

COLLEGE OF THE SEQUOIAS COMMUNITY COLLEGE DISTRICT
Board of Trustees Meeting
July 14, 2025

MEASURE C UPDATE

1

Status: **Information**

Presented by: Byron Woods
Dean, Facilities

Issue

Byron Woods, Dean of Facilities, will present an update on Measure C projects.

Background

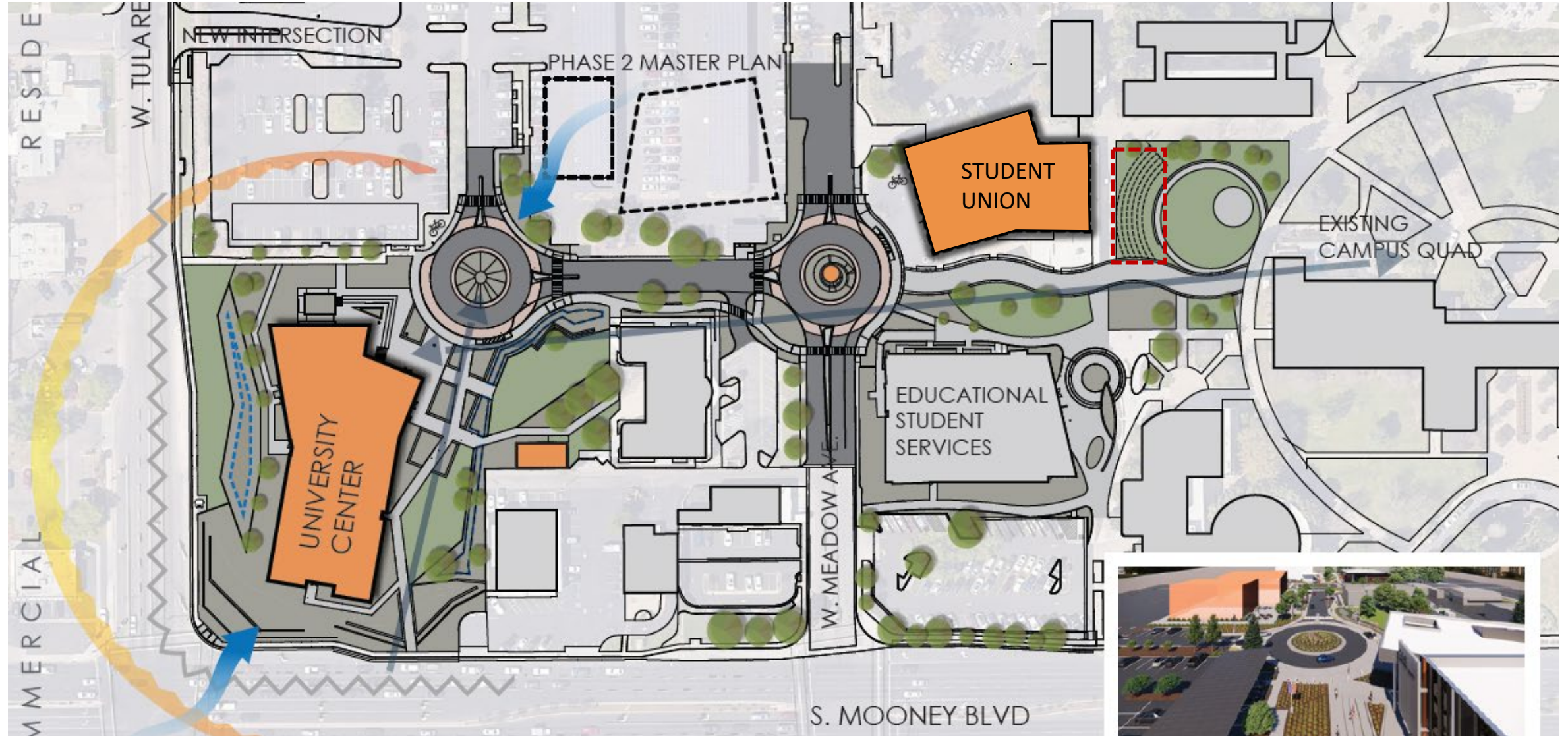
In November 2022, voters within SFID-2 (Visalia and surrounding communities) successfully passed a local bond (Measure C) in the amount of \$95M. The bond will fund the new construction of a University Center building that will expand 4-year degree opportunities for the south valley, a new Student Union building, and supporting infrastructure and site improvements. Construction activities are scheduled to commence in fall 2025.

