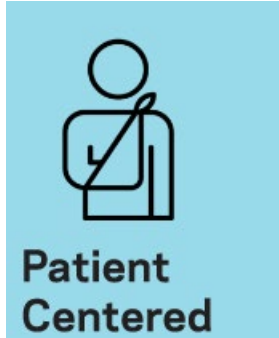


**UC Davis Health California Tower  
Anchor Institution Mission (AIM) For Community Health &  
Community Engagement Commitment  
April 25<sup>th</sup>, 2022**



# Guiding Principles



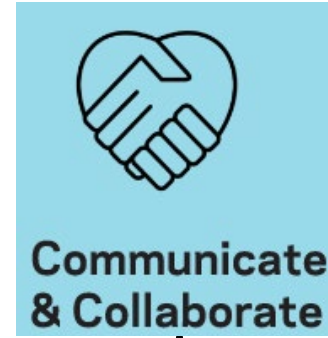
Patient Satisfaction  
Hospital of the  
Future  
Single Occupancy  
Rooms



Design for the future  
Process  
Improvements  
Adaptability



Future Proof  
Building **adaptability**  
and **flexibility**



Satisfaction for  
Patients and Staff



Measured growth for  
future options  
Fiscally responsible

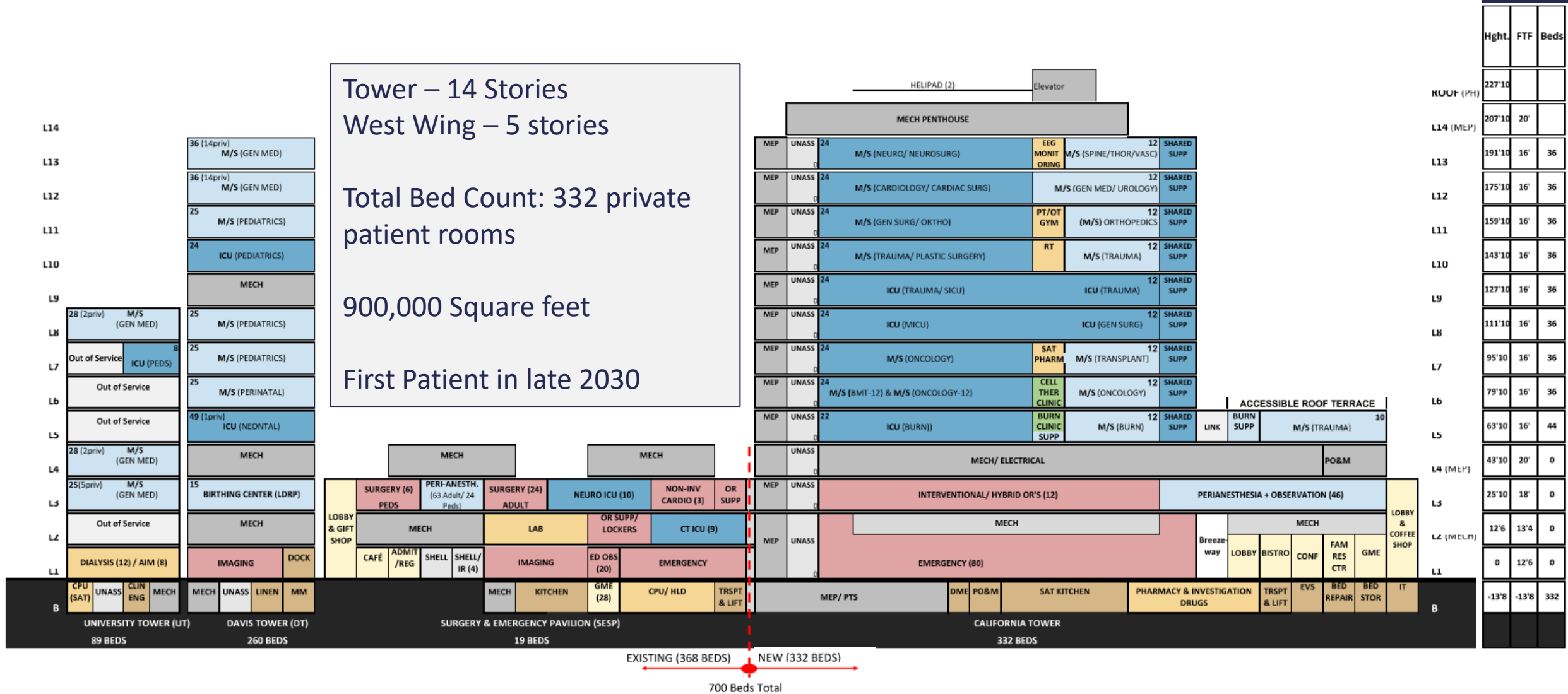
# Tower - Stacking & Details

Tower – 14 Stories  
West Wing – 5 stories

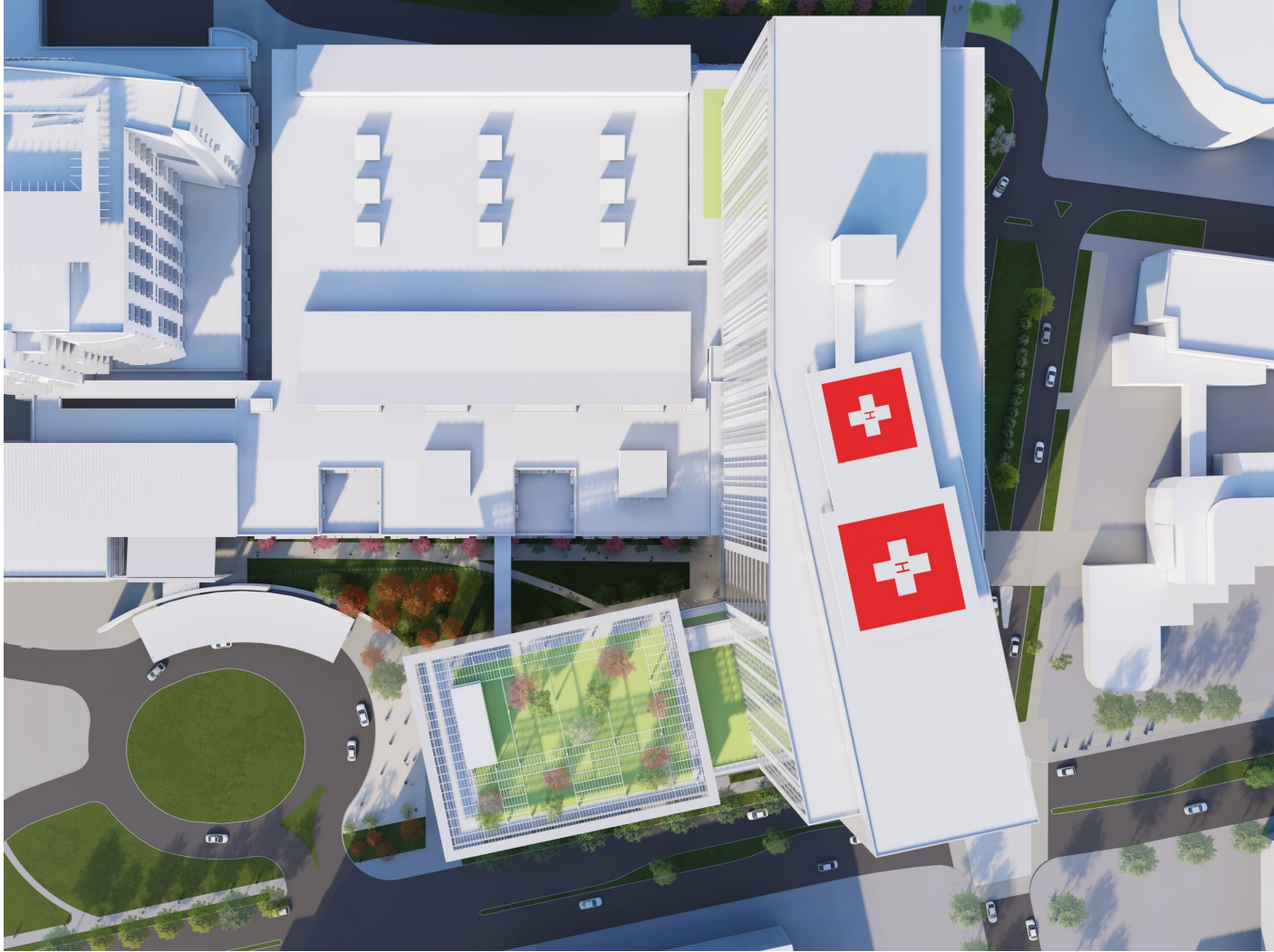
Total Bed Count: 332 private patient rooms

