



# **SAN JOSÉ STATE SPARTANS**

**South Campus Facilities  
Development Plan**

*February 2016*

# 01 Introduction

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## 2.0 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
- 3 Soccer Stadium

- 4 Tennis Complex
- 5 Track & Field Complex
- 6 Sand Volleyball

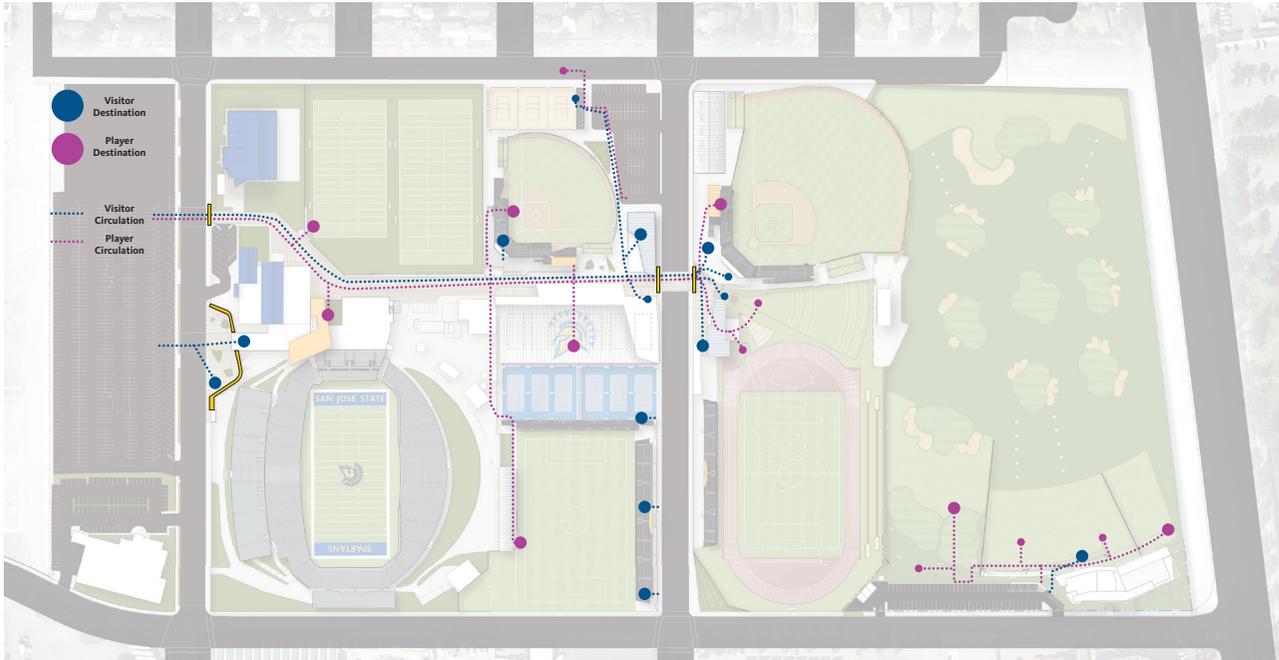
- 7 Golf Practice Area
- 8 Koret Center
- 9 Simpkins Stadium Center

- 10 Vermeil-Walsh Athletic Complex
- 11 Groundskeeping Building
- 12 Simpkins Athletic Building

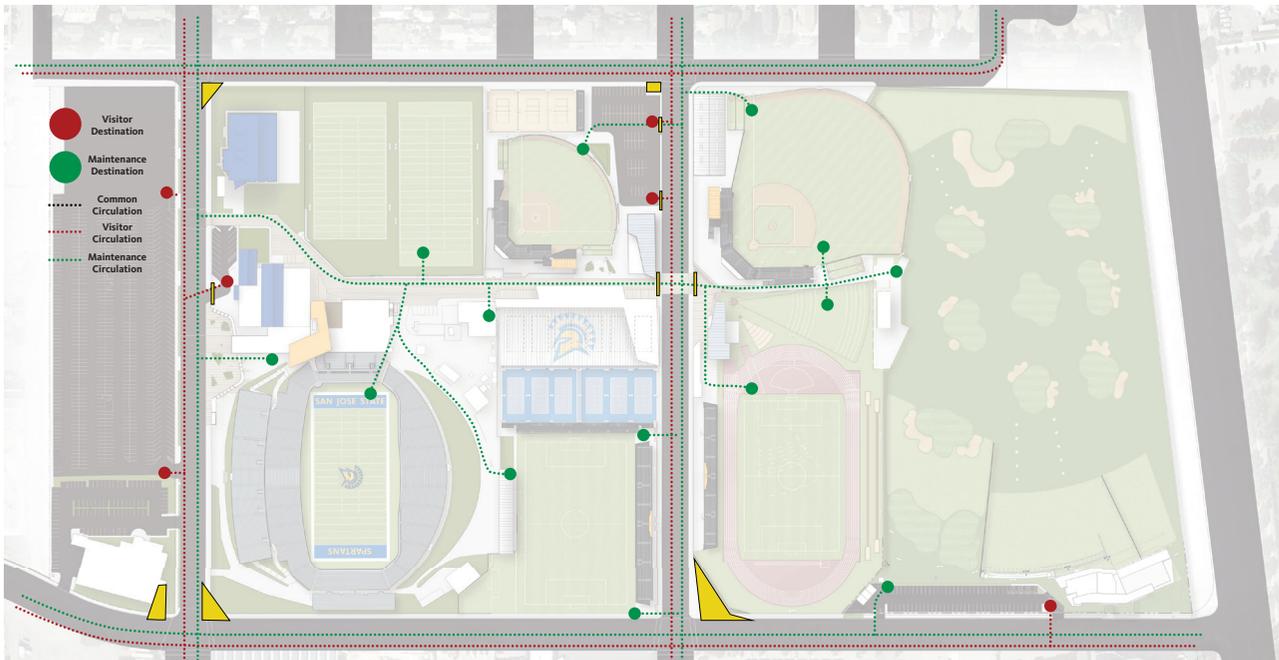
- 13 Spartan Stadium
- 14 Football Practice Fields
- 15 Athletic Office Building



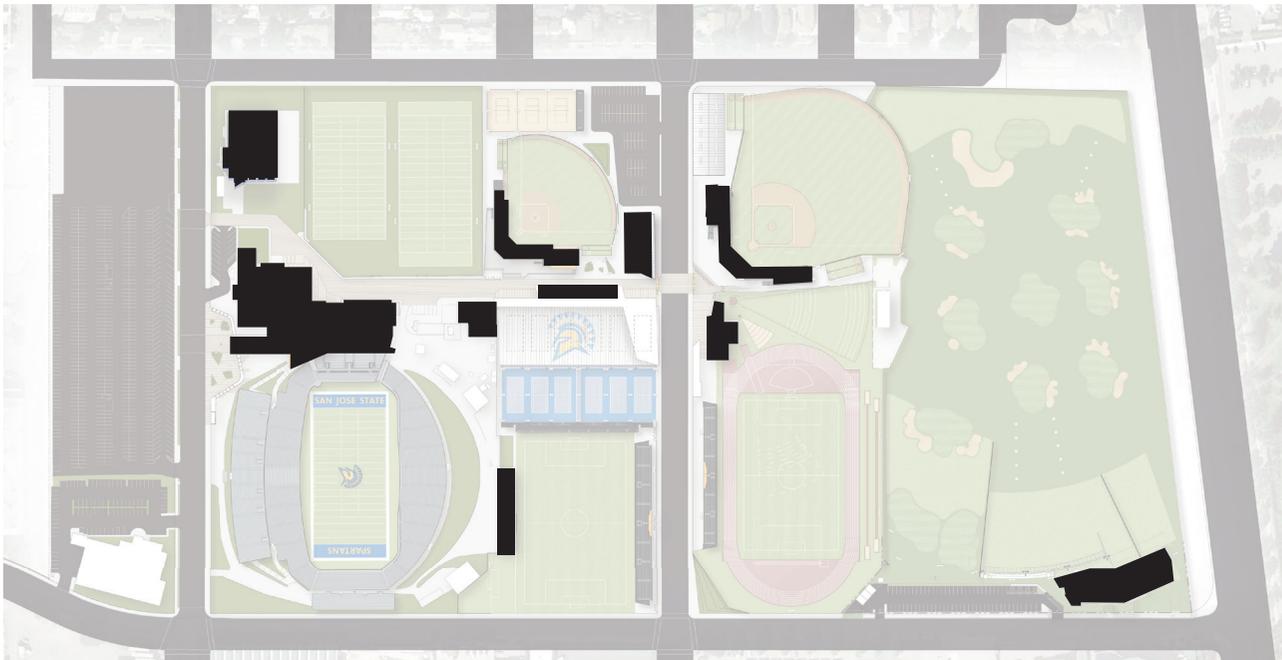
### 2.3 Development Plan Diagrams



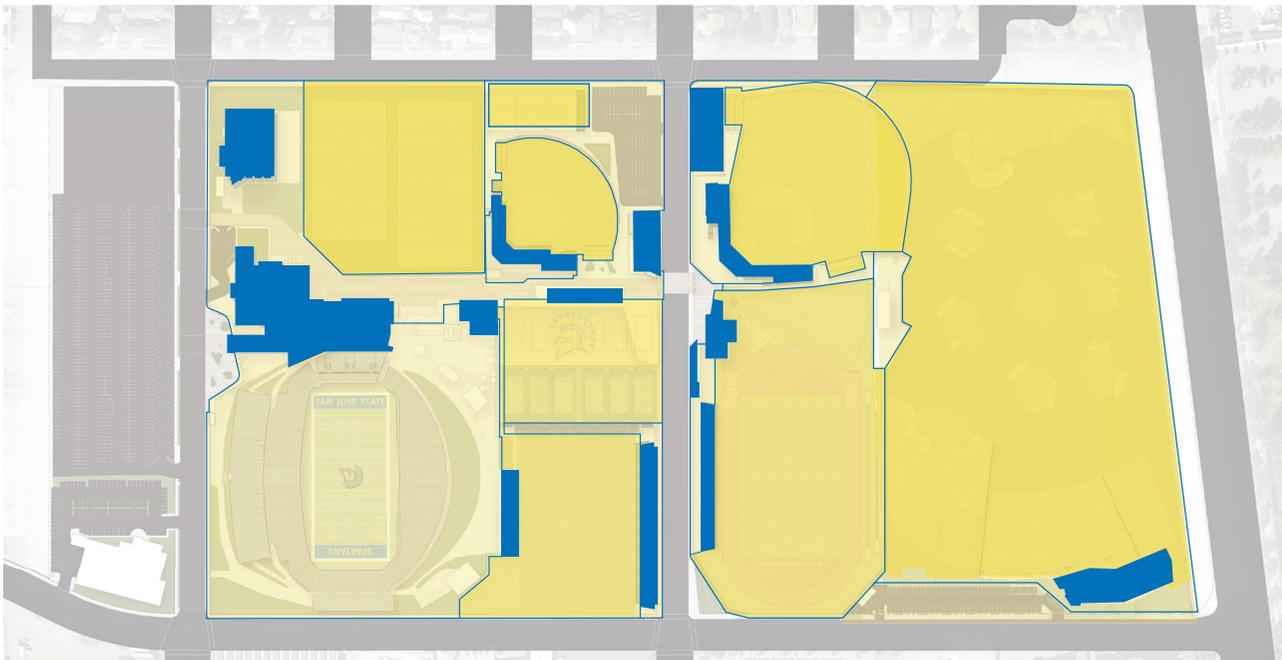
Pedestrian Circulation



Vehicular Circulation



Building Distribution



Perimeter Fencing Diagram

### 2.4 Aerial Views



View From E. Alma Avenue



View From Senter Road



View Over Soccer Complex



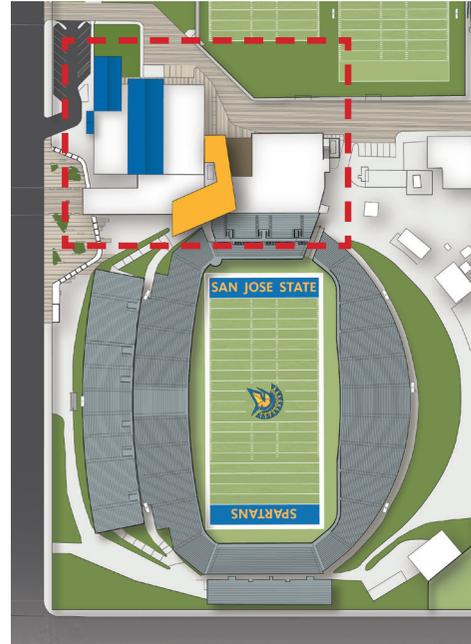
View Over Softball Stadium

### 3.1 Vermeil-Walsh Athletic Complex

The 60,000 square foot facility will house state-of-the-art sports medicine and athletic training space, a football team locker room, football coaches offices, space for supportive services, meeting rooms and The Bill Walsh Auditorium.