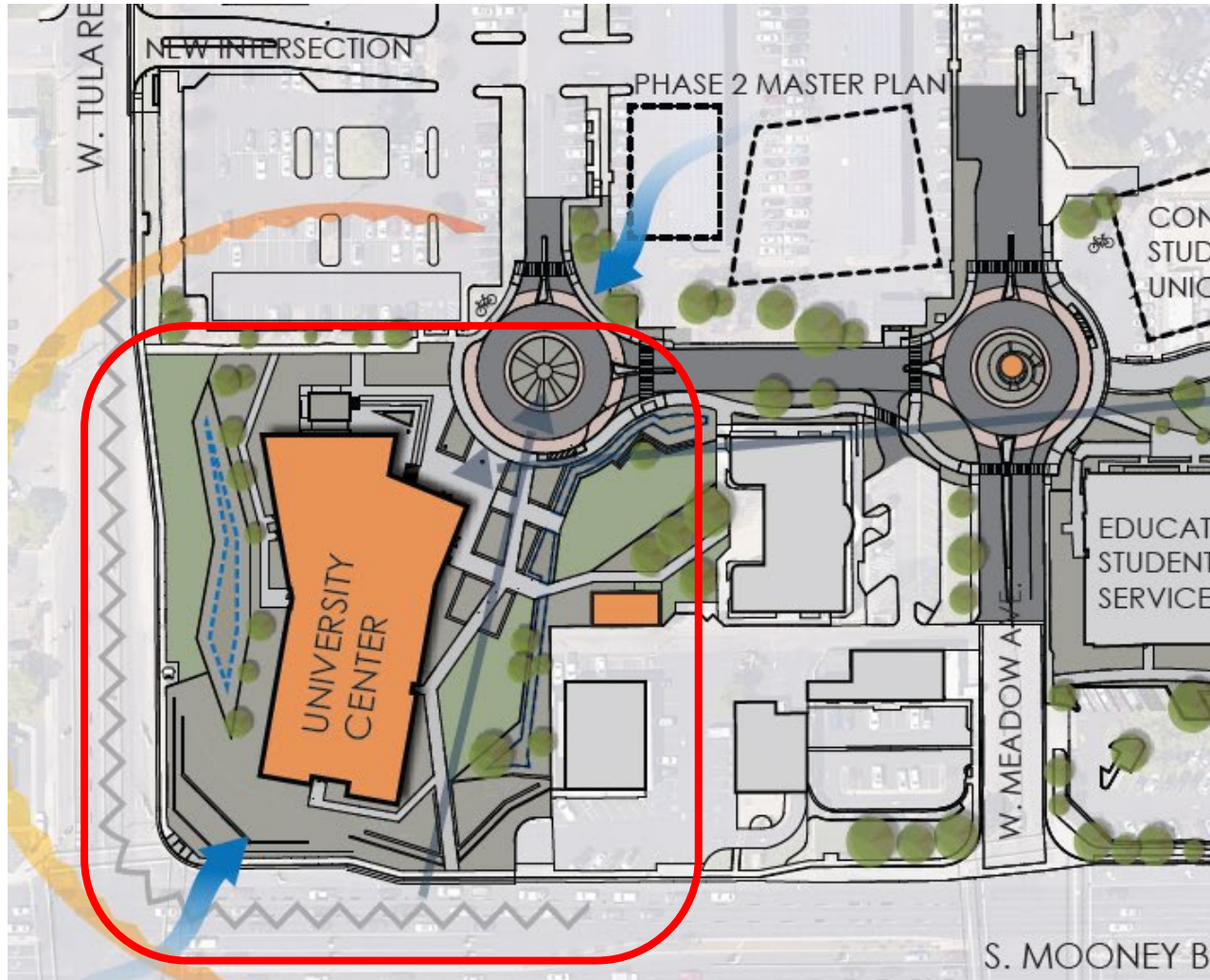
Recommended Action

No action is required.

