



2023 CMAA WEBINAR SERIES

NORTHERN CALIFORNIA CHAPTER



Capital Improvement Program: Higher Education – Building Programs

April 27, 2023

CMAA NORCAL PROGRAMS CO-CHAIRS



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AIA, CCM, DBIA, PMP,
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building better.

commissioning | sustainability



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SUNDT



MEET THE PANELISTS



Tania Nunez

Project Manager Facilities
Management **Sacramento
State University**



Erik Skinner

Assistant Superintendent Vice
President of Administrative
Services
Vice President Finance and
Administration
Sierra College



Julianne Nola

Executive Director of
Capital Projects
**University of
California, Davis**



Jim Carroll

Associate Vice Chancellor &
University Architect
**University of California,
Davis**



SACRAMENTO
STATE

Capital Improvement Program

CMAA NorCal Chapter

April 27, 2023

Redefine the Possible™

Agenda

- Our Organization
- Construction Program Overview
- Project Outlook
- Our Partners
- Questions



Tania Nunez

AIA, CASp

Sac State Project Manager

917-278-3404

Tania.Nunez@csus.edu

Our Organization

CAPITAL PLANNING, DESIGN & CONSTRUCTION

- Department within Facilities Management (FM), under Administrative & Business Affairs (ABA).
- 1 Director, 3 Project Managers, 1 Planner & 2 Analysts

OTHER DEPARTMENTS

- Contracts & Procurement
- Budget Planning & Administration
- Environmental Health & Safety/Risk Management
- Auxiliaries (Union Well, University Enterprises, Inc.)

THE CHANCELLOR'S OFFICE

- Capital Planning, Design and Construction (CPDC)
- The Board of Trustees

STRATEGIC PLANNING

- Master Plan efforts
- Feasibility Studies to support projects

Program Overview

FUNDING SOURCES

- Financed Types
 - CSU Systemwide Revenue Bonds
 - State General Obligation Bonds
 - Commercial paper
- CSU General Fund
- Systemwide Reserves
- Campus Reserves (revenue, reserves, interest earnings, etc.)
- P3 Projects (Student Housing)
- State Legislature earmarks
- Federal/State Grants
- Donor funded

Program Overview

WHY PROJECT FORECASTING IS HARD

- Unknown funding (state budget)
- Shifting priorities (new leadership)
- Partnerships
- **DIVERSITY & CONTRACTING GOALS**
- Incentives for DVBE/SBE on fee proposal
- Interview questions around diversity in alignment with campus mission
- PlanetBids for solicitations

SUSTAINABILITY GOALS

- LEED Gold Equivalent
- <https://www.calstate.edu/impact-of-the-csu/sustainability> (CSU Sustainability Policy)
- <https://www.csus.edu/experience/innovation-creativity/sustainability/>

Program Overview

2015 Campus Master Plan



Program Overview

2022 The Hub Master Plan



Program Overview

Placer Center Master Plan



Project Outlook

DELIVERY MODELS

- Job Order Contracting (JOC)
- Task Order Construction Agreement (TO-CA)
- Collaborative Design-Build (CDB)
- P3 and others

UPCOMING PROJECTS

- Affordable Student Housing
- Engineering Building
- The Hub (Ramona Property)
- Placer Center (Placer County Property)

SCHEDULE

- TO-CA and CDB Solicitation: 4 to 6 months
- Contract: 2 months
- Typical Project Design & Construction Duration: 1-3 years

Our Partners

WHAT ARE WE LOOKING FOR

- Collaboration
- Problem solving with honesty
- Budget planning and forecasting
- Experience in...
 - Higher Ed
 - Building Typology
 - In collaborative/progressive design-build with proposed partners

WHAT ABOUT CMs?

