

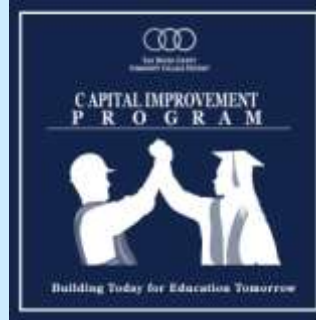
CAPITAL IMPROVEMENT PROGRAM UPDATE



OCTOBER 17, 2007

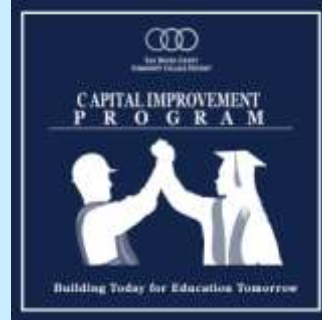


- PURPOSE OF BRIEFING
- FACILITIES PLANNING MILESTONES
- CIP 1 SUCCESSES
- 2006 FACILITIES MASTER PLAN
- CIP 2 IMPLEMENTATION
- CIP 2 RENOVATIONS
- CIP 2 DESIGN-BUILD PROJECT
- CURRENT CONSTRUCTION MARKET



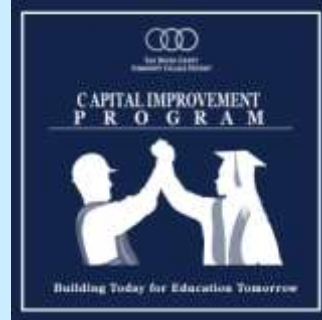
AGENDA

- 2001 FACILITIES MASTER PLAN
- CAPITAL IMPROVEMENT PROGRAM PHASE 1 (CIP1)
- 2006 FACILITIES MASTER PLAN
- CIP2 IMPLEMENTATION PLANNING
- CIP2 DESIGN-BUILD PROJECT BRIDGING DOCUMENTS

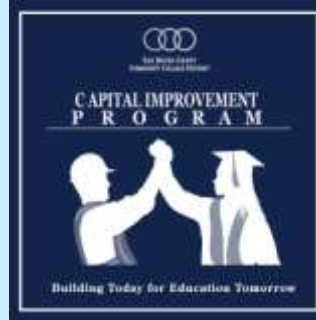


FACILITIES PLANNING MILESTONES

- BUILDING 18 SEISMIC UPGRADE & MODERNIZATION
- BUILDING 35 REGIONAL PUBLIC SAFETY CENTER
- BUILDING 19 RENOVATION PHASE 1
- BUILDING 9 RENOVATION PHASE 1
- BUILDING 33 CHILD DEVELOPMENT CENTER INTERIOR RENOVATIONS & PLAY YARD UPGRADES
- INFRASTRUCTURE REPAIRS & UPGRADES
- COLLEGE VISTA FACULTY & STAFF HOUSING



CIP 1 DESIGN-BID-BUILD SUCCESSES AT CSM



- CIP 1 DESIGN-BUILD PROCESS
 - BRIDGING DOCUMENT
 - PRE-QUALIFY DESIGN BUILD ENTITIES
 - DESIGN & COST COMPETITION
 - DESIGN & CONSTRUCTION

- RESULTS OF DESIGN-BUILD PROCESS
 - CSM SCIENCE BUILDING
 - SKYLINE STUDENT SUPPORT & SCIENCE BUILDINGS
 - ATHLETIC FIELDS AT EACH COLLEGE

- OUTCOME
 - CSM BUILDING 36 INDUSTRY AWARD
 - SUCCESSFUL NEW PROJECT PROCUREMENT METHOD
 - STATEWIDE RECOGNITION
 - SAN MATEO GRAND JURY COMMENDATION

REVIEW OF CIP 1 DESIGN-BUILD PROCESS

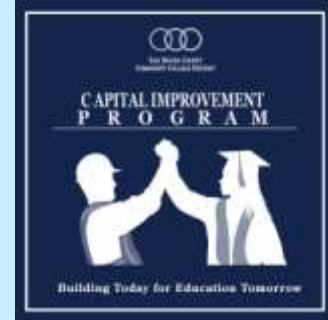




CIP 1 DESIGN-BUILD SUCCESSES AT CSM



- COLLEGE, DISTRICT, BOARD OF TRUSTEES AND STEINBERG ARCHITECTS WORKING TOGETHER JANUARY 2006 TO AUGUST 2006



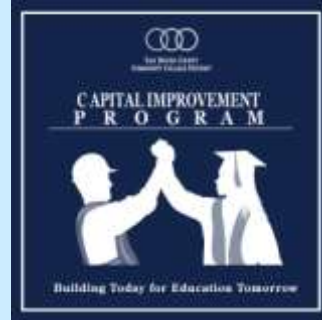
- OUTCOME: A ROADMAP FOR CIP2
 - RENOVATIONS
 - NEW BUILDINGS
 - GATEWAYS, LANDSCAPE AND SITEWORK



