

California State University

Higher Education Market & Collaborative Design-Build Overview



Agenda / Housekeeping

- CSU Campus Presentations from Long Beach & Fullerton
- CSU Collaborative Design-Build Delivery Overview
- Panel Discussion on Use and Selection of Delivery Methods
- Q&A

CSU Long Beach – Quick Facts

- Almost 40,000 enrolled students
- Over 10,000 degrees awarded annually
- 190+ Academic programs offered
- 350,000+ Beach Alumni
- 322 Acre Campus
- 2.8 million GSF/84 buildings (State supported)
- 57% of buildings older than 40 years
- Approximately 3,000 student housing beds
- Approximately 14,000 parking spaces
- Over \$300 million in capital projects in last 5-years



CSULB – Recent Major Projects

Parkside North Student Housing (476 new beds) (2021)

- **CDB**; \$105 million; highly sustainable (LEED Platinum/Living Building Challenge)



Hillside Gateway (Housing Admin & Commons) (2021)

- **CDB**; \$20 million; highly sustainable (LEED Platinum/Living Building Challenge)



CSULB – Recent Major Projects

Los Alamitos & Los Cerritos Renovation (Major Student Housing Renovation) (2021)

- CMAR; \$34 million; major building renovation including elevators; new building systems



Alumni Center (2022)

- CMAR; \$11 million; new building; majority donor funded



CSULB – Recent Major Projects

- Horn Center Renovation & University Art Museum Addition (2021)

- CMAR; \$24 million; major building renovation (classrooms); new building systems
- Addition to University Art Museum (donor funded)



- Student Success Center/Peterson Hall 2 Renovation (2019)

- CMAR; \$40 million; major building renovation; new building systems; small addition
- Adaptive re-use of legacy classroom/science building for student support services



CSULB – Recent Major Projects

- College of Professional & International Education (2018)
 - **CDB**; \$21 million; classrooms & conference space; highly sustainable; Zero Net Energy goals



CSULB – Upcoming Major Projects

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- **Peterson Hall 1 Replacement Building (New home of College of Health & Human Services)**
 - CMAR; \$150 million; Construction projected 2024–2026 (subject to construction phase funding approval)
 - Architect selection in process; CMAR RFQ within 1-month
 - **Hillside North Student Housing (400 beds)**
 - CMAR; \$82 million; Construction projected 2024–2026 (subject to funding approval)
 - Majority funded by SB-169 affordable student housing grant bill
 - Architect and CMAR RFQ's anticipated in May/June (subject to funding approval)
 - **University Student Union Renovation**
 - Delivery method TBD; \$200 million+; Construction projected 2027-2029
 - Renovation and Additional (Historic Building)
 - Major physical and programmatic changes anticipated



