



UCI Health

UC Irvine Health Capital Program

UC Irvine's capital program supports the campus' strategic priorities that include improving health through better access and exceptional patient experience; increasing sustainability by growing clinical service lines and continued commitment to environmental stewardship; Key initiatives focus on transforming healthcare by championing whole-person care, driving precision health and expanding clinical research.



14

Active Projects



\$1.1B

Active Projects Investment



5

Completed Projects (FY 2024–25)



\$23M

Completed Projects Investment

CFP Identified Funding

\$702 million in Capital Plan

Priority Areas

- **Improve health**

- **Increase sustainability**

- **Transform healthcare**

Key Metrics

- 1,002 patient added (858 through acquisition and 144 in Irvine)

- ~2M GSF added through acquisition and new construction

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Capital Priorities

UCI Health anticipates a total capital need of approximately \$2.1 billion to address ongoing enterprise growth and sustainability. Challenges persist with inpatient bed capacity in Orange, exceeding 90% across all general acute care units. Emergency department is at capacity and diversion limitations exacerbate the bed challenges and impact patient experience. Seismic compliance for newly acquired community hospitals will also result in significant capital spend over the next several years. All four of the acquired hospitals are subject to the 2030 deadline imposed by HCAI for both SPC and NPC seismic compliance. As part of this major acquisition, there are additional owned and leased buildings that also require seismic upgrades in compliance with UC policy.

Strategic Context and Long Range Planning

Envisioning the Future and Anticipating Strategic Growth Needs

A master planning study for UCI Health is currently underway to specifically address bed capacity, emergency services capacity, and optimization of outpatient services. In addition to the challenges in bed capacity, the current design and number of treatment spaces in the emergency department are inadequate to meet the needs of patients seeking care. Future siting concepts for a new emergency department coupled with an inpatient building are currently being studied. In addition, replacement and growth space for current ambulatory services that are in end-of-life buildings and is also being assessed. Replacing these outdated buildings with state-of-the-art medical office facilities aligns with the strategic plan's goal to provide patients with unparalleled value, quality, and experience.

Recent Accomplishments

Opening of the Outpatient Imaging Center

UCI Health Orange opened the doors to the new 19,000 square foot Outpatient Imaging Center in August of 2024. The building is equipped with the latest imaging technologies, and also houses a dedicated breast clinic with convenient access to services such as mammography, ultrasound and bone density screening.

EXHIBIT 32. Completed Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	5	-	-	5
	100%	-	-	100%
Total Budget	\$23M	-	-	\$23M
	100%	-	-	100%

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



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Projects in Progress

Modernizing Inpatient Imaging

Transforming healthcare by delivering precision health is a strategic priority. The MRI replacement project at UCIH Orange will replace aging 1.5T and 3T scanners with state-of-the-art equipment, consistent with the equipment installed in the new Irvine medical campus. This project represents a nearly \$10 million investment in the UCIH Orange campus.

Seismic Snapshot

Community Hospital Assessment

At the end of FY 2024-25, 24 acute care buildings (approximately 960,000 gross square feet) have a non-compliant rating under the HCAI seismic rating systems for Structural Performance Category (SPC) or Non-Structural Performance Category (NPC). UC Irvine Health has included in this report an approximate cost of \$650 million for seismic compliance, which could include replacement of existing structures. This high-level estimate excludes the cost of addressing restoration, renewal, and other program space improvements. UC Irvine Health continues to evaluate its facilities to understand and refine its priorities and plan for future improvements.

Restoration and Renewal Snapshot

Modernizing Aging Infrastructure

Capital Renewal addresses highest-priority projects across multiple locations including utility infrastructure, building systems, roofs, walls, and windows supporting strategic goals. As aging infrastructure is replaced, measures will be taken that work toward the electrification of the UCIH Orange medical campus in accordance with long range decarbonization goals. Similarly, the new UCIH Irvine medical campus will be complete by December 2025 and represents the first all-electric hospital in the nation of its size.