- Prior to 2015 were used for large, major cap projects
- Expertise was hired to be in-house
- Staff departures may require us to revisit if significant influx of capital improvement comes



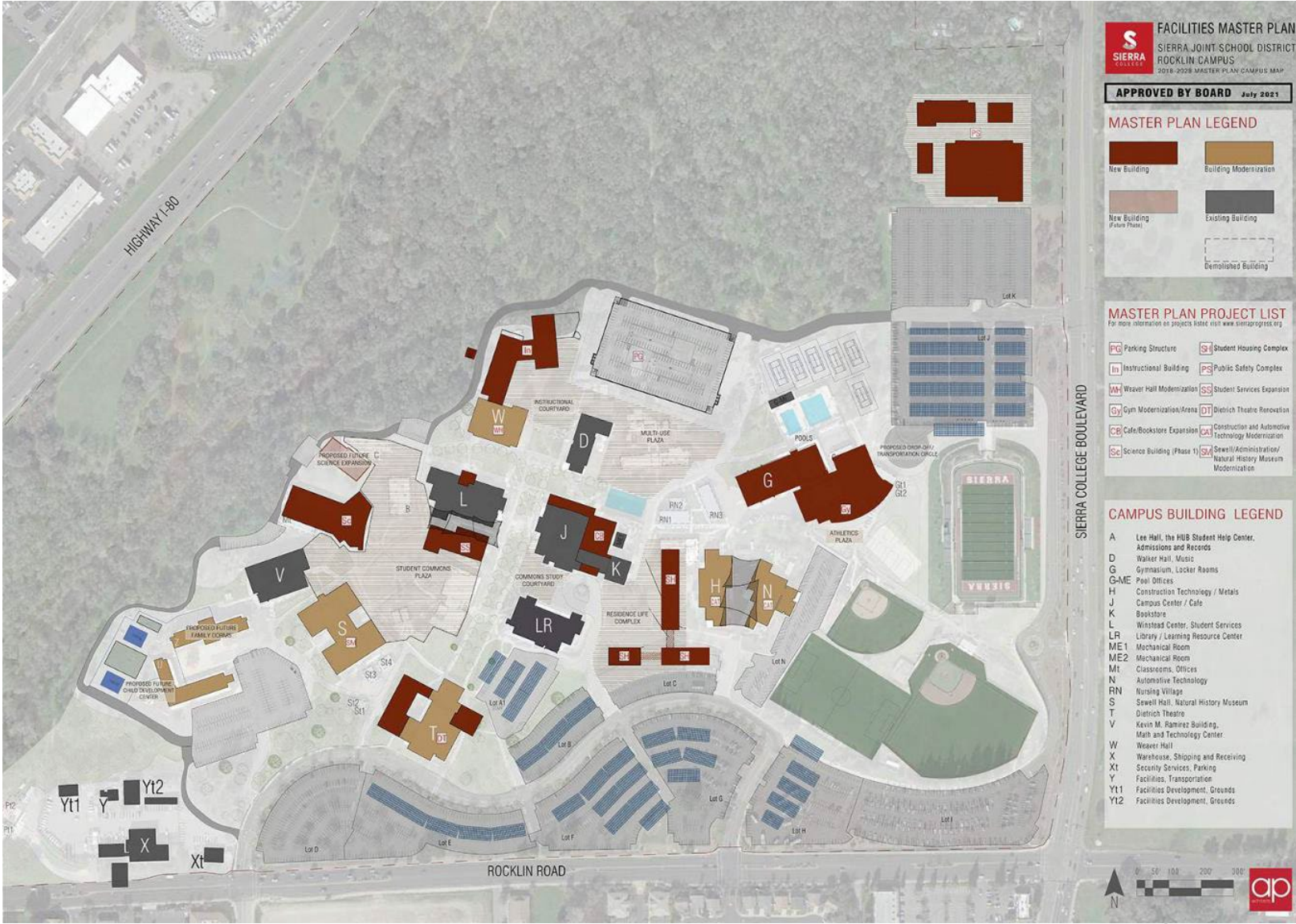
CMAA Community College Capital Improvement Program

