



2025 CMAA WEBINAR SERIES

NORTHERN CALIFORNIA CHAPTER

EDUCATION PROGRAM

CONTINUING EDUCATION CREDIT

Thank You Panelists!

September 9 , 2025



NORTHERN CALIFORNIA CHAPTER

**EDUCATION PROGRAMS
PRESENTS**

PANEL DISCUSSION & PROJECT TOUR
BARBARA AND GERSON BAKAR
RESEARCH AND ACADEMIC BUILDING



University of California
San Francisco
advancing health worldwide™

Building BRAB: Inside UCSF's Visionary Academic and Research Facility



ANDREW MITTLEMAN
Vice President – Business
Leader – N. California -
PM/CM
Jacobs



SHAWN MAZZEO
Assoc. Director of Major
Capital Projects, Campus
Design & Construction
UCSF



JOHN WHITAKER
Project Manager
Hensel Phelps



KEVIN DAY
Design Principal /
SF Office Director
HGA

CONTINUING EDUCATION CREDIT

A credit value is assigned to CMAA courses and seminars in units of Professional Development Hours (PDH), Learning Units (LU), and CCM Recertification Points. CMAA guarantees that course material meets the minimum requirements for a PDH, which is 60 minutes of instruction, or increments thereof.



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VANTIS



UPCOMING EVENTS

CMAA

NORTHERN CALIFORNIA CHAPTER



Young Professionals Site
Tour: DGS Resources...
Thu, Sep 11 | Turner/Gilbane Off...



Future Project Design-Build:
Owner Panel Discussion
Thu, Sep 25 | The Cannery Place



Member Appreciation Event:
TOPGOLF Burlingame
Wed, Oct 01 | Top Golf, Burlinga...

UPCOMING EVENTS

A blue silhouette of a city skyline is positioned at the top of the image. It includes various building shapes, some with windows, and a bridge-like structure on the left. The skyline is set against a black background.

BUILDING BRAB: INSIDE UCSF'S VISIONARY ACADEMIC AND RESEARCH FACILITY

SEPTEMBER 19, 2025

MEET THE PANELISTS



Shawn Mazzeo
Associate Director
UCSF



Kevin Day
Design Principal/SF Office
Director
HGA



John Whitaker
Senior Project Manager
Hensel Phelps



Andrew Mittleman
VP-Northern California –
PM/CM
Jacobs

UCSF Overview

- Part of University of California System
- 10 campus University System
- Focus on Health Science, Medicine, Nursing, Dentistry & Pharmacy
- 7 campuses + 6 standalone buildings
- 193.8 Acres (61 acres open space)
- 11,008,130 GSF of space (as of April 2024)
- ~\$200M capital projects yearly



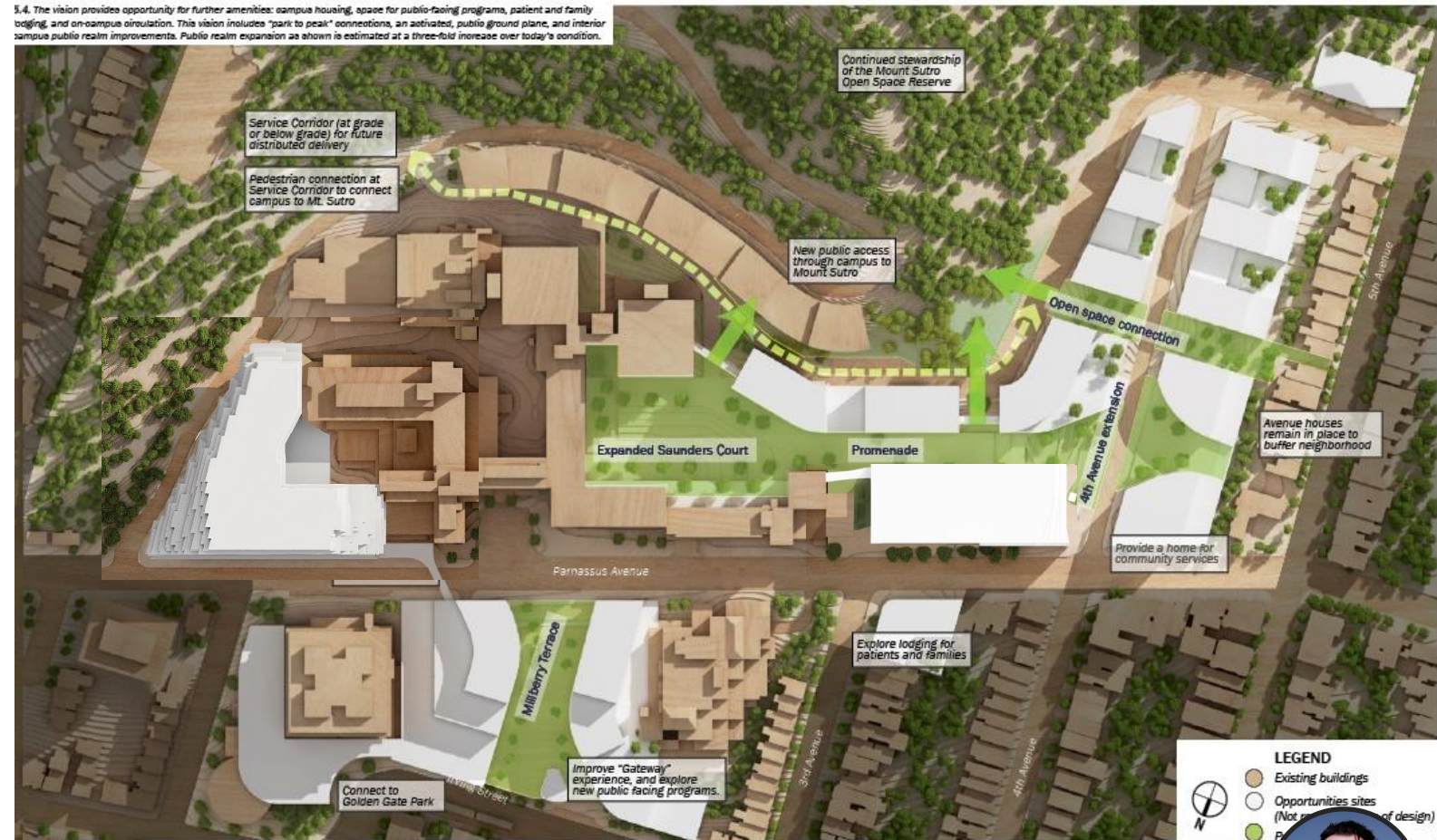
Parnassus Campus

- Average age of buildings at Parnassus is 50+ years
- Limited investment since 1991
- Overcrowded buildings
- Lack of quality outdoor spaces
- Regulatory and seismic compliance issues
- Buildings and infrastructure lack resiliency



