



UC Davis Health, 48X Complex



UC Davis Health Capital Program

UC Davis Health is committed to improving lives and transforming health care by providing excellent patient care, conducting groundbreaking research, fostering innovative, interprofessional education, and creating dynamic, productive partnerships with the community. UC Davis Health's capital priorities remain focused on: improving patient, research, and education space; working towards meeting California seismic mandates; modernizing aging infrastructure and technology; medical equipment replacement to support continued growth; and expanding outpatient services throughout the Sacramento region to improve patient access in the community.



44

Active Projects



\$5.4B

Active Projects Investment



8

Completed Projects (FY 2024–25)



\$133M

Completed Projects Investment

CFP Identified Funding

\$1.2 billion in Capital Plan

Priority Areas

- **Seismic safety**
- **Restoration and renewal**
- **Outpatient expansion**

Key Metrics

- 17 active restoration and renewal projects
- 376,000 square feet of new patient care space set to open in FY 2025-26
- Ranked No. 1 hospital in Sacramento region by *U.S. News & World Report*

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Capital Priorities

UC Davis Health's capital program targets hospital upgrades, outpatient expansion, and seismic compliance. With a significant seismic mandate, UC Davis Health is addressing 15 non-compliant acute care buildings totaling 1.59 million gross square feet. The plan also includes restoration and infrastructure renewal, expanded ambulatory services, and energy modernization. Strategic investments aim to meet patient needs, support research and education, and align facilities with long-term operational goals.

Location-Specific Focus Areas

Transforming Health Care Through Modern and Compliant Facilities

UC Davis Health's growth strategy focuses on patient access, seismic readiness, and capital renewal. As the region grows, demand for outpatient care, advanced clinical facilities, and resilient infrastructure has surged. Priorities reflect a need to modernize core infrastructure systems, expand regional reach, and comply with seismic mandates—while managing the financial pressures of high construction costs.

EXHIBIT 26. Completed Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	5	1	2	8
	63%	12	25%	100%
Total Budget	\$31M	\$13M	\$89M	\$133M
	23%	10%	67%	100%

Note: Because of rounding, some totals may not correspond with the sum of the separate parts.

Recent Accomplishments

Expanding Patient Access Through New Outpatient Facilities

In FY 2024-25, UC Davis Health completed key restoration and renewal projects needed to continue providing quality patient care; however, the major accomplishments are new facilities which opened at the beginning of FY 2025-26. These facilities include the new 48X Complex and Folsom Medical Care Clinic. These investments will improve patient access to quality care, staff efficiency, and overall service delivery across the health system.



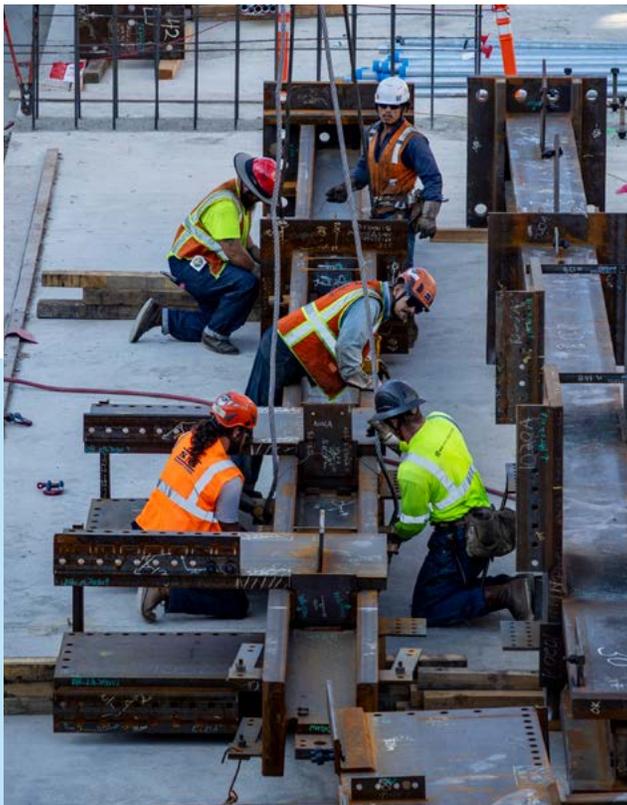
Lobby and patient reception of new 48X outpatient surgery center.

UC Davis Health Capital Program

Projects in Progress

Modernizing for Medicine: Advancing Our Facilities for the Future

UC Davis Health has 42 active projects in FY 2024-25 totaling over \$5.4 billion. The \$3.7 billion dollar California Tower project that broke ground in 2024 is planned to complete in 2030. The California Tower will feature a 14-story hospital tower and a five-story pavilion, adding approximately 900,000 gross square feet of space to the existing medical center. Two other key projects in progress are the Operating Room (OR) Integration Modernization project and the Central Utility Plant (CUP) Expansion. The OR Integration Modernization project will improve surgery support with more efficient spaces, state-of-the-art equipment, and room for growth while the CUP Expansion project expands utility capacity to accommodate future growth and reduces greenhouse gas emissions positioning the Sacramento campus toward carbon-free operations.



Construction going vertical on the California Tower's 14-story addition to UC Davis Medical Center.

Seismic Snapshot

Substantial Compliance Work Underway

At the end of FY 2024-25, 15 acute care buildings (approximately 1.59 million gross square feet) have a non-compliant rating under HCAI seismic rating systems for Structural Performance Category or Non-Structural Performance Category. Projects are underway to complete seismic improvements across approximately 1.59 million gross square feet. UC Davis Health has established priorities with an associated cost of approximately \$220 million for seismic compliance only, excluding restoration, renewal, and other program space improvements.