**Erik Skinner
VP Admin Services
Sierra College
April 27, 2023**

Our Approach to Procurement

- ▶ **Invite broad participation**
- ▶ **Delivery method**
 - ▶ Based on project needs
 - ▶ General preference for Design Build
- ▶ **Be a good partner**
 - ▶ Reliable
 - ▶ Fair
 - ▶ Good communication

Sierra College's Facilities Master Plan



Facilities Master Plan Overview

▶ \$647 million Program

▶ Measure E Bond	\$350m
▶ State Funding (Approved)	\$158m
▶ State Funding (Anticipated)	\$ 71m
▶ Local & Other Funding	<u>\$ 68m</u>
▶ Total FMP	\$647m

Facilities Master Plan Overview

▶ Completed Projects

- ▶ New Parking Garage \$40.2m
- ▶ Student Union Modernization \$ 5.0m
- ▶ Infrastructure Replacement \$26.0m

▶ Current Active Projects

- ▶ New Instructional Building \$69.0m
- ▶ Gymnasium Modernization \$56.0m
- ▶ Student Housing \$98.3m
- ▶ Applied Technology \$53.6m

Facilities Master Plan Overview

▶ Future Projects

- | | |
|---|---------|
| ▶ Weaver Modernization | \$24.5m |
| ▶ Public Safety Training Center | \$49.9m |
| ▶ Student Union Modernization - Phase 2 | \$28.6m |
| ▶ West Placer - CSUS Transfer Center | \$43.8m |
| ▶ Performing Arts Modernization | \$27.9m |
| ▶ Winstead Modernization | \$29.9m |

FMP Resources and Challenges

- ▶ **Multiple funding sources**
 - ▶ Measure E, State funds, and other local resources
- ▶ **Participatory governance**
 - ▶ Takes time, complicates decision making...
but leads to better decisions
- ▶ **Uncertainty about future state capital outlay funding**
 - ▶ state bond funds exhausted, need another state bond
 - ▶ changes to CCC project scoring

Questions?