2006 FACILITIES MASTER PLAN

PHASE 1

- CLASSROOM RECONFIGURATION
- SMART CLASSROOMS
- NEW FINISHES IN CLASSROOMS AND CORRIDORS
 - MOVED OUT IN JUNE 2007
 - RE-OCCUPY JANUARY 2008



PHASE 2 (OCCUPIED CONSTRUCTION)

- ENHANCED ENTRIES AND LOBBIES
- ACCESSIBILITY IMPROVEMENTS INCLUDING NEW ELEVATOR
- REMODELED RESTROOMS
 - COMPLETION SPRING 2009

BUILDING 16 RENOVATION





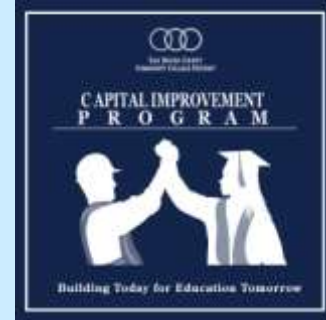
B16 ELEVATOR PRELIMINARY DESIGN



BUILDING 16 ACTIVATING THE LOBBY

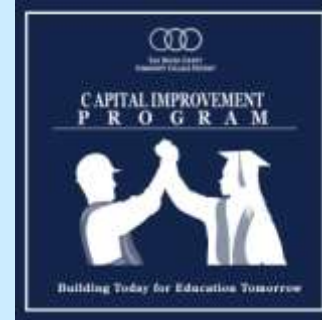


- CLASSROOM RECONFIGURATION
 - SMART CLASSROOMS
 - ENHANCED ENTRIES AND LOBBIES
 - ACCESSIBILITY IMPROVEMENTS
 - REMODELED RESTROOMS
- MOVE OUT DECEMBER 2007
 - CONSTRUCTION SPRING/SUMMER/FALL 2008
 - RE-OCCUPY IN SPRING 2009



BUILDING 14 RENOVATION

- IMPROVEMENTS TO CLASSROOMS AND STUDIOS
- SMART CLASSROOMS
- CERAMICS SAFETY IMPROVEMENTS
- ACCESSIBILITY IMPROVEMENTS
- NEW ELEVATOR AT THE WEST STAIRWAY
- REMODELED RESTROOMS
 - MOVE OUT DECEMBER 2007
 - CONSTRUCTION SPRING/SUMMER/FALL 2008
 - RE-OCCUPY IN SPRING 2009



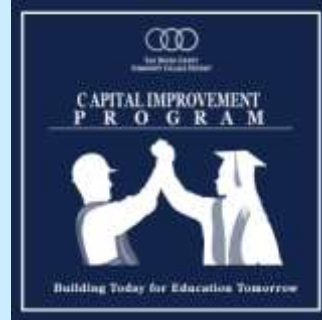
BUILDINGS 2/4/4A RENOVATION



BLDGS 2/3/4 ELEVATOR PRELIMINARY DESIGN



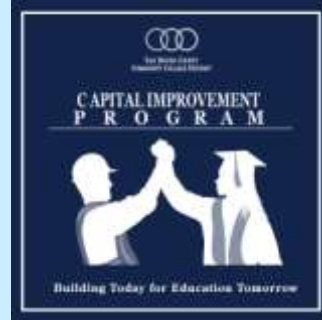
- BUILDING 1
- BUILDING 8
- BUILDING 9 PHASE 2
- BUILDING 12
- BUILDING 19
- BUILDING 20
- BUILDING 34
- DEMOLITION OF BUILDINGS 21 - 29
- BUILDINGS 15 & 17 ARE BEING EVALUATED



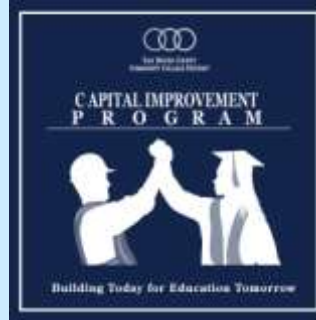
NEXT WAVE OF RENOVATIONS

DESIGN BUILD SCOPE OF WORK

- B5N
 - WORKFORCE/WELLNESS PROGRAMS
- B10N
 - STUDENT SERVICES/ILC/BOOKSTORE/CAFETERIA
- B15N
 - NEW FACULTY OFFICES
- SITEWORK
 - ACCESSIBILITY, CIRCULATION, ROADWAYS, PARKING LOTS AND LANDSCAPE



