

An aerial photograph of a city, likely San Jose, California. In the foreground, a large campus with several large, light-colored buildings and a blue swimming pool is visible. The middle ground shows a dense residential area with many houses and trees. In the background, a range of mountains is visible under a clear blue sky.

# VHC DE ANZA FEASIBILITY STUDY FINAL REPORT

## BOARD OF SUPERVISORS MEETING

Santa Clara County | February 27, 2024



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# PROJECT BACKGROUND

- 25,000GSF MEDICAL OFFICE BUILDING WITH URGENT CARE, FAMILY MEDICINE AND BEHAVIORAL HEALTH (FOR MILD TO MODERATE CONDITIONS), DENTAL, IMAGING, PHARMACY, SPECIMEN LAB, AND EDUCATIONAL/CONFERENCE SPACES LOCATED ON THE DE ANZA COLLEGE CAMPUS ON PARKING LOT B
- PROVIDE OPTIONS FOR A MEDICAL OFFICE BUILDING AS WELL AS THE OPPORTUNITY FOR STRUCTURED PARKING IN A FUTURE PHASE
- COORDINATE WITH SCC FAF + FOOTHILL DE ANZA COMMUNITY COLLEGE DISTRICT AT DE ANZA TO FIND A MUTUALLY AGREEABLE LOCATION WITHIN PARKING LOT B



# PROJECT PROGRAM

## MEDICAL OFFICE BUILDING

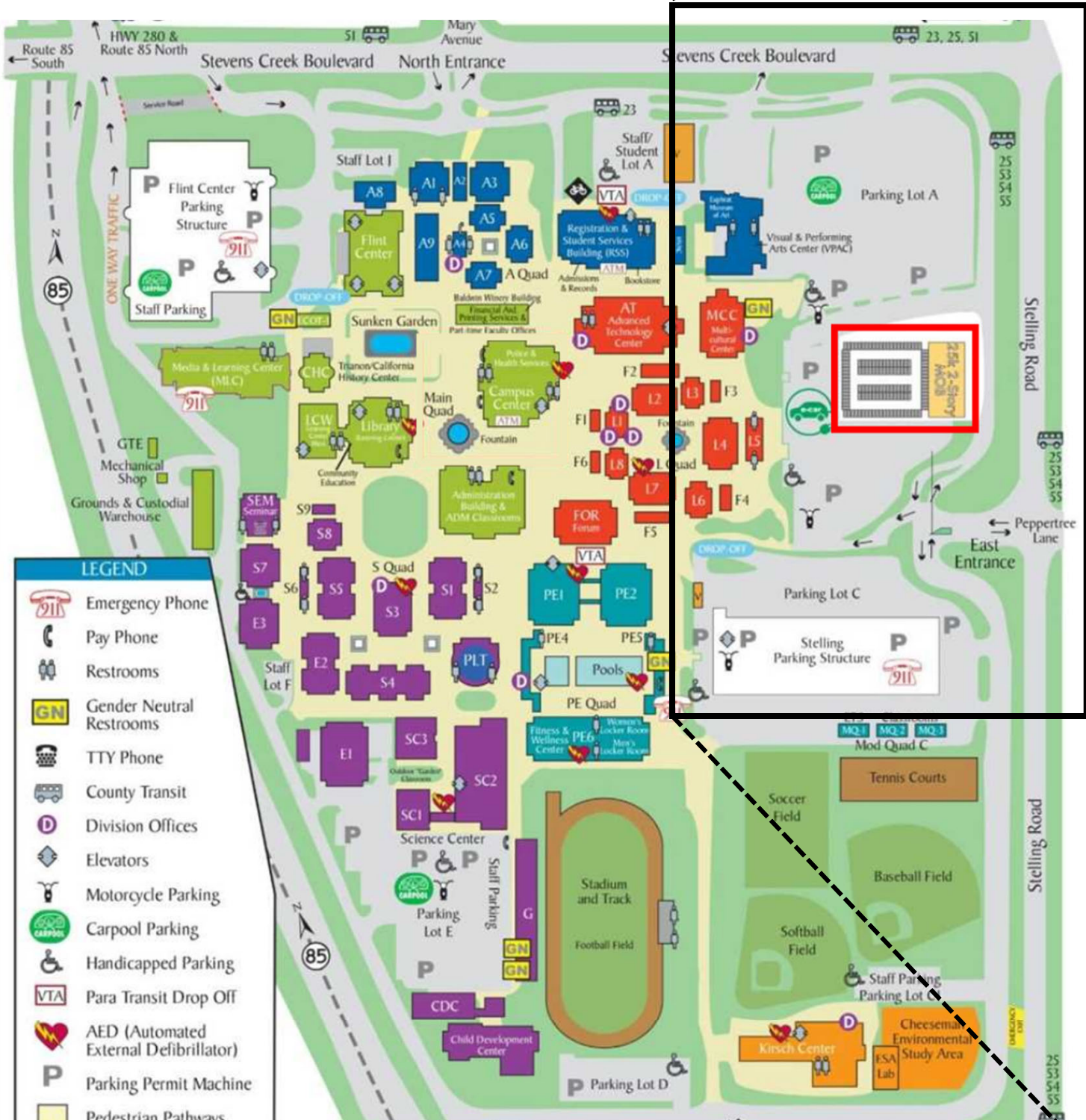
1. DENTAL: 1575SF
2. FAMILY MEDICINE AND BEHAVIORAL HEALTH: 6150SF
3. IMAGING: 1545SF
4. PHARMACY: 2720SF
5. SPECIMEN LAB: 1510SF
6. SUPPORT: 4500SF
7. URGENT CARE: 2000SF
8. EDUCATIONAL/CONFERENCE SPACE: 2000SF
9. LOBBY: 1000SF
10. CIRCULATION: 2000SF