Measure C Update

COS Board of Trustees
July 14, 2025





Demolition

Shady Apartments

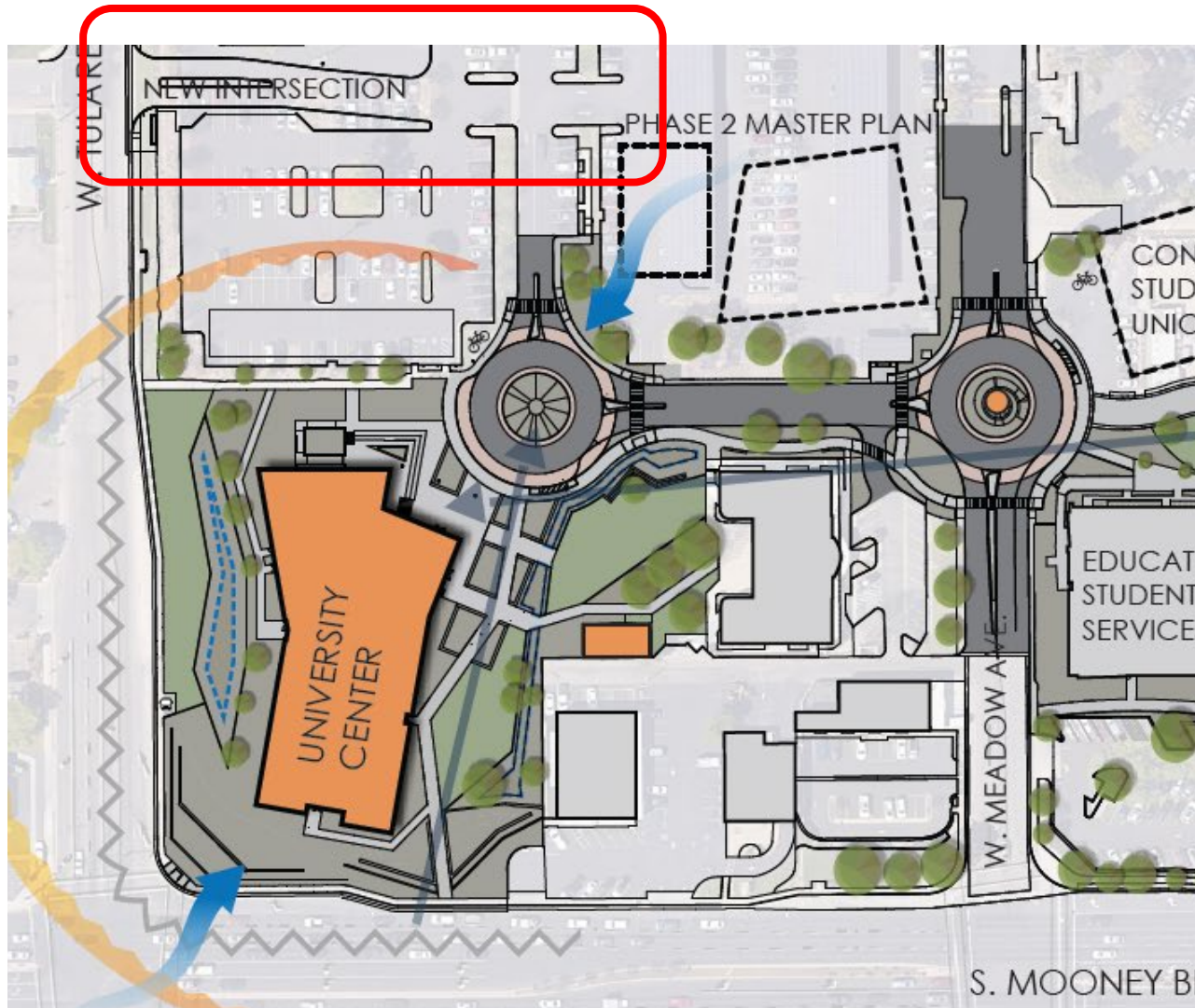
- Demo completed Nov '24

AAAA Liquor Building

- Demo completed Feb '25

Healthy Japan Building

- Apr '26 – Properties vacated, utilities disconnected
- May '26 – Hazmat abatement & demo