Transform the Parnassus Campus

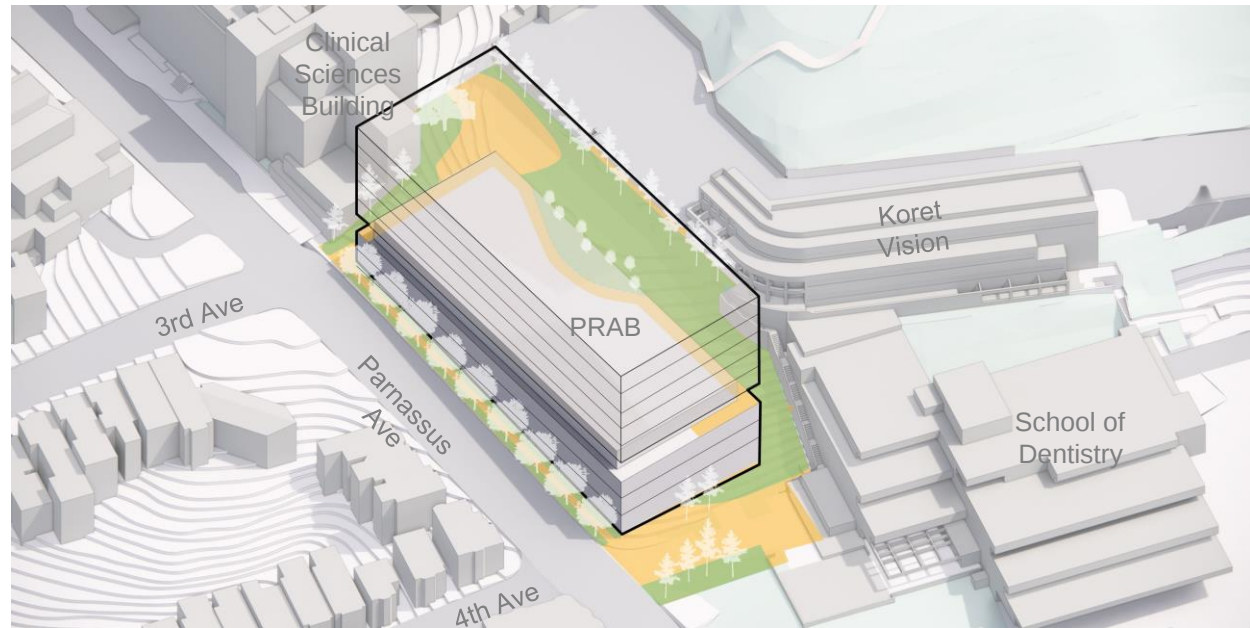
- Form Complementary districts
- Emphasize connection for convergence
- Parnassus Ave is the campus “Main Street”
- Create the campus “heart”
- Park to Peak
- Irving Street connects to the Community



Barbara and Gerson Bakar Research & Academic Building (BRAB)

“The Bakar Research and Academic Building is a critical component of our project to reimagine the Parnassus campus and will serve as a hub for innovations in biosciences, health and graduate education into the future,” said UCSF Chancellor Sam Hawgood, MBBS.

- Research
- School of Nursing
- Graduate Education Space
- Food / Retail



Barbara and Gerson Bakar Research & Academic Building (BRAB)

Sustainability Facts & Features:

- LEED NC V4 Gold
- All-Electric Building with reduced energy loads
- Design utilizing low-carbon concrete
- Specifying healthy interior finishes
- 40% Reduction in Water Use



Barbara and Gerson Bakar Research & Academic Building (BRAB)





Progressive Design Build



Progressive Design Build Delivery

- **2020:** Perkins Eastman procured for the Validation Study
- **2021:** Architect of Record & Design Architect (HGA with Snøhetta) procured 1st
 - Conduct programming and criteria development
- **2021:** Construction Manager (Jacobs) procured 2nd
 - Progressive Design Builder procurement, manage criteria development, cost/schedule development, early make ready coordination
- **2022:** Progressive Design Builder (Hensel Phelps) procured 3rd
 - Qualifications based selection
- **GMP Agreement Reached September 2024!**



GMP Development

Various Tools

- Big Room Culture (Co-location)
- Critical Early Trade Procurement
- Cluster Groups
- Visual Tools
- Risk and Opportunity Process
- Escalation

