Aggie Square Updates
Subcontractor and Job Opportunities

May 11, 2023
Agenda

- Welcome
- Aggie Square Updates
- Subcontracting and Job Opportunities
- Q &A
- Tabling/Information
Aggie Square Overview
What is Aggie Square

- Innovation district on the campus of UC Davis Sacramento Medical Center
- Shared innovation infrastructure for startups
- Public spaces welcome community access
- UC Davis/City of Sacramento/Wexford
What is Aggie Square

- Phase 1
- 1.2 million sq. ft. and $1.1 billion
- 5 buildings and 1500 vehicle parking structure
- 60% UC Davis and 40% private sector uses including science, technology, data and research and co-working space, offices, meeting rooms, classrooms, 190 apartment units
Goals

1. **ADVANCE** innovation and entrepreneurship across UC Davis
2. **PROPEL** economic development and industry partnerships
3. **CONTRIBUTE** to building more resilient communities
4. **CREATE** shared public spaces & sustainable environments
Teaching & research advancing healthy people & healthy communities

New companies diversifying economy & generating property tax revenue

Community benefits partnership agreement for local neighborhood benefit
Where we are now

**PLANNING PHASE**
- Project Planning
- Developer Selection
- UC Regents
- EIFD
- CBPA

**IMPLEMENTATION PHASE**
- Construction Begins
- Confirming Programming in the Building
- Community Benefits Partnership Agreement

**ACTIVATION PHASE**
- Doors Open

2018 2022 2025 2025+
Community Benefits
On April 6, 2021 the Sacramento City Council approved a CBPA between UC Davis, the City of Sacramento and Wexford Science & Technology.

This agreement includes commitments related to:

- Affordable Housing
- Community Fund
- Jobs, Workforce and Careers
- Transportation
- Local Business Opportunities
- Youth Opportunities
- Community Access

Learn more: https://aggiesquare.ucdavis.edu/cbpa
Affordable Housing

- **$29 million** towards affordable housing construction
- **$16 million** present day value  
  ($29 million over 45 years in EIFD)
- **$10 million** towards housing programming

**TOTAL - $50 million in CBPA**, $55 million with the UC Davis settlement funding
## Summary of Stockton Boulevard Neighborhoods Housing Assistance

<table>
<thead>
<tr>
<th>Projects</th>
<th>Funding</th>
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<tbody>
<tr>
<td>Mercy - 4995 Stockton Blvd</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Eden Donnerfield - 4501 9th Avenue</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>Mutual San Juan Motel - 5700 Stockton Blvd</td>
<td>$2,545,000</td>
</tr>
<tr>
<td>Related - 39th/Broadway</td>
<td>$7,800,000</td>
</tr>
<tr>
<td>Habitat Oak Park Single-family Lots (10 lots)</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Gateway Project - 3400 &amp; 3401 Stockton Blvd</td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Habitat Rock the Block Expansion</td>
<td>$500,000</td>
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<tr>
<td><strong>subtotal</strong></td>
<td><strong>$43,595,000</strong></td>
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<table>
<thead>
<tr>
<th>Programs</th>
<th>Funding</th>
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<tbody>
<tr>
<td>Habitat for Humanity (Home Repairs)</td>
<td>$560,000</td>
</tr>
<tr>
<td>The Salvation Army (Homeless Prevention)</td>
<td>$500,000</td>
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<tr>
<td>Step Up (Homeless Prevention &amp; Housing Stability)</td>
<td>$530,000</td>
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<tr>
<td>Unseen Heroes/CLTRE (First-time Homebuyer)</td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>subtotal</strong></td>
<td><strong>$2,090,000</strong></td>
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</tbody>
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**TOTAL** $45,685,000
Mixed-use Residential & Parking

190 Units + 15,500 SF
49 UC Davis Master Leased
141 Market Rate Units
15,500 SF First Floor Commercial
3 Residences over 1 Floor of Commercial
First residential space for students, faculty, staff and the Sacramento community

1,540 Parking Stalls
Open deck 6 story parking structure; including bike storage, EV chargers, and event parking

Q4 2024 Delivery
Q1 2025 Delivery
Community Fund

- $150,000 annually starting when buildings open early 2025 for three years then based on leased space
- Aggie Square Community Partnership (ASCP)
  - Serves as a focal point for community engagement and participation in the community fund
  - Minimum 5 +1 neighborhood partners for example, community residents and business owners
  - Minimum 5 institutional members for example UC Davis, UC Davis Health and Wexford
ASCP will set priorities for the fund with initial focus on:

- Youth opportunities
- Workforce development and training
- Place-making and public art
- Entrepreneurial support
Examples of Public Art in Lobby of Project in Phoenix
Jobs, Workforce, Careers

- UC Davis Human Resources Outreach
  - You Belong Here Job Talks
  - Career Chats
- City Ambassadors & SETA Navigators
- High Roads Training Partnership $5M Grant Application
- Career Fairs
Transportation

- Sacramento Area Council of Governments (SACOG) Funding
  - Envision Broadway - $1.1M
  - Stockton Boulevard Multi-Modal and Complete Streets - $5.2 M requested
Local Business Connections

- UC Davis Small and Diverse Supplier Expo
Subcontractor and Job Opportunities
Local Spend

$927,628 miscellaneous spend in target zip codes
Local and Regional Subcontractors

$70,000,000 + Regional Contractor Spend
Subcontractor Opportunity

- Public Infrastructure bid – landscaping, asphalt, streets
- Approximately $6M
- Fall 2023
- See Whiting-Turner
Job and Contracting Opportunities

- UC Davis and UC Davis Health
- UC Davis and UC Davis Health Temporary Employment Services
- Sacramento Valley Manufacturing Alliance
- Sacramento Works
- La Familia
- UC Davis Health Facilities Planning and Development – Small and Diverse Businesses
Questions?

- Slides available for download from website
- Via email to attendees
- We welcome your questions and feedback
- Thank you for attending
Stay Connected

Quarterly Community Meetings

August 10
November 9
Aggie Square
Monthly Newsletter

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