

# UC DAVIS HEALTH

## INDUSTRY DAY

### FACILITIES PLANNING & DEVELOPMENT



# Agenda

<b>Welcome</b>	<b>9:00</b>
<b>Presentations from FP&amp;D</b>	<b>9:15</b>
<b>Q&amp;A</b>	<b>10:30</b>
<b>Networking and Tabling</b>	<b>10:45</b>
<i>Lunch Available</i>	<i>11:30</i>
<b>Conclude</b>	<b>Noon</b>

**UCDAVIS**  
**HEALTH**

**FACILITIES PLANNING & DEVELOPMENT**



# More Than 150 Years of Patient Care

- Like the City of Folsom, the hospital that is now the UC Davis Medical Center grew out of the California Gold Rush – established to care for injured and indigent miners

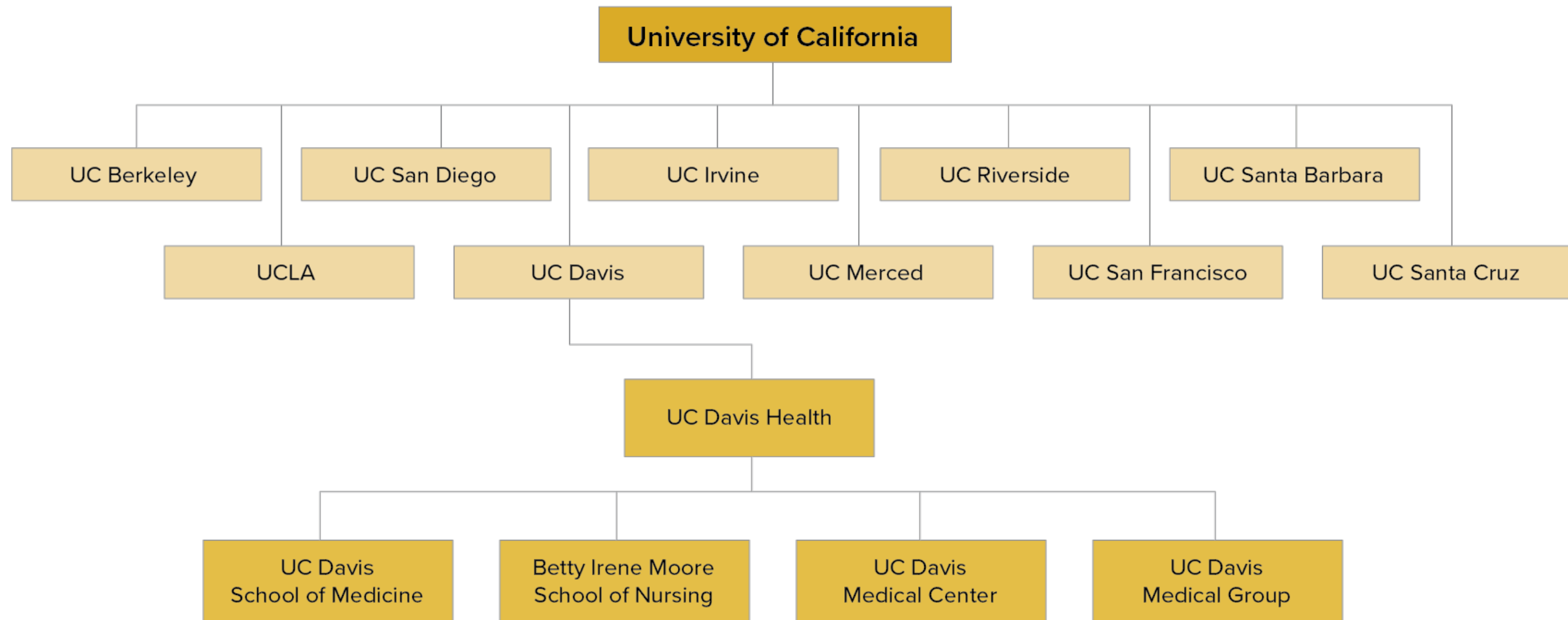
**150 YEARS OF PATIENT CARE**

**1871 – 2021**

*Celebrating 150 years at Stockton Boulevard and X Street — a history of serving Sacramento and the surrounding communities*

**UC Davis Medical Center**

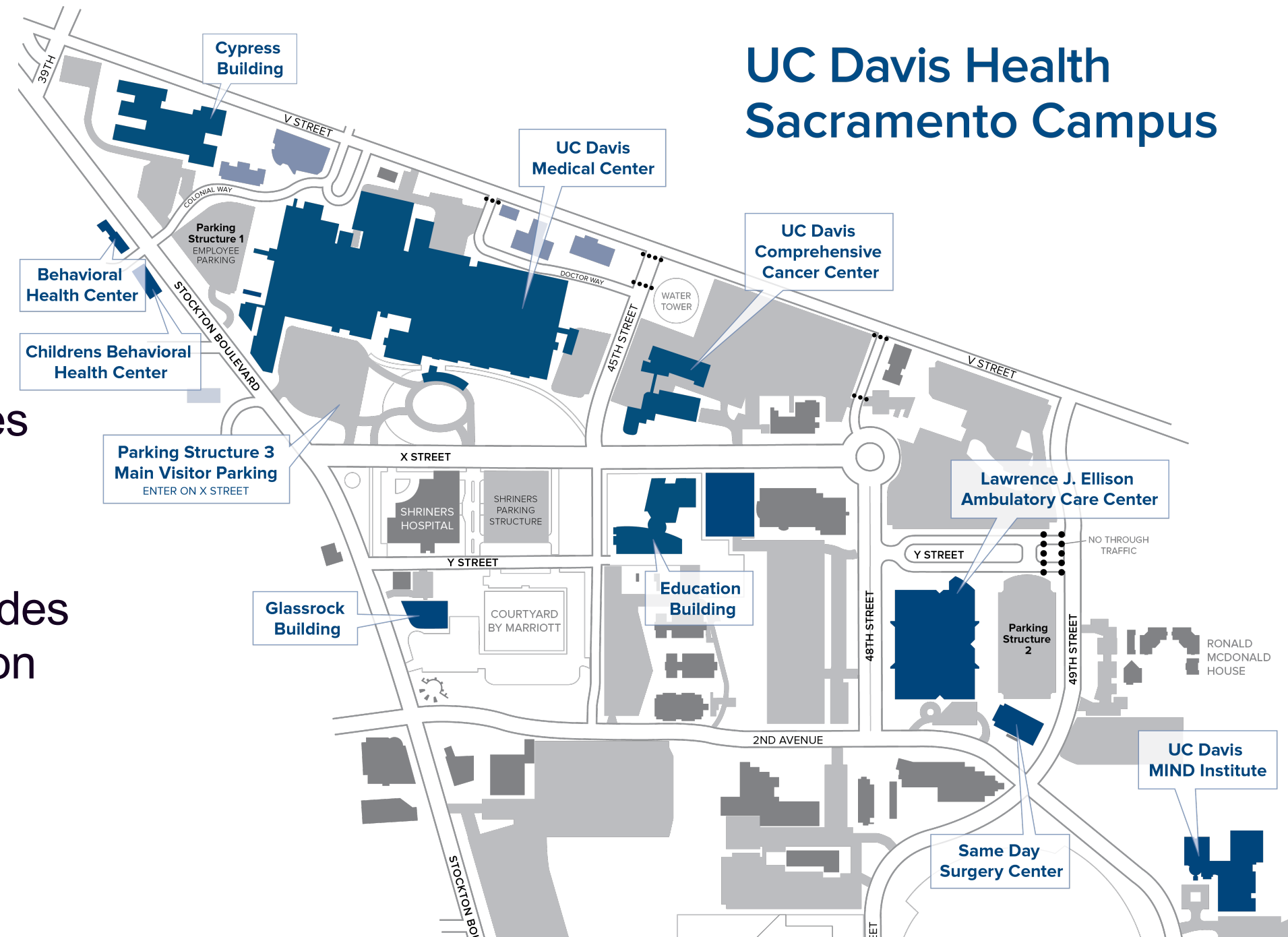
# UC Davis Health: Part of the World's Leading Public University System





# UC Davis Health is a Regional Economic Engine

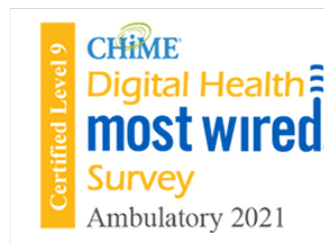
- Second-largest employer in Sacramento County, behind State of California
- Annual budget of approximately \$4 billion
- More than 17,000 employees with compensation totaling more than \$1.4 billion
- Total economic impact includes 25,000 jobs across the region





# UC Davis Health – By The Numbers

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



For 10 consecutive years, a “Most Wired” health system for excellence in using technology to improve care delivery

**A Newsweek World’s Best Hospital** rated 33<sup>rd</sup> in the U.S. and top-150 globally

## Hospital and patient statistics



**646**

Licensed beds



**69,186**

ER visits



**1,097,902**

Clinic/office visits



**29,953**

Admissions\*

For year ending June 30, 2021  
\*Inpatient admissions; does not include 17,428 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**



# ...and Growing

- The UC Davis Medical Center is adding a new California Tower to its current hospital
  - New 14-story inpatient hospital tower
  - 351 private beds (including 43 dedicated ICUs and 214 rooms that can be converted to ICUs as needed)
  - 12 operating rooms and many other patient services
- The UC Davis Sacramento Campus is adding a new outpatient Surgery Center
  - At 48th and X Streets, near UC Davis Medical Center
  - 14 outpatient Operating Rooms
  - 2 Procedure Rooms
  - 50 Pre/Post Recovery Bays
  - 14 overnight stay rooms
  - Over 100,000 GSF of clinic space





# UC Davis Health Delivers Care Across Most of California

- 17 primary care locations around the Sacramento area, many with specialty care – including in Folsom
- Dozens more care partnerships deliver care in-person and virtually across 33-county service area
- UC Davis Health has been a national leader in telehealth since the early 1990s
- UC Davis Health ‘Express Care’ allows patients to receive urgent care via mobile app from anywhere in California





## ...And In Your Backyard

- Seventeen clinics for primary care and specialty care around Sacramento, including in Folsom
- Our experts treat patients in local community clinics to bring care closer to work and home.
- A close partnership with Marshall Medical Center in Placerville provides seamless care into El Dorado County, and additional UC Davis Health care partners in the Tahoe basin.







