355,000
9557570 - DT 1ST FLR RAD Nuclear Medicine Remodel	22-May-24	21-Jul-24	\$5,100,000
9557580 - SESP Rooms 1752-1758 X-ray Replacement Project	10-Jun-24	9-Aug-24	\$3,000,000
M057715 - SESP CPU TIR34 Critical Water	21-Jun-24	20-Aug-24	\$48,000
M050460 - SITE UCDCM IT P25 800Mhz Radio System Coverage	16-Jul-24	14-Sep-24	\$208,635.60
9557730 - ACC 0611 RAD CT Scanner Replacement	18-Jul-24	16-Sep-24	\$3,300,000
9558910 - Davis Tower #0711 & 0762 Pharmacy Remodel	29-Sep-24	28-Nov-24	\$7,329,000
M057005 - DT10 PICU Ceiling Tile & Boom Replacement	25-Oct-24	24-Dec-24	\$4,800,000
M055536 - ACC Basement RAD Mammography Update	4-Dec-24	2-Feb-25	\$2,100,000
M054154 - DT5752 NICU REMODEL	22-Jan-25	23-Mar-25	\$150,384
M057725 - ACC RADIOLOGY PET/CT Replacement	23-Jan-25	24-Mar-25	\$5,100,000
9557810 - MAIN HOSP 1625 RADIOLOGY Interventional Radiology Suite Remodel	8-Feb-25	9-Apr-25	\$15,000,000
M057613 - SESP 3P745 CATH LAB Upgrade/Replace HB1	10-Feb-25	11-Apr-25	\$4,560,000
M057115 - SESP 1P725/1P903 RAD MRI Neuroblade	5-Mar-25	4-May-25	\$900,000
9557590 - E1 PHARM 1107 IDS Remodel	18-Apr-25	17-Jun-25	\$3,900,000
9557740 - SESP 1P742 1P745 CT Scanner Replacement	3-May-25	2-Jul-25	\$9,000,000
M057639 - CCTR EXPAN Life Safety Renovation	2-Aug-25	1-Oct-25	\$104,160

## **STRATEGIC PROGRAMS**

The Strategic Programs group (often referred to as Strategic Projects) is a group of 11 PMs and Directors, including four licensed architects and a highly experienced group of managers with healthcare expertise. We manage approximately \$6B in projects.

Over half of that is attributed to the California Tower and the rest is spread amongst multiple capital projects that are underway in design and construction, including the 48X Complex Surgery Center, the Folsom MOB, the OR renovation project and CUP Expansion project. We manage large scale, long duration projects, generally valued at over \$70M and up to multi-billion dollar projects.

## WHO WE ARE

### **EXECUTIVE DIRECTOR**

Jill Tomczyk

### **DIRECTORS**

Creed Kampa

Greg Secor

Aaron Lester

### **PROJECT MANAGERS**

Wes Ramirez

Keanen McCarthy

Lisa Hinton

Jared Webster

Josh Pilorin

### **SUBJECT MATTER EXPERTS**

Deb Swingle

Nate Lauppe

Karin Lovato

### **UP AND COMING PROJECTS**

#### **IN PROCUREMENT**

OR Integration

Central utility plant expansion

#### **STUDIES**

Ambulatory Care Center (ACC)

Master planning study

Faculty office study

X St. corridor study

South Placer development

Elk Grove development

49th/50th intersection study

#### **ALREADY UNDERWAY**

California Tower

Folsom Medical Office Building

48X Complex

# OR INTEGRATION



## PROJECT DESCRIPTION

Modernizes OR audio/visual technology within the 24 Operating Rooms at the SESP and potentially 4 ORs at the Same Day Surgery Center.

## TARGET PROJECT COST

<\$70M

## PROJECT STATUS

Program/Scope Validation Phase

## PROJECT DELIVERY

Progressive Design Build

## PROJECT TEAM

Swinerton + Taylor

## TARGET FOR ONBOARDING

Next 90 days includes structural, mechanical/plumbing and electrical

# CENTRAL UTILITY PLANT EXPANSION

## PROJECT DESCRIPTION



## MAKE-READY WORK

Extend electrical feeders, extend hydronic lines, demolish FSSB Gross Anatomy Lab and relocate PS-6 driveway to west side of FSSB

## EXPANSION PROJECT

New 40,000 square foot two-story annex building to house equipment, CUP operator's offices, motor control center, switch gear and emergency system operators (PBX). Install four new gas-fired condensing boilers for supplemental heating, three new emergency generators, two new 50,000 gallon fuel oil tanks for the generators, five new chillers for cooling buildings and a new electrical service yard with switchgear and electrical transformers

## SMUD FEEDER

Provide new source of normal power for the campus with a new two-mile long 40 MVA underground transmission line from SMUD's East City Substation.