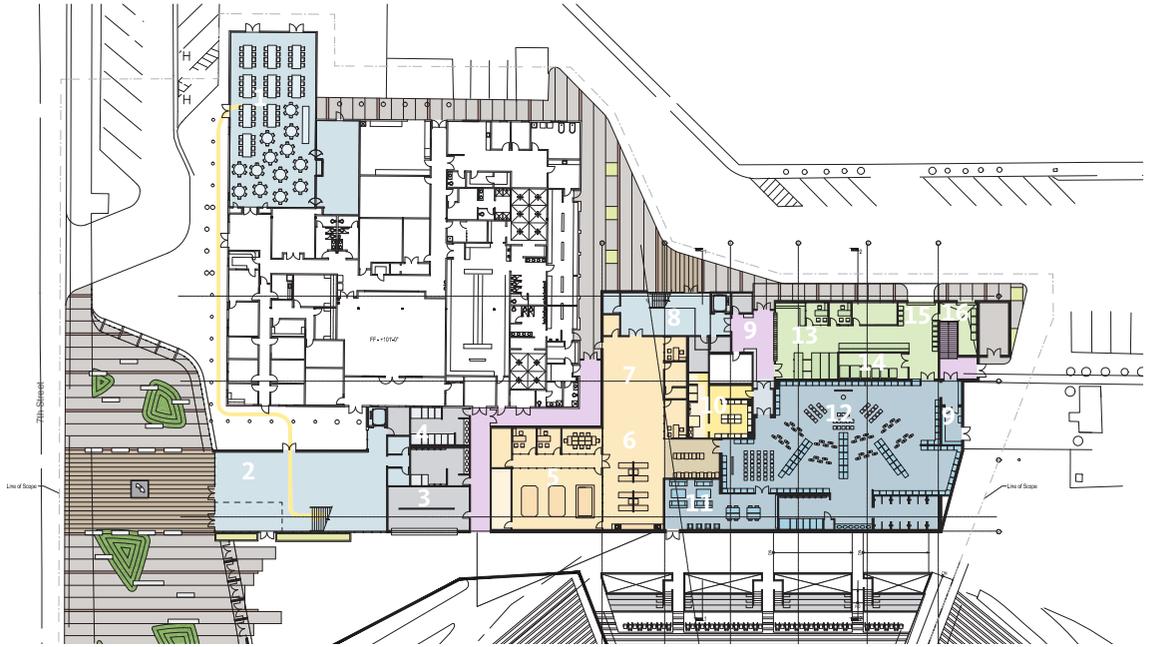
Several of the spaces in The Vermeil-Walsh Complex will be used as game day hospitality spaces, while they also function as integral parts of the day-to-day operations of the athletics department. In addition, improvements to the north end zone seating area will include loge and premium seating for donors.

The Vermeil-Walsh Complex will function seamlessly with the visiting Simpkins Stadium Center and other athletic venues that currently reside on South Campus. Student-athletes will continue to utilize the weight room in the Koret Center and the Gadway Academic Center within the Simpkins Stadium Center. Current dining facilities for student-athletes will be enhanced with the expansion of the Gold Room located in the Simpkins Stadium Center.

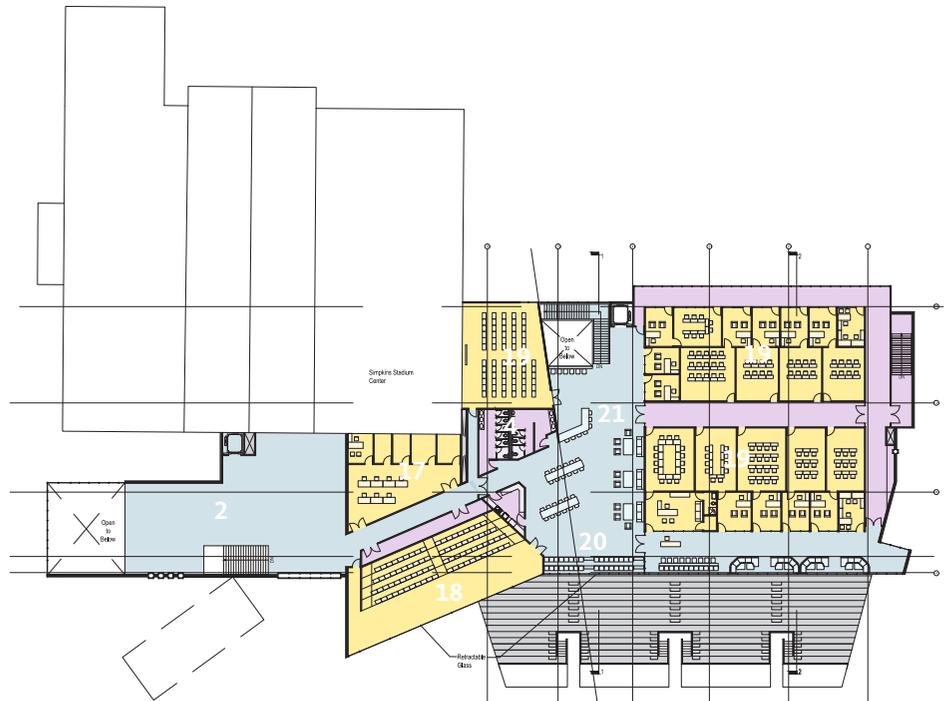


Main Entrance

- 1 Dining
- 2 Hall of Fame
- 3 Concession
- 4 Restrooms
- 5 Hydrotherapy
- 6 Training
- 7 Rehab
- 8 Coach / Player Entry
- 9 Mud Room
- 10 Coaches Locker Room
- 11 Lounge
- 12 Team Lockers
- 13 Equipment
- 14 Laundry
- 15 Loading Dock
- 16 Cooler
- 17 Video
- 18 Auditorium
- 19 Meeting Rooms
- 20 Recruiting Lounge
- 21 Lobby



First Floor Plan



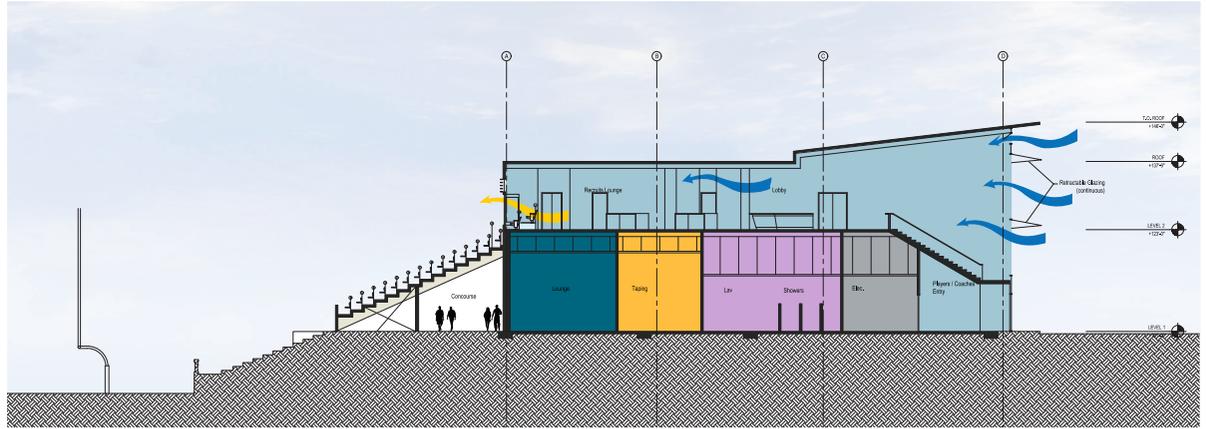
Seating Plan



Premium / Stadium Seating Section







Section Through Club Seating / Lobby Space

### Room List

| Team Locker Room (Level 1) | Square Feet |
|----------------------------|-------------|
| Team Lockers               | 4,384       |
| Team Showers               | 433         |
| Drying/Lavs                | 306         |
| Team Toilets               | 337         |
| Tape Cut                   | 115         |
| Mud Room                   | 601         |

| Training Room (Level 1) | Square Feet |
|-------------------------|-------------|
| Treatment and Rehab     | 2,345       |
| Hydrotherapy            | 1,142       |
| Hydrotherapy Equipment  | 104         |
| Exam                    | 113         |
| Head Trainer            | 175         |
| Conference Room         | 210         |
| Assistant Trainer (3)   | 400         |
| Storage / Work Room     | 241         |
| Storage                 | 100         |
| Changing Room           | 50          |
| Toilet                  | 71          |
| Taping                  | 507         |

| Equipment Room (Level 1) | Square Feet |
|--------------------------|-------------|
| Equipment Room           | 1,320       |
| Laundry                  | 373         |
| Equipment Manager        | 100         |
| Assistant Manager        | 100         |
| Secure Storage           | 205         |
| Cooler Storage           | 329         |
| Loading Dock             | 638         |

| Coaches Locker Room (Level 1) | Square Feet |
|-------------------------------|-------------|
| Coaches Lockers               | 404         |
| Coaches Showers               | 115         |
| Coaches Toilets               | 146         |

| Hall of Fame Building (Level 1)              | Square Feet |
|--|-------------|
| Hall of Fame (2 Levels)                      | 6,461       |
| Lobby  | 1,000       |
| Men's Restroom                               | 400         |
| Women's Restroom                             | 400         |
| Replacement of Northwest Restrooms           | 1,000       |
| Replacement of Concession #3                 | 818         |
| New Ticket Booths at Northwest Stadium Entry | 246         |

| Simpkins Stadium Center (Level 1) | Square Feet |
|-----------------------------------|-------------|
| Dining Facility Renovation        | 1,598       |
| Kitchen Facility Renovation       | 803         |
| Dining Facility Addition          | 1,546       |

### Room List

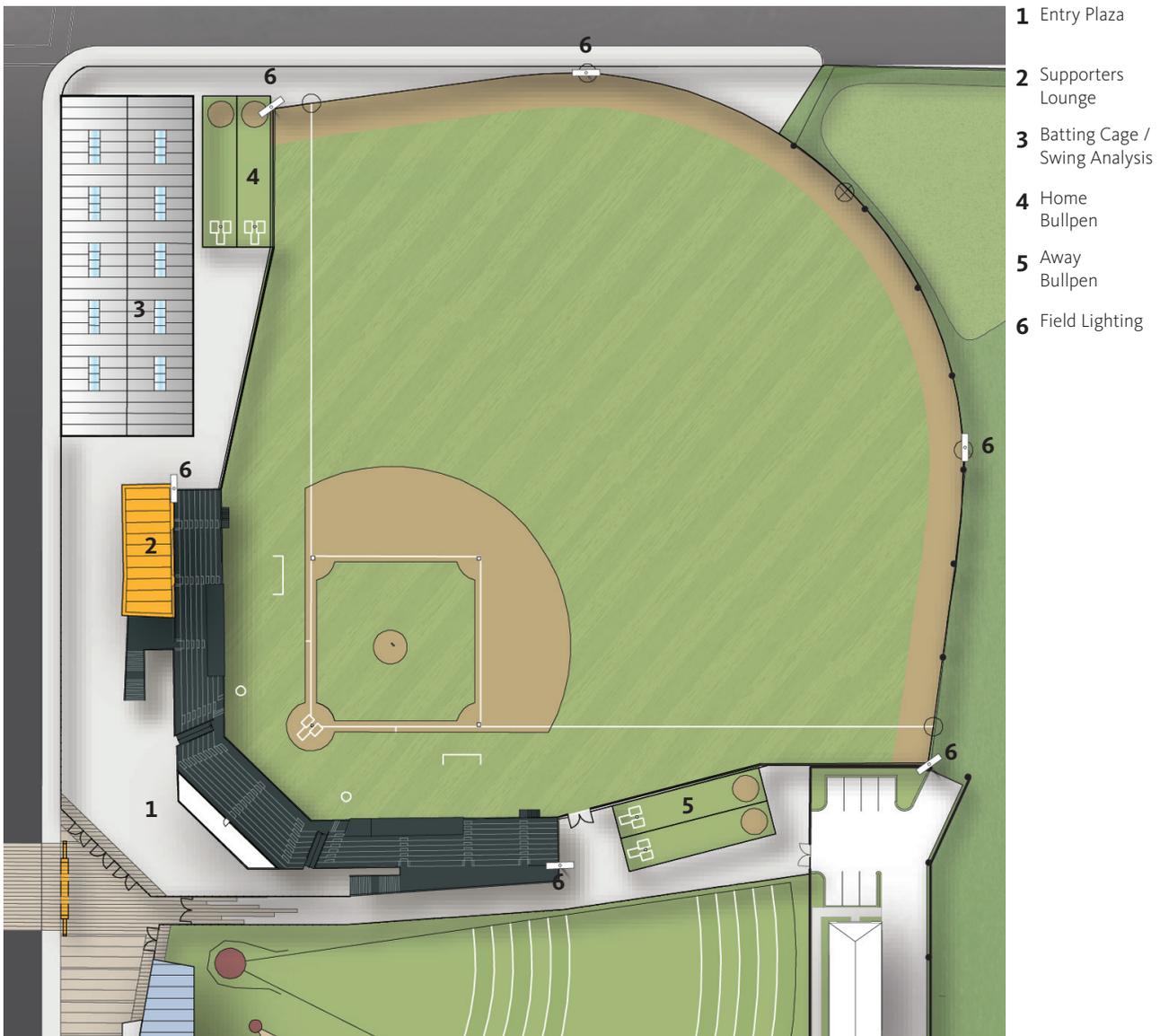
| Coaches' Offices and Football Administration (Level 2) | Square Feet |
|--|-------------|
| Head Coach   | 359         |
| Bathroom w/ Shower                                     | 46          |
| Football Operations Director                           | 143         |
| Tight Ends Coach                                       | 171         |
| Defensive Coordinator                                  | 208         |
| Offensive Line Coach                                   | 178         |
| Defensive Secondary Coach                              | 168         |
| Offensive Coordinator / Quarterbacks Coach             | 170         |
| Special Teams / Running Backs Coach                    | 170         |
| Defensive Line Coach                                   | 178         |
| Wide Receivers Coach / Recruiting Coordinator          | 171         |
| Recruiting Coordinator                                 | 143         |
| Cornerbacks Coach / Assist. Special Teams Coordinator  | 169         |
| Graduate Assistant - Offense                           | 300         |
| Graduate Assistant - Defense                           | 300         |
| Copy / Storage Room                                    | 469         |

| Meeting Rooms (Level 2)                     | Square Feet |
|---|-------------|
| Auditorium / Lecture Hall / Classroom       | 3,265       |
| Staff Room                                  | 490         |
| Defensive Staff / Linebackers Meeting Room  | 417         |
| Offensive Staff / Quarterbacks Meeting Room | 296         |
| Cornerbacks Meeting Room                    | 387         |
| Safeties Meeting Room                       | 392         |
| Defensive Line Meeting Room                 | 494         |
| Offensive Line Meeting Room                 | 472         |
| Tight Ends Meeting Room                     | 364         |
| Running Backs Meeting Room                  | 364         |
| Wide Receivers Meeting Room                 | 360         |
| Meeting Room (dividable)                    | 1,547       |

