

RMA ANNUAL CONFERENCE 2018

CSU PUEBLO OCCHIATO STUDENT CENTER

**On Budget,  
Ahead of  
Schedule,  
No Downtime**



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# INTEGRATED TEAM



**John Barnosky, AIA**  
*Campus Architect (Retired)*



**Gwen Gilley, AIA, LEED BC+C**  
*Architect*



**Vinnie Mattivi**  
*Project Manager*  
*General Contractor*




# LEARNING OUTCOMES

- 1 Describe how a **collaborative, integrated team** creates a more **successful design/build delivery method**.
- 2 Identify strategies that allow an **owner to maintain building operations during renovation** projects while **minimizing impact** on user groups.
- 3 Describe how food service and student centers have **evolved to meet student expectations**.





The background image shows a modern university interior with a blue overlay. It features a multi-level design with glass railings, a staircase, and a lounge area with a sofa. The text is overlaid in white.

# CASE STUDY: CSU PUEBLO OCCHIATO STUDENT



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**MAIN ENTRY**



## CSU PUEBLO OCCHIATO STUDENT CENTER

### EXISTING STUDENT SPACES





**CSU PUEBLO** OCCHIATO STUDENT CENTER  
EXISTING BALLROOM | CONFERENCE ROOMS





**CSU PUEBLO** OCCHIATO STUDENT CENTER  
EXISTING FOOD SERVICE







PROJECT FUNDING

# **STUDENT COMMITMENT** to creating a student centric, updated Center

**109,000 SF** Existing Renovation

**22,000 SF** Addition

**\$30 Million** Construction Budget

# DELIVERY METHOD

## – DESIGN | BUILD

### **COMPLICATED ADDITION/RENOVATION**

- Asbestos