# CENTRAL UTILITY PLANT EXPANSION



## PROJECT SCHEDULE

Regents: January 2024

Complete: 2029

## PROJECTED PROJECT COST

\$250M

## PROJECT DELIVERY METHOD

Progressive Design Build

## PROJECT TEAM

R&S + Nacht & Lewis

## TRADE PARTNERS & EARLY PROCUREMENT – LEVEL 1

RFQ complete by 10/30/23

RFP Process – Late November

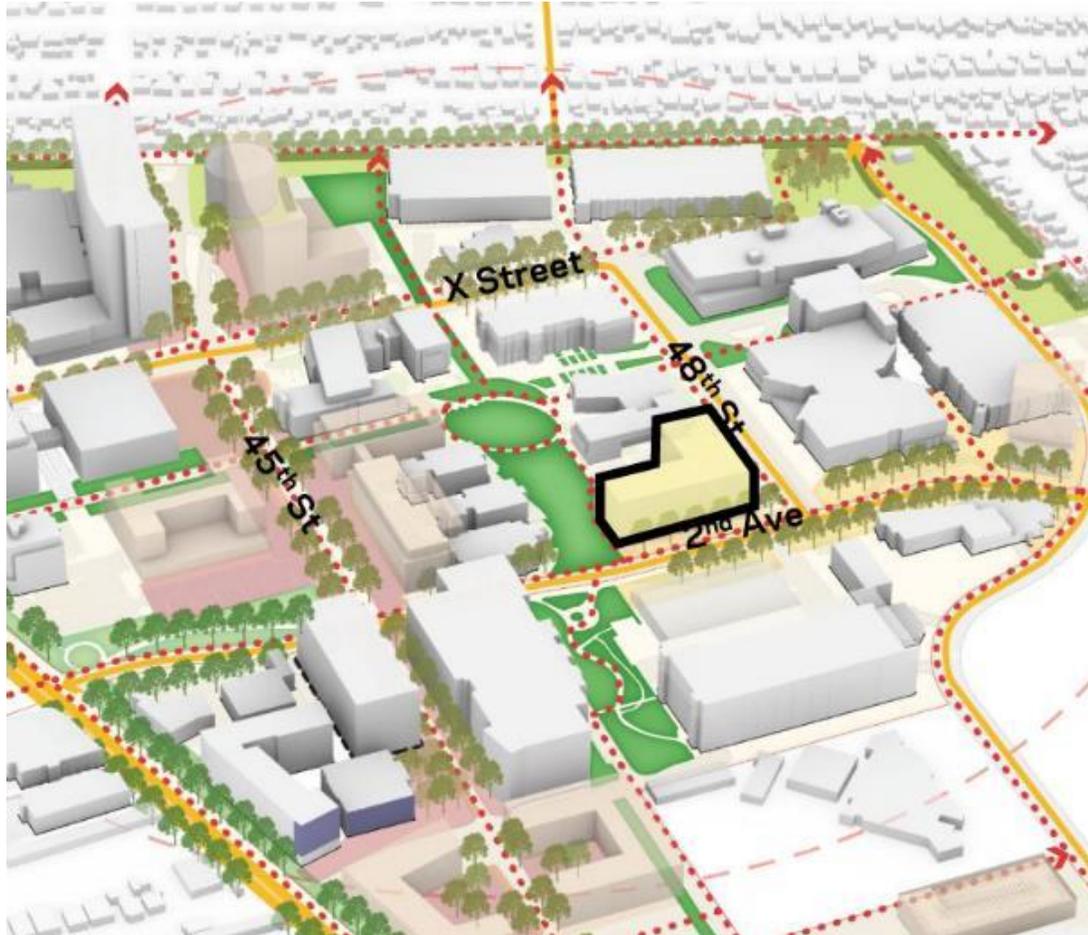
Contracting in December 2023

## TRADE PARTNERS & EARLY PROCUREMENT – LEVEL 2

- Earthwork & AC Paving
- Exterior Skin
- Structural Steel & Rebar
- Concrete
- Framing
- Ceiling
- Elevators



# FACULTY OFFICE STUDY



## PROJECT DESCRIPTION

Identifying faculty workspace needs

## TARGET PROJECT COST/ PROJECT DELIVERY

TBD

## PROJECT STATUS

Team Procurement

## PROJECT TEAM

TBD – Selection in 2023

## TARGET FOR PRELIMINARY DESIGN

Q1 2025

## FUTURE OPPORTUNITIES

Procurement for design/build teams in future

# X ST. CORRIDOR STUDY



## PROJECT DESCRIPTION

Identifying implementable projects to improve access and circulation across campus

## TARGET PROJECT COST/PROJECT DELIVERY

TBD

## PROJECT STATUS

Feasibility

## PROJECT TEAM

Kimley Horn

## TARGET FOR PRELIMINARY DESIGN

Q4 2024

## FUTURE OPPORTUNITIES

Procurement for design/build teams in future

# SOUTH PLACER SITE DEVELOPMENT

## PROJECT DESCRIPTION

Potential expansion and addition of the following key service lines:

- Cancer Care
- Imaging
- Musculoskeletal Institute
- Perioperative

## PROJECT TEAM

Jacobs/Ratcliff

## TARGET FOR PRELIMINARY DESIGN

Q3 2024

## FUTURE OPPORTUNITIES

Procurement for design/build teams in future

## TARGET PROJECT COST/ PROJECT DELIVERY

TBD

## PROJECT STATUS

Feasibility



# ELK GROVE SITE DEVELOPMENT



## PROJECT DESCRIPTION

Recent land acquisition; no project identified at this time

## TARGET FOR PROGRAMMING AND PLANNING

Unknown at this time

## FUTURE OPPORTUNITIES

Procurement for design/build teams in future

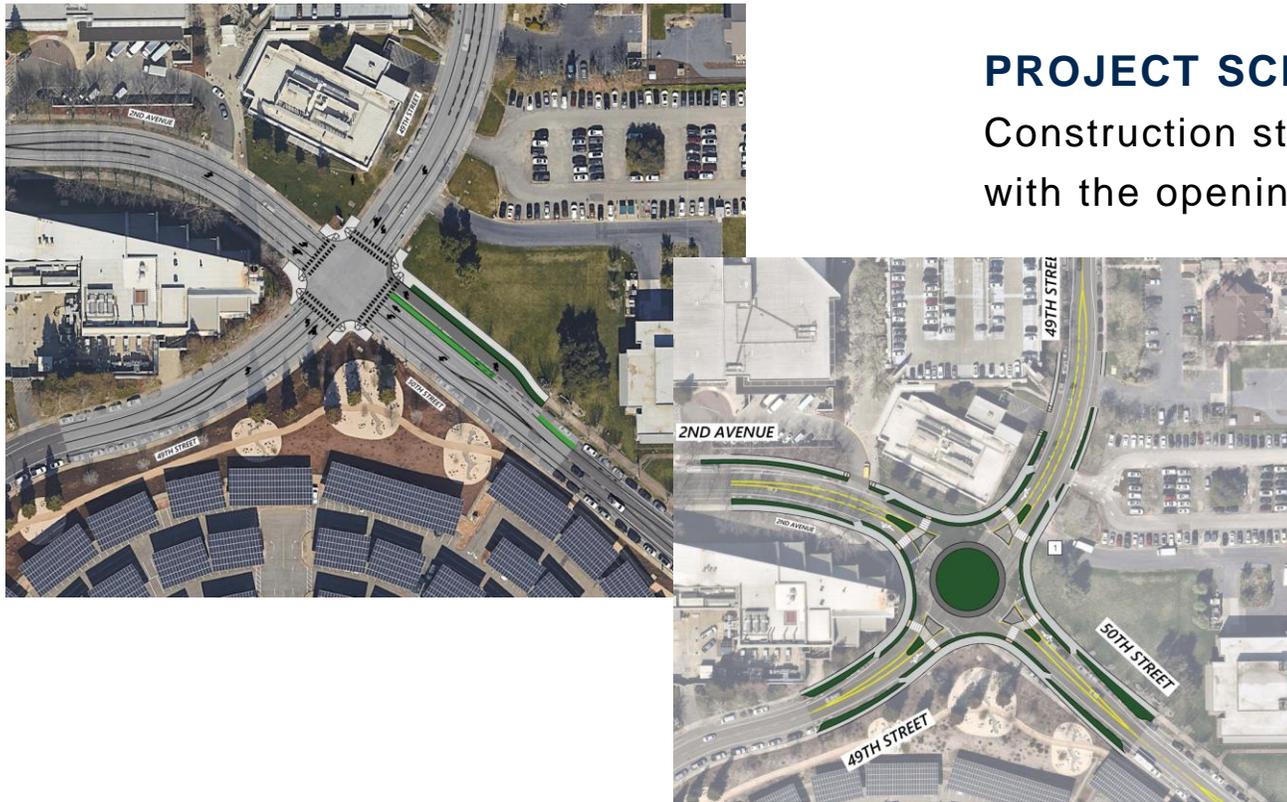
# INTERSECTION IMPROVEMENTS 49TH & 50TH STREETS

## PROJECT DESCRIPTION

Intersection study to accommodate increased traffic impacts and pedestrian/bicycle safety. Parking structures 4, 5, 6 and 7 as well as new capital projects have increased the demand on the intersection.

## PROJECT SCHEDULE

Construction start 2024 complete by summer of 2025 to align with the opening of PS7 and 48X.



## PROJECTED PROJECT COST

\$5-6M

## PROJECT DELIVERY METHOD

TBD

## FUTURE OPPORTUNITIES

Procurement for design/build teams in future

# CALIFORNIA TOWER



## PROJECT DESCRIPTION

New 990,000 square foot hospital with 12 hybrid ORs and 334 beds

## TARGET PROJECT COST

\$3.7B

## PROJECT STATUS

Make Ready work under construction; mass excavation starts 2024

## PROJECT DELIVERY

Progressive Design Build

## PROJECT TEAM

McCarthy + Smithgroup

# FOLSOM MOB

## PROJECT DESCRIPTION

New 114,000 square foot MOB  
on 36-acre UC Davis-owned site

## TARGET PROJECT COST

\$183M

## PROJECT STATUS

Under construction

## PROJECT DELIVERY

Design Build

## PROJECT TEAM

R&S + Boulder + LPAS



# 48X



## PROJECT DESCRIPTION

New 268,000 SF ASC with 14 ORs  
and two floors of specialty clinics

## TARGET PROJECT COST

\$589M

## PROJECT STATUS

Under construction

## PROJECT DELIVERY

Progressive Design Build

## PROJECT TEAM

DPR + Smithgroup

# CAPITAL PROJECTS

Ever changing... always improving.

Capital Projects oversees projects from 1M to 70M, but more importantly, we strive to deliver our projects successfully for our medical staff and patients.



## WHO WE ARE

### **OVERALL DOLLARS**

Capital Projects is currently managing a \$682M portfolio.

### **AGGIE SQUARE TI**

\$300M

### **PIPELINE**

27 projects representing 82M worth of work at the RFP or bidding phase this year and next year.