Erik Skinner

Vice President, Administrative Services

Sierra Joint Community College District

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(916) 660-7601



UC DAVIS

Design and Construction Management

Capital Program

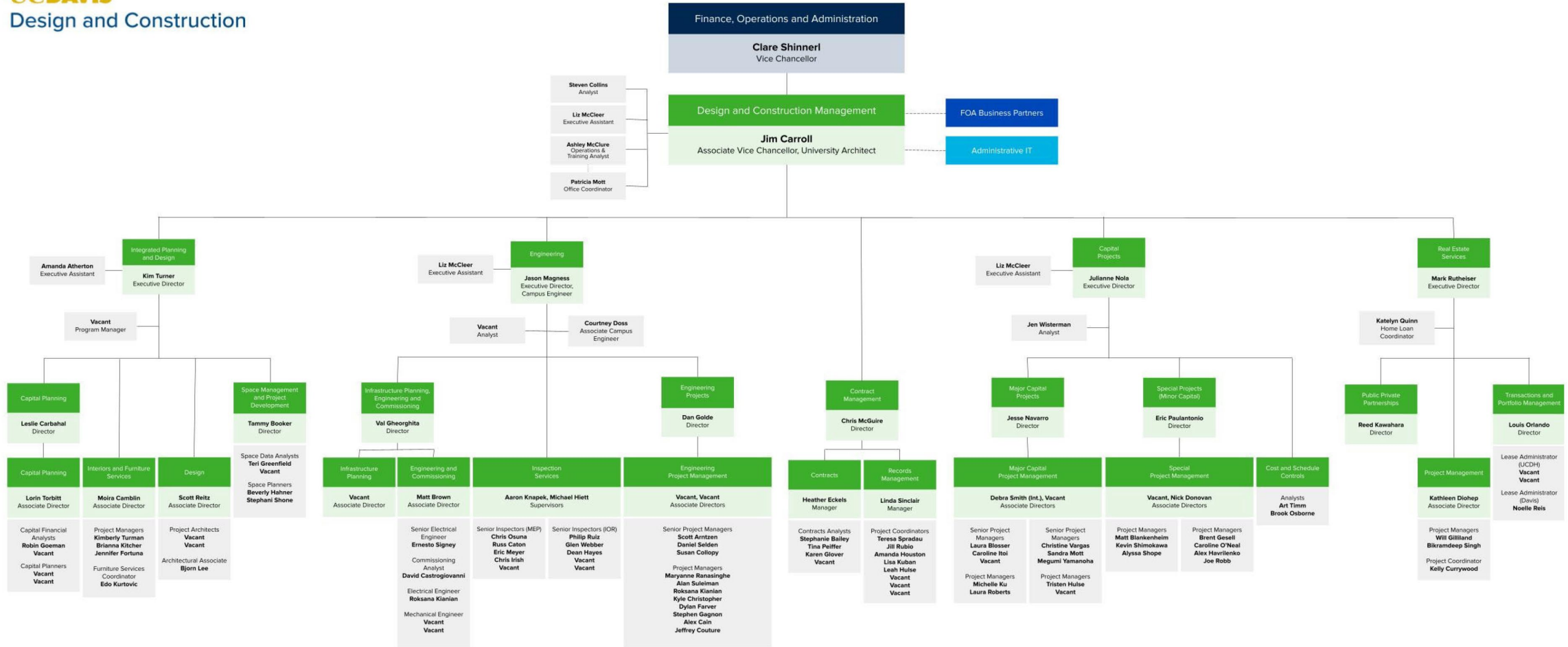
April 27, 2023



Organization

UC DAVIS
Design and Construction

April 2023



Capital Program Data

- 5,300 acres of main campus
- 16.3M SF of space in 1,186 buildings
- \$1.5B in planning, design and construction
- Serving 40,000 students and 10 Colleges
- Any given day, 22,000 bicycles on campus



Recently Completed



Big Shift Quad District Hot Water Conversion

To decrease our campus's reliance on natural gas and move our university closer to carbon neutrality, UC Davis is replacing its oldest, natural gas-powered steam heating system – located throughout the Quad District – with the infrastructure needed to shift to an electric, hot-water heating system. To accomplish this, 4 miles of underground supply and return piping will be laid to connect the hot water system to almost 30 buildings. In addition, two new distribution heat exchangers will be installed and lastly, the buildings served by the new hot water system will be upgraded.

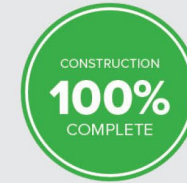
Learn more: bigshift.ucdavis.edu



Heat exchanger placed in temporary building.



Location of new pipe infrastructure.



CLIENT
Campus

DESIGN TEAM
**Affiliated
Engineers**

CONTRACTOR
Mark III



Recently Completed

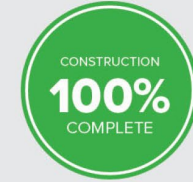


Edwards Family Athletics Center

Thanks to the generosity of multiple donors, this state-of-the-art project for Athletics supports the health and wellbeing of our students and regional community, the upward trajectory of our university's world-class Athletics programs and an expanded partnership with UC Davis Health. The plan includes the development of a 45,000-square-foot facility for sports medicine, training and instruction; a full-size, natural grass practice field; offices for multiple sport and student-performance-centered programs; and the renovation of the existing Bob Foster Team Center.



Edwards Family Athletics Center construction.



