

San Jose State University

South Campus Facilities Development Plan

Alan B. Simpkins Intercollegiate Athletics Administration Building | 1393 S. 7th Street, San Jose 95112

1.0

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Overview



The South Campus of San Jose State University is situated 1.3 miles southeast of the Main Academic Campus. It is the home of the Athletic Department administration and nearly all of the athletic venues. The Athletic Facilities Plan in this report proposes a comprehensive reorganization of the South Campus, with the goal of meeting the needs and growth of the Spartans Athletic program.

Over the course of four months, architects and planners met numerous times with Athletics Administration, Coaches, and Representatives of San Jose State Facilities, in order to collect information and develop a detailed plan to meet the current and future needs of Spartan Athletics.

This report describes the requirements of each athletic program and includes a design proposal to address those needs. Seven new state of the art venues are described in this report. Each will provide exciting spectator experiences, first class playing surfaces and dedicated practice/training facilities for student-athletes. Every venue will be strong recruiting and development assets for the Athletic department.

The buildings are organized into a consolidated site plan, which maximizes the potential of the South Campus into a strategic, comprehensive design. The site plan establishes

the feel of a central athletic campus. The plan creates a critical mass of student-athletes, coaches and trainers. The plan also introduces ways to integrate the community. For example, the tennis facility will be used for USTA tournaments and the courts will be made available for clinics and events.

The entries to the facilities are linked by a paved landscaped pedestrian spine, which connects the Plaza in front of the Vermeil Walsh Athletic Complex to a new plaza on 10th Street, which adjoins the entry to the Baseball stadium and Track Stadium. The walkway will have shade trees, and small pocket plazas for athletes to socialize and enjoy the California climate.

The pedestrian walkway organizes the 53 acre site and creates a sense of community and place. It provides an inviting environment for spectators to access the venues on Day of Game, and it provides a structured way for Student athletes to move back and forth between their particular venues to central athletic functions such as Koret Center and the Sports Medicine Room in the Vermeil Walsh Complex. Each of the facilities has a controlled perimeter, creating venues that are easy to manage during events, and secure environments for student-athletes who train around the clock.

2.1

Existing Site Diagrams



Connectivity



Adjacent Programs

2.2 Development Plan

- 1

Baseball Stadium
- 2

Softball Stadium
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Soccer Stadium
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Tennis Complex
- 5