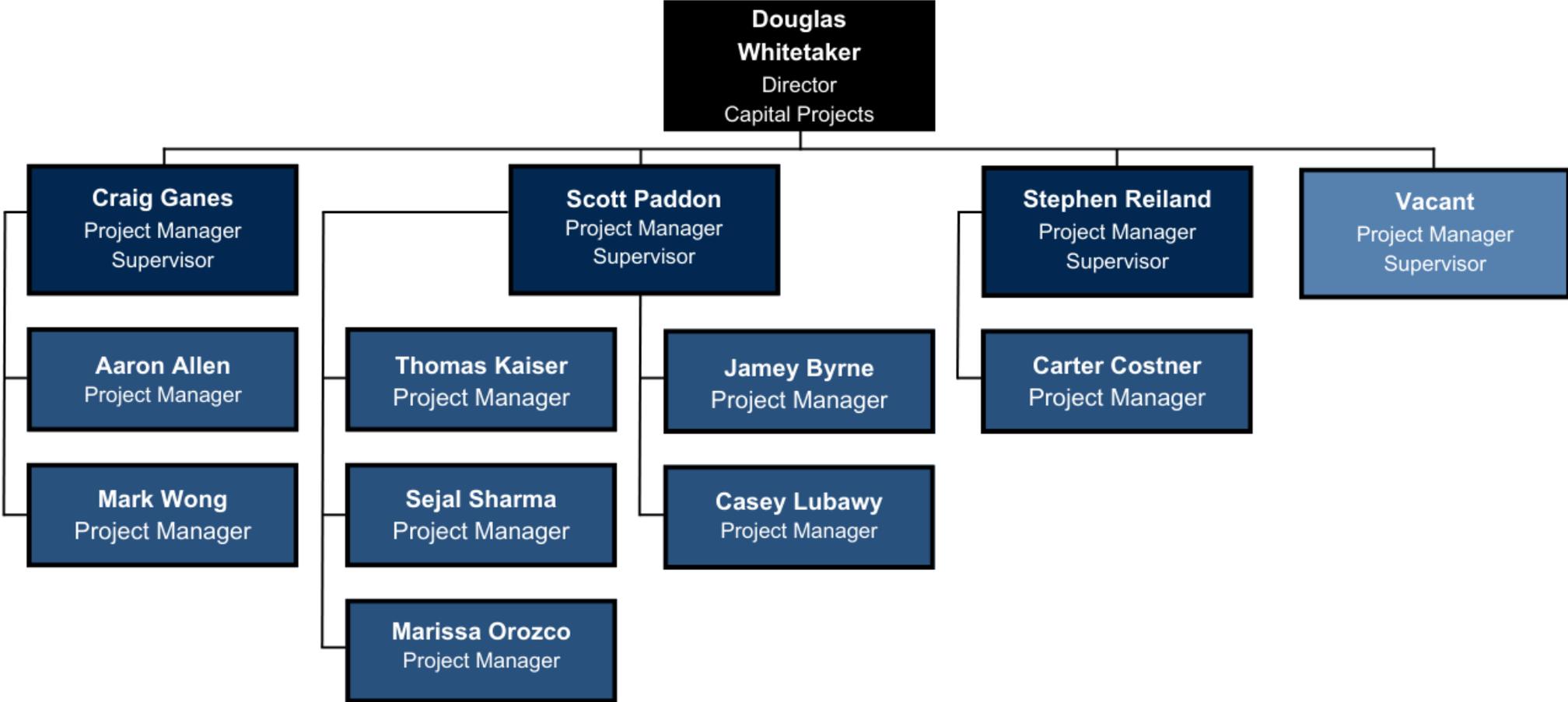
### **DOLLARS IN CONSTRUCTION**

We have 71 active projects with \$423M in construction.

### **IN FEASIBILITY STUDY PHASE**

11 projects in feasibility studies in a range of \$50 to 80M.

# CAPITAL PROJECTS TEAM



# AGGIE SQUARE



## PROJECT DESCRIPTION

Aggie Square is an innovation hub that will be home to research programs, private industry partners, classrooms, student housing, and public-facing programs that engage local communities and entrepreneurs.

## PROJECT LOCATION

Aggie square will be located on the UC Davis' Sacramento campus along Stockton Blvd., south of 2nd Avenue. Phase 1 will cover just over 8 acres between 2nd Ave. and 3rd Ave.

# AGGIE SQUARE



## NEW PARTNERSHIP

UC Davis and Wexford Science and Technology are entering a Public Private Partnership (P3) to bring together a project neither entity could complete alone.

Wexford will lease University-owned land to finance, build and manage the Aggie Square buildings. The University and other industry partners will lease space in the buildings.

# PROJECTS THIS YEAR

**\$167,160,000**

## COMPLETE

Fitness Court in the Campus Green

ER RSV Surge Pod

East Wing 1107 Pharm Flooring Abatement & Replacement

Research II Neurology Lab

East Wing Make Ready (Increment 1)

Rehabilitation Hospital

Tschannen Eye Institute

**\$56,200,000**

## IN-PROGRESS

E7

UT CPU

Panda Cares

Radiology Upgrades

Sherman Way Remodel

# THE PIPELINE FOR CAPITAL PROJECTS

## IN THE NEXT TWO FISCAL YEARS

### 27 PROJECTS

Fitness Court in the Campus Green  
ER RSV Surge Pod  
East Wing 1107 Pharm Flooring Abatement & Replacement  
Research II Neurology Lab  
East Wing Make Ready (Increment 1)  
Rehabilitation Hospital  
Tschannen Eye Institute

## IN THE NEXT SIX MONTHS

### 7 PROJECTS

ACC CT Scanner Replacement	SESP CPU Critical Water Project
Campus Parking Temporary Lot	SESP X-RAY Replacement
DT Radiology Room Replacement	SESP Rad Remodel
New CT Scanner	

# THE PARTNERS...

- More lean...
  - Pull Planning
  - Expectations and commitments
- Design Build teams
- What we are working on...
  - Paying you all faster □
  - Streamlining the funding
- Together we will achieve...
  - Reliable commitments on projects schedules
  - Accountability on project expectations
  - Well done projects in the end



**WE EACH HAVE A  
PART TO PLAY TO  
MAKE THE WHOLE  
SYSTEM WORK.**

## **CAPITAL INFRASTRUCTURE**

The Capital Infrastructure group is a growing team of six PMs under Director Matt Pechman. We manage approximately \$165M in Capital and Expense projects. We are also responsible for developing a Facility Condition Assessment Program and 10 Year Deferred Maintenance Plan.

Last year we were a team of three, and we have more than doubled our staff and are actively recruiting to bring on two additional Project Managers within the next six months.

# WHO WE ARE

## **DIRECTOR**

Matt Pechman

## **PM MANAGERS**

Ken Pickett

Robert Colato

## **PROJECT MANAGERS**

Erik Benjamson

Michael Gomez

Jay Ransi

Armando Lopez

## WHO WE ARE

### UP AND COMING PROJECTS

#### JOC OPPORTUNITIES

Future expansion of JOC contract, including New Low Voltage Cabling JOC

#### DESIGN OPPORTUNITIES

- SESP – Add ATS to existing operating rooms
- Davis Tower Stair A&B Sprinkler Riser Drain Upgrade
- University Tower replace Domestic Water pump skid

