



County of San Mateo  
North County Campus  
SMC-SSF Health System Hub

## Scoping Study Draft

21 February 2017



## ACKNOWLEDGEMENTS

We would like to extend our sincere appreciation to the many participating County of San Mateo departments' personnel who supported our programming and planning efforts in the course of producing this Scoping Study. Each have been helpful and generous in providing their insights and experience in their areas of expertise. The collective knowledge gained has been invaluable in creating and producing this study's contents.

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## EXECUTIVE SUMMARY

Population and patient facility-use data indicate the level of services provided by the San Mateo County Health System in the County's north region has experienced high growth. Censuses data also projects the healthcare needs in this area will continue to increase as the population ages, and as access to the SMC Health System grows. The County of San Mateo commissioned Dreyfuss + Blackford Architecture to prepare this Scoping Study to evaluate the County's existing North County Campus as a potential site for a new SMC Health System facility. The goal of the proposed new South San Francisco Health System Hub complex is to provide the local population with a range of healthcare and associated services at one convenient location. It is also anticipated that clients from other North County communities, who now travel to San Mateo and Redwood City for medical services not offered locally, will be served by the new SSF Health System Hub. Multiple public transit options serve the North County Campus, which will facilitate its use by the region's clientele.

The North County Campus is located at 1050 Mission Road, South San Francisco. The 9.7-acre property currently houses the North County Municipal Courts and Probation Departments, a North County revenue collection office (located in the Probation Department building), and the vacated North Court Jail. The North Court facility is not impacted by this study's re-planning of the campus, with the exception of preserving the Courts allotted parking on the site. The probation and revenue collection functions will remain at the North County Campus, and have been incorporated into the campus's planning process.

### *Study Objective*

The purpose of the SMC SSF Health System Hub Scoping Study is to evaluate the North County Campus as a potential location for a new multi-service 'Hub' facility. In addition to the new buildings planned, accommodating the proposed new facilities' required staff and client parking is a major component of this study's planning considerations. Documenting the feasibility, and the cost, of incorporating these new functions at the North County Campus are the primary goals of this programming and planning study.

### *Study Process*

Our Scoping Phase work defined the development of the North County Campus as two options- Base Scheme 1 and Alternative Scheme 2.

Each option has four main components:

- New Health System Hub MOB (primary new use at the site)
- Possible separate New Mixed-Use Office Building (provided in Base Scheme 1 only, serves as new Probation Department building)
- Structured parking facility (to support the proposed new buildings and replace the displaced existing surface parking)
- Sitework development (site modifications needed to adapt the existing site to its new proposed use).

Base Scheme 1 provisions include three new structures- the 4-story Health System Hub MOB, a 2-story County Mixed-Use Building (housing the Probation Department), and a 3-level parking structure.

Alternative Scheme 2, a deductive planning option, provides for a 2-story Health System MOB and 2-level parking structure. The existing Probation Department building remains in use in Alternative Scheme 2. Areas of new site development, and re-grading of the site for new construction, will be required in both planning options.

The Study's planning process began with a project visioning session attended by the key SMC Health System and County department stakeholders, followed by a series of space programming meetings. The data generated determined the size of the new medical office building (MOB), mixed-use office building, and the parking structure proposed as a part of this study. Based on this quantified data, and other input provided in the programming process, Dreyfuss + Blackford Architecture further developed the two SSF Health System Hub Campus Scoping Study planning options. A conceptual site plan, perspective view of the site plan, and the new building's 'Blocking and Stacking' diagrams were generated for each scheme, all have been included in the Appendix of this report.

### Study Deliverable

The enclosed report is the deliverable for the SMC SSF Health System Hub Scoping Study. This report provides the documentation needed for the County of San Mateo to evaluate and compare the feasibility and cost to implement the two facility planning schemes proposed for the North County Campus- Base Scheme 1 and Alternative Scheme 2.

A descriptive narrative for each planning scheme is provided in the Section 1- Planning Scheme Narrative. Summarized functional program data generated as part of this study is found in Section 2- Project Programming.

Per the County of San Mateo's request, a high-level ROM cost estimate for each planning option is included in this Scoping Study. Summarized ROM totals for Base Scheme 1 and Alternative Scheme 2 have been included below for comparison purposes. The full ROM document is provided in Section 3 – ROM Cost Estimate.

As previously noted, diagrammatic site plans, 'stacking and blocking' diagrams for each new building, and an perspective view showing the massing of the new structures proposed in Schemes 1 and 2 are included in the Appendix section of this report.

#### Base Scheme 1 - Construction and Project ROM:

Facility	Gross Square Feet (GSF)	Construction Costs
Health System Hub MOB	54,500	\$36,100,000
County Mixed-Use Office Bldg	25,000	\$13,500,000
Parking Structure	135,360	\$21,100,000
Sitework	-	\$ 8,600,000
	<b>Bldg. Total GSF 204,860</b>	Construction Cost Total \$79,300,000
		Project Cost Incl. Soft Costs \$103,100,000
		<b>BASE SCHEME 1 ROM COST \$90M to \$110M</b>

#### Alternative Scheme 2 - Construction and Project ROM:

Facility	Gross Square Feet (GSF)	Construction Costs
Health System Hub MOB	54,500	\$21,200,000
Parking Structure	135,360	\$9,900,000
Sitework	-	\$ 8,700,000
	<b>Bldg. Total GSF 189,860</b>	Construction Cost Total \$39,800,000
		Project Cost Incl. Soft Costs \$51,900,000
		<b>BASE SCHEME 2 ROM COST \$40M to \$60M</b>

### *Summary of Work*

This Scoping Study completes the first step in planning a new SMC Health System facility in the North County area. Three important components needed to advance this concept are included in this study- preliminary facility programming and parking requirement data, building and site organizational concepts, and the completion of a high-level project cost estimate for the project's projected scope. If the County of San Mateo decides to move forward with the concepts presented, this report provides solid groundwork to progress to the next step planning a new SMC Health System facility in South San Francisco, the Design and Development phase.

## SECTION 01 - PLANNING SCHEME NARRATIVES

### Base Scheme 1

#### Overview

Base Scheme 1 reflects a full build-out approach for providing a multi-service healthcare and County services complex at the North County Campus. A conceptual site plan, perspective view of the site, and a series of 'blocking and stacking' departmental diagrams have been included in the Appendix for reference. A ROM cost estimate for Base Scheme 1 is provided in Section 3 – ROM Cost Estimate.

Three new structures are provided in this planning scheme.

- Four-story San Mateo County Health System Hub MOB building (56,500 gsf). Located at the Eastern end of the site, this building is oriented to Grand Avenue.
- Two-story County Mixed-Use Office Building (25,000 gsf). This building replaces the existing Probation Department building. It is located at the Western end of the campus, and is most directly accessed by Mission Road.
- 3-level, 375 stall Parking Structure (135,360 gsf). Centrally sited between the new MOB and Mixed-Use Office Building, the parking structure serves both buildings.

Both the Health System Hub MOB and Parking Structure incorporate below-grade floor levels into their massing. This allows the two buildings to respond to the site's existing slope as it descends from Grand Avenue to Mission Road, thus reducing the height of both buildings. Base Scheme 1 site work includes provisions for new vehicular circulation and surface parking, pedestrian circulation, and improvements at The Grove- an outdoor area for staff and visitors. The Grove improvements further develop the area around the site's preserved conifer grove. The existing Probation Department building is replaced by a new multi-use office building, which includes the Probation Department as its ground floor tenant. It is proposed the vacant Jail building be demolished to provide additional area for site circulation, parking and landscaping.



View of Site from Grand Avenue

### *San Mateo County Health System Hub MOB*

The major component of the North County Campus site and facility planning effort is the new multi-use San Mateo County Health System Hub Medical Office Building (MOB). The Health System Hub MOB provides numerous medical services- express care, primary care and specialty care clinics, dental and optometry services. It also houses a behavioral health and recovery services (BHRS) department.

In addition, several associated healthcare departments are programmed to be located in the Health System Hub building. These departments include the County's Healthcare Coverage Unit (HCU), and Women, Infants and Children (WIC), a Family Health Service program. At the time of this study, six Aging and Adult Services (AAS) units are planned for relocation to the Hub building. These departments are Adult Protection Services (APS), Public Authority/In-Home Supportive Staff (IHSS), Multi-Purpose Senior Services (MSSP), Commissions and Providers Services Unit (CPSU), Teamwork Insuring Elder Support (TIES), and the Linkages program. To meet the needs of the AAS units a large meeting room has been included in the planning of the Health System Hub building. Referred to as the Community Meeting Room, it is designed to hold 100-120 occupants, and is available for use by all the building tenants. The Community Meeting Room is configured to be divided into three smaller meeting areas. In addition, four large, common conference rooms are included in the Hub building for use by the building's tenants. Each conference room is sized for 20-24 occupants, and is accessed by a public corridor. It is noted that providing a total of seven shared meeting spaces allows more area within a department's suite to be dedicated to departmental use.