CLIENTS
Intercollegiate Athletics
UC Davis Health

DESIGN TEAM
Bridging: HOK
Design: Gensler

CONTRACTOR
AECOM Hunt



Recently Completed



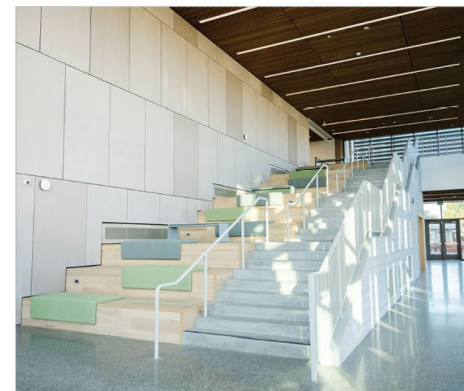
Teaching and Learning Complex

With the completion of this complex, UC Davis gains a hub for student instruction and informal gathering plus the capacity needed to educate our growing student population.

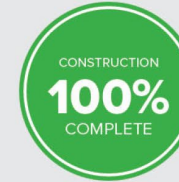
This state-of-the-art, four-story, 101,663 gross square-foot facility includes space for approximately 2,000 students throughout its 20+ modern lecture and interactive learning spaces, and multiple indoor and outdoor group study areas. In addition, many of the thoughtfully designed classrooms will feature high-tech display technologies and facilitate research on multiple teaching styles.



Two students work on a table near large, wrap-around dry erase boards, installed in the TLC to encourage collaboration.



A large staircase in the TLC is the perfect spot for students to gather to relax or study.



CLIENT
University Registrar

DESIGN TEAM
Bridging: EHDD
Design: SmithGroup

CONTRACTOR
DPR Construction



In Design & Bidding



Lynda and Stewart Resnick Center for Agricultural Innovation

In support of UC Davis' longstanding commitment to addressing today's most pressing challenges in agriculture and environmental sustainability, the Lynda and Stewart Resnick Center for Agricultural Innovation will house classrooms, research and lab spaces, as well as student career and advising assistance in a 40,000-square-foot, LEED-certified, state-of-the-art hub.

Here, experts from across UC Davis will focus on five thematic research areas including identifying innovative solutions for agricultural byproducts, maximizing water and energy efficiencies, developing next-generation technologies, making crops more resilient and sustainable in the face of a rapidly changing climate, and expanding access to nutritious food.

Ultimately, the center will explore new ways of balancing food production with leading sustainability practices while advancing the global agricultural industry with scalable solutions.



Rendering of the future Center for Agricultural Innovation.



CLIENT
**College of
Agricultural and
Environmental
Sciences**

DESIGN TEAM
To Be Determined

CONTRACTOR
To Be Determined

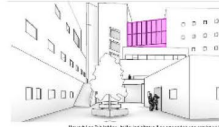


In Design & Bidding



Social Sciences and Humanities Seismic Improvements

The Social Sciences and Humanities building has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety while retaining the historic facade of the building. Work also includes updates for building code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



50% COMPLETE
 DESIGN WINTER 2025
 PROJECT COST \$33.4M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



Young Hall Seismic Improvements

Young Hall has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety while retaining the historic facade of the building. Work also includes updates for building code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



50% COMPLETE
 DESIGN WINTER 2025
 PROJECT COST \$23.8M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



Jungerman Hall Seismic Improvements

Jungerman Hall has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety with additional wall strengthening and roof connections. Work also includes code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



50% COMPLETE
 DESIGN WINTER 2025
 PROJECT COST \$12.2M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



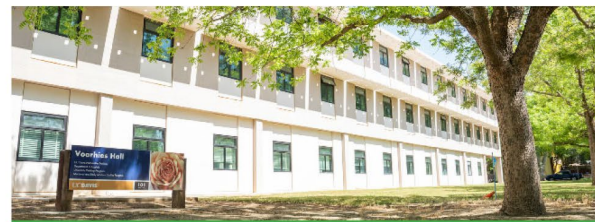
Sprocket Building Seismic Improvements

Sprocket Building has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety with additional wall strengthening and roof connections. Work also includes code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



50% COMPLETE
 DESIGN WINTER 2025
 PROJECT COST \$12M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