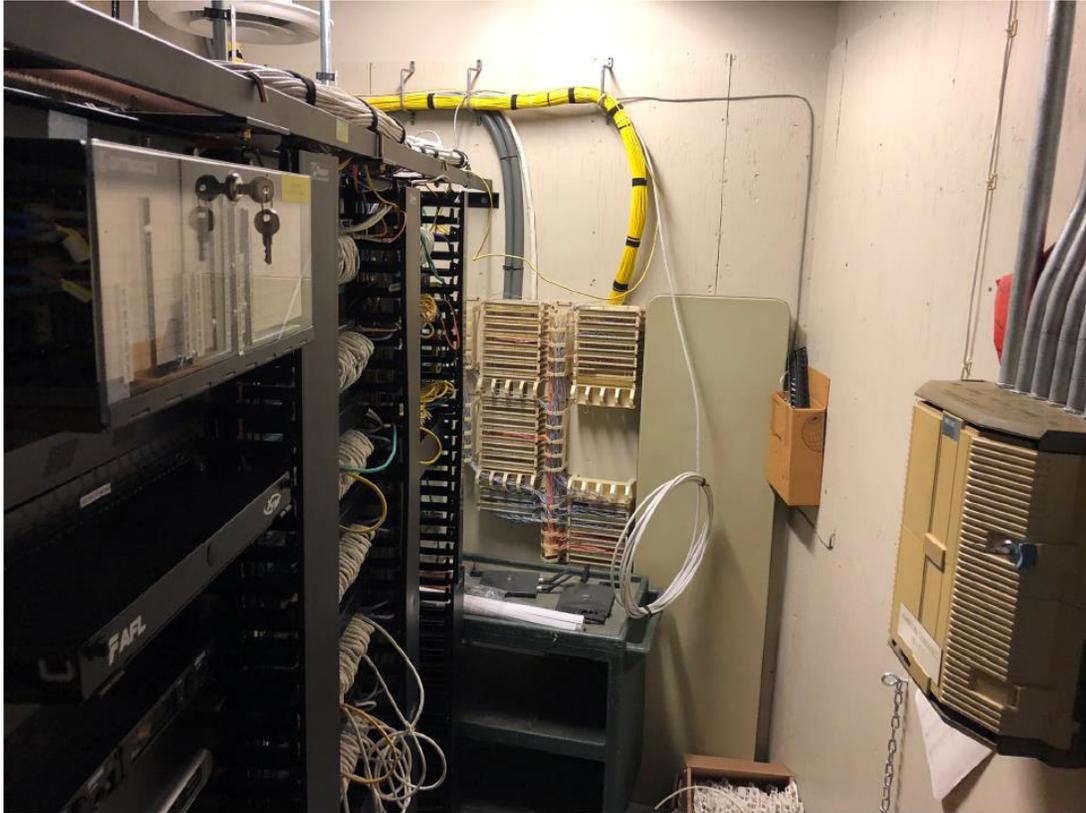
#### DESIGN BUILD OPPORTUNITIES

- Davis Tower replace domestic hot water supply & return piping
- PS2 upgrades & Structural Repair

#### CONSTRUCTION OPPORTUNITIES

- ATS Replacements (Davis Tower, SESP)
- netv2 Upgrades (SDSC, PSSB, Education, MIND)
- Roof replacements (cypress, IrC Building)
- Asb Smart Row data Center rack installation
- Sesp cell service upgrade
- Davis tower IT ups modernization
- Cup generator controls Upgrade
- Davis tower wireless access point replacement

# EDUCATION NETV2 UPGRADE



## PROJECT DESCRIPTION

Modernization of building IT infrastructure including fiber and ethernet cabling, racks, equipment, cooling, etc.

## PROJECT STATUS

Design/Funding Approval

## PROJECT DELIVERY

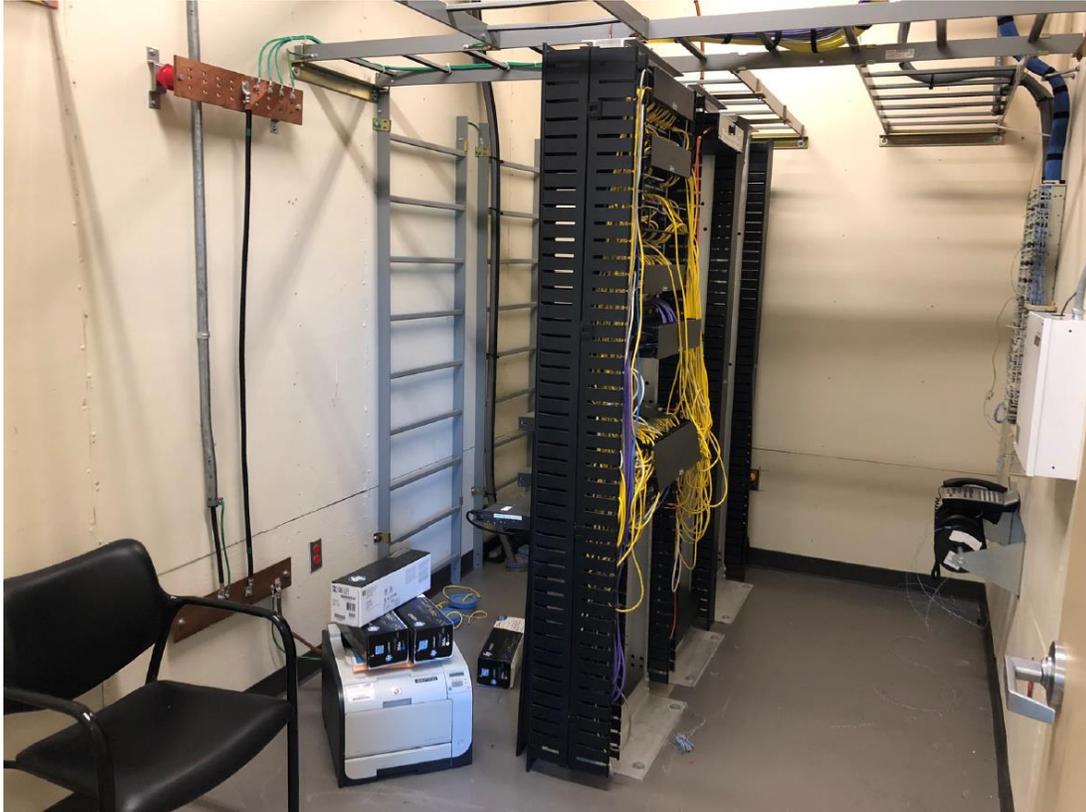
Design-Bid-Build

## PROJECT TEAM

HGA (Design)

Construction (TBD)

# MIND NETV2 UPGRADE



## PROJECT DESCRIPTION

Modernization of building IT infrastructure including fiber and ethernet cabling, racks, equipment, cooling, etc.