CSULB – Long Term Outlook

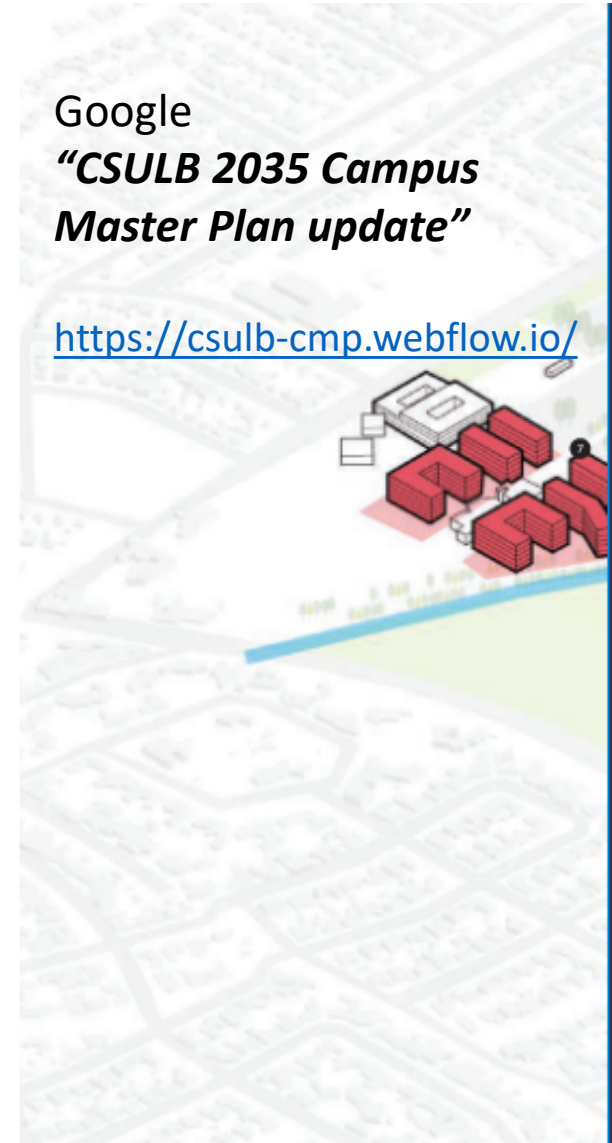
PROJECT PRIORITIZATION

NEAR-TERM PROJECTS	
1	Peterson Hall 1 Replacement Building
10	International House Replacement Building
11	Student Health Services Addition
12	Univ. Music Center Renovation/ Addition
13	Corporation Yard Renovations / Additions
14	USU Renovation / Addition
15	College of Business Addition (DETERMINE PHASE)
16	Hillside College Renovations
18	Central Plant Decarbonization/Sustainability Center
19	SSPA Office Renovation
20	Microbiology Student Success Center Reno.
21	Lecture Hall 150-151 Renovation
24	FO3 Renovation (DETERMINE PHASE)
33	Faculty Office Building #2 (DETERMINE PHASE)
34	Family and Consumer Sciences (DETERMINE PHASE)
36	Liberal Arts 1 (DETERMINE PHASE)
37	Beachside Housing
38	University Telecommunications Center (DETERMINE)
48	Blair Field Upgrades
50	Pyramid Outdoor Seating / Landscape
51	Friendship Walk Stairs Revitalization
56	Improved Campus Entrance and Gateway
MID-TERM PROJECTS	
4	Engineering Replacement Building
5	College of the Arts Replacement Building
6	Cafeteria + Bookstore Replacement Building
7	New Parkside Housing Village
8	New Graduate Student + Employee Housing
9	New 7th St. Community Outreach Facility
22	Nursing Building Renovation (CAPS)
23	Fine Arts 1/ 2 Renovation
25	Liberal Arts 5 Renovation