25,000 GROSS SQUARE FEET [APPROXIMATELY]





# PROJECT LOCATION

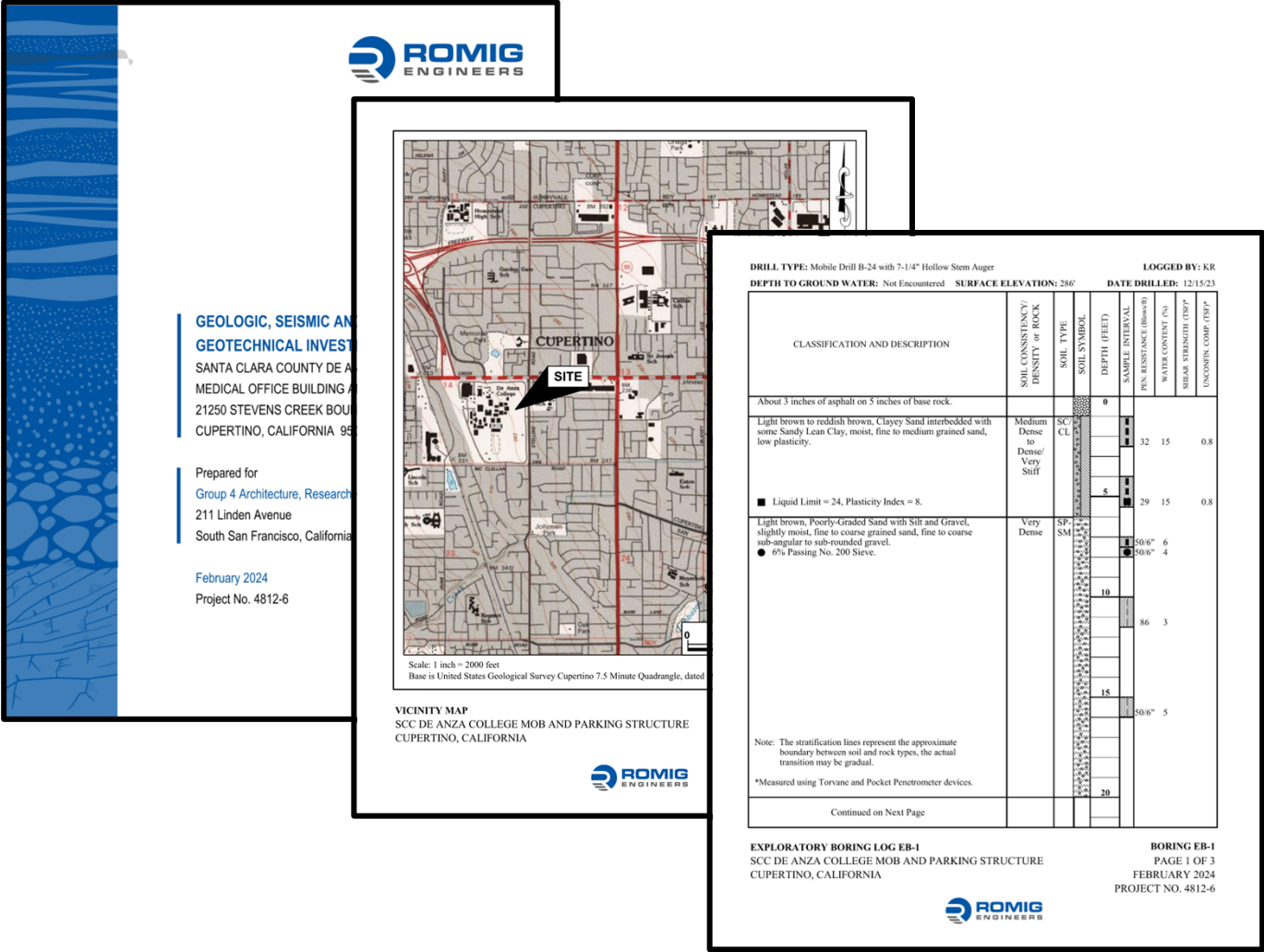
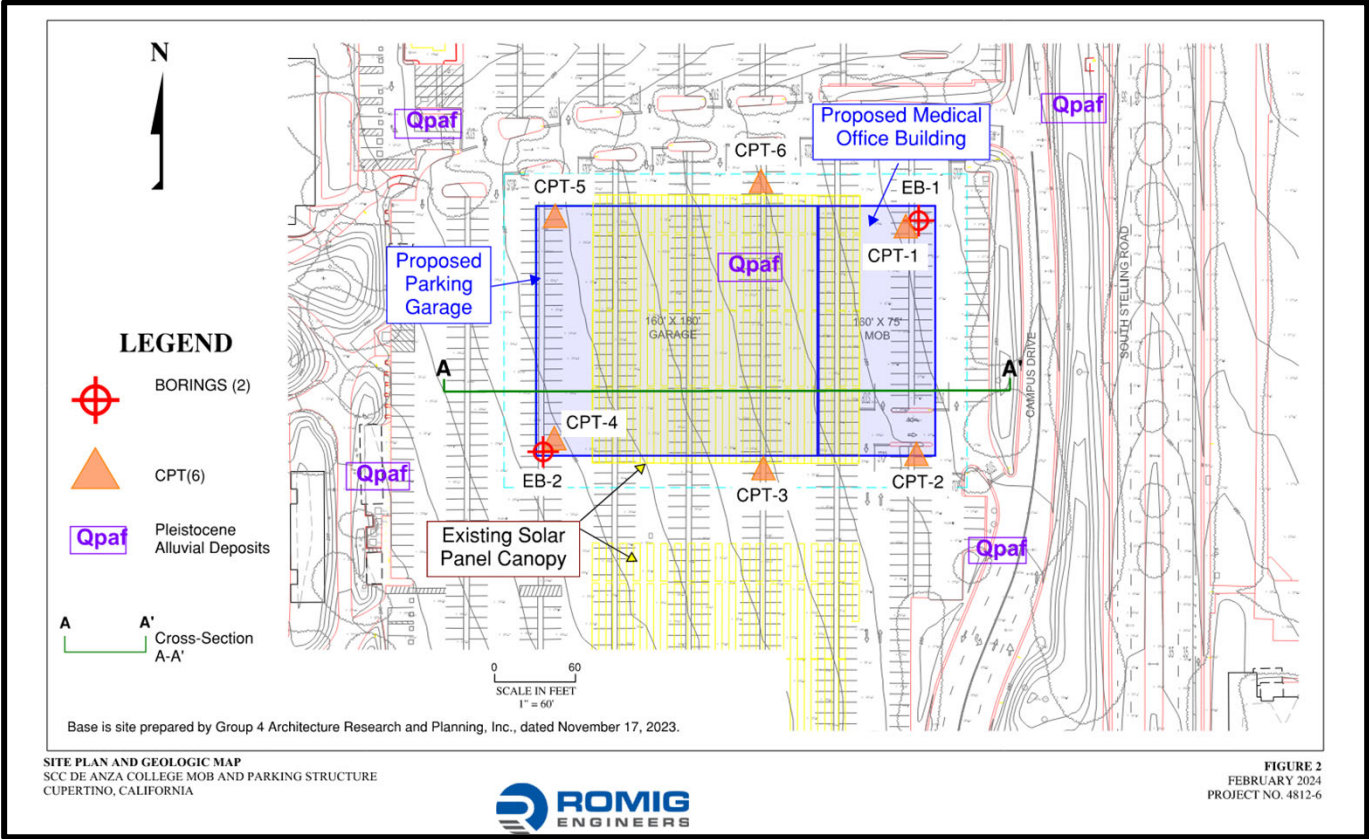