Track & Field Complex
- 6

Sand Volleyball
- 7

Golf Practice Area
- 8

Koret Center
- 9

Simpkins Stadium Center
- 10

Vermeil-Walsh Athletic Complex
- 11

Groundskeeping Building
- 12

Simpkins Athletic Building
- 13

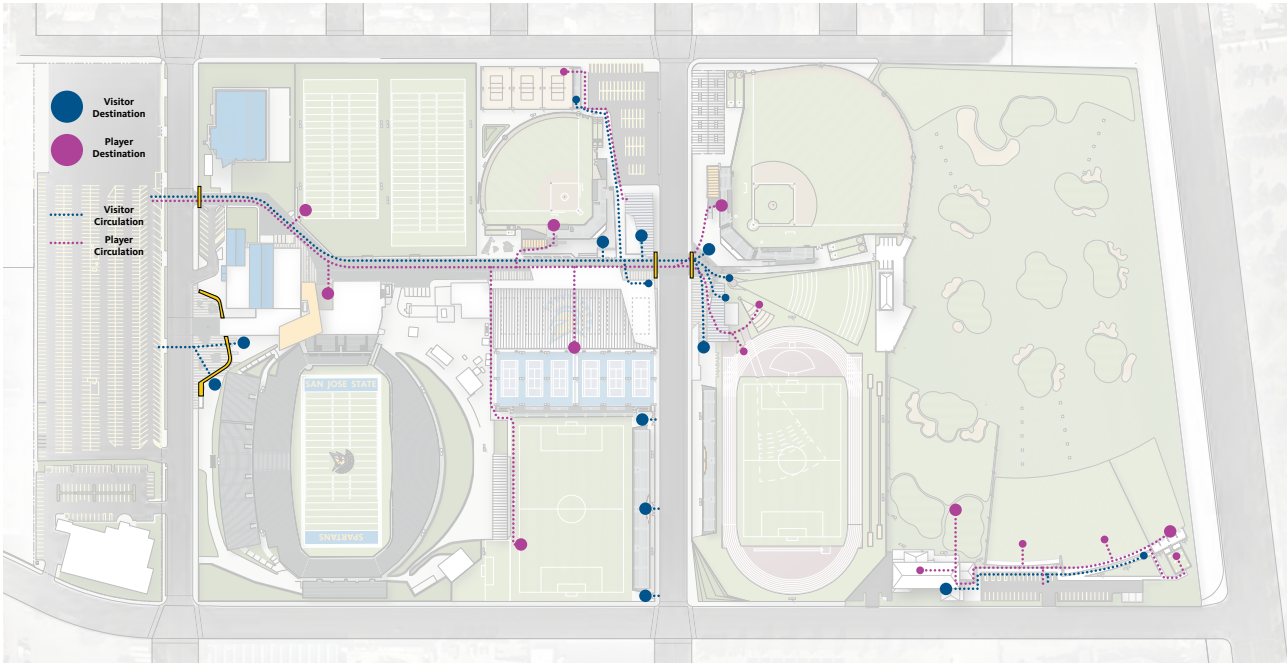
Spartan Stadium
- 14

Football Practice Fields
- 15

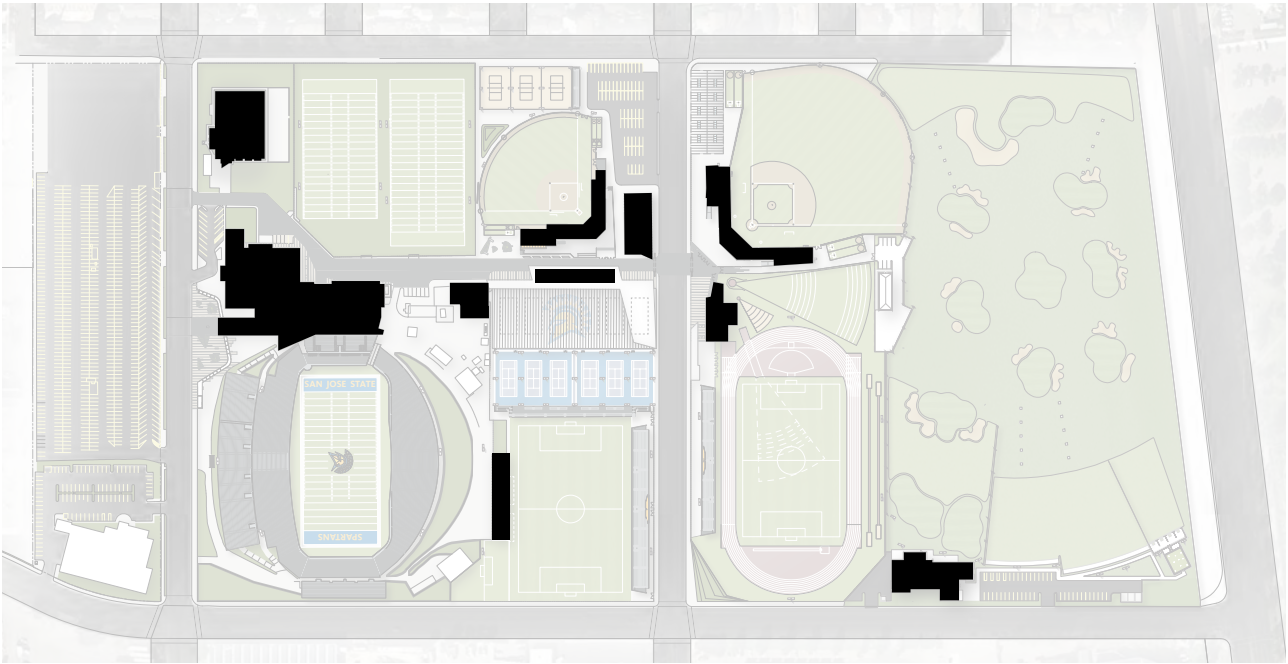
Athletic Office Building



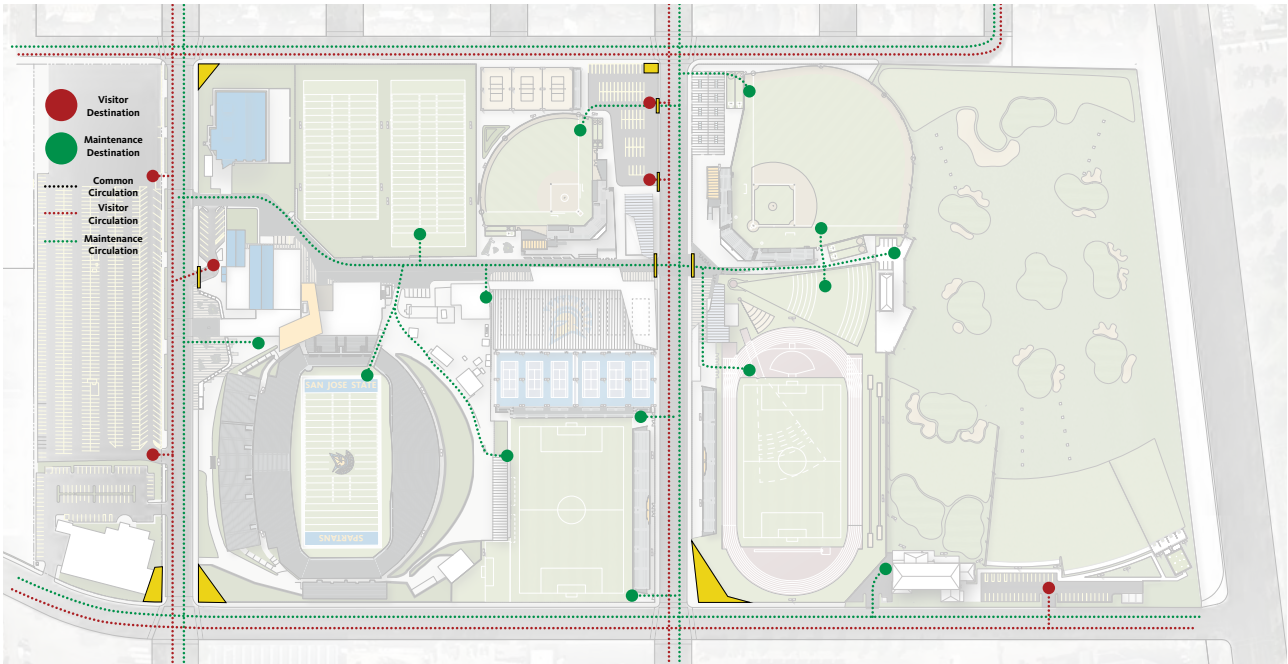
2.3 Development Plan Diagrams



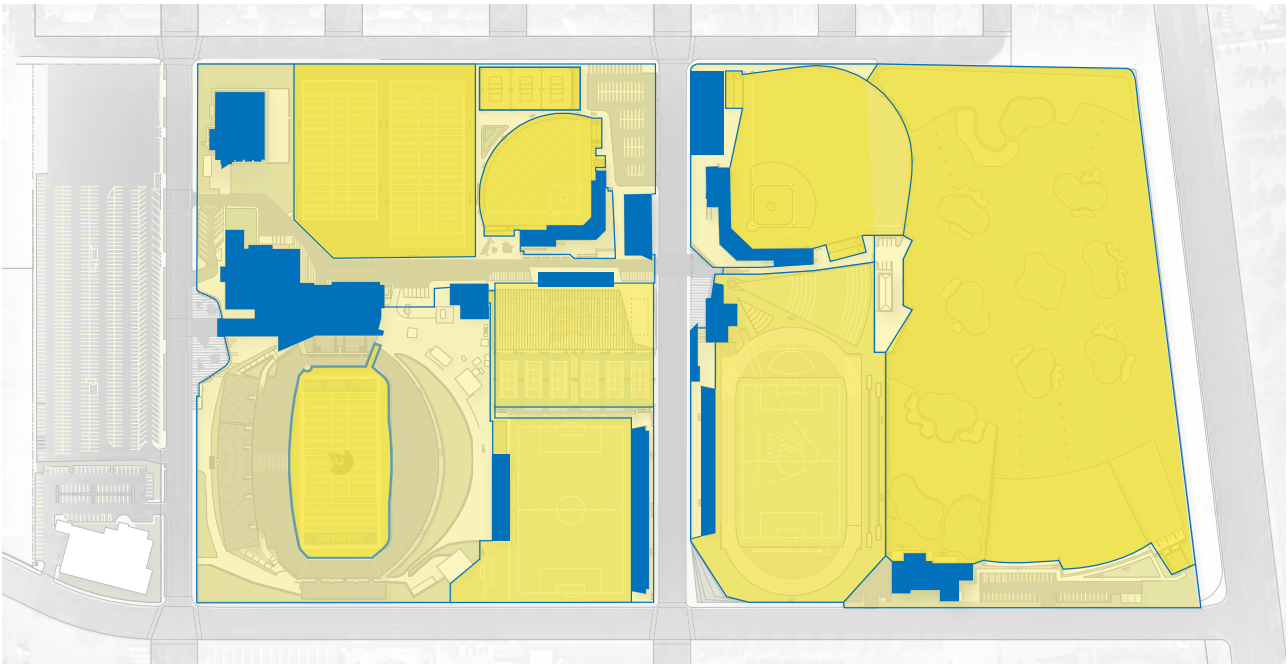
Pedestrian Circulation



Building Distribution

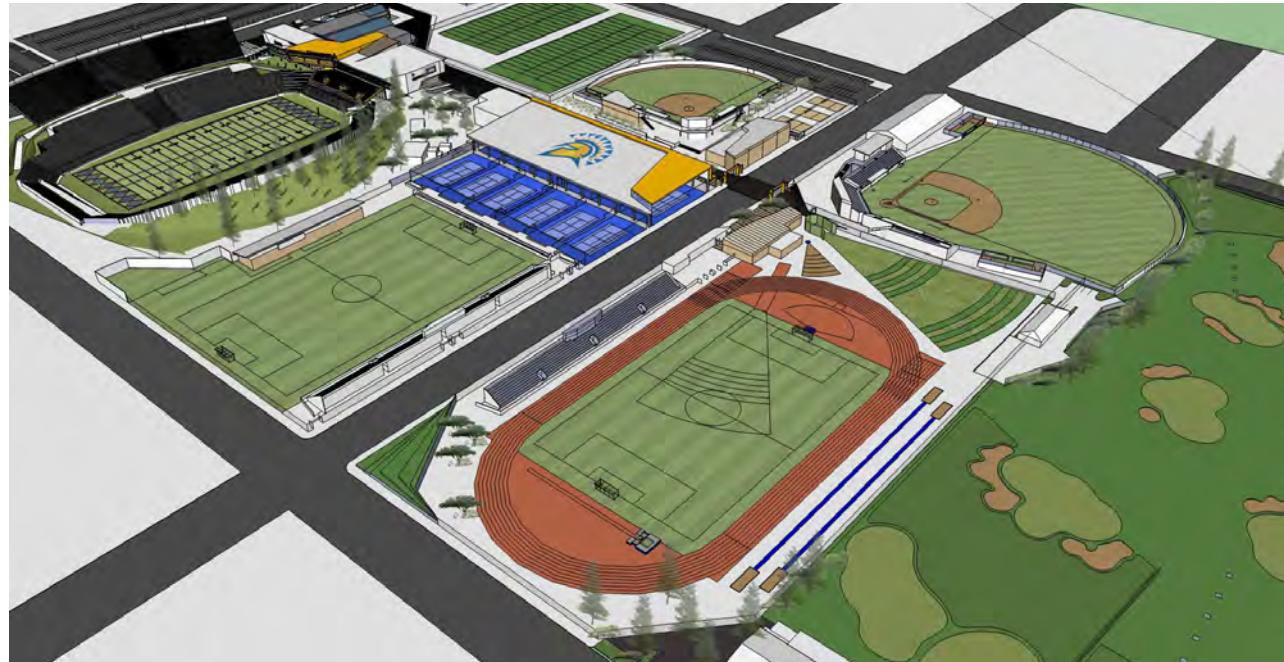


Vehicular Circulation



Perimeter Fencing Diagram

2.4 Aerial Views



View From E. Alma Avenue



View Over Soccer Complex



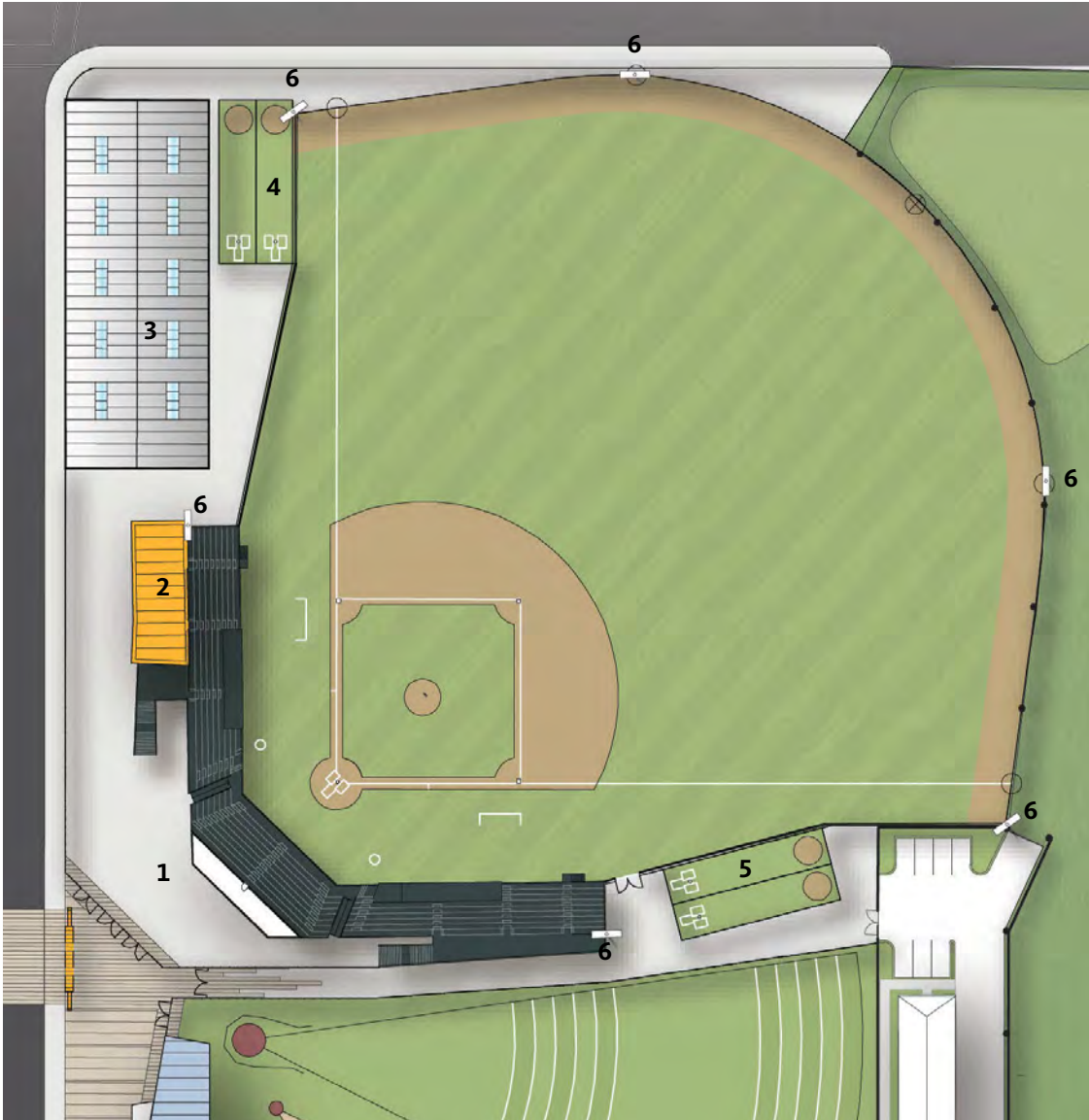
View From Senter Road



View Over Softball Stadium

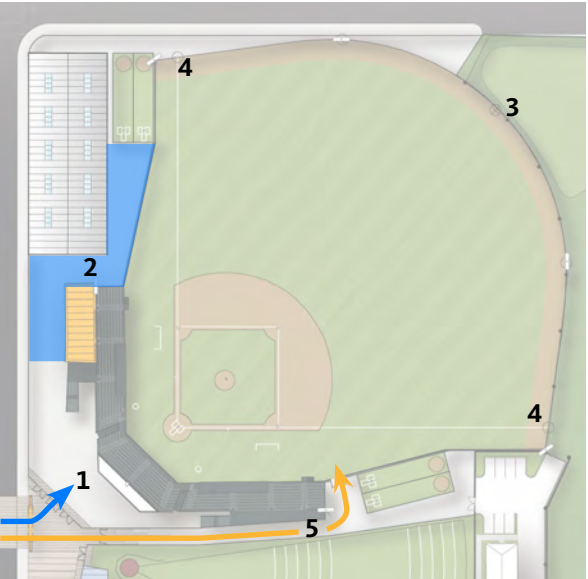
3.1

Baseball Stadium



- 1 Entry Plaza
- 2 Supporters Lounge
- 3 Batting Cage / Swing Analysis
- 4 Home Bullpen
- 5 Away Bullpen
- 6 Field Lighting

- 1 Main Entry
- 2 Player Area
- 3 400' to Center
- 4 330' Down Lines
- 5 Service Access



Baseball Stadium Diagram

The baseball program will enjoy a state of the art day of game and training facility. The stadium will seat 1,275 spectators. 950 seats will be benches with backs and 330 will be upgraded stadium chairs.

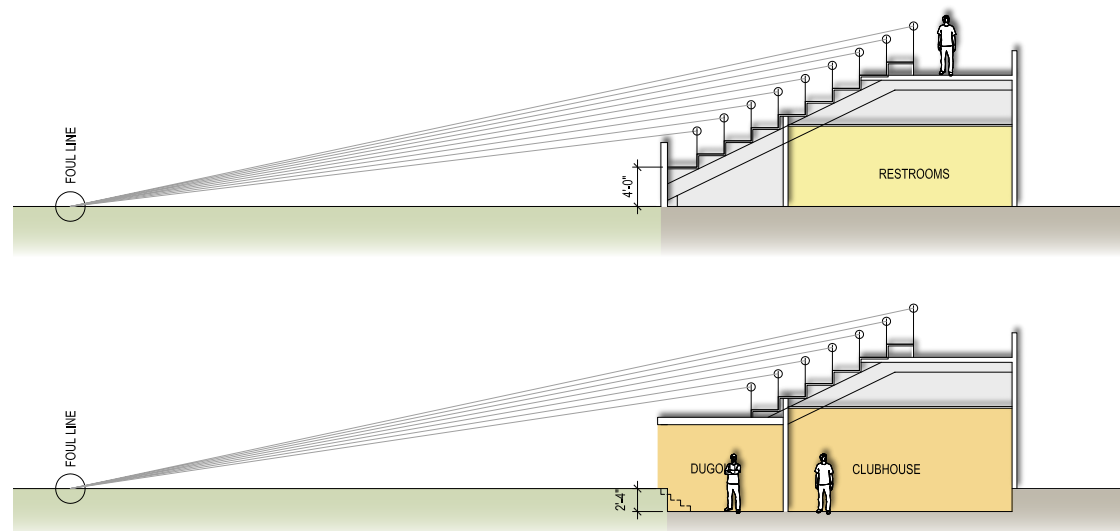
The field is natural turf, 330' to the foul poles and 400' to the center field fence.

Room List	
Room Name	Square Feet
Baseball Team Locker Room	900
Baseball Team Toilets and Showers	775
Coaches Locker Room	475
Players Lounge	750
Training Room	525
Mud Room	400
Home Team Dugout	450
Home Team Bullpen	2,900
Visitor's Toilets and Showers	200
Visitor's Dugout	450
Visitor's Bullpen	2,900
Umpire's Locker Room	200
Press Box	400
Boosters Lounge	900
Pantry	125
Equipment Storage	600
Field Maintenance Storage	675
Storage	1,100
Spectators Men's Restroom	400
Spectators Women's Restroom	600
Concession	725

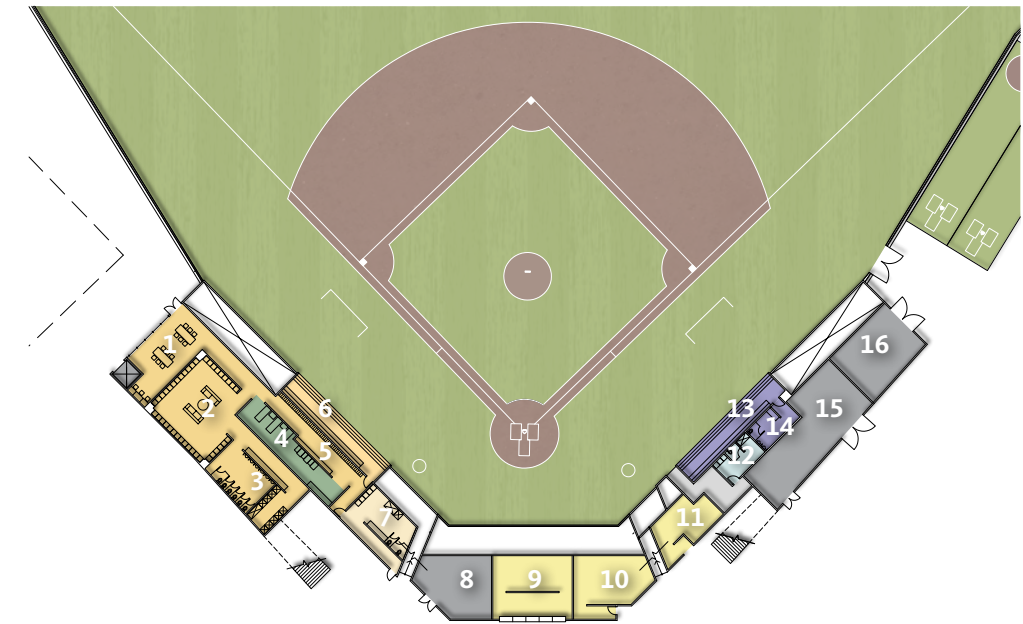
A clubhouse with 40 custom lockers and lounge furniture is planned for the Spartans. The players will also have a lounge/meeting area for independent study or team meetings. The player facilities include a training room and coach's lockers. These spaces are adjacent to the clubhouse and next to the 12,500 sf swing analysis and pitching facility.

Above the third bases line stands is an enclosed hospitality room with operable glass panels and a view to the field. This is a flexible space for entertaining recruits and their families or supporters of the baseball program.

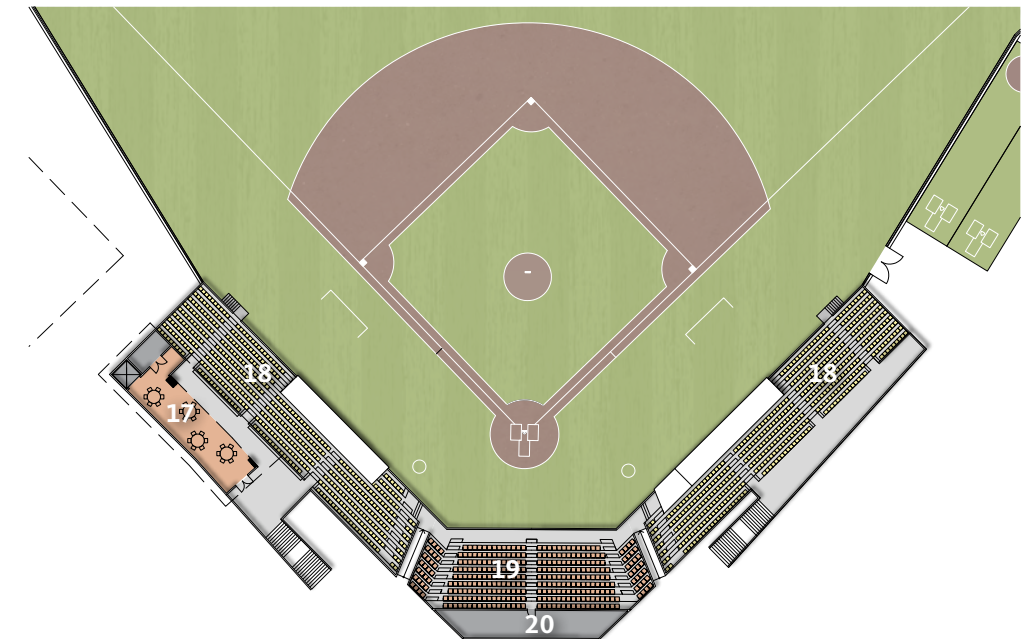
The Baseball complex is located on the east side of 10th street. The home plate entry is accessed from a landscaped plaza, Right field faces the lushly landscaped golf practice facility.