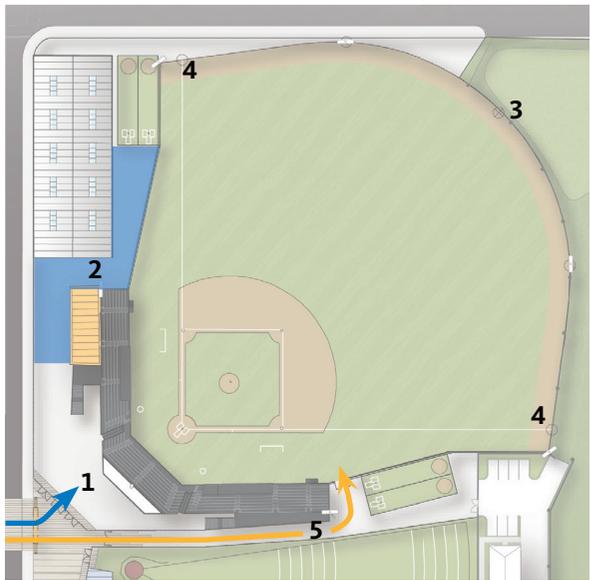
| Video Working Area (Level 2) | Square Feet |
|------------------------------|-------------|
| Video Editing                | 754         |
| Video Coordinator            | 116         |
| Video Storage                | 113         |

| Recruiting Area (Level 2) | Square Feet |
|---------------------------|-------------|
| Recruiting Lounge         | 4,318       |
| Men's Restroom            | 254         |
| Women's Restroom          | 275         |

## 3.2 Baseball Stadium



- 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         |

# 03

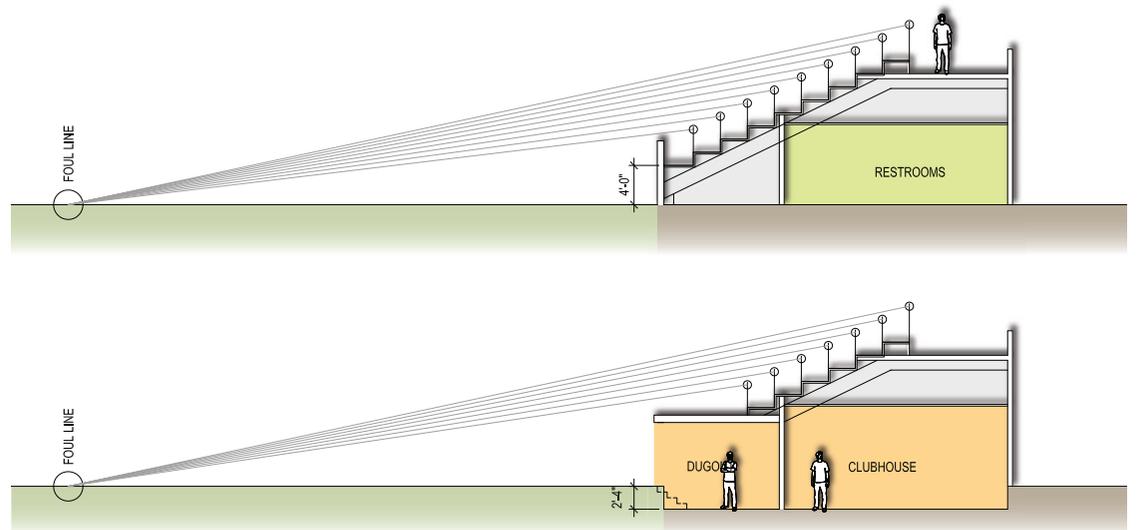
## Venues

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.



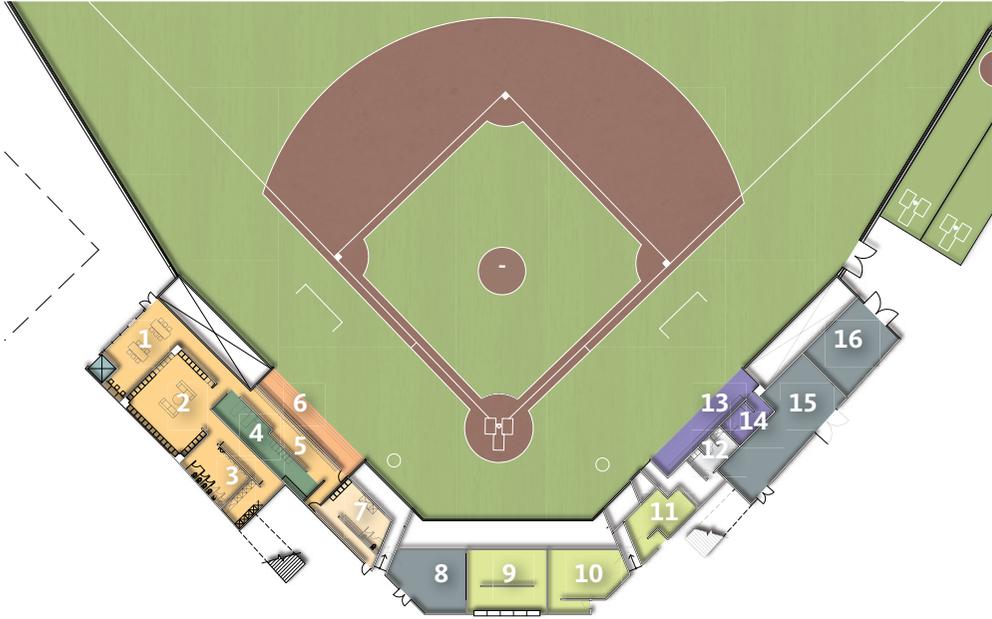


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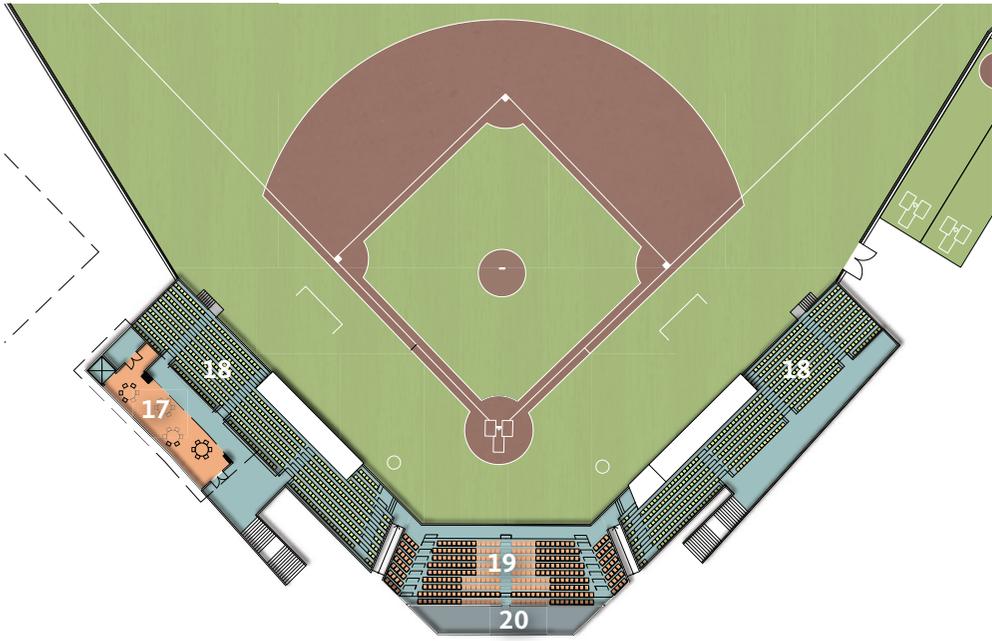
## Venues