COUNTY AND COLLEGE AGREE THAT  
NORTHEAST CORNER OF PARKING LOT B IS  
PREFERRED FOR MEDICAL OFFICE BUILDING



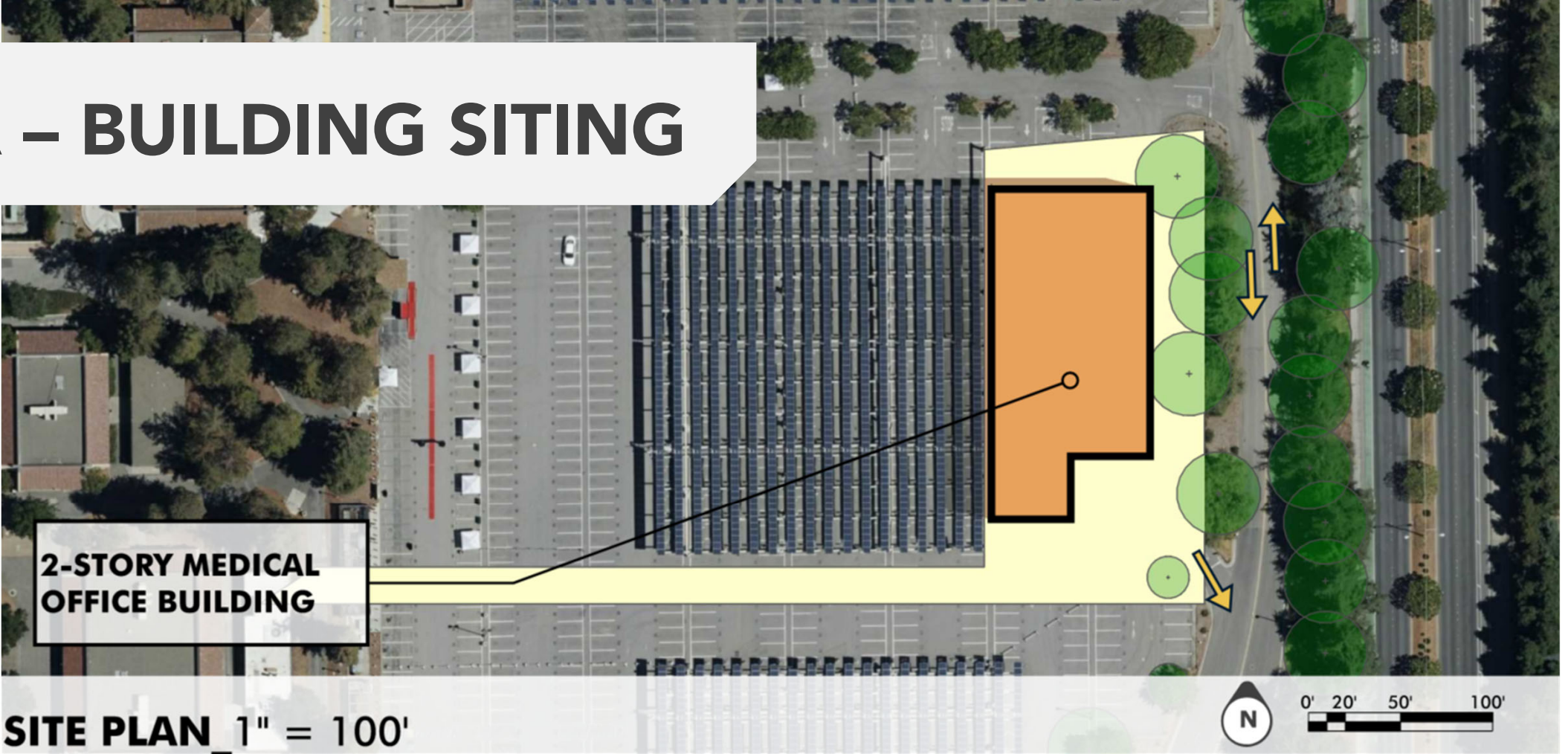
# GEOTECHNICAL REPORT

- NO SIGNIFICANT SITE CHALLENGES FOUND DURING GEOTECHNICAL INVESTIGATION
- SITE IS SUITABLE FOR PLANNED USE
- PRIMARY CONCERN IS SEVERE GROUND SHAKING DUE TO MODERATE TO LARGE EARTHQUAKES WHICH IS CONSISTENT WITH BAY AREA SEISMIC CONDITIONS
- CONVENTIONAL SHALLOW SPREAD FOOTING FOUNDATIONS RECOMMENDED





