



UNIVERSITY OF CALIFORNIA DAVIS HEALTH CAMPUS

SACRAMENTO, CA

University of California Davis Health (UCDH) is undergoing a major transformation to its Sacramento campus. By 2030, the campus will double in size, from 3.6 million square feet of building space to over 7 million square feet. There are several major construction projects in progress throughout the campus, most notably the 1-million-square-foot California Tower, which will be the region's most advanced medical tower.

Prior to construction, demand for parking at UCDH was already exceeding capacity. As the university adapts to a growing patient population and gains national recognition for its programs, it's expected that demand will only continue to surge in coming years. To keep up with this massive growth, the university prioritized the construction of three parking structures.

CUSTOMER PRIORITIES AND GOALS:



EXPAND PARKING CAPACITY QUICKLY

Not only does the university need to meet the current and future needs of patients, employees, and students, but it also needs to accommodate the influx of construction workers coming to the site.

MINIMIZE SITE DISRUPTION

Because UCDH is home to a working hospital, minimizing disruptions to patients and staff is essential.

RESPECT THE NEEDS OF THE NEIGHBORS

UCDH is an urban infill campus that borders a historic neighborhood. The neighbors take pride in maintaining the quality of their neighborhood, so it's important to consider the impact of both construction and operation of the garages.

MEET SUSTAINABILITY REQUIREMENTS

As part of its commitment to sustainability, UCDH requires that all new buildings be built to standards set by the U.S. Green Building Council's LEED program. Accordingly, the garages need to meet the equivalent standard for parking, Parksmart, which is the world's only sustainability certification system designed for parking structures. Structure and design, as well as innovation, are some of the core elements of the Parksmart rating system.

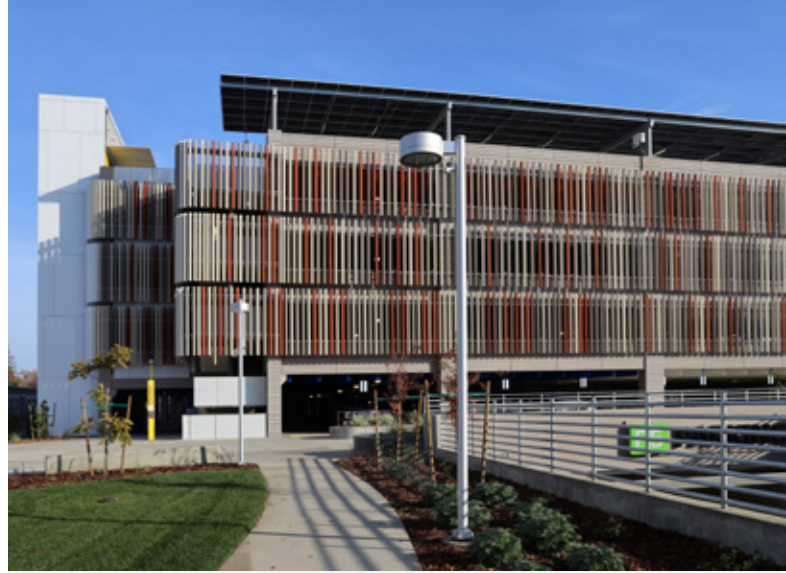


UC DAVIS HEALTH PARKING STRUCTURE 4

NUMBER OF STORIES: **5**
YEAR COMPLETED: **FEBRUARY 2022**
NUMBER OF STALLS: **1,201**
ARCHITECT: **DREYFUSS + BLACKFORD**
GENERAL CONTRACTOR & MANUFACTURER:
CLARK PACIFIC
OWNER: **UNIVERSITY OF CALIFORNIA,
DAVIS HEALTH**

PS4 primarily provides permit parking for employees. Its location borders the residential area, making it crucial for the design to minimize both noise and light spillage to ensure minimal disturbance to the nearby residents.

- Vehicular flow was oriented to the south to reduce noise and light pollution, and horizontal louvers minimize light spillage into the neighborhood.
- Level indicators on column faces aid wayfinding along with directional signage.
- The main pedestrian exits include space for shuttle stops, bike shelters, and bike share options.
- Awarded Platinum status by the United States Resiliency Council
- Designed to target Parksmart Gold Certification.
- Removed approximately 3,700 worker days off site.



