



# SDSU Capital Projects

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# SDSU | Mission Valley





# GUIDING PRINCIPLES



**SDSU EXPANSION**

**INTEGRATE SITE'S NATURAL FEATURES**

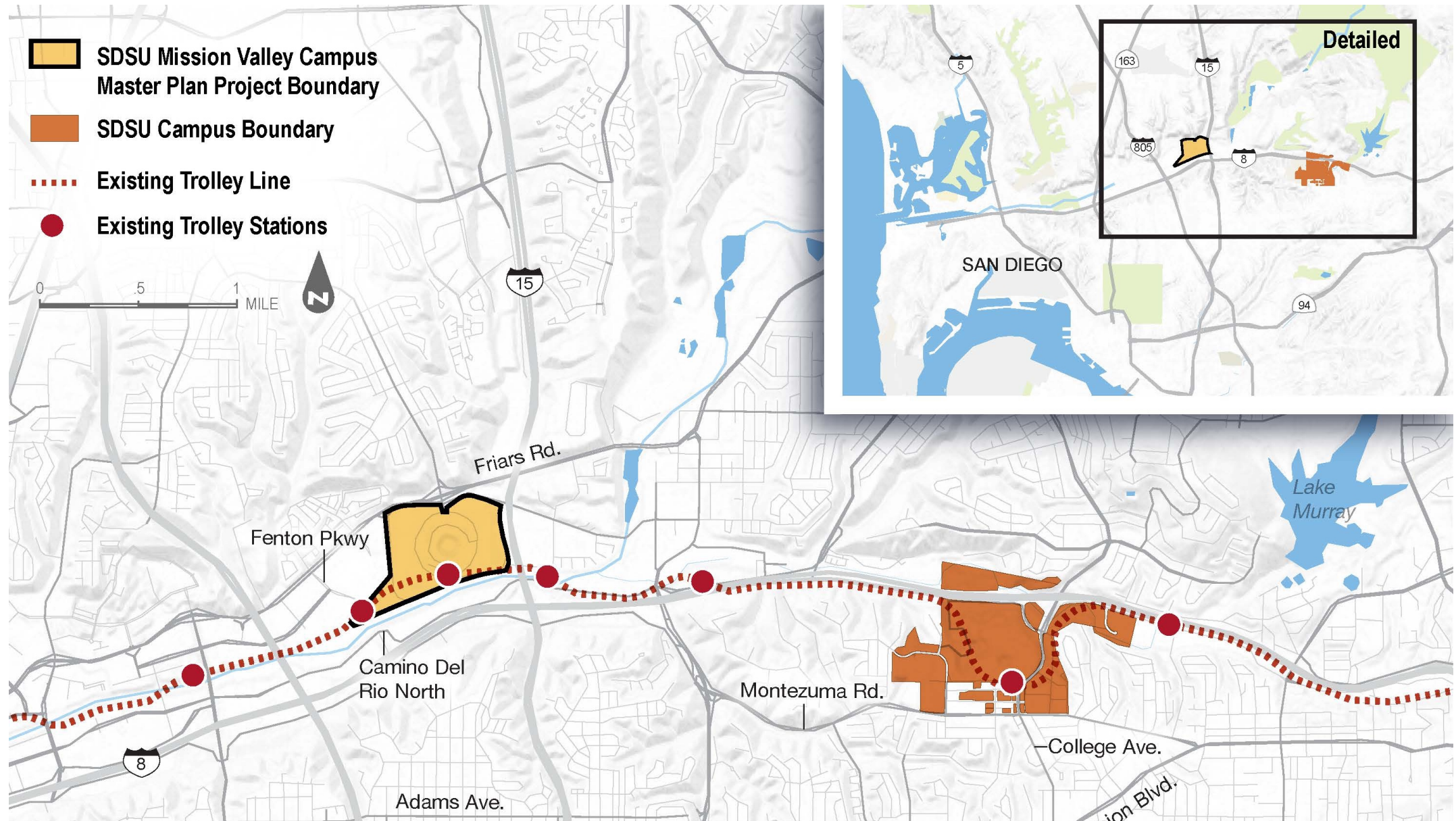
**REGIONAL ASSET**

**COLLEGE CAMPUS ENVIRONMENT**

**TRANSPARENT PROCESS**