The San Mateo County Health System Hub MOB is a 4-story structure. With the exception of Floor Level 00, each floor is basically dedicated to one departmental use. The services located on Floor Level 00 include the Dental and Optometry departments, Adult and Aging Services, a vending area, and a hoteling space for County employees. Several areas dedicated to general building systems are also located on Level 00. These services include Receiving, Mechanical, Electrical and IT rooms. On Level 00 a room has been provided for Campus IT, although this requirement has not been finalized at the time of this report. Building Floor Level 01 contains a majority of the building's Core Medical Services- express care, primary and specialty clinics for pediatric and adult patients, and lab services. As noted, the unit's Dental and Optometry departments are located on Floor Level 00, one floor below. Both departments can be accessed by two elevators and two stairs from Floor Level 01. For the convenience of the MOB's clientele, the Core Medical Services have been placed on Level 00 and Level 01. The Hub's main building lobby is located on Floor Level 01, and is oriented to Grand Avenue. The main lobby provides space for a coffee/refreshment cart, seating and a display area. Floor Level 02 contains the Community Meeting Room, two shared conference rooms, the WIC unit, and an office suite reserved for a private medical service provider. Floor Level 03 is dedicated to Behavioral Health and Recovery Services (BHRS). This floor also provides one shared conference room.

### *San Mateo County Mixed-Use Office Building*

Base Scheme 1 replaces the existing Probation Department structure with a new 2-story mixed-use County office building. The new office building's first floor tenant, the County Probation Department, has secured entry lobby and loading area. The second floor is served by a separate, dedicated entry lobby. The north region's Tax Collection and Revenue Office is located on the second floor, with the balance of the second floor area reserved for a future County department.

### *Parking Structure*

A new three-level, 375 stall parking structure provides a majority of the required parking for staff and visitors of the North County campus's new MOB and mixed-use office building. It also houses 148 Court-use parking spaces, per the Court's lease with the County. The proposed concrete parking structure is stepped to follow the site's sloped topography, and create a lower building profile. It is oriented and sited to efficiently serve both new campus buildings. The parking structure is flanked by the new East and West Plazas. These plaza areas both identify and provide the parking structure's vehicle access drives, and allow defined entrances to the adjacent new campus buildings.

A majority of the structure's lowest parking level, Level A, is sub-grade. The eastern portion of Level A extends under the Hub MOB building. For the convenience of staff and visitors direct connection between Level A and the MOB is provided via stairs and elevators. The East Plaza provides at-grade access to Level B of the parking structure and the MOB's Floor Level 01. The West Plaza provides at-grade access to Level A of the parking structure. Both entry lobbies of the County Mixed-use Office Building are oriented to the parking structure, and align with Level A. The upper parking level of the parking structure, Level C, is an open parking deck.

### *Sitework*

See the conceptual Base Scheme 1 Site Plan for the layout and extent of new pedestrian walkways, vehicular circulation drives, surface parking areas, landscaped areas, and East and West Plaza hardscapes incorporated into the existing North County Campus site. An existing quasi-nature area, located between the North Courts Building and vacated Jail, has been expanded and developed in Base Scheme 1. This feature, tentatively referred to as The Grove, has been included for the use of staff and visitors to the site.



*The Grove*



### Quantitative Summary - New Structures Proposed In Base Scheme 1:

#### San Mateo County Health System Hub MOB

1. 56,500 total GSF
    - Level 00 - 13,950 GSF (115' x 115'; 25' x 29')
    - Level 01 - 16,100 GSF (140' x 115')
    - Level 02 - 13,225 GSF (115' x 115')
    - Level 03 - 13,225 GSF (115' x 115')
  2. Services provided:
    - Core Medical Services- adult and pediatric primary, specialty and express care; dental, optometry, lab
    - Behavioral Health and Recovery Services (BHRS)
    - Healthcare Coverage Unit (HCU)
    - Family Services- WIC
    - Aging and Adult Services- APS, IHSS, MSSP, CPSU, TIES and Linkages
    - County and community-use meeting rooms
  3. Building area by use:
    - Medical suites: 16,460 nsf
    - Office suites (including BHRS): 26,240 nsf
    - Common Conference Rooms: 3,425 nsf
    - Public spaces/circulation and misc. rooms (vending, hoteling, receiving): 5,215 nsf
    - Public restrooms: 2,150 nsf
    - Building core and building systems areas: 3,010 nsf
  4. Building functions and areas by floor level:
    - a. Level 00 - 13,950 gsf
      - Dental suite (2,310 nsf)
      - Optometry suite (980 nsf)
      - Aging and Adult Services office suite (6,550 nsf)
      - Vending (200 nsf)
      - Employee Hoteling (400 nsf)
    - b. Level 01 - 16,100 gsf
      - Primary and Express Care medical suite (13,670 nsf); including (7) in-suite single occupant restrooms
      - West elevator/stair lobby (220 nsf)
      - East building entry/elevator/stair lobby (935 nsf)
      - Bldg restrooms - (2) 3-fixture restrooms; (1) single occupant (540 nsf total)
      - (2) exit stairs + exit corridor this level (535 nsf total)
      - (2) elevators (200 nsf total)
    - c. Level 02 - 13,225 gsf
      - Community Meeting Rooms w- movable partitions (2,550 nsf total)
      - Shared Bldg Conf Rooms -2 total (880 nsf total)
      - Private Service Provider office suite (5,225 nsf)
      - Women Infant Children (WIC) Family Services office suite (2,200 nsf)
      - West elevator/stair lobby (220 nsf)
      - East elevator/stair lobby (300 nsf)
- Campus IT (200 nsf)
  - Bldg Systems- Mech'l, Elec, IT (475 nsf)
  - Loading/Receiving (450 nsf)
  - West building entry/elevator lobby (220 nsf)
  - East elevator/stair lobby (200 nsf)
  - (2) exit stairs (450 nsf)
  - (2) elevators (200 nsf total)
  - Bldg restrooms/janitor- (2) 2-fixture restrooms; (1) single occupant (400 nsf total): (1) janitor room
  - Building circulation (1,015 nsf)

**San Mateo County Health System Hub MOB (cont.)**

- Bldg restrooms/janitor - (2) 4-fixture restrooms; (1) single occupant (750 nsf total); (1) janitor room
  - (2) exit stairs (400 nsf total)
  - (2) elevators (200 nsf total)
  - Building circulation (500 nsf)
- d. Level 03 - 13,225 gsf
- Behavioral Health and Recovery Services (BHRS) office suite (10,955 nsf); including (3) in-suite single occupant restrooms
  - Shared Conference Room (575 nsf)
  - West elevator/stair lobby (235 nsf)
  - East elevator/stair lobby (325 nsf)
  - Bldg restrooms - (2) 2-fixture restrooms; (1) single occupant (400 nsf total)
  - (2) exit stairs (400 nsf total)
  - (2) elevators (200 nsf total)

**County Mixed-Use Office Building:**

1. 25,000 total GSF
  - Level 01 - 12,500 GSF (107' x 117')
  - Level 02 - 12,500 GSF (107' x 117')
2. Services provided:
  - Probation Department
  - Tax Collection/Revenue Services
  - County Tenant TBD (noted as Shell)
3. Overall building area by use:
  - Office suite (law enforcement): 10,975 nsf
  - Office suite (banking provisions): 1,000 nsf
  - Shell Space: 10,220 nsf
  - Public spaces/circulation: 1,075 nsf
  - Building Restrooms: 330 nsf
  - Building core and building systems areas: 1,400 nsf
4. Mixed-use Building's functions and areas by floor level:
  - a. Level 1 - 12,500 gsf
    - Probation Dept. offices: (10,975 nsf); including (5) in-suite single occupant restrooms
    - Level 1 building entry lobby (375 nsf)
    - Level 2 building entry/elevator/ stair lobby (300 nsf)
    - (2) exit stairs (450 nsf total)
    - (1) elevator and (1) elev equip rm (200 nsf total)
  - b. Level 2 - 12,500 gsf
    - Tax Collection/Revenue Services office suite (1000 nsf)
    - County Tenant TBD (10,220 nsf)
    - Public restrooms – (3) single occupant restrooms total (330 nsf)
    - Level 2 building elevator/ stair lobby (400 nsf)
    - (2) exit stairs (450 nsf total)
    - (1) elevator (100 nsf)

