



CM Facilities Update

From The Construction Management Department



College of Architecture and Environmental Design • Cal Poly, San Luis Obispo

Fall - Winter 2005



Al Hauck, Ph.D., CPC
CM Department Head

Momentum Builds for New Construction Management Building!

In March of 2006, we will pass a significant milestone in the life of this department with the groundbreaking of a new building largely dedicated to construction management education. The Center for Construction Excellence will house unique labs focused on various segments of the industry and will be capable of supporting an innovative approach to preparing future construction professionals. In addition, a unique materials demonstration center will insure that Cal Poly remains at the forefront of CM education.

The facilities will be located on the former Air Conditioning Building site. Austin Veum Robbins Partners are completing construction documents to be ready for bid after the first of the year. Our occupancy is scheduled for summer of 2008. To date, more than \$5 million of private support critical to build the caliber of spaces we need has been pledged or received to supplement money from the state bond. Generous support from our friends in industry and our alumni has made this project possible, and we look forward to

a sustained partnership with them. We thank all of these supporters – some of whom will be highlighted in this Update – for their commitment to quality CM education.

While there are still a few major spaces in the Center awaiting sponsorship, we now move into the alumni phase of the campaign which will provide the furnishings, equipment, and program support needed to create state-of-the-art instructional spaces. We are looking for leaders from every graduating class to assist us and to manage the contacts among their colleagues. We invite you to attend upcoming alumni gatherings around the state and hope you'll be in touch before these events take shape by updating your e-mail and other data on the enclosed survey.

During this time of holiday celebration, the faculty, staff and students of the CM Department wish you and yours a happy holiday season and a successful new year.

With best wishes,
Al Hauck



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Three New Faculty Join CM Department

National faculty searches over the past two years have resulted in three additional faculty for the department. As it turns out, all three are graduates of Cal Poly who return to campus after extensive industry experience. Pictured left to right, **Mike Montoya** started last year as a lecturer and begins this year in a tenure track faculty position. He joins the department with significant project management experience in commercial building and a master's degree in construction management from Stanford. **Thomas Korman** has a background in public works construction and mechanical systems. He completed his doctorate at Stanford specializing in MEP and project development and design. He is a registered professional engineer. **Lonny Simonian** has 25 years experience on major projects both with private companies like Bechtel

and as an owner's representative. He holds a master's in construction management from Berkeley where he started work this fall on his Ph.D. We welcome the contributions already being made by these energetic new faculty.



New Curriculum Pilot Program Launched

Much of the curriculum discussion which led to the unique programming and design of the new CM Building has centered around the concept of an "integrated curriculum." Rather than concentrating on individual specialty courses that separate and divide the management skills needed to be a successful constructor, the integrated curriculum is designed with large credit hour seminars in which concepts from estimating, scheduling, contracts, cost control, methods and materials are applied to a major project presented by an industry partner. As students move through this series of seminars, their depth of knowledge in these management concepts increases as they are applied to various industry sectors and project delivery approaches. The building design supports this by providing

dedicated labs filled with the necessary models, drawings, specifications, contracts, marketing documents and other support materials that students will have access to around the clock each quarter.

It was critical to test this unique approach to maximize feedback from students, faculty and our industry advisory committee. To "get our feet wet," a pilot program was launched last spring. Twenty-four students took over a dedicated lab to try out an integrated curriculum through seminars in residential, commercial, and heavy/civil construction. In addition to the methods and materials used in each of these areas, the seminars were designed to cover estimating, scheduling, construction accounting and contracts courses. Preliminary reports from both student and faculty participants are very positive and interest



Photo by Jayson Mellom

in continuing the pilot program is high.

Key to this success has been the active involvement of industry sponsors. We would like to thank **Pulte Homes, Webcor Builders, and Granite Construction**. In the spring we will offer a combined fundamentals of construction management course and a specialty contracting seminar supported by **Cupertino Electric**. This will complete a test of five of the seven seminars proposed for the new curriculum.

Design-build Education Gets Boost From Pankow Foundation

The new **California Center for Construction Education (CCCE)** is designed to be the "outreach arm" of the CM Department. **The Charles Pankow Foundation** has awarded the CCCE a \$100,000 grant to expand undergraduate offerings in design-build education nationally. The CM Department was chosen in recognition of its unique

interdisciplinary college setting and national leadership of undergraduate integrated project-delivery education.