**Executive  
Director  
Jason Nietupski**

**UCDAVIS  
HEALTH**

**FACILITIES PLANNING & DEVELOPMENT**



## Program Highlights

March to 2030

**Capital Investment:** Largest annual capital spend in the UCDH history, Our 10-year capital forecast exceeds \$7.5Billion

**California Tower:** Make-Ready construction work underway to prepare for excavation and Tower construction in 2024.

The California Tower is the last hospital project under construction in the US, 14 stories, 900,000 GSF, 353 beds, 12 big box 900 GSF hybrid ORs, expended ED

**Tschannen Eye Institute:** The 64,000 GSF Eye Center will open end of this year.

**UCDH/Kindred Rehab Hospital:** A partnership with Kindred to construct a 60,000 GSF, a total of 52 rehabilitation beds is nearing completion and will open in 2023.

**Aggie Square Innovation District:** Construction of 1.1M GSF currently underway. A Public Private Partnership (P3) with Wexford, this will be one of the largest innovation districts in US

**48X Complex (Ambulatory Surgery Center):** Construction starts November 2022. A four story, 260,000 GSF, 14 ORs, interventional and procedure Rooms and 100,000 GSF of clinics.

**Folsom MOB team selection:** Construction starts Spring 2023. This three-story, 110,000 GSF three stories, 16 infusion bays and additional radiology warm shell for 2<sup>nd</sup> CT & 2<sup>nd</sup> MRI will be our “proof of concept”, enabling UCDH to template and replicate throughout the region.

**North South Tower Disposition:** NS Wing will be decommissioned by 2025. Patients to be out by 2024 to allow for physical separation of utilities from East Wing. Both NS and East Wings to be demolished after California Tower opens 2030.

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
<b>Total Medical Center Planned Capital</b>	<b>\$131,044,501</b>	<b>\$131,308,556</b>	<b>\$260,457,441</b>	<b>\$356,640,308</b>

\*Other Includes: Regulatory, Parking, and Recruitments.

**Future home of the California Tower**

- Addresses seismic safety mandates
- 350 new inpatient beds
- LEED Gold sustainability target
- Construction 2022-2030

Learn more at [ucdhcatower.org](http://ucdhcatower.org)