- 1 Players Lounge
- 2 Locker Room
- 3 Toilets & Showers
- 4 Training Room
- 5 Mudroom
- 6 Home Dugout
- 7 Coaches Locker Room
- 8 Equipment Storage
- 9 Concession
- 10 Women's Restroom
- 11 Men's Restroom
- 12 Umpire's Locker Room
- 13 Visitor's Dugout
- 14 Visitor's Locker Room
- 15 Storage
- 16 Field Maint. Storage
- 17 Supporters Lounge
- 18 Seating
- 19 Club Seating
- 20 Press Box



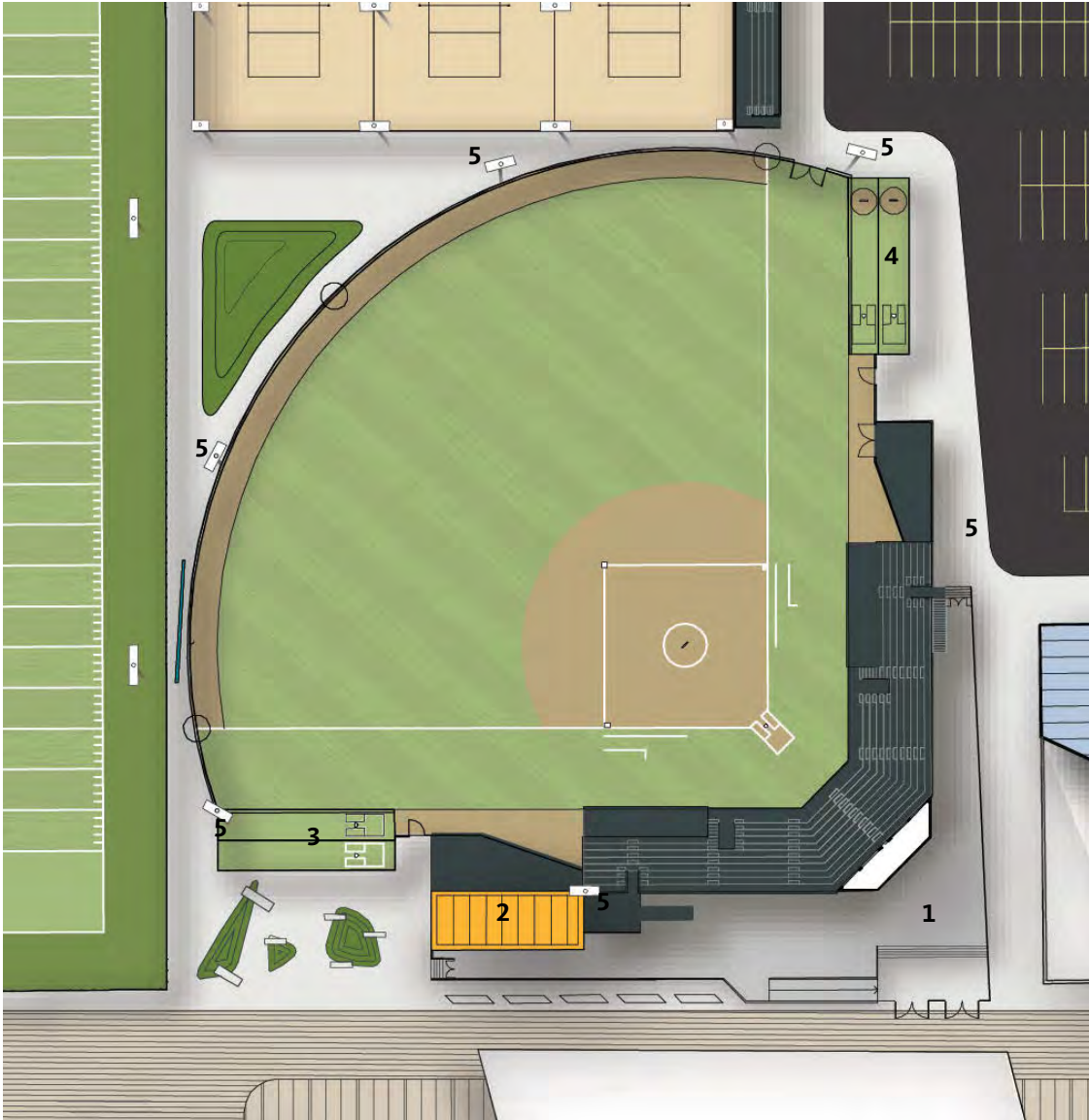
Baseball Stadium First Floor Plan



Baseball Stadium Seating Plan

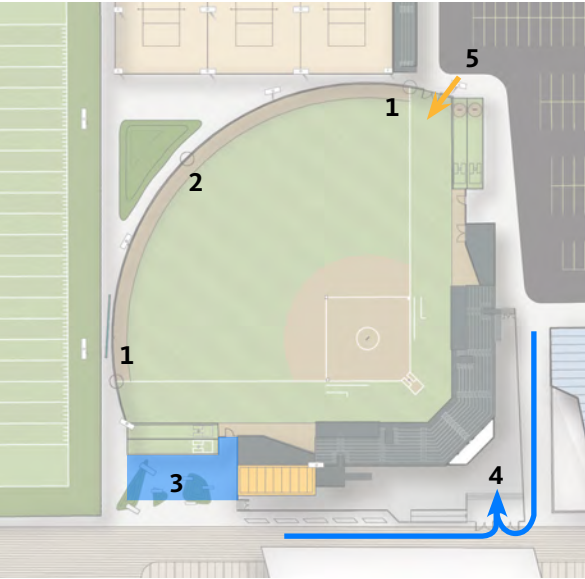
3.2

Softball Stadium



- 1 Entry Plaza
- 2 Supporters Lounge
- 3 Home Bullpen
- 4 Visitors Bullpen
- 5 Field Lighting

- 1 210' Down Lines
- 2 225' to Center
- 3 Player Area
- 4 Main Entry
- 5 Service Entry



Softball Stadium Diagram

The San Jose State Softball team will play in a new 1,000 seat stadium with a spacious and modern clubhouse. The Locker room is adjacent to the dugout, with a player lounge and training room nearby.

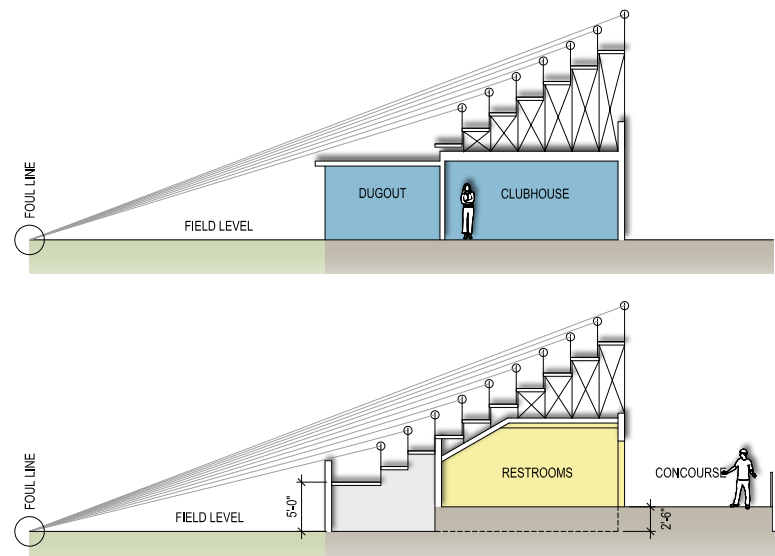
The playing surface is artificial turf in the outfield with a sand/ clay infield mix. The dimensions of the field are 210' to the foul poles and 225' to dead center field. Bullpens and batting cages are provided and a bullpen is also provided for the visiting team.

Room List	
Room Name	Square Feet
Softball Team Locker Room	775
Softball Team Toilets and Showers	400
Coaches Locker Room (Men)	300
Coaches Locker Room (Women)	300
Players Lounge	800
Training Room	375
Mud Room	250
Home Team Dugout	525
Home Team Bullpen	1,450
Visitor's Toilets and Showers	275
Visitor's Dugout	525
Visitor's Bullpen	1,450
Umpire's Locker Room (Men)	250
Umpire's Locker Room (Women)	250
Press Box	350
Boosters Lounge	1,050
Pantry	200
Equipment Storage	525
Field Maintenance Storage	475
Storage	250
Concourse Storage	200
Spectators Men's Restroom	550
Spectators Women's Restroom	550
Concession	1,375

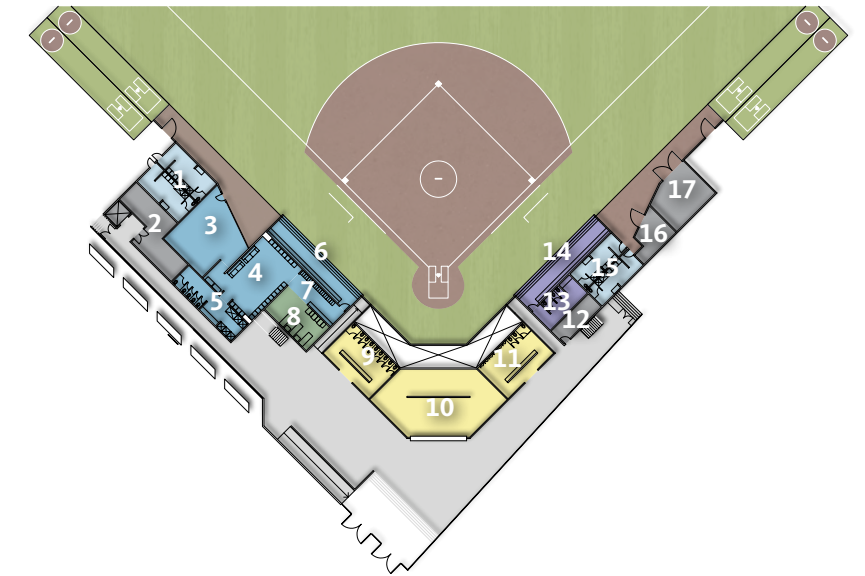
The softball team will share a 12,500 sf batting and pitching facility with the baseball team.

The Softball stadium occupies a central position along the central athletic spine. Spectators enter behind home plate and move up a short set of stairs to the concourse where restrooms and concessions serve the seating bowl. 670 general admission seats are benches with backs, while, 330 of the seats behind home plate are upgraded stadium seats with armrests and cup holders.

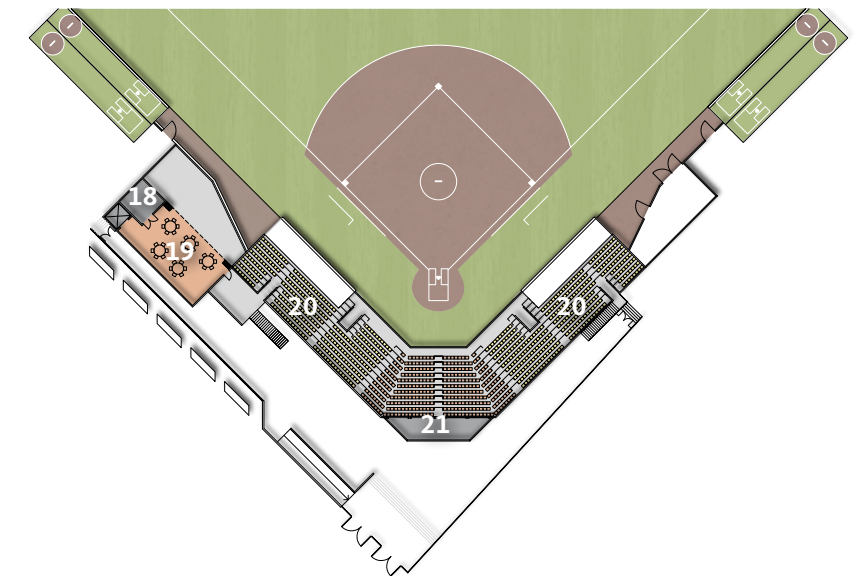
A hospitality lounge is located above the clubhouse, overlooking left field. Coaches will have the opportunity to bring recruits and their families to this room for hospitality events. During Games it can be used by supporters of the softball program.



- 1 Coaches Locker Room
- 2 Storage
- 3 Players Lounge
- 4 Locker Room
- 5 Toilets & Showers
- 6 Home Dugout
- 7 Mudroom
- 8 Training Room
- 9 Women's Restroom
- 10 Concession
- 11 Men's Restroom
- 12 Storage
- 13 Visitor's Locker Room
- 14 Visitor's Dugout
- 15 Umpire's Locker
- 16 Equipment Storage
- 17 Field Maint. Storage
- 18 Pantry
- 19 Supporters Lounge
- 20 Seating
- 21 Club Seating



Softball Stadium First Floor Plan



Softball Stadium Seating Plan

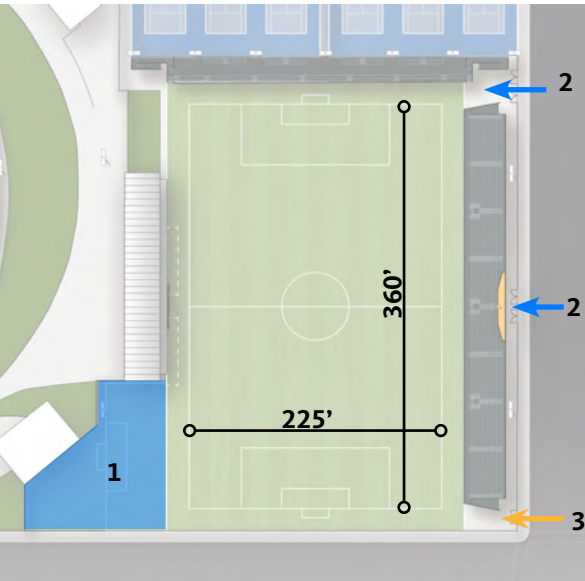
3.3

Soccer Stadium



- 1 Spectator Seating
- 2 Soccer Facility
- 3 Seating with Amenities Below
- 4 Practice Area with Kick Wall
- 5 Field Lighting

- 1 Player Area
- 2 Main Entry
- 3 Service Entry



Soccer Stadium Diagram

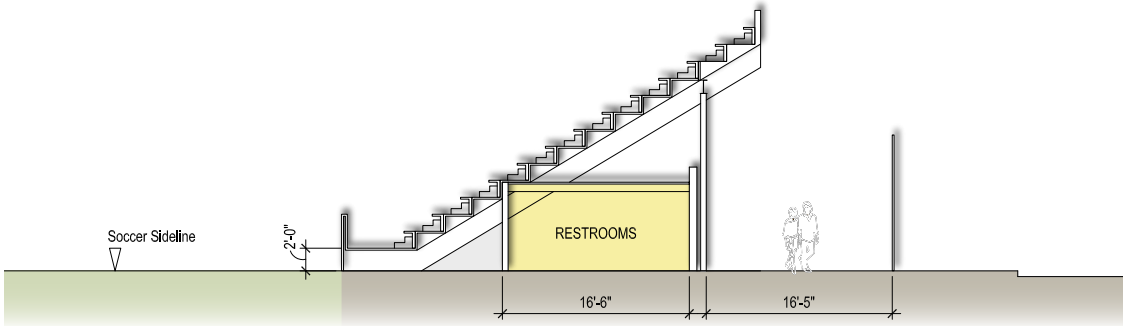
This project will provide a home for the Men's and Women's soccer programs at San Jose State. The facility will function as a 2,500 seat stadium for games and tournaments. The teams will also practice on the field and have an auxiliary practice area to the west of the main field. All play surfaces are natural turf. The field of play is the recommended size for NCAA soccer events (75 yards x 120 yards)

Spectator amenities such as restrooms and concessions are located under the stands to the East of the field.