# OPTION A – BUILDING SITING

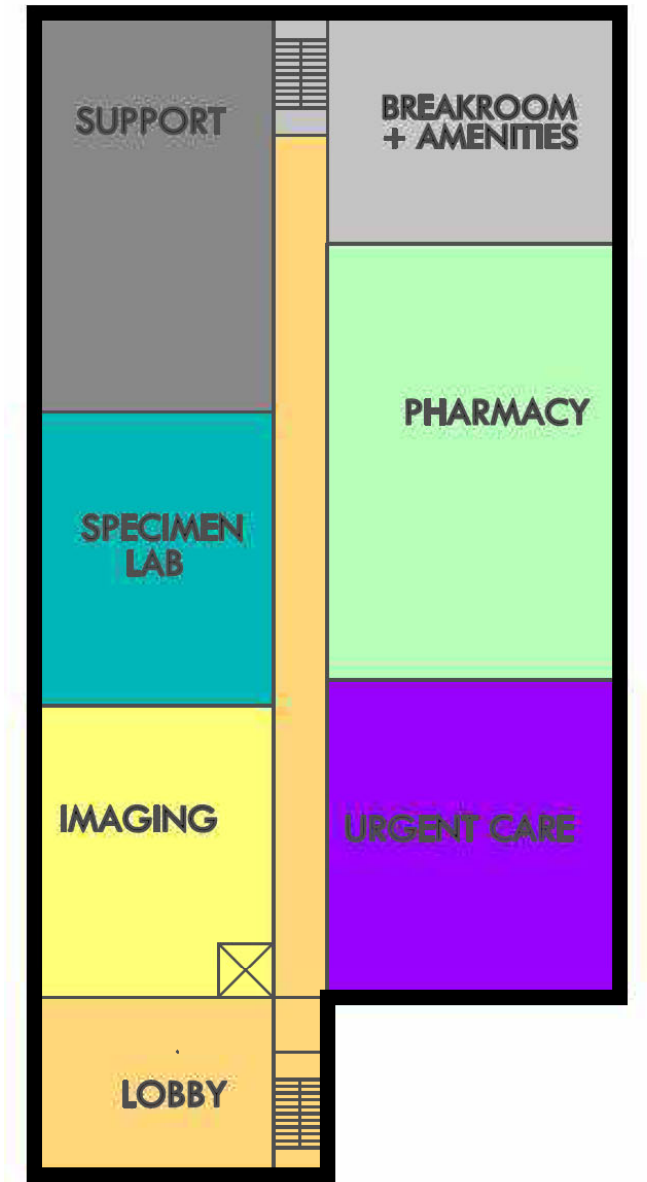




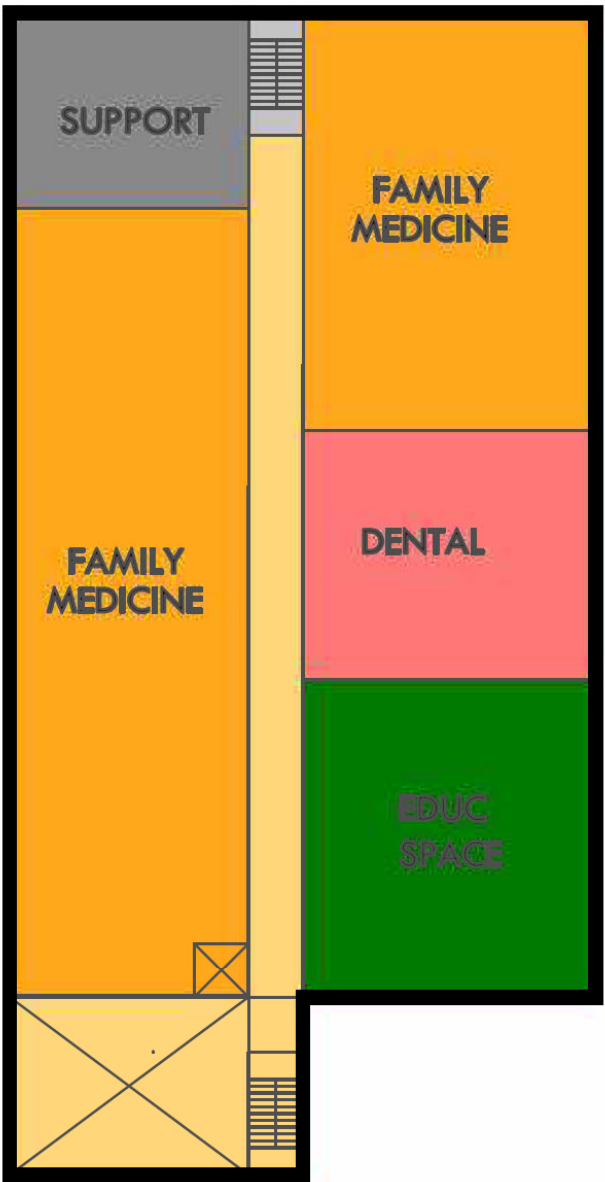
# OPTION A – CONCEPTUAL FLOOR PLANS



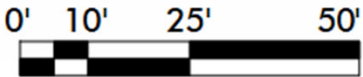
February 27, 2024



1st FLOOR

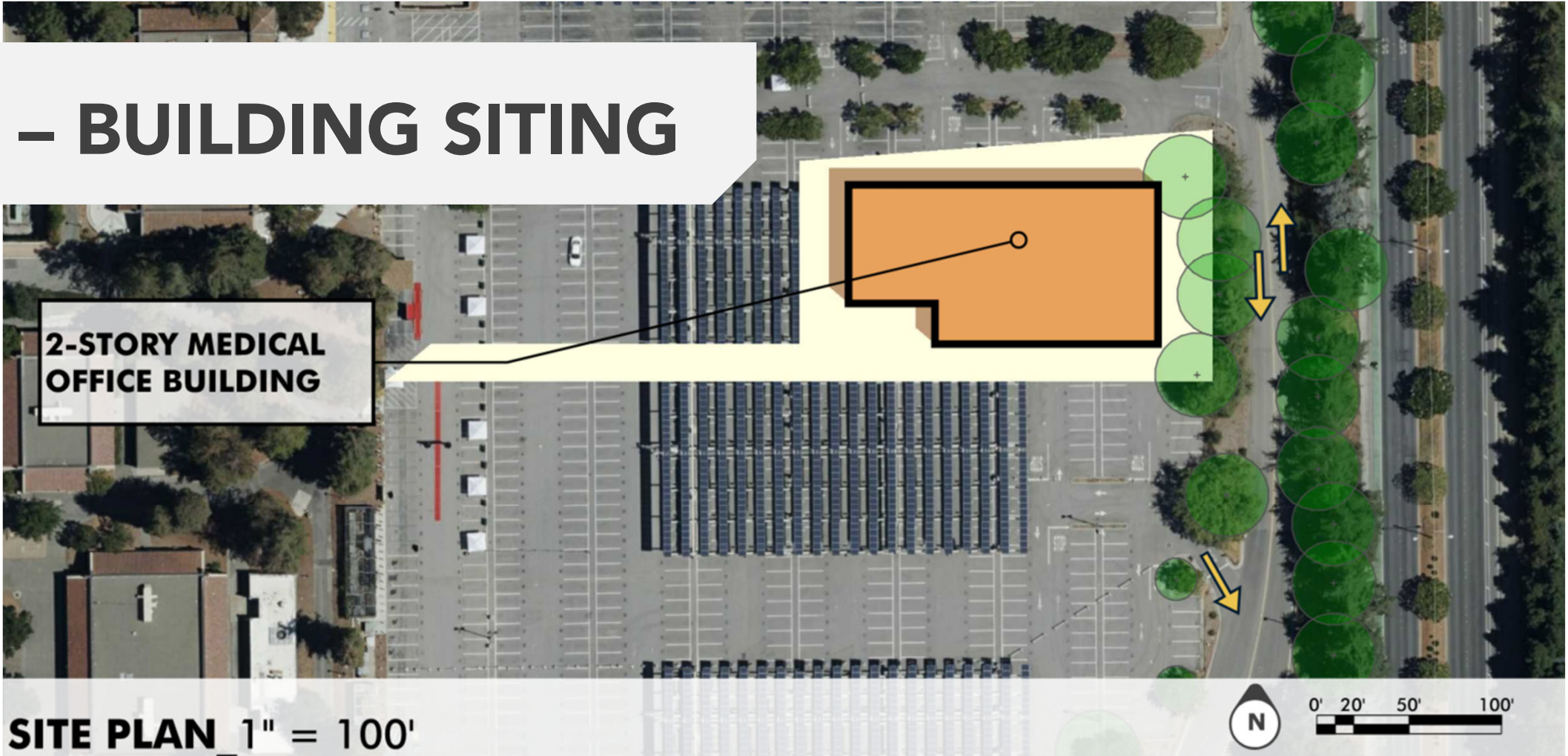


2nd FLOOR





# OPTION B – BUILDING SITING



*\*NOTE: PV ARRAY MODIFICATION MAY BE REQUIRED FOR OPTION B DURING DESIGN PHASE*



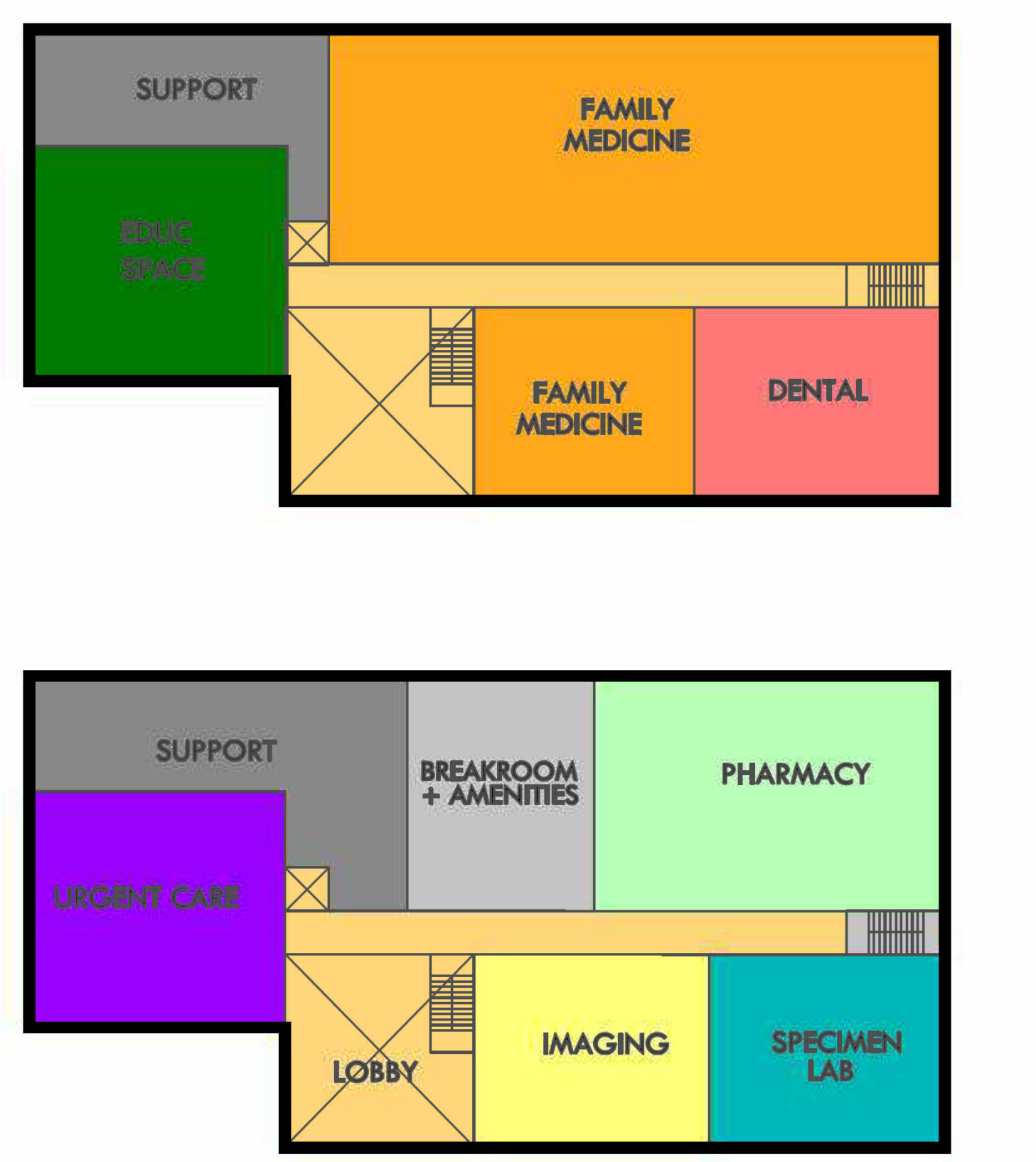
February 27, 2024



# OPTION B – CONCEPTUAL FLOOR PLANS



February 27, 2024





# PRELIMINARY PROJECT BUDGET FOR VHC DE ANZA MOB

Preliminary Project Budget For VHC De Anza	Job #23809
	February 23, 2024



CONSTRUCTION COST:		Area	February 2024		ESCALATED TO MIDPOINT Sept. 2026		
			\$/SF	\$,000	\$/SF	\$,000	NOTE
New Medical Office Building (MOB)		25,000 SF	\$1,200.00	\$30,000	\$1,354.89	\$33,872	Start Date June 2025 (Duration 30-months)
Site Improvement		38,000 SF	\$45.00	\$1,710	\$50.81	\$1,931	Start Date June 2025 (Duration 30-months)
Note: Existing PV Array to remain in-place							
TOTAL BUILDING CONSTRUCTION & SITEWORK				\$31,710		\$35,803	
SOFT COST:		Area	\$/SF	\$,000	\$/SF	\$,000	NOTE
1. Entitlement & Permits	3.50%			\$1,110		\$1,253	