## PROJECT STATUS

Design/Funding Approval

## PROJECT DELIVERY

Design-Bid-Build

## PROJECT TEAM

HGA (Design)

Construction (TBD)

# ATS REPLACEMENTS (DT & SESP)



## PROJECT DESCRIPTION

Replacement of existing Automatic Transfer Switches in Davis Tower, adding new Automatic Transfer Switches in SESP

## PROJECT STATUS

Design/Funding Approval

## PROJECT DELIVERY

Design-Bid-Build

## PROJECT TEAM

HGA (Design)

Construction (TBD)

# DAVIS TOWER DOMESTIC HOT WATER SUPPLY & RETURN PIPING



## PROJECT DESCRIPTION

Existing piping within Davis tower is pin-holing and needs replacement. This includes all risers and horizontal plumbing within Davis Tower.

## PROJECT STATUS

Investigation

## PROJECT DELIVERY

Design-Build

## PROJECT TEAM

Design (HGA)

Construction (TBD)

# PS2 UPGRADES AND STRUCTURAL REPAIR



## PROJECT DESCRIPTION

Structural repairs, concrete resurfacing, ADA upgrades, security upgrades, elevator replacement, parking counter system and EV charging installation.

## PROJECT STATUS

Investigation

## PROJECT DELIVERY

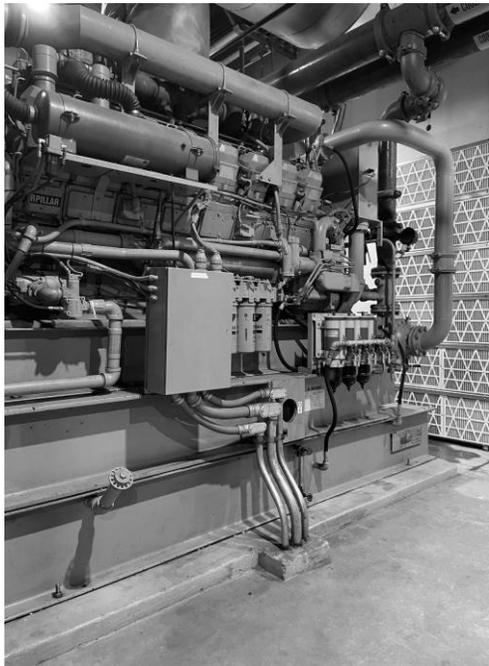
Design-Build

## PROJECT TEAM

Design (HDR)

Construction (TBD)

# CUP GENERATOR CONTROLS UPGRADE



## PROJECT DESCRIPTION

The existing generator controllers are original to the plant design and construction dating back to 1996. The manufacturer will no longer service them in 2024. The project installs a new control system and replaces the controls equipment and cabling for each generator.

## PROJECT STATUS

Investigation

## PROJECT DELIVERY

Design-Bid-Build

## PROJECT TEAM

Design (AEI)

Construction (TBD)

## SPECIAL PROJECTS

With a few notable exceptions the Special Projects team manages most of FP&D's projects under \$1M. We have around 90 separately funded projects at any given time.

We deliver the highest volume of individual initiatives for UCDH Staff, Students, and Researchers.



# WHO WE ARE



## **DIRECTOR**

Craig Allen

## **ADMIN**

Brittany Brace

## **MANAGERS**

### **CONSTRUCTION**

Bryan Moorman

Sonoma Hyer

Kim Lake (Interiors)

### **INTERIORS & FURNITURE**

Sherene Cooper

Anna Madeira

John Stillwell

### **MEDICAL EQUIPMENT**

Nelson Gauna

## **PROJECT MANAGERS**

### **CONSTRUCTION**

Astrid Senger-Gibbons

Seth Oberst

Myrna Saldana (Art and Wayfinding)

### **INTERIORS CONSTRUCTION**

Danielle Baysari

Morgan O'Connor

### **FURNITURE**

Mark Wallace

Kandice Stallcop

Christina Estrada

Scott Spears

Chris Gustafson

### **MEDICAL EQUIPMENT**

Bridgette Dixon

Humayun Afzal



# PYXIS REPLACEMENT

## REPLACEMENT OF EXISTING PYXIS UNITS

21 locations throughout Davis Tower needing replacement.

## SCOPE CHALLENGES

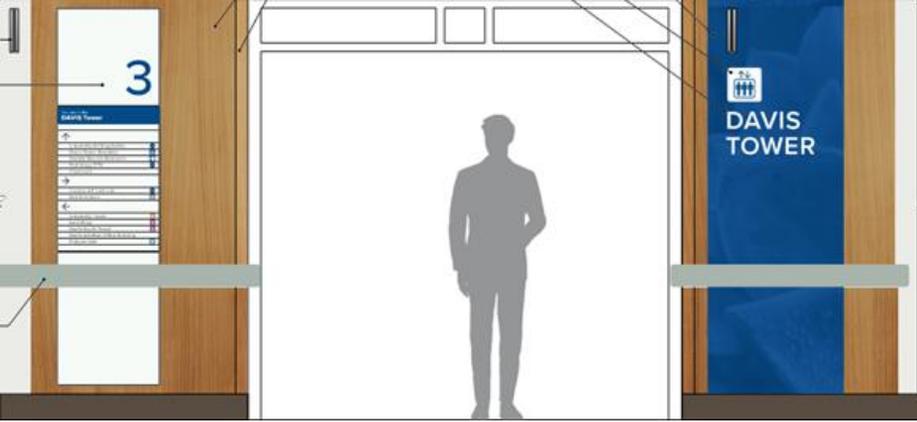
Coordination with power, casework, ICRA and operations

## SMALL PROJECT DESIGN BUILD CONTRACT MODEL

Opportunities for some smaller firms to partner

## FUTURE INITIATIVES

Many locations throughout the hospital are not anchored or on E-Power. New project in development