Voorhies Hall Seismic Improvements

Voorhies Hall has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety with additional wall strengthening and roof connections. Work also includes code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



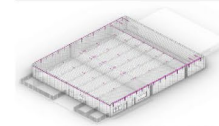
50% COMPLETE
 DESIGN WINTER 2025
 PROJECT COST \$24.2M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



Mann Laboratory Seismic Improvements

Mann Laboratory has been identified as a high priority building for seismic retrofits. The scope will improve seismic safety with additional wall strengthening and roof connections. Work also includes code and detection of materials to improve seismic safety and reduce the risk of damage. Work includes seismic safety, life safety, and fire safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm, and life safety, including updates to life safety, fire, and structural code for stairs, elevators, and fire alarm.



100% COMPLETE
 DESIGN WINTER 2023
 PROJECT COST \$5.8M

CLIENT
 Campus
 DESIGNER
 Steinberg Hart Architects & Degenkolb Structural Engineers
 STATUS
 To Be Determined



In Construction



Aggie Square

Aggie Square will be an innovation district unlike anything the university has ever taken on before – a place where university, industry, and community meet to create opportunities for everyone. Located on the UC Davis Sacramento campus, Aggie Square will house business partners and community-based programs together with UC Davis innovation and research to create a stronger and healthier shared community.

The first phase of Aggie Square features state-of-the-art research facilities, modern office and mixed-use space and world-class amenities. The result will be a unique live/learn/work/play environment that values inclusion, advances human health, enriches lifelong learning, develops emerging technologies, and sets the stage for creative collaborations.

Learn more: aggiesquare.ucdavis.edu



Aggie Square's interiors will encourage engagement and include areas for public programming.

CONSTRUCTION
5%
COMPLETE

COMPLETION
DATE
**WINTER
2025**

PHASE ONE
PROJECT COST
\$1.2B

CLIENT
Campus

DEVELOPER
**Wexford Science +
Technology**

DESIGNER
ZGF Architects

CONTRACTOR
Whiting-Turner



In Construction



Chemistry Addition and First Floor Renovations

The addition will include new research laboratories, a multi-disciplinary team laboratory, upper-division teaching laboratories, research laboratory support, office space for faculty and graduate student researchers, and shared collaboration spaces. The renovation will convert existing office, meeting and stockroom space to new research lab space and increase capacity in the buildings' exhaust and electrical systems.



Rendering of the west elevation of the Chemistry Building addition. This area will include a number of new laboratories.



CLIENT
College of Letters and Science

DESIGN TEAM
HED

CONTRACTOR
Roebbelen Contracting, Inc.



In Construction



Coffee Center

The UC Davis Coffee Center supports the College of Engineering's vision to bring together visitors, students and researchers from across the university and around the world in a dynamic and cutting-edge environment focused on coffee science.

This 7,000 square foot facility is being renovated to provide a location for pre- and post-harvest coffee science research including experimental storage of green beans, a coffee pilot roastery, brewing laboratories, sensory and cupping laboratories, a chemical and analytical laboratory, as well as office and conferencing facilities. Outdoor site improvements include accessibility upgrades and a patio.

Upon completion, UC Davis will be home to the world's first academic research and teaching facility entirely dedicated to the study of coffee!



Rendering of the interior of the future UC Davis Coffee Center, the world's first academic research and teaching facility entirely dedicated to the study of coffee.



CLIENT
College of Engineering

DESIGN TEAM
Bridging:
Mithun Inc.

Design:
Perkins Eastman

CONTRACTOR
Broward



In Construction



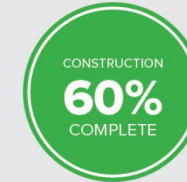
Orchard Park Redevelopment Project

UC Davis is engaged in the most ambitious student housing construction initiative in its history, which aims to support a strong sense of community, offer multiple on-campus living options and provide easy access to academic resources.