UC DAVIS HEALTH

California Tower



Sacramento Ambulatory Surgery Center



Folsom Medical Office Building

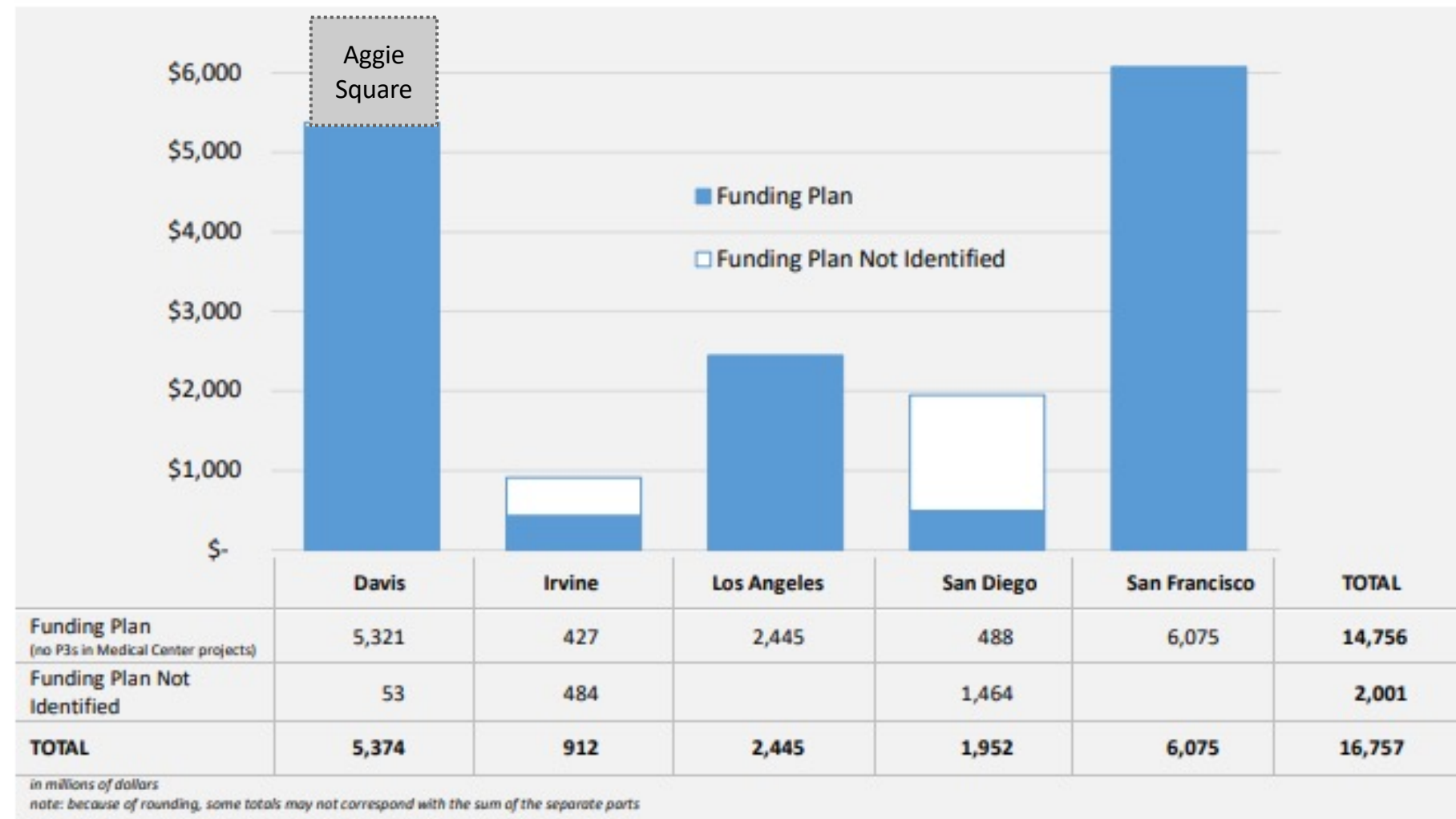


# Capital Financial Plan – UC Medical Centers

March to 2030

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

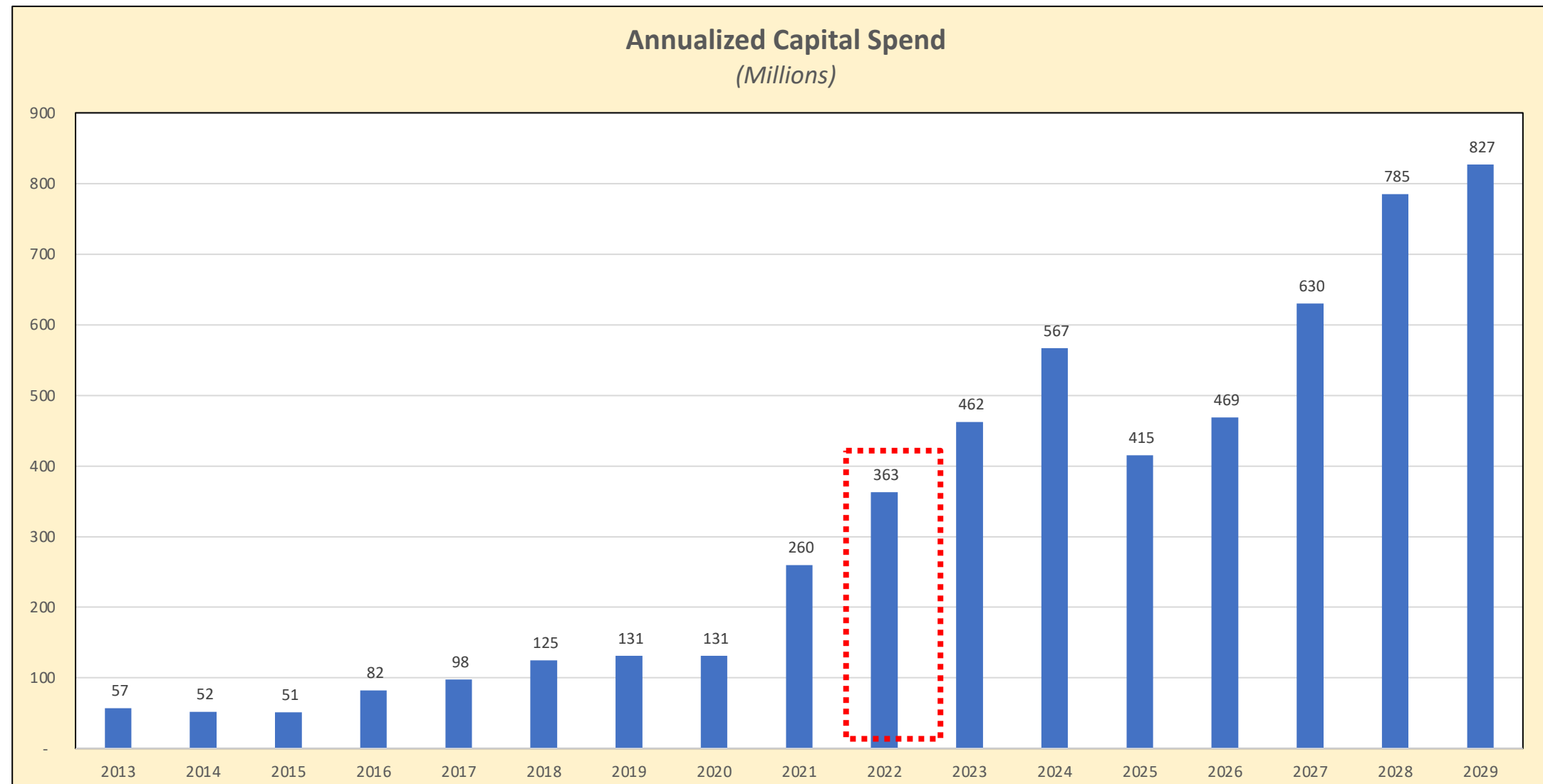
DISPLAY 13. FUNDING STATUS BY MEDICAL CENTER



# 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<sup>®</sup>

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
<b>Subtotal</b>	<b>\$5,338M</b>
Additional Small Dollar, Equipment, etc.	\$974M
ACC Expansion/Eye Center	\$87.5M
<b>Total Capital Plan</b>	<b>\$6,399M</b>



Project Log	
Investigation/Project #	Project Name
9559040	Hospital Seis
9557240	Corridor Uoo
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
9559720	Hosp Seismic
9557380	MAIN HOSP 8
9559380	MAIN HOSP 4
9578570	SESP #1P72
9556300	Parking Struc
9558910	Central Plant
9558920	Davis Tower
9559440	NAOB Tenan
9559670	DTL Room 0
9559710	CCTR 0116D
9559540	IRC Testa We
9557310	ACC Expans
9559230	SESP Cell Se
9559390	Main Hospita
9559400	SESP 2P320
9559410	Hospital Seis
9559420	Cancer Cent
9559430	ACC Baseme
9559630	ACC NetV2 U
9559760	PSSB IT Netw
9559970	Research Bu
9559970	Davis Tower

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



# 2020 Campus Site Plan

March to 2030

*The 144-acre Sacramento campus site is comprised of 3.6M GSF of buildings today.*

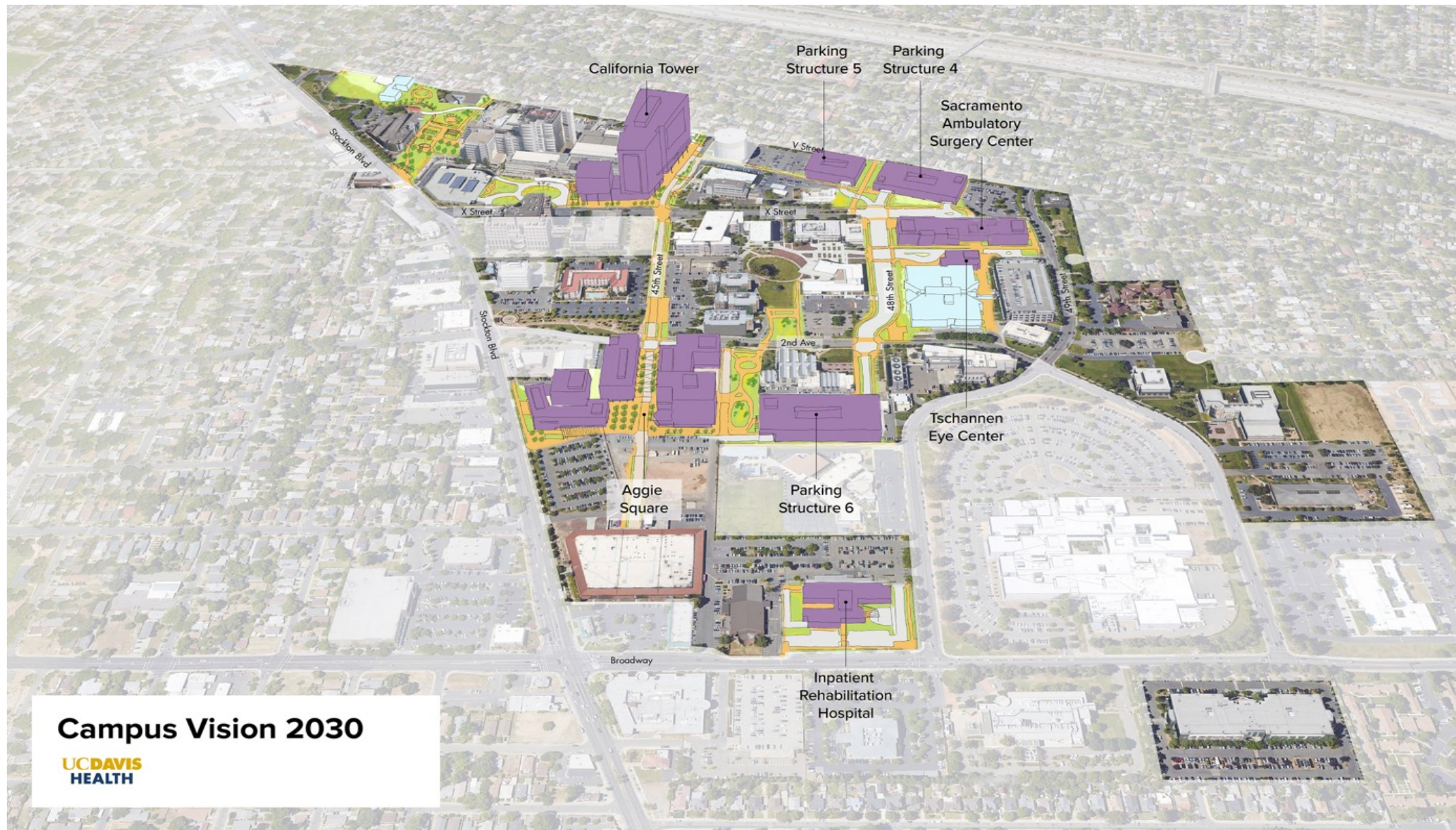




# 2030 Campus Site Plan - Strategic Project Index

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*





# UCDH Capital Forecast

March to 2030

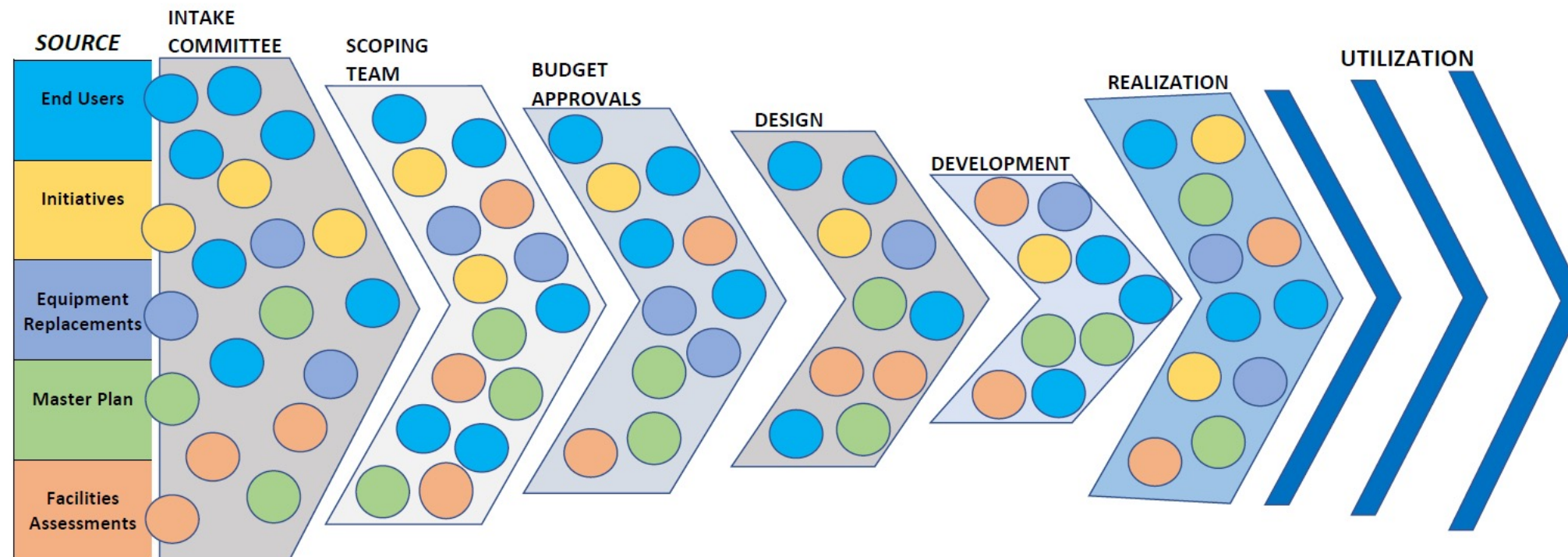
Assumptions:

6-year CFP plan: \$5.3 Billion

10-year capital plan ~\$7.5 Billion including P3s

Through 2027, ~\$1.8 Billion of future priorities being carried as future requirements/placeholders

Normalized capital spend post California Tower, 2030-2050, ~\$250M/year, ~\$5 Billion 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



UC DAVIS HEALTH  
**SACRAMENTO CAMPUS**

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**Executive  
Director  
Jason Nietupski**

**Leadership**

**Matt Dulcich, Planning  
Jill Tomczyk, Strategic Projects  
Vicky Vicente, Delivery, Compliance  
Matt Pechman, Infrastructure  
Douglas Whiteaker, Capital Projects  
Craig Allen, Small Projects...plus  
Keith Kanda, Off-Site  
Leila Couceiro, Contracts**

**Greg Secor, Seismic  
Aaron Lester, Strategic Delivery  
Tom Van Pelt, Business Systems**

**FACILITIES PLANNING & DEVELOPMENT**

**UCDAVIS  
HEALTH**





# UC DAVIS HEALTH

**Planning Director  
Matt Dulcich**

**FACILITIES PLANNING & DEVELOPMENT**



# Facilities Planning– Matt Dulcich



## UNIT OVERVIEW



**Size:** Director and 7 staff, growing to 13

**Role:** Planning!!!



**Scope:**

- Space
- Capital
- Physical
- Initiation
- Master Planning

## SUMMARY

**Space Planning:** **Elise Drakes.** Space assignments, unit test fits, integration with business and strategy planning. Full inventory management. Space Planning RFQ for services

**Capital Planning:** **Rowena Reyes.** Capital Planning and approvals.

**Physical Planning:** **Tom Van Pelt.** Master Planning, urban design, campus capacity. Site planning, program planning.

**Project Initiation.** **Dave Daly (Interim).** Project intake, scoping and estimating. Early project feasibility.



# Challenges, Insight and Reflection

## Projects, Contracting, Management and Completion.

- *Long Range Portfolio Planning versus Reacting*
- *Consultant Expertise*
- *Resiliency of Planning Decisions*
- *Capital Needs versus Capital Capacity*

***Matt Dulcich***

***[medulcich@ucdavis.edu](mailto:medulcich@ucdavis.edu); 530-304-3898***





**Strategic Programs  
Executive Director  
Jill Tomczyk**

**UCDAVIS  
HEALTH**

**FACILITIES PLANNING & DEVELOPMENT**




# STRATEGIC PROGRAMS –Executive Director, Jill Tomczyk



An integrated project management team leading strategic initiatives related to inpatient growth, seismic compliance, outpatient expansion and off campus community-based patient care developments.

**Inpatient Expansion**



Aaron Lester  
Director

alester@ucdavis.edu

AREAS OF RESPONSIBILITY

Inpatient Expansion & Renovations Partnerships

**Seismic Compliance**



Greg Secor  
Director

gsecor@ucdavis.edu

AREAS OF RESPONSIBILITY

Seismic Compliance  
Inpatient Renovations Planning

**Outpatient Expansion & Renovations**



Creed Kampa  
Interim Director

cckampa@ucdavis.edu

AREAS OF RESPONSIBILITY

Large Outpatient Clinics, Surgery Center, Renovations, Planning

**Inpatient – California Tower**




Deb Swingle  
Senior Project Manager

dswingle@ucdavis.edu

AREAS OF RESPONSIBILITY

California Tower Strategic Projects FF&E Coordination

**Inpatient – California Tower**



Wes Ramirez  
Senior Project Manager

wesramirez@ucdavis.edu

AREAS OF RESPONSIBILITY

California Tower Central Plant Planning

**Medical Equipment Planning**



Nate Lauppe  
Medical Equipment Planner

ndlauppe@ucdavis.edu

AREAS OF RESPONSIBILITY

Medical Equipment Planning & Standards Development

**Seismic Compliance**



Jared Webster  
Senior Project Manager

jwebster@ucdavis.edu

AREAS OF RESPONSIBILITY

Seismic Compliance Projects  
Inpatient Renovations

**Outpatient Expansion & Renovations**



Lisa Hinton  
Senior Project Manager

lhinton@ucdavis.edu

AREAS OF RESPONSIBILITY

Project Delivery of Outpatient Facilities, OR Renovations

**Capital Projects**



Josh Pilorin  
Senior Project Manager

tbd@ucdavis.edu

AREAS OF RESPONSIBILITY

Strategic Projects



# STRATEGIC PROGRAMS - PROJECTS UNDERWAY



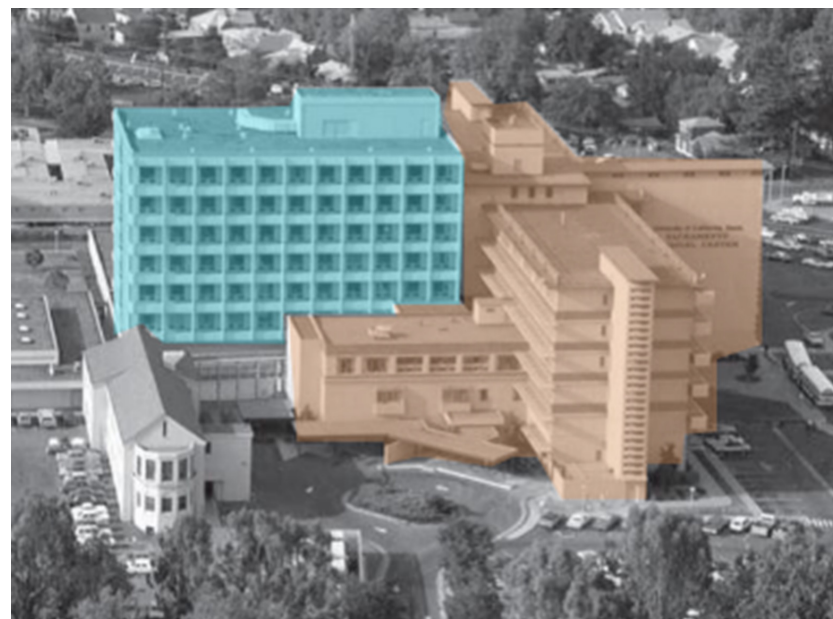
**California Tower** | \$3.7B | Progressive Design Build