### **OCCUPIED BUILDING**

- Food service and bookstore to remain operational throughout

### **ANALYZE PHASING vs TEMPORARY FACILITY STRATEGIES**

### **ONE SOURCE AT RISK**







# DESIGN BUILD DELIVERY METHOD



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# DESIGN PHASE

## EFFICIENCIES



### **SCHEDULE STRATEGIES**

- Phasing Aligned with School Schedule
- Bid Packages



### **MEP DESIGN ASSIST**

- Phasing Strategies
- Constructability
- Long lead time items



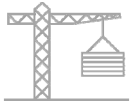
### **COST ESTIMATING**

- Real Time Estimates for Fast Decisions



# CONSTRUCTION PHASE

## EFFICIENCIES



### LEAN CONSTRUCTION

- Last Planner
- Prefabrication



### ABATEMENT PHASE

- Field Verification
- Overhead Coordination



### INTEGRATED TEAM





# DESIGN PHASE

D/B OWNER IMPACTS

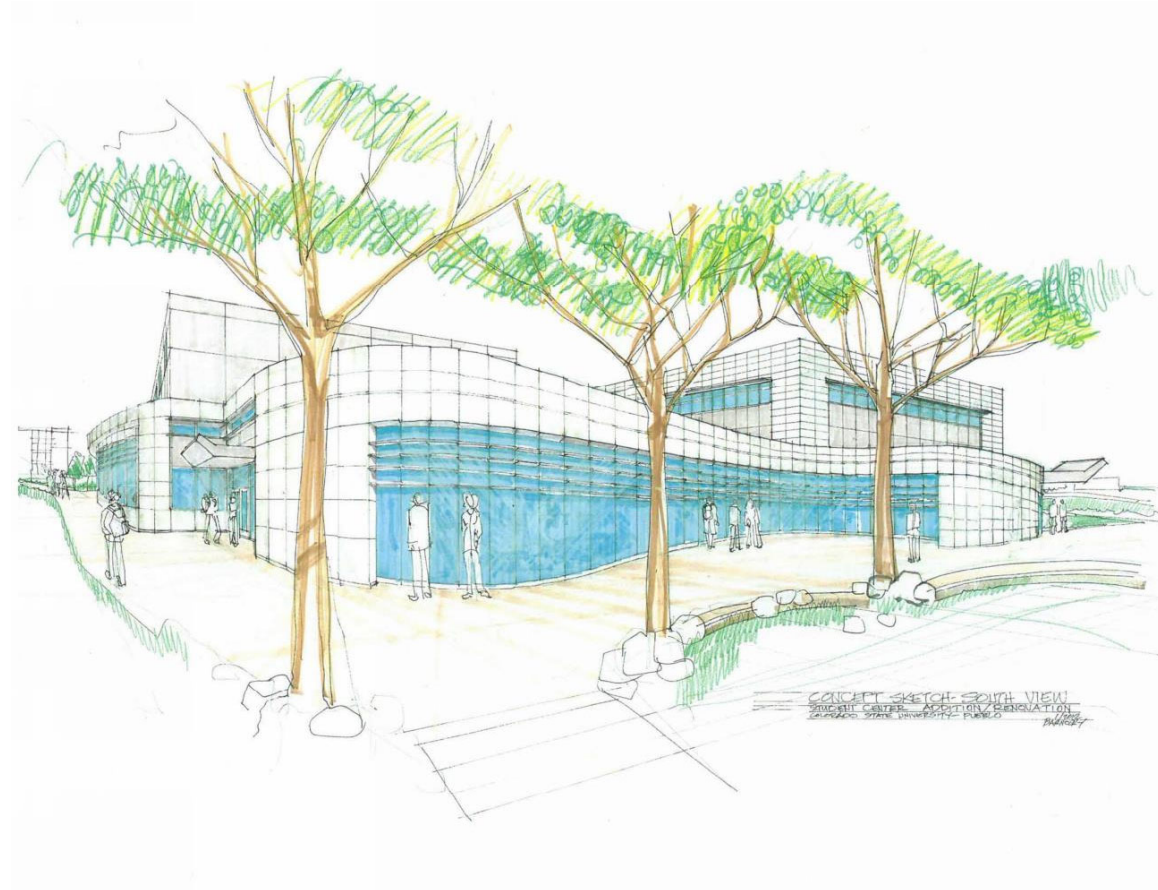


## BUDGET RESOLUTION

- 2010 Program & Budget
- Right Size the Project Program
  - From 166,000 GSF to 132,000 GSF



## TEMPORARY SUPPORT FOR PROGRAMS





# STRATEGIES FOR MAINTAINING OPERATIONS





## STRATEGY OPTIONS

TEMPORARY FACILITY OPTIONS

### TENT STRUCTURE

- Estimated Cost Premium - **Add of \$2-3M**
- Rent or Purchase Options
- Lack of physical space

### MODULARS

- Estimated Cost Premium - **Add of \$3M**
- Inadequate Space Capacity for Dining Seating or Retail