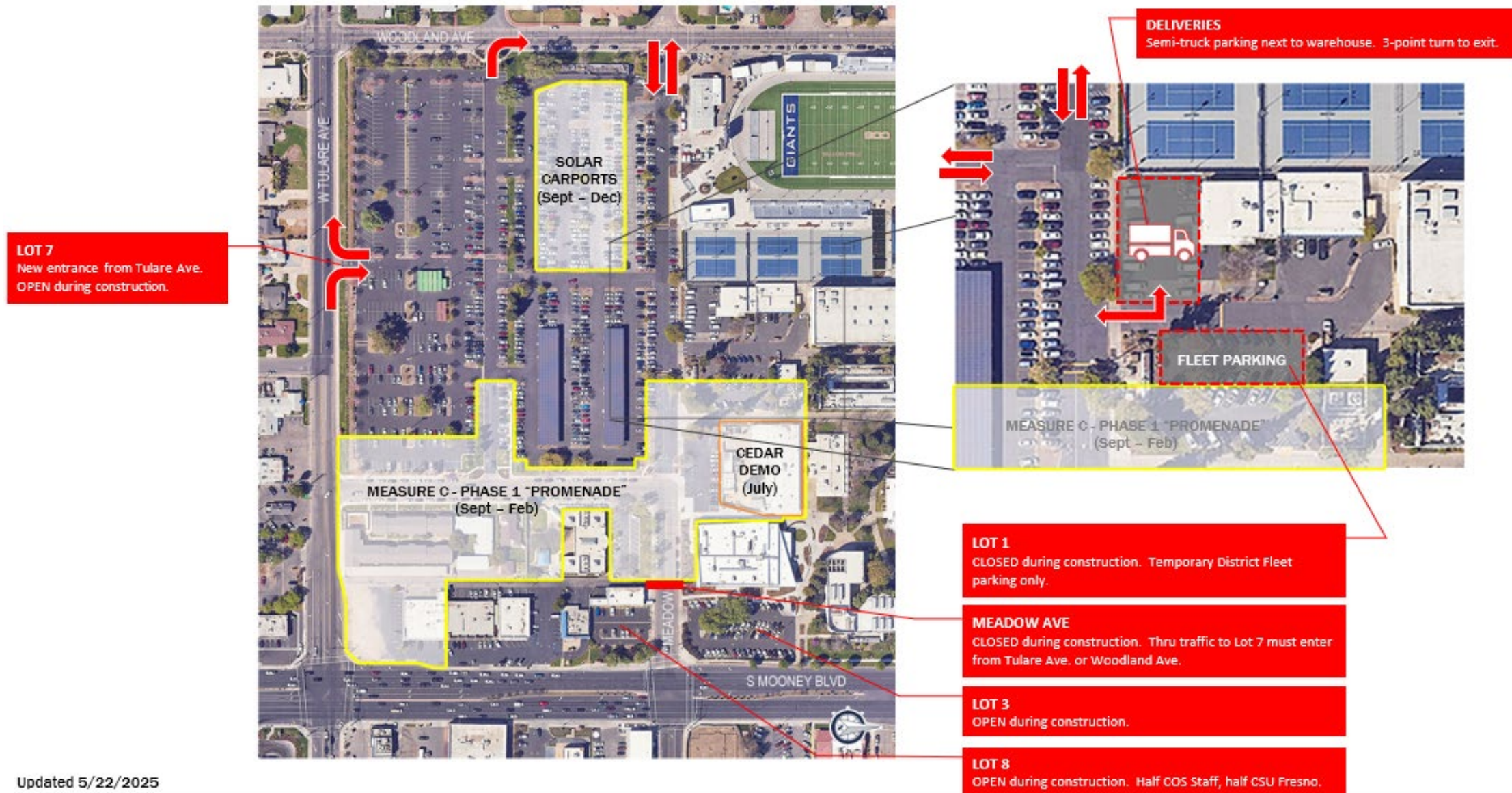


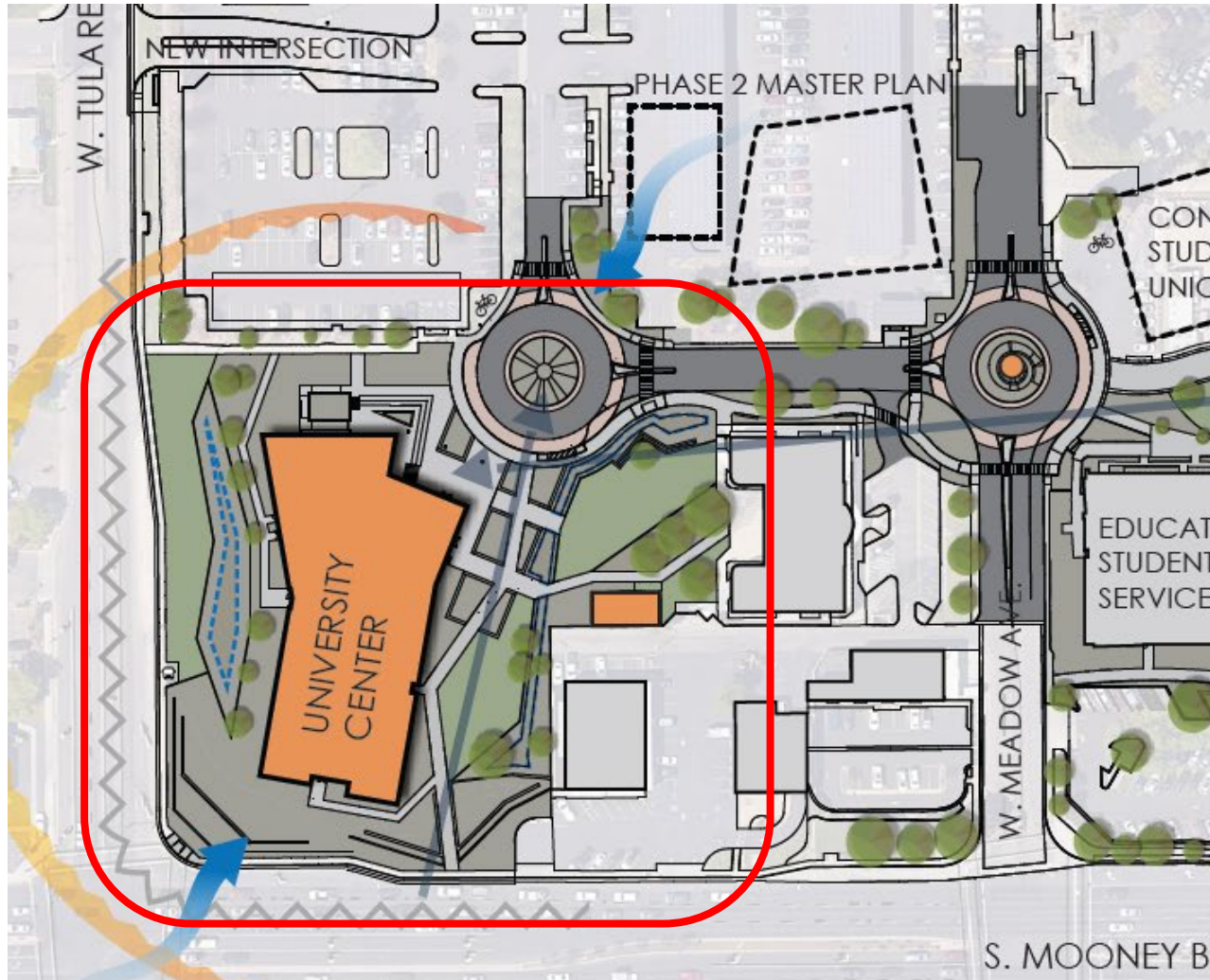
Driveway

- New driveway into Lot 7 under construction, to be completed in early June.