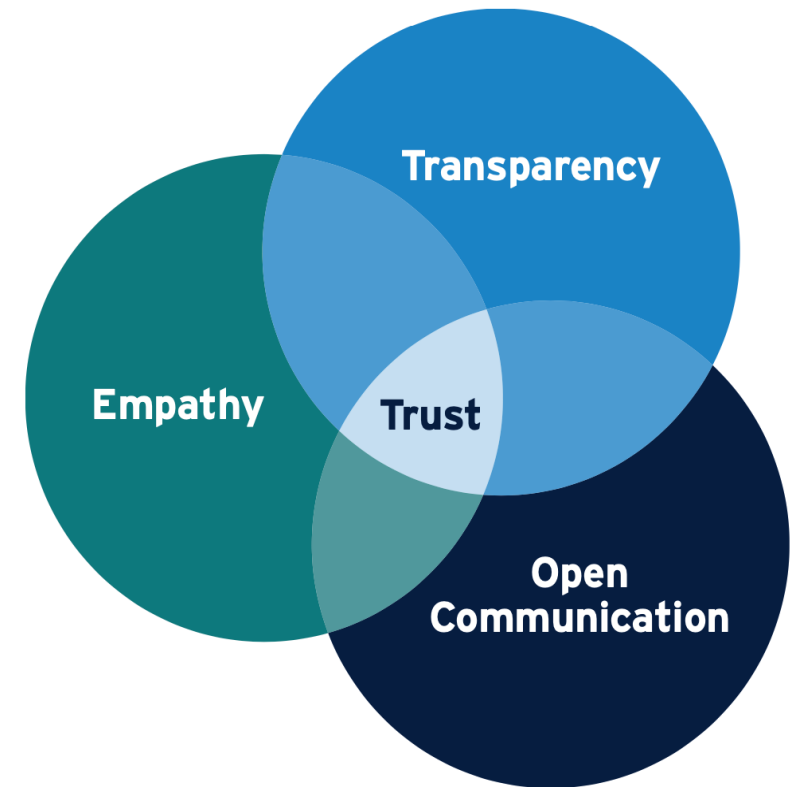


Progressive Design Build Delivery

Progressive Design-Build Delivery

PROJECTS ARE SOCIAL EVENTS

- Partner Selection
 - Subconsultants
 - Trade Partners
 - Design Build, Design Assist & Lump Sum
- Phase Gate Approval
 - Target Cost Update
 - Schedule Update
 - Delivery Plans
 - Reconciliation



```
graph TD; PM[Brian Kenny  
Project Manager  
(CIA)] --> SD[Shoring Design  
(Phase 1)]; PM --> ES[Estimating & Scheduling  
(Phase 1 & 2)]; PM --> C[Construction  
(Phase 3)]; SD --> SG[Robert Graff, SE  
Shoring SCOR  
(Degenkolb Engineers)]; SG --> SGD[Manage shoring design throughout all phases and regularly be in the ICDC to make reliable commitments for design.]; SG --> SGL[Enrico Alvaro, PE  
Lead Engineer  
(Degenkolb Engineers)]; SGL --> SGLD[Lead engineer for the shoring design and be regular presence on site during construction.]; SGL --> SGM[Miguel Marasigan  
BIM Coordinator  
(Degenkolb Engineers)]; SGM --> SGLD; ES --> EM[Mark Morrison  
Estimating  
(CIA)]; EM --> EMD[Provide continuous detailed estimates at required submission milestones. Monitor and report estimates that are not in line with Target Value.]; EM --> EMT[Jerry Totten  
Scheduler  
(CIA)]; EMT --> EMTD[Develop CPM Schedules as required milestones. Provide input to the Project Schedule to the Design Team.]; EMT --> EMS[Audrey Wahlteiner  
Estimating & Scheduling  
(CIA)]; EMS --> EMTD; C --> CW[Dave Walraven  
General Superintendent  
(CIA)]; CW --> CWD[Responsible for overall performance of field construction.]; C --> CWS[Audrey Wahlteiner  
Project Engineer  
(CIA)]; CWS --> CWD; CWS --> CWSA[Responsible for installation in conformance with CD. Provide Cost Control and Schedule Updates.]; CWS --> CWSB[Peter Adams  
Project Safety  
(CIA)]; CWSB --> CWSB1[Inspect and monitor safety performance of construction activities.];
```

Project Manager
Brian Kenny
Project Manager
(CIA)
Manage project throughout all phases, track and maintain budget and schedule

Shoring Design
(Phase 1)
Robert Graff, SE
Shoring SCOR
(Degenkolb Engineers)
Manage shoring design throughout all phases and regularly be in the ICDC to make reliable commitments for design.

Enrico Alvaro, PE
Lead Engineer
(Degenkolb Engineers)
Lead engineer for the shoring design and be regular presence on site during construction.

Miguel Marasigan
BIM Coordinator
(Degenkolb Engineers)
Manage the modeling of the shoring and its coordination with other disciplines.

Estimating & Scheduling
(Phase 1 & 2)
Mark Morrison
Estimating
(CIA)
Provide continuous detailed estimates at required submission milestones. Monitor and report estimates that are not in line with Target Value.

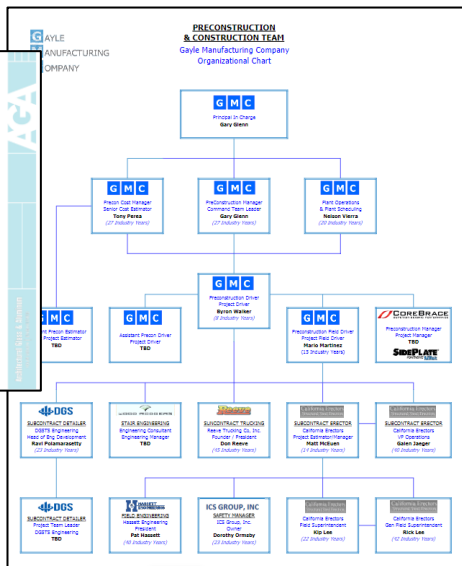
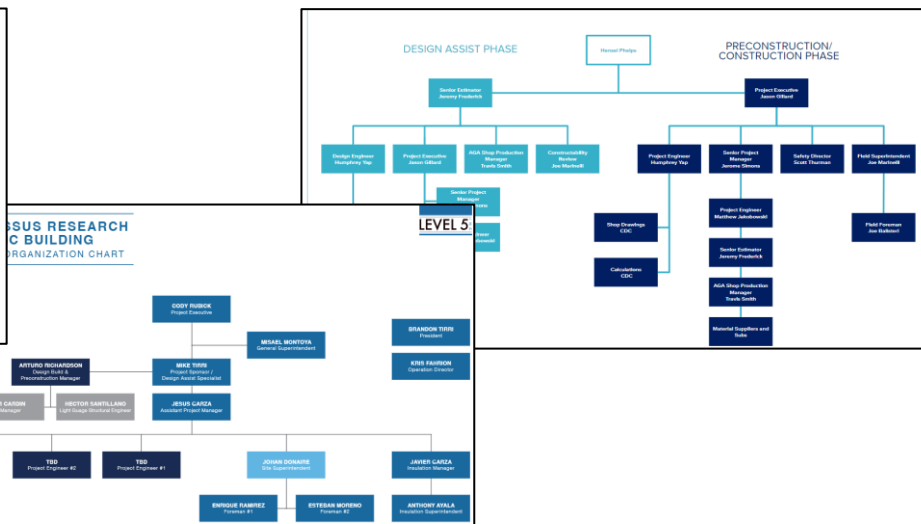
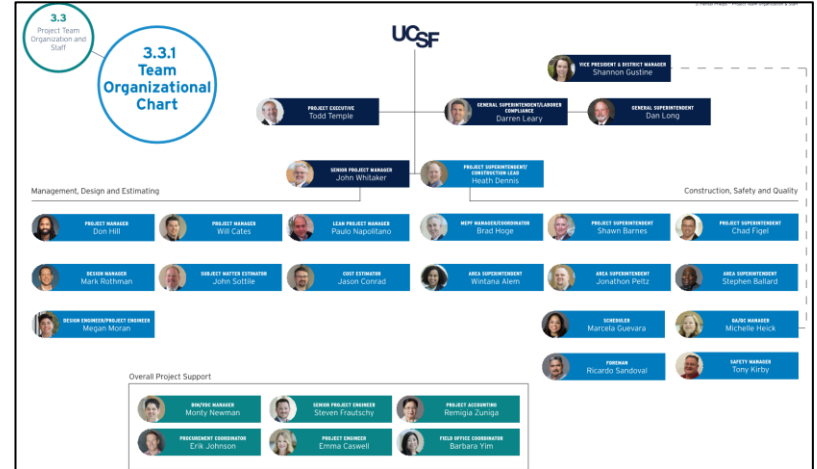
Jerry Totten
Scheduler
(CIA)
Develop CPM Schedules as required milestones. Provide input to the Project Schedule to the Design Team.