"The demand in the marketplace coupled with the complexity of the industry, call for a 'new breed' of architecture, engineering, and construction professional who will embark upon the urgent housing, facility and infrastructure needs

of California," said CM Professor and CCCE Director **Barbara Jackson**.

The grant also will support a national conference of CM faculty to be held at Cal Poly next May to help prepare them to expand offerings in this area at their home universities.

Please visit www.caed.calpoly.edu for more information.



Barbara Jackson Receives DBIA Distinguished Service Award

CM Professor **Barbara Jackson** was honored November 9 with the Design-Build Institute of America's (DBIA) Distinguished Service Award for going "above and beyond the call of duty" to promote design-build and the DBIA. Barbara chairs the DBIA's educational committee and has made major contributions in revising current course offerings and developing additional ones. At Cal Poly, she has created innovative design-build course curricula. (See related CCCE story.)

CM Alumni Campaign to “Top Off” Center Campaign

This is an exciting period of growth for CM, and I firmly believe the long-anticipated Center for Construction Excellence will serve as a strong catalyst for the department’s continued emergence as the leading program in the nation. It is therefore an honor and a privilege to be asked, in my capacity as Chair of the CAED’s Alumni Campaign, to help lead the soon to be launched \$1 million CM Alumni Campaign in support of this remarkable project.

Amazing progress has been made toward the department’s \$8.3 million private funding goal with more than \$5 million in support received from among the highest caliber of corporate partners and loyal major individual donors (see related story top of page 6). Such generous contributions speak well to the nature of our industry and the

quality of our program.

The generous support of CM alumni is definitely required if we are to raise the dollars necessary to “top off” construction and to equip the Center in a manner that will bring further prestige to the program and have a dramatic impact on the life of the department and its students – our next generation of professionals in the CM field.

During the upcoming months, the college will formally invite alumni to donate toward the Center, and I predict that together we will surpass our \$1 million goal by the groundbreaking celebration in May. In fact, in May, we plan on displaying a mock-up of the donor wall that will eventually be placed in the main lobby. It will be great to see as many CM alumni names included as possible – to show how committed we

are to our alma mater and the outstanding education we have all received.

In March, a volunteer team captain from your graduating class will be contacting you about making your own gift of support. Some of you may be in a position similar to mine where making your pledge before the end of this tax year would be more beneficial. For details, please contact Tanya Kiani at (805) 756-5134 or tkiani@calpoly.edu.

Meanwhile, I look forward to meeting each of you at one of the alumni events to be held around the state during February. We will network, hear more about the Center, and catch up on current events in your lives. (See calendar on back cover.)

Warm regards,

C. Nicholas Watry

Chair, CAED Alumni Campaign

Jim Rodger Challenges Faculty and Staff

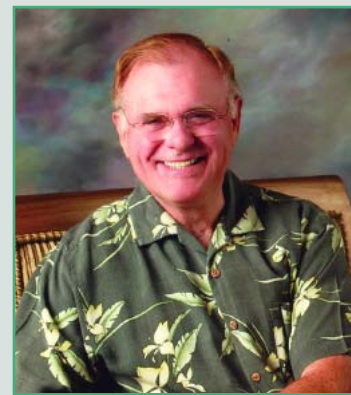
Retired Department Head **Jim Rodger**, pictured here during a road trip to Alaska last year, is enjoying adventures on both the highway and the high seas. Jim recently pledged \$30,000 to the Center campaign as a “challenge gift” to match giving by CAED faculty and staff. The resulting donations inspired by Jim’s challenge have been unprecedented. Jim has also made donations to the building in honor of deceased faculty members **John Kubasack**, **Ed Turnquist** and **Richard Young**. Jim will be in attendance at the Reno alumni reunion on February 9 and the May 5-7 Ground-breaking Celebration.



Nick Watry - Latest CM Building “Founder”

Nick Watry, a graduate of both the architectural engineering and architecture departments and founder and former president of Watry Design Group in Redwood City, has pledged a total of \$1 million in support of the CM Building project. Nick joins **Rob Rossi** (ARCH '75) as two of the four industry “founders” who will be recognized with a Founders Hall in the new building and with a display in the Founders Lobby. The contributions of these two industry leaders will have a significant impact on the college, the CM Department, and our students for many years to come.

Since reducing his involvement in his firm in 2002, Nick has been teaching courses in the CM, ARCE and LA departments, and was selected as the inaugural George Hasslein



Endowment Chair. Through CM’s design-build course, Nick has influenced students throughout the college, as well as majors from engineering and business. Students in this class work directly with stakeholder groups in the preparation of designs, estimates, schedules, and management plans for numerous structures. Nick continues to make many positive contributions to the department and faculty.

