Guiding Principles

- **Patient Centered**
  - Patient Satisfaction
  - Hospital of the Future
  - Single Occupancy Rooms

- **Operational Efficiency**
  - Design for the future
  - Process Improvements
  - Adaptability

- **Stand the Test of Time**
  - Future Proof
  - Building adaptability and flexibility

- **Communicate & Collaborate**
  - Satisfaction for Patients and Staff

- **Stewardship**
  - Measured growth for future options
  - Fiscally responsible
Tower – 14 Stories
West Wing – 5 stories

Total Bed Count: 332 private patient rooms

900,000 Square feet

First Patient in late 2030
West Plaza
Interiors
Roof Gardens

Visual Green Roofs - East and North

Vegetative Tray System

Accessible Roof Garden at Level Six
SE Approach
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
## Leveraging UCDH’s Strength as a Workforce Development Leader

<table>
<thead>
<tr>
<th>UC Davis Medical Students</th>
<th>AAMC Graduates Ranking 2021</th>
<th>Percent of Current Enrollment</th>
<th>Estimated AAMC Ranking 2025</th>
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</thead>
<tbody>
<tr>
<td>American Indian/Alaska Native</td>
<td>83rd Percentile</td>
<td>1.5%</td>
<td>90th Percentile</td>
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<tr>
<td>Black/African American</td>
<td>63rd Percentile</td>
<td>14%</td>
<td>80th Percentile</td>
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<tr>
<td>Hispanic/Latino</td>
<td>94th Percentile</td>
<td>25%</td>
<td>95th+ Percentile</td>
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<tr>
<td>Disadvantaged</td>
<td>n/a</td>
<td>67%</td>
<td>n/a</td>
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## Schedule – Overall Project

<table>
<thead>
<tr>
<th>Event</th>
<th>June 2020</th>
<th>Dec 2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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<th>2028</th>
<th>2029</th>
<th>2030</th>
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<tbody>
<tr>
<td>RHT Contract signed with Design-Build Team</td>
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<td>Schematic Design &amp; Design Development</td>
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<td>Construction Documents &amp; OSHPD Approval</td>
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<td>North/South Wing Demolition</td>
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<td>Tower: Early Make-Ready Construction</td>
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<td>Tower Construction</td>
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<tr>
<td>Tower: Transition, Move-in, First Patient</td>
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<td>East Wing Decommission/Move out</td>
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<td>Seismic Compliance Required by 2030</td>
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</table>
Develop and Hire Locally: Southland Industries $250 million contract

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.
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

Website: https://www.ucdhcatower.org/
Email: info@UCDHCAtower.org

Trade Partner Contact Information

Southland
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Enclos
Anna Brunkal
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Suite 225
San Ramon, CA 94583
(925) 218-2062
abrunkal@enclos.com
Questions & Answers