Audrey Wahlteiner
Estimating & Scheduling
(CIA)
Assist with developing estimates and schedules.

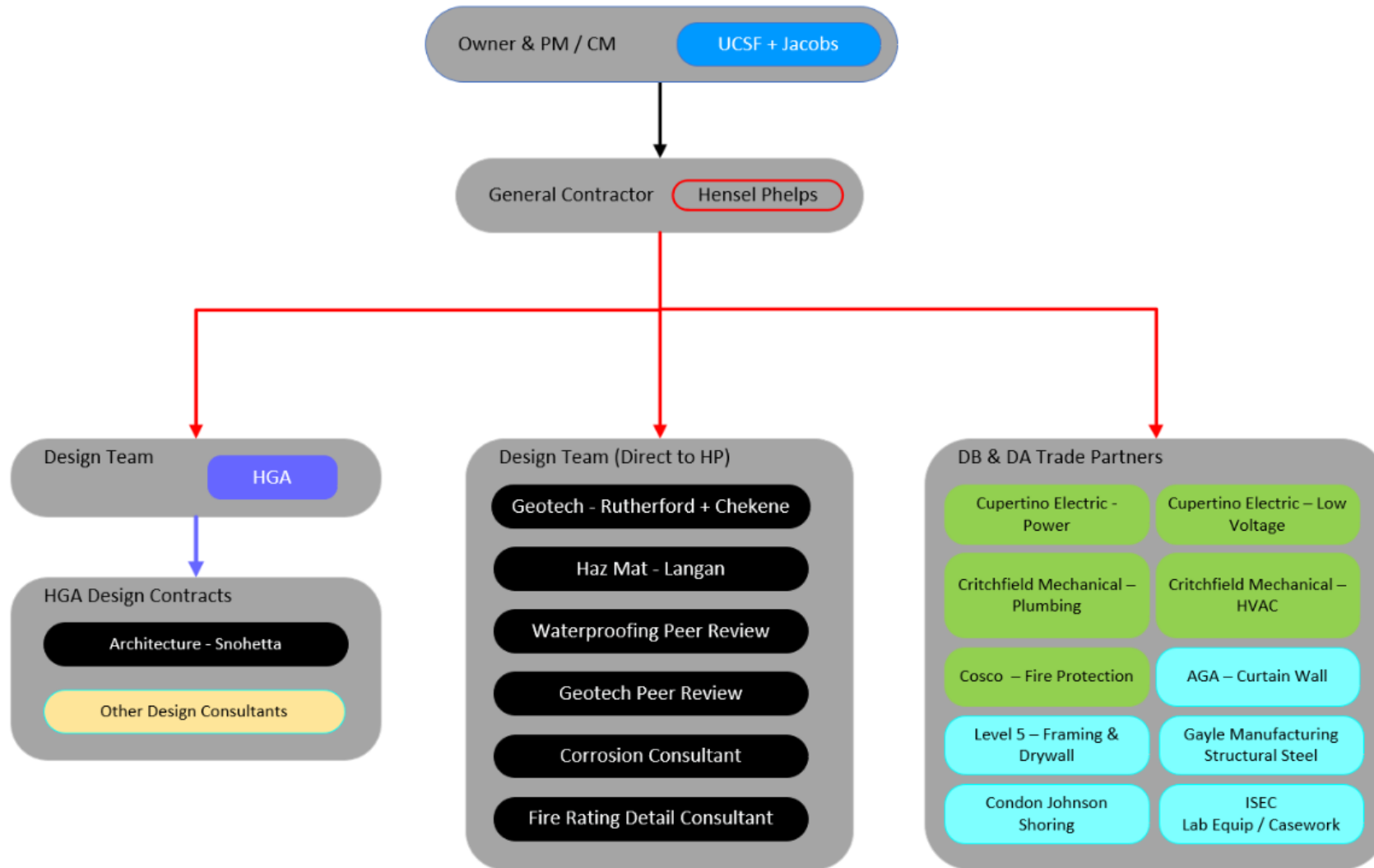
Construction
(Phase 3)
Dave Walraven
General Superintendent
(CIA)
Responsible for overall performance of field construction.

Audrey Wahlteiner
Project Engineer
(CIA)
Responsible for installation in conformance with CD. Provide Cost Control and Schedule Updates.