### *Parking Structure:*

1. 135,360 total GSF
    - Level A (lower level) - 72,000 GSF (144' x 500')
    - Level B (middle level) - 36,000 GSF (144' x 250')
    - Level C (upper level) - 27,360 GSF (144' x 190')
  2. 375 parking stalls total
  3. Design and Construction details
    - Central internal interconnecting drive ramp (without parking stalls)
    - Parking structure is stepped design. Portions of Levels A and B are not covered where the building footprint steps back, entire Level C is not covered (except at stairwells).
    - The floor-to-floor height of the structure to be 12'.
- Parking structure to have one (1) dedicated elevator, two (2) dedicated stairwells. Additional elevators and stairs serve Level A where it is below the Hub MOB building.
  - Level A is below grade. The Eastern portion of Level A is located below the Hub MOB building, and interconnects to the building via the MOB's passenger Elevators 1 and 2, and Stairs 1 and 2. Level A is directly accessed by West Plaza entry/exits lanes.
  - Level B is directly accessed by East Plaza entry/exits lanes. Floor elevation of Level B aligns with Hub MOB floor Level 00.
  - Level C- has no direct access from the surrounding grades.

### *Site Work:*

1. Site improvements planned in addition to the features noted on the conceptual Base Scheme 1 Site Plan include:
  - Building monument signs
  - Site informational and wayfinding signage
  - Building and site lighting
  - Campus security call stations
  - Developed transportation transfer zones
  - Developed drop-off/pick-up areas
  - Site infrastructure provisions

## Alternate Scheme 2

### Overview

Alternative Scheme 2 is a deductive planning option. It reflects a reduction of the work scope shown in the study's Base Scheme 1. Three of the Base Scheme's building components are reduced in scope- the services offered and size of the new SMC Health System's MOB, the capacity and size of the new parking structure, and the existing Probation Department building remains in use. These adjustments are reflected in the Alternate Scheme 2 conceptual site plan, perspective view of the site, and a series of 'blocking and stacking' departmental diagrams included in the Appendix. A ROM cost estimate for Alternative Scheme 2 is provided in Section 3 – ROM Cost Estimate.

Two new structures are provided in this planning scheme.

- Two-story San Mateo County Health System MOB building (32,200 gsf). Located at the Eastern end of the site, this building is oriented to Grand Avenue.
- 2-level, 226 stall Parking Structure (72,000 gsf). Centrally sited between the new MOB and existing Probation Department building, the parking structure serves both buildings.

The Health System MOB and Parking Structure incorporate a partial below-grade floor level in their massing, which allows the two buildings meet the site's descending slope from Grand Avenue to Mission Road. This approach reduces the height of both buildings. Alternative Scheme 2 site work includes new vehicular circulation and surface parking, pedestrian circulation, and improvements at The Grove- an outdoor area for staff and visitors. The Grove improvements further develop the area around the site's preserved conifer grove. The existing Probation Department building remains in use. It is proposed the vacant Jail building is demolished to provide additional site area for circulation, parking and landscaping.

### San Mateo County Health System MOB

The new San Mateo County Health System Medical Office Building (MOB) is the major new component planned for the North County campus in Alternative Scheme 2. The Health System MOB is programmed to provide express care, primary care and specialty care medical clinics, and dental and optometry services. It also houses a behavioral health and recovery services (BHRS) department.

In addition, the County's Healthcare Coverage Unit (HCU), and Women, Infants and Children (WIC) program is to be located in the MOB.

The San Mateo County Health System MOB is a 2-story structure. The medical services located on Floor Level 00 include Lab, Dental and Optometry. Behavioral Health and Recovery Services (BHRS) are also located on this level. Floor Level 00 also contains the building's Receiving, Mechanical, Electrical and IT rooms. Core Medical Services- express care, primary and specialty clinics for pediatric and adult patients are located on Floor Level 01. The MOB's main building lobby is located on Floor Level 01, and is oriented to Grand Avenue. The main lobby provides space for a coffee/refreshment cart, seating and a display area.

### Parking Structure

A new, two-level 226 stall parking structure provides a majority of the required parking for staff and visitors at the North County campus. It also houses 148 Court-use parking spaces, per the Court's lease with the County. The lowest level of the concrete parking structure, Level A, is partially below grade. It is accessed at-grade from the West Plaza. The upper level, Level B, is an open parking deck and accessed at-grade via the East Plaza. The parking structure is oriented and sited to serve both the new SMC SSF Health System MOB and the existing Probation Department Building.

### Sitework

Refer to the conceptual Alternative Scheme 2 Site Plan for the layout and extent of new pedestrian walkways, vehicular circulation drives, surface parking areas, landscaped areas, and East and West Plaza hardscapes incorporated into the existing North County Campus site. An existing quasi-nature area, located between the North Courts Building and

vacated Jail, has been expanded and developed in Alternative Scheme 2. This feature, tentatively referred to as The Grove, has been included for the use of staff and visitors to the site.

### Quantitative Summary - New Structures Proposed In Alternative Scheme 2:

#### SMC-SSF Health System MOB:

1. 32,200 total GSF
  - Level 00 - 16,100 GSF (140' x 115')
  - Level 01 - 16,100 GSF (140' x 115')
2. Services provided
  - Core Medical Services- adult and pediatric primary, specialty and express care; dental, optometry, lab
  - Behavioral Health and Recovery Services (BHRS)
  - Healthcare Coverage Unit (HCU)
  - Family Services- WIC
  - Behavioral Health and Recovery Services (BHRS) office suite (8,910 nsf); including (3) in-suite single occupant restrooms
  - Bldg Systems- Mech, Elec, IT (350 nsf)
  - Loading/Receiving (200 nsf)
  - West building entry/elevator lobby (200 nsf)
  - East elevator/stair lobby (240 nsf)
  - (2) exit stairs (400 nsf total)
  - (2) elevator/eq rms (340 nsf total)
  - Bldg restrooms- (2) 2-fixture restrooms; (1) single occupant (400 nsf total)
3. Building area by use:
  - Medical suites: 17,730 nsf
  - Office suites (HCU, BHRS): 9,270 nsf
  - Public spaces/circulation: 2,320 nsf
  - Public restrooms: 990 nsf
  - Building core and building systems areas: 1,340 nsf
  - Building circulation (785 nsf)
4. Building functions and areas by floor level:
  - a. Level 00 - 16,100 gsf
    - Lab (625 nsf)
    - Dental suite (2,720 nsf)
    - Optometry suite (930 nsf)
  - b. Level 01 - 16,100 gsf
    - Primary and Express Care medical suite (13,460 nsf); include (7) in-suite single occupant restrooms
    - HCU office (360 nsf)
    - West elevator/stair lobby (220 nsf)
    - East building entry/elevator/stair lobby (870 nsf)
    - Bldg restrooms - (2) 3-fixture restrooms; (1) single occupant (590 nsf total)
    - (2) exit stairs (400 nsf total)
    - (2) elevators (200 nsf total)

**Parking Structure:**

1. 72,000 total GSF
    - Level A – 36,000 GSF (120' x 300')
    - Level B – 36,000 GSF (120' x 300')
  2. 226 parking stalls (113 per level)
  3. Construction Details
    - Levels do not interconnect with exception of building's stairways (2), and one passenger elevator (2 stop)
    - No interior drive ramp
- Level A (lower level)- built into the sloping grade of the site, so partial below grade. Accessed by West Plaza entry/exits lanes only. Level B (upper level)- exposed parking 'deck' (roof of Level A). Accessed by East Plaza entry/exits lanes only. Floor elevation of Level B aligns with MOB floor Level 00.
  - Level A is currently considered for Staff Parking and overflow Patient Parking; Level B for Patient Parking

**Site Work:**

1. Site improvements planned in addition to the features noted on the conceptual Alternative Scheme 2 Site Plan include:
    - Building monument signs
    - Site informational and wayfinding signage
    - Building and site lighting
- Campus security call stations
  - Developed transportation transfer zones
  - Developed drop-off/pick-up areas
  - Site infrastructure provisions

## SECTION 02 - PROGRAMMING SUMMARY

The programming process began with an Informational Meeting with the Study's key stakeholders, and others impacted by the proposed new use of the North County Campus. These stakeholders included key senior members on the San Mateo Health System, San Mateo Medical Center, and existing clinics satellite clinics in South San Francisco and Daly City. Additionally, all the current North County Campus development occupants were consulted for this study, including representatives from the California North Courts, Probation Department, Sheriff Department and Tax Collection/Revenue Services. It is noted that this study project was sponsored by the County of San Mateo Public Works Department, who helped arrange and participated in all the Scoping Study meetings.