2. Architects/Engineers Design Fee	10.00%			\$3,171		\$3,580	
3. Specialty Consultants	2.00%			\$634		\$716	
4. Project & Construction Management Fee	3.00%			\$951		\$1,074	
5. Public Arts, 1% Of Construction Cost	1.00%			\$317		\$358	
6. Utility Fees	1.00%			\$317		\$358	
7. Testing & Inspection	0.75%			\$238		\$269	
8. Third-Party Cabling & Network Equipment	1.00%			\$317		\$358	
9. FF&E (ref. VHC North County)							
Moveable Equipment				\$1,000		\$1,129	
Information Technology (IT)				\$2,000		\$2,258	
Moveable Furnishings				\$800		\$903	
Built-In Equipment Includg. X-Ray & Mammo				\$850		\$960	
Modular Casework				\$500		\$565	
10. Audio-Visual Equipment	1.00%			\$317		\$358	
11. Change Order Contingency	10.00%			\$3,171		\$3,580	
TOTAL CONSTRUCTION COST + SOFT COST				\$47,404		\$53,521	

# VHC DE ANZA OPTION WITH PARKING STRUCTURE NEEDED

## OPTION A



## APPROX. PARKING REQ'D.

	Total Regular Spaces
<u>Required: 25,000 SF Medical Building</u>	143
Existing Parking Spaces to be Replaced	~350
New Parking Structure	~493



PRELIMINARY PROJECT BUDGET FOR VHC DE ANZA PARKING STRUCTURE

Preliminary Project Budget For VHC De Anza	Job #23809