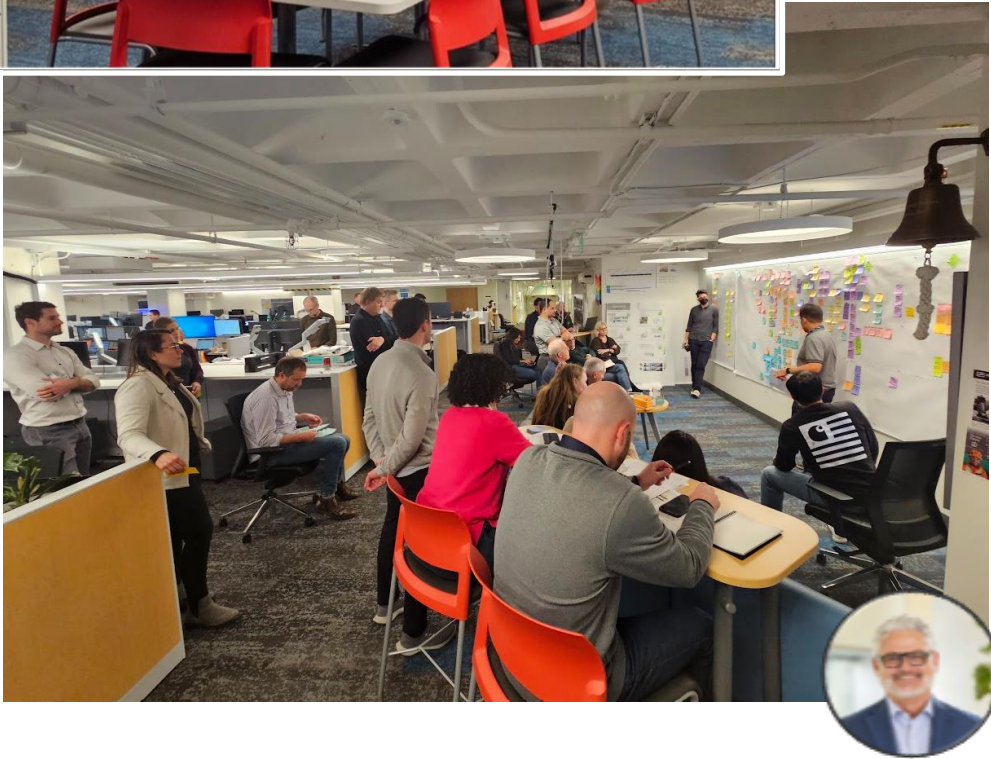
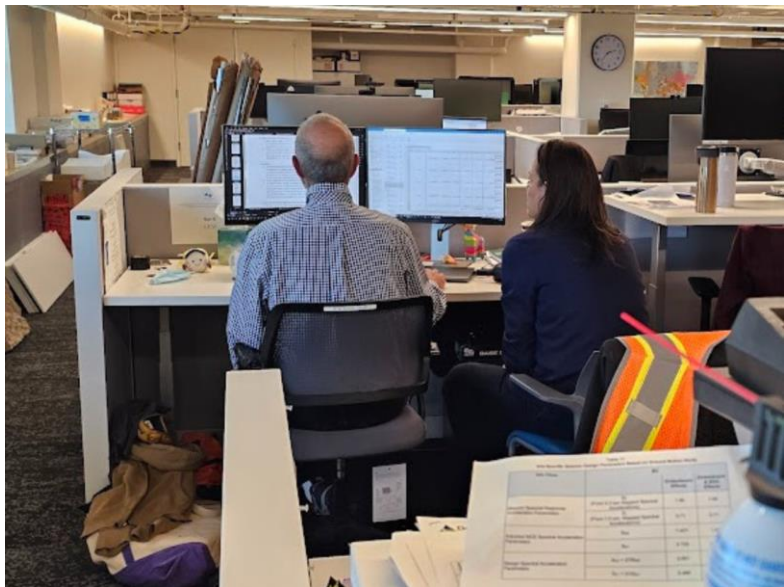
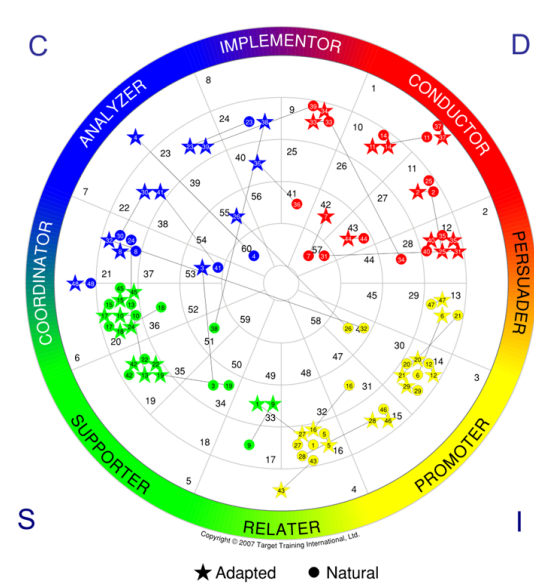
Peter Adams
Project Safety
(CIA)
Inspect and monitor safety performance of construction activities.



Critical Trade Procurement



Big Room Culture



Big Room Culture



This recognition card is being issued to recognize the contribution of the following member of the BRAB Team: (please type the team member's name in the text box below)

Ron Blaj

For Exhibiting the Qualities of: (Select all that apply)

☒ Creativity / Innovation	☒ Excellence	☒ Teamwork / Collaboration
☒ Professionalism	☒ Reliability	☒ Safety
☒ Integrity	☒ Team Engagement	☐ Other: (Description Below)
☒ Fostering Inclusion	☒ Community Engagement	

This recognition card is being issued by: (please type your name in the text box below.)

Jon McNeal - Snøhetta

UCSF BRAB Recognition / Appreciation Card:

Please provide additional details regarding the characteristic or behavior that has prompted this recognition in the text box below.

I know we all appreciate Ron already, and perhaps this is against the rules but I wanted to formally submit my appreciation for him here.

Every day he makes sure the lights are on and the AC is cranked up well before I arrive at the ICDC. But in spite of the locally cool temperatures around our desks I've found Ron's attitude and passion for the project to be a source of true warmth. He's quick to offer assistance and care, and he's equally quick to share his passions for sports (go Blazers!), bird watching, budget alignment and travel.

Sharing these other dimensions is far from trivial, as getting to know one another better is key to successfully navigating the inevitable project challenges. I suspect we eyed each other nervously when I first moved across from him, but I have come to love having him as a neighbor and teammate. Thank you Ron for all that you do for the project and team.



This recognition card is being issued to recognize the contribution of the following member of the BRAB Team: (please type the team member's name in the text box below)

Seth Fitzgibbon and Jonathan Morgan

Exhibiting the Qualities of: (Select all that apply)

☒ Creativity / Innovation	☒ Excellence	☒ Teamwork / Collaboration
☒ Professionalism	☒ Reliability	☐ Safety
☐ Integrity	☐ Team Engagement	☐ Other: (Description Below)
☐ Fostering Inclusion	☐ Community Engagement	

This recognition card is being issued by: (please type your name in the text box below.)