- Scope includes roadwork, roundabouts, and all primary infrastructure upgrades to support University Center & Student Union
- Bid May-June '25, award July '25
- Construction Sept '25 – Feb '26
- Abandonment of Meadow & Shady in progress by City, no concerns.

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University Center

- New 50k GSF two-story facility
- Primary programming elements include:
 - 4 office suites
 - 10 lecture classrooms
 - 2 computer labs
 - 2 science labs
 - 230 seat lecture hall
 - Meeting rooms / study spaces
 - Carport solar tied to battery storage for shaving peak demand usage
- Plans currently under review by DSA
- Bid Sept/Oct '25, award Dec '25
- Construction Mar '26 – Feb '28

University Center



University Center



University Center

WEST (LOT 7)



University Center

NORTH (EXISTING CAMPUS)

C24-031-PID



University Center



University Center





Student Union

- New 32k GSF two-story facility constructed in location of existing Cedar building and Parking Lot 2
- **First floor** includes food services (market, four restaurants, and a vast prep kitchen), bookstore, and faculty lounge
- **Second floor** includes a relocation of existing student services - Student Activities & Affairs, Transfer & Career Center, Veterans Resource Center, Student Success Program & more TBD
- Working drawings 40% complete
- DSA plan review July '25 – Dec '25
- Bid Feb-Mar '26, award May '26
- Construction July '26 – June '28



Plaza

- Once Student Union is occupied and operational, the existing Alta Peak building will be demolished and new site work and landscaping will be constructed
- Scope of work will be included in Student Union bid docs with specific milestone dates identified
- Construction Aug '28 – Nov '28