	February 23, 2024



CONSTRUCTION COST:		Area	February 2024		ESCALATED TO MIDPOINT Sept. 2026		
			\$/SF	\$,000	\$/SF	\$,000	NOTE
New Parking Structure (480-Stall)		151,200 SF	\$215.00	\$32,508	\$242.75	\$36,704	Start Date June 2025 (Duration 30-months)
Site Improvement for Parking Structure		72,600 SF	\$30.00	\$2,178	\$33.87	\$2,459	Start Date June 2025 (Duration 30-months)
New Photovoltaic (PV) System Over Parking Structure (On Carport Structure bolted down to roof garage structure)		38,700 SF	\$150.00	\$5,805	\$169.36	\$6,554	Start Date June 2025 (Duration 30-months)
TOTAL BUILDING CONSTRUCTION & SITEWORK				\$40,491		\$45,717	
SOFT COST:		Area	\$/SF	\$,000	\$/SF	\$,000	NOTE
1. Entitlement & Permits	3.50%			\$1,417		\$1,600	
2. Architects/Engineers Design Fee	10.00%			\$4,049		\$4,572	
3. Specialty Consultants	2.00%			\$810		\$914	
4. Project & Construction Management Fee	3.00%			\$1,215		\$1,372	
5. Public Arts, 1% Of Construction Cost	1.00%			\$405		\$457	
6. Utility Fees	1.00%			\$405		\$457	
7. Testing & Inspection	0.75%			\$304		\$343	
8. Third-Party Cabling & Network Equipment	1.00%			\$405		\$457	
9. FF&E (ref. VHC North County)							