Restoration and Renewal Snapshot

These projects are part of an ongoing effort to address needs identified by a Facility Condition Assessment completed in 2024, which help inform future projects, priorities, and long-term strategy.

EXHIBIT 27. Active Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	31	4	9	44
	70%	9%	20%	100%
Total Budget	\$150M	\$50M	\$5.2B	\$5.4B
	3%	1%	96%	100%

Note: Because of rounding, some totals may not correspond with the sum of the separate parts.

UC Davis Health Capital Program

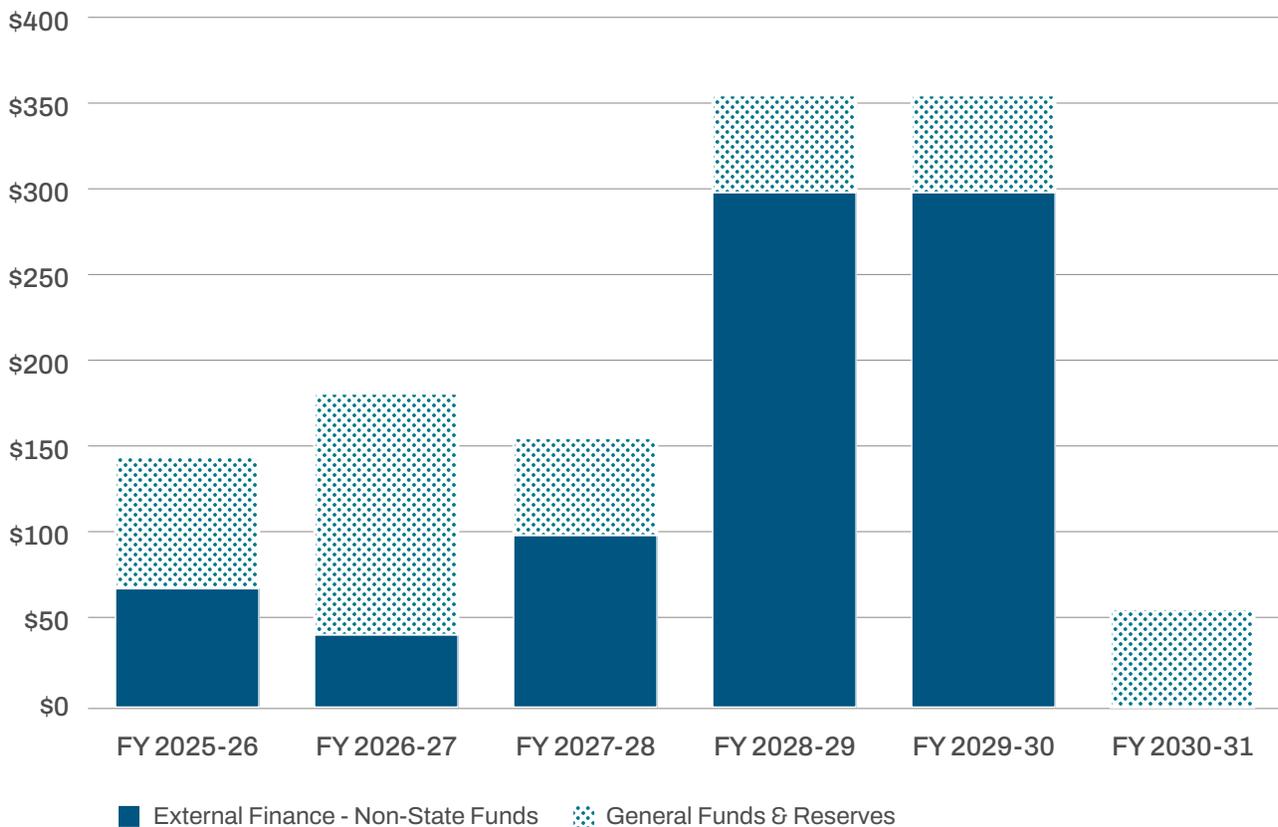
2025-31 Outlook and Progress On Priorities

UC Davis Health's six-year capital outlook identifies over \$1.3 billion in needed investment. Projects address seismic safety, aging facilities and medical equipment, and outpatient growth. Hospital reserves and external financing will cover \$1.2 billion, but additional funding is needed to advance key priorities in a constrained fiscal environment.

Unfunded Needs and Advocacy Priorities

Roughly 10% of UC Davis Health's proposed capital plan—\$136 million—remains unfunded. These needs primarily include seismic upgrades to existing buildings vital to patient safety and compliance. Advocacy and strategic partnerships will be essential to closing this gap and sustaining high-quality care.

EXHIBIT 28. Proposed Capital Program Fund Sources (\$Ms)



UC Davis Health Capital Program



UC Davis Health's new Medical Care Clinic in Folsom

Project Highlight

The Folsom Medical Care Clinic enables UC Davis Health to provide high quality care and expand services in the city of Folsom. This new outpatient facility expands UC Davis Health's footprint in the community and enhances patient experience by expanding care and access. The Folsom Medical Care Clinic is a state-of-the-art medical office building that includes primary and specialty care clinics, an infusion suite, optical services, phlebotomy, and radiology services.

PROJECT NAME
Folsom Medical Care Clinic

TYPE
Hospital and Clinical

GSF
114,000 GSF

COMPLETION DATE
August 2025

BUILDING USE
**Medical Office Building:
Primary and Specialty
Care Clinics, Infusion
Suite, Optical Services,
Phlebotomy, and Radiology
Services**

PROJECT COST
\$183M

PROJECT STATUS
Construction Complete

ARCHITECTS
**LPAS Architecture and
Boulder Associates**

CONTRACTOR
Rudolph and Sletten