**48X Complex** | \$589M | Progressive Design Build

**Folsom MOB** | \$171M | Design Build

**Parking Structure 5** | \$58M | Design Build

**North/South & East Wing  
Seismic Compliance** | \$75M | Progressive Design Build





# STRATEGIC PROGRAMS – PROJECTS UPCOMING



**California Tower Post Occupancy Renovations** | \$90M  
Delivery Method: TBD

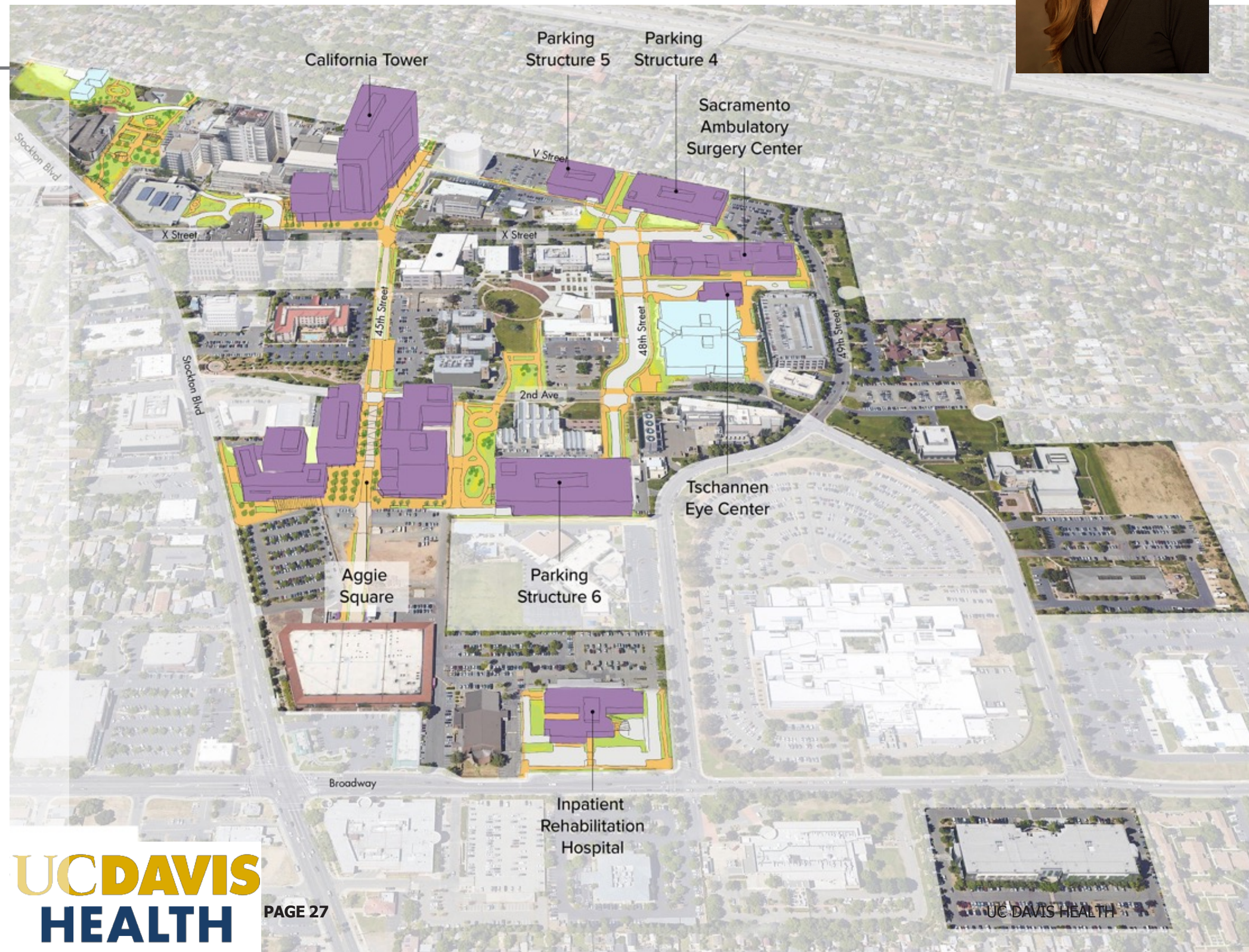
**CUP Expansion** | \$220M  
Progressive Design Build

**Elk Grove Expansion** | \$TBD  
Delivery Method: TBD

**Parking Structure 7** | \$68M  
Design Build

**Ambulatory Care Center Renovation** \$100M+ | Delivery Method: TBD

**OR Integration & Renovation** | \$70-80M  
Delivery Method: TBD





# Challenges, Insight and Reflection



**Creating and Selecting the Best Delivery Method for the Project**

**Building a High Performing Teams**

**Standardizing Process & Controls**

**Creating Consistency across Projects with PMs, CMs, Design Build Team Members**

**Creating Medical Equipment & FF&E Standards**

**'Templatizing' our Designs**

Jill Tomczyk

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530-304-1330





**Project Delivery  
Executive Director  
Vicky Vicente**

**UCDAVIS  
HEALTH**

**FACILITIES PLANNING & DEVELOPMENT**



# PROJECT DELIVERY – Executive Director, Vicky Vicente

An integrated project management team leading capital projects, facility infrastructure, deferred maintenance and supporting operational upgrades.



 **Size:** 3 Teams

**Role:** Executive Director

 **Scope:**

- Capital Projects
- Infrastructure
- Special Projects

**Capital Projects**



**Douglas Whiteaker**  
Director

[dwwhiteaker@ucdavis.edu](mailto:dwwhiteaker@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

Large Capital Projects Under \$70M

**Capital Infrastructure**



**Mathew Pechman**  
Director

[mspechman@ucdavis.edu](mailto:mspechman@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

Infrastructure Projects  
PO&M Support

**Special Projects**



**Craig Allen**  
Director

[cnallen@ucdavis.edu](mailto:cnallen@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

Furniture  
Medical Equipment  
Minor Cap Projects



# CAMPUS ARCHITECT, COMPLIANCE – Director, Vicky Vicente



 Size: 13 + 6 New Hires

Role: Interim Director

 Scope:

- Building Department
- Contracts
- Inspectors
- Design Guidelines & Standards



1. Aggie Square
2. California Tower (HCAI)
3. Tschannen Eye Institute
4. 48X
5. Parking Structure 5

**Building Official**

Paul Menard

**Contracts Manager**

Leila Couceiro

**Inspector Manager**

Kevin Brown



# CAMPUS ARCHITECT, COMPLIANCE – Guidelines & Standards, Underway



Size: Main Campus &  
Off-Site Program



Timing: Final RFQ  
Interviews & Award



Scope:

- Exterior Guidelines
- Interior, Furniture,  
& Finishes
- Infrastructure
- Site & Landscaping



1916-2016: History and  
Existing Built Fabric



# CAMPUS ARCHITECT, COMPLIANCE – A/E Design RFQ, Upcoming



Design Teams will have an opportunity to deliver projects with Special Projects, Infrastructure, Real Estate and Capital Projects ranging up to \$70M per project.



Design Blanket Agreement Projects vary up to \$70M value



Timing: Nov 2022



Scope:

- Investigations
- Schematic Design through Project Close-Out





# Challenges, Insight and Reflection

**Project Diversity, Workload and Aged Facilities**

**Project Pipeline**

**Facilities ranging from 1928 to 2022 and beyond**

**Workload within our healthcare community**

**Seeking out PARTNERS**

Vicky Vicente

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LinkedIn



HiHello





# UCDAVIS HEALTH

## INDUSTRY DAY

**Matt Pechman**

FACILITIES PLANNING & DEVELOPMENT  
CAPITAL INFRASTRUCTURE



# CAPITAL INFRASTRUCTURE – Director, **MATT PECHMAN**



An infrastructure focused project management team currently being developed to create a Facility Condition Assessment program, 10-Year Maintenance Action Plan, as well as to execute infrastructure projects and manage long range utility planning for UCDH.



**Size:**

- 3 current staff
- 3 PMs in recruitment

**Role:**

Infrastructure & Deferred Maintenance focused projects



**Scope:**

- Facility Condition Assessment
- Maintenance Action Plan
- Infrastructure projects
- Utility Master Plan

**Infrastructure Project Execution**



**Ken Pickett**  
Project Manager  
Supervisor

[kpickett@ucdavis.edu](mailto:kpickett@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

Leads Project Execution  
Project Process Standards  
Large Infrastructure Projects

**Infrastructure Project Execution**



**Karit Ransibrahmanakul**  
Project Manager

[kransibrahmanakul@ucdavis.edu](mailto:kransibrahmanakul@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

Roofing, Building Envelope  
Small Infrastructure Projects

**Facility Condition Assessment Program**



**Robert Colato**  
Project Manager  
Supervisor

[rcolato@ucdavis.edu](mailto:rcolato@ucdavis.edu)

**AREAS OF RESPONSIBILITY**

FCA Coordination  
Utility Master Plan  
Large Infrastructure Projects



# CAPITAL INFRASTRUCTURE – RECENT PROJECTS



## RECENTLY COMPLETED CONSTRUCTION:

- University Tower 7<sup>th</sup> Floor IT System Infrastructure Upgrades (\$450k)
- North Addition Bike Shelter Installation (\$400k)
- Central Utility Plant 480V Tie Feeders (\$300k)
- Old Laundry Emergency Roof Repair Over UT2 OR (\$960k)
- Research Bldgs. 1 & 2 Emergency Building Envelope Repair (\$560k)

## CONSTRUCTION CURRENTLY UNDERWAY:

- Cancer Center NetV2 Upgrade (\$2.5M)
- SESP MRI Upgrade (\$650k)



# CAPITAL INFRASTRUCTURE – UPCOMING PROJECTS



## PROJECTS MOVING INTO DESIGN:

- University Tower HVAC Supply Enhancements & Fireproofing (\$850k)
- University Tower Medical Air System Replacement (\$500k)
- University Tower Medical Vacuum System Replacement (\$1M)
- University Tower Steam System Enhancements (\$250k)
- University Tower AHU Replacement 3<sup>rd</sup>-8<sup>th</sup> Floor (\$1.5M)
- Building 10 Automatic Transfer Switch Replacement (\$500k)
- Davis Tower Fire Suppression System Stand-Pipe Drain Installation (\$750k)
- University Tower Hot Water Heater & Domestic Water Upgrades (\$1M)

## DESIGN BUILD PROJECTS:

- Davis Tower Domestic Water Plumbing Replacement (\$20M)
- Davis Tower Automatic Transfer Switch Replacement (\$15M)

## PROJECTS IN DESIGN MOVING INTO CONSTRUCTION:

- Multiple Building NetV2 Upgrades (\$14M in total/7 Projects)
- Davis Tower UPS Modernization (\$600k)
- Cypress Bldg. Roof Repairs (\$700k)
- Bldg. 91 Roof Repairs (\$600k)
- Davis Tower Phase I Roof Replacement (\$4.5M)
- East Wing Lower-Level Roof Repair (\$500k)

## COMING SOON:

- Generator Control System Upgrades
- Elevator Modernization Projects
- Facility Lighting Upgrades/LED Retrofits
- HVAC Control System Upgrades
- AHU Replacements
- Automatic Transfer Switch Replacements

## NEW CONTRACTS COMING SOON:

- Job Order Contract (JOC) for B License Contractors and several sub-specialties hopeful for award in 2022.
- New Job Order Contract (JOC) for low voltage, IT cabling being developed for bidder pre-qualification in early 2023.