### CAMPUS SPACE OPTIONS

- Lack of Large Physical Space Available

### FOOD TRUCKS

- Purchase vs Existing in Town
- Slow
- Inadequate Volume



## STRATEGY OPTIONS

PHASED CONSTRUCTION

### EXISTING PROGRAMS REMAIN IN PLACE

- Occupied Building
- Relocate all programs into new location

### COST PREMIUM

- Extended Construction - **Add of \$500-600k**

### PHASED WARRANTY



# HYBRID STRATEGY

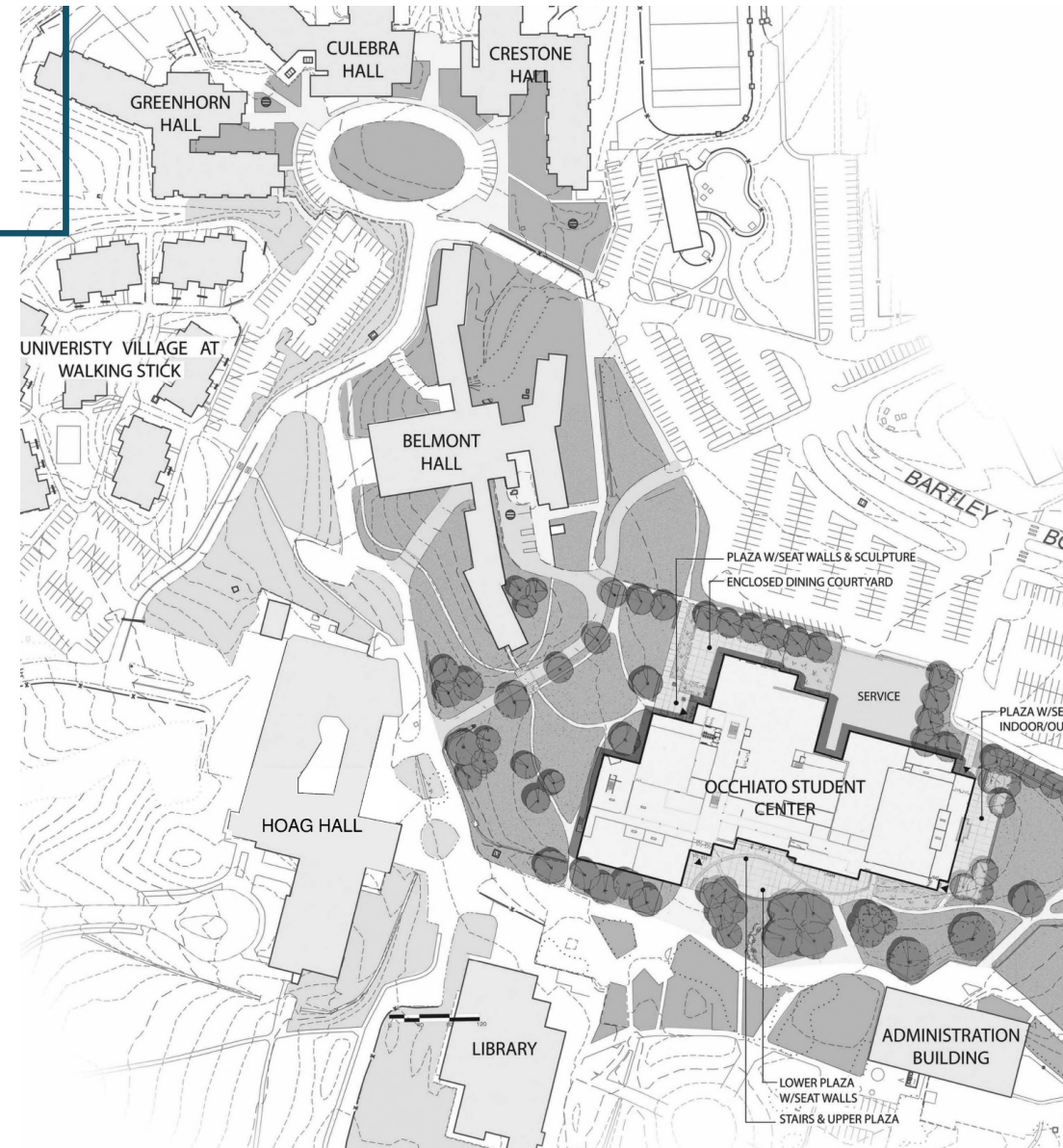
PHASED CONSTRUCTION | TEMPORARY FACILITIES