Strada

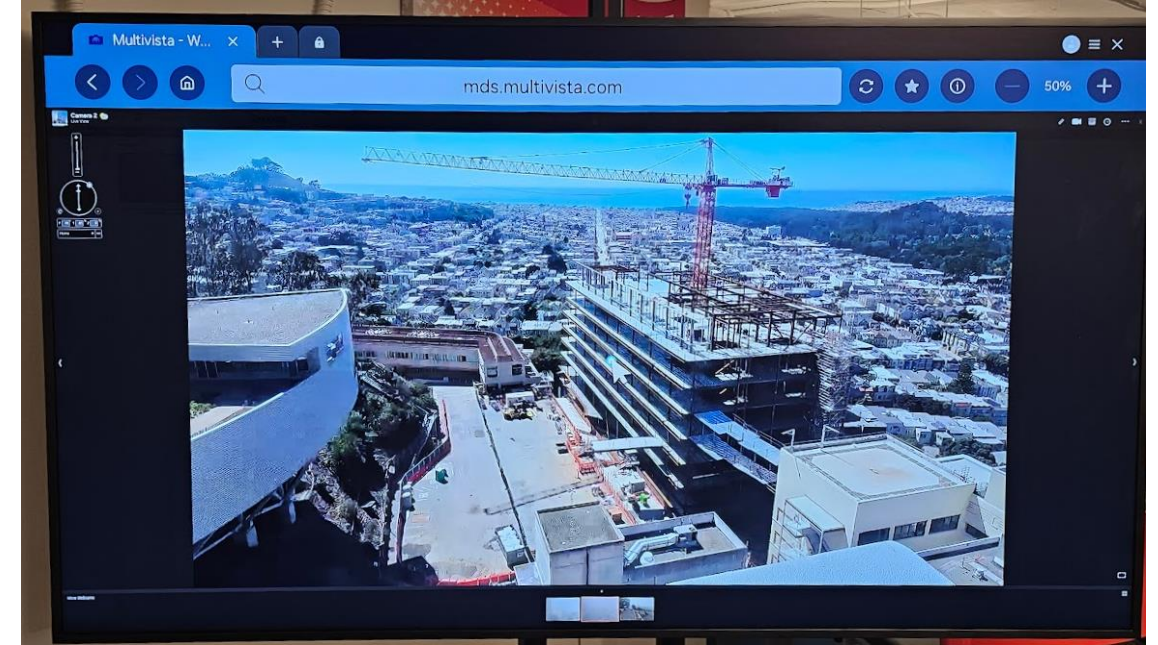
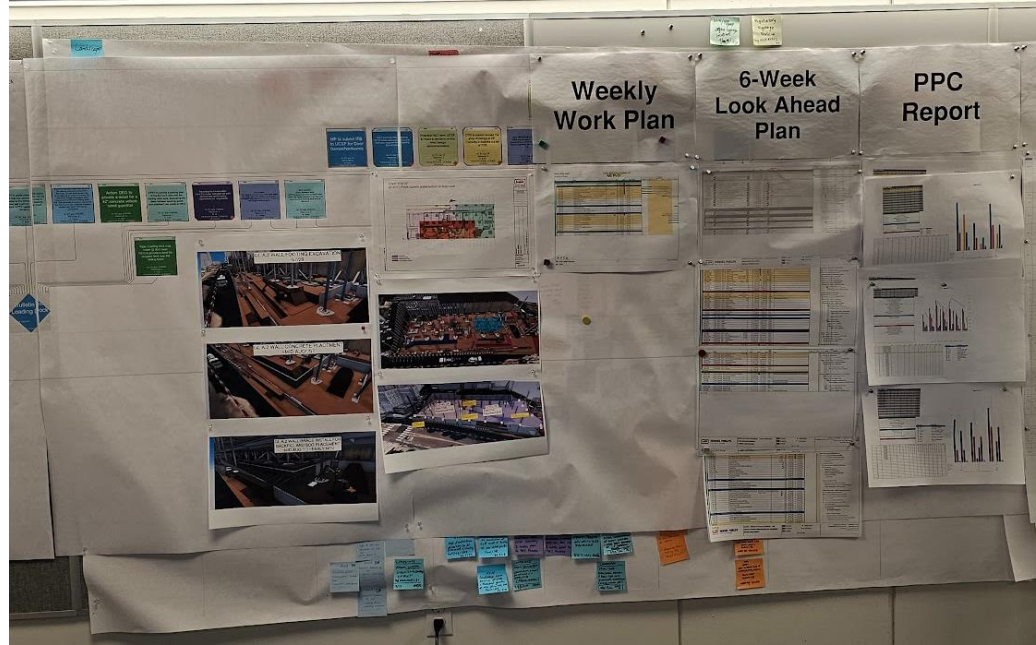
UCSF BRAB Recognition / Appreciation Card:

Please provide additional details regarding the characteristic or behavior that has prompted this recognition in the text box below.

