

MODESTO, CA OUTPATIENT CLINIC



3001 HEALTHCARE WAY, MODESTO, CA 95356

Meridian develops 11,700 SF outpatient clinic in desirable location

Meridian's client desired a location in Modesto, California that would be close to the newly constructed Kaiser Permanente hospital. During the site search, Meridian found that there was little available land with the right infrastructure for a new medical office building. Meridian was able to identify a parcel located in a 40-acre business park situated adjacent to the hospital. As the first buyer of a single parcel within the business park, Meridian faced numerous challenges throughout construction. Ultimately, it was Meridian's tenacity, experience, and teamwork that allowed them to complete the building on time and under budget.

Client Driven Real Estate Solutions

Challenges

Meridian's client had a need to provide outpatient services adjacent to a new Kaiser hospital located in Modesto, California. Much of the apparent availability of land surrounding the hospital was encumbered with expensive municipal utility districts or lacked adequate infrastructure for development. The most desired site, not subject to the substantial municipal utility districts and impact fees, was lot 18 of *the Bridges*, a two phase, 40-acre Business Park adjacent to the hospital.

Unfortunately, the first phase (22 acres) of the Business Park was foreclosed on by the lender during the downturn causing innumerable challenges on the second phase including; ingress, egress, emergency vehicle access, and storm water. These challenges were also coupled with mounting liens and logistical issues of being the first buyer of the single parcel within the larger park.

Solutions

Meridian worked with the original developer, the City, the lender who owned Phase I, the original contractor, architect and civil engineer to ensure all title, ingress, egress, emergency vehicle access, liens, maintenance agreements, infrastructure and design standards were addressed, while meeting the client's schedule and budget constraints. Meridian had to step in and complete many of the infrastructure and common area items that the site developer failed to deliver. This included extending most utilities to the building, hydro-jetting & videotaping storm lines, getting power for the parking lot lights, and various landscaping. Meridian also had to step in and pay many utility fees to get the backbone infrastructure in place for power, gas, and telecom.

- *11,700 SF Single Tenant 1-story Building*
- *Proximity to Kaiser Permanente Hospital*
- *62 Surface Parking Stalls*
- *Construction began 3/13 and completed 11/13*

Results

Despite the initial challenges and some surprises during construction, the project was delivered on schedule and slightly under the original budget. Working with the original developer and the City led to an architecturally attractive building that set the standard for future developments within the Business Park. The building is comprised of 6 different colors of smooth stucco, attractive stacked stone, metal awning features, and pop out features that add articulation to the building. The project was expedited by working with the same contractor for both the Shell and OSHPD 3 phase of the Tenant Improvements, while working with the City staff and inspectors to meet tight timelines. The development also provides the tenant a building within the shadows of the new hospital and allows them to serve patients within the community in a state-of-the-art new facility. Meridian also helped initiate the Owner's Association for the business park and now sit on the Association as an active member.