Moveable Equipment				NIC		NIC	
Information Technology (IT)				NIC		NIC	
Moveable Furnishings				NIC		NIC	
Built-In Equipment Inclgd. X-Ray & Mammo				NIC		NIC	
Modular Casework				NIC		NIC	
10. Audio-Visual Equipment	1.00%			\$405		\$457	
11. Change Order Contingency	10.00%			\$4,049		\$4,572	
TOTAL CONSTRUCTION COST + SOFT COST				\$53,954		\$60,917	

# PROJECT MEETINGS TO DATE

- 11 G4 + FAF Project Management Team Meetings (05/23/23, 06/15/23, 06/29/23, 07/12/23, 07/19/23, 09/27/2023, 10/26/2023, 01/16/2024, 01/29/2024, 02/06/2024, 02/12/2024)
- 3 G4, De Anza, FAF + FHDA Meeting (10/13/2023, 11/01/2023, 01/18/2024)





An aerial photograph of a university campus. In the center, there is a large, rectangular fountain with a complex, abstract sculpture made of stone blocks. The fountain is surrounded by a paved plaza. In the background, there are several modern buildings, including one with a prominent red facade and large glass windows. The campus is surrounded by trees and greenery, with mountains visible in the distance. A semi-transparent dark grey rectangle is overlaid on the center of the image, containing the text "THANK YOU!" and the Group 4 logo.

# THANK YOU!