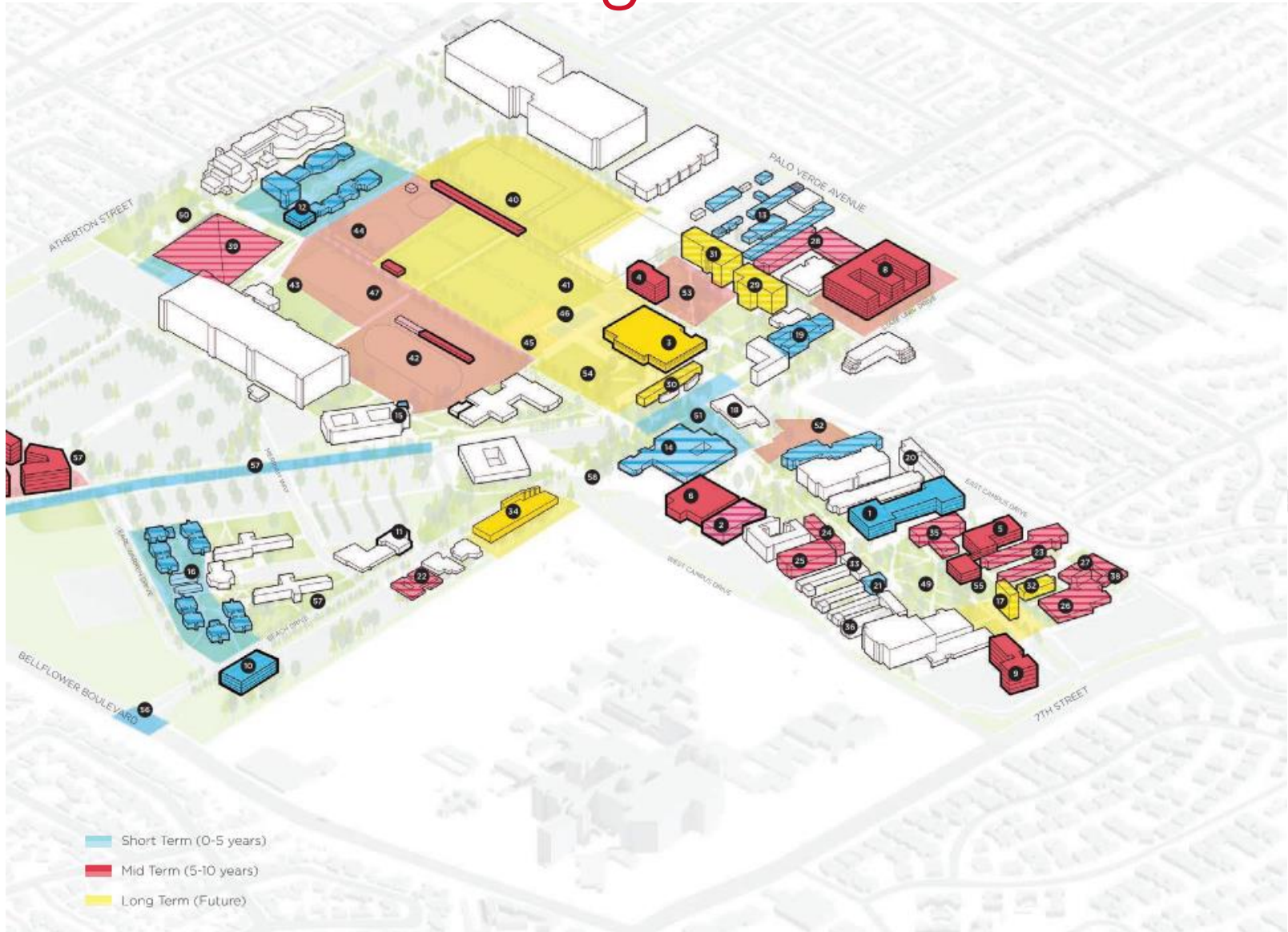
MID-TERM PROJECTS, CONTINUED	
26	Theater Arts Renovation
27	University Theatre Renovation
28	Engineering Tech Renovation
35	Fine Arts 4 Renovation
39	Walter Pyramid Renovation
42	Jack Rose Track / Commencement Facilities
43	Baseball Field Conversion to Multi-Use Field
44	New Baseball Infield
45	New Beach Volleyball Competition Area
46	Aquatics Center + Pool Renovation (DETERMINE PHASE)
47	Relocated Archery Field
49	Redefining the Campus Quad
52	Hardfact Hill Outdoor Classroom
53	Engineering Quad
55	Fine Arts Courtyard
57	Pedestrian/Bike Lane Improvements
LONG-TERM PROJECTS	
2	Education Replacement Building
3	Kinesiology Replacement Building + Quad
17	McIntosh Humanities Building Renovation
29	Vivian Engineering Center Renovation
30	HHS 1 / 2 Renovation
31	Engineering Computer Science Renovation
32	Language Arts Building Renovation
40	George Allen Field Improvements
41	New Recreation Field
46	Aquatics Center + Pool Renovation (DETERMINE PHASE)
54	North Campus (Kinesiology) Quad / Beach at the Beach
58	Future Mobility Hub

Google
**“CSULB 2035 Campus
 Master Plan update”**

<https://csulb-cmp.webflow.io/>



CSULB – Long Term Outlook



Short Term (0-5 years)
 Mid Term (5-10 years)
 Long Term (Future)

CSU Fullerton – Quick Facts

- We are back on campus with about 80% classes this semester and will be 100% for Fall 2022 semester.
- The school has produced 55 players who made it to Major League Baseball.
- CSUF has students from 81 nations, and has graduated more than a quarter-million men and women since its founding in 1959.
- We are number one in CSU system and number two in California for the number of bachelor's degrees awarded
- We are No. 1 in California, and is among the top 10 U.S. universities awarding bachelor's degrees to Hispanics - more than 302,670 graduates as of May 2020