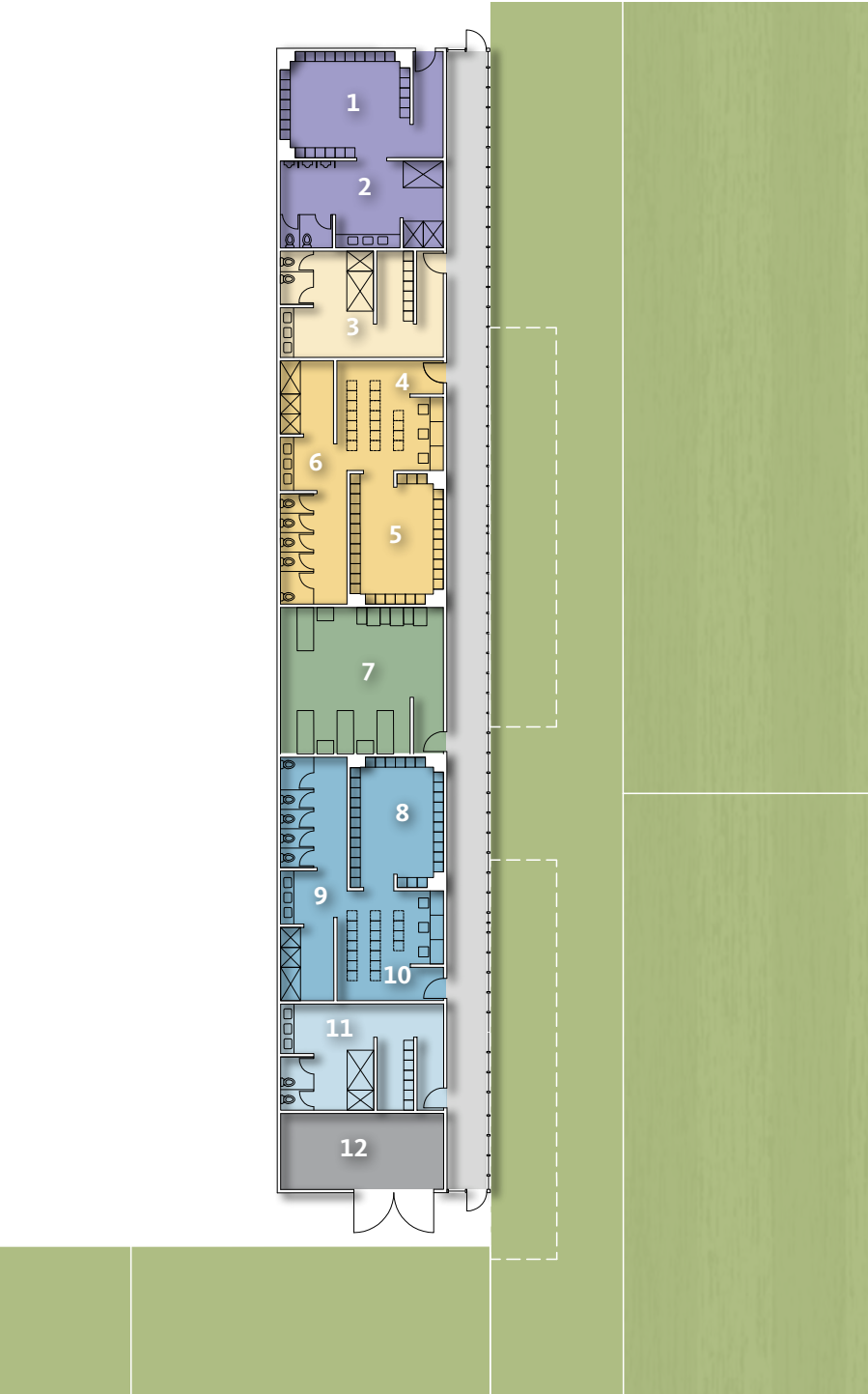
Room List	
Room Name	Square Feet
Women's Soccer Team Locker Room	275
Women's Soccer Team Toilets and Showers	350
Women's Soccer Team Room	275
Men's Soccer Team Locker Room	275
Men's Soccer Team Toilets and Showers	350
Men's Soccer Team Room	275
Coaches Locker Room (Women)	400
Coaches Locker Room (Men)	400
Training Room	550
Visitor's Locker Room	400
Visitor's Toilets and Showers	325
Press Box	500
Equipment Storage	300
Field Maintenance Storage	2,700
Spectators Men's Restroom	650
Spectators Women's Restroom	650
Concession	1,275

Lighting poles are located at the four corners of the field, and a 25' wide x 8' high scoreboard will be mounted above the façade of the Locker room building.

The Soccer complex is located at the corner of 10th street and Alma Blvd. Spectators will access the stadium from 10th Street. Teams will access the locker room building from the north, via the central athletic spine.



- 1 Visitor's Locker Room
- 2 Visitor's Toilet & Showers
- 3 Coaches Locker Room (W)
- 4 Women's Team Room
- 5 Women's Locker Room
- 6 Women's Toilet & Showers
- 7 Training Room
- 8 Men's Locker Room
- 9 Men's Toilet & Showers
- 10 Men's Team Room
- 11 Coaches Locker Room (M)
- 12 Equipment Storage



Soccer Facilities

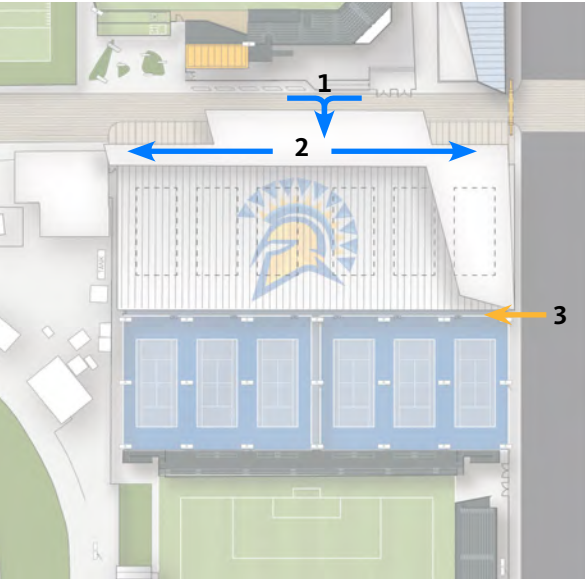
3.4

Tennis Complex



- 1 Entry Plaza
- 2 Team Facility Below
- 3 Seating
- 4 Court Lighting

- 1 Main Entry
- 2 Seating Below
- 3 Service Access



Tennis Complex Diagram

Room List	
Room Name	Square Feet
Women's Tennis Team Locker Room	225
Women's Tennis Team Toilets and Showers	250
Women's Tennis Team Room	150
Coaches Locker Room (Women)	250
Coaches Locker Room (Men)	250
Member Locker Room (Women)	225
Member Toilets and Showers (Women)	250
Member Room (Women)	150
Member Locker Room (Men)	225
Member Toilets and Showers (Men)	250
Member Team Room (Men)	150
Member Sign-Up Area / Waiting Area	400
Repair / Re-Stringing Room	325
Equipment Storage	325
Spectators Men's Restroom	100
Spectators Women's Restroom	100

The San Jose State University Tennis Complex will enhance the Division I Tennis program by providing dedicated locker room and coaching facilities, six covered courts and six outdoor courts. The complex is also intended to become a nexus for the tennis community. The Complex will become home to USTA events, and a convenient, active and safe place for tennis enthusiasts to become part of San Jose State by becoming Tennis Club members.

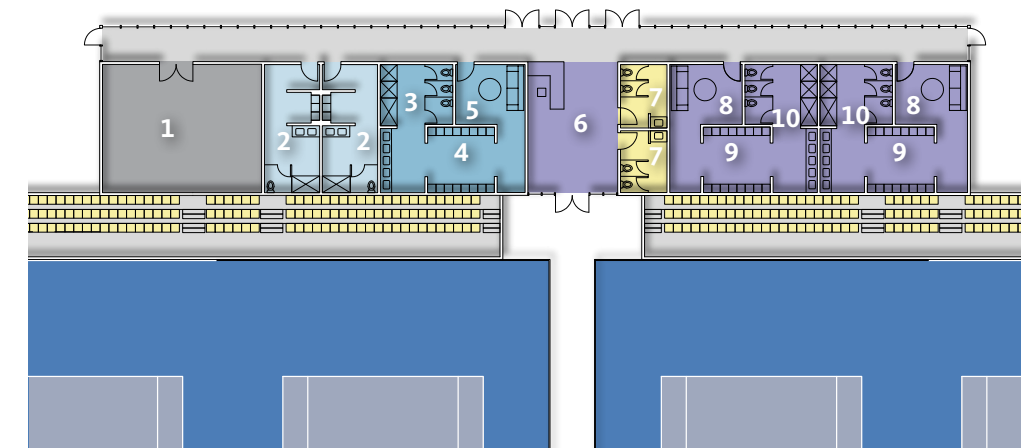
There are 12 courts, each separated by 18' minimum between and have clearances to the fences of 12' on the sides and 21' at the baselines.

Spectator seating is available for each court behind the base lines. The Tennis complex is located in the heart of the Athletic campus, proximate to convenient parking and other training and sports venues in South Campus.

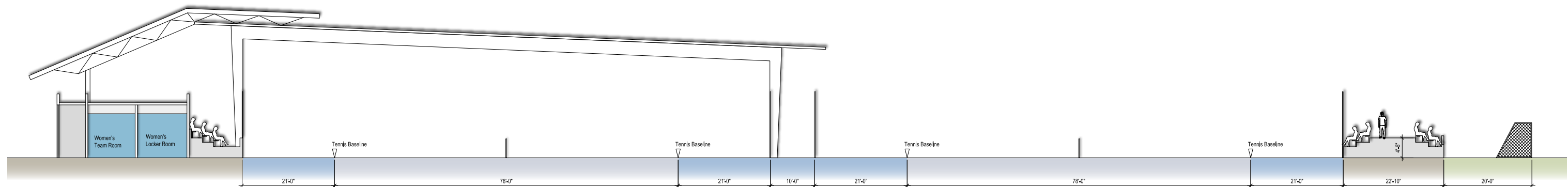
The locker room building contains a membership area, with lockers for members, and the women's' tennis team. An ample storage / re-stringing area is also provided

The roof canopy provides shade and protection from inclement weather. 6 courts are covered and 6 are outdoors, allowing for consistent play during inclement weather.

- 1** Repair / Storage
- 2** Coaches Locker Room
- 3** Women's Toilet & Showers
- 4** Women's Locker Room
- 5** Women's Team Room
- 6** Member Lobby
- 7** Restroom
- 8** Member Team Room
- 9** Member Locker Room
- 10** Member Toilet & Showers



Tennis Facilities

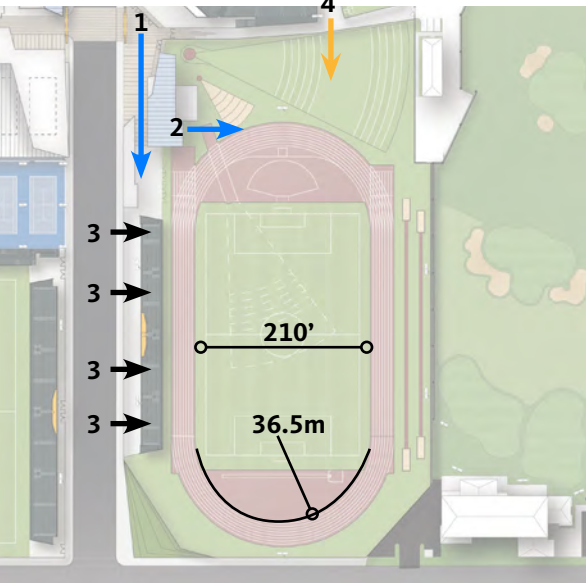


Tennis / Soccer Seating Section

3.5 Track and Field Complex



- 1 Main Entry
- 2 Player Entry
- 3 Storage
- 4 Service Access



Track and Field Complex Diagram

The Track stadium will provide a state of the art home for the Track program. The project will include an eight lane track with a 36.5m radius. The facility will also include an artificial turf infield, striped for a 70 yard soccer field.

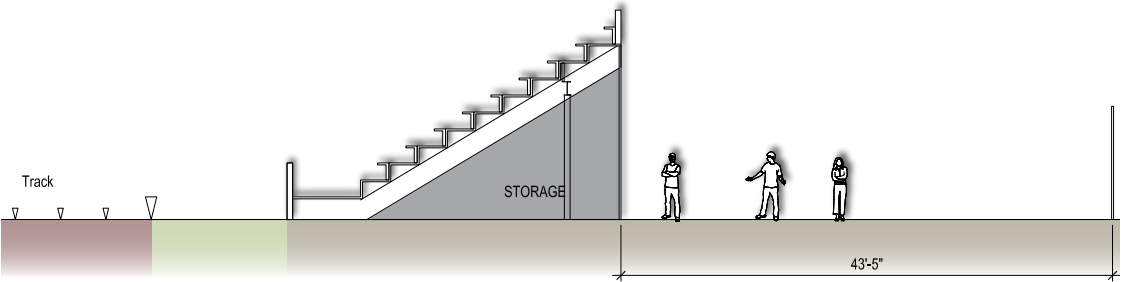
New throwing areas for hammer, discuss, javelin and shot put are included in the project. Two long jump pits are designed for the east side of the track.

Room List	
Room Name	Square Feet
Women's Team Locker Room	675
Women's Team Toilets and Showers	500
Men's Team Locker Room	675
Men's Team Toilets and Showers	500
Coaches Locker Room (Men)	425
Coaches Locker Room (Women)	425
Training Room	550
Team Room	550
Press Box	350
Athlete Men's Restroom	200
Athlete Women's Restroom	175
Equipment Storage	1,250
Field Maintenance Storage	1,250
Plaza Storage	125
Spectators Men's Restroom	450
Spectators Women's Restroom	475
Tickets	175
Concession	575

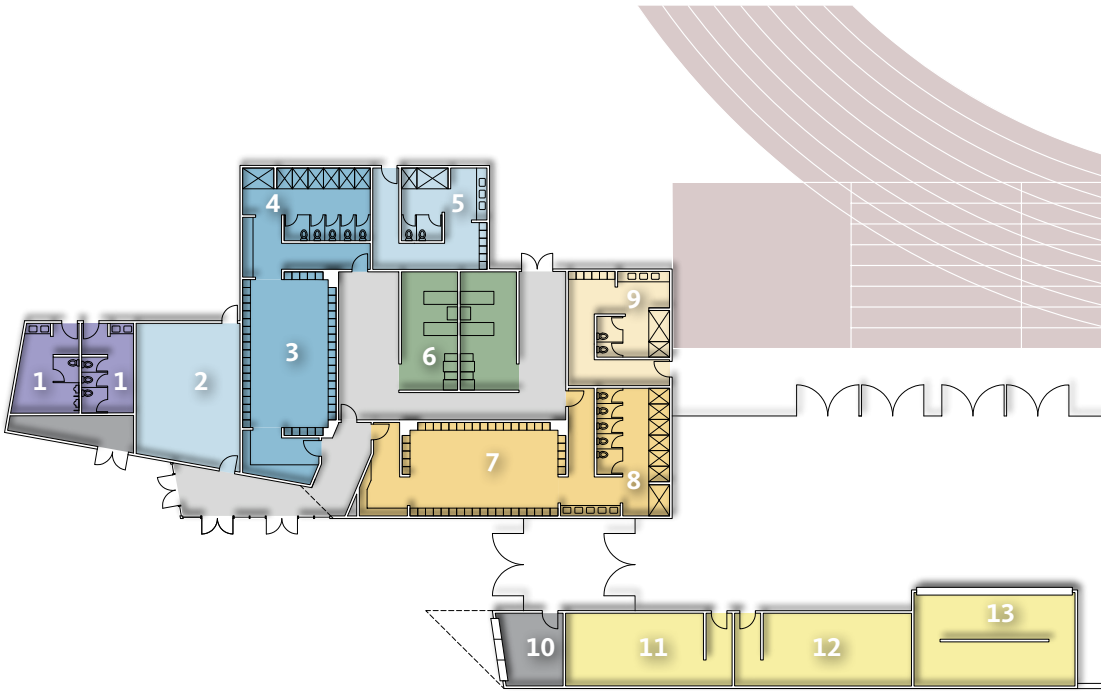
1,400 spectator seats are located on the western side of the track along the home stretch. Storage for the track is located under the seating.