- 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

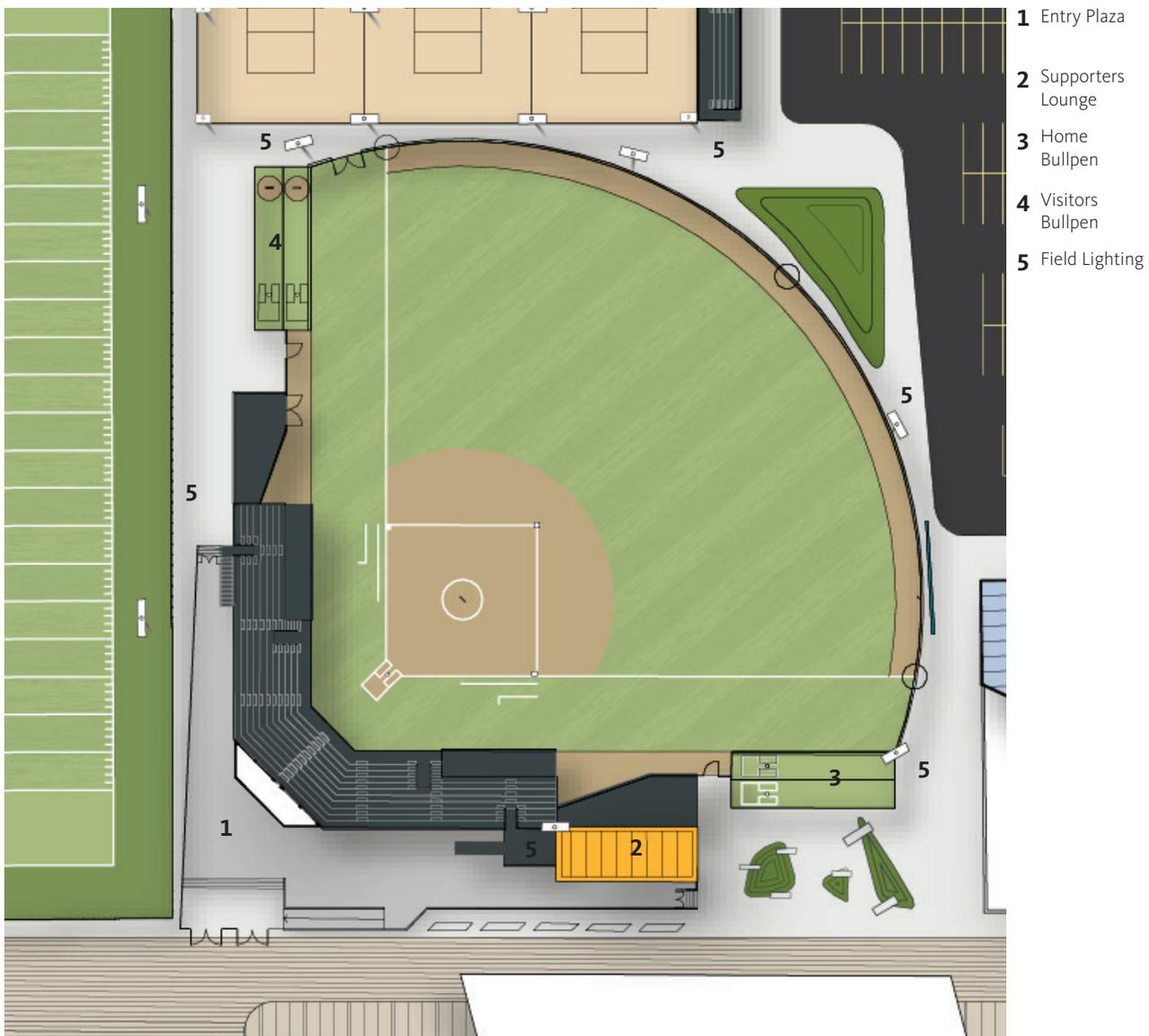


Baseball Stadium First Floor Plan

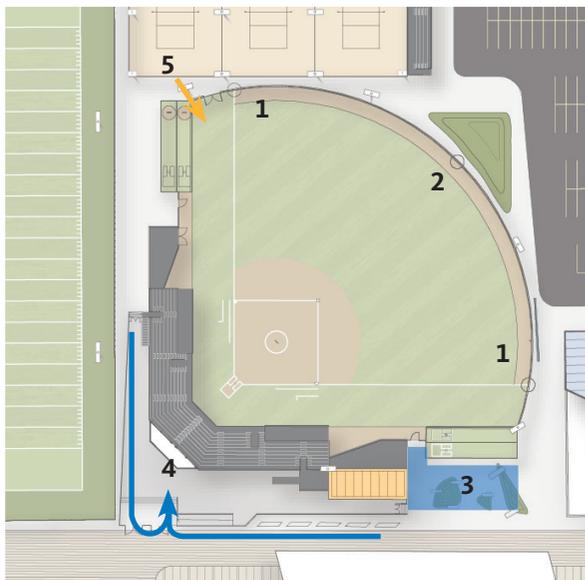


Baseball Stadium Seating Plan

### 3.3 Softball Stadium



- 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       |

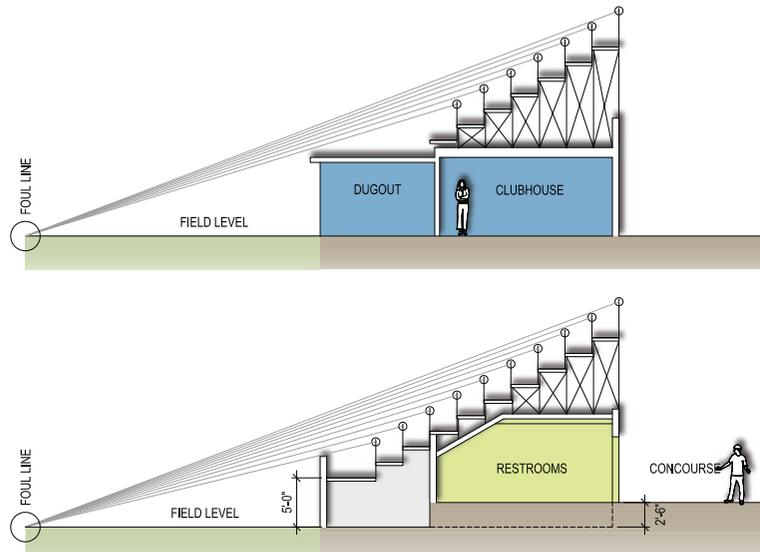
# 03

## Venues

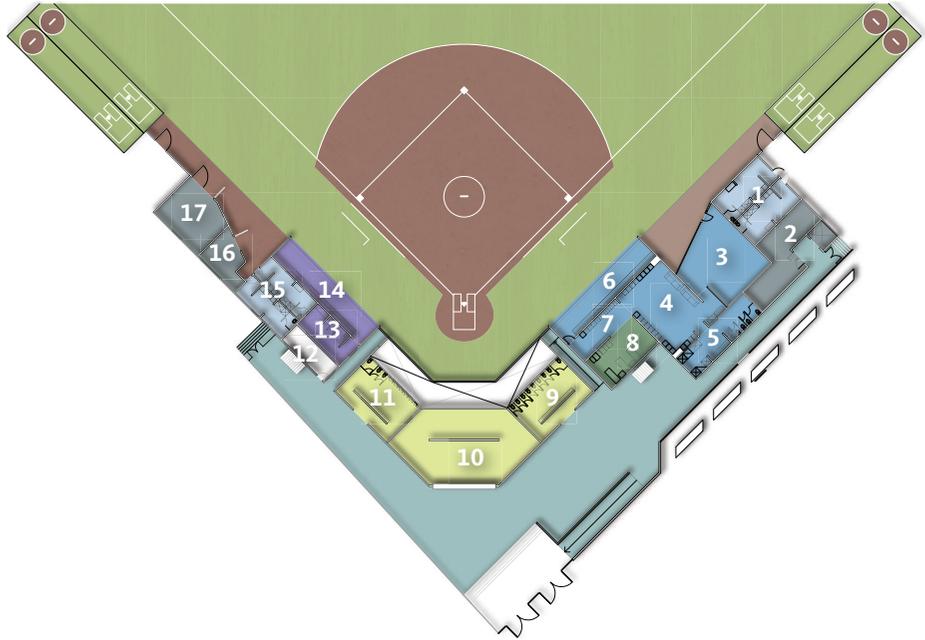
The softball team will share a 12,500 sf batting and pitching facility with the baseball team.

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 up-graded 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.

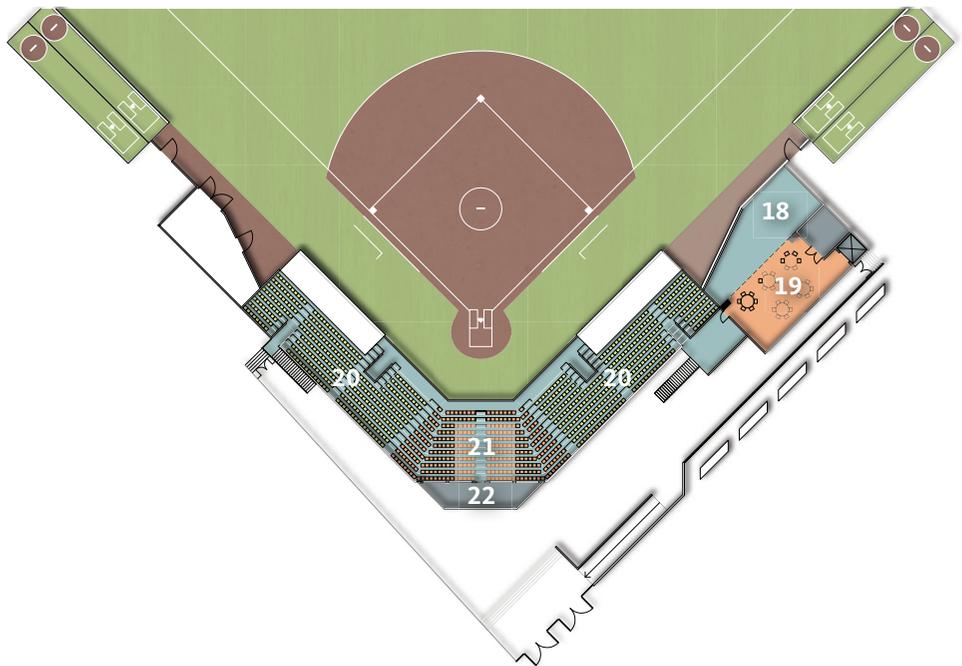


- 1** Coaches  
Locker Room
- 2** Storage
- 3** Players  
Lounge
- 4** Locker Room
- 5** Toilets &  
Showers
- 6** Home Dugout
- 7** Mudroom
- 8** Training Room
- 9** Women's  
Restroom
- 10** Concession
- 11** Men's  
Restroom
- 12** Storage



Softball Stadium First Floor Plan

- 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
- 22** Press Box

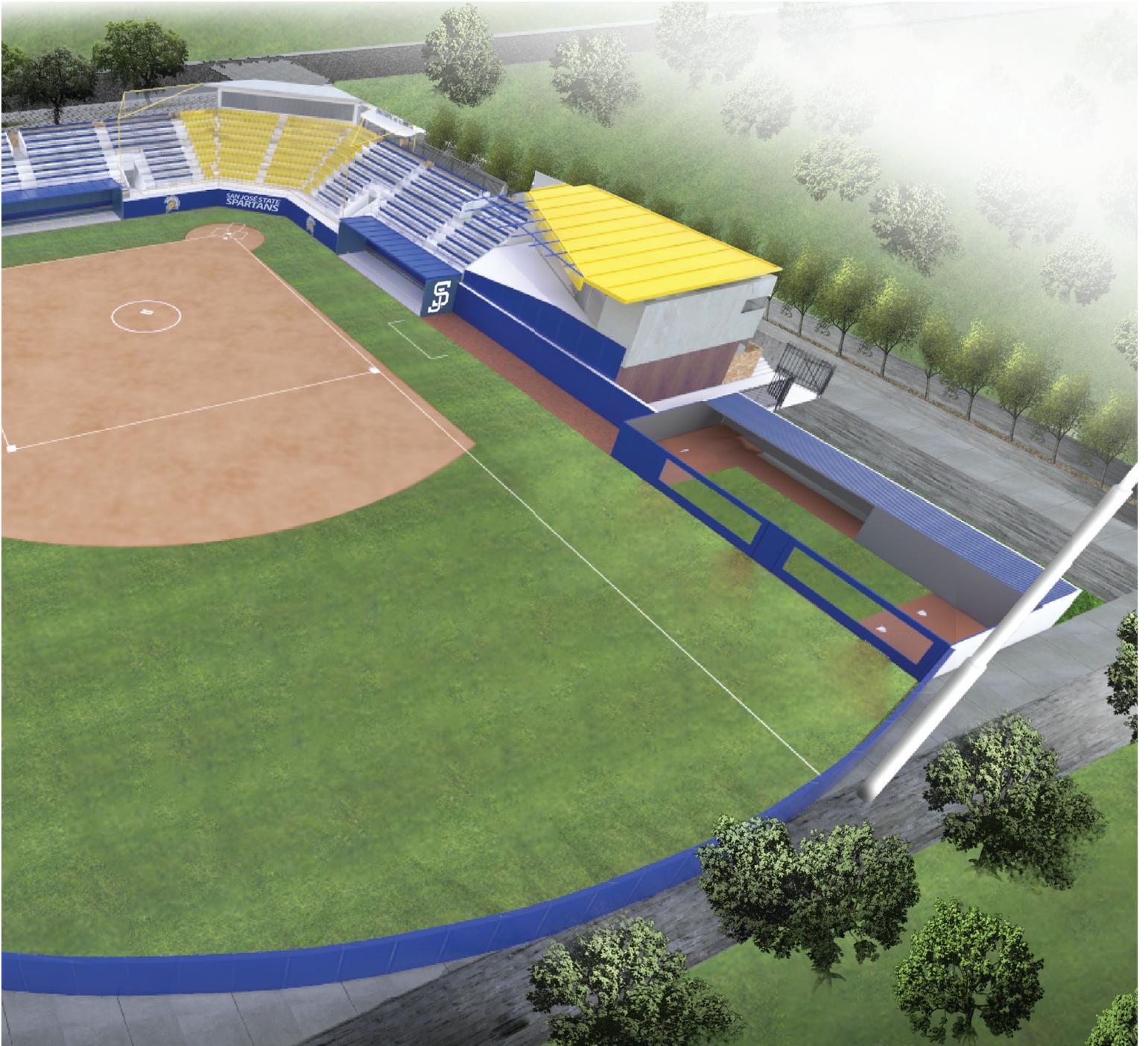


Softball Stadium Seating Plan

# 03

## Venues



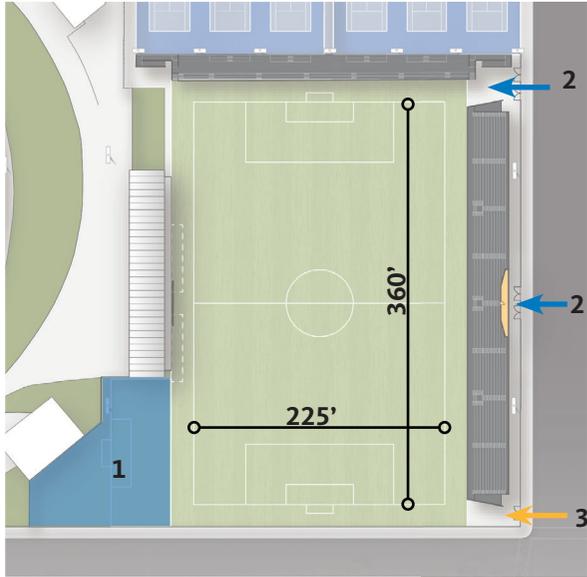


## 3.4 Soccer Stadium



- 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

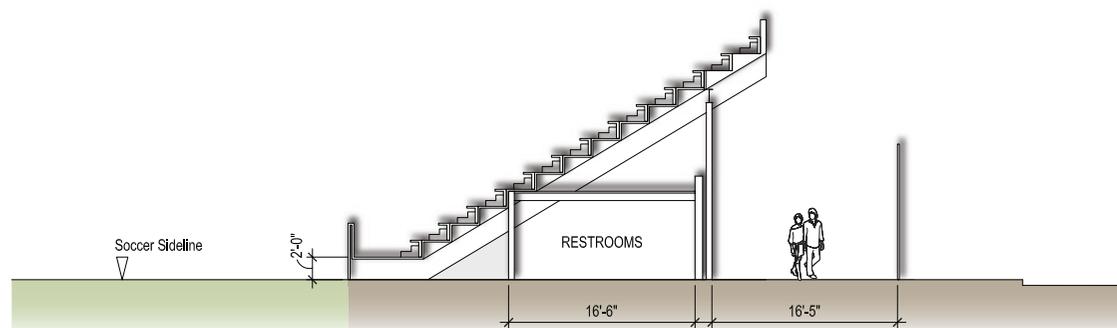
| Room Name                               | Square Feet |
|---|-------------|
| Women's Soccer Team Locker Room         | 275         |
| Women's Soccer Team Toilets and Showers | 350         |
| Women's Soccer Team Room                | 275         |
| Men's Soccer Team Locker Room           | 275         |
| 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       |

# 03

## Venues

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.