## THREE PHASES

- Occupied Building Throughout
- Loss of Ballroom use for 1 year

## FOOD SERVICE | BOOKSTORE OPERATIONS

- Design for Temporary Facilities
- Utility Infrastructure

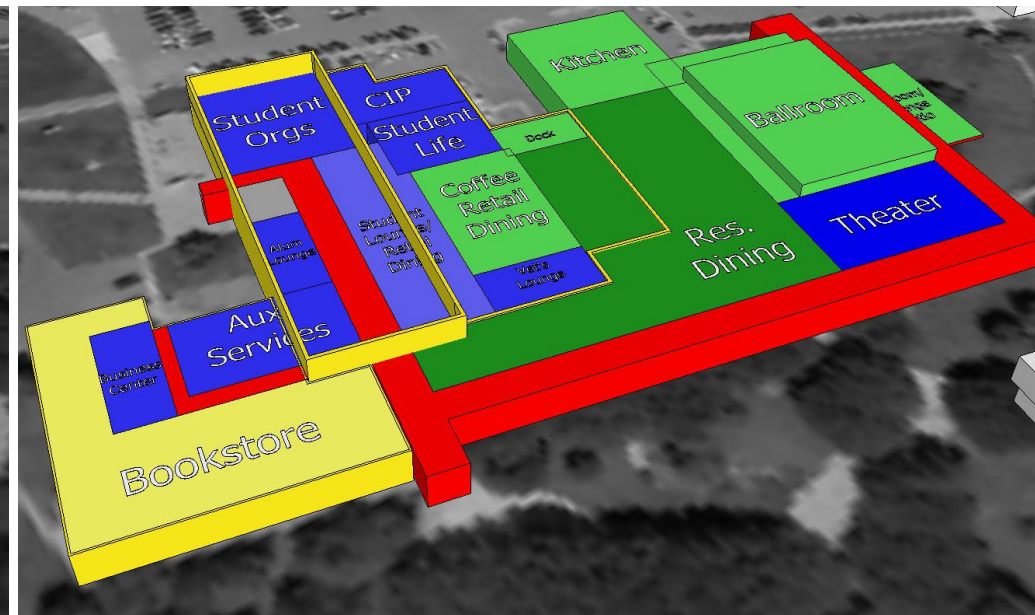
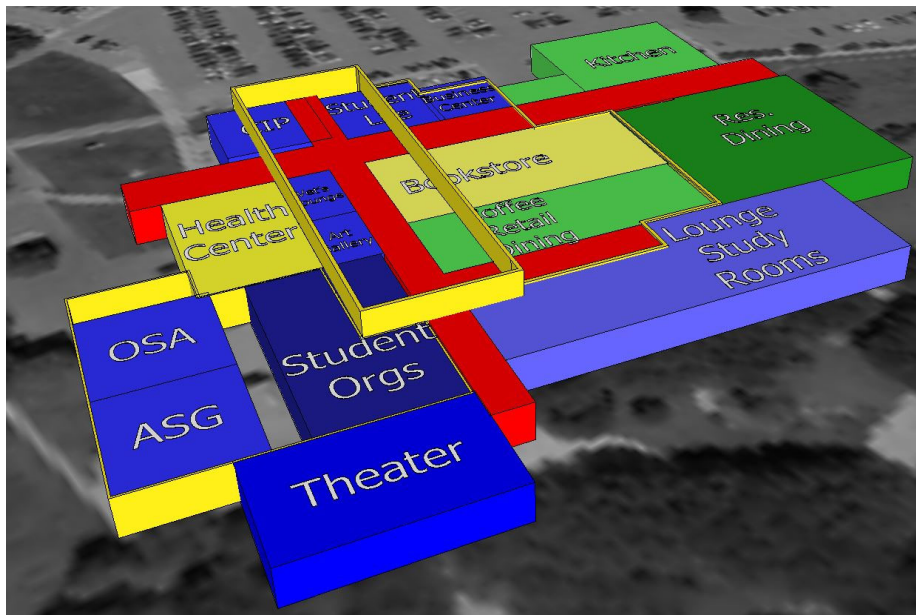
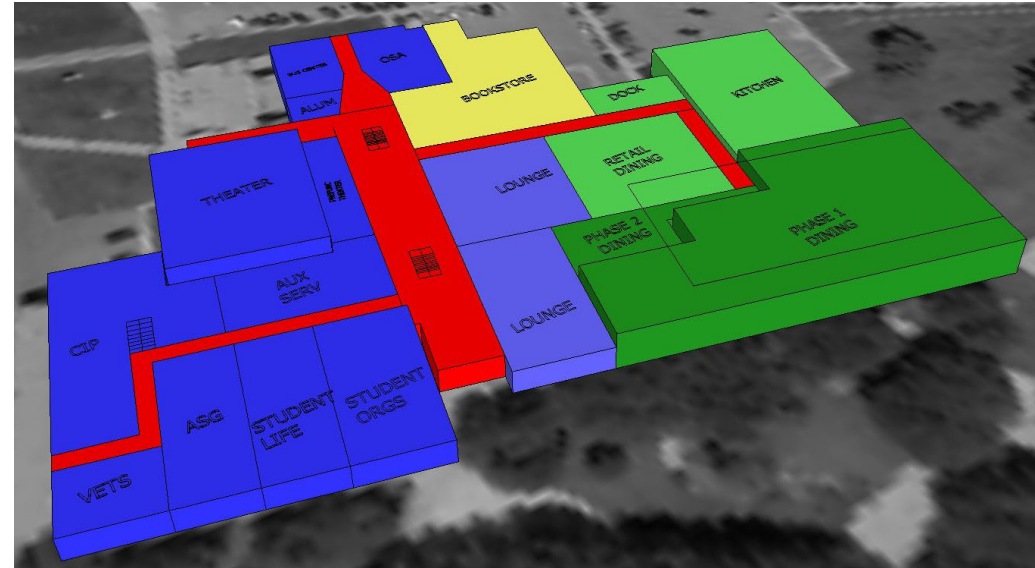


# HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

## PHASING STRATEGY OPTIONS

Program Locations to support continual operation

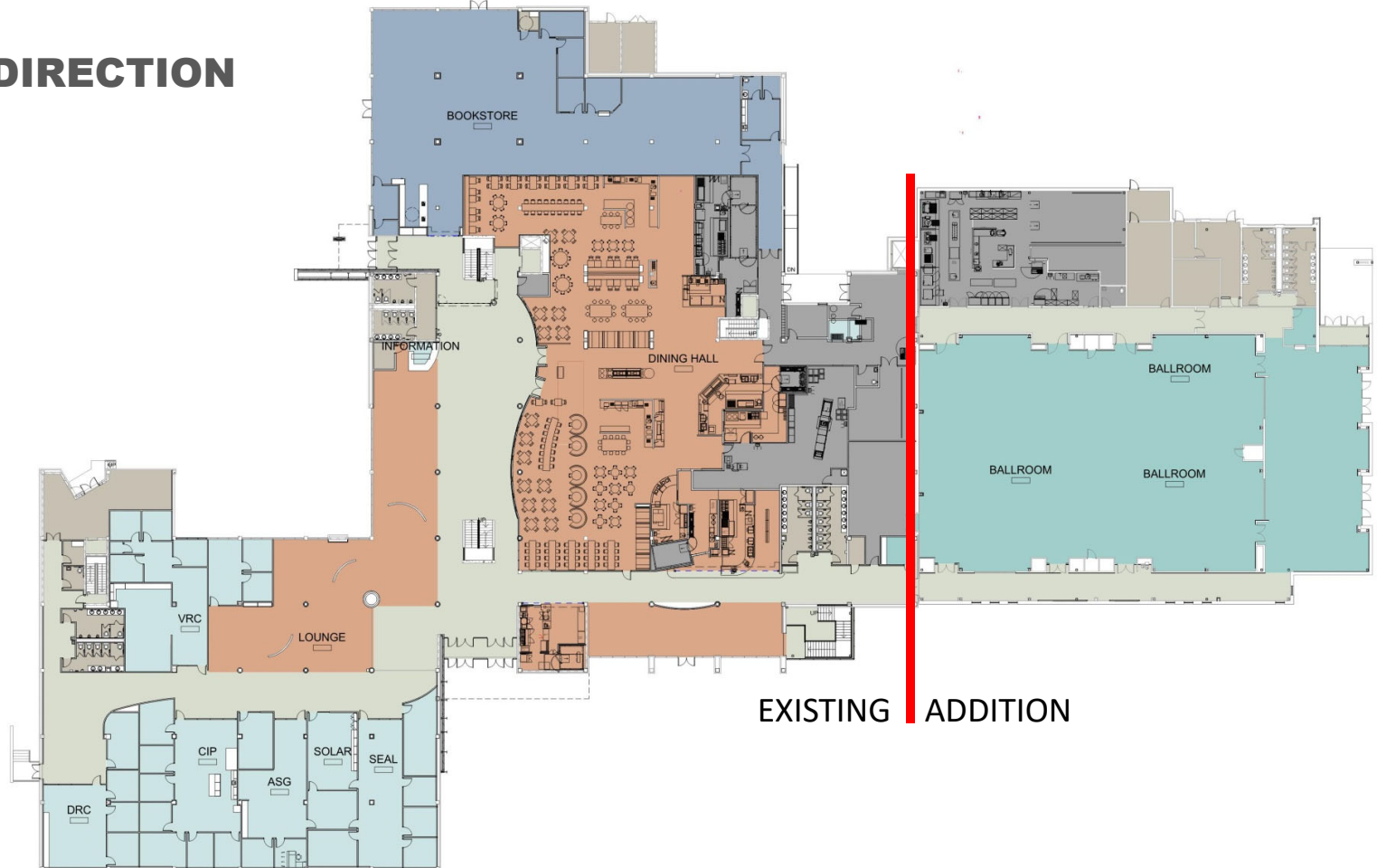




# HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

## FINAL PHASING DIRECTION



# HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

## MEP DESIGN ASSIST

Temporary Utility Infrastructure





## PHASED CONSTRUCTION | TEMPORARY FACILITIES

# FOOD SERVICE TEMP SPACES

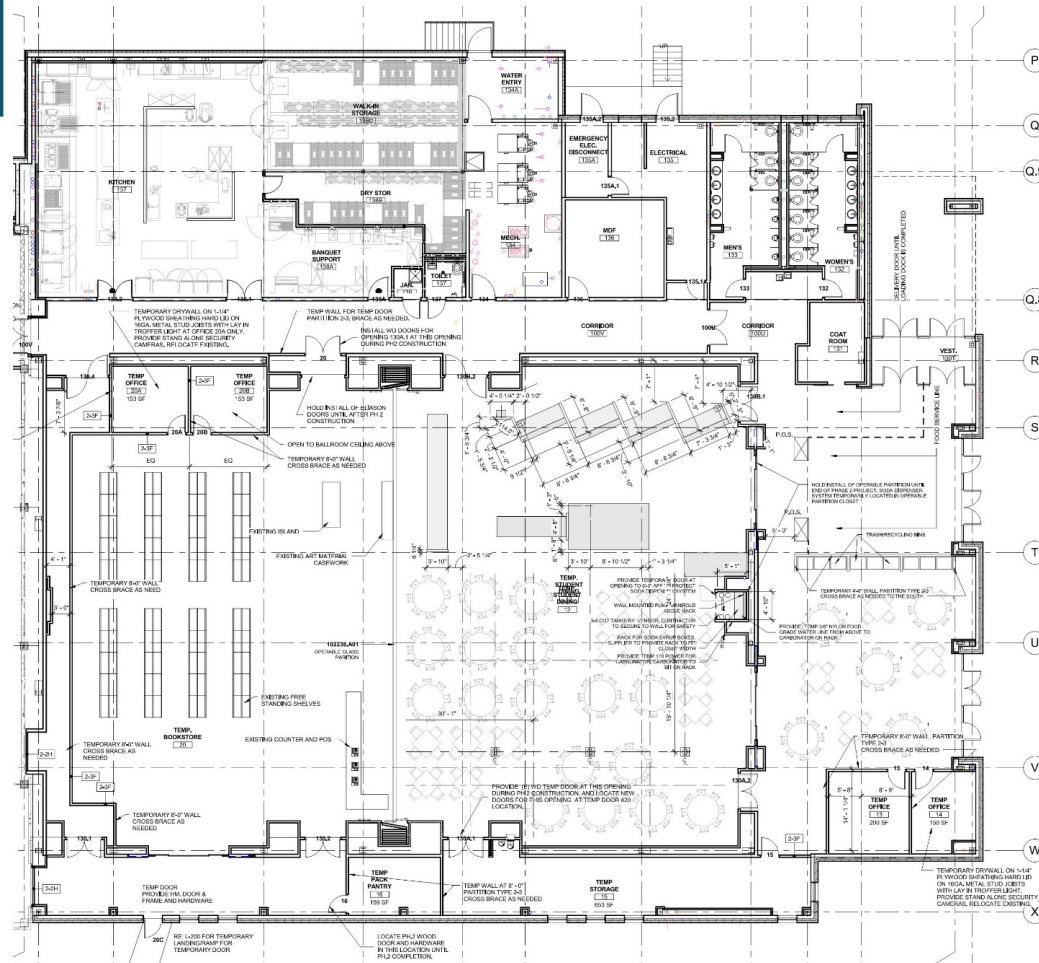
## Existing Equipment Inventory

## BOOKSTORE

## Minimum Equipment Needs Bookstore

# Temp Spaces in Occupied Campus Buildings

Student Health Center  
Administrative Offices  
Copy Center



# HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

## USER GROUP BUY-IN

*“Involve as many key people as possible, as early as possible, in the planning process to provide input – students, directors, user groups, facilities staff, administrative staff, designers and consultants”*





# HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

## PHASED CONSTRUCTION STRATEGIES

Utility Tie-In's

ADA and Student Access

Minimizing Facility Downtime



## HYBRID STRATEGY

PHASED CONSTRUCTION | TEMPORARY FACILITIES

### LESSONS LEARNED

Finishes in Temporary Spaces

Temp food service equipment

*“Plan for alternate menus for days when food service may be limited, or deliveries may be a challenge.*