# One University – Two Sites





# A LOOK BACK



- **WATERSHED RESPECTED**
- **SITE PROVIDES NATURAL FLOW**
- **NATURAL TOPOGRAPHY MANAGED FLOODS**



# A LOOK BACK

## THE STADIUM EFFECT...CUT & FILL SOURCING | 1965

- AN ALTERED TOPOGRAPHY





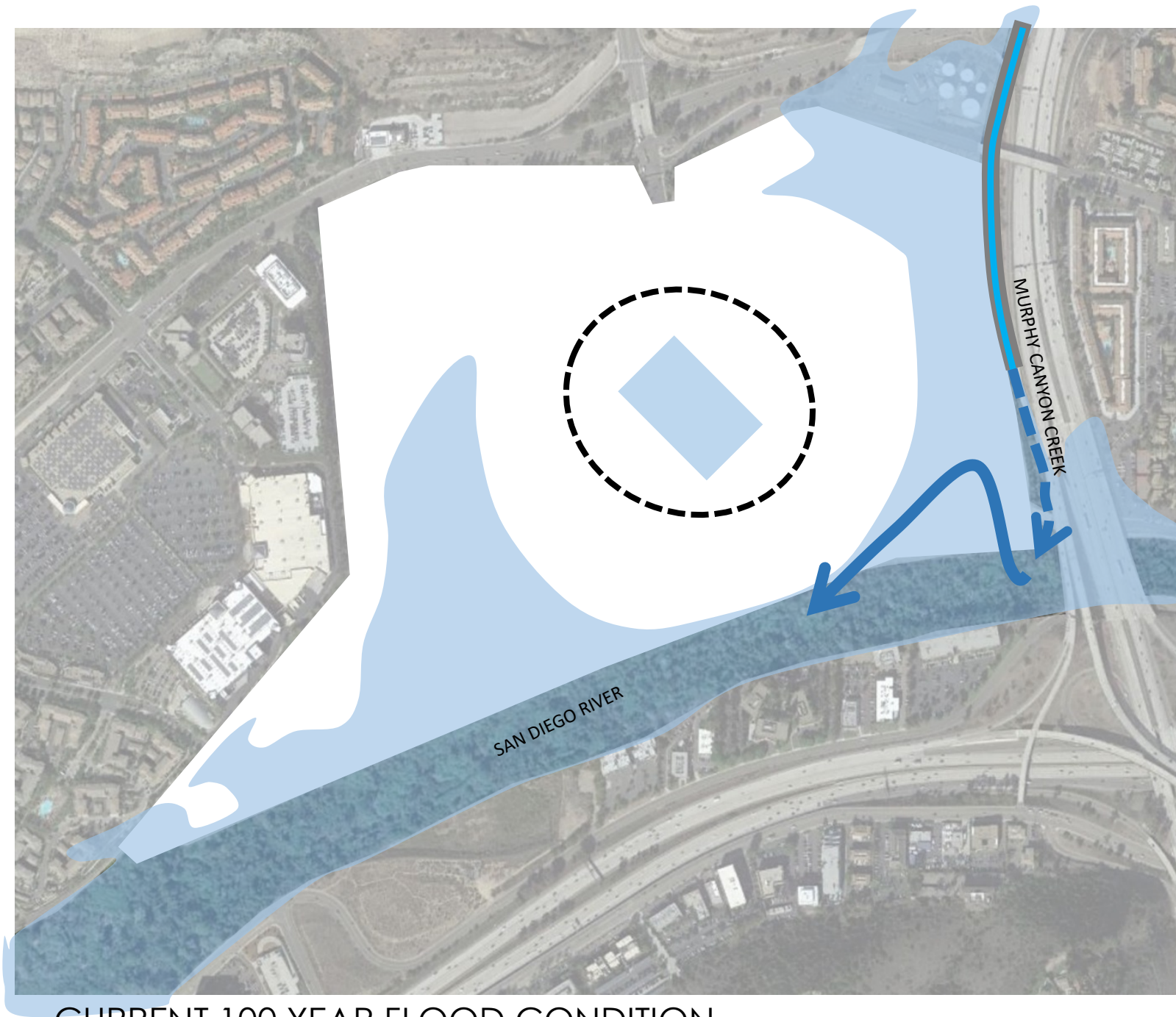
# THE RESULT:

- 1965 TO PRESENT
- HYDROLOGY ALTERED
- RIVER ASSETS IGNORED





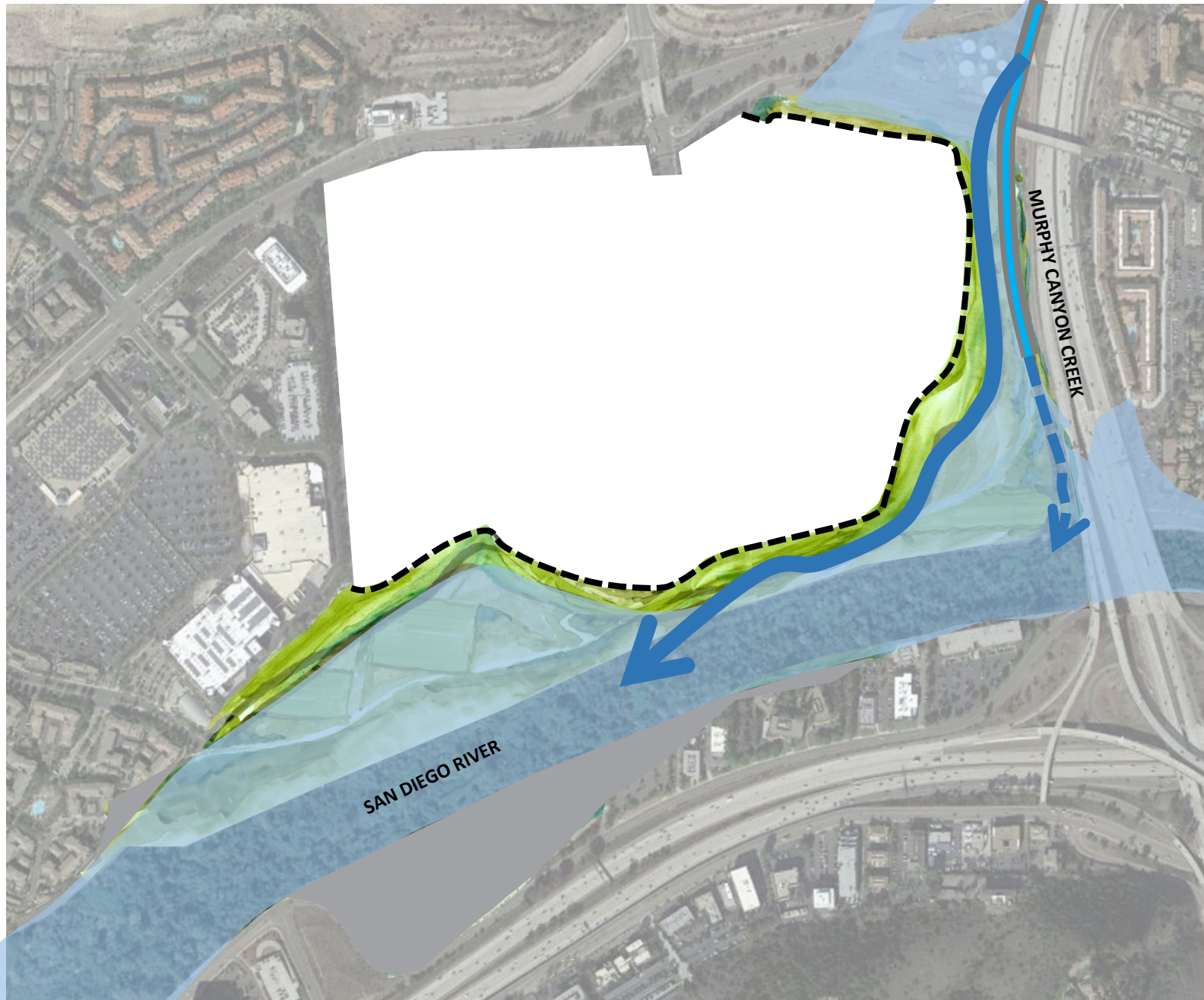
# OPEN SPACE FIRST... HYDROLOGY CONCEPT



CURRENT 100 YEAR FLOOD CONDITION



**OPEN SPACE FIRST...**  
**HYDROLOGY CONCEPT**



PROPOSED 100 YEAR FLOOD CONDITION





## **OPEN SPACE FIRST... RIVER ENGAGEMENT**

- FINGER PARKS
- PROVIDES PEDESTRIAN ACCESS
- SETS TONE FOR DEVELOPMENT PARCELS
- ENHANCES CONNECTION





**OPEN SPACE FIRST...**

***Inspiring  
Thoughtful Development***



# OPEN SPACE FIRST... COMMUNITY PARKS

- ACTIVE & PASSIVE
- SDSU/COMMUNITY SHARED
- LOCATION PRESERVED FOR CITY AQUATIC & REC CENTER
- COMMUNITY PARKING & ACCESS
- HIKE & BIKE TRAILS/LOOP