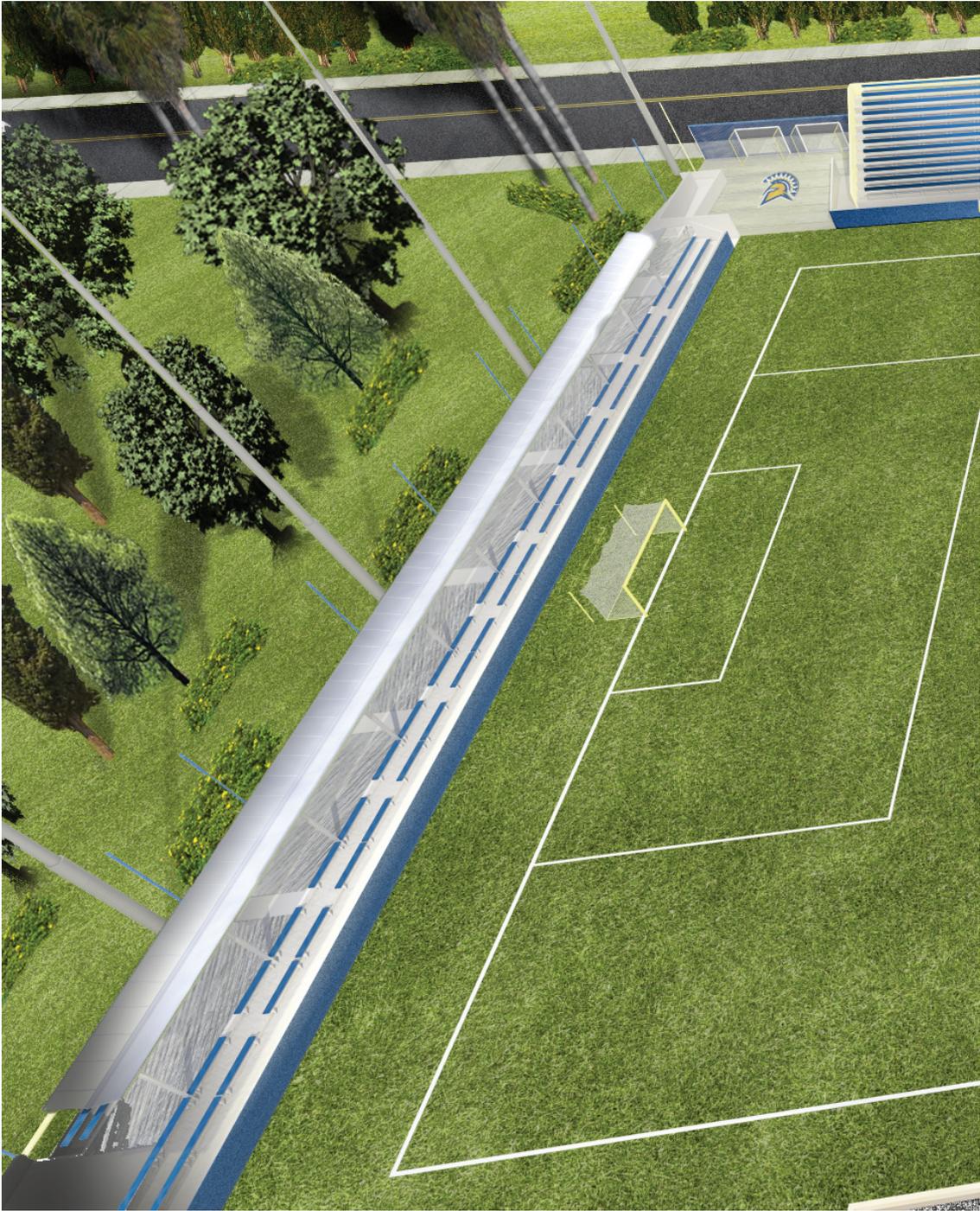
- 1 Visitor's Locker Room
- 2 Visitor's Toilet & Showers
- 3 Coaches Locker Room (W)
- 4 Women's Team Room
- 5 Women's Locker Room
- 6 Women's Toilet & Showers
- 7 Training Room
- 8 Men's Locker Room
- 9 Men's Toilet & Showers
- 10 Men's Team Room
- 11 Coaches Locker Room (M)
- 12 Equipment Storage



Soccer Facilities

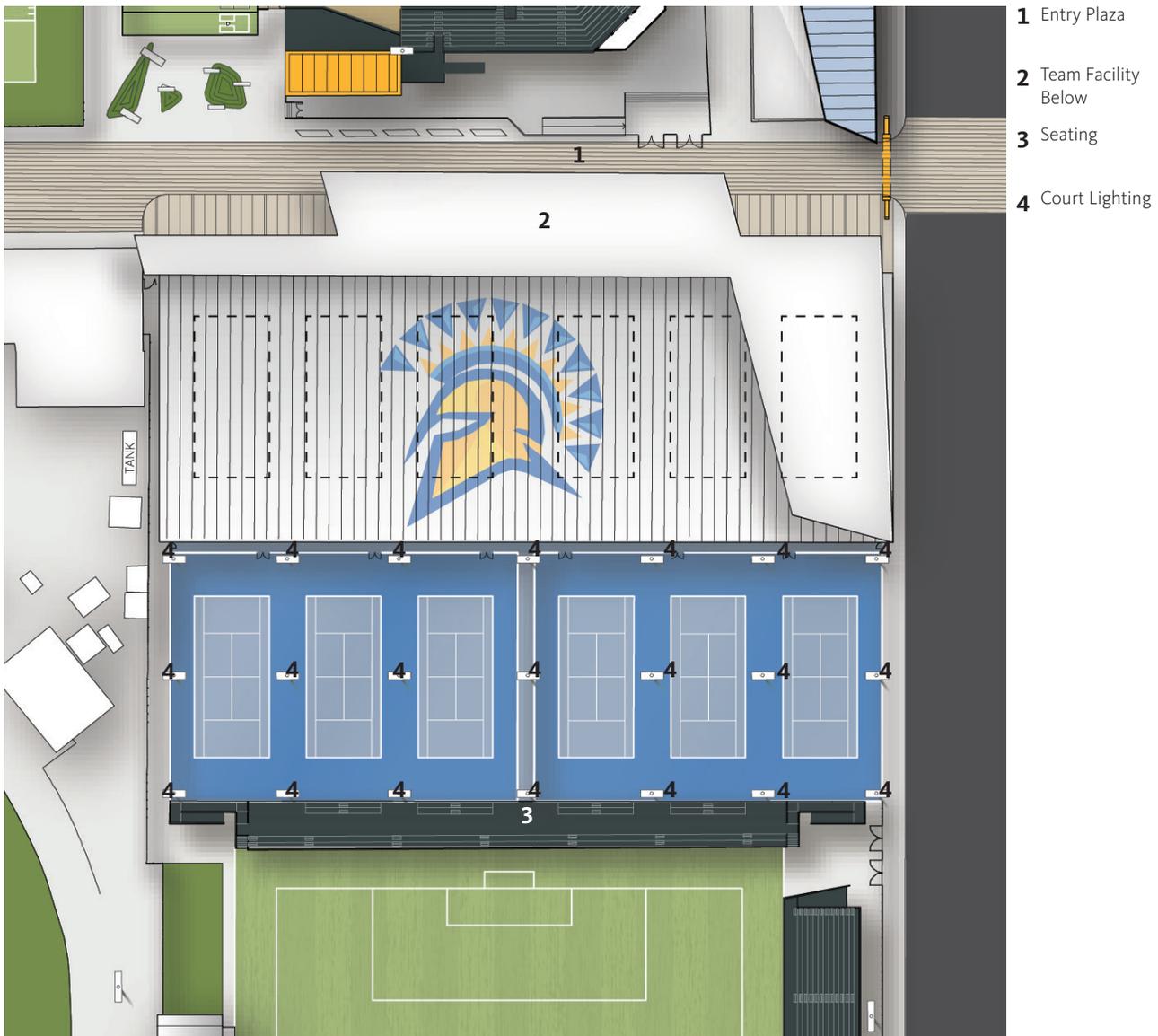
# 03

## Venues

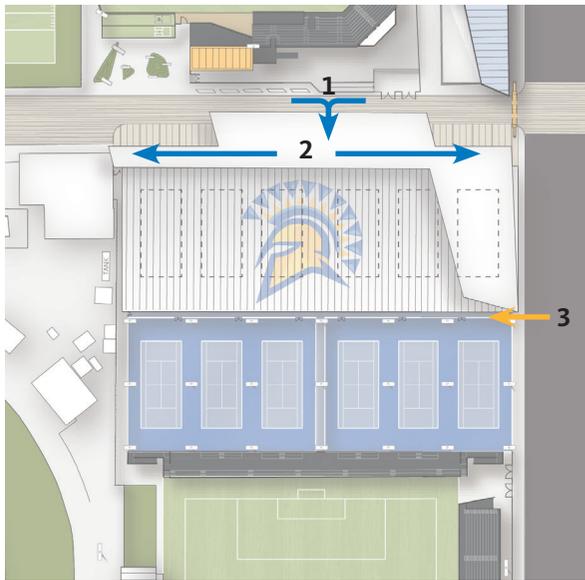




### 3.5 Tennis Complex



- 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.

# 03

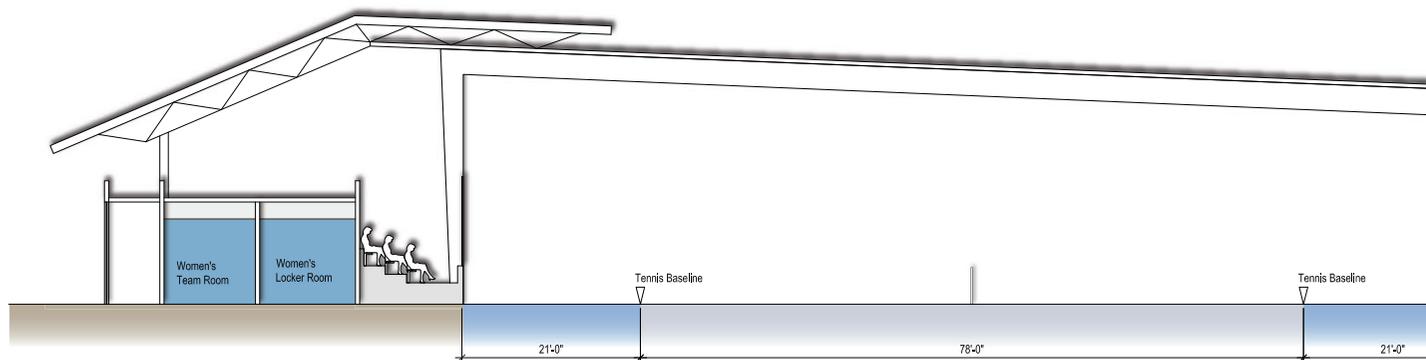
## Venues

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.

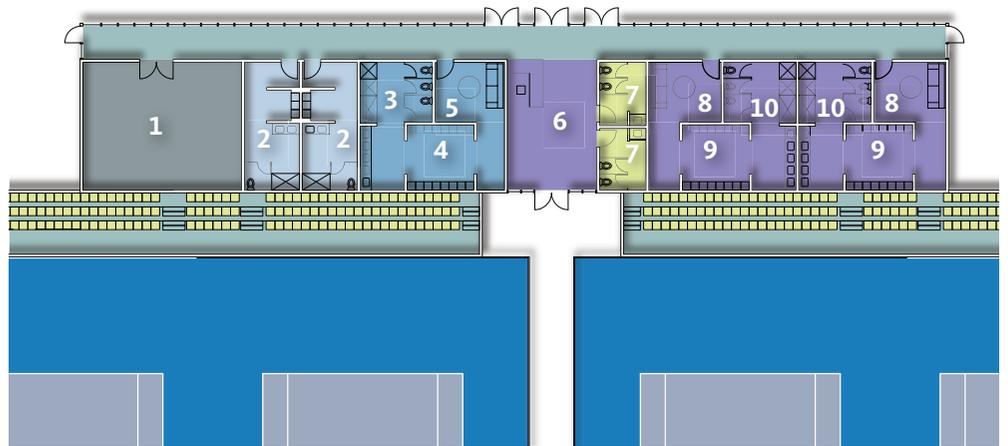
The locker room building contains a membership area, with lockers for members, and the women's tennis team. An ample storage / re-stringing area is also provided

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.

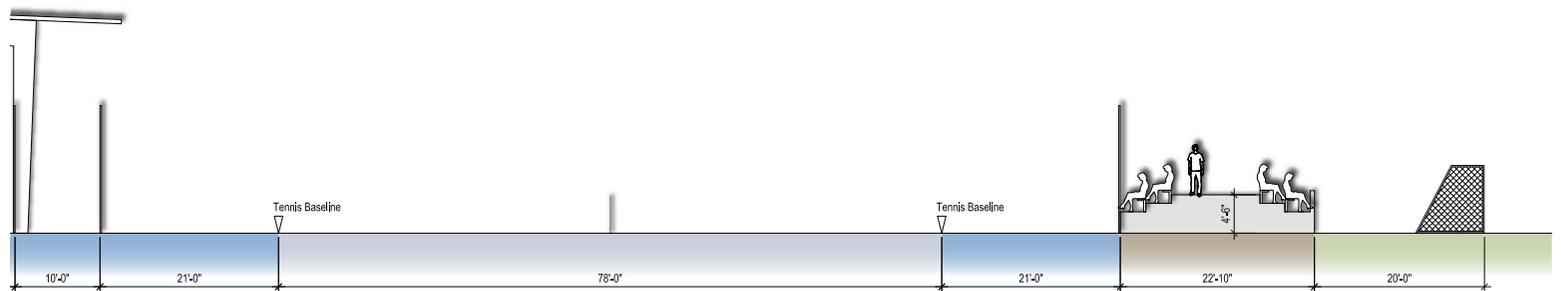


Tennis / Soccer Seating Section

- 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



# 03 Venues



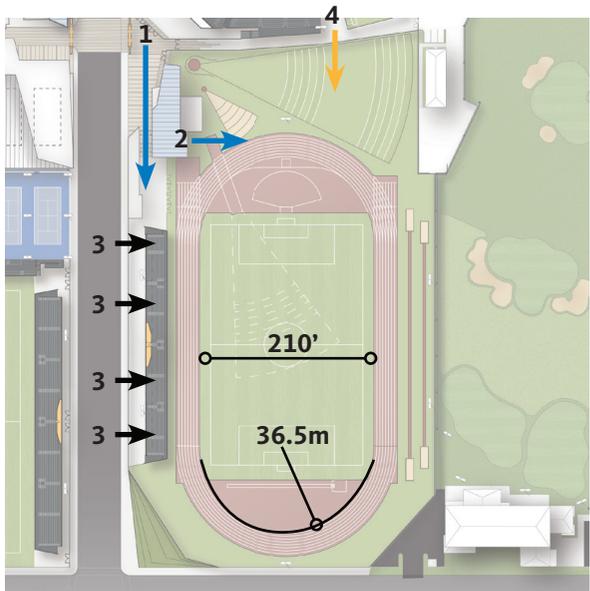


## 3.6 Track and Field Complex



- 1 Entry Plaza
- 2 Venue Facility
- 3 Spectator Amenities
- 4 Hammer/ Discus Throw
- 5 Shot Put
- 6 Javelin Throw
- 7 Soccer Field
- 8 High Jump
- 9 Long Jump / Triple Jump
- 10 Pole Vault
- 11 8 Lane Track
- 12 Field Lighting