As a part of the initial Information Meeting a Vision Statement for the new Health System Hub campus was generated. This process established the Health System's key concept for the complex is to provide a convenient, modern, 'one stop shop' facility for their clients. Other important goals noted the importance of the campus components to be easy to access and navigate, to promote and encourage the use of the public transit connections to site, and the incorporation of planning measures to mitigate the proposed project's impact to the neighborhood.

During the initial programming phase Dreyfuss + Blackford staff visited and toured key SMC Health System facilities including the San Mateo Medical Center, and the existing South San Francisco, Daly City and Fair Oaks clinics. A series of programming meetings with department personnel were also held. As a part of these meetings the required departmental programming data was generated, reviewed and refined. To document the programming data collected a Space Program/Staffing Data Worksheet was produced for this study. Both '5-Year Move-In' and 'Projected 10-Year' departmental space program requirements are shown, as are projected staffing needs where provided by the department. The final Space Program/Staffing Data Worksheet follows in this section. This process also informed the project's 'blocking and stacking' planning diagrams, which are included in the Appendix of this report.

Based on programming information generated, the Scoping Study's new proposed buildings were sized (in gross square feet- GSF), and their parking requirements calculated. The 'parking stall to building GSF' ratio used at the North County campus site is 3 parking stalls/ 1,000 GSF. The capacity and size required for the new parking structure was determined for both Base Scheme 1 and Alternative Scheme 2, 245 and 139 parking spaces respectively. Full site-wide parking stall requirement calculations are shown the conceptual New SSF Campus Site Plan provide for each scheme, which are included in the Appendix.

It is noted that, as a part of this study, Dreyfuss + Blackford Architecture toured the SMC Health System's SMMC Physical Therapy and Rehabilitation Department, and was provided programming information for this unit. It is recognized that the department's possible inclusion at the North County Campus was discussed during the course of the programming the SSF Health System Hub project. A possible location for the PT/Rehab Department noted during this discussion was the County Mixed-Use Office Building, in the area currently noted as Shell. Another approach would be to add additional building square footage to the Health System's Hub MOB. At this time, there has not been a determination regarding the inclusion of the Physical Therapy and Rehabilitation Department at the North County Campus site.

County of San Mateo North County Campus  
SMC - SSF Health System Hub Scoping Study  
Existing and Projected Space Program Worksheet - Square Footage / Staffing [by bldg]  
21 February 2017 (FINAL)  
SFF Health System Hub MOB - Medical Services

Health Services Department	SPACE REQUIREMENTS		STAFFING REQUIREMENTS		Notes re: Existing SSF Health Center Provisions	Notes re: New SSF HS Hub Bldg Provisions [5 Year Timeframe]	Notes re: Projected SSF HS Hub Bldg Provisions [10 Year Timeframe]
	Exist'g SSF Health Center	Projected Space Rqmts @ [5 Year]	Exist'g SSF Health Ctr Staff	Staff @ Move-in [5 Year]			
	# Rms : Total GSF	# Rms : Total GSF*	# FTEs	# FTEs			
<b>Core Medical Services -</b>							
Primary Care / Express Care Exam Rms	8 : 600	16 : 2,720	16.1	26.2	70 asf/exam room	110 asf / exam rm (170 gsf);	+6 exam rms (+1,020 gsf)
Specialty Care Exam Rooms	1 : 100	6 : 1,020	1.0	2	90 asf/exam room,	110 asf / exam rm (170 gsf); to include OB/GYN, Podiatry, Pain	+4 exam rms (+680 gsf)
Primary / Specialty Care Procedure Rms	4 : 860	4 : 860				160 asf/proc rm (215 gsf)	
BHRS Adult Primary Care Exam Rooms	4 : 680	4 : 680	0.6	2.5	for interface use	110 asf / exam rm (170 gsf)	
Optometry Exam Room	1 : 200	1 : 340	0.5	1	180 asf/exam room	220 asf / exam room (340 gsf)	
Dental Exam & Treatment Area	1 : 800	1 : 1,000	-	3		80 asf / chair (125 gsf / chair); 6 chairs	+2 chairs- 8 tot. (+200 gsf)
Group Patient Room	1 : 280	2 : 560				180 asf / grp pat rm- 10-occ, (280 gsf)	+1 grp pat.rm (+280 gsf)
Provider Offices	3 : 240	8 : 1,120	*	*	<b>75 asf/office, avg</b>	90 asf/office (140 gsf); open pod configuration; *no. of staff incl'd abv	+7 offices (+980 gsf)
Staff Work Area	1 : 620	1 : 930	*	*		400 asf office work area (620 gsf); approx. 10 staff stns @ 40 asf ea. (62 gsf); * no. of staff included abv	+5 staff stns- 15 tot. (+310 gsf)
Lab	1 : 200	1 : 470	0.3	1	180 asf lab	300 asf lab (470 gsf)	
# of Exam Rms/ Offices-Wrk Areas/ Lab: GSF Sub-Total:	10 : 3 : 1 : 1,340	29 : 9 : 1 : 8,050					
Nurse Stns / Staff Break & Support Areas / Storage & Supply / IT / Staff-Patient Rstrms	1,530	3,570				2,300 asf (3,570 gsf); incl's: Break Rm (15 occ), 7 rstrms- 5 pat, 2 staff (910 gsf tot)	+800 asf (+1,220 gsf)
Conference Rooms		1* : 360				*5 total: (1) in-suite conf. rm; 18-20 occ (360 gsf total); + (6) Shared Mtg/Conf Rooms. 20 to 50 occ.(see pg.5)	
Waiting Area	710	1,280				780 asf waiting area (1,210 gsf); approx. 43-occ; 18 asf/occ (28 gsf/occ); direct access to adjacent public restrooms	+15 occs; approx. 58-occ waiting area total (+420 gsf)
<b>Core Medical Services Sub-Total:</b>	<b>4,070</b>	<b>14,120</b>	<b>18.5</b>	<b>35.7</b>			
<b>Associated Health Services -</b>							
Health Coverage Unit (HCU)	200	430	2	2		based on 300 asf provided by CoSM (Jan 2015 program info + 2016 input)	
Women Infants and Children (WIC)	330	2,700	2	9		based on 1,880 asf provided by CoSM (Dec 2015 program info + 2016 input); incl's. Wtng/Receptn Area (12 occ) and Group Education Room (12 occ).	
<b>Assoc Health Services Sub-Total:</b>	<b>530</b>	<b>3,130</b>	<b>4</b>	<b>11</b>			
<b>Core Medical &amp; Assoc Health Svcs Sub-Total:</b>	<b>4,600</b>	<b>17,250</b>	<b>22.4</b>	<b>46.7</b>			
							<b>44.8</b>



County of San Mateo North County Campus  
SMC - SSF Health System Hub Scoping Study  
Existing and Projected Space Program Worksheet - Square Footage / Staffing (by bldg)