Fourth-Year Labs in New Building Take Shape

Our last Facilities Update highlighted the labs designed to support the second- and third-year curricula – the **Overaa** and **Watry** Fundamentals of Construction Management Lab, the **Pulte Homes** Residential Construction Lab, the **Webcor** Commercial Building Lab, and the **Granite Construction** Heavy/Civil Lab. Featured on this page are the labs dedicated to the fourth-year curriculum. These spaces directly reflect the advice of our Industry Advisory Committee and other longtime supporters in that they are designed to fill needs currently neglected

by many CM programs. The final year of our curriculum will include the unique challenges associated with subcontract and specialty construction firms; the growing importance of the next generation of superintendents and increasingly sophisticated approaches to field management; and the vast array of alternative project delivery approaches and collaborative systems that now dominate construction contracts. The labs described here will keep Cal Poly at the forefront in education related to these critical issues.

DPR Construction Classroom

DPR Construction headquartered in Redwood City has quickly grown to become a major national general contractor and, throughout that growth, has hired numerous Cal Poly grads into significant management positions. Recognizing those many ties with the department, DPR Founder and Board Member **Peter Nosler** (pictured right) and Cal Poly alum **Michael Humphrey** were key to DPR committing to this classroom that will be central to all of the fourth-year labs. This tiered seating classroom will be the venue for faculty lectures, student team and individual presentations, guest lecturers and other

industry sessions. It will be equipped with an interactive teaching station, distance learning capabilities, digital recording and projection equipment, and full networking access.

Peter said, "We are truly pleased to be part of this wonderful step forward for the program. We regularly hire graduates and to be able to return something significant to Cal Poly means a great deal to DPR."

This lab will provide essential support for the project-based learning taking place in the adjoining labs and will contribute to developing the communication skills so necessary for professional constructors.



Olson Integrated Project Services Laboratory

The **Olson Company** of Seal Beach has become one of the fastest growing companies in the country by partnering with cities to develop and build high-density residential communities located near mass transit hubs. The nature of this work requires that an integrated approach to finance, design and construction is adopted to provide best value to the public clients and private end users. This approach made **Steve Olson**, chairman (pictured), and his management team ideal partners to help us create a lab designed to support education in design-build, CM/GC, agency CM, and other

collaborative alternative project delivery systems.

Cal Poly is quickly developing a national reputation for being a leader in providing undergraduate education in design-build and this dedicated lab will become the hub of this activity. Noting this leadership, Steve said, "We are very proud to assist the CM Department in expanding its educational programs to provide laboratory training replicating real-life construction challenges and opportunities. We look forward to a close relationship for years to come." Students from all majors in the college and many from engineering and business will continue to complete owner-driven, design-build projects in this space.



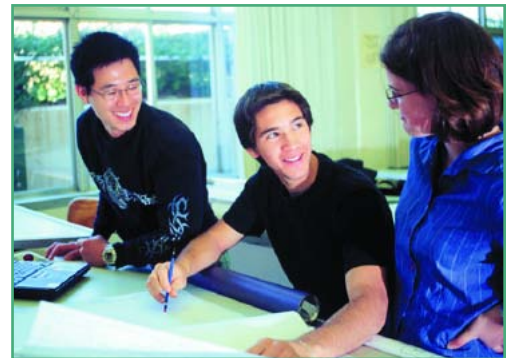


Jobsite Management Laboratory Sponsor Sought

One of the crises facing the construction industry in the coming decade is the looming shortage of qualified jobsite management personnel. At a time when many experienced, senior superintendents are approaching retirement, the "pipeline" that traditionally prepared jobsite managers is not producing replacements fast enough. The amount of jobsite "intellectual capital" leaving major companies is staggering. Simultaneously, the role of the superintendent is fundamentally changing with higher demands for computer, communication and

interpersonal skills. Consequently, many of our industry partners have started to recruit our department's graduates.

To help meet this need, the CM Department proposes to create a unique space dedicated to site management of major projects. Students will study the issues related to project administration, project layout, site utilization, productivity improvement, labor management, subcontractor coordination, safety, quality control, temporary structures, and constructability reviews. As we go to press, this is the last major teaching lab



without an industry partner. Interested potential supporters are encouraged to contact the department about this exciting opportunity.