- 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         |

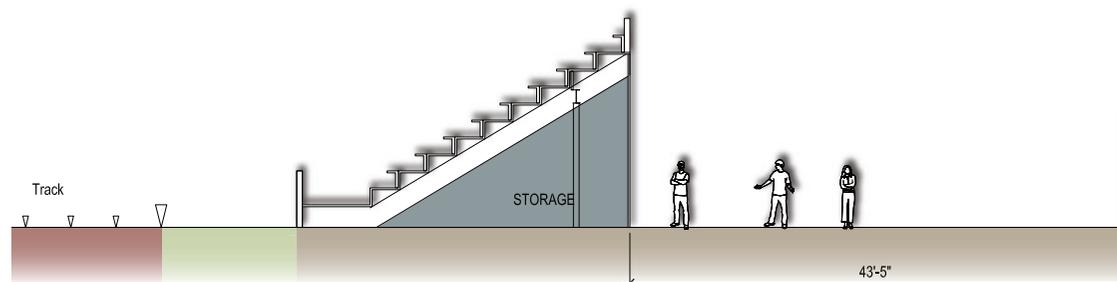
# 03

## Venues

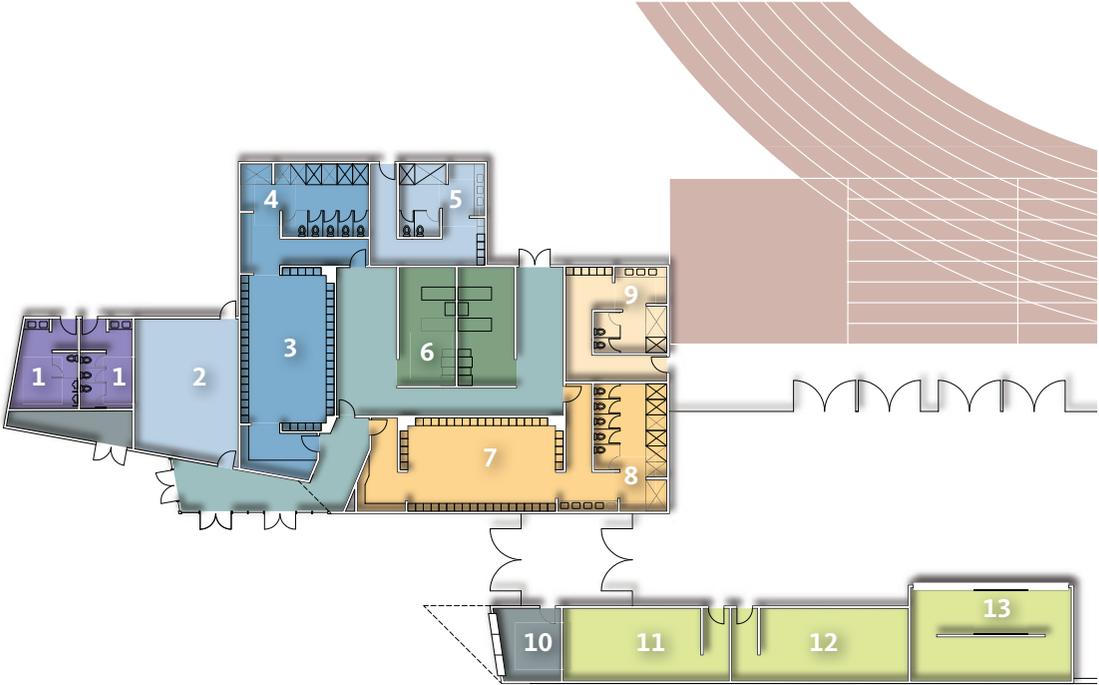
1,400 spectator seats are located on the western side of the track along the home stretch. Storage for the track is located under the seating.

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

# 03

## Venues

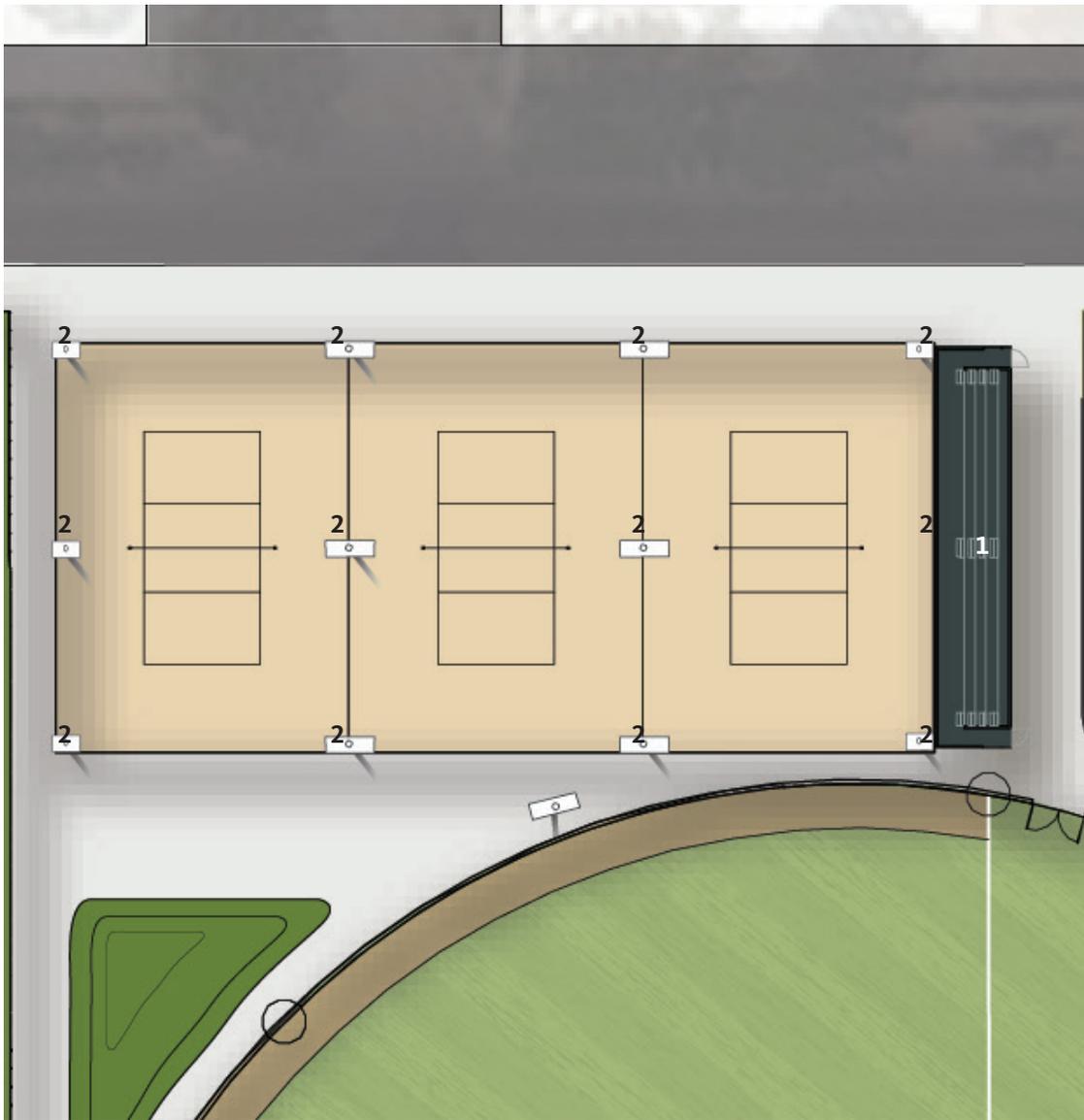




# 03

## Venues

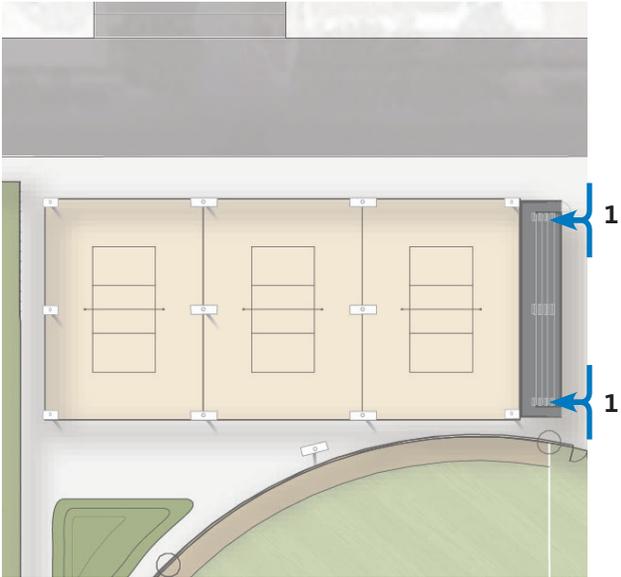
### 3.7 Sand Volleyball



1 Seating

2 Court Lighting

1 Main Entry

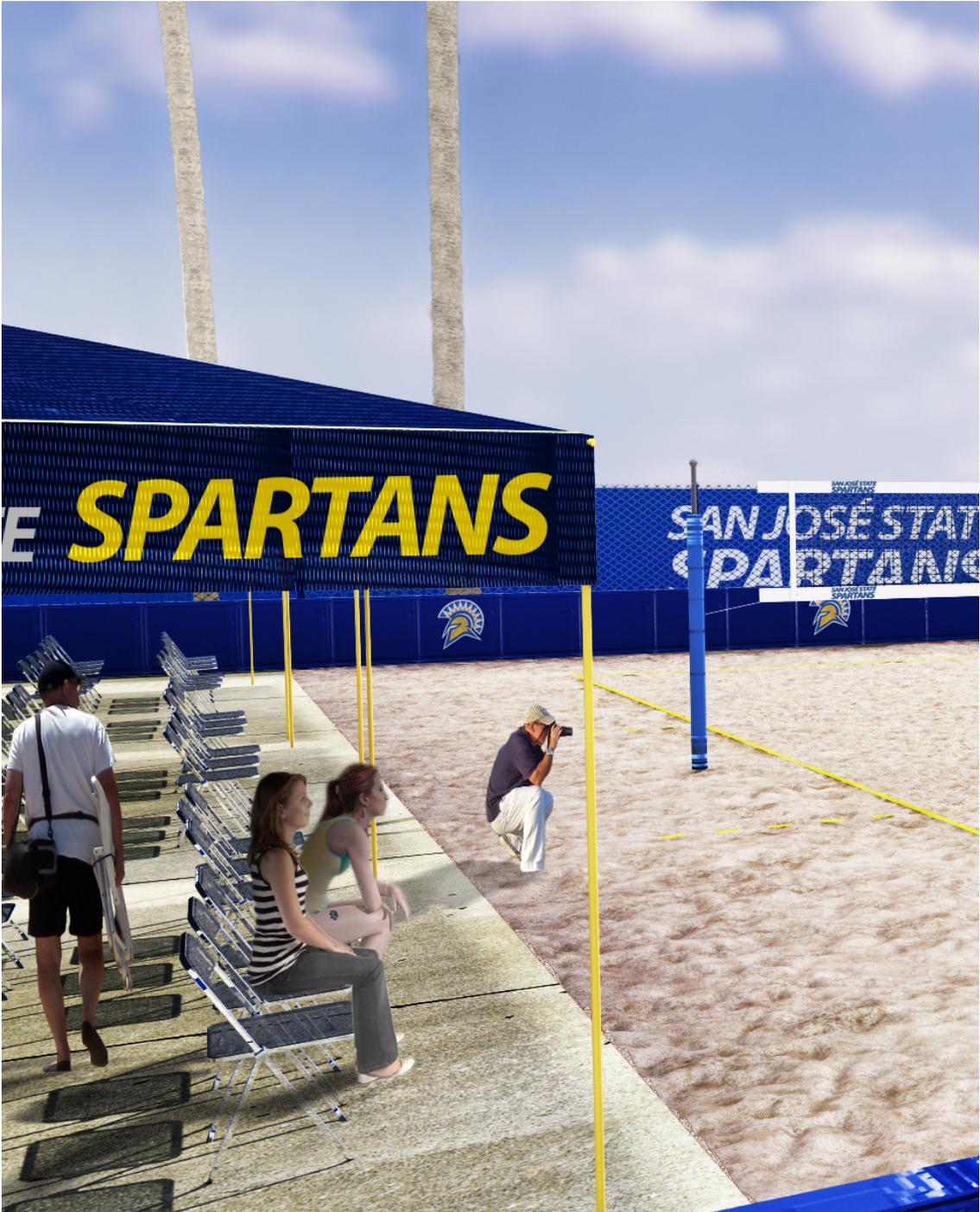


Sand Volleyball Diagram

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.