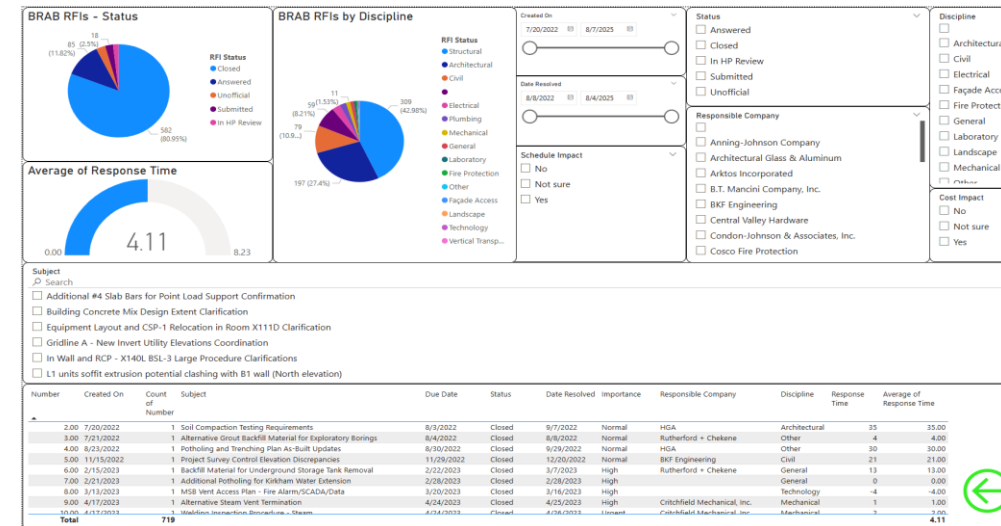
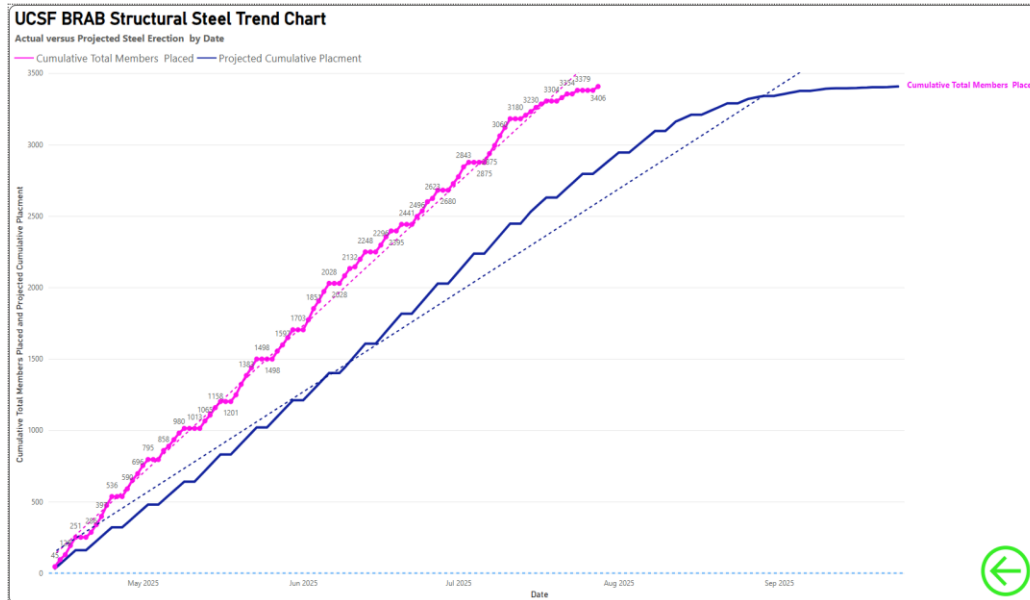
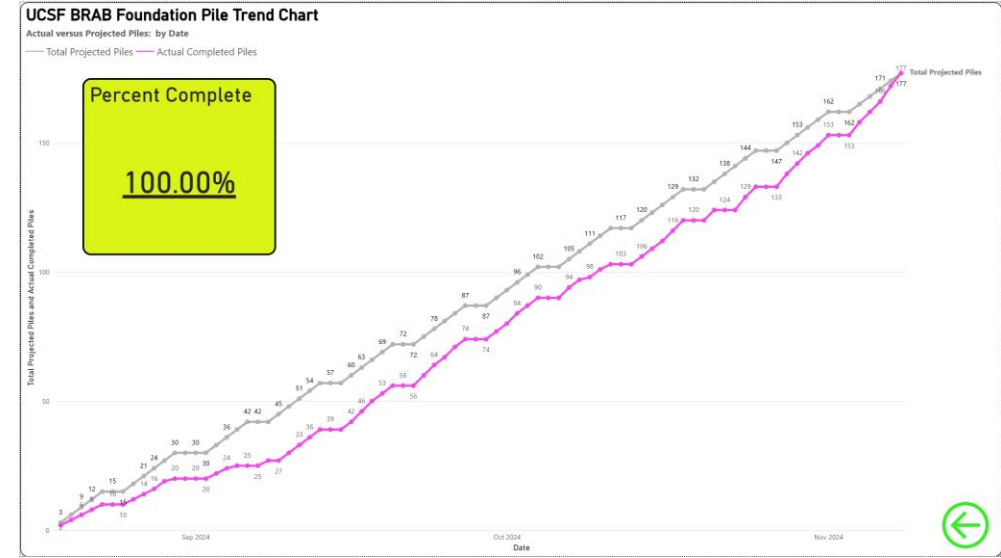
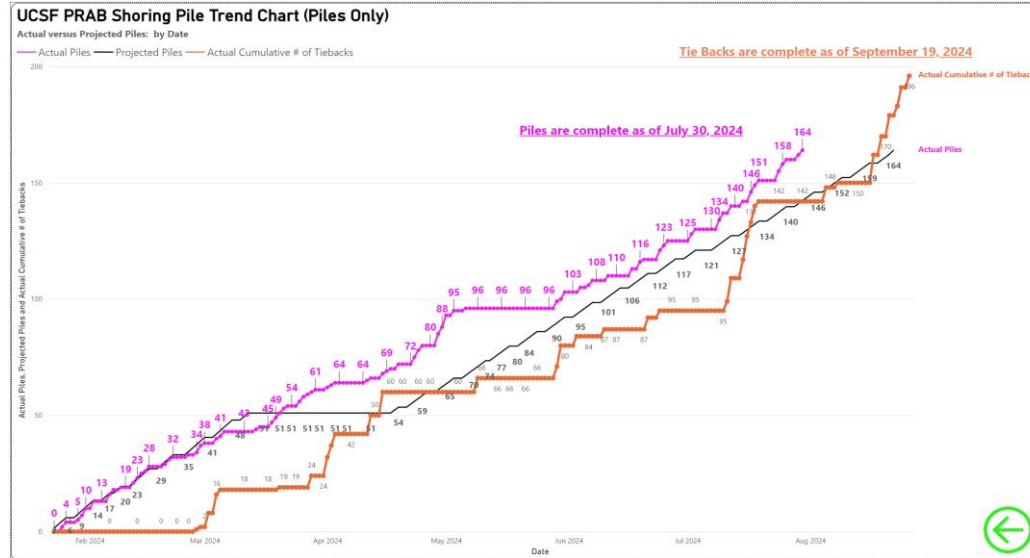
Seth (IOR) and Jonathan (CTS - Special Inspector) have done an excellent job staying on top of inspections and proactively keeping up to date with RFIs, shop drawing submittals, specs, and contract drawings throughout the pile cap installation process. Their dedication and attention to detail have been invaluable in the field, particularly in ensuring rebar installation meets required spacing, size, layout and clearances. Through their daily continuous rebar inspections, they have helped streamline final rebar and pre-pour inspections, contributing to smooth and efficient concrete placements for the pile caps.