UC DAVIS HEALTH PARKING STRUCTURE 5

NUMBER OF STORIES: **5**
YEAR COMPLETED: **MAY 2023**
NUMBER OF STALLS: **957**
ARCHITECT: **DREYFUSS + BLACKFORD**
GENERAL CONTRACTOR & MANUFACTURER:
CLARK PACIFIC
OWNER: **UNIVERSITY OF CALIFORNIA,
DAVIS HEALTH**

PS5 serves the Cancer Center, so offering a convenient, stress-free patient experience is essential.

- Because PS5 faces the hospital and some patient rooms, the structure allows for the installation of screens for privacy.
- Wayfinding signage, along with advanced lighting, allows patients to easily navigate the facility.
- To promote safety, entries and exits were designed to separate pedestrian and vehicle traffic.
- Because prefabrication accelerated the construction schedule, the garage will be ready to provide parking for construction personnel working on the California Tower.
- Designed to achieve Parksmart Silver. Target was Bronze.



UC DAVIS HEALTH PARKING STRUCTURE 6

NUMBER OF STORIES: 6
YEAR COMPLETED: 2024
NUMBER OF STALLS: 1,541
AOR, PARKING CONSULTANT
& MANUFACTURER: **CLARK PACIFIC**
GENERAL CONTRACTOR & MANUFACTURER:
WHITING TURNER
OWNER: **WEXFORD**

PS6 is located in the \$1.1 billion Aggie Square Project, which is a unique live/learn/work/play environment that will include student housing, classrooms and labs, and innovative private companies.

- Clark Pacific worked collaboratively with public and private stakeholders to ensure that the structure met all parties' expectations.
- The exterior columns and spandrels are color integrated and sandblasted to harmonize with the design of the adjacent lab and office buildings.
- Future thinking: Entries and exits are designed to expand from two to three lanes as volume increases.
- Designed to meet Parksmart Silver and achieve a Platinum rating from the United States Resiliency Council.

WHY PARC PROVIDED THE IDEAL SOLUTION:



PARC reduces the complexity of designing and building parking structures and offers owners & developers a more efficient and effective solution. Clark Pacific's advanced product-based delivery model and in-house expertise guides the process from entitlement to hand over. The base product met the client's requirements and modernized their vision of what parking structure can do.

Clark Pacific utilized their standard product to meet and exceed expectations for all three garages in terms of parking structure delivery. While each garage benefited from the use of the standard product, they were individually designed to have a unique look and feel. The integration of form liners and mix designs allowed each project to establish a connection with the existing campus infrastructure, ensuring a cohesive aesthetic throughout. This approach enabled the garages to maintain consistency while incorporating elements that complemented the surrounding campus environment.

Moreover, the garages were constructed to meet the highest standards of seismic resilience, particularly crucial for supporting the busy medical center. By employing the Hybrid Moment Frame (HMF), the garages can be promptly used following a seismic event. This innovative structural system not only ensures seismic resilience but also eliminates the need for shear walls. As a result, the garages feature reduced columns and larger opening sizes, creating a more spacious and well-lit environment.



**REDUCED
WASTE**



**ACCELERATED
SCHEDULE**



RESILIENT



**BUDGET
CERTAINTY**



**REDUCED
JOB-SITE IMPACTS**



THE RESULT: A BETTER PARKING EXPERIENCE, FROM BEGINNING TO END

Clark Pacific's expertise, flexibility, and standardized approach have made it easier for the university to integrate parking into its long range construction strategy. The accelerated schedule and reduced site impact are easing construction headaches for staff, students, patients, and neighbors. And with the inclusion of proven parking innovations from Clark Pacific's experts, UCDH is modernizing its parking operations while minimizing risk. At the completion of all three projects, the university will have three resilient, future-proof garages that elevate the campus experience.

"Clark Pacific did an incredible job and delivered a first-class structure. They partner well and follow through on promises. They are currently building PS5 right next to PS4 and it is on budget and on schedule. They're also doing PS6 as part of Aggie Square with Whiting/Turner. Their speed to market is unequalled and the impacts of construction to the campus are minimal compared to CIP structures. I can't say enough good things about this team."

STEPHEN J. REILAND | PROJECT MANAGER, CAPITAL PROJECTS – UCDH