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SFF Health System Hub MOB – Behavioral Health Services (cont)														
	SPACE PROGRAM				STAFFING				Notes re: Existing Daily City BHRS Clinic Provisions	Notes re: New SSF HS Hub Bldg Provisions [5 Year Timeframe]	Notes re: Projected SSF HS Hub Bldg Provisions [10 Year Timeframe]			
	Existing Daily City BHRS Clinic	Space Rqmts @ Move-in [5 Year]	Projected Space Rqmts [10 Year]	Existing Daily City BHRS Staff	Staff @ Move-in [5 Year]	Projected Staff [10 Year]	# Rms : Total GSF*	# Rms : Total GSF*				# FTEs	# FTEs **	# FTEs
<b>Health Services Department</b>	# Rms : Total GSF	# Rms : Total GSF*	# Rms : Total GSF*	# FTEs	# FTEs **	# FTEs	# Rms : Total GSF*	# Rms : Total GSF*	# FTEs	# FTEs **	# FTEs			
<b>Behavioral Health and Recovery Services-</b>														
Provider Offices - Youth Team	10 : -	8 : 1,040	10 : 1,300	9.5	7.5	9.4						90 asf / office (130 gsf)	+5 offices (+ 650 gsf)	
Provider Offices - Adult Team	18 : -	14 : 1,820	18 : 2,340	19.3	13.3	16.5						90 asf / office (130 gsf)	+4 offices (+ 520 gsf)	
Admin Support - Youth /Adult Teams	3 : -	3 : 390	4 : 520	5.0	3.0	3.8						90 asf / office (130 gsf)	+1 office (+ 130 gsf)	
Assessment Office	1 : -	4 : 520	5 : 650	-	-	-						90 asf / office (130 gsf); Youth (2), Adult (2)	+1 office (+130 gsf)	
Trainee Work Area (incl. Psychiatric Residents)	5 : -	2 : 260	3 : 390	3.5	2.0	2.5						90 asf / trainee (130 gsf)	+1 trainee (+130 gsf)	
Special-Use Rooms	3 : -	6 : 1,320	8 : 1,760	-	-	-						150 asf/special use room (220 gsf); Play Tx (2), Group Tx (4)	+2 rooms (+440 gsf)	
Multi-Use Conference Rooms		1* : 480	1* : 480									* (1) in-suite conf. rm; 16 occ. (480 gsf total); + (4) Shared Mtg/Conf Rooms- 20 to 50 occ capacity (see pg.5)		
# Offices-Wrk Area/ Spec Use/ Conf Rm: GSF Sub-Total:	37 : 3 : -	31 : 6 : 1 : 7,630	40 : 8 : 1 : 7,440	-	-	-								
Staff Work Rm / Staff Break & Support Areas / Storage & Supply / IT	-	1,720	2,300	-	-	-								+1,600 asf (2,300 gsf)
Waiting Area/ Restrooms	-	1,380	1,800	-	-	-								+15 occs; approx. 55-occ waiting area total; (+420 gsf)
<b>BHRS Sub-Total:</b>		<b>8,930</b>	<b>11,540</b>	<b>37.3</b>	<b>25.8</b>	<b>32.2</b>								
<b>Health Services Department</b>														
<b>BHRS Related Services-</b>														
Private Service Provider	5,700 <sup>A</sup>	6,500*	6,500*											4,550 asf (6,500 gsf); *incls. use of (4) Shared Conf Rooms- 20 to 50 occ capacity ea. (see pg.5)
<b>BHRS Related Services Sub-Total:</b>	<b>5,700</b>	<b>6,500</b>	<b>6,500</b>											
<b>BHRS &amp; Related Services Sub-Total:</b>		<b>15,430</b>	<b>18,040</b>											

County of San Mateo North County Campus  
SMC - SSF Health System Hub Scoping Study  
Existing and Projected Space Program Worksheet - Square Footage / Staffing [by bldg]

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SFF Health System Hub MOB							(con't)
East Building Lobby/Circulation/ Restrooms / Bldg Systems	-	*	*	-	-	*	* Included in GSF factor
Core Medical & Assoc Health Svcs GSF Sub-Total:	17,250		22,360				
BHRS & Related Services GSF Sub-Total:	15,430		18,040				
SFF Medical and BHRS Services GSF Sub Total:	32,680		40,400				

General Notes:

- 1) Core Medical Services Gross Square Foot (GSF) load factor: Assignable Square Foot (ASF) x 1.35 x 1.15
- 2) Associated Health Services, Behavioral Health and Resource Services (BHRS), and Associated BHRS Services Gross Square Foot (GSF) load factor: Assignable Square Foot (ASF) x 1.25 x 1.15

County of San Mateo North County Campus  
SMC - SSF Health System Hub Scoping Study  
Existing and Projected Space Program Worksheet - Square Footage / Staffing [by bldg]

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SFF Health System Hub MOB - Non-Medical & Community Services (cont)											
CosM Dept / Community Service	SPACE REQUIREMENTS			STAFFING REQUIREMENTS			Notes re: Existing Location / Operations	Notes re: New SSF HS Hub Bldg Provisions [5 Year Timeframe]	Notes re: Projected SSF HS Hub Bldg Provisions [10 Year Timeframe]		
	Exist'g Suite / Facility	Rqmts @ Move-in [5 year]	Projected Space Rqmts [10 Year]	Exist'g Staffing	Staff @ Move-in [5 Year]	Projected Staff Rqmts [10 Year]					
	Total GSF	Total GSF*	Total GSF*	# FTEs	# FTEs	# FTEs					
<b>Non-Medical Services -</b>											
Aging & Adult Services:											
Adult Protective Services (APS)	-	2,000	2,000	9	10	10	field based staff	convenient bldg access; placeholder GSF: 140 asf/staff (200 gsf/staff)	All AAS depts to have access to (1) Shared Conf Room (20 occ) and (3) Community Meeting Rms (+100 occ total capacity)- see pg.5; AAS depts to share staff support areas (ie Break Rm, IT Rm)		
Public Authority / In-Home Supportive Staff (IHSS)	-	4,900	4,900	17	17	17	field based staff	convenient bldg access; CoSM provided GSF (1/23/17)			
Multi-Purpose Senior Services (MSSP)	-	1,200	1,200	6	6	6	field based staff	convenient bldg access; placeholder GSF: 140 asf/staff (200 gsf/staff)			
Commissions & Provider Services Unit (CPSU)	-	2,080	1,600	6	8	8	Includes: Com on Aging* Com on Disability* Older Amer Act Svs Area Agcy on Aging	convenient to public transp & public conf/mtg room; placeholder GSF: (2) staff per unit- 140 asf/staff (200 gsf); *confirmed to be located at SSF Campus (1/23/17)			
Teamwork Insuring Elder Support (TIES)	-	750	750	-	4	4		CoSM provided GSF (1/23/17); #FTE based on SF provided-to be confirmed			
Linkages	-	300	300	-	2	2		CoSM provided GSF (1/23/17); #FTE based on SF provided-to be confirmed			
<b>Aging &amp; Adult Services GSF / Staffing Sub-Total:</b>		<b>10,750</b>	<b>10,750</b>	<b>38</b>	<b>47</b>	<b>47</b>					
CoSM Employee Hotel Spaces	-	460	460	-	8	8		8 wrkstms; 320 asf (460 gsf)			
Building Loading/Receiving	-	430	430	-	-	-					
SSF Campus- Security	-	130	130	-	1	1		(1) 90 asf office (130 gsf)			
SSF Campus- IT	-	290	290	-	-	-		(1) 200 asf room (290 gsf)			
<b>Non-Medical Services Sub-Total:</b>		<b>12,060</b>	<b>12,060</b>	<b>38</b>	<b>56</b>	<b>56</b>					

County of San Mateo North County Campus  
SMC - SSF Health System Hub Scoping Study  
Existing and Projected Space Program Worksheet - Square Footage / Staffing [by bldg]

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CoSM Department / Agency	SPACE REQUIREMENTS		STAFFING REQUIREMENTS			Notes re: New CoSM Mixed Use Bldg Provisions [5 Year Timeframe]	Notes re: Projected CoSM Mixed Use Bldg Provisions [10 Year Timeframe.]
	Exist'g Facility Total GSF	Space Rqmts @ Move-in [5 year] Total GSF*	Projected Space Rqmts [10 Year] Total GSF*	Exist'g Staff # FTEs	Staff @ Move-in [5 Year] # FTEs		
<b>CoSM Probation Department / CoSM Admin / CoSM TBD</b>							
Probation Dept.	11,100	12,500	12,500				
Tax Collection / Revenue Services	200	1,100	1,100	2	5	5	
TBD		11,400	11,400				Notes re: 1 <sup>st</sup> floor 2 <sup>nd</sup> floor w- dedicated entry 2 <sup>nd</sup> floor w- dedicated entry; possible location of PT- Rehab
<b>CoSM Probation/CoSM Admin/TBD Sub-Total:</b>		<b>25,000</b>	<b>25,000</b>				
Building Lobbies - Circulation-Restrooms / Bldg Systems		*	*	-	-	-	* Included in gsf factor

**General Notes:**

- 4) County Probation Department, County Admin Services, and TBD Department Gross Square Foot (GSF) load factor: Assignable Square Foot (ASF) x 1.25 x 1.15

<b>CoSM Probation/CoSM Admin/TBD GSF Sub-Total:</b>	<b>25,000</b>	<b>25,000</b>
<b>'5 Yr Move-in' Shell Space GSF Total:</b>	<b>0</b>	<b>0</b>
<b>CoSM Probation/CoSM Admin/TBD GSF Total:</b>	<b>25,000</b>	<b>25,000</b>

**CoSM - New SSF Health System Hub Campus**

<b>SFF Health System Hub MOB GSF Total:</b>	<b>56,400</b>	<b>56,400</b>
<b>CoSM Mixed Use Building GSF Total:</b>	<b>25,000</b>	<b>25,000</b>
<b>SFF Health System Hub Building and CoSM Mixed Use Building GSF Total:</b>	<b>81,400</b>	<b>81,400</b>

## SECTION 03 - COST ESTIMATE

### Rough Order of Magnate Cost Estimate

A Rough Order of Magnate (ROM) cost estimate was prepared by Faithful and Gould for both Base Scheme 1 and Alternative Scheme 2 planning options. These ROM estimates do not include escalation, forecasted changes in the cost of specific materials and labor due to volatility in market supply and demand. It is noted some regions in the Bay Area have experienced 4% to 7% cost escalation since 2010. The Soft Costs noted are fees associated with the project to cover design services, construction management, permits, inspections, testing and other project related expenses. Contingencies, costs for the unknown or unforeseen aspects of the project, are included in the Soft Cost amount. The Project Cost is a total of the Construction and Soft Costs.