EXHIBIT 33. Active Projects Distribution by Budget Category

	Budget \$1M - \$10M	Budget \$10M - \$20M	Budget > \$20M	Total
Total Number	13	-	1	14
	93%	-	7%	100%
Total Budget	\$44M	-	\$ 1.1B	\$1.1B
	4%		96%	100%

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



UCI Health
Los Alamitos



UCI Health
Fountain Valley



UCI Health
Placentia Linda



UCI Health
Lakewood

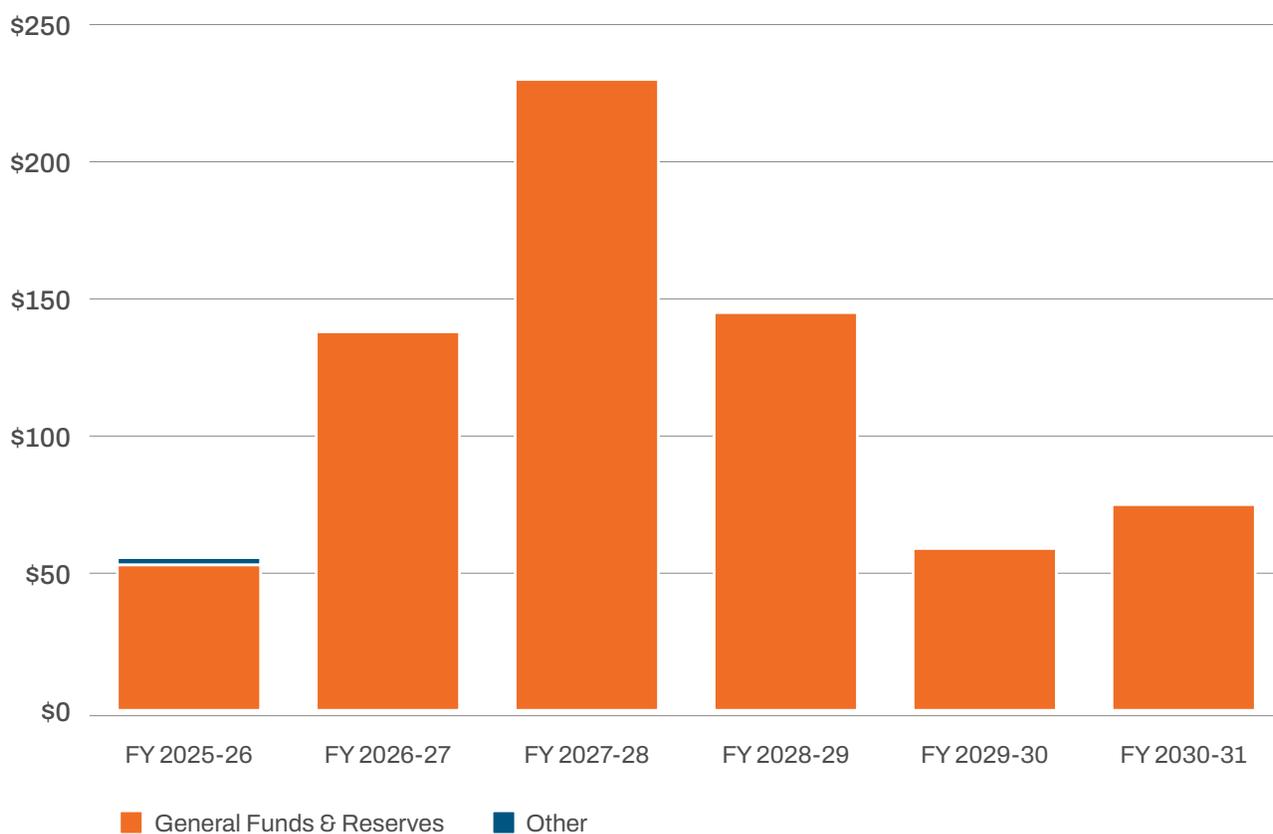
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Outlook 2025-31

Continued Growth and Safety Improvements

Future priorities include seismic improvements across five of the six UCIH medical campuses. These include significant seismic improvements as required by HCAI for hospital buildings as well as non-hospital buildings that need to be brought up to UC seismic requirements. Equally significant, will be insuring adequate inpatient bed availability and optimizing emergency services throughout the enterprise. These priority investments will improve the patient experience in support of UCIH strategic priorities.

EXHIBIT 34. Proposed Capital Program Fund Sources (\$Ms)



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Project Highlight

This transformative project is in the City of Irvine and is UC Irvine's Health's second medical campus. Construction is nearing completion on the 1.2 million square foot campus. The Joe C. Wen Center for Advanced Care and Chao Comprehensive Cancer Center and Ambulatory Care opened earlier in 2024, and the anticipated opening of the 144-bed specialty hospital is in late 2025. This hospital and support buildings represent the first in the nation to be powered by an all-electric central plant. The hospital will also achieve LEED™ Platinum status with numerous energy efficiency attributes and sustainable practices.

PROJECT NAME
**Irvine Campus
Medical Complex**

GSF
1.2M SQ FT

COMPLETION
December 2025

COST
\$1.1B

ARCHITECT
Co Architects

DESIGN-BUILDER:
Hensel-Phelps

STATUS
Nearing Completion