900,000 Square feet

First Patient in late 2030



# Typical Bed Floor



SW Aerial



# X Street



# West Plaza





**West Lobby / Courtyard**



# Interiors



# Roof Gardens

## Visual Green Roofs - East and North



Vegetative Tray System

## Accessible Roof Garden at Level Six



# SE Approach

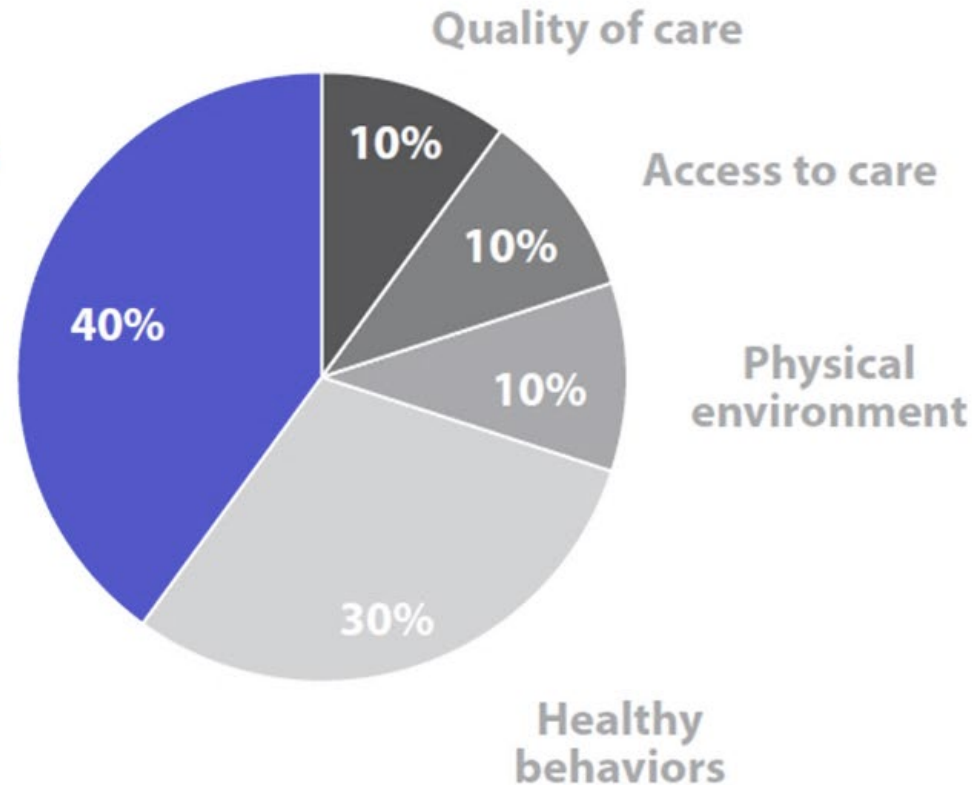


# The Social Determinants of Health

To address health inequalities, you must address social and economic inequities.

## Social & Economic Factors

- Education
- Employment
- Income
- Family & Social Support
- Community Safety



Data from "County Health Rankings & Roadmaps," University of Wisconsin Population Health Institute.

## AIM for Community Health

UC Davis Health commits to consciously apply the long-term, place-based economic power of our organization, in combination with our human and intellectual resources, to better the long-term welfare of the local communities in which we are anchored.

# AIM Goals

- **Hire Locally:** Increase local anchor community workforce to 20%
- **Procure Locally:** Aggressively pursue Small Business First program to achieve 25% of total addressable spend to small and diverse-owned businesses
- **Invest Locally:** Investments that support anchor communities including initiatives that address food, health, and educational inequities
- **Volunteer Locally:** Coordinate volunteer efforts for collective and longstanding impact.

### Collaborations with:

- ✓ Local Community College and CSUS
- ✓ Sacramento Diverse Chambers of Commerce
- ✓ CBOs and local agencies for workforce development
- ✓ UC and National Anchor Collaborations