Cupertino Electric Specialty Construction Laboratory

As one of the most successful electrical contractors on the West Coast, **Cupertino Electric** in San Jose is introducing groundbreaking approaches to design-build support, prefabrication of components and other modern management techniques applied to specialty construction. We are proud to partner with Cupertino as the department expands its study of this essential sector

of our industry. The knowledge of what it takes to successfully and profitably complete this work is increasingly important to all our students.

Cupertino's COO and President **John Boncher** (shown at signing ceremony) spearheaded the effort to create this new partnership. "This lab will create advanced learning opportunities for students, allowing hands-on experience

while strengthening their knowledge base and broadening their career options in our industry. What a great way to contribute to the future."



Alumni Campaign Receives Major Lead Gift!

Jennifer and Mark Montoya (CM '84) have generously pledged \$50,000 over a number of years toward the new Center and programs to be offered within it. They hope this lead gift will encourage other alumni to support the campaign effort during this pivotal time in the history of the department. Volunteering for a leadership role on the CM Alumni Campaign Committee, Mark is also a member of the CM Industry Advisory Committee, is chair of the CAED

Dean's Advisory Council, and was the college's Honored Alumni in 2004.



Gregory Reed Family Construction Management Administrative Offices



Alumnus **Greg Reed** (pictured), COO, **Basic Resources Inc.**, and his family have founded some of the most successful heavy construction related companies in California's Central Valley. In recognition of

their long-standing and generous support, our administrative offices will be named in honor of the Reed family. Their interest in providing a professional space in which to conduct our work and to welcome guests is greatly appreciated.

In making this gift, Greg noted, "The CM Department was the most important start for me in our expanding construction businesses. Our contribution toward the Center will provide opportunities for the graduates of today and well into the future."

KTGY Integrated Curriculum Laboratory

Thanks to KTGY, in this lab, integrated courses will be taught to majors from all five CAED departments, allowing the college to expand its interdisciplinary offerings. Teams of students in coordination with a "client" would work on a real-life planning/design/construction problem statement, culminating with group presentations.

Jim Thomas (below), a member of the CAED Dean's Advisory Council, and retiring CEO of the



KTGY Group Inc., notes, "A large portion of the success of KTGY has been the hiring of Cal Poly graduates." Jim's successor, **Tricia Esser** (below left), adds "We consider it a great opportunity to partner with Cal Poly in this endeavor to expand interdisciplinary courses, and we look forward to working together in the future to support the expected growth at Cal Poly."

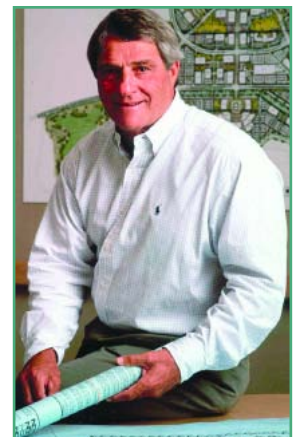


Devcon Construction Faculty Research Laboratory

Adjoining each industry specific lab will be a research lab designed to support faculty curriculum development and applied research. **Devcon Construction** of Milpitas is the first company to sponsor one of these essential spaces. While research supporting the development of new materials and practices in the industry is important, it is the application of this knowledge that is critical to Cal Poly's tradition of "learn by doing."

Consequently, these labs will be used to work closely with industry partners to develop new ways of teaching successful, professional practice.

Gary Filizetti (pictured), president, recognized this need and said, "I have observed the graduates of Cal Poly who are always on the cutting edge of the construction industry, and I felt that a faculty research lab would insure they would always be on top."



NAHB Competition Nat'l Champs

Our National Association of Homebuilders team spent much of last year's Christmas break preparing site and marketing plans, estimates, schedules and a pro forma for a major East Coast residential development. January 12 they presented their proposal at the NAHB Conference in Orlando along with 34 other teams, and Cal Poly was awarded first place! This is the third year in a row that our team has placed in the top three and the first time they were national champions.



Congratulations to the NAHB First Place Team (L-R) Quincy McNames, Korey Carroll, Christian Edwards, Mike Crocker, John Drew (Pulte Homes/sponsor), Froylan Gutierrez, Aaron Amuchastegui and their coach Barbara Jackson.

ASC Competition Top Teams

On February 2, six Cal Poly teams competed in Reno in the Associated Schools of Construction Region 7 Annual Project Management Competition. Teams had just 18 hours on one day to respond to RFPs in five categories. The next day they defended their proposals in front of industry judges playing the roles of owners, architects and senior management. All six teams did extremely well, and Cal Poly placed in four of the five areas. Our commercial team went on to the national competitions sponsored by AGC, in Las Vegas, on March 14 and 15.