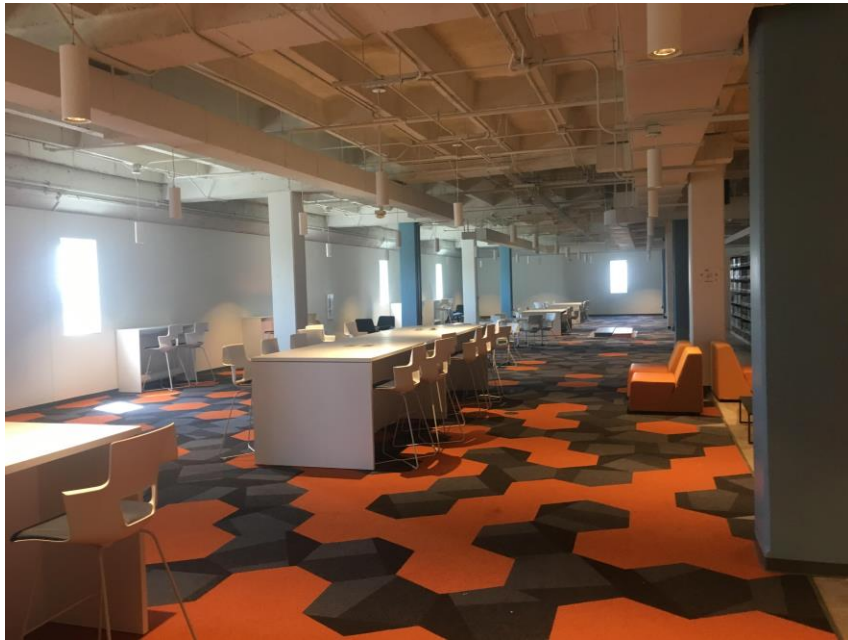
CALIFORNIA STATE UNIVERSITY
FULLERTONTM



CSUF – Recent Major Projects

- **Baseball/Softball Facilities (CMR)**
- **KHS Pool Replacement (Olympic Size): 7.5M (DB)**
- **Outdoor furniture and shade areas for use as collaboration spaces**
- **Campus Master Plan**
- **Pollak Library Renovation/Remodel, Phase 1, Stages 3 and 4. (CDB)**
- **Promenade: Main walkway, fire lane and gateway (CDB)**
- **Eastside 2 Parking Structure (DB)**
- **Pollak Library Fire Life Safety Improvements (CDB)**
- **Critical Infrastructure Deficiencies**
- **Central Plant – Chiller/Boiler Plant Upgrade (CDB)**
- **Classrooms Modernization/Renovations/Upgrades**







CSUF – Current Projects

- McCarthy Hall Renovation Ph. 1: \$40M (CDB)
- Center for Leadership \$20M (CMR)
- MH Fire Life Safety \$26 million budget (CDB)
- Student Housing Phase IV: 122M (CDB)
- Visual Arts Complex Replacement/Modernization \$70M (CDB)
- Physical Services Complex Renovation/Replacement (Corp Yard): \$16M
- Chilled Water Line Extension: \$2M – to be bid around December 2020 (CDB)
- Sewer Line Improvement: 2M - to be bid around March 2021
- Boiler addition to Central Plant (CDB)
- Security cameras, classroom technology upgrades, fire-life-safety projects





CSUF – Future Projects

- McCarthy Hall Renovation Ph. 1: \$40M (CDB)
- Center for Leadership \$20M (CMR)
- MH Fire Life Safety \$26 million budget (CDB)
- Student Housing Phase IV: 122M (CDB)
- Visual Arts Complex Replacement/Modernization \$70M (CDB)
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Overview & Objectives

- State of Higher Education in California
- California State University Overview
- CSU Construction Delivery Strategies
- Collaborative Design-Build Panel Discussion



Capital Planning Design & Construction

CSU The California
State University



CSU The California State University
CAPITAL PLANNING, DESIGN AND CONSTRUCTION

State of Higher Education Construction

- Higher Education Emergency Relief Fund (HEERF) projects
- Increase focus on science and technology (Cal Poly Humboldt)
- Self-support construction remains strong
- New priority on student housing
- Diversity, Equity, and Inclusion facilities
- Energy Projects Green, LEED, net zero, decarbonization
- Infrastructure renewal and resilience