 DAVIS TOWER

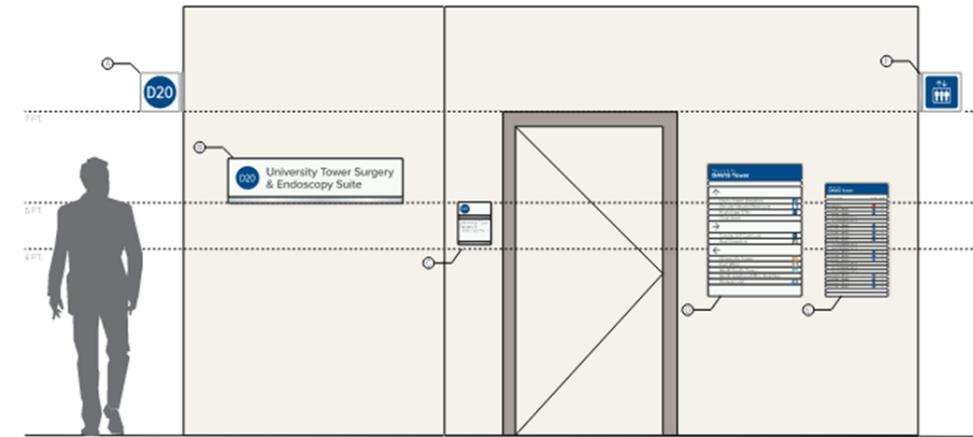
# WAYFINDING INITIATIVES

## HOSPITAL INTERIOR

\$6M+ interior project to refresh the elevator portals and update wayfinding throughout the hospital

## ALIGNMENT WITH NEW PROJECTS

New wayfinding aligns with work planned in CA Tower, 48X Complex, Folsom MOB and Parking Structures 5 & 7



 EAST WING  UNIVERSITY TOWER  PAVILION (SESP)

## CAMPUS EXTERIOR

21 locations throughout Davis Tower needing replacement

## FUTURE INITIATIVES

Standards, zip coding and a framework have been set and will be implemented in future initiatives



# JOB ORDER CONTRACT

**300K**

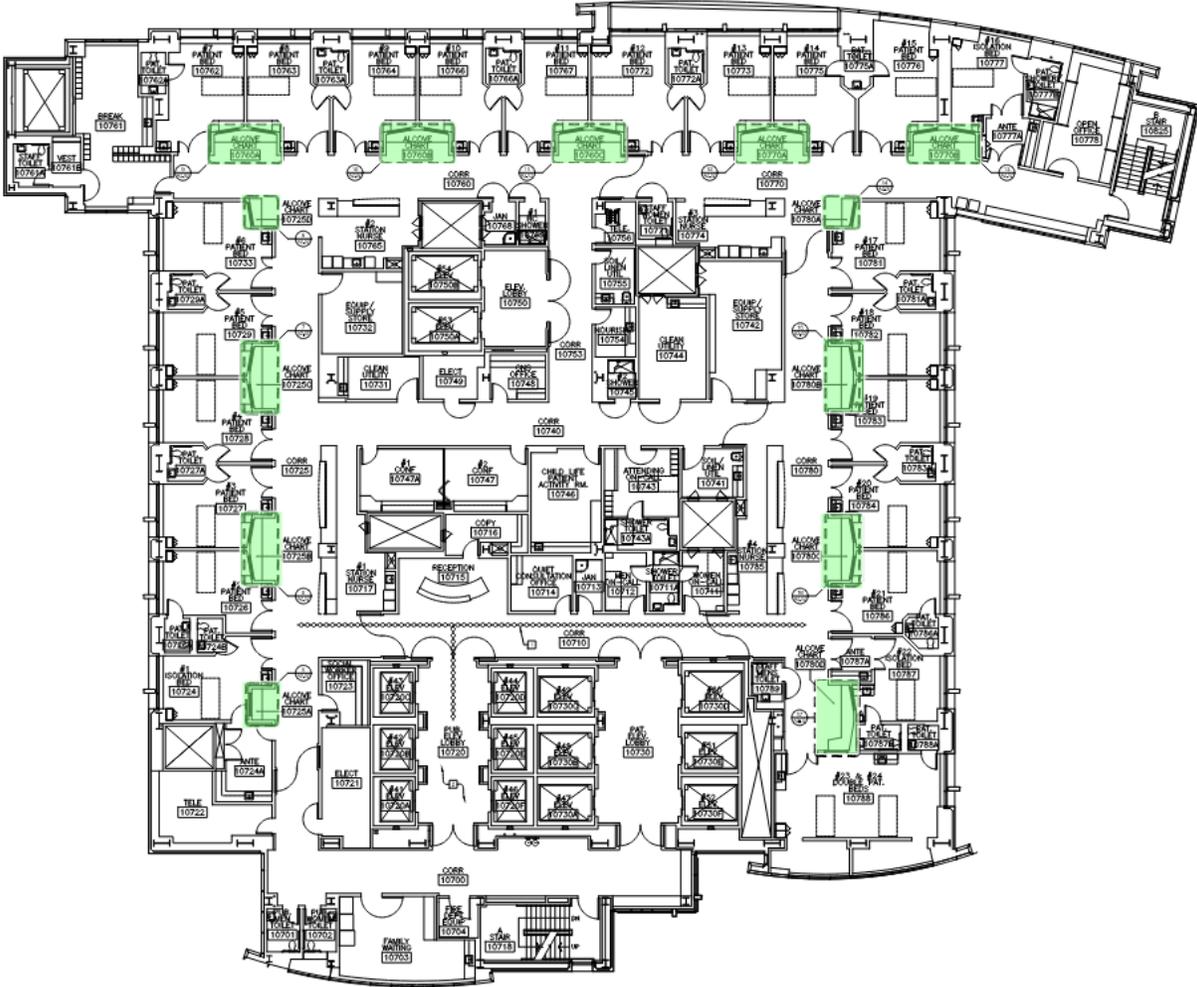
First job order contract individual project limit issued by UCD Health