Spectators enter on the north end of the home stretch, where the restrooms and concessions are located.

The track and cross country teams locker rooms are also located near the start line of the 100 yard dash.

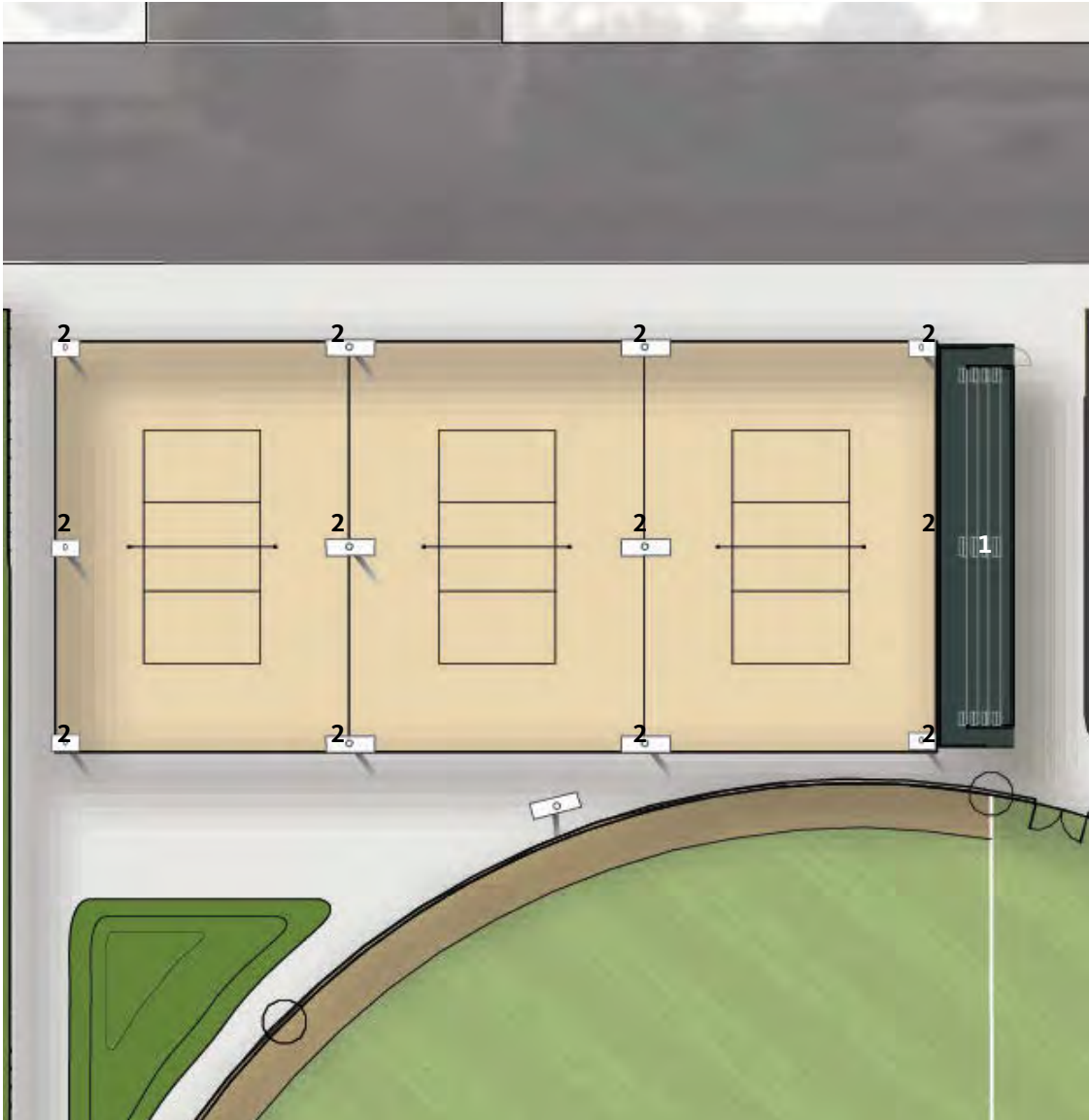


- 1 Athlete Restrooms
- 2 Team Room
- 3 Men's Locker Room
- 4 Men's Toilets & Showers
- 5 Coaches Locker Room (M)
- 6 Training Room
- 7 Women's Locker Room
- 8 Women's Toilets & Showers
- 9 Coaches Locker Room (W)
- 10 Tickets
- 11 Men's Restroom
- 12 Women's Restroom
- 13 Concessions

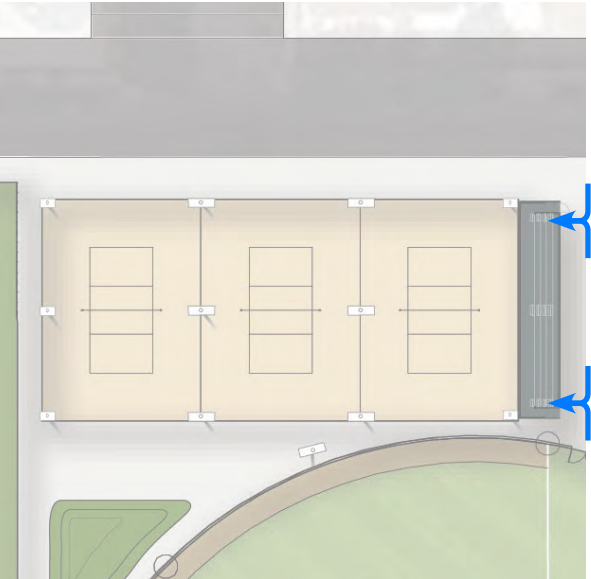


Track and Field Facilities

3.6 Sand Volleyball



- 1 Seating
- 2 Court Lighting



- 1 Main Entry

Sand Volleyball Diagram

Three Sand Volleyball courts will be located north of the Athletics Administration building.
There will be bleacher seating for 200 spectators adjacent to the tournament court.

3.7 Golf

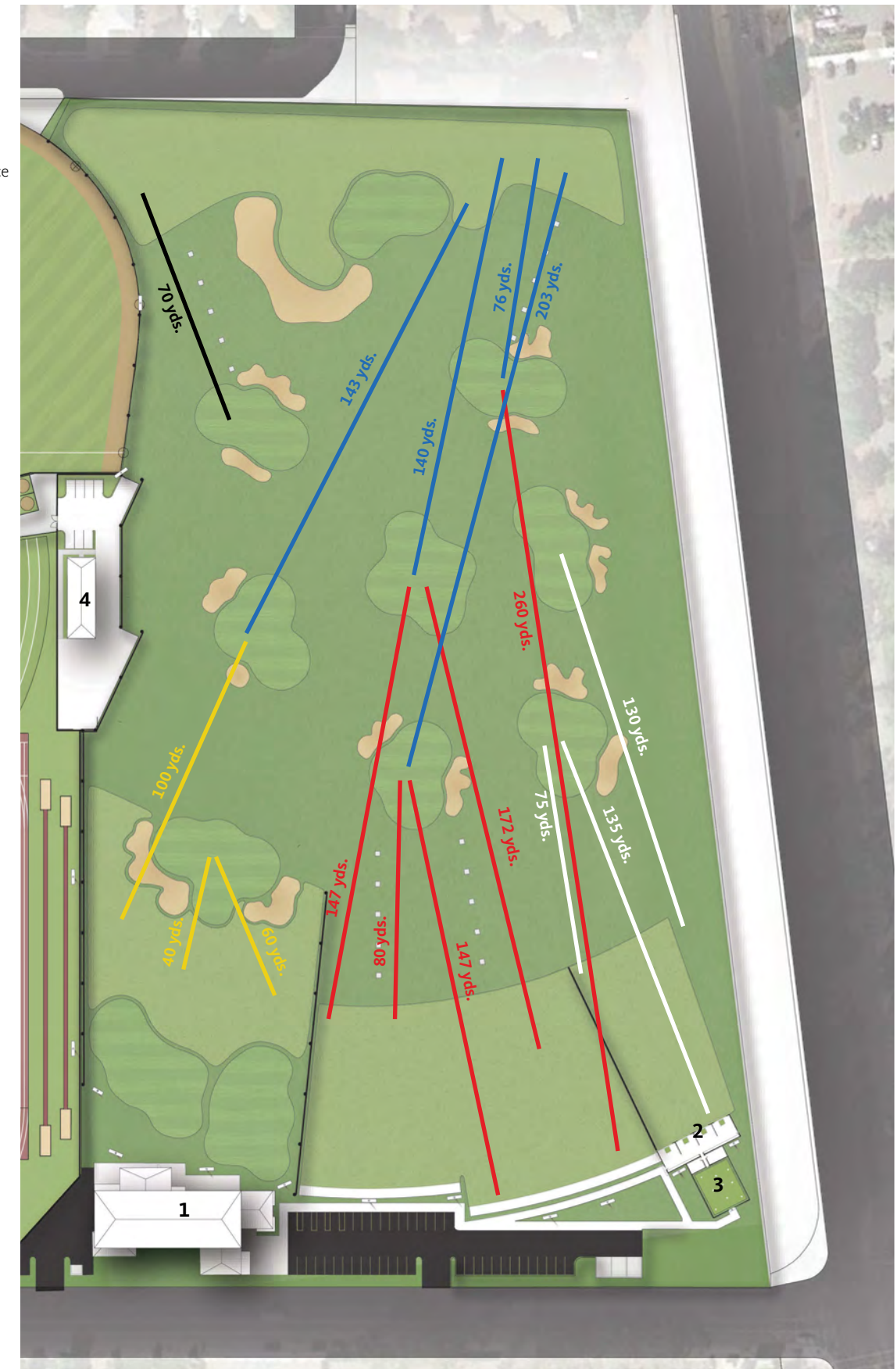


San Jose State University has enjoyed a strong tradition with the great game of golf. SJSU men's and women's golf have had storied teams and players dating back to 1932. The programs have garnered four team national championships, three individual championships, nearly 100 all-American honors and sixteen professional major tournament titles. From Ken Venturi to Juli Inkster and Arron Oberholser to Pat Hurst, SJSU has been privileged to help develop some of the area's most successful golfers. The programs have developed champions and community leaders without the advantage of a home facility. Until now.

The state of the art training facility is a collaborative effort between many of the area's top golf professionals. The first of its kind facility for Northern California, designed by local architects, received valuable input from world renowned golf coach Butch Harmon. This fifteen acre venue will feature a two acre grass hitting area, two practice putting greens, a short game area, and the latest in high tech video swing analysis equipment and launch monitors. The clubhouse will be a multipurpose showplace featuring a Hall of Fame, workout facilities, locker rooms and meeting spaces. This facility will transform south campus and the surrounding community. It will draw SJSU alumni and supporters to a place for gathering and celebrating special events. The training center will provide a venue for community members to enjoy golf in its purest form, while also providing a home for camps and clinics of all levels.

Golf is a wonderfully shared experience between friends. Never before has an opportunity to positively change the dynamics of our university and the community been so simply presented.

- 1 Clubhouse
- 2 Training Building
- 3 Putting Lab
- 4 Maintenance Building



Appendix A

Previous Studies

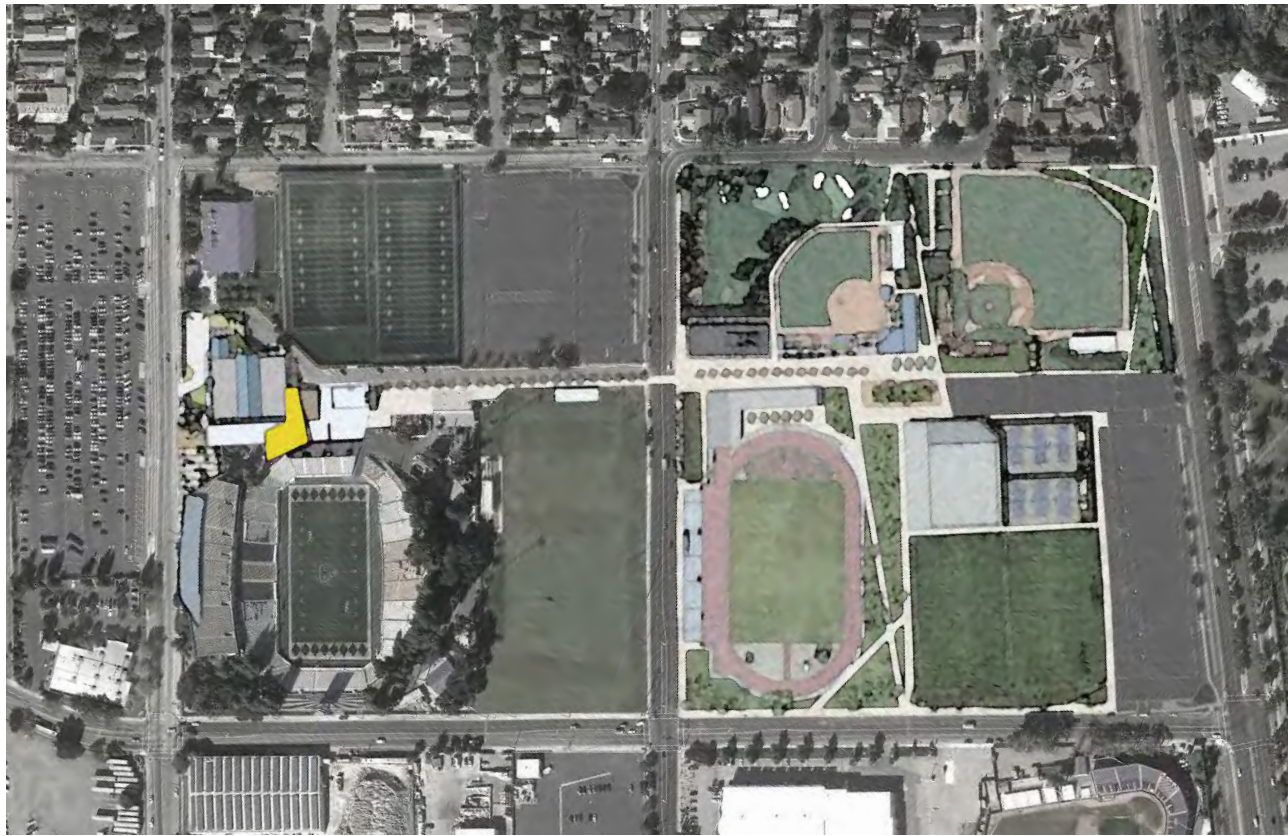
Alan B. Simpkins Intercollegiate Athletics Administration Building | 1393 S. 7th Street, San Jose 95112