CSM CIP2 DESIGN-BUILD PROJECT



I. BRIDGING DOCUMENT

- OCTOBER 2006 TO JUNE 2007

II. PRE-QUALIFY DESIGN-BUILD ENTITIES

- DECEMBER 2006 TO FEBRUARY 2007

III. REQUEST FOR PROPOSAL

- JUNE 2007

IV. PROPOSAL PREPARATION PERIOD

- JUNE 2007 TO OCTOBER 2007

V. PROPOSAL EVALUATION

- NOVEMBER 2007

VI. RECOMMENDATION & AWARD

- DECEMBER 2007

VII. DESIGN COMPLETION

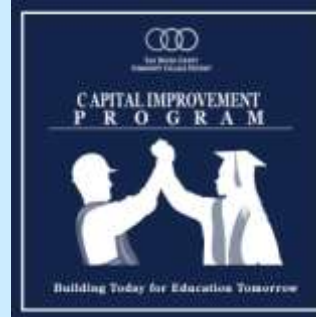
- JANUARY 2008 – JUNE 2008

VIII. CONSTRUCTION

- JUNE 2008 – JUNE 2011

CIP2 DESIGN-BUILD PROJECT SCHEDULE

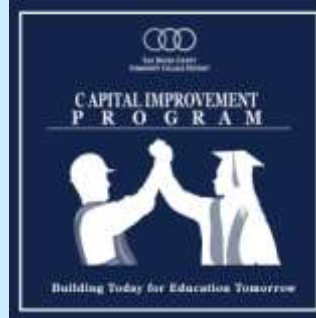




Proposal Evaluation Factors		Maximum Points
1	Price	20
2	Technical Expertise	10
3	Life Cycle Costs over 25 Years	10
4	Skilled Labor Force Availability	10
5	Acceptable Safety Record	10
6	Architectural Aesthetics and Design Innovation	10
7	Project Management Plan	15
8	Program Requirements	15
Total Possible Points		100



EVALUATING CIP2 DESIGN-BUILD PROPOSALS

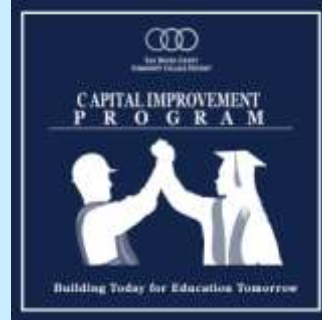


PROPOSALS ARE DUE
OCTOBER 30TH



CSM CIP2 DESIGN-BUILD PROJECT

CONSTRUCTION MARKETPLACE



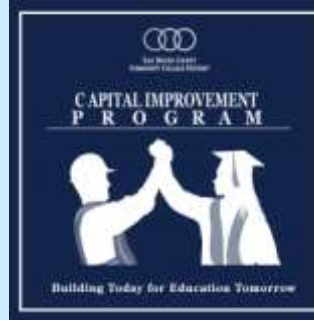
- LOTS OF WORK
- 100% EMPLOYMENT
- HIGH DEMAND FOR SKILLED TRADES
- COMPETING WITH PRIVATE
“NEGOTIATED BID” WORK
- PROJECT LABOR AGREEMENT



SWINERTON MANAGEMENT & CONSULTING



EXAMPLES OF LOCAL PROJECT OPPORTUNITIES

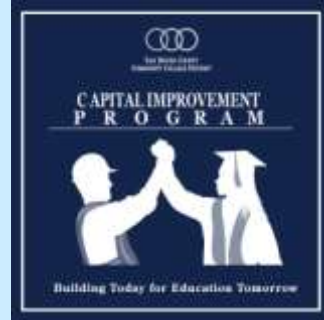


- SEQUOIA HOSPITAL
- PALO ALTO MEDICAL FOUNDATION
- MILLS PENINSULA HOSPITAL
- STANFORD HOSPITAL AND CLINICS
- PENINSULA PARK
- SAN JOSE AIRPORT
- SKYLINE COLLEGE DB PROJECT

SWINERTON MANAGEMENT & CONSULTING



THE EDUCATION DIVISION OF SWINERTON MANAGEMENT & CONSULTING IS BIDDING \$250M IN 2008:

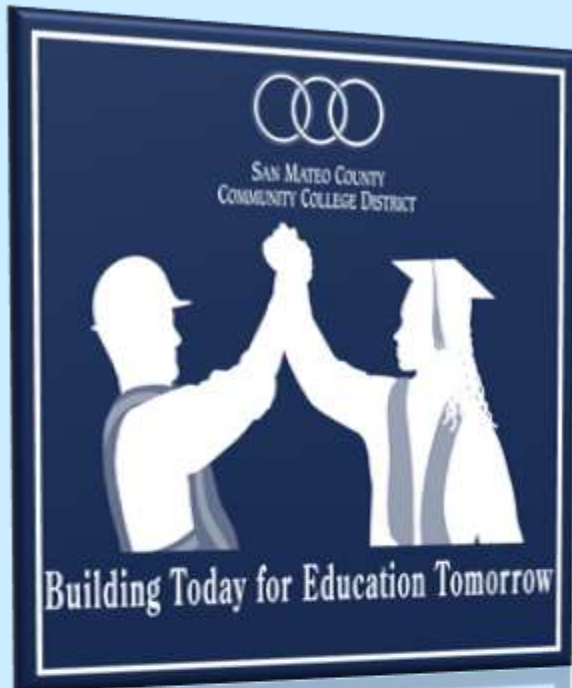


- WEST VALLEY COLLEGE
- CHABOT COLLEGE
- COLLEGE OF MARIN
- PERALTA COMMUNITY COLLEGE DISTRICT
- SANTA CLARA UNIFIED
- SMCCCD



SWINERTON MANAGEMENT & CONSULTING





CAPITAL IMPROVEMENT PROGRAM UPDATE

Q&A

OCTOBER 17, 2007

