



ACEC APRIL 23, 2025

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CSU Contractor Prequalification



[The CSU System](#) / [Doing Business with the CSU](#) / [CPDC](#) / [Main Pages](#) / [Contractor Prequalification](#)

RFQ and RFP will be advertised in Planetbids

<https://psp.planetbids.com/g/81563/>

Preferred Construction Delivery Methods

Construction Manager at Risk (CMAR):

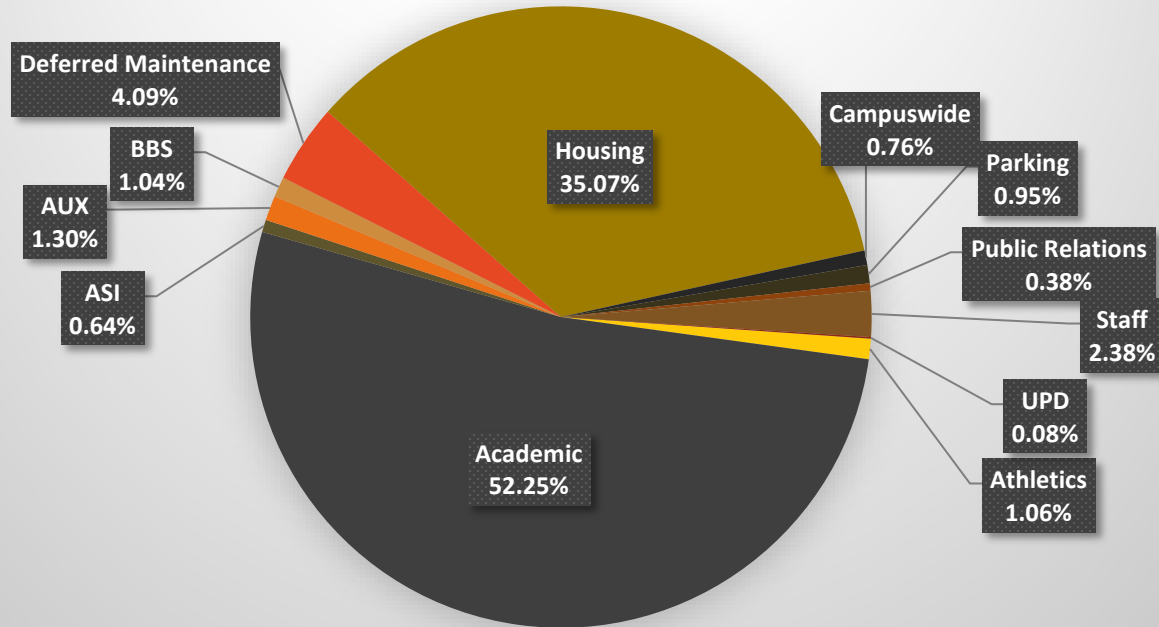
- ❑ 70% of project volume/30% of fiscal volume
- ❑ Formal RFQ/RFP Process
- ❑ Task Order Contract Agreement (TOCA/Mini TOCA)
 - ❑ TOCA – shortlist of about 10-12 projects (up to 2 awarded)
 - ❑ \$7M per projects, up to \$30M per 3 year contract
 - ❑ Mini TOCA – shortlist of about 10-12 projects (1 awarded)
 - ❑ \$1.5M per project, up to \$12M per 3 year contract

Collaborative Design Build:

- ❑ 10% of project volume/60% of fiscal volume
- ❑ Formal RFQ/RFP Process
- ❑ Project Types:
 - ❑ Auxiliary (Housing, ASI)
 - ❑ Infrastructure
 - ❑ Projects with tight schedules that are funded

Summary of FY 2023-2024

What does \$600M look like at the BEACH?



La Playa Residence Hall

- RFP Design Team: Perkins+Will / General Contractor: Swinerton Builders (CMAR)
- 5 Stories / 110,000 GSF / Concrete Frame/ All electric, no natural gas services.
- \$122M Overall Project Cost
- Includes 424 beds, lounges, study rooms, common area kitchens, 3 staff apartments, multi-purpose room, offices, and 3 CAPS offices
- Current status: Vertical Construction started
- Open Fall 2026



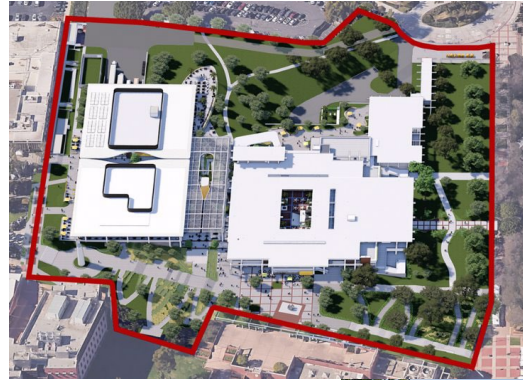
The Future College Health and Human Services (PH1 Replacement)

- RFP Design Team: Cannon Design / General Contractor: Hunt Construction
- 3 Stories / 129,798 GSF / Structural Steel / All electric, no natural gas services.
- \$183M Overall Project Cost
- Includes classrooms, simulation labs, kitchen lab, plinthe lab, graduate resources, student study lounges, faculty offices, Dean's suite and a community clinic, currently a partnership with Long Beach Memorial Care.
- Current status: 95%CD Permitting
- Project on hold due to funding



University Student Union Renovation & Expansion

- Design Build Team: Penta Builders/ Gensler (CDB)
- Renovation of existing USU, seismic upgrade, complete gut of interiors and all utilities, updates to storefront, roofing, accessibility upgrades within and around the USU.
- Expansion 2 Stories / 60,000 GSF – proposed to be dining hall and ballroom space
- \$315M Overall Project Cost
- Current status: Phase 1 in Construction



UPCOMING ET Renovation – College of Engineering

- CMAR RFP: Early Summer 2025
- Construction Start: Spring 2026
- The ET South Wing Renovation consists of renovating approximately 31,500 square feet of space for the College of Engineering. The program consists of student work space, flexible lab space, a rocket lab, a wood shop, a metal shop, a 3D printer lab, and exterior patio areas.
- \$15M Overall Project Cost
- Current status: Programming



CSULB Masterplan 2024



UPCOMING - 900-1100 BED
HOUSING PROJECT
Collaborative Design Build

FY 25/26 CSU Budget Cuts

Governor January Budget:

- ❖ Close to 8% cut, \$397M
 - ❖ 36,000 FTE Students
 - ❖ Entire operating budget Fresno State
 - ❖ Over 2,400 faculty positions
- ❖ Increased financial aid support
- ❖ Increased utility rates (cut 24%)
- ❖ Increased insurance and health care costs (cut 17%)
- ❖ Unfunded raises from FY23/24

Impacts to University:

- ❖ 8% overall = 60% of CSULB budget
- ❖ CSULB Increased enrollment (more with less)
 - ❖ Reduced class offerings (cut 5%)
 - ❖ Reduced student support (cut 31%)
 - ❖ No new hires / Layoffs (cut 5%)
- ❖ Unfunded academic capital projects (cut 6%)
- ❖ Continued unfunded deferred maintenance



Questions

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