About CSU

23 California State University Campuses



NEARLY HALF
of the state's bachelor's
degrees are awarded
by the CSU



127,000
degrees conferred
annually



3.8 MILLION
living alumni
and counting



800 MILES
stretching
from Humboldt
to San Diego



ONE IN TEN
employees in California
is a CSU graduate



MORE THAN 53,000
faculty and staff are
employed by the CSU

CSU Delivery Methods

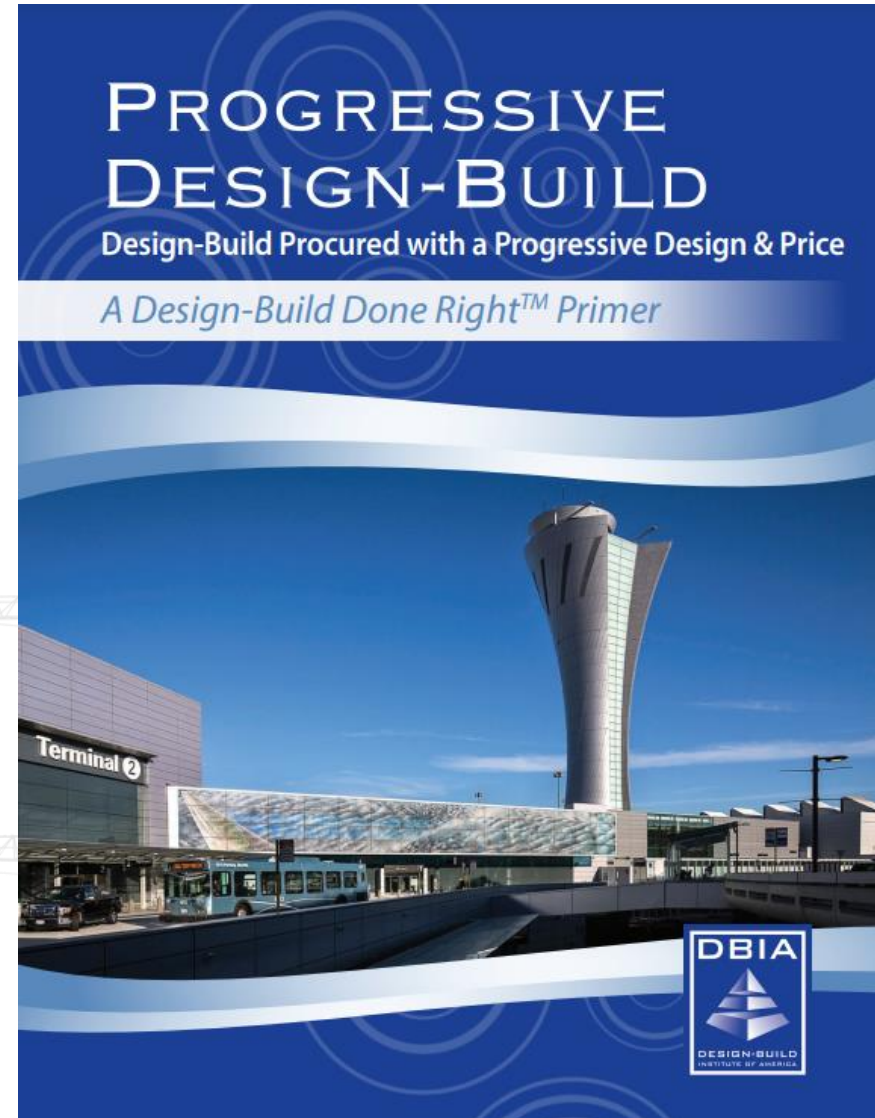
- Collaborative Design-Build
- Construction Manager at Risk
- Traditional Design-Build
- Design-Bid-Build
- Task Order Construction (TOCA)
- Job Order Contracting (JOC)