The San Mateo County SSF Health System Hub Campus ROM cost estimate follows in this section.

EXECUTIVE SUMMARY		
BASE SCHEME 1		
PROJECT COMPONENTS		\$*
1	Medical Office / Community Services Building	36,100,000
2	County Mixed Use Office Building	13,500,000
3	Parking Structure	21,100,000
4	Site Work	8,600,000
<b>BASE SCHEME 1 CONSTRUCTION TOTAL</b>		<b>79,300,000</b>
ADD: SOFT COSTS (30%)		23,800,000
<b>PROJECT COSTS</b>		<b>103,100,000</b>
<b>ROM BASE SCHEME 1 COST</b>		<b>\$90M to \$110M</b>
ALTERNATE SCHEME 2		
PROJECT COMPONENTS		\$*
1	Medical Office / Community Services Building	21,200,000
2	Existing Probation Building	
3	Parking Structure	9,900,000
4	Site Work	8,700,000
<b>ALTERNATE SCHEME 2 CONSTRUCTION TOTAL</b>		<b>39,800,000</b>
ADD: SOFT COSTS (30%)		12,100,000
<b>PROJECT COSTS</b>		<b>51,900,000</b>
<b>ROM ALTERNATE SCHEME 2 COST</b>		<b>\$40M to \$60M</b>

Footnote (\*):

Rounded to the nearest \$100,000

Exclusion:

- Escalation
- Design Build project delivery
- Phased work
- Overtime or after hours work
- Accelerated work
- Revenue Control system
- Photo voltaics / solar panel including any supporting frame
- Medical equipment for exam, primary and specialty care, dental, optometry, lab and behavioral health.
- Any special medical equipment
- Medical gas piping or tanks.
- Gray water piping
- Rain water retention system
- Emergency generator
- Parking Guidance System
- HV sitchgear 600V
- EV charging stations in parking area or parking garages
- Emergency phones in surface parking or parking garages

Base Scheme 1

MASTER PLAN		MOB / Community Services		County Mixed Use Building		Parking Structure		Site Work		Total Cost (\$)		
GROSS SQUARE FOOTAGE (SF)		56,500 SF		25,000 SF		135,360 SF		260,000 SF		216,860 SF		
Unifomat II Group Description		Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	
1	Foundations	71,875	1.27	346,225	13.85	1,561,240	11.53	-	-	1,979,340	9.13	
2	Basement Construction	94,700	1.68	-	-	2,214,000	16.36	-	-	2,308,700	10.65	
3	Superstructure	2,531,400	44.80	1,217,436	48.70	4,930,560	36.43	-	-	8,679,396	40.02	
4	Exterior Closure	4,929,077	87.24	1,695,215	67.81	486,800	3.60	-	-	7,111,092	32.79	
5	Roofing	475,555	8.42	368,845	14.75	-	-	-	-	844,400	3.89	
6	Interior Construction	5,367,500	95.00	499,210	19.97	633,820	4.68	-	-	6,500,530	29.98	
7	Stair Construction	200,000	3.54	75,000	3.00	200,000	1.48	-	-	475,000	2.19	
8	Interior Finishes	Incl w/ Interior	-	618,541	24.74	489,495	3.62	-	-	1,108,036	5.11	
9	Conveying System	420,000	7.43	110,000	4.40	280,000	2.07	-	-	810,000	3.74	
10	Plumbing	1,548,100	27.40	436,250	17.45	419,312	3.10	-	-	2,403,662	11.08	
11	Heating, Ventilating & Air Conditioning	4,898,550	86.70	1,848,750	73.95	196,272	1.45	-	-	6,943,572	32.02	
12	Fire Protection Systems	452,000	8.00	137,500	5.50	541,440	4.00	-	-	1,130,940	5.22	
13a	Electrical Distribution	875,750	15.50	317,500	12.70	602,352	4.45	-	-	1,795,602	8.28	
13b	Lighting and Devices	1,293,850	22.90	301,250	12.05	706,579	5.22	-	-	2,301,679	10.61	
13c	Telecom / Data	1,943,600	34.40	723,750	28.95	201,272	1.49	-	-	2,868,622	13.23	
14	Equipment	-	-	160,000	6.40	-	-	-	-	160,000	0.74	
15	Furnishings	-	-	-	-	-	-	-	-	-	-	
16	Special construction	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL BUILDING</b>		<b>25,101,957</b>	<b>444.28</b>	<b>8,855,471</b>	<b>354.22</b>	<b>13,463,142</b>	<b>99.46</b>	<b>0</b>	<b>-</b>	<b>47,420,571</b>	<b>218.67</b>	
17a	Demolition / Hazardous Abatement	-	-	573,600	22.94	-	-	821,258	3.16	1,394,858	6.43	
17b	Site Work	222,358	3.94	-	-	1,288,920	9.52	5,182,411	19.93	6,693,689	30.87	
<b>TOTAL BUILDING &amp; SITE WORKS</b>		<b>25,324,316</b>	<b>448.22</b>	<b>9,429,071</b>	<b>377.16</b>	<b>14,752,062</b>	<b>108.98</b>	<b>6,003,668</b>	<b>23.09</b>	<b>55,509,117</b>	<b>255.97</b>	
18	General Conditions/OH/Insurance/Bond	13.0%	3,292,161	58.27	1,225,779	49.03	1,917,768	14.17	780,477	3.00	7,216,185	33.28
19	Profit	5.0%	1,430,824	25.32	532,743	21.31	833,492	6.16	339,207	1.30	3,136,265	14.46
20	Design Contingency	20.0%	6,009,460	106.36	2,237,519	89.50	3,500,664	25.86	1,424,670	5.48	13,172,313	60.74
<b>TOTAL CONSTRUCTION COST (Present)</b>		<b>36,056,760</b>	<b>638.17</b>	<b>13,425,112</b>	<b>537.00</b>	<b>21,003,986</b>	<b>155.17</b>	<b>8,548,022</b>	<b>32.88</b>	<b>79,033,880</b>	<b>364.45</b>	
21	Escalation to Mid-Point of Construction (Excl.)	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL CONSTRUCTION COST (Future)*</b>		<b>36,100,000</b>	<b>638.94</b>	<b>13,500,000</b>	<b>540.00</b>	<b>21,100,000</b>	<b>155.88</b>	<b>8,600,000</b>	<b>33.08</b>	<b>79,100,000</b>	<b>364.75</b>	
22	Soft Cost*	30.0%	10,900,000	192.92	4,100,000	164.00	6,400,000	47.28	2,600,000	10.00	24,000,000	110.67
23	Project/Construction Contingency	0.0%	-	-	-	-	-	-	-	-	-	
<b>TOTAL SOFT COST*</b>		<b>10,900,000</b>	<b>192.92</b>	<b>4,100,000</b>	<b>164.00</b>	<b>6,400,000</b>	<b>47.28</b>	<b>2,600,000</b>	<b>10.00</b>	<b>24,000,000</b>	<b>110.67</b>	
<b>TOTAL PROJECT COSTS*</b>		<b>47,000,000</b>	<b>831.86</b>	<b>17,600,000</b>	<b>704.00</b>	<b>27,500,000</b>	<b>203.16</b>	<b>11,200,000</b>	<b>43.08</b>	<b>103,100,000</b>	<b>475.42</b>	