Existing Conditions



November 14, 2012



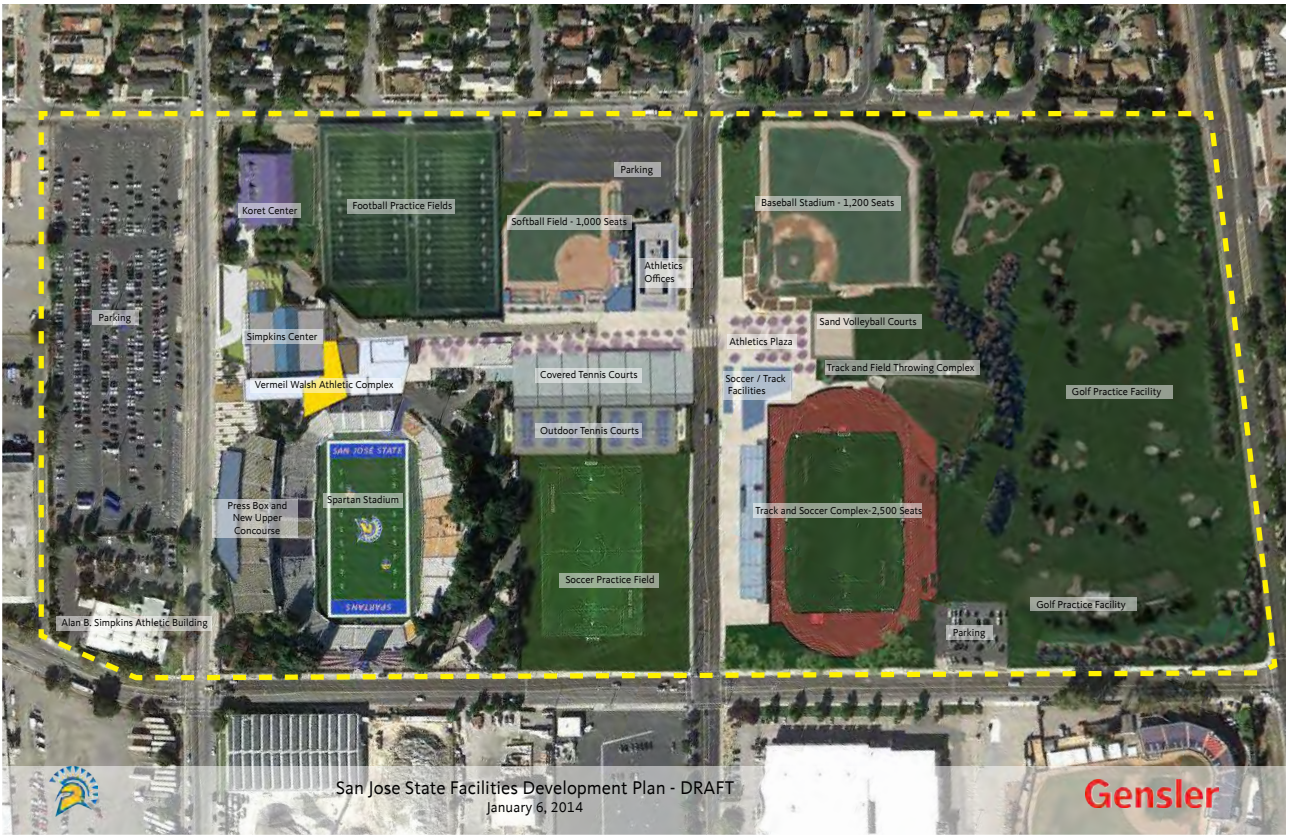
November 26, 2012



January 23, 2013



August 6, 2013



January 6, 2014

Appendix B
Existing Conditions

Alan B. Simpkins Intercollegiate Athletics Administration Building | 1393 S. 7th Street, San Jose 95112

Existing Site Conditions – General

Project sites for projects in this report should not be considered green field sites. Demolition for existing structures is considered as applicable in the cost estimates per project.

Existing Site Conditions – Adjacent Superfund Site

A 5.25 acre Superfund site (The former Lorentz Barrel & Drum site) lies just south of the Athletic campus at the corner of Alma and 10th. Numerous hazardous materials that arrived on the site within recycled / reconditioned drums have contaminated nearby soils through a variety of dumping and incineration activities on the site over a 40 year period. The site was closed in 1987. Deep groundwater is monitored on an ongoing basis, and site soils must be mitigated and encapsulated if they are substantially disturbed. This estimates contained in this report do not include hazardous materials remediation that may be required because of excavation or site grading activities.

Please refer to the Third Five-Year Review Report for the Lorentz Barrell and Drum Superfund Site for complete report.

Executive Summary

The U.S. Environmental Protection Agency (EPA) Region IX has conducted the third five-year review of the Lorentz Barrel and Drum (LB&D) Superfund Site (Site) in San Jose, California. The purpose of this five-year review is to determine whether the remedial actions implemented at the site are protective of human health and the environment. This five-year review is required because the final remediation goal for groundwater has not yet been attained. In addition, hazardous substances remain on-site above levels that allow for unlimited use/unrestricted exposure.

The former LB&D recycling facility accepted over two million drums from 1947 until July 1987. The facility received drums that contained aqueous wastes, organic solvents, acids, oxidizers, and oils. The drums were reconditioned through a variety of methods such as caustic and acid washing, incineration, blasting with steel shot, and steam cleaning. The waste residues and cleaning materials were dumped into sumps and basins on-site, which drained into the site soil and into the local storm sewer, which ultimately discharged to a nearby stream, Coyote Creek. The drums were then resealed and repainted with substances such as phenolic epoxy resins, rust inhibitors and lead based paints.

The following chemical contaminants have been detected in the soil: chlorinated solvents, pesticides, herbicides, polychlorinated biphenyls (PCBs), and heavy metals. In addition, chlorinated solvents have been found in the shallow groundwater originating at the site and extending approximately 2,000 feet to the north. There was a concern during initial site characterization that the contaminants could continue to migrate further from the site, impacting deeper drinking water aquifers, and Coyote Creek.

Response actions at the Site included a series of removal actions in which drums, heavily contaminated soil, buildings, tanks, and sumps were removed and taken off-site for disposal. Concurrent with the removal activities, EPA issued a Record of Decision (ROD) in 1988 for Operable Unit-2 (OU-2) to address the shallow zone groundwater plume. The OU-2 ROD selected a pump-and-treat remedy consisting of 18 groundwater extraction wells and a granular activated carbon (GAC) treatment system, which is operated by a group of potentially responsible parties (PRPs) known as the Lorentz Shallow Groundwater Task Force (LSGTF). In 1993, EPA issued an OU-1 ROD to address the soils and deep zone groundwater. The OU-1 remedial action, conducted by the EPA, removed the most contaminated soil remaining on site through excavation and disposal, capped the LB&D property, installed a soil vapor extraction (SVE) system, and put in place a monitoring program for the deeper drinking water aquifer to determine if any downward migration of contamination from the shallow aquifer was occurring. In addition, the remedial action included implementation of institutional controls to restrict use of the property.

The remedy for the Site is considered protective in the short-term since there are no current exposure pathways at the LB&D Property or the downgradient plume area. In addition, there is no evidence of impacts of the OU-2 plume on Coyote Creek or the deep aquifers. Pursuant to the draft Institutional Controls Monitoring Plan (ICMP), there are periodic inspections of the Lorentz-Property cap and reviews of cap maintenance activities. In addition, inspections by the State to insure compliance with land use covenants have been conducted annually since 2006. However, to be protective in the long-term, the impact of the residual VOCs in the A/B aquitard on contaminant levels in shallow groundwater and in soil gas needs to be assessed, the shallow groundwater system needs to achieve complete capture of the plume, and the institutional controls for the sidewalk area need to be implemented.

Five-Year Review Summary Form, cont'd.

Issues:

1. The OU-1 ROD requires the imposition of deed restrictions on the sidewalk areas adjacent to the LB&D Property to prevent unsafe exposure to potentially contaminated soil beneath the sidewalks, but deed restrictions have not yet been put in place.
2. The soil vapor extraction (SVE) remedy is not able to meet the ROD cleanup goal of 1 mg/kg total VOCs in the clay aquitard between the vadose zone and the contaminated B Aquifer. The rate of ongoing diffusion of VOCs from the A/B aquitard into the aquifer and into the overlying soils is unknown. If significant, achieving the soil cleanup goals may require additional remedial actions to address contaminants in the aquitard soils.
3. Groundwater in the northwest end of the plume may not be fully captured by the current pump-and-treat system, and the downgradient extent of the plume in this area is not fully defined..

Recommendations:

1. Follow-up on recent efforts to record a restrictive covenant for the sidewalk areas by: 1) determining whether further investigation of soil contamination beneath the sidewalk is appropriate; 2) determining the appropriate scope for a restrictive covenant; 3) initiating discussions with the City of San Jose about a restrictive covenant and other IC mechanisms; 4) pending adoption of a restrictive covenant, pursuing alternative IC mechanisms such as construction permitting processes; and 5) if necessary, revising the ICs provisions of the OU-1 ROD.
2. Determine whether the residual soil contamination in the aquitard is adversely impacting the A Zone soil vapor concentrations and/or the shallow (B Zone) groundwater and, as necessary, develop and evaluate potential remedial alternatives
3. Continue to assess the shallow groundwater extraction well network to determine whether additional extraction wells and/or increased pumping rates are needed to achieve capture in the northwest area of the plume. Treatment capacity may need to be reevaluated if additional contaminated water is extracted. Install additional monitoring wells to fully define the extent of the plume in this area.

Protectiveness Statement:

The remedy is considered protective in the short-term since there are no current complete exposure pathways at the LB&D Property or the downgradient plume area. In addition, there is no evidence of impacts of the OU-2 plume on Coyote Creek or the deep aquifers. Pursuant to the draft Institutional Controls Monitoring Plan (ICMP), there are periodic inspections of the Lorentz-Property cap and reviews of cap maintenance activities. In addition, inspections by the State to insure compliance with land use covenants have been conducted annually since 2006. However, to be protective in the long-term, the impact of the residual VOCs in the A/B aquitard on contaminant levels in shallow groundwater and in soil gas needs to be assessed, capture of the groundwater plume in the northwest area needs to be achieved, and the institutional controls for the sidewalk area need to be implemented.

Figure 1. Site Location



Appendix C

Cost Estimates

Alan B. Simpkins Intercollegiate Athletics Administration Building | 1393 S. 7th Street, San Jose 95112



CSU San Jose
South Campus Facilities Development Plan
San Jose, CA

Conceptual Statement of Probable Cost
April 2, 2014
Cumming Project No. 13-0070300

Prepared for Gensler

532 WEST 6TH STREET SUITE 1001 LOS ANGELES, CA 90014
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INTRODUCTION

1. Basis Of Estimate

This statement is based on the Preliminary Master Planning drawing package as prepared by Gensler Architects dated February 3, 2014 along with verbal direction and discussions with the architect.

2. Scope of Estimate

The following report is a rough order of magnitude cost estimate for the CSU San Jose Athletic Master Plan derived from site area information, preliminary floor plans and project descriptions as provided by the architect.

3. Items Effecting the Estimate

A Specific Inclusions

Items included in this report comprise new building construction, existing building demolition, site clearance, site development and utilities.

Allowances are included below the line for each project for design costs, FF&E and other project soft costs

B Specific Construction Cost Exclusions

Items which are not detailed in the backup to this estimate include the following:

- 1 Professional design and consulting fees.
- 2 General building permit.
- 3 Testing fees.
- 4 Owner's field inspection costs.
- 5 Construction / project manager's fees.
- 6 Plan check fees and building permit fees.
- 7 Furnishings, fixtures and equipment (FF&E) / Group II.
- 8 Owner-furnished items.
- 9 Telephone equipment and cabling.
- 10 Building signage beyond code required signage.
- 11 Artwork and plants.
- 12 Construction contingency.
- 13 Move-in costs or maintenance costs after move-in.
- 14 Financing and carry costs.
- 15 Hazardous material abatement (if required).
- 16 CM @ Risk/Design Build/Lease - Lease Back Procurement Strategies

C Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- 1 Modifications to the scope of work included in this estimate.
- 2 Restrictive technical specifications or excessive contract conditions.
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three different sources.
- 4 Any other non-competitive bid situations.
- 5 Bids delayed beyond the projected schedule.

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D Assumptions made in the Cost Estimate

This estimate was prepared under the following assumptions:

- 1 The site will be fully accessible during normal working hours.
- 2 Construction contract procurement method is competitive, public G.C. bid.
- 3 Prevailing Wage Structure.
- 4 This project will be reviewed by the DSA.

4. Notes

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with the industry analyses, they determined that the number of competitive bids obtained had the following effect:

1 bid	add	15% to 40%
2 to 3 bids	add	8% to 12%
4 to 5 bids		-4% to +4%
6 to 8 bids	deduct	5% to 7%

Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding.



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Basis for Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in the San Jose California area. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is rolled into the \$/SF rates.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data fromCumming database for construction, updated to reflect current conditions in the Valley Glen, California area. In some cases, quotes were solicited from outside sources to substantiate in-house pricing data.

Subcontractor's Mark-ups

As stated earlier, subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 15% to 20% of the raw cost for that particular item of work

5. Prorates

General Conditions & General Requirements

An allowance for **6%** of the construction cost subtotal is included for contractor's general conditions including site supervision and site office and **4%** allowance is included for general contract requirements such as temporary construction, hoisting, and other related items.

Contractor's Bonds

An allowance based on **1.25%** of the construction cost subtotal has been included for the contractor's payment and performance bonds if required.

Contractor's General Liability Insurance

An allowance based on **1%** of the construction cost subtotal has been included for the contractor's general liability insurance.

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Contractor's Fee

An allowance based on **4%** of the construction cost subtotal has been included for the general contractor's home office over head and profit. Site overhead is included in the General Conditions.

Design/Estimating Contingency

An allowance of **8%** for typical field and stadium projects for undeveloped design details have been included in the estimate. As the design of each system is further developed, details which historically increase cost became apparent and must be incorporated into the estimate.

Escalation

Escalation is included for each phase and calculated to the mid point of construction using the following %. Overall master schedule is not available, therefore the estimate includes a allowance of **1.5 years** to mid point of construction or **(6%)** for each project.

2014	4.00%
2015	4.00%
2016	5.00%
2017	5.00%

Phasing Allowance

No phasing allowance is included. Although the projects are split into phases it is assumed that each phase will be bid as one package.

Construction Management Fee

Not applicable.

Construction Contingency

This is part of Soft Costs which have been excluded from this estimate but it is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. It is recommended that the owner, in their program budget, carry a percentage of anywhere from 5% - 10% of the construction cost for this construction contingency.