# Project Overview

- 83 Acres of parks, recreation and open space





# Project Overview

83 Acres of parks,  
recreation and open space  
1.6 M GSF of Campus Office,  
Innovation and R&D Space





# Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Capacity Stadium





# Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units





# Project Overview

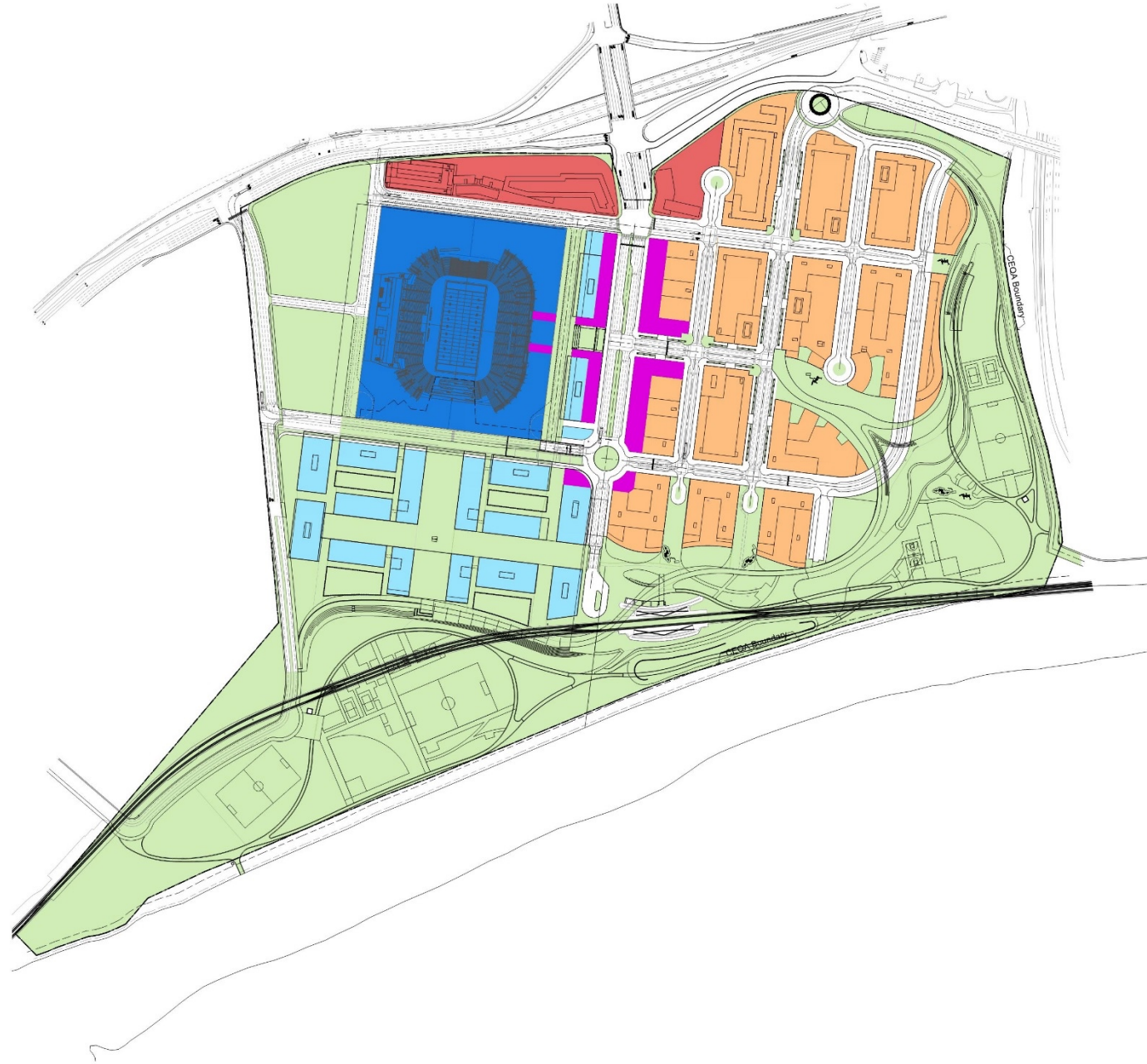
- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units
- 400 Hotel Rooms





# Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units
- 400 Hotel Rooms
- 95,000 GSF of Retail Space
- 15,000 Additional FTE Students





# CEQA/Entitlements

- Project Level EIR for all Project Components
- *NOP/Scoping Feb 2019*
- Draft EIR June 2019
- Certify EIR Jan 2020



SAN DIEGO STATE  
UNIVERSITY





# San Diego State University – Mission Valley

## *Building the Campus*

### **INITIAL PROJECT COMPONENTS:**

- **Stadium**
- **Site Development**
- **Municipal Park**
- **Adjacent Offsite Mitigations**