What is Progressive Design-Build

Hybrid evolution /
mutation of CMAR
and Design-Build

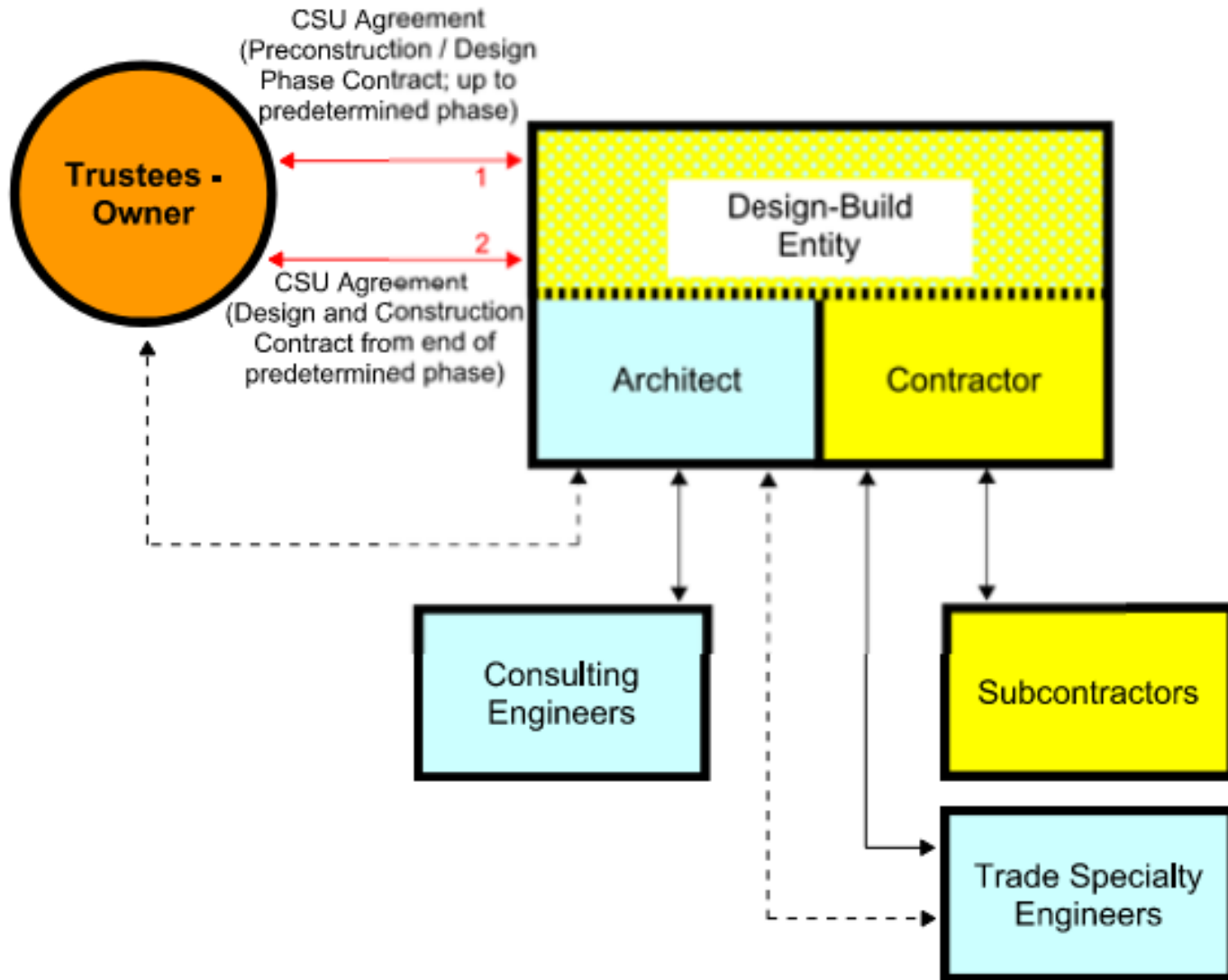
(PDB Variant?)