South Campus Facilities Development Plan
Conceptual Statement of Probable Cost

Overall Summary

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OVERALL COST SUMMARY

Element	Project Costs
Overall Athletics Master Plan	
Baseball	
Baseball Stadium (new field & relocate bleachers only)	\$5,167,288
Clubhouse & Stadium (alternate scope)	\$9,196,715
Subtotal - Baseball	\$14,364,003
Softball	
Softball Field (new field & relocate bleachers only)	\$3,274,623
Clubhouse & Stadium (alternate scope)	\$6,889,929
Subtotal - Softball	\$10,164,552
Soccer Stadium and Training Facility	\$12,264,659
Tennis Complex	\$15,953,965
Track Stadium & Event Day Facilities	\$20,782,012
Sand Volleyball Courts	\$971,872
Main Circulation Spine (site finishes)	\$2,260,440
Golf Facilities	Separate study
Total - Construction Cost	\$76,761,502

Total (excluding alternate scope) \$60,674,858



South Campus Facilities Development Plan
Conceptual Statement of Probable Cost

Project Cost Models

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Baseball			
Baseball Field (site)	165,000 sf		
Building Demolition	28,000 SF	\$4.00	\$112,000
Overall site prep (demo/grading)	171,767 SF	\$2.00	\$343,534
In-Field/diamond (turf, specialty gravel paving)	17,145 SF	\$6.00	\$102,870
Out-Field (natural turf, warning track)	116,245 SF	\$4.00	\$464,980
Perimeter fencing/home run wall 20 ft av.	21,000 SF	\$18.00	\$378,000
Premium for backstop (fabric mesh)	8,100 SF	\$5.00	\$40,500
Site equipment/accessories	1 LS	\$220,000	\$220,000
Premium for light poles & fixtures			w/alternates
Premium for scoreboard/display equipment			w/alternates
Premium for a/v systems			w/alternates
Perimeter site finishes	36,000 SF	\$12.00	\$432,000
Site/field drainage system	133,390 SF	\$3.00	\$400,170
Utilities (on site)	1 LS	\$350,000	\$350,000
Subtotal - Baseball (Field)			\$2,844,054
Bleachers/Enclosures (relocate existing)			
Structural supports for bleachers	19,500 SF	\$6.00	\$117,000
Relocate bleachers (metal)	1,500 EA	\$70.00	\$105,000
Temporary dugouts	2 EA	\$6,500	\$13,000
Temporary Batting cages/Bullpen	2 EA	\$3,500	\$7,000
Subtotal - Bleachers/Enclosures			\$242,000
Subtotal - Direct Costs			\$3,086,054
General Conditions	6.00%		\$185,163
Subtotal			\$3,271,217
General Requirements	4.00%		\$130,849
Subtotal			\$3,402,066
Bonds	1.25%		\$42,526
Subtotal			\$3,444,592
Continued on next page			



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Baseball - Continued			
Liability Insurance	1.00%		\$34,446
Subtotal			\$3,479,038
General Contractor's Fee	4.00%		\$139,162
Subtotal			\$3,618,199
Design / Estimating Contingency	8.00%		\$289,456
Subtotal			\$3,907,655
Escalation	6.00%		\$234,459
SUBTOTAL - Construction Cost			\$4,142,114
Design costs	6.25%		\$258,882
FF&E	9.00%		\$372,790
Project soft costs	9.50%		\$393,501
TOTAL - Project Cost			\$5,167,288

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Baseball - Continued			
<u>Alternate Scope</u>			
Clubhouse/Stadium			
Clubhouse/lockers/restrooms	9,200 SF	\$350.00	\$3,220,000
stadium seating	11,377 EA	\$85.00	\$967,045
swing analysis training facility	13,000 EA	\$45.00	\$585,000
press box	350 SF	\$450.00	\$157,500
dugouts	2 EA	\$15,000	\$30,000
batting cages/bullpen	4 EA	\$10,000	\$40,000
Subtotal - Clubhouse/Stadium			\$4,999,545
Electrical & A/V systems			
Premium for light poles & fixtures	6 EA	\$18,000	\$108,000
Premium for scoreboard/display equipment	1 LS	\$135,000	\$135,000
Premium for a/v systems	1 LS	\$150,000	\$150,000
Field electrical equip/distribution	1 LS	\$100,000	\$100,000
Subtotal - Electrical & A/V systems			\$493,000
Subtotal - Alternate Scope (Direct Costs			\$5,492,545
General Conditions	6.00%		\$329,553
Subtotal			\$5,822,098
General Requirements	4.00%		\$232,884
Subtotal			\$6,054,982
Bonds	1.25%		\$75,687
Subtotal			\$6,130,669
Liability Insurance	1.00%		\$61,307
Subtotal			\$6,191,976
General Contractor's Fee	4.00%		\$247,679



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Baseball - Continued			
Subtotal			\$6,439,655
Design / Estimating Contingency	8.00%		\$515,172
Subtotal			\$6,954,827
Escalation	6.00%		\$417,290
SUBTOTAL - Construction Cost			\$7,372,117
Design costs	6.25%		\$460,757
FF&E	9.00%		\$663,490
Project soft costs	9.50%		\$700,351
TOTAL - Project Cost			\$9,196,715

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Softball			
Field (site)			
Overall site prep (demo/grading)	64,500 SF	\$4.00	\$258,000
In-Field/diamond (turf, specialty gravel paving)	6,725 SF	\$12.00	\$80,700
Out-Field (synthetic turf, warning track)	43,700 SF	\$9.00	\$393,300
Perimeter fencing/home run wall	8,000 SF	\$20.00	\$160,000
Premium for backstop (fabric mesh)	5,000 SF	\$3.00	\$15,000
Site equipment/accessories	1 LS	\$125,000	\$125,000
Premium for light poles & fixtures	8		w/alternate scope
Premium for scoreboard/display equipment			w/alternate scope
Premium for a/v systems			w/alternate scope
Perimeter site finishes	15,000 SF	\$12.00	\$180,000
Site/field drainage system	50,425 SF	\$4.00	\$201,700
Utilities (on site)	1 LS	\$300,000	\$300,000
Subtotal - Field (site)			\$1,713,700
Bleachers/Enclosures (relocate existing)			
Structural supports for bleachers	19,500 SF	\$6.00	\$117,000
Relocate bleachers (metal)	1,500 EA	\$70.00	\$105,000
Temporary dugouts	2 EA	\$6,500	\$13,000
Temporary Batting cages/Bullpen	2 EA	\$3,500	\$7,000
Subtotal - Bleachers/Enclosures			\$242,000
Subtotal - Direct Costs			\$1,955,700
General Conditions	6.00%		\$117,342
Subtotal			\$2,073,042
General Requirements	4.00%		\$82,922
Subtotal			\$2,155,964
Bonds	1.25%		\$26,950
Subtotal			\$2,182,913
Liability Insurance	1.00%		\$21,829
Subtotal			\$2,204,742



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Softball - Continued			
General Contractor's Fee	4.00%		\$88,190
Subtotal			\$2,292,932
Design / Estimating Contingency	8.00%		\$183,435
Subtotal			\$2,476,367
Escalation	6.00%		\$148,582
TOTAL - Construction Cost			\$2,624,949
Design costs	6.25%		\$164,059
FF&E	9.00%		\$236,245
Project soft costs	9.50%		\$249,370
TOTAL - Project Costs			\$3,274,623

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Softball - Continued			
<u>Softball (Alternate Scope)</u>			
Softball Stadium/Clubhouse			
Clubhouse building/lockers	8,000 SF	\$380.00	\$3,040,000
Stadium seating /concourse	6,969 SF	\$85.00	\$592,365
Premium for press box	350 SF	\$450.00	\$157,500
Dugouts	2 EA	\$15,000	\$30,000
Batting cages/bullpen	4 EA	\$10,000	\$40,000
Subtotal - Softball Stadium/Clubhouse			\$3,819,865
Softball Lighting & A/V systems			
Premium for light poles & fixtures	5 EA	\$15,000.00	\$75,000
Premium for scoreboard/display equipment	1 LS	\$100,000.00	\$100,000
Premium for a/v systems	1 LS	\$120,000.00	\$120,000
Subtotal - Softball Lighting & Electrical			\$295,000
Subtotal - Alternate Scope (Direct Costs)			\$4,114,865
General Conditions	6.00%		\$246,892
Subtotal			\$4,361,757
General Requirements	4.00%		\$174,470
Subtotal			\$4,536,227
Bonds	1.25%		\$56,703
Subtotal			\$4,592,930
Liability Insurance	1.00%		\$45,929
Subtotal			\$4,638,859
General Contractor's Fee	4.00%		\$185,554
Subtotal			\$4,824,414



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Softball - Continued			
Design / Estimating Contingency	8.00%		\$385,953
Subtotal			\$5,210,367
Escalation	6.00%		\$312,622
SUB TOTAL - Construction Costs			\$5,522,989
Design costs	6.25%		\$345,187
FF&E	9.00%		\$497,069
Project soft costs	9.50%		\$524,684
TOTAL - Project Costs			\$6,889,929

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Soccer Stadium & Training Complex			
Locker/Clubhouse Building			
structure (CMU)	5,450 SF	\$54.00	\$294,300
exterior cladding	5,450 SF	\$47.00	\$256,150
roofing & waterproofing	5,450 SF	\$12.00	\$65,400
interiors	5,450 SF	\$50.00	\$272,500
equipment	5,450 SF	\$18.00	\$98,100
vertical transportation			None
plumbing	5,450 SF	\$72.00	\$392,400
HVAC	5,450 SF	\$38.00	\$207,100
electrical/low voltage	5,450 SF	\$35.00	\$190,750
fire sprinklers	5,450 SF	\$4.00	\$21,800
Subtotal - Locker/Clubhouse Building	5,450 SF	\$330.00	\$1,798,500
Stadium Seating & Press box			
stadium/seating/concourse	19,364 SF	\$80.00	\$1,549,120
premium for press box	1 LS	\$400,000	\$400,000
restrooms/concessions building	3,500 SF	\$280.00	\$980,000
Subtotal - Stadium Seating & Press box			\$2,929,120
Field (Site work)			
site demo/grading	102,330 SF	\$3.00	\$306,990
soccer field (natural turf)	114,800 SF	\$7.00	\$803,600
misc accessories	1 LS	\$150,000	\$150,000
perimeter fencing	23,800 SF	\$15	\$357,000
lighting	12 EA	\$12,000	\$144,000
site finishes at perimeters	25,500 SF	\$12.00	\$306,000
site drainage	114,800 SF	\$2.00	\$229,600
utilities (allowance)	1 LS	\$300,000	\$300,000
Subtotal - Field (Site work)			\$2,597,190
Subtotal - Direct Costs			\$7,324,810
General Conditions	6.00%		\$439,489
Subtotal			\$7,764,299
General Requirements	4.00%		\$310,572



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Soccer Stadium & Training Complex - Continued			
Subtotal			\$8,074,871
Bonds	1.25%		\$100,936
Subtotal			\$8,175,806
Liability Insurance	1.00%		\$81,758
Subtotal			\$8,257,564
General Contractor's Fee	4.00%		\$330,303
Subtotal			\$8,587,867
Design / Estimating Contingency	8.00%		\$687,029
Subtotal			\$9,274,896
Escalation	6.00%		\$556,494
TOTAL - Construction Costs			\$9,831,390
Design costs	6.25%		\$614,462
FF&E	9.00%		\$884,825
Project soft costs	9.50%		\$933,982
TOTAL - Project Costs			\$12,264,659

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Tennis Complex			
Locker/Concessions Building			
structure	5,000 SF	\$54.00	\$270,000
exterior cladding	5,000 SF	\$48.00	\$240,000
roofing & waterproofing	5,000 SF	\$12.00	\$60,000
interiors	5,000 SF	\$48.00	\$240,000
equipment	5,000 SF	\$16.00	\$80,000
plumbing	5,000 SF	\$78.00	\$390,000
HVAC	5,000 SF	\$38.00	\$190,000
electrical/low voltage	5,000 SF	\$35.00	\$175,000
fire sprinklers	5,000 SF	\$4.00	\$20,000
Subtotal - Locker/Concessions Building	5,000 SF	\$333.00	\$1,665,000
Stadium/Seating Concourse			
stadium/concourse seating area	11,330 SF	\$75.00	\$849,750
Canopy Structure			
canopy over half the courts	45,900 SF	\$72.00	\$3,304,800
Courts (Site work)			
site demo/grading	102,330 SF	\$2.00	\$204,660
new tennis courts and graphics	86,000 SF	\$24.00	\$2,064,000
misc accessories	1 LS	\$120,000	\$120,000
perimeter fencing	15,000 SF	\$18.00	\$270,000
site finishes at perimeters	28,000 SF	\$12.00	\$336,000
scoreboards and electronics	2 EA	\$55,000	\$110,000
lighting under canopy	11,330 SF	\$12.00	\$135,960
outdoor court/site lighting	12 EA	\$14,000	\$168,000
utilities (allowance)	1 LS	\$300,000	\$300,000
Subtotal - Courts (Site work)			\$3,708,620
Subtotal - Direct Costs			\$9,528,170
General Conditions	6.00%		\$571,690
Subtotal			\$10,099,860
General Requirements	4.00%		\$403,994
Subtotal			\$10,503,855
Bonds	1.25%		\$131,298
(Continued on next page)			



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Tennis Complex - Continued			
Subtotal			\$10,635,153
Liability Insurance	1.00%		\$106,352
Subtotal			\$10,741,504
General Contractor's Fee	4.00%		\$429,660
Subtotal			\$11,171,164
Design / Estimating Contingency	8.00%		\$893,693
Subtotal			\$12,064,858
Escalation	6.00%		\$723,891
TOTAL Tennis Complex			\$12,788,749
Design costs	6.25%		\$799,297
FF&E	9.00%		\$1,150,987
Project soft costs	9.50%		\$1,214,931
TOTAL - Project Costs			\$15,953,965

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Track Stadium (& Event Day Facilities)			
Locker/Restroom Building			
structure	8,740 SF	\$56.00	\$489,440
exterior cladding	8,740 SF	\$65.00	\$568,100
roofing & waterproofing	8,740 SF	\$15.00	\$131,100
interiors	8,740 SF	\$55.00	\$480,700
equipment	8,740 SF	\$34.00	\$297,160
vertical transportation			None
plumbing	8,740 SF	\$106.00	\$926,440
HVAC	8,740 SF	\$38.00	\$332,120
electrical/low voltage	8,740 SF	\$35.00	\$305,900
fire sprinklers	8,740 SF	\$4.00	\$34,960
Subtotal - Locker/Restroom Building	8,740 SF	\$408.00	\$3,565,920
Stadium Seating & Press box			
stadium/seating/storage/prefab.	9,680 SF	\$95.00	\$919,600
premium for press box	1 LS	\$400,000	\$400,000
Subtotal - Stadium Seating & Press box			\$1,319,600
Track & Field Areas (Site work)			
Overall site work			
Site Prep (demo/grading)	350,000 SF	\$5.00	\$1,750,000
Utilities (on site)	1 LS	\$600,000.00	\$600,000
Electrical equip/distribution	1 LS	120,000	\$120,000
Site Perimeter finishes	85,000 SF	\$12.00	\$1,020,000
Premium for large trees	12 SF	\$800.00	\$9,600
Fencing	35,000 SF	\$12.00	\$420,000
Pedestrian lighting	20 EA	\$2,500.00	\$50,000
Track			
Running Track - synthetic surfacing	50,000 SF	\$18.00	\$900,000
Track metering system/timing infrastructure	1 LS	\$70,000.00	\$70,000
Track striping/markings	1 LS	\$35,000.00	\$35,000
In ground track equipment	1 LS	\$35,000.00	\$35,000
Premium for track light poles & fixtures	10 EA	\$12,000.00	\$120,000
Premium for scoreboard/display equipment	1 LS	\$100,000	\$100,000