# CHALLENGES, INSIGHT AND REFLECTION



## Challenges:

Creating A Team/Program While Managing Work – “Flying the plane while building it”

Juggling Critical Maintenance Priorities

Standardization of Processes & Project Controls

Turning Facility Condition Assessment vision into reality

## Insight & Reflection:

We might have a lot of on-going challenges, but we have an extremely talented organization as well as extraordinary partners, and that gives me confidence that we will meet these challenges as a team.

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**UC DAVIS**  
**HEALTH**

**Douglas Whiteaker**  
Director  
CAPITAL PROJECTS



# CAPITAL PROJECTS – Douglas Whiteaker



## Facilities Planning & Development



**Douglas Whiteaker**  
Director of Capital Projects

**Stephen Relland**  
Supervisor / PM



[sjrelland@ucdavis.edu](mailto:sjrelland@ucdavis.edu)  
AREA OF RESPONSIBILITY  
Large Capital Projects

Primary focus of ongoing operations; Trauma 1 class status programs, Radiology, Seismic compliance and ambulatory care.

Ground up new facilities, renovations, Tenant Improvements, remodels, equipment replacements, and site improvements.

**Tim Tsukamoto**  
Supervisor / PM



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AREA OF RESPONSIBILITY  
Large Capital Projects

**Eric Graham**  
Project Manager




[egram@ucdavis.edu](mailto:egram@ucdavis.edu)  
AREA OF RESPONSIBILITY  
Large Capital Projects

**Aaron Allen**  
Project Manager



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AREA OF RESPONSIBILITY  
Large Capital Projects

**Sagar Gupta**  
Project Manager



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Large Capital Projects

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Porter Consulting, LLC



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Large Capital Projects

**Kori Marquez**  
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**Future**  
Project Manager



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Large Capital Projects

**Jamey Byrne**  
Project Manager



[jmbyrne@ucdavis.edu](mailto:jmbyrne@ucdavis.edu)  
AREA OF RESPONSIBILITY  
Large Capital Projects

**Casey Lubawy**  
Project Manager



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AREA OF RESPONSIBILITY  
Large Capital Projects

Updated: 10/2022

**Organizational Structure**



# RECENT PROJECTS – Capital Projects



## Ernest E. Tschannen Eye Institute



The Tschannen Eye Institute Building will be the world's leader in collaborative vision research and in the development of cures for blinding eye diseases from cornea to cortex.

SF: 78,000.

## UC Davis Rehabilitation Hospital



The Rehabilitation Hospital is a 52 bed Joint Venture with UC Davis Health and Kindred Hospitals. It will serve patients recovering from conditions such as stroke, traumatic injury and spinal cord injury.

SF: 60,000 plus and outdoor rehabilitation space.




# UPCOMING PROJECTS – Capital Projects



## Projects Overview

 Size: All sizes

 Timing: Fall 2022 – Summer 2023

 124 M in upcoming projects  
80M in various upgrades and maintenance  
217M in current design/construction or closeout.

## Projects

### DESIGN BID BUILD - ARCHITECTS

Hospital and ACC Bone Density Replacement

Hospital and ACC Mammo Replacement

PACU Space Updates

### DESIGN BUILD

Pavilion Basement Kitchen Configuration; \$2M

Life Safety Upgrades; TBD

ACC Fire Alarm & Smoke Compartments; \$15M

Hospital Interventional Radiology Suite; \$15M

Hospital Radiology Imaging Replacement(s) Nuc. Med, Gen Rad, CT. \$20-40M

Cancer Center Radiology Oncology; \$5M



# Challenges, Insight and Reflection

## Challenges

- **Project Closeout**
- **Accurate project scoping**
- **Escalation / Cost control**
- **Unknown conditions**
- **Aging Equipment/Facilities**

## Insight

- **Keep it SIMPLE, simple is EASY to do, easy is FAST, and fast is COST EFFECTIVE.**
- **Get to know us ! We are almost all new. See me at the table.**
- **Build relationships, it is through teamwork we will tackle the challenges.**





# UCDAVIS HEALTH

**Special Projects,  
Furniture and Medical  
Equipment  
Director  
Craig Allen**

**FACILITIES PLANNING & DEVELOPMENT**



# SPECIAL PROJECTS, FURNITURE, and MEDICAL EQUIPMENT – CRAIG ALLEN



## UNIT OVERVIEW

## SUMMARY



### Size:

- ~1000 Initiatives yearly
- Each program ~\$20-40M Annually



### Role:

- Minor Cap projects under \$1M
- Interiors refresh work
- Furniture procurement and maintenance
- Medical (and other) Equipment procurement

### Scope Range:

- Single task chair
- Large furniture reconfigurations
- Million-dollar renovation
- Multimillion FFE procurement

Craig's team is comprised of Minor Capital, Interiors, and Equipment Planning Teams.

**Special Projects**



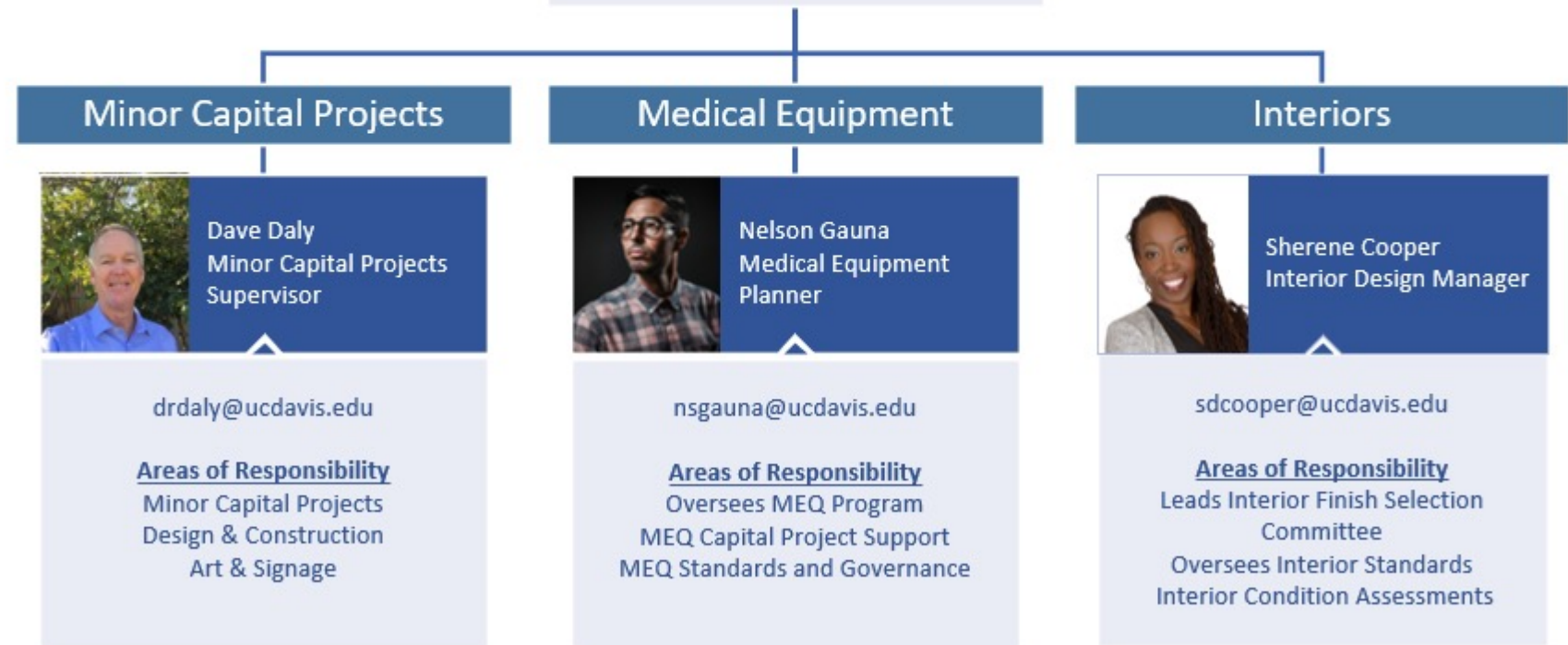
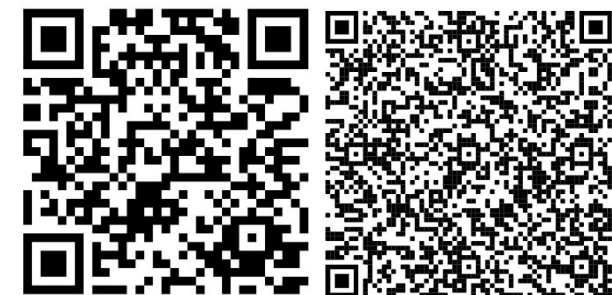
**Craig Allen**  
Director of Special Projects

cnallen@ucdavis.edu

Areas of Responsibility  
Interior Design, Furniture, and Art  
Medical Equipment  
Minor Capital Projects  
ICRA Coordination

