

Commercial Real Estate

Structures 2024 – Milestone Project – Live Oak Health and Housing Campus



Santa Cruz Community Health and Dientes. Left to right: Anita Aguirre; Ygnacio Perez, L
Marcus; CEO Diente; Casey KirkHart, CMO SCCH; Jared Bogaard, Bogard Construction; J
Storm, Jessica Torres, and Mark Nesbitt.

TOMAS OVALLE/ SVBJ



By [Asia Martin](#) – Reporter, Silicon Valley Business Journal
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Santa Cruz got what it wanted and needed in The Live Oak Health and Housing Campus. The property at 1520 Capitola Road includes affordable housing and healthcare services rolled into one spot.

The six-building campus includes a 20,000-square-foot medical clinic, a 5,790-square-foot dental clinic, and four buildings dedicated to 57 residential units.

When the three nonprofits behind the campus – MidPen Housing, Dientes Community Dental, and Santa Cruz Community Health – were in the hiring phase in 2019, they decided to hire Bogard Construction, a family-owned and operated construction company that’s previously worked with Dientes and the town of Santa Clara on medical facilities.

Bogard was initially contracted to build the healthcare portion of the project but was later asked to construct the affordable housing portion, known as Bienestar Plaza, as well.

“Bogard has a longtime connection to healthcare and housing projects in Santa Cruz,” said the president of Bogard Construction, Jared Bogaard. “But this project in particular was one we were very committed to because of the services all three organizations provide.”

Bogaard recalled two challenges arising during construction. One involved soil contamination from a laundry room at a neighboring development. That was remedied with a vapor intrusion mitigation system that “vents the contamination away from the building” being worked into the design. The other challenge was determining which facility would be responsible for specific utility bills since all three nonprofits share utilities.

Despite the challenges that arose, Bogaard continued to find the project rewarding.

“There was a real unity between the partnership of the whole team. The property owners, contractors, subcontractors, designers, and engineers: Everybody really had this feeling of urgency and happiness to be providing something for the community,” he told the Business Journal.

Key Facts:

- **Address:** 1520 Capitola Road
- **Size:** 3.7 acres
- **Cost:** \$53 million
- **Status:** Completed in 2023
- **Background:** The property was previously owned by Santa Cruz Redevelopment Agency
- **Challenges:** Mitigating soil contamination from a neighboring site and divvying up the shared utilities and utility bills
- **Green elements:** Public plaza, native garden, and art walk
- **Amenities:** Community and kitchen rooms, learning center, courtyard, playground, shared laundry, resident services offices, and meeting rooms.

Key Players:

- **Nonprofit owners:** MidPen Housing, Dientes Community Dental, and Santa Cruz Community Health
- **Architect:** Wald, Ruhnket, and Dost Architects
- **Contractor:** Bogard Construction
- **Construction manager:** Bluewater Construction
- **Donors:** Central California Alliance for Health, Dominican Hospital, [Sutter Health](#), [Kaiser Permanente](#), Community Foundation Santa Cruz County, Monterey Peninsula Foundation