**\$5M**

Annual contract limit for Class B JOC

**JAN 2025**

Expiration of current JOC and opportunity to solicit new partners



# DESIGN BID BUILD CONTRACTS

**8**

Traditional design bid build projects  
anticipated to bid in next 12 months

**\$3.1M**

Anticipated contract value of that work

**20+**

Initiatives in queue bidding  
Nov. 2024 or later



**THANK YOU!**

**PLEASE KEEP IN TOUCH!**

**V CARD CONTACT  
INFORMATION**



**CONNECT WITH ME  
ON LINKEDIN**

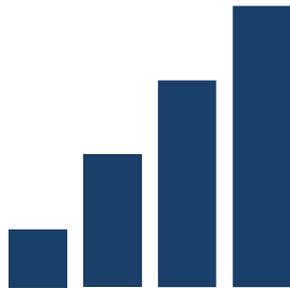


# REAL ESTATE DEVELOPMENT

Formed in 2022 to facilitate UC Davis Health's regional expansion, Real Estate Development & Management (REDM) provides strategic real estate guidance to UC Davis Health's leadership, while also developing and overseeing UC Davis Health's leased portfolio.



**PLAN**



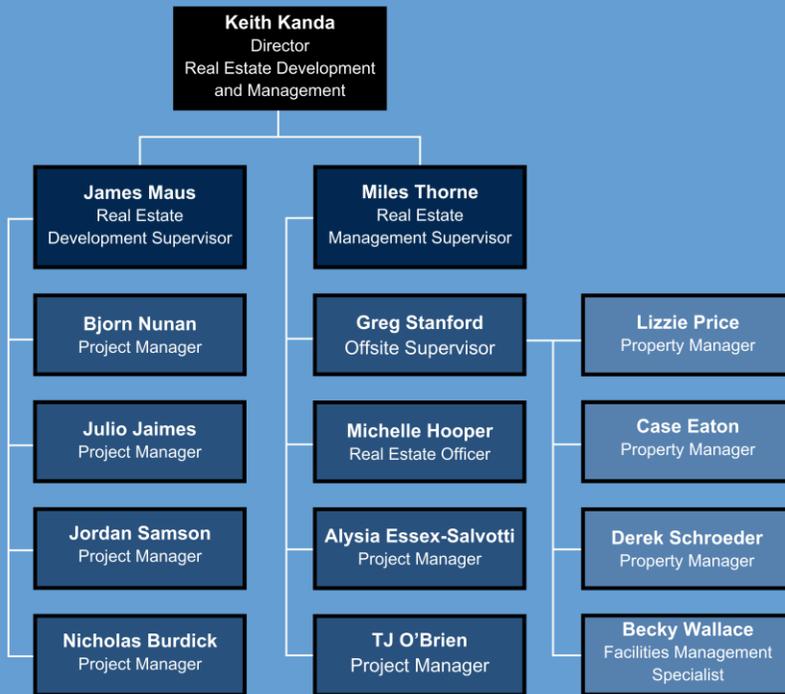
**BUILD**



**MANAGE**



# WHO WE ARE



## DEPARTMENT

Two units comprised of 15 staff; development and project management and property and asset management.

## PROJECT MANAGEMENT

Provides project management supporting projects ranging in value from \$1M to \$100M.

## PROPERTY MANAGEMENT

Tenant representative when UC Davis is tenant; Landlord when non-UCDH entities lease space.

## PRIMARY CUSTOMERS

Primary customers include Our clinic managers and the care providers and patients they support. Staff who occupy our care support and office spaces.

## KEY PARTNERS

UC Davis Real Estate Services; Cushman Wakefield (Brokerage); McCarthy Builders (CM Support); McCuen Properties (Property).

# OUR LEASE PORTFOLIO

## 60+ LEASES

We continually evaluate our 60 primary leases to ensure we are meeting the needs of UCDH. The leases are outpatient clinics, clinical support (lab), office and warehouse.

## 1.4M SQUARE FEET

Since 2016, we have expanded our square footage year over year. However, we are now regressing office leases and shifting our outpatient leases to owned spaces over time.

## \$39M ANNUAL VALUE

Our lease portfolio is valued at roughly \$39M in annual expenses, and over time we seek to lower these expenses to ensure care is affordable.

## 5 REGIONS

We cover 5 counties now (Sacramento, San Joaquin, Yolo, Placer and El Dorado), but as these clinic leases shift to owned space, we will look to expand to small counties beyond the immediate 5 to complete care.



## HOW CAN YOU HELP?

### FACILITIES CONDITION ASSESSMENTS

We conduct full condition and seismic assessments for all our ventures.

### FEASIBILITY STUDIES/TEST-FIT

It is critical that we ensure a proposed space will support our operations.

### DESIGN BUILDERS LARGE AND SMALL

We almost exclusively deliver design-build for projects large and small.

### CONTRACT WITH LANDLORDS AND DEVELOPERS

The unique aspect of our operations is that our partners hold contract for us. ***The best way to stay informed is to check in with us often!***

# UPCOMING AREAS OF FOCUS

## SMALL PROJECTS

Equipment renewals for pathology, radiology and more.



## JOINT COMMISSION READINESS

Several possible corrective and maintenance-driven projects.



## LARGE PROJECTS

Pathology lab, Pulmonary and GI service line expansion in Folsom, and clinics in smaller communities.



**UC DAVIS  
HEALTH**

Facilities Planning and  
Development Division



## **ON THE HORIZON**

Matt Dulcich, Director of Facilities Planning

# **UC DAVIS**

**Unique role for the Sacramento region**

# **SACRAMENTO**

**Continuing regional growth**

**TEACHING, RESEARCH,  
PUBLIC SERVICE AND  
PATIENT CARE**

**Mission of the University of California**

# **UPCOMING PROJECTS**

**Pathology, Pharmacy, Medical Office Buildings,  
Research Expansion, Aggie Square Expansion,  
Renewal and Renovation, Office Expansion, Hospital  
Expansion, Imaging, Hospital at Home, etc.**