The Orchard Park Redevelopment Project will provide at least 200 innovatively designed two-bedroom units for students with families, plus housing for more than 1,000 additional graduate students – four times more students than the original development. Students who live here will enjoy easy access to the Activities and Recreation Center, multiple shopping options, open spaces with heritage oaks and outdoor amenities for children and adults.



One of the four-story residence halls at Orchard Park, which will house student families and graduate students.



CLIENT
Campus

DEVELOPER
**The Michaels
Organization**

DESIGN TEAM
TCA Architects

CONTRACTOR
Clark Building Group



Future Projects

- Segundo Infill Housing
- Apartment Housing
- Vet Med Clinic in San Diego
- Grand Challenges
- Student Services Building / Freeborn Demolition
- Infrastructure
- Seismic & Deferred Maintenance



- Planroom Home
- Projects Currently Bidding
- Consulting Opportunities
- Future Bid Opportunities
- Private Projects
- Bidding Calendar
- Upload Documents
- Manage My Account



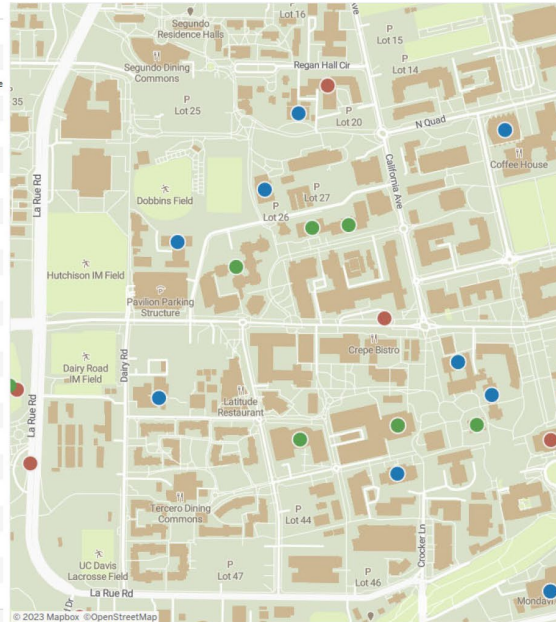
Projects Currently Bidding Consulting Opportunities Bidding Calendar Upload Documents

Projects in Design, Construction or Recently Completed

\$1,346,468,358

STUDY	DESIGN	CONSTRUCTION	COMPLETED	Null
\$2,865,000	\$163,860,912	\$935,045,400	\$244,610,721	\$86,325

- CUSTOMERS
- Null
- Athletics
- California National Primate Research Ce
- Campus
- Campus Plan & Enviro Steward
- Capital & Space Planning
- College of Ag & Environmental Sci
- College of Biological Sciences
- College of Engineering
- College of Letters and Science
- Facilities Management
- Facilities Management: Utilities
- Finance, Ops & Admin
- Office of Registrar
- Office of Research
- Real Estate Services
- School of Medicine
- School of Veterinary Medicine
- Student Affairs
- Student Affairs: Housing & Dining
- Transportation Services
- UC Davis Health
- Veterinary Medicine



