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Sacramento State residence project adds sustainable element

By David Silva



The design-build team behind phase one of California State University, Sacramento's student housing project has had plenty on its plate.

The Sacramento-based architectural firm of Mogavero Notestine Associates had to design a four-story complex that blended with and accentuated the campus's existing structures, met all of California's rigorous seismic and environmental regulations and would be built to last.

And the general contractor, Brown Construction Inc. of West Sacramento, has to complete the 209,000-sq-ft, 610-bed facility both within budget and in time for the start of classes in fall 2009.

Oh, and ecology-minded university officials want the finished product to achieve LEED certification.

Achieving even the most basic LEED certification rating meant the team would have to work furiously and creatively to meet the U.S. Green Building Council's strict sustainable-design standards, but "we're looking at silver certification," says Jay Hyde, project architect for Mogavero Notestine.

Plans for \$61 million phase one of the four-phase project call for 610 "student-style" apartments ranging in size from studios to two-bed-

room/two-bath suites. Amenities will include a computer printing lab, retail shops, Wi-Fi coverage, a police substation, an educational/social programming room, lounge rooms, study rooms and onsite laundry room.

The retail areas will feature a coffee house, juice bar and deli.

To ensure the long-term durability of the facility, Mogavero Notestine incorporated such elements as plywood for the exterior wall and roof sheathing. The firm is a specialist in the field of institutional design, and it knew that using the more standard oriented-strand board would mean potential damage by water infiltration and loss of structural stability in the event of an earthquake.

"Although the building is basically a wood structure, there is steel framing at the portion that will contain commercial-type services, such as food service and satellite bookstore," says Hyde.

"That steel is braced not with a conventional X- or K-braced system but rather a buckle-restraint system, which exceeds the code the building was designed under. Studies have shown that while conventionally braced structures are safe for the occupants after an earthquake, the structural damage to the building is often so great as to require extensive retrofit or even demolition and replacement."

As part of the design-build team's efforts toward environmental sensitivity, the building will be heated and cooled by its own central plant. While more expensive than standard air-conditioning systems, it will have a greater lifespan and is far more energy-efficient, Hyde says.

Mogavero Notestine also upgraded the university's requirement for a two-pipe cooling and heating system to a four-pipe system, which will allow occupants the choice of cooling or heating their rooms. Each room window will have a

The CSUS Residence Hall Phase I Project Team

Owner: California State University, Sacramento

Executive Architect: MVE Institutional

General Contractor: Brown Construction Inc., West Sacramento

Project Architect: Mogavero Notestine Associates, Sacramento

Landscape Architect: The HLA Group, Sacramento

Engineering Subcontractor: Interface Engineering Inc., Sacramento

sensor that instructs the room's fan coil unit not to operate if a window is open.

Construction began in July 2007.

University officials hired MVE Institutional as the project's executive architect.

"Our job was to help the university define the program, help establish the aesthetics, and come up with the building plan and goal charts for the request for proposals," says MVE associate partner Mel Tan. "The design-build teams bidding on the project then went out and produced their own packages.

"Officially, we're the owner's design consultant. It's a way for the university to communicate what it needs."

Phase two of the student housing project, which calls for the modernization of the university's existing residence halls, should begin shortly after completion of phase one. Phase three will add 560 more beds, suites and/or apartments to the school's inventory, and should begin in fall 2012. Phase four will add a total of 2,600 new beds between 2015 and 2021. <<

Top Projects in California, 2008

	Name of Project	Location	Owner	Architect / General Contractors	Construction Valuation
1	Palomar Medical Center West <i>Start date:</i> October 2007 <i>Expected completion date:</i> July 2011 <i>Description:</i> A 360-bed tertiary care replacement hospital on a greenfield site.	Escondido	Palomar Pomerado Health	CO Architects/ Rudolph & Sletten (CM)	\$506
	The Park at Irvine Spectrum Center <i>Start date:</i> March 2007 <i>Expected completion date:</i> Year 2011 <i>Description:</i> A nearly 30-acre project that features multiple four-story apartment buildings over a two-level parking garage.	Irvine	Irvine Apartment Communities	MVE & Partners/ Western National	\$480
3	L.A. Live - Hotel and residences <i>Start date:</i> November 2007 <i>Expected completion date:</i> March 2010 <i>Description:</i> A mixed-use complex with a 54-story hotel.	Los Angeles	AEG	Gensler/Webcor Builders	\$461
4	Sutter Regional Medical Center <i>Start date:</i> September 2007 <i>Expected completion date:</i> January 2011 <i>Description:</i> Renovation of hospital including construction of new maternal child pavilion, new ambulatory services building and other medical facilities.	Sacramento	Sutter Health	KMD/Turner Construction	\$400
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36	Centennial Towers <i>Start date:</i> March 2007 <i>Expected completion date:</i> December 2008 <i>Description:</i> A 12-story tower and a 21-story tower totaling 675,000-sq-ft of office space and 25,000-sq-ft of retail space with a 2,000-stall parking garage.	San Francisco	Myers Development Co.	Skidmore Owings & Merrill, LLP/Hathaway Dinwiddie Construction Co.	\$100
37	Mission Hospital Acute Care Tower <i>Start date:</i> April 2007 <i>Expected completion date:</i> December 2009 <i>Description:</i> A 95,000-sq-ft, four story new patient care tower.	Mission Viejo	St. Joseph Health System	RBB Architects Inc./ McCarthy Building Cos.	\$93
	UCSD North Campus Housing <i>Start date:</i> November 2007 <i>Expected completion date:</i> June 2009 <i>Description:</i> More than 1,000-unit apartment complex for transfer and advanced standing students. Will also include 10,000-sq-ft of conference rooms, admin offices and retail space.	San Diego	University of California, San Diego	MVE Institutional/ Turner Construction	\$93
38	San Joaquin County Administration Building <i>Start date:</i> August 2007 <i>Expected completion date:</i> July 2009 <i>Description:</i> A six-story 250,000-sq-ft county administration building.	Stockton	San Joaquin County	Fentress Architects/ Hensel Phelps	\$92.8
39	Rosewood Sand Hill Hotel & Spa <i>Start date:</i> March 2007 <i>Expected completion date:</i> February 2009 <i>Description:</i> A 175,000-sq-ft spa facility with 18 guest buildings scattered throughout the site. Also includes a restaurant, bar, meeting room, ballroom and library.	Menlo Park	Stanford Management Company	HKS (exterior); BAMO (interior); SWA (landscape)/Devcon Construction Inc.	\$92



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