ASC Region 7 1st Place Commercial Champions (front row L-R) Jimmy Picard, Tina Webb, Matt Sutton, Garret Tomforde, Jared Mettee, Scott Chappelle, and their coach Nick Watry.

**ASC Regionals
2nd Place: Design-build**
Joe Karten
Dan Nickerson
Clint Petersen
Julie Stites
Lisa Volpe
Jourdan Younis
Barbara Jackson, Coach

**ASC Regionals 2nd
Place: Residential (1)**
Zaven Altounian
Todd Lukesh
Alex Meyer
Brian O'Neill
Devin O'Neill
Joe Pluim
Paul Weber, Coach

**ASC Regionals
3rd Place: Heavy/Civil**
Shalyce Irgens
Richard McCown
Sandy Poulson
Brian Smith
Jeremy Vanderziel
Chester Walls
Barry Jones, Coach

Invitation to Reno '06 ASC Competition/Alumni Gathering

Cal Poly will be back in force again at the next ASC Reno Competition February 8-11, 2006. On Thursday evening, the 9th at 9:00 pm, after the industry/faculty dinner and while our students are working to complete their bid packages, we will host a dessert and wine tasting reception for CM alumni and friends. If you have never been to this event, you owe it to yourself to take this opportunity to reconnect with other alums and come to the students' presentations on Friday. Hold the dates and make sure we have your current address and e-mail to receive more information.

CM Student Rides to Rodeo Victory

CM major **Ben Londo** rode to a first place victory in the Men's All Around category at the **National Collegiate Rodeo Championships**, helping the Cal Poly team earn top honors.



Cal Poly Shines at Solar Decathlon!

Cal Poly's solar house and California's only student team, Solar CalPoly, won third place in October at the international Solar Decathlon competition in Washington, D.C. CM students **Jill Brown, David Burns, Michael Handly, Adam Lima, Derek Phebus** and **Adam Windham** were members of the interdisciplinary team that helped construct the winning home.



While the awards and recognition for our students are important, it is the learning that takes place at these competitions that is critical. Our thanks to the industry sponsors and all the alumni who help prepare our teams and make these the educational pinnacle they have become. And congratulations to all the students and faculty who work so hard to bring this national attention to Cal Poly's CM Department!

Save the Dates May 5-7 for Center for Construction Excellence Groundbreaking Festivities

We are putting together plans for a great Groundbreaking Celebration and Alumni Weekend, May 5-7, 2006. There will be an alumni/student golf tournament, a family picnic, chances to interact with past and current faculty, and a gala dinner befitting the momentous occasion. The building is scheduled to be underway, so you should also have the chance to provide professional critiques

of the ongoing foundation work! Past CM Department heads and faculty such as **Jim Rodger, Bill Brown, Matt Wall**, and others will be there to reminisce.

These on-campus events in May will be the culmination of a February series of alumni dinners around the state as listed below. We want this new facility to provide just the excuse we need to reconnect with many alumni, to increase

the critical interaction among current students, faculty and past graduates, and to strengthen the quality of education we offer. Our new facility and curriculum is designed to encourage outside professional input and we hope that these alumni events will help us all accomplish that goal. Hold the dates, watch for more details and plan to get together with your Cal Poly colleagues soon!

Calendar of Events: Winter/Spring 2006

| | |
|------------|---|
| Jan. 11 | NAHB Student Competition & Int'l Builders Show , Orlando, FL |
| Feb. 8-11 | Region 6 & 7 ASC/AGC Student Competition , Reno, NV |
| Feb. 22 | Architecture and Environmental Job Fair |
| Apr. 21-23 | Open House 2006 & Design Village Competition |
| May 5-7 | Groundbreaking Celebration and Alumni Weekend! |

CM Department Regional Alumni Gatherings (locations TBD, check our website for details)

| | |
|---------|-------------------------------------|
| Feb. 7 | San Jose |
| Feb. 8 | San Francisco |
| Feb. 9 | Reno, Reno Hilton (see bottom p. 7) |
| Feb. 20 | Los Angeles |
| Feb. 21 | Orange County |
| Feb. 23 | San Diego (during ACCE meeting) |

To view photos and read more about these stories and other student, faculty and alumni achievements, go to our college's homepage at: <http://www.caed.calpoly.edu>