# Active Projects

2 Contracts – 1 **Project**





# Aztec Stadium

Clark/Gensler

*Collaborative Design Build*

**Select Sub-Consultants:** In Progress  
**Design Build Sub-Contractor Selection:** June 2019

**Cost:** \$250 Million  
**Size:** 35,000 Capacity  
**Construction Start:** Feb 2020  
**Completion Date:** Aug. 2022





# Site Grading & Utilities

*Modified Collaborative Design Build*

**RFP Short List**

Turner-Flatiron

Clark

Sundt

**Design Build Sub-Contractor Selection**



**Grading Study:** Rick Engineering

**Cost:** \$200 Million

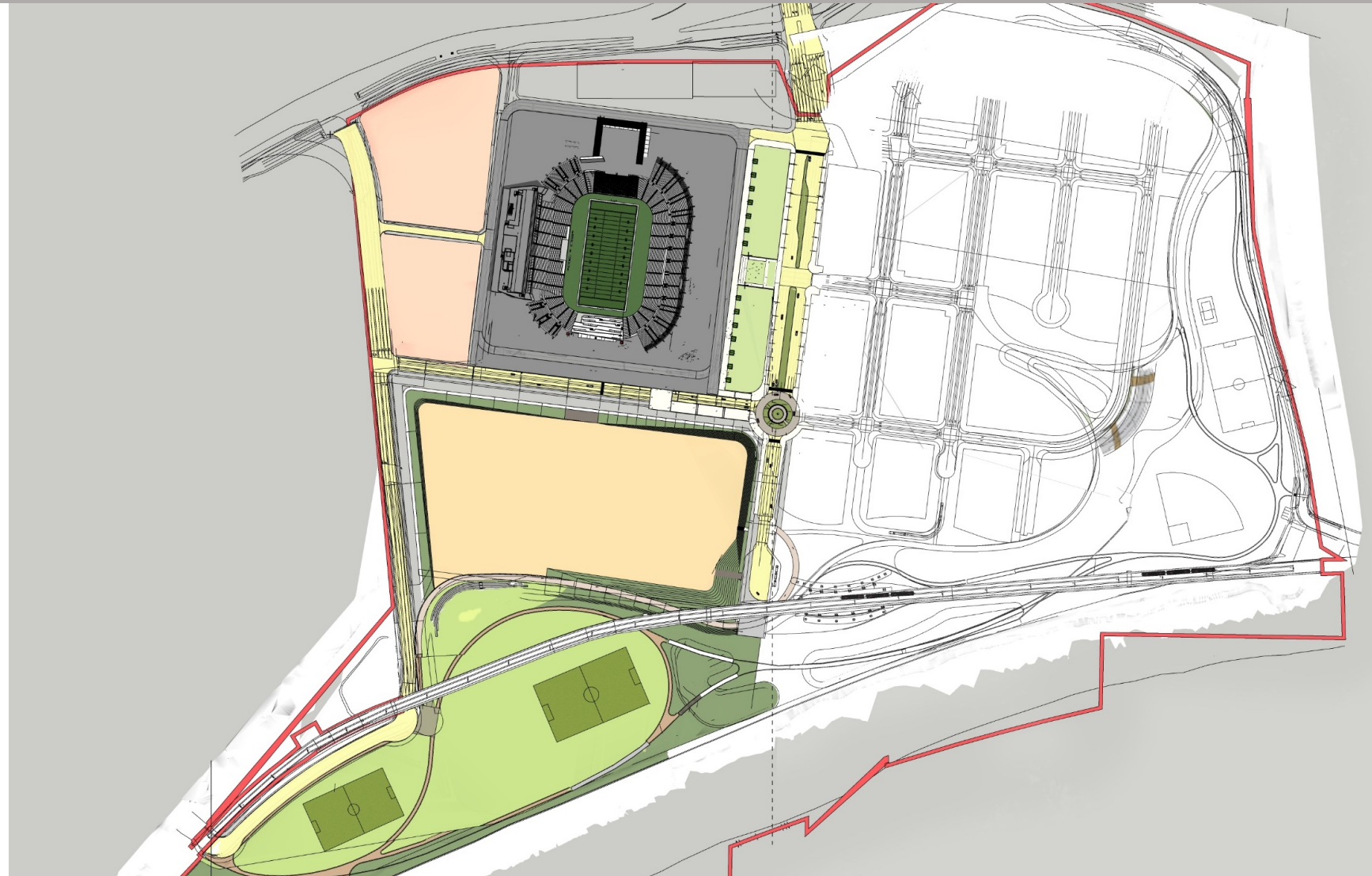