\* Rounded up to the nearest \$100,000

Alternate Scheme 2

MASTER PLAN		MOB / Community Services		Existing Probation Building		Parking Structure		Site Work		Total Cost (\$)		
GROSS SQUARE FOOTAGE (SF)		32,200 SF		28,000 SF		72,000 SF		260,000 SF		104,200 SF		
Uniformat II Group Description		Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	Total Cost (\$)	\$/sf	
1	Foundations	402,500	12.50	-	-	650,000	9.03	-	-	1,052,500	10.10	
2	Basement Construction	507,350	15.76	-	-	1,353,600	18.80	-	-	1,860,950	17.86	
3	Superstructure	1,522,200	47.27	-	-	1,800,000	25.00	-	-	3,322,200	31.88	
4	Exterior Closure	1,802,044	55.96	-	-	252,000	3.50	-	-	2,054,044	19.71	
5	Roofing	465,780	14.47	-	-	-	-	-	-	465,780	4.47	
6	Interior Construction	3,220,000	100.00	-	-	310,840	4.32	-	-	3,530,840	33.89	
7	Stair Construction	50,000	1.55	-	-	50,000	0.69	-	-	100,000	0.96	
8	Interior Finishes	Incl w/ Interior	-	-	-	231,990	3.22	-	-	231,990	2.23	
9	Conveying System	220,000	6.83	-	-	110,000	1.53	-	-	330,000	3.17	
10	Plumbing	882,280	27.40	-	-	232,400	3.23	-	-	1,114,680	10.70	
11	Heating, Ventilating & Air Conditioning	2,791,740	86.70	-	-	104,400	1.45	-	-	2,896,140	27.79	
12	Fire Protection Systems	257,600	8.00	-	-	288,000	4.00	-	-	545,600	5.24	
13a	Electrical Distribution	499,100	15.50	-	-	320,400	4.45	-	-	819,500	7.86	
13b	Lighting and Devices	737,380	22.90	-	-	375,840	5.22	-	-	1,113,220	10.68	
13c	Telecom / Data	1,107,680	34.40	-	-	109,400	1.52	-	-	1,217,080	11.68	
14	Equipment	-	-	-	-	-	-	-	-	-	-	
15	Furnishings	-	-	-	-	-	-	-	-	-	-	
16	Special construction	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL BUILDING</b>		<b>14,465,654</b>	<b>449.24</b>	<b>0</b>	<b>-</b>	<b>6,188,870</b>	<b>85.96</b>	<b>0</b>	<b>-</b>	<b>20,654,524</b>	<b>198.22</b>	
17a	Demolition / Hazardous Abatement	-	-	-	-	-	-	821,258	3.16	821,258	7.88	
17b	Site Work	375,458	11.66	-	-	747,000	10.38	5,243,843	20.17	6,366,301	61.10	
<b>TOTAL BUILDING &amp; SITE WORKS</b>		<b>14,841,113</b>	<b>460.90</b>	<b>0</b>	<b>-</b>	<b>6,935,870</b>	<b>96.33</b>	<b>6,065,100</b>	<b>23.33</b>	<b>27,842,083</b>	<b>267.20</b>	
18	General Conditions/OH/Insurance/Bond	13.0%	1,929,345	59.92	-	-	901,663	12.52	788,463	3.03	3,619,471	34.74
19	Profit	5.0%	838,523	26.04	-	-	391,877	5.44	342,678	1.32	1,573,078	15.10
20	Design Contingency	20.0%	3,521,796	109.37	-	-	1,645,882	22.86	1,439,248	5.54	6,606,926	63.41
<b>TOTAL CONSTRUCTION COST (Present)</b>		<b>21,130,776</b>	<b>656.24</b>	<b>-</b>	<b>-</b>	<b>9,875,292</b>	<b>137.16</b>	<b>8,635,489</b>	<b>33.21</b>	<b>39,641,557</b>	<b>380.44</b>	
21	Escalation to Mid-Point of Construction (Excl.)	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL CONSTRUCTION COST (Future)*</b>		<b>21,200,000</b>	<b>658.39</b>	<b>-</b>	<b>-</b>	<b>9,900,000</b>	<b>137.50</b>	<b>8,700,000</b>	<b>33.46</b>	<b>39,800,000</b>	<b>381.96</b>	
22	Soft Cost*	30.0%	6,400,000	198.76	-	-	3,000,000	41.67	2,700,000	10.38	12,100,000	116.12
23	Project/Construction Contingency	0.0%	-	-	-	-	-	-	-	-	-	
<b>TOTAL SOFT COST *</b>		<b>6,400,000</b>	<b>198.76</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>41.67</b>	<b>2,700,000</b>	<b>10.38</b>	<b>12,100,000</b>	<b>116.12</b>	
<b>TOTAL PROJECT COSTS*</b>		<b>27,600,000</b>	<b>857.14</b>	<b>-</b>	<b>-</b>	<b>12,900,000</b>	<b>179.17</b>	<b>11,400,000</b>	<b>43.85</b>	<b>51,900,000</b>	<b>498.08</b>	

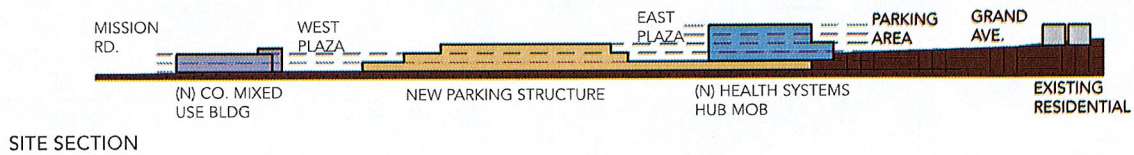
\* Rounded up to the nearest \$100,000

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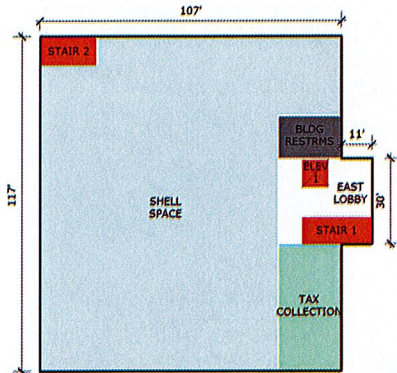