Student Union



FIRST FLOOR

PROJECT NO.	1000000000
DATE	08/01/10
DESIGNER	ARCHITECTS
DATE	08/01/10
PROJECT NO.	1000000000

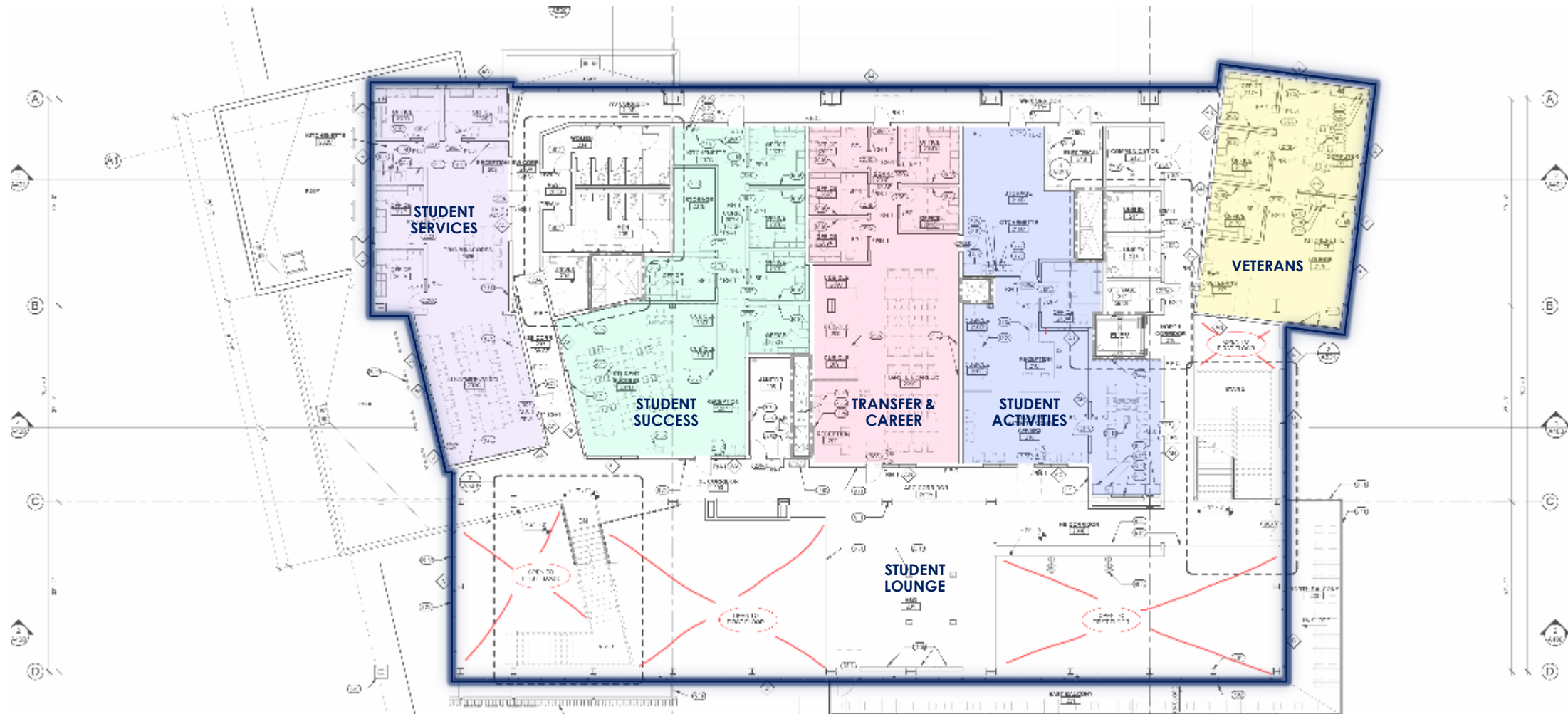
NOT FOR
CONSTRUCTION

TETER, INC.
ARCHITECTS



ARCHITECTS LICENSED IN CALIFORNIA
ARCHITECTS LICENSE NO. 00000000

Student Union



SECOND FLOOR

Student Union

SHADY/MEADOW ROUNDABOUT (FACING WEST)



Student Union

EAST ELEVATION



Student Union

NORTH ELEVATION



Student Union

DINING AREA (FACING SOUTH)



Student Union



Student Union



Student Union

SECOND FLOOR (FACING SOUTH)



Measure C

UPDATED COST PROJECTIONS

Demolition	\$ 850,000	Arch/Eng (10%)	\$ 7,964,000
Driveway	\$ 350,000	DSA (1%)	\$ 796,400
Promenade	\$ 5,795,000	Inspection	\$ 600,000
University Center	\$ 41,705,000	Testing	\$ 1,000,000
Student Union	\$ 30,940,000	Labor Compliance	\$ 120,000
		Contingency (±5%)	\$ 4,879,600
		Total Soft Costs	\$ 15,360,000
Total Construction	\$ 79,640,000	Construction	\$ 79,640,000
<i>(Including FF&E)</i>		Soft Costs	\$ 15,360,000
		Total Project Cost	\$ 95,000,000

Measure C

	<i>Demo/Drive/Prom</i>		<i>University Center</i>		<i>Student Union</i>		<i>Amphitheatre</i>	
2023								
2024	Design Task Force	\$50k	Design Task Force	\$50k				
	Working Drawings	\$400k	Working Drawings	\$950k	Design Task Force	\$100k		
2025	Demo / DSA	\$950k	“	\$950k	Working Drawings	\$750k		
	Driveway / Bid	\$400k	DSA Review	\$500k	“	\$750k		
2026	Prom Construction	\$5.7M	Bid / Award	\$50k	DSA Review	\$350k		
	Project Closeout	\$300k	Construction	\$9M	Bid / Award	\$50k		
2027			“	\$9M	Construction	\$7.8M		
			“	\$9M	“	\$7.8M		
2028			“	\$9M	“	\$7.8M		
			Occupy Spring 2028	\$9M	Occupy June 2028	\$7.8M		
2029			Project Closeout	\$2.4M			Construction	\$2.3M
							Project Closeout	\$1.8M