Connect with me on LinkedIn!

vCard Contact Information





# RECENT PROJECTS – SPECIAL PROJECTS, FURNITURE, and MEDICAL EQUIPMENT





# UPCOMING PROJECTS – MINOR CAP PROJECTS

## Design Bid Build – Construction Work



Project Name	Description	Construction ROM	Estimated Design Start	Estimated Bid Date
Main Hosp Lockers (9579020)	Remove and install lockers in multiple locations	\$210,000	Complete	Oct 14, 2023
Hosp Pediatrics Rehab Spaces (M051038)	Remodel four spaces for pediatrics program	\$620,000	Complete	Nov 1, 2022
Hosp Flooring Replacements (M053094)	Replace flooring in 85 rooms throughout the hospital	\$1,010,000	In Progress	Jan 2023
Police Emergency Call Boxes (9578860)	Replace and upgrade parking lot call boxes	\$175,000	Complete	Feb 2023
Hosp OR Monitor Protections (M053321)	Install tubular protections in multiple OR	\$140,000	In Progress	Mar 2023
Davis Tower (M054152)	Replace multiple built-in counters	\$220,000	In Progress	Apr 2023
East Wing Passport System (9578760)	Replace and upgrade patient elopement system	\$250,000	In Progress	May 2023
CCTR Nurse Call (9578610)	Replace and upgrade nurse call system	\$510,000	In Progress	May 2023
NAOB 1402 (M057379)	Add power, data and workstations	\$95,000	January 2023	June 2023
CCTR Pediatrics Infusion (M055493)	Reconfigure multiple spaces – power/data, ventilation, refresh	\$370,000	In Progress	July 2023
SESP Radiology Space Conversion (M055534)	Remodel dressing room space to storage	\$120,000	In Progress	July 2023
Davis Tower Oncology (M0540093)	Convert soiled utility to MD workroom	\$175,000	Jan 2023	Sep 2023



# UPCOMING PROJECTS – MINOR CAP PROJECTS

## Design Bid Build – Design Work



Project Name	Description	Construction ROM	Estimated Design Start	Estimated Bid Date
NAOB Nutritional Services (57379)	Power, data for two workstations	\$75,000	Jan 2023	July 2023
Emergency Dept Doctor Monitors (57117)	Add six large screen monitors to ED dept	\$275,000	Dec 2022	Sep 2023
Same Day Surg Center (55686)	Modify multiple rooms for sterilization, decontamination functions	\$425,000	Jan 2023	Oct 2023
Hosp Lobby Digital Displays (57399)	Add multiple large digital displays in Pavilion main lobby	\$275,000	Jan 2023	Oct 2023
Hospital Distribution	Remodel of space for workstations	\$270,000	Jan 2023	Oct 2023
SESP Urology space conversion (55696)	Conversion of lounge to urology workroom space	\$280,000	Feb 2023	Nov 2023
Cancer Center Reconfiguration (55495)	Remodel of space for workstations	\$285,000	Feb 2023	Nov 2023
ACC Family Community	Reconfigure space to provide four workstations	\$270,000	Mar 2023	Nov 2023



# UPCOMING PROJECTS – MINOR CAP PROJECTS

## Design-Build



Project Name	Description	Design & Construction ROM	Estimated RFP Solicitation
Univ & Davis Tower Spaces & Pyxis (M054218)	Reconfigure multiple workspaces and Pyxis locations	\$1.7 M	Jan 2023
Research II Neurology Alzheimer's (M057098)	Remodel for freezer farm and research lab space	\$1.3 M	Mar 2023

# UPCOMING PROJECTS – INTERIOR RENOVATIONS

## Unknown Scale For next 10 years



### Now

- Ongoing condition assessments of public/ waiting spaces within nine on-site buildings.
- Develop a Facilities Condition Assessment (FCA) Report and Remodel plan

### Next Year

- Support Large Capital projects to ensure interior refresh scope is captured
- Based upon FCA Report, develop stand-alone Interior Refresh project initiatives

### Next 10 Years

- Ongoing yearly initiatives addressing spaces as need and capacity demands
- Continued monitoring of space condition and refresh plan



# Challenges, Insight and Reflection

## Projects, Contracting, Management and Completion.

- *Contractor and Design team diversity*
- *Demand, Capacity and CM Support*
- *New design-build contract model*
- *Aging or insufficient interior some of which need attention immediately*





# UC DAVIS HEALTH

**Real Estate and  
Management  
Director  
Keith Kanda**

**FACILITIES PLANNING & DEVELOPMENT**



# REAL ESTATE DEVELOPMENT & MANAGEMENT

## Keith Kanda, Director

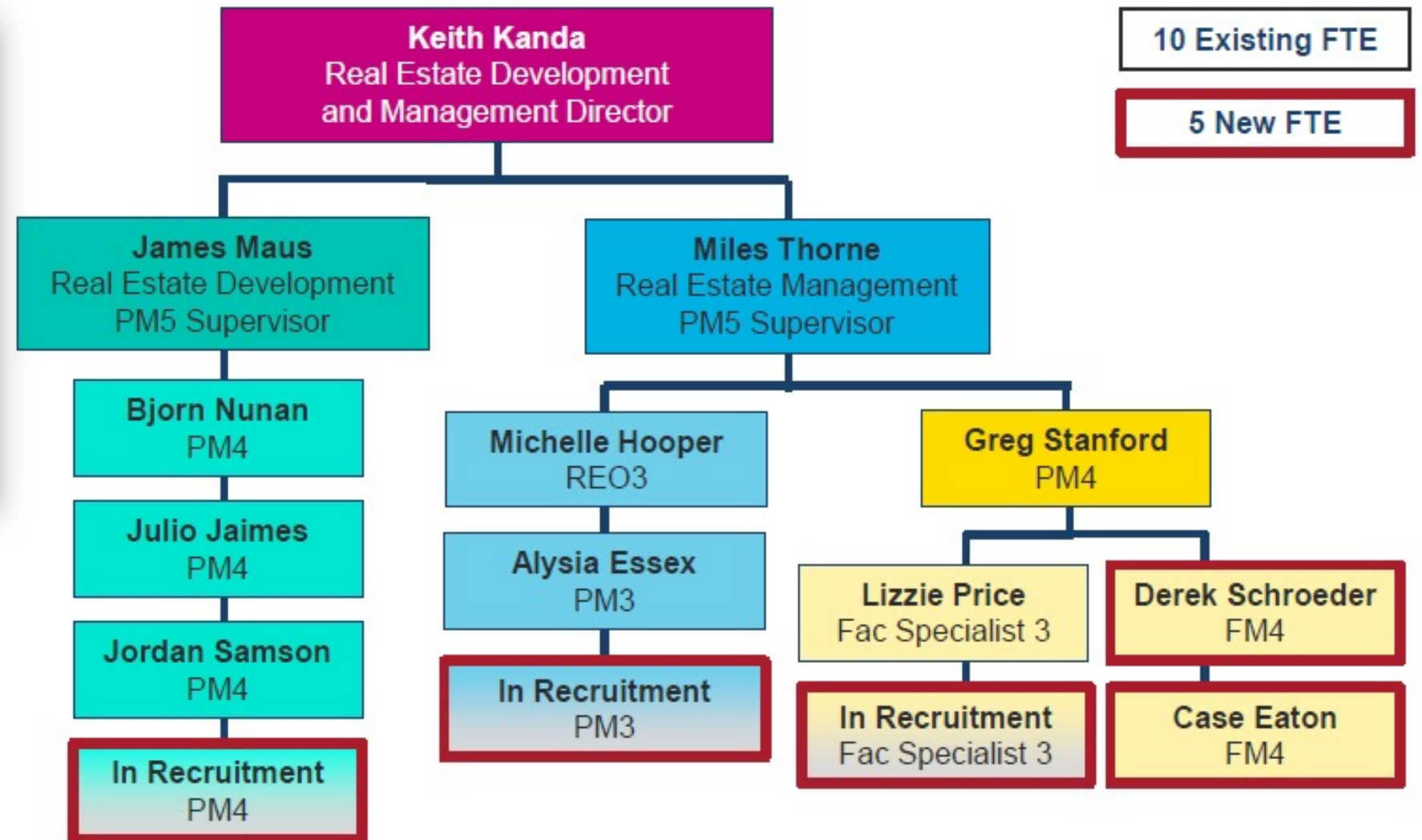


### DEPARTMENT OVERVIEW

12 FTE; hiring 3 more as part of FY23 plan

Tenant Representation and Lease Portfolio Management for all of UC Davis Health (Projects and Property Management)