# 03

Venues





### 3.8 Golf Complex

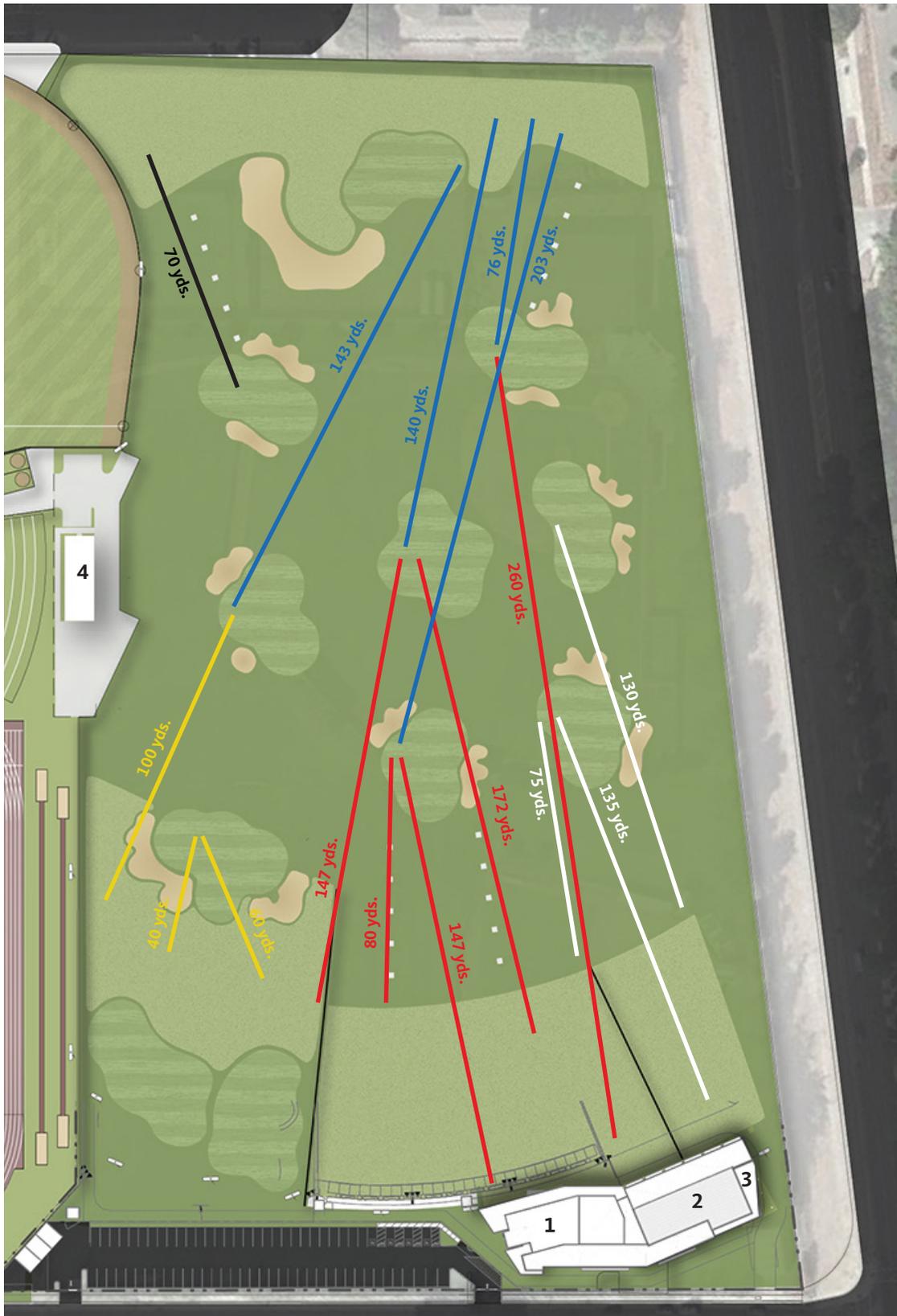


San Jose State University has enjoyed a strong tradition with the great game of golf. SJSU men's and women's golf have had storied teams and players dating back to 1932. The programs have garnered four team national championships, three individual championships, nearly 100 all-American honors and sixteen 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 Facilities
- 3 Putting Lab
- 4 Maintenance Building

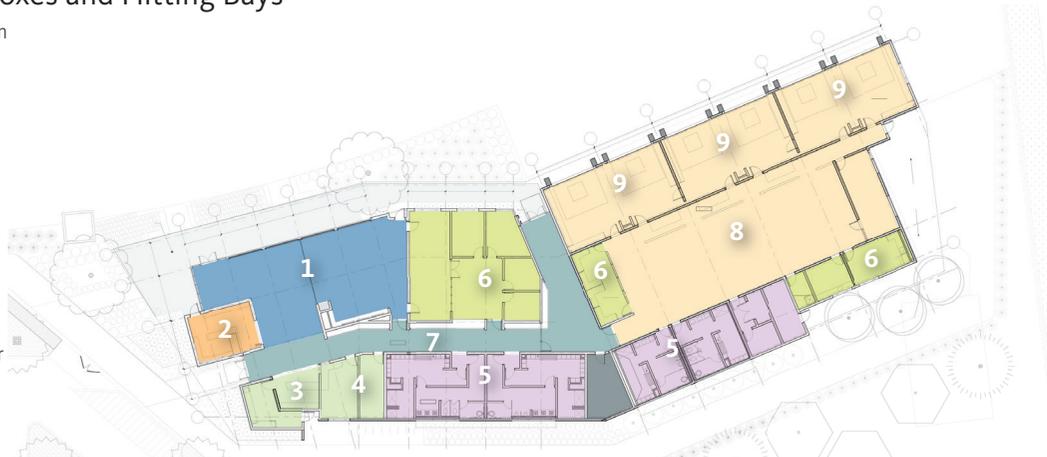


Golf Complex Driving Range



## South Tee Boxes and Hitting Bays

- 1** Lounge / Team Room
- 2** Pro Shop
- 3** Kitchen
- 4** Facility Office / Storage
- 5** Locker Rooms
- 6** Coaches Offices
- 7** Hall Of Fame
- 8** Fitness Center
- 9** Hitting Bay



Golf Complex Floor Plan



Main Entrance To Golf Complex



**Appendix A**  
*Previous Studies*

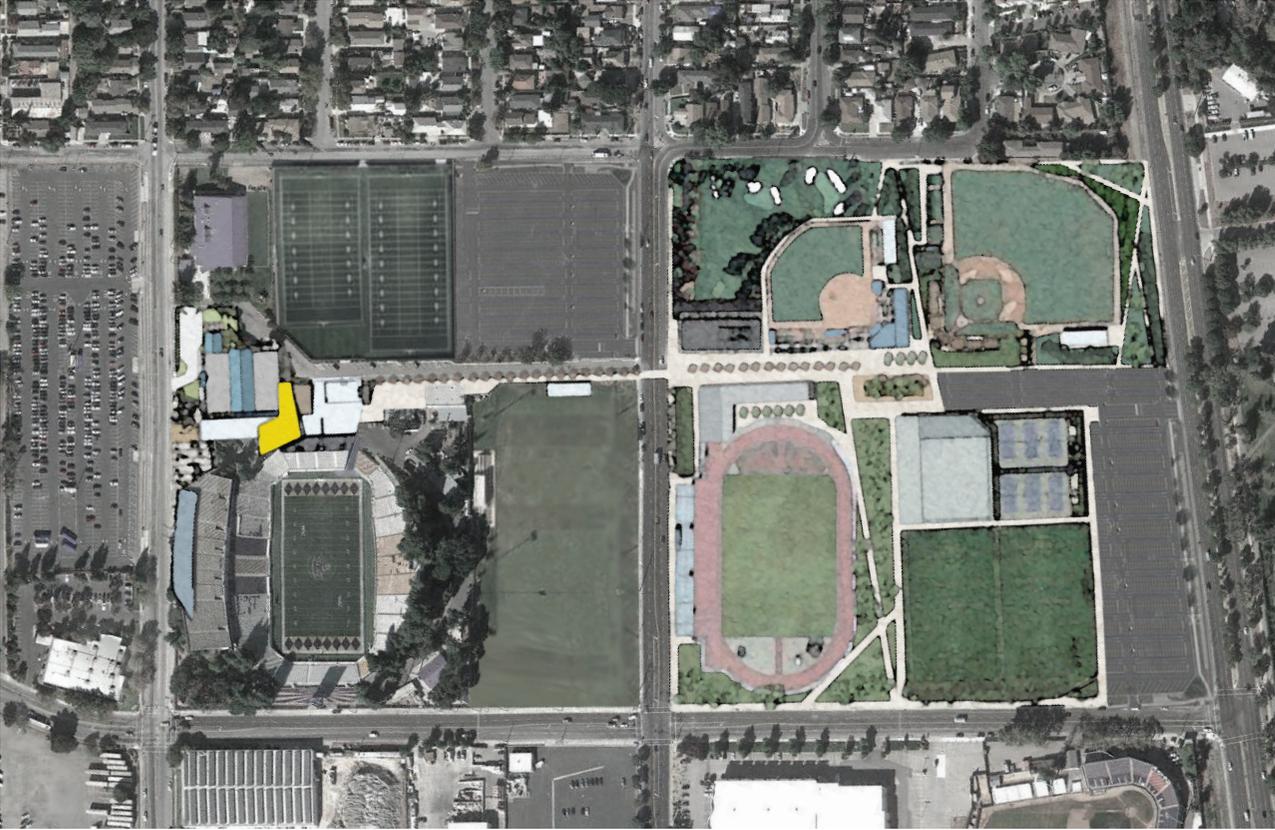
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Existing Conditions



November 14, 2012



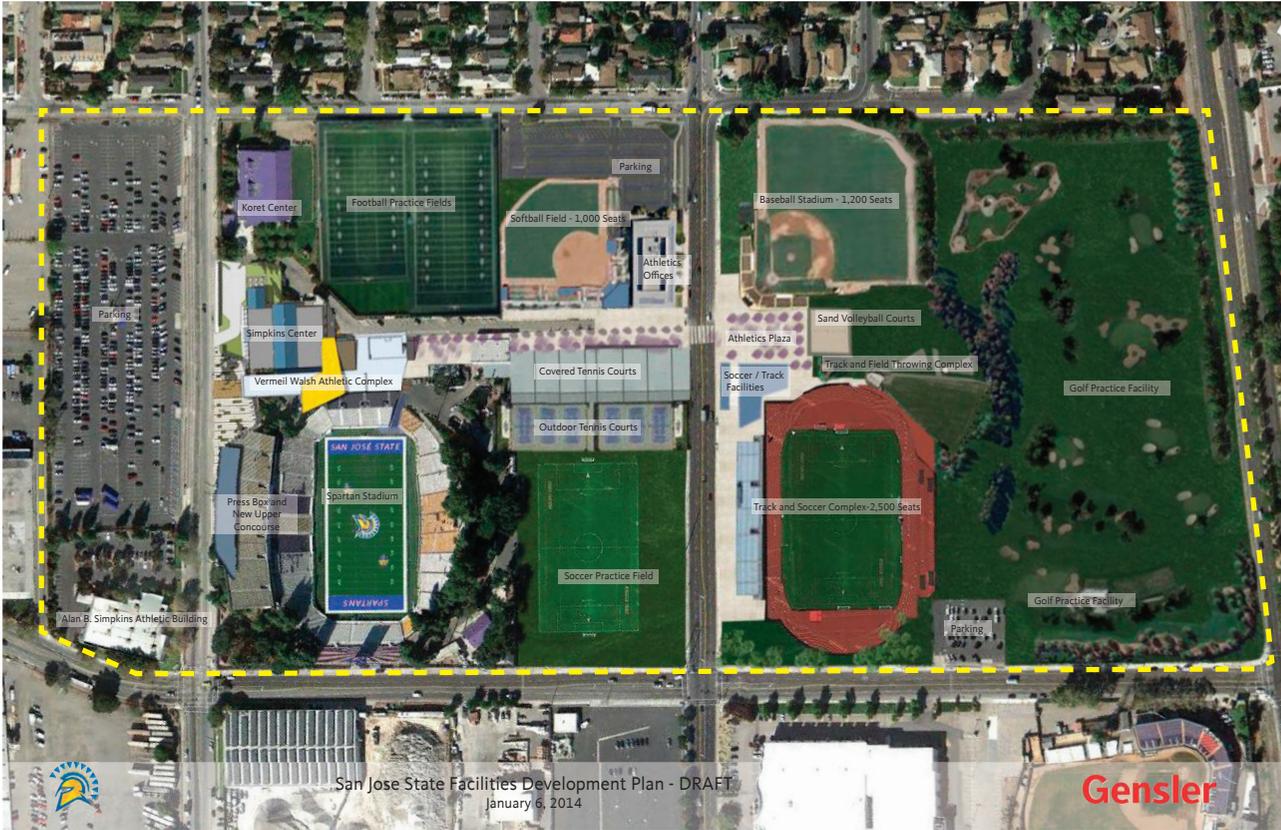
November 26, 2012



January 23, 2013



August 6, 2013



January 6, 2014



**Appendix B**  
*Existing Conditions*

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# B

## Appendix

**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 incarnation 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.

The 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.

# B

## Appendix

## 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



F-2



**Appendix C**  
*Cost Estimates*

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Appendix



**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

CSU San Jose

San Jose, CA  
Preliminary Master Planning

April 2, 2014

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| III. | COST MODELS     | 10                 |



**CSU San Jose**

San Jose, CA  
Preliminary Master Planning

April 2, 2014

**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.

## CSU San Jose

San Jose, CA  
Preliminary Master Planning

April 2, 2014

## INTRODUCTION

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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.