**Construction Start:** Feb 2020

**Completion Date:** 2023



# Initial Projects Completion

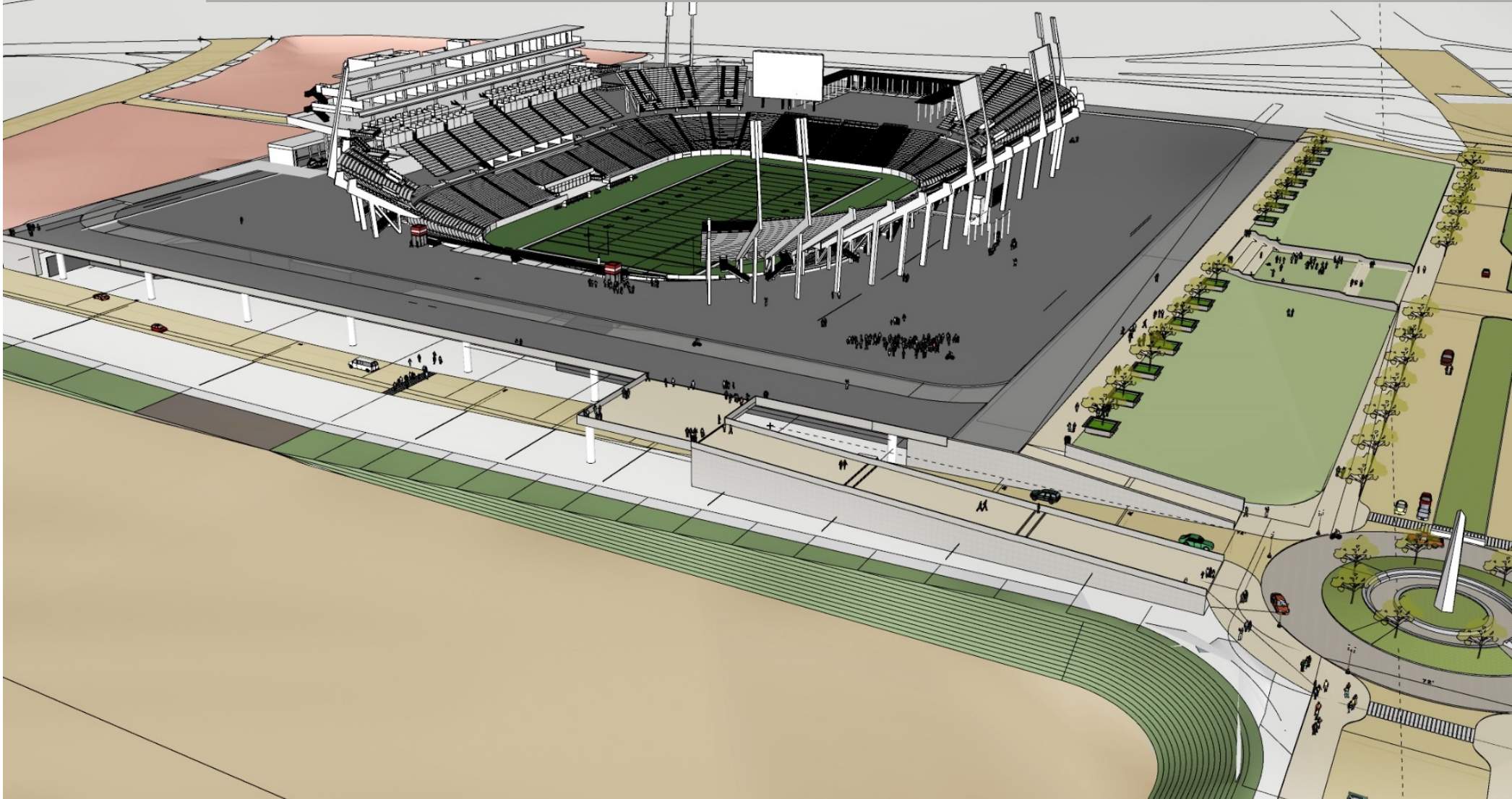
JUNE 2022





# Initial Projects Completion

*Opening Day*





# Project Management

## *External Projects Participants (As of Today)*

### Master Plan

- Carrier Johnson - Planning
- Rick Eng – Civil Engineering
- NV5 - Dry Utilities
- Group Delta – Geo-Tech
- Geo Syntec – Site Assessment

### Site Dev & Utilities

- Rick Eng – Civil Engineering
- Carrier Johnson – Planning
- Contractor TBD
  - PE TBD
- OCMI – Staff Augment/CM
  - JMI Realty – CM