Big Room Communication



Big Room Communication



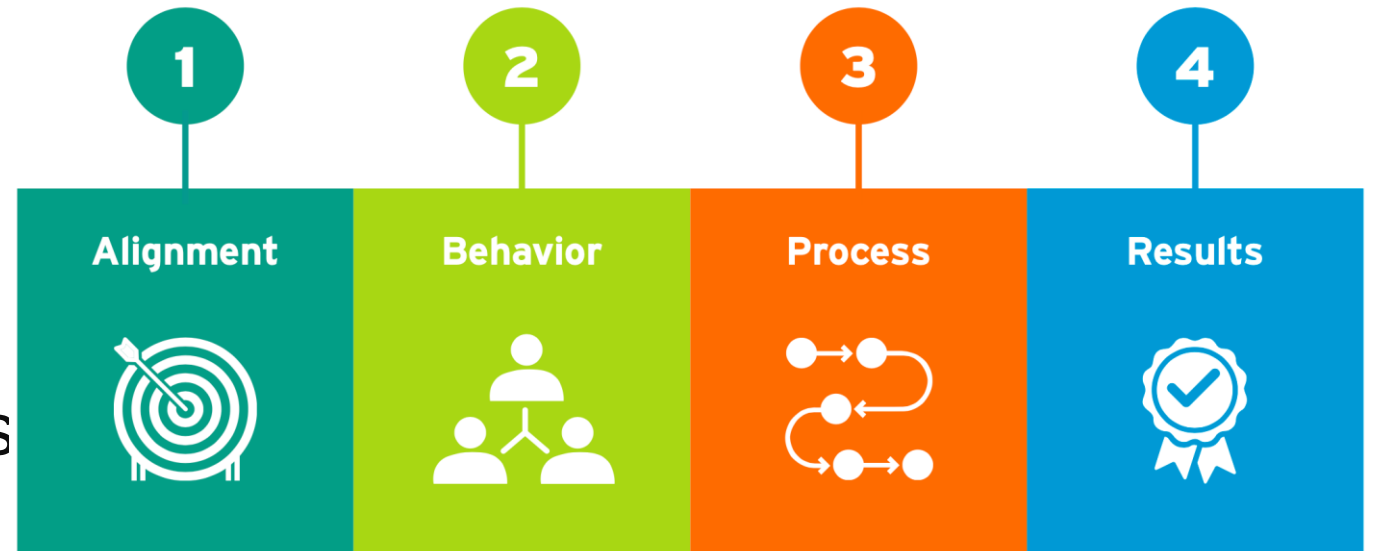
Design Process



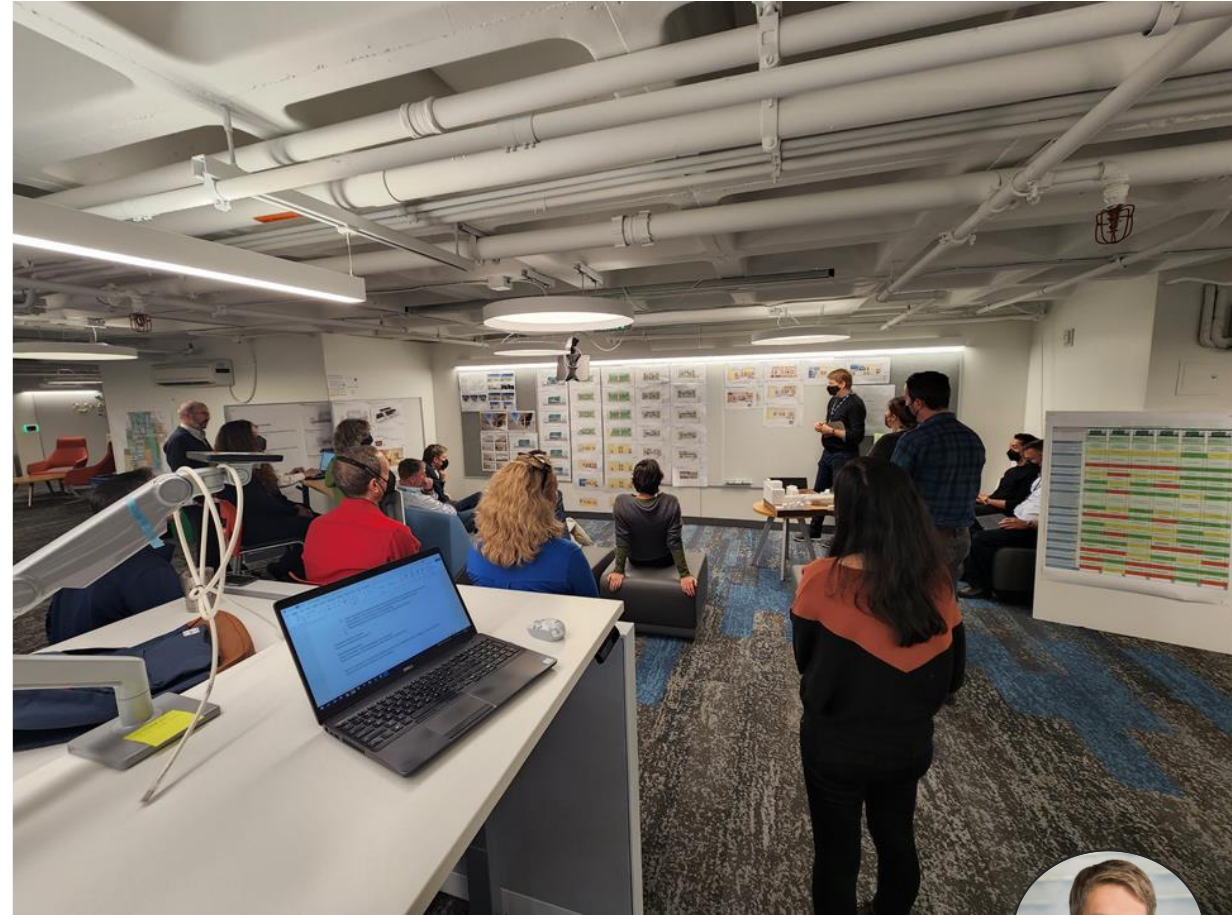
Design Tools

- Tools
 - Over the shoulder
 - Big room
 - Visual boards
- Evaluation
 - Choosing By Advantages
 - A3 (Holistic Thinking)
 - Stakeholder Engagement

One Team Culture



Design Tools: Over The Shoulder Meetings



Design Tools: Big Room Collaboration







Or use QR code

ASK YOUR QUESTIONS