Aggie Square will require new unit in FY24

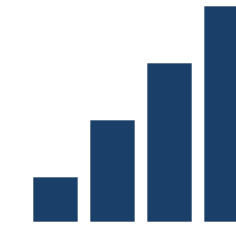


10 Existing FTE

5 New FTE

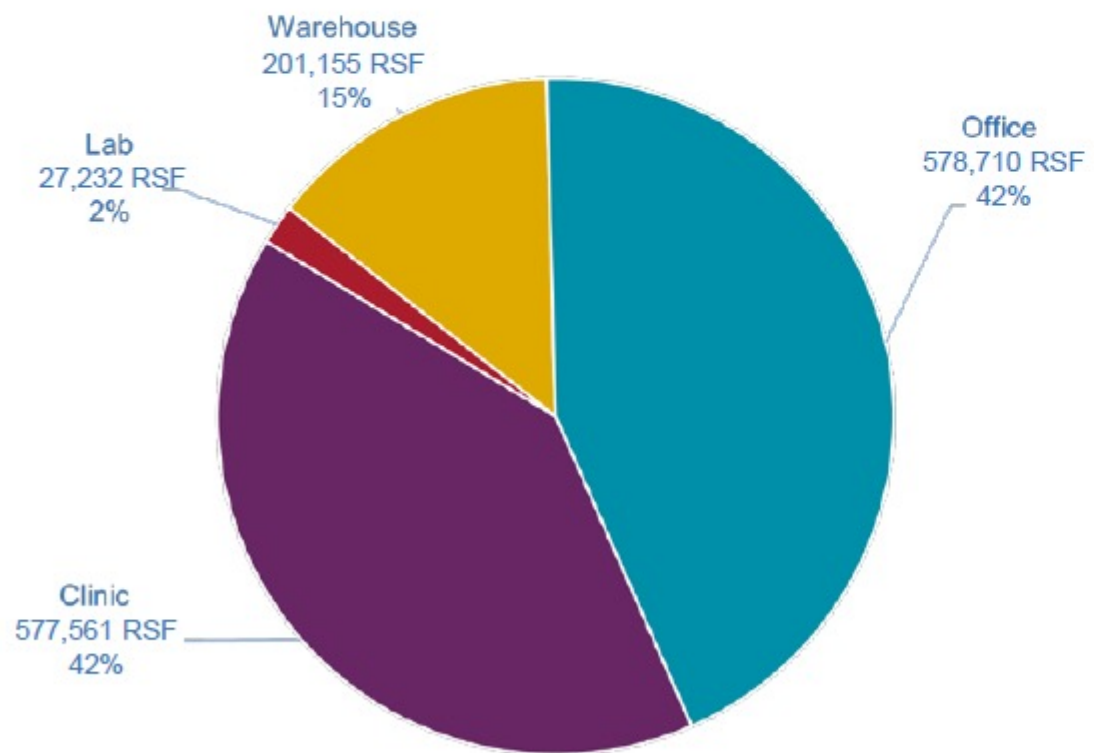


# LEASE PORTFOLIO Real Estate Development & Management



## PORTFOLIO OVERVIEW

- 60 direct leases
- 1.385 million SF
- ~\$39.182M in annual expenses



\*UCDH direct leases only, parking leases excluded





# FEATURED PROJECTS Real Estate Development and Management



## IN DEVELOPMENT

**Health Administrative Services (200K Tenant Improvement)  
Move-in Nov 2022**



**Redding Outreach Clinic (2K Tenant Improvement)  
In Development**



**Pharmacy Shared Services Center (80K Build-To-Suit)  
Completion Q1 2024**





# INSIGHT

## Real Estate Development & Management

### Challenges & Opportunities



#### Challenges

- *Seismic policy and age of Sacramento buildings*
- *Projects farther away from the Sacramento campus*

#### Market Opportunities

- *Lease market projected to be in favor of tenant*

#### Insight

- *Consider your developer relationships*
- *Support Real Estate Development & Management Culture*

##### Conscientious

- Thoughtful; meticulous; careful; doing what is right, especially to do one's work or duty well and thoroughly; inner-voice; considerate of self and others. **BEST INTENTION.**

##### Diligent

- Characterized by steady, earnest, and energetic effort; committed; steadfast; engaged; industrious. **UNWAVERING FORTITUDE.**

##### Genuine

- Real; sincere; honest; having apparent qualities; actual; true. **AUTHENTIC.**





**Contracts  
Leila Couceiro**

**FACILITIES PLANNING & DEVELOPMENT**

**UCDAVIS  
HEALTH**



# Learn how to find opportunities to work with UC Davis Health.

**Leila Couceiro**  
Contracts Manager  
[lccouceiro@ucdavis.edu](mailto:lccouceiro@ucdavis.edu)



Facilities Planning and Development

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## Building the Future of UC Davis Health

Our team plans and manages the construction projects that are transforming this campus.

Latest Projects



Visit our website:

<https://health.ucdavis.edu/facilities>

Click the **Work with Us** tab or scroll down for the Contractors, Consultants, Advertisements, or Small Businesses links.

Check our **Projects Pipeline** (under Projects tab) to find projects that will be advertised for design or construction services over the next 6-12 months



# SHELTERED BIDDING (SBE/DVBE) – Contractors

Learn about this new UC Program and join our Sheltered Bidding Pool!



Download the [Contractor Profile Form](#) from our website, attach your SBE and/or DVBE certification and email documents to [hs-contracts@ucdavis.edu](mailto:hs-contracts@ucdavis.edu)

The University only accepts certifications from agencies listed here:

<https://www.ucop.edu/construction-services/programs-and-processes/sheltered-bidding/list-of-accepted-small-business-enterprise-sbe-or-disabled-veterans-business-enterprise-dvbe-certifications.html>

- Negotiated contracts under \$50K
- Informal Bids up to \$640K (3 bidders minimum)
- 51% of contract value must be performed by SBE/DVBE contractors or bid will be rejected
- Campus has discretion to identify projects for sheltered bidding
- If bids are above budget or non-responsive, project can be rebid in open market



# SHELTERED APPLICANT POOL – Consultants

## Contracts Included in the Program:

- Professional Services under \$100,000

## Proposal Solicitation:

- Project Manager will select qualified consultant within Sheltered Applicant Pool (rotating basis)
- 51% of total contract amount including subconsultant fees must go to SBE/DVBE firms

## Eligible Consultants:

- SBE/DVBE firms providing design & construction related services that provide a complete Consultant Profile Form with attached certification accepted by University (see previous slide as well as UC Annual Announcement)

## UC Sheltered Bidding Program Goal:

25% SBE/DVBE participation in UC design & construction contracts by 2025



Please visit the **DGS table** outside during break! If your firm is eligible to obtain a small or DVBE business **certification**, DGS will walk you through the process.



# UC CONTRACTING REQUIREMENTS

## Insurance and Bonding Requirements:

- Bid Bond for projects over \$640,000
- Payment Bond for projects over \$25,000
- Performance Bond for projects over \$50,000
- General Liability, Auto, Workers Comp insurance for all projects
- Professional Liability for most consultants
- Pollution Liability for projects involving hazardous materials

## Prevailing Wages:

Contractors and subcontractors of all tiers must be registered with the [DIR](#) and pay prevailing wages

## Competitive Selection Process:

- Construction Projects over \$50,000. Projects may require Contractor Prequalification prior to bidding.
- Consulting Agreements with fees over \$100,000. Competition based on qualifications only.

### Questions?

See us at the Courtyard  
breakout table or email us at  
[hs-contracts@ucdavis.edu](mailto:hs-contracts@ucdavis.edu)

Bookmark our site and keep  
checking for new opportunities at  
[health.ucdavis.edu/facilities](http://health.ucdavis.edu/facilities)





QR code for  
CalUSource

# Additional Opportunities for Vendors

## Furniture and Equipment

- These types of vendors are procured via purchase orders, not construction contracts
- Purchasing/Supply Chain department will advertise RFQs and process POs for furniture and equipment
- Please check the Supply Chain website for vendor opportunities and onboarding questions:  
<https://health.ucdavis.edu/matmgt/>
- University procures systemwide contracts with vendors, including Furniture. See list of existing contracts that can be used by all campuses here:  
<https://www.ucop.edu/procurement-services/for-ucstaff/systemwide-contract-lists/systemwide-contract-listings.html>
- By registering with CalUSource, suppliers have the opportunity to participate in systemwide, multi-campus or campus-specific bidding activities. Scan the QR code on this slide to register.

## Davis Campus

- Projects managed by the Davis campus are advertised here: <https://www.ucdplans.com>





# Feedback

--QUESTIONS AND ANSWERS

-- HOW CAN WE HELP?

# UCDAVIS HEALTH

## FACILITIES PLANNING & DEVELOPMENT





# UC DAVIS HEALTH

## Networking & Tabling

--Inside  
--Outside

**FACILITIES PLANNING &  
DEVELOPMENT**





# UCDAVIS HEALTH

**Thank you!**

*Next Event: Fall 2023...or sooner...*

FACILITIES PLANNING & DEVELOPMENT