## California Tower Trade Partners Anchor Plan

Anchor Mission Community Workforce Development	Commercial Address	Local and Diverse Procurement and Subcontracting (Under-represented Business Enterprise Development)*	Ownership Characteristics*	Community Development	Overall Reliability	
<b>AIM area</b>	<i>Hire Local</i>	<i>Hire Local Invest Local</i>	<i>Procure Local Invest Local Hire Local</i>	<i>Procure Local Invest Local Hire Local</i>	<i>Invest Local</i>	<i>Infrastructure</i>
<b>Description</b>	Set specific goals focused on local workforce and workforce development <ul style="list-style-type: none"> <li>• Commit X% of construction hours worked by residents of AIM neighborhoods,</li> <li>• by under-represented groups, X% of construction hours are worked by women</li> <li>• Develop workforce development programming (construction pipeline programs)</li> </ul>	Company with a commercial address in one of the AIM neighborhoods	Prime contractor has a formal plan/agreement in place to subcontract a significant portion of work with local construction businesses and local minority owned construction-related businesses	Company is registered as a UBE. See footnote.  One or more of Company's leadership team resides in AIM-specific neighborhood.	Company with track record of community development projects and initiatives (e.g. donations or other impact investments, volunteering, apprenticeship and other pipeline and youth development efforts)	Company is financially sound and can demonstrate success on similar engagements  Company has dedicated resources towards developing and implementing their Anchor strategy plan
<b>Benefits to AIM Community</b>	<ul style="list-style-type: none"> <li>• Decreased unemployment rates</li> <li>• Increased per capita income</li> </ul>	<ul style="list-style-type: none"> <li>• Additional local revenue to be spent in AIM communities</li> <li>• Increased sales tax</li> <li>• Can work with them to hire more AIM community</li> </ul>	Serve as an example and catalyst to increase the participation of local businesses and local minority owned businesses in other institutions' large construction projects.	Additional local revenue to be spent in AIM communities	Demonstrates UCDH commitment to partnering with community focused businesses and increases overall community investment	Lowest risk of any issues with quality and timeliness of work to be performed

# Leveraging UCDH's Strength as a Workforce Development Leader

UC Davis Medical Students	AAMC Graduates Ranking 2021	Percent of Current Enrollment	Estimated AAMC Ranking 2025
American Indian/Alaska Native	83 <sup>rd</sup> Percentile	1.5%	90 <sup>th</sup> Percentile
Black/African American	63 <sup>rd</sup> Percentile	14%	80 <sup>th</sup> Percentile
Hispanic/Latino	94 <sup>th</sup> Percentile	25%	95 <sup>th</sup> + Percentile
Disadvantaged	n/a	67%	n/a

# Schedule – Overall Project

	June 2020	Dec 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
RHT Contract signed with Design-Build Team	█											
Program Validation & Master Planning	█	█										
Schematic Design & Design Development			█	★								
Construction Documents & OSHPD Approval					█	█						
North/South Wing Demolition				█	█							
Tower: Early Make-Ready Construction				★	█	█						
Tower Construction						█	█	█	█	█	█	
Tower: Transition, Move-in, First Patient												█
East Wing Decommission/Move out												█
Seismic Compliance Required by 2030												█

# Develop and Hire Locally: Southland Industries \$250 million contract

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**Apprenticeships:** 80,000 (out of 155,000) apprenticeship hours dedicated to AIM communities

## **Track Record:**

54% local Sacramento workforce through partnership with PWT

27% SBE/DVBE contractors



Pastor Kevin Brown, People Working Together with Henry Nutt III, Southland Industries



# Buy Locally: Rosendin Electric

- Contracted over \$26 million with local Sacramento businesses in past 5 years.
- Partner with ConstructSecure to help develop small business partners

DBE Report by Division			
Project Number	Vendor Name	Minority Category	Total Value
270115	PACIFIC POWER TESTING	SBE	\$ 8,730
270115	T & R COMMUNICATIONS	SBE	\$ 33,736
270117	HOT LINE CONSTRUCTION, INC	WBE	\$ 35,640
270117	ACCURATE FIRESTOP, INC	MBE	\$ 8,028
270117	APPARATUS TESTING & ENGINEERING	SBE	\$ 34,150
270117	PIONEER MACHINERY, INC	SBE	\$ 33,320
270119	APPARATUS TESTING & ENGINEERING	SBE	\$ 30,500
270119	PLACER ELECTRIC, INC	WBE	\$ 2,350,570
270119	SKYLINE SCAFFOLD, INC.	WBE	\$ 269
270119	PIONEER MACHINERY, INC	SBE	\$ 16,000
270121	APPARATUS TESTING & ENGINEERING	SBE	\$ 151,400
270121	HOT LINE CONSTRUCTION, INC	WBE	\$ 127,875
270121	NOR-CAL BATTERY CO	SBE	\$ 10,920
270121	PLACER ELECTRIC, INC	WBE	\$ 726,038
270121	PIONEER MACHINERY, INC	SBE	\$ 8,480
270125	NAVAJO PIPELINES	SBE	\$ 1,231,005
270125	CONRAD SUPPLY, INC	DVBE	\$ 1,516,634
270125	T & R COMMUNICATIONS	SBE	\$ 8,394,283
270125	VALLEY COMMUNICATIONS, INC	SBE	\$ 3,565,795
270125	APPARATUS TESTING & ENGINEERING	SBE	\$ 281,940
270126	APPARATUS TESTING & ENGINEERING	SBE	\$ 107,700
270126	VALLEY COMMUNICATIONS, INC	SBE	\$ 8,446
270126	BLUE EAGLE ENTERPRISES, LLC	DVBE	\$ 2,430,170
360044	NAVAJO PIPELINES	SBE	\$ 182,481
360044	SKYLINE SCAFFOLD, INC	WBE	\$ 12,270
360044	PLACER ELECTRIC, INC	WBE	\$ 4,785,847
360044	ACCURATE FIRESTOP, INC	MBE	\$ 179,922
360045	ALL CAL SERVICES	SBE	\$ 261
360050	ACCURATE FIRESTOP, INC	MBE	\$ 1,851
	<b>Total Contracted 2016 thru 2021</b>		<b>\$ 26,274,261</b>