**CSU San Jose**

San Jose, CA  
Preliminary Master Planning

April 2, 2014

**INTRODUCTION**

---

**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 from Cumming 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.

## CSU San Jose

San Jose, CA  
Preliminary Master Planning

April 2, 2014

## INTRODUCTION

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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.



Appendix

|  
**South Campus Facilities Development Plan**  
Conceptual Statement of Probable Cost

## **Overall Summary**



**CSU San Jose**

San Jose, CA  
 Preliminary Master Planning

April 2, 2014

**OVERALL COST SUMMARY**

| Element  | Project Costs       |
|--|---------------------|
| <b>Overall Athletics Master Plan</b>                   |                     |
| Baseball   |                     |
| Baseball Stadium (new field & relocate bleachers only) | \$5,167,288         |
| Clubhouse & Stadium (alternate scope)                  | \$9,196,715         |
| Subtotal - Baseball                                    | <b>\$14,364,003</b> |
| Softball   |                     |
| Softball Field (new field & relocate bleachers only)   | \$3,274,623         |
| Clubhouse & Stadium (alternate scope)                  | \$6,889,929         |
| Subtotal - Softball                                    | <b>\$10,164,552</b> |
| 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      |
| <b>Total - Construction Cost</b>                       | <b>\$76,761,502</b> |

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



Appendix

|  
**South Campus Facilities Development Plan**  
Conceptual Statement of Probable Cost

## **Project Cost Models**



## CSU San Jose

San Jose, CA  
Preliminary Master Planning

April 2, 2014

## PROJECT COST DETAIL

| Element  | Site Area  | Cost / Site SF | Total              |
|--|------------|----------------|--------------------|
| <b>Baseball</b>                                  |            |                |                    |
| <b>Baseball Field (site)</b>                     | 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          |
| <b>Subtotal - Baseball (Field)</b>               |            |                | <b>\$2,844,054</b> |
| <b>Bleachers/Enclosures (relocate existing)</b>  |            |                |                    |
| 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            |
| <b>Subtotal - Bleachers/Enclosures</b>           |            |                | <b>\$242,000</b>   |
| <b>Subtotal - Direct Costs</b>                   |            |                | <b>\$3,086,054</b> |
| General Conditions                               | 6.00%      |                | \$185,163          |
| Subtotal   |            |                | <b>\$3,271,217</b> |
| General Requirements                             | 4.00%      |                | \$130,849          |
| Subtotal   |            |                | <b>\$3,402,066</b> |
| Bonds  | 1.25%      |                | \$42,526           |
| Subtotal   |            |                | <b>\$3,444,592</b> |
| Continued on next page                           |            |                |                    |



**CSU San Jose**

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**PROJECT COST DETAIL**

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

## CSU San Jose

San Jose, CA  
Preliminary Master Planning

April 2, 2014

## PROJECT COST DETAIL

| Element  | Site Area | Cost / Site SF | Total              |
|--|-----------|----------------|--------------------|
| <b>Baseball - Continued</b>                      |           |                |                    |
| <b><u>Alternate Scope</u></b>                    |           |                |                    |
| <b>Clubhouse/Stadium</b>                         |           |                |                    |
| 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           |
| <b>Subtotal - Clubhouse/Stadium</b>              |           |                | <b>\$4,999,545</b> |
| <b>Electrical &amp; A/V systems</b>              |           |                |                    |
| 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          |
| <b>Subtotal - Electrical &amp; A/V systems</b>   |           |                | <b>\$493,000</b>   |
| <b>Subtotal - Alternate Scope (Direct Costs)</b> |           |                | <b>\$5,492,545</b> |
| General Conditions                               | 6.00%     |                | \$329,553          |
| Subtotal   |           |                | <b>\$5,822,098</b> |
| General Requirements                             | 4.00%     |                | \$232,884          |
| Subtotal   |           |                | <b>\$6,054,982</b> |
| Bonds  | 1.25%     |                | \$75,687           |
| Subtotal   |           |                | <b>\$6,130,669</b> |
| Liability Insurance                              | 1.00%     |                | \$61,307           |
| Subtotal   |           |                | <b>\$6,191,976</b> |
| General Contractor's Fee                         | 4.00%     |                | \$247,679          |



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**PROJECT COST DETAIL**

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

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| Element  | Site Area | Cost / Site SF | Total              |
|--|-----------|----------------|--------------------|
| <b>Softball</b>                                  |           |                |                    |
| <b>Field (site)</b>                              |           |                |                    |
| 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          |
| <b>Subtotal - Field (site)</b>                   |           |                | <b>\$1,713,700</b> |
| <b>Bleachers/Enclosures (relocate existing)</b>  |           |                |                    |
| 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            |
| <b>Subtotal - Bleachers/Enclosures</b>           |           |                | <b>\$242,000</b>   |
| <b>Subtotal - Direct Costs</b>                   |           |                | <b>\$1,955,700</b> |
| General Conditions                               | 6.00%     |                | \$117,342          |
| Subtotal   |           |                | <b>\$2,073,042</b> |
| General Requirements                             | 4.00%     |                | \$82,922           |
| Subtotal   |           |                | <b>\$2,155,964</b> |
| Bonds  | 1.25%     |                | \$26,950           |
| Subtotal   |           |                | <b>\$2,182,913</b> |
| Liability Insurance                              | 1.00%     |                | \$21,829           |
| Subtotal   |           |                | <b>\$2,204,742</b> |



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

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## PROJECT COST DETAIL

| Element  | Site Area | Cost / Site SF | Total              |
|--|-----------|----------------|--------------------|
| <b>Softball - Continued</b>                          |           |                |                    |
| <b><u>Softball (Alternate Scope)</u></b>             |           |                |                    |
| <b>Softball Stadium/Clubhouse</b>                    |           |                |                    |
| 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           |
| <b>Subtotal - Softball Stadium/Clubhouse</b>         |           |                | <b>\$3,819,865</b> |
| <b>Softball Lighting &amp; A/V systems</b>           |           |                |                    |
| 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          |
| <b>Subtotal - Softball Lighting &amp; Electrical</b> |           |                | <b>\$295,000</b>   |
| <b>Subtotal - Alternate Scope (Direct Costs)</b>     |           |                | <b>\$4,114,865</b> |
| General Conditions                                   | 6.00%     |                | \$246,892          |
| Subtotal   |           |                | <b>\$4,361,757</b> |
| General Requirements                                 | 4.00%     |                | \$174,470          |
| Subtotal   |           |                | <b>\$4,536,227</b> |
| Bonds  | 1.25%     |                | \$56,703           |
| Subtotal   |           |                | <b>\$4,592,930</b> |
| Liability Insurance                                  | 1.00%     |                | \$45,929           |
| Subtotal   |           |                | <b>\$4,638,859</b> |
| General Contractor's Fee                             | 4.00%     |                | \$185,554          |
| Subtotal   |           |                | <b>\$4,824,414</b> |



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

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## PROJECT COST DETAIL

| Element   | Site Area       | Cost / Site SF  | Total              |
|---|-----------------|-----------------|--------------------|
| <b>Soccer Stadium &amp; Training Complex</b>      |                 |                 |                    |
| <b>Locker/Clubhouse Building</b>                  |                 |                 |                    |
| 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           |
| <b>Subtotal - Locker/Clubhouse Building</b>       | <b>5,450 SF</b> | <b>\$330.00</b> | <b>\$1,798,500</b> |
| <b>Stadium Seating &amp; Press box</b>            |                 |                 |                    |
| 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          |
| <b>Subtotal - Stadium Seating &amp; Press box</b> |                 |                 | <b>\$2,929,120</b> |
| <b>Field (Site work)</b>                          |                 |                 |                    |
| 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          |
| <b>Subtotal - Field (Site work)</b>               |                 |                 | <b>\$2,597,190</b> |
| <b>Subtotal - Direct Costs</b>                    |                 |                 | <b>\$7,324,810</b> |
| General Conditions                                | 6.00%           |                 | \$439,489          |
| Subtotal  |                 |                 | <b>\$7,764,299</b> |
| General Requirements                              | 4.00%           |                 | \$310,572          |



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

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## PROJECT COST DETAIL

| Element                                       | Site Area       | Cost / Site SF  | Total               |
|---|-----------------|-----------------|---------------------|
| <b>Tennis Complex</b>                         |                 |                 |                     |
| <b>Locker/Concessions Building</b>            |                 |                 |                     |
| 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            |
| <b>Subtotal - Locker/Concessions Building</b> | <b>5,000 SF</b> | <b>\$333.00</b> | <b>\$1,665,000</b>  |
| <b>Stadium/Seating Concourse</b>              |                 |                 |                     |
| stadium/concourse seating area                | 11,330 SF       | \$75.00         | \$849,750           |
| <b>Canopy Structure</b>                       |                 |                 |                     |
| canopy over half the courts                   | 45,900 SF       | \$72.00         | \$3,304,800         |
| <b>Courts (Site work)</b>                     |                 |                 |                     |
| 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           |
| <b>Subtotal - Courts (Site work)</b>          |                 |                 | <b>\$3,708,620</b>  |
| <b>Subtotal - Direct Costs</b>                |                 |                 | <b>\$9,528,170</b>  |
| General Conditions                            | 6.00%           |                 | \$571,690           |
| Subtotal                                      |                 |                 | <b>\$10,099,860</b> |
| General Requirements                          | 4.00%           |                 | \$403,994           |
| Subtotal                                      |                 |                 | <b>\$10,503,855</b> |
| Bonds   | 1.25%           |                 | \$131,298           |
| (Continued on next page)                      |                 |                 |                     |



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

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| Element   | Site Area       | Cost / Site SF  | Total              |
|---|-----------------|-----------------|--------------------|
| <b>Track Stadium (&amp; Event Day Facilities)</b> |                 |                 |                    |
| <b>Locker/Restroom Building</b>                   |                 |                 |                    |
| 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           |
| <b>Subtotal - Locker/Restroom Building</b>        | <b>8,740 SF</b> | <b>\$408.00</b> | <b>\$3,565,920</b> |
| <b>Stadium Seating &amp; Press box</b>            |                 |                 |                    |
| stadium/seating/storage/prefab.                   | 9,680 SF        | \$95.00         | \$919,600          |
| premium for press box                             | 1 LS            | \$400,000       | \$400,000          |
| <b>Subtotal - Stadium Seating &amp; Press box</b> |                 |                 | <b>\$1,319,600</b> |
| <b>Track &amp; Field Areas (Site work)</b>        |                 |                 |                    |
| 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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| Element   | Site Area  | Cost / Site SF | Total               |
|---|------------|----------------|---------------------|
| <b>Track Stadium (&amp; Event Day Facilities) - Continued</b> |            |                |                     |
| 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            |
| <b>Subtotal - Track &amp; Field (Site work)</b>               |            |                | <b>\$7,526,100</b>  |
| <b>Subtotal - Direct Costs</b>                                |            |                | <b>\$12,411,620</b> |
| General Conditions  | 6.00%      |                | \$744,697           |
| Subtotal  |            |                | <b>\$13,156,317</b> |
| General Requirements  | 4.00%      |                | \$526,253           |
| Subtotal  |            |                | <b>\$13,682,570</b> |
| Bonds   | 1.25%      |                | \$171,032           |
| Subtotal  |            |                | <b>\$13,853,602</b> |
| Liability Insurance   | 1.00%      |                | \$138,536           |
| Subtotal  |            |                | <b>\$13,992,138</b> |
| General Contractor's Fee                                      | 4.00%      |                | \$559,686           |
| Subtotal  |            |                | <b>\$14,551,824</b> |
| Design / Estimating Contingency                               | 8.00%      |                | \$1,164,146         |
| Subtotal  |            |                | <b>\$15,715,969</b> |
| Escalation  | 6.00%      |                | \$942,958           |
| <b>TOTAL Track Stadium (&amp; Event Day Facilities)</b>       |            |                | <b>\$16,658,928</b> |

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



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| Element  | Site Area | Cost / Site SF | Total            |
|--|-----------|----------------|------------------|
| <b>Sand Volleyball Courts</b>  |           |                |                  |
| <b>Sand Volleyball Courts</b>  |           |                |                  |
| demo existing site finishes  | 18,000 SF | \$4.00         | \$72,000         |
| new sand volleyball courts - Two Courts<br>(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        |
| <b>Subtotal - Direct Costs</b>   |           |                | <b>\$580,430</b> |
| General Conditions   | 6.00%     |                | \$34,826         |
| Subtotal   |           |                | <b>\$615,256</b> |
| General Requirements   | 4.00%     |                | \$24,610         |
| Subtotal   |           |                | <b>\$639,866</b> |
| Bonds  | 1.25%     |                | \$7,998          |
| Subtotal   |           |                | <b>\$647,864</b> |
| Liability Insurance  | 1.00%     |                | \$6,479          |
| Subtotal   |           |                | <b>\$654,343</b> |
| General Contractor's Fee   | 4.00%     |                | \$26,174         |
| Subtotal   |           |                | <b>\$680,517</b> |
| Design / Estimating Contingency  | 8.00%     |                | \$54,441         |
| Subtotal   |           |                | <b>\$734,958</b> |
| Escalation   | 6.00%     |                | \$44,097         |
| <b>TOTAL - Construction Cost</b>   |           |                | <b>\$779,056</b> |
| Design costs   | 6.25%     |                | \$48,691         |
| FF&E   | 9.00%     |                | \$70,115         |
| Project soft costs   | 9.50%     |                | \$74,010         |
| <b>TOTAL - Project Cost</b>  |           |                | <b>\$971,872</b> |

**CSU San Jose**

San Jose, CA  
Preliminary Master Planning

April 2, 2014

**PROJECT COST DETAIL**

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