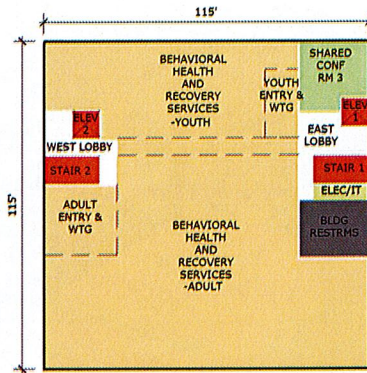


Co San Mateo - North County Campus  
SMC - SSF Health Systems Hub

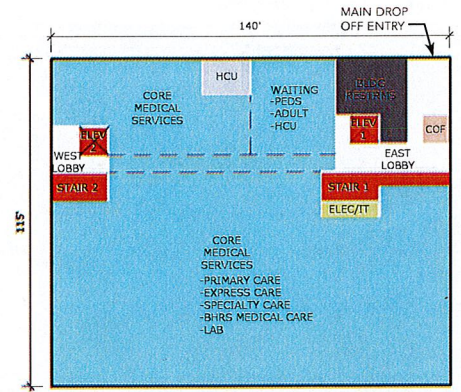
21 February 2017



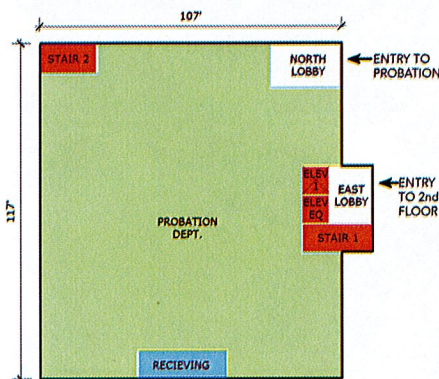
Level 02  
12,490 GSF



Level 02  
13,225 GSF

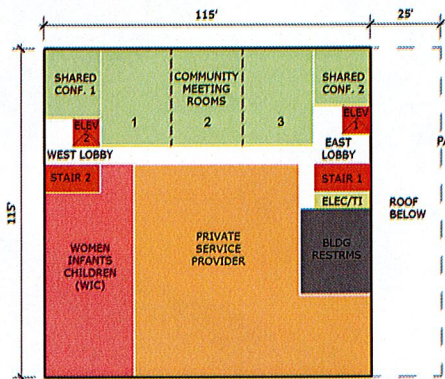


Level 01  
16,100 GSF



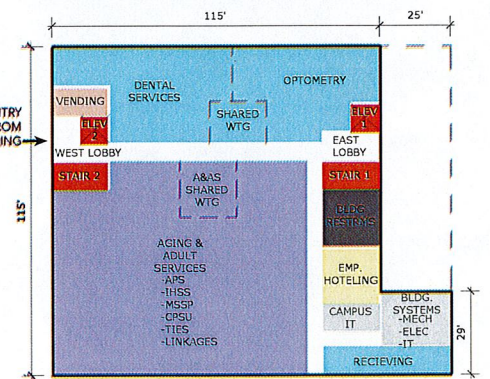
Level 01  
12,490 GSF

New County Mixed Use Building

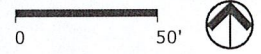


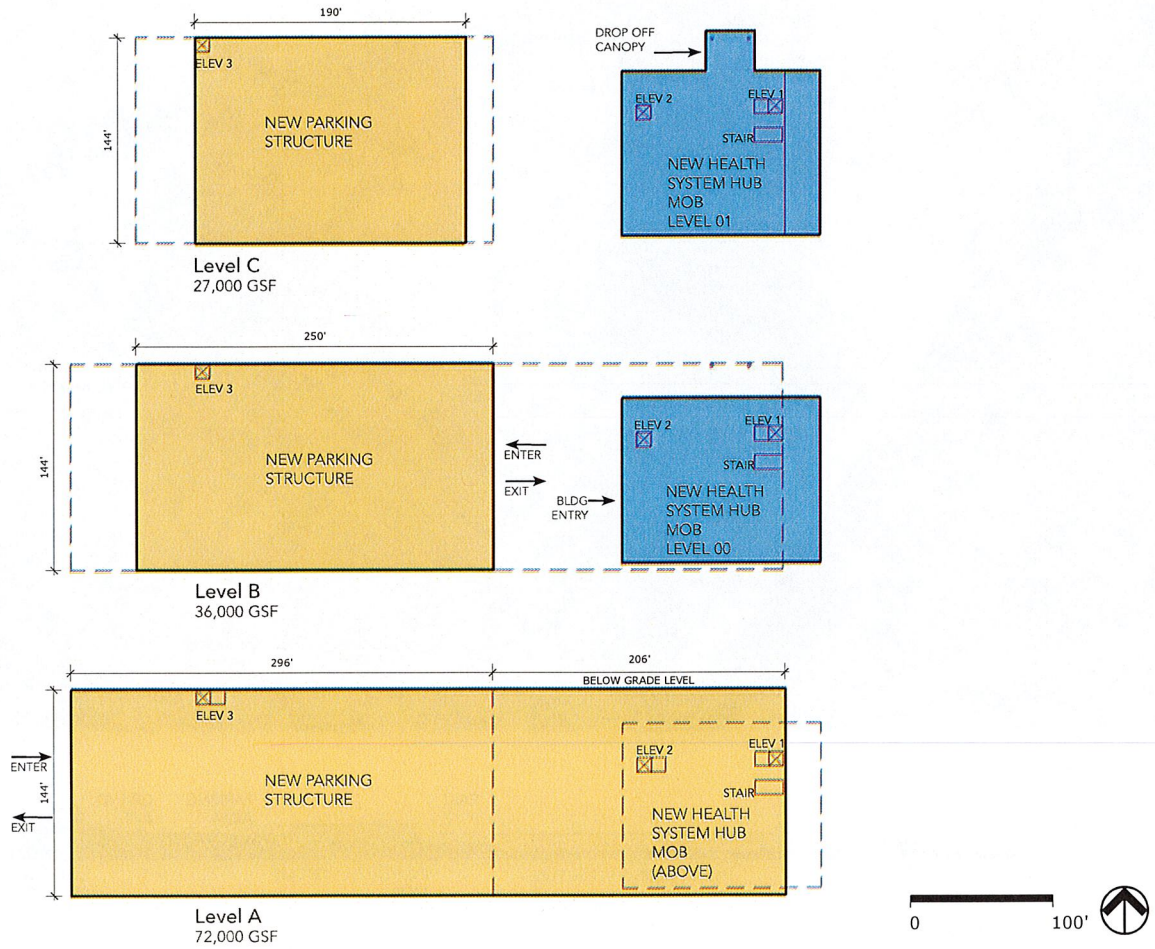
Level 02  
13,225 GSF

New Health System HUB MOB



Level 00  
13,925 GSF



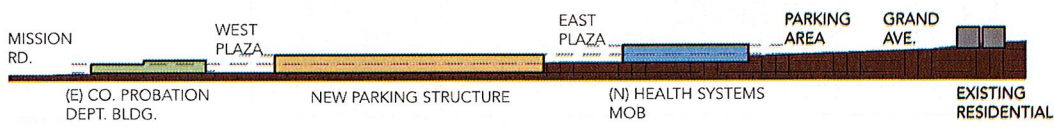




**REQUIRED PARKING**  
 81 COURTS  
 148 COURTS REQUIRED  
 139 3 STALLS/1,000 SF  
 368 STALLS REQUIRED

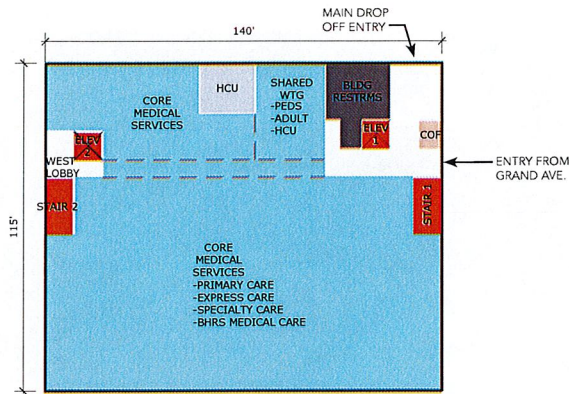
**PROVIDED PARKING STALLS**  
 81 EXISTING COURTS PARKING  
 227 2 FLOOR PARKING STRUCTURE  
 60 SURFACE PARKING  
 368 STALLS PROVIDED

— SITE CIRCULATION

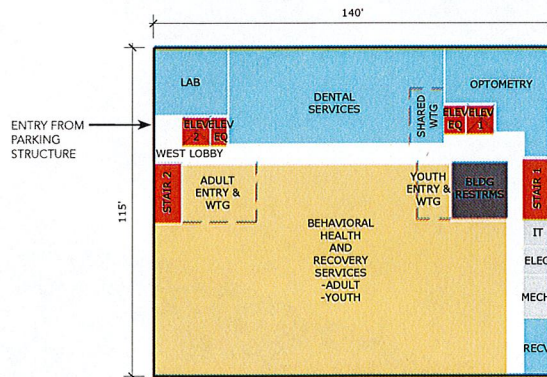


SITE SECTION





Level 01  
 16,100 GSF

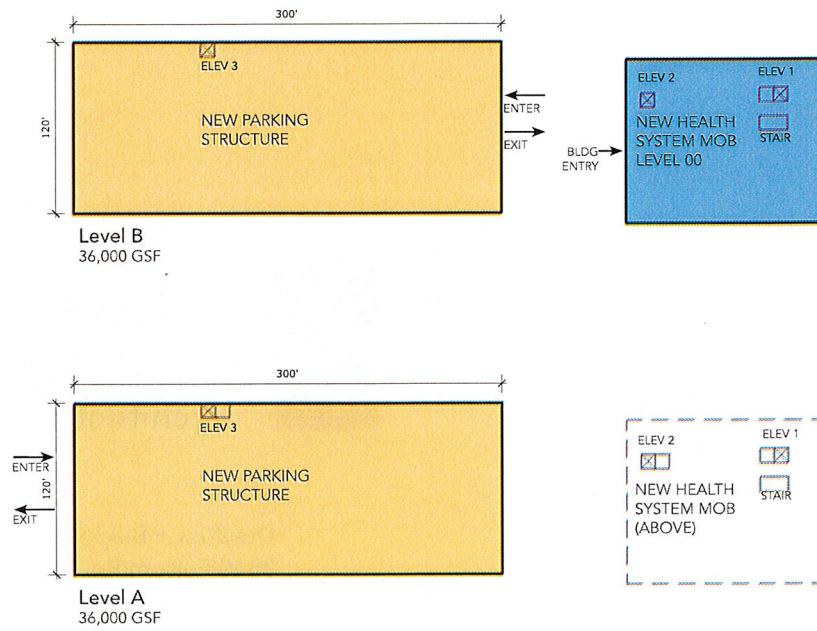


Level 00  
 16,100 GSF

New Health System MOB









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