*To-Go meals were used when we couldn't serve the entire campus adequately”*

*-A'Viands*







# TRANSFORMATION OF A 1971 ERA STUDENT CENTER



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# CSU PUEBLO OCCHIATO STUDENT CENTER TRANSFORMED



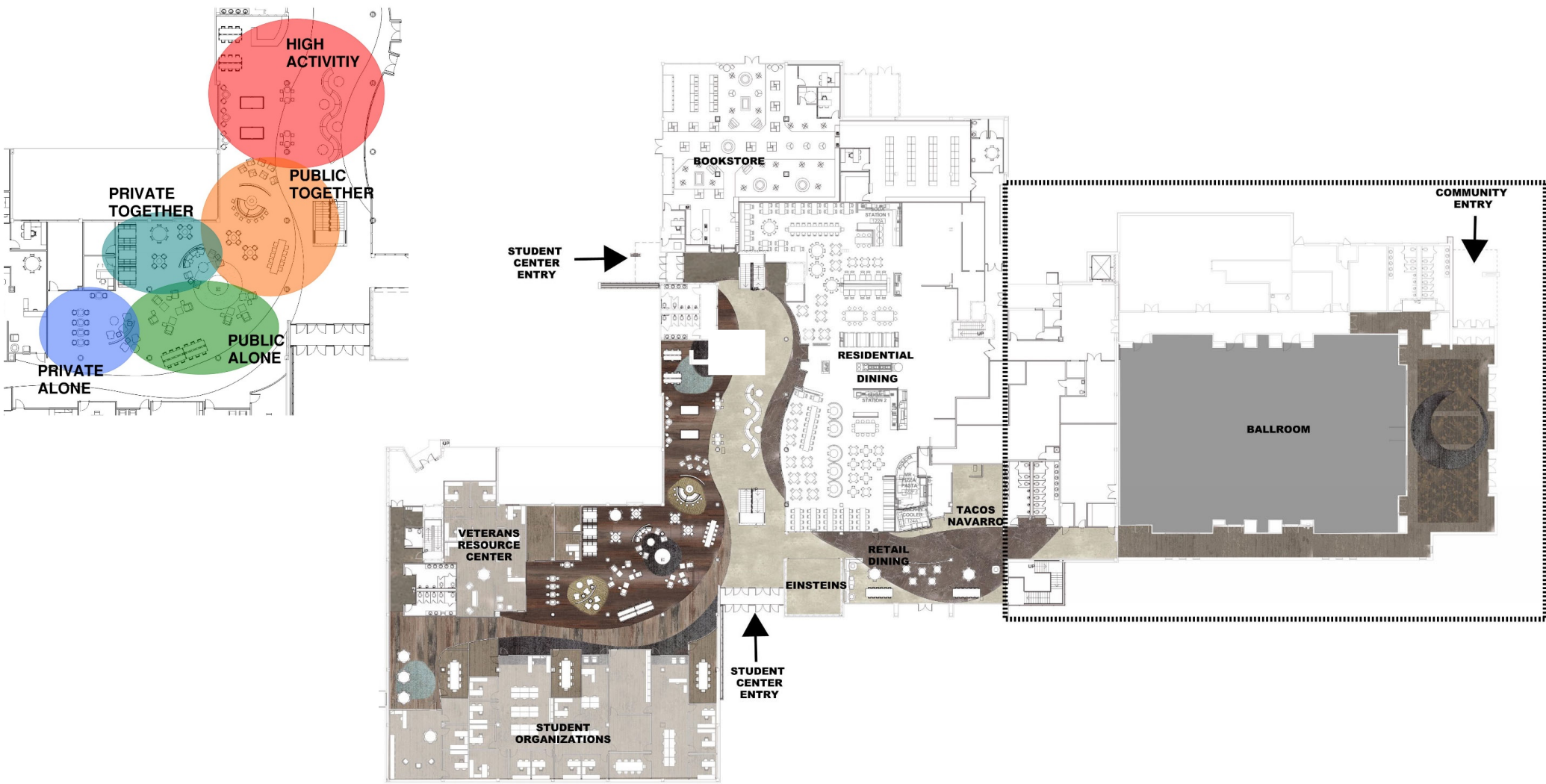




CSU PUEBLO  
**OCCHIATO STUDENT CENTER**  
**TRANSFORMED**

# CSU PUEBLO OCCHIATO STUDENT CENTER

## STUDENT ORGANIZATIONS





**CSU PUEBLO** OCCHIATO STUDENT CENTER  
STUDENT CENTRIC CORE





## CSU PUEBLO OCCHIATO STUDENT CENTER

### STUDENT DINING



*“Food service sales tripled after the renovated retail and residential dining programs opened”*  
-Josh Gurley  
A’viands



**CSU PUEBLO** OCCHIATO STUDENT CENTER  
BALLROOM





**CSU PUEBLO** OCCHIATO STUDENT CENTER  
TRANSFORMATION RESULTS







# STRATEGIES ON YOUR CAMPUS



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# CSU PUEBLO OCCHIATO STUDENT CENTER

- **MOVED IN 2 MONTHS  
EARLY**
- **ON BUDGET - INCLUDING  
ADDITIONAL SCOPE**
- **PHASING STRATEGY THAT  
MINIMIZED DISRUPTION**







QUESTIONS?