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Track Stadium (& Event Day Facilities) - Continued			
Soccer (Infield)	110,000 SF		
Soccer Field (drainage)	100,000 SF	\$3.00	\$300,000
Soccer Field (watering/cleaning system)	100,000 SF	\$0.60	\$60,000
Soccer Field (artificial turf system)	100,000 SF	\$9.00	\$900,000
Premium for light poles & fixtures	8 EA	\$15,000.00	\$120,000
Soccer Field (equipment/accessories)	1 LS	\$100,000.00	\$100,000
T&F Throwing Complex	105,000 SF		
Throwing area paving	10,500 SF	\$10.00	\$105,000
Throwing area natural turf	94,500 SF	\$5.00	\$472,500
Throwing area irrigation	94,500 SF	\$2.00	\$189,000
In ground field equipment	1 LS	\$50,000.00	\$50,000
Subtotal - Track & Field (Site work)			\$7,526,100
Subtotal - Direct Costs			\$12,411,620
General Conditions	6.00%		\$744,697
Subtotal			\$13,156,317
General Requirements	4.00%		\$526,253
Subtotal			\$13,682,570
Bonds	1.25%		\$171,032
Subtotal			\$13,853,602
Liability Insurance	1.00%		\$138,536
Subtotal			\$13,992,138
General Contractor's Fee	4.00%		\$559,686
Subtotal			\$14,551,824
Design / Estimating Contingency	8.00%		\$1,164,146
Subtotal			\$15,715,969
Escalation	6.00%		\$942,958

TOTAL Track Stadium (& Event Day Facilities)	\$16,658,928
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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Track Stadium (& Event Day Facilities) - Continued			
Design costs	6.25%		\$1,041,183
FF&E	9.00%		\$1,499,303
Project soft costs	9.50%		\$1,582,598
TOTAL - Project Costs			\$20,782,012



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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Sand Volleyball Courts			
Sand Volleyball Courts			
demo existing site finishes	18,000 SF	\$4.00	\$72,000
new sand volleyball courts - Two Courts (drainage, substrate, special sand)	11,730 SF	\$15.00	\$175,950
site accessories & scoreboard	1 LS	\$75,000.00	\$75,000
site lighting modifications	1 LS	\$50,000.00	\$50,000
metal bleachers/seating (180 seats)	854 SF	\$120.00	\$102,480
site finishes (perimeters)	7,000 SF	\$15.00	\$105,000
modify existing/utilities	1 LS	\$120,000	\$120,000
Subtotal - Direct Costs			\$580,430
General Conditions	6.00%		\$34,826
Subtotal			\$615,256
General Requirements	4.00%		\$24,610
Subtotal			\$639,866
Bonds	1.25%		\$7,998
Subtotal			\$647,864
Liability Insurance	1.00%		\$6,479
Subtotal			\$654,343
General Contractor's Fee	4.00%		\$26,174
Subtotal			\$680,517
Design / Estimating Contingency	8.00%		\$54,441
Subtotal			\$734,958
Escalation	6.00%		\$44,097
TOTAL - Construction Cost			\$779,056
Design costs	6.25%		\$48,691
FF&E	9.00%		\$70,115
Project soft costs	9.50%		\$74,010
TOTAL - Project Cost			\$971,872

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PROJECT COST DETAIL

Element	Site Area	Cost / Site SF	Total
Central Circulation Spine			
Central Circulation Spine			
paving, trees, lighting, misc site finishes	45,000 SF	\$30.00	\$1,350,000
Subtotal -			\$1,350,000
General Conditions	6.00%		\$81,000
Subtotal			\$1,431,000
General Requirements	4.00%		\$57,240
Subtotal			\$1,488,240
Bonds	1.25%		\$18,603
Subtotal			\$1,506,843
Liability Insurance	1.00%		\$15,068
Subtotal			\$1,521,911
General Contractor's Fee	4.00%		\$60,876
Subtotal			\$1,582,788
Design / Estimating Contingency	8.00%		\$126,623
Subtotal			\$1,709,411
Escalation	6.00%		\$102,565
TOTAL - Construction Cost			\$1,811,976
Design costs	6.25%		\$113,248
FF&E	9.00%		\$163,078
Project soft costs	9.50%		\$172,138
TOTAL - Project Cost			\$2,260,440





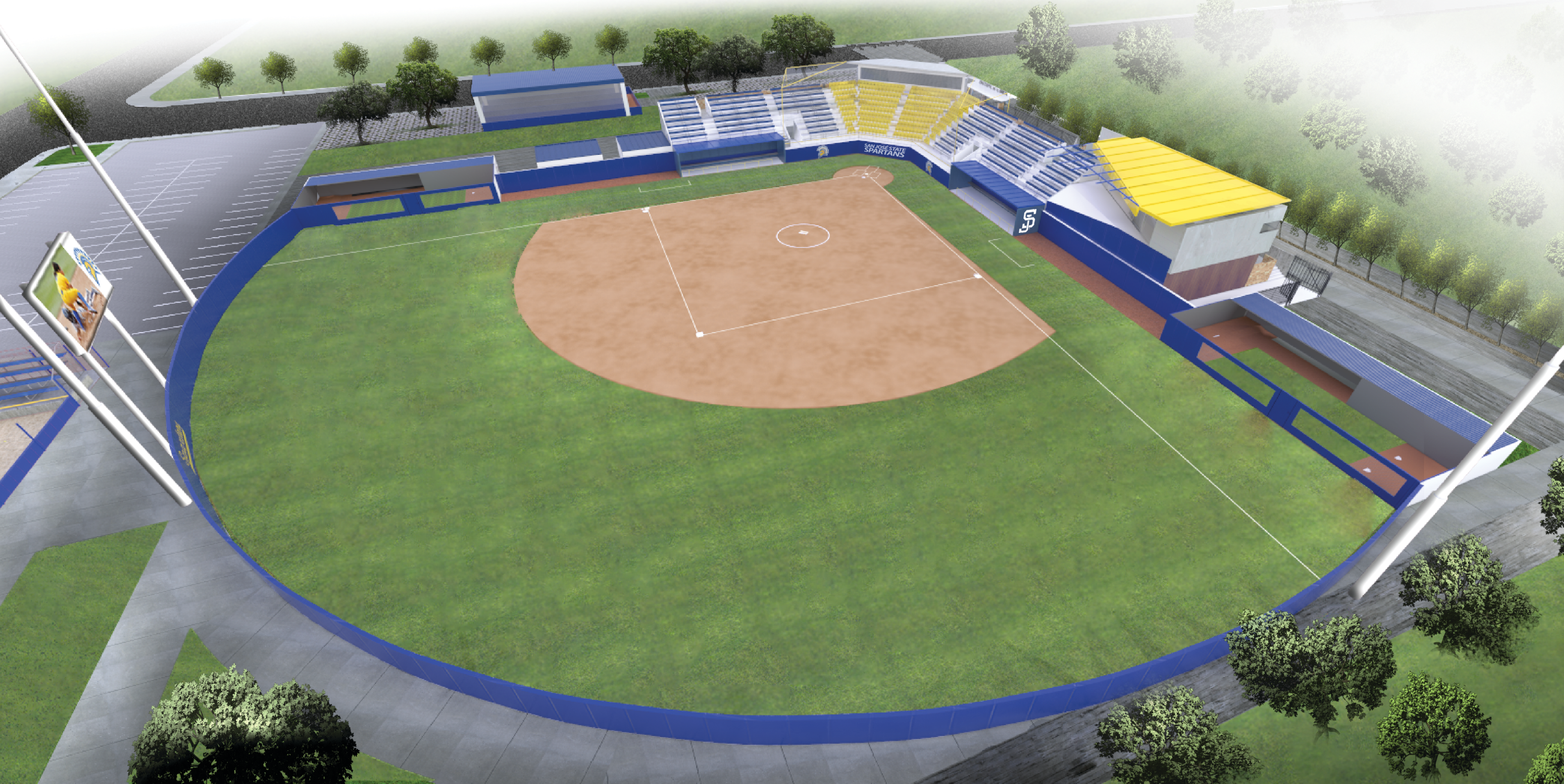
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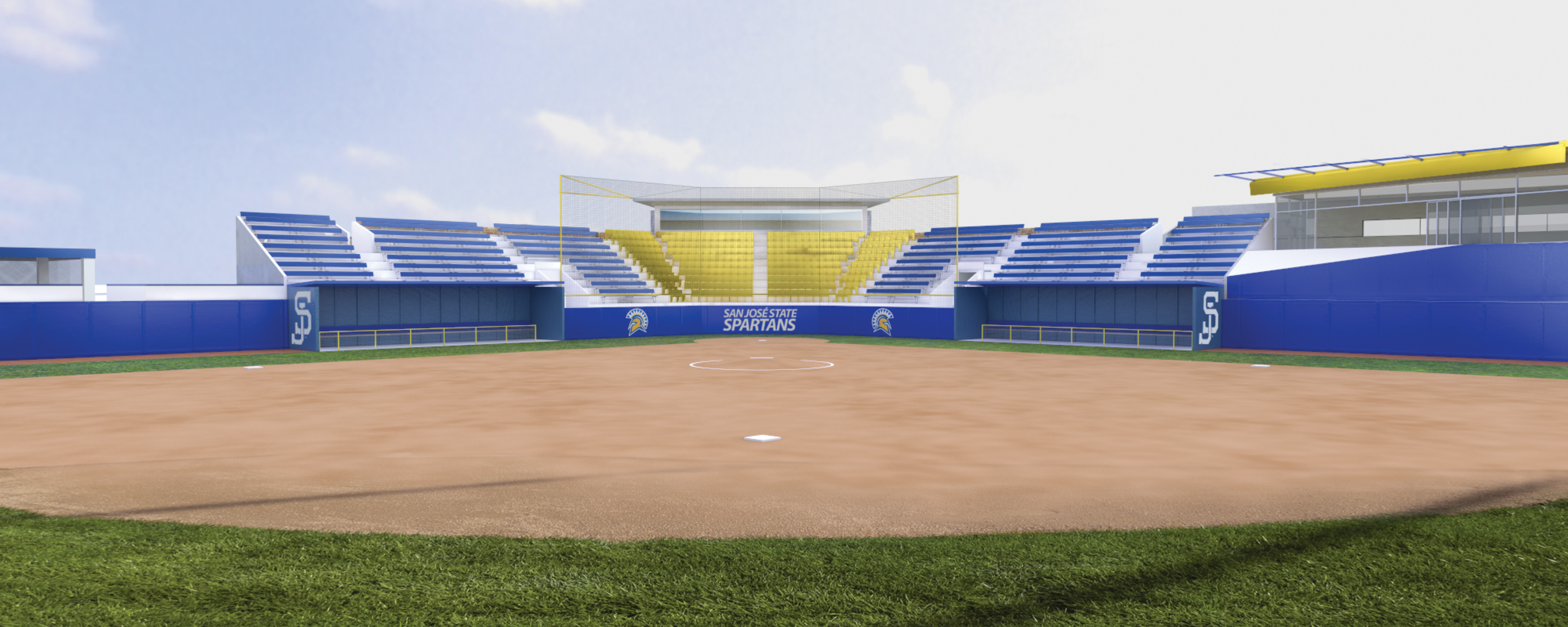
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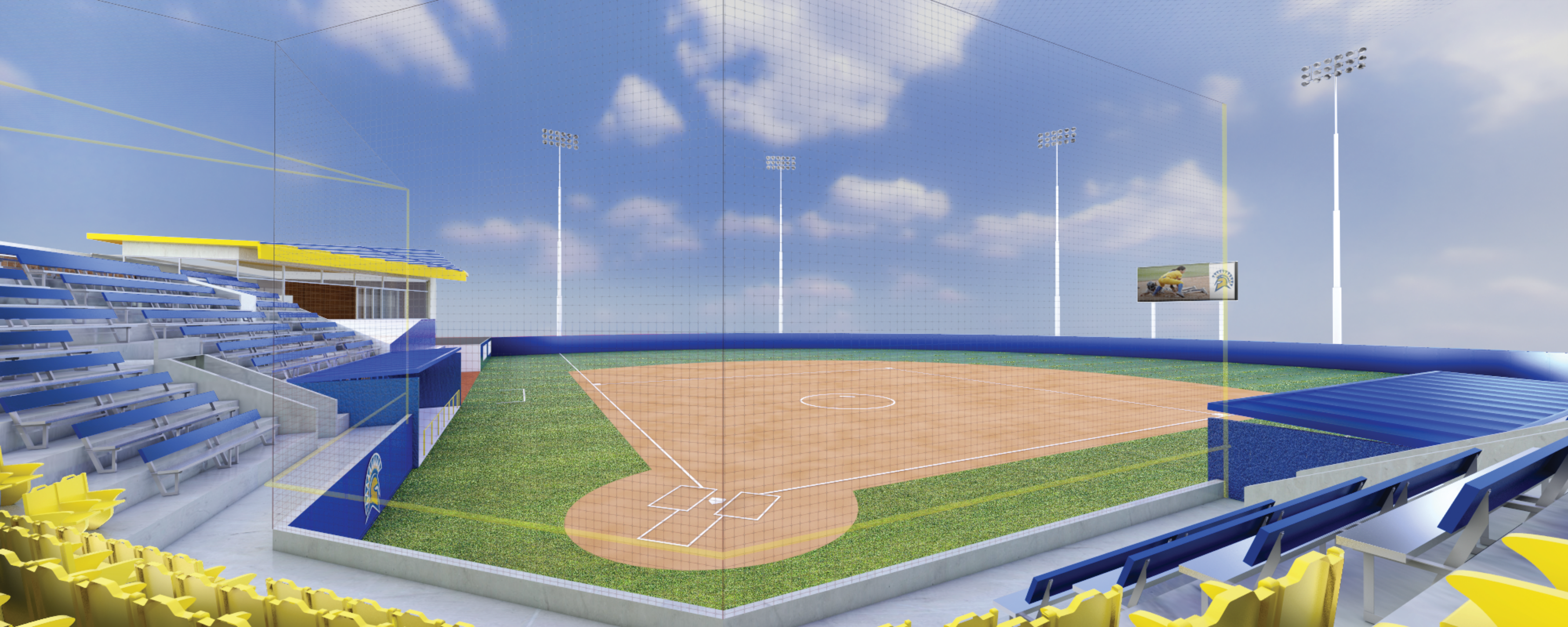
















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