Status
 ■ STUDY ■ DESIGN ■ CONSTRUCTION ■ COMPLETED ■ Null

BUILDING	PROJECT	STUDY	DESIGN	CONSTRUCTION	COMPLETED
207 Third St	207 Third Street Tenant Clean-Out				
1080 Extension Cor Dr	Agricultural Innovation Center		\$8,100K		
2900 Spafford St	2900 Spafford Controls Improvement		\$177K		
AB94 Elevator Improvements	AB94 Elevator Improvements		\$90K		
Aggie Square Launch Building	Aggie Square Project Support		\$8,700K		
	2270 Stoolson Boulevard Tenant Improvements				\$288K
Animal Area Runoff Reduction	Animal Area Runoff Reduction				\$1,899K
ARS Headquarters	ARS Watershed Research Unit Phase II		\$61K		
	ARS Watershed Research Unit				\$193K
ARS X-9	VMC - Primary Electrical Feeders				\$11,765K
Baggins End Renovations Project	Baggins End Renovations Project				
Bainer	UC Davis Center for Spaceflight Research		\$412K		
	Engineering Student Design Center		\$21,860K		
	Bainer Biobiano Tech Lab				\$972K
Baseball & Soccer Facility Lighting	Baseball & Soccer Facility Lighting	\$2,207K			
Briggs	Campus Elevator Modernization		\$3,993K		
	Briggs Hall Rooms 200E & 200 F Remodel project		\$200K		
	Briggs Hall Roof & Electrical Renovations		\$22,484K		
	Briggs 1st Floor VAV Lab Renovation		\$15,950K		
Campus Pavement Maintenance 2019	Campus Pavement Maintenance 2019				\$1,960K
Campus Security Management System	Campus Security Management System			\$6,238K	
Central Plant Boiler 3 Emission Improvements	Central Plant Boiler 3 Emission Improvements	\$2,000K			
CPA Mondavi	Mondavi Center Monument Sign				\$66K
	Mondavi Center Generator	\$1,200K			
Chemistry	Chemistry Pumping Improvements		\$3,848K		
	Chemistry Alteration 1	\$2,388K			
	Chemistry Addition & 3rd Floor Renovations		\$46,923K		
Chemistry Annex	T-Mobile Chemistry Annex Tower Antenna Replacem	\$20K			
CIVPRC Young Chiller	CIVPRC Central Plant and Energy Improvements		\$22,142K		
Ctr for Equine Health Trailer	Center for Equine Health Performance & Recovery P	\$18K			
Concierge Service	Concierge Service				
Core Research Facility and Laboratories for Ch	Core Research Facility and Laboratories for Chemist				\$23,950K
Cruess	Cruess Hall North Renovation				\$52,150K
Edwards Family Athletic Center	Student Athlete Performance Center				\$610K
Electrical SS Switchstation	Electrical SS Switchstation				\$108,000K
Emergency Call Boxes	Emergency Call Boxes				\$610K
Emerson	Emerson Hall Replacement				\$108,000K
Fire & Police	Fire and Police Seismic Improvements	\$328K			
PPS G-10	PPS Grape Foundation Greenhouses		\$5,292K		
Freedom	Freedom Hall Demolition	\$380K			
Hangar Office	University Airport Runway 17-35 Reconstruction 2				\$5,097K
	University Airport Beacon Replacement				\$293K
Hot Water Phase 2 - Building Conversion	Hot Water Phase 2 - Building Conversion				





UCDAVIS

Design and Construction Management

Questions?

UPCOMING EVENTS

Project Achievement Awards Submission

May 1. Deadline

Member Appreciation Event (sold out)

May 4. 4:00 PM. Top Golf, Roseville

CMAA NorCal and HABITAT FOR HUMANITY join forces at ROCK THE BLOCK

May 6. 10:00 AM. Oak Park, Sacramento

EDUCATION WEBINAR - Big Data Energy

May 11, 11:30 AM. Webinar

CMIT Student Site Tour - Tour the exciting new convention center and theater in downtown Sacramento

May 11, 4 PM. In-Person Sacramento

Owners' Night, in association with ACEC Bay Bridge Chapter and BuildOUT California

May 16, 5:30 PM. MTC San Francisco

Industry Celebration & Awards Ceremony

June 8, 5:00 PM. California Museum, Sacramento

Bay Area Member Appreciation Picnic

June 17. 10:00 AM. In-Person. Lake Chabot Park-Elderberry Picnic Area

CMAA Sustainability Program - A Case Study in Total Resource Use & Efficiency (TRUE) Certification and Site Tour

June 21. 11:00 AM. In-Person. Contra Costa County Administration Build

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SUNDT



Making every
building better.

commissioning | sustainability





Capital Improvement Program: Higher Education – Building Programs

April 27, 2023