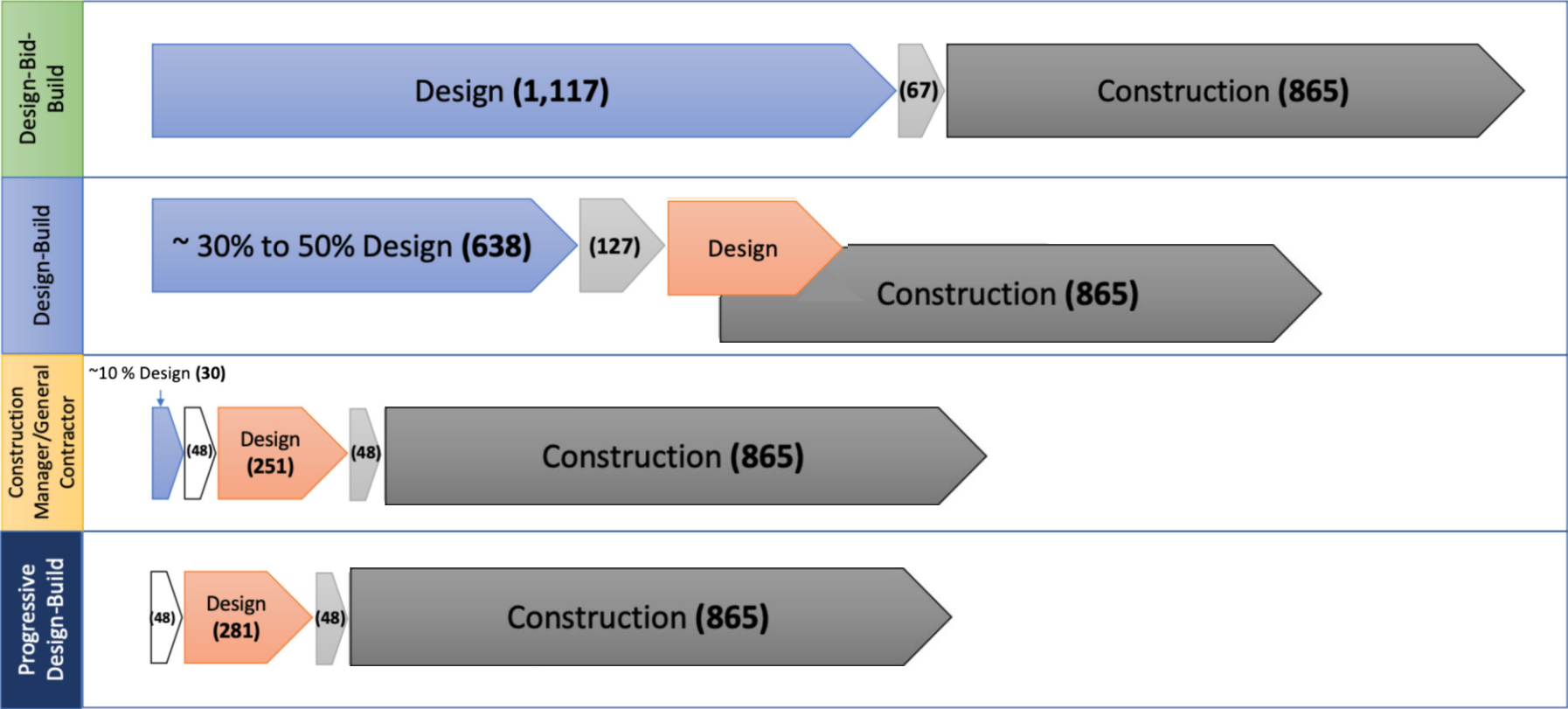
Key Aspects of Progressive/CDB

- **Qualification based Selection** (primarily qualification-based 80%+)
 - This is not best value (< 20% qualification based)
- **Partnership between a contractor and architect**
- **Two distinct contract phases**
 - Design-development & preconstruction
 - Completion of design & construction
 - Transition from phase two approximately 40-60% through design
- **Early DB & DA trades**
 - “Early Work” can start prior to phase 2 (materials, shop drawings, destructive investigation, underground investigation, etc.)

CDB Structure

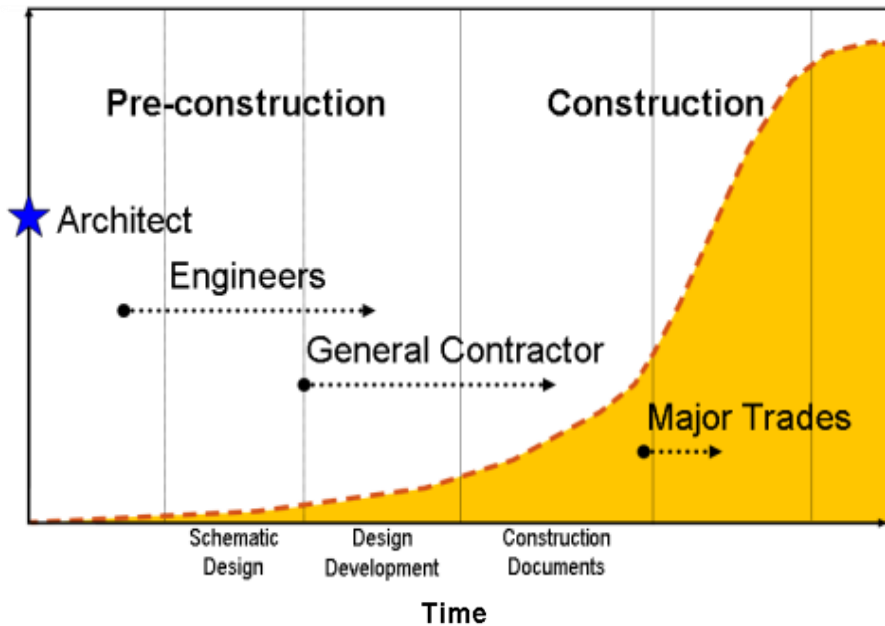


Schedule Comparisons



Team Engagement

CM at Risk Delivery



Collaborative Design-Build