# Build and Invest Locally: Enclos Corp.

- Establish local assembly and storage facility
- Facilitate local hiring through proximity and active relationships with local community organizations.



# Scope Packages

- Miscellaneous Metals
- Rough Carpentry
- Finish Carpentry/Cabinets
- Sheet Metal and Flashing
- Fireproofing
- Doors, Frames, & Hardware
- Glass & Glazing
- Tile
- Acoustical Ceilings and Wall Treatment
- Carpet and Resilient Flooring
- Terrazzo Flooring
- Painting and Wall Covering
- Miscellaneous Specialties
- Signage
- Toilet Partitions and Accessories
- Wall & Door Protection
- Maintenance Equipment
- Site Concrete
- Landscaping and Irrigation
- Epoxy Flooring
- Masonry
- Overhead Doors & Grilles
- Fencing & Gates
- Site Furnishings

# AIM Communities

McCarthy will focus local hiring, procuring, investing and volunteering in the following designated AIM priority zip codes.

## AIM Neighborhoods:

- 95817 - Oak Park
- 95820 - Oak Park, Tahoe Park
- 95824 - South Sacramento
- 94828 – South Oak Park, South Sacramento

## AIM Communities of Interest:

- 95838 – Del Paso Heights
- 95811 – Downtown Sacramento
- 95814 – Downtown Sacramento
- 95815 – North Sacramento
- 95822 – South Sacramento

# AIM Strategy: Hire Locally

- Co-host job fairs with the unions for local, community residents to learn about career opportunities on the UC Davis Health RHT Project.
- Work with the following organizations to introduce local workers to pre-apprenticeship training programs:
  - UC Davis Office of Health, Equity, Diversity and Inclusion
  - City of Sacramento Agencies
  - Community Based Organizations
    - People Working Together
  - Diverse Chambers of Commerce
  - Los Rios Community College District
  - Sacramento Sierra Building & Construction Trades Council
- Assist Community Based Organizations to refer local workers to resources that will help remove barriers to entering apprenticeship programs.

# AIM Strategy: Procure Locally

- Host pre-bid information sessions with local and underrepresented (UBE) and hold business opportunity fairs.
- Provide opportunities to:
  - network with other small businesses and large trade partners
  - meet directly with senior estimators from trade package bidders
  - learn how to become prequalified with McCarthy and other trade partners
- Conduct one-one meetings and workshops to explain upcoming scopes of work and McCarthy's procurement policies

# AIM Strategy: Invest Locally

- MBC will sponsor CBO events that focus on community services and support
- Through Heart Hats, MBC will sponsor neighborhood events and provide impact investments (financial or goods and services) to support various local organizations that aid vulnerable or underserved community residents.
- MBC will target local businesses for event planning, catering, and general project requirements such as local warehousing, janitorial and security services.

# AIM Strategy: Volunteer Locally

- Volunteer for Business Capacity Building Seminars at Community Based Organizations
- Volunteer at pre-apprenticeship training centers to assist in craft training and instruction
- Volunteer at local food banks and support food security programs that assist the residents in the AIM neighborhoods and communities of interest
- Support and volunteer at construction pathway programs in the high school and colleges to further develop a pipeline of workers interested in the construction industry



# California Tower Contact Information

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# Trade Partner Contact Information



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# Questions & Answers