### Real Estate

- JMI Realty – Master Dev
- Ernst & Young - Proforma

### Purchase Agreement

- Sheperd Mullins – Draft PSA
- Gatzke Dillon – Lead CEQA

### Public Relations

- Intessa Communications

### Stadium Proforma

- JMI Sports – Pro-Forma, PM
- Legends – Business Plan

### EIR:

- Gatzke Dillon – Lead CEQA
- Dudek – Tech Sections

### Stadium Construction

- Clark Construction
- Gensler,
- OCMI – Staff Augment/CM
- JMI Sports – CM





# Future Development

*Public Private Partnerships*





# Research and Innovation Campus

## *P3 – Collaborative DB*

- 1.6 MILLION SF
  - 16 BUILDINGS/PADS
  - 3-6 STORY BUILDINGS
- 5,000 UNDERGROUND PARKING SPACES

**RFQ Released:**

2020

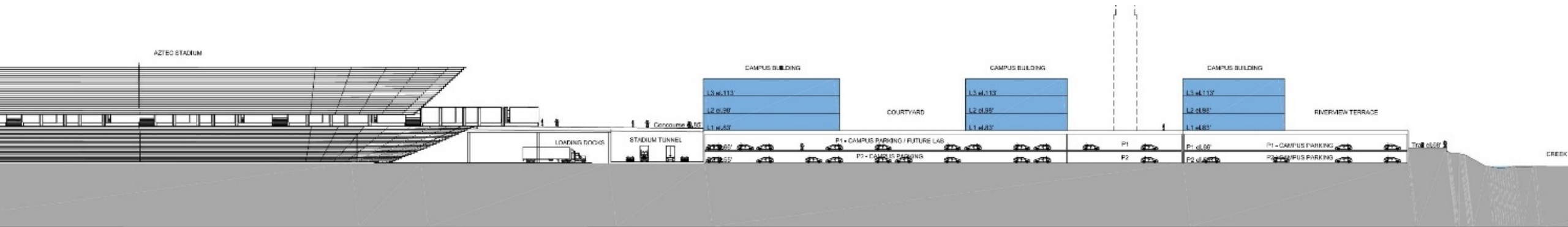
**Start Vertical Construction:**

TBD

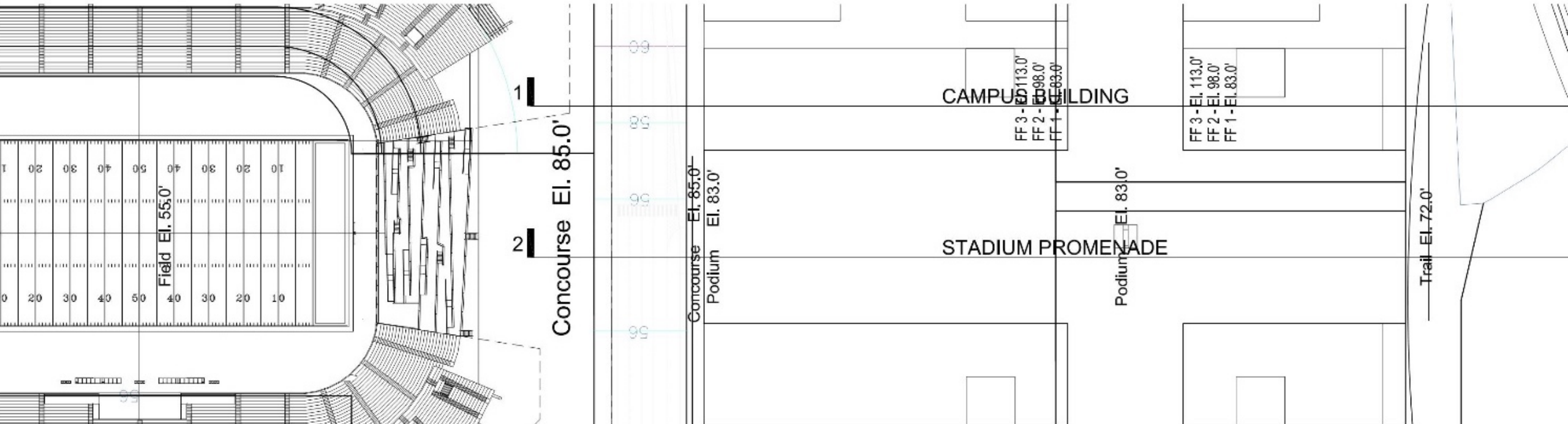




# SITE SECTION THROUGH CAMPUS



Option C ③ Site Section North/South @ Campus Buildings





# Residential Community

## *Public Private Partnerships*

- 15 Sites
- 4,600 Units
- Parking Internal to Units



<b>RFQ Released:</b>	2020
<b>Start Vertical Construction:</b>	2023
<b>Complete Initial Units:</b>	2025



# Retail & Hospitality

Ground lease/P3

## RETAIL (Mixed Use)

95,000 SF

NEIGHBORHOOD SERVICE

- 12,000 SF GROCERY STORE
- ENTERTAINMENT RETAIL

## STAY

250 ROOM CONFERENCE HOTEL

- 40,000 SF MEETING SPACE
- 75 CONDOS ABOVE

150 ROOM SELECT SERVICE HOTEL



Retail Podiums:

In Residential

Hotel RFQ Released:

TBD



# Projects on the Mesa





# KPBS Renovation/Expansion

Clark/Safdie-Rabines

*Collaborative Design Build*

**Select Sub-Consultants:**

In Progress

**Design Build Sub-Contractor Selection:**

June 2019

**Cost:** \$30 Million

**Construction Start:** 2020

**Completion Date:** TBD

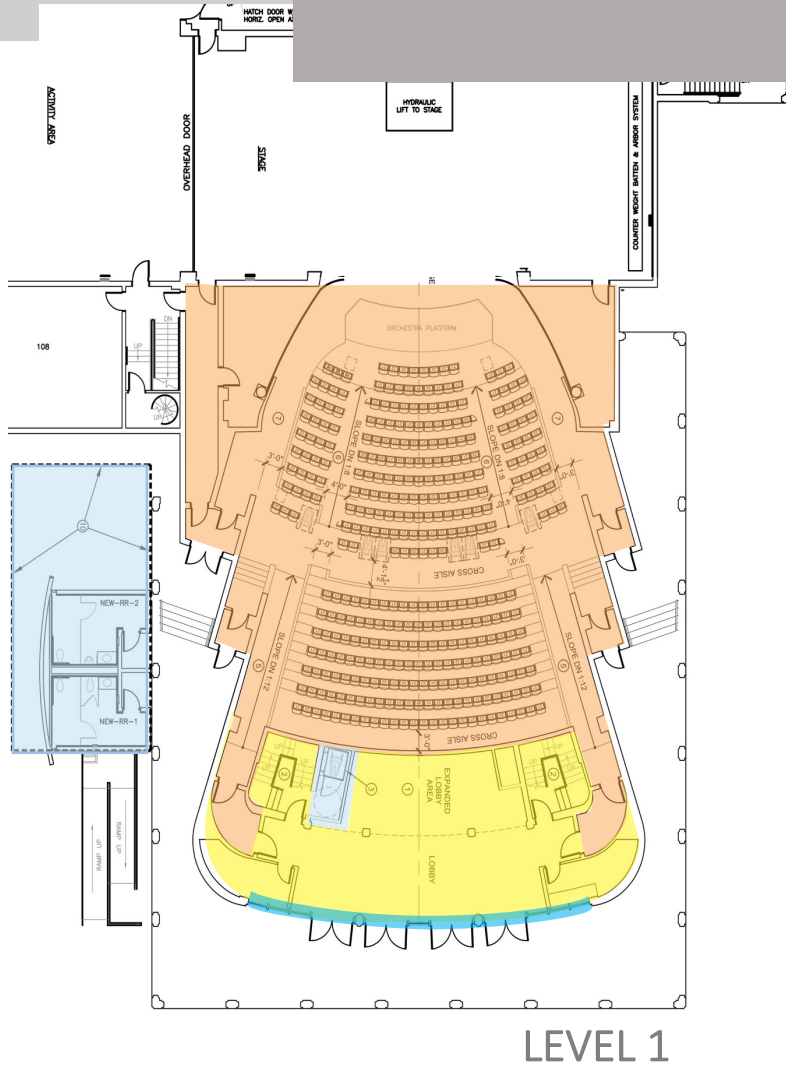




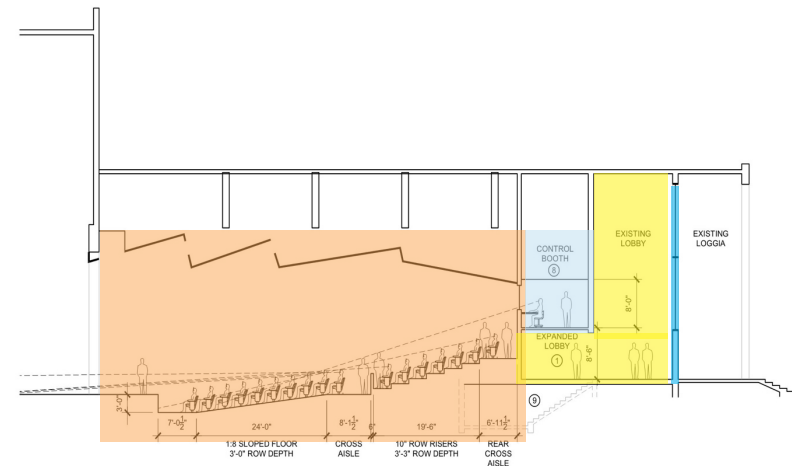
# Don Powell/Experimental Theatre

## Collaborative Design-Build

**Cost:** \$37 Million  
**Renovation/Addition:**  
**RFQ:** Feb 2019



LEVEL 1



SECTION



# Infrastructure & T.I. Projects

## Electrical Infrastructure

Design Build RFP 2019

**\$18 Million**

## Steam to HHW

Swinnerton (TOCA) Subcontractor Selection in Process

**\$8.5 Million**

## Misc Improvements & Maintenance

Swinnerton – Kitchell – DPR

Consultant & Subcontractor Selection On-Going

**\$20 +/- (Annually)**



# Projects on the Mesa

## *Delivery Modes*

Collaborative Design-Build  
Task Order Construction Agreement (TOCA)

TOCA D-B

TOCA CMR

Job Order Contracting (JOC)

Design-Build

*Design-Bid-Construct*



# Questions



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