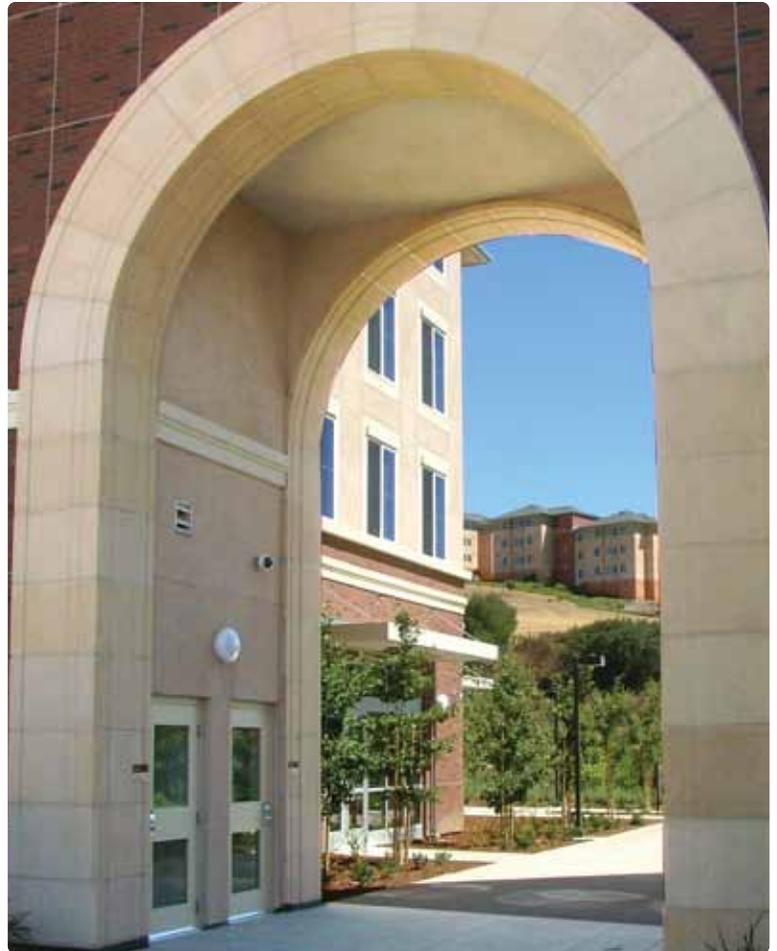


Poly Canyon Village

A major success in every respect



“California Polytechnic State University (Cal Poly) in San Luis Obispo, California has been ranked by US News and World Report as the best undergraduate public university in the west for eighteen straight years. Cal Poly is a residential campus with nationally ranked academic programs in Engineering, Architecture, and Agriculture as well as programs in Science and Math, Liberal Arts, and Business.



“Approximately 18,000 students attend Cal Poly and come from all areas of California and beyond. Ninety percent of those students come from outside the county. For decades the campus provided student housing for only about 2,600 students and the campus Master Plan called for more on-campus student housing.

“There were a couple of starts and stops that resulted in an idea to build a 2,700 bed apartment complex with supporting retail, parking and recreation on thirty-eight acres of campus land. This LEED Gold project, known as Poly Canyon Village, became the largest on-campus student housing project in a single construction program in the country.

“As the idea for the project developed, Cal Poly engaged a program manager, a design team and then a contractor. This \$300 million project was completed on time, on spec, and on budget. Further, there were no contractor initiated change orders and responsibility for any performance related disputes had been defined clearly.

“This new housing is a major hit with the students as demand exceeds the number of spaces available each year.”

Larry Kelley, Vice President for Administration and Finance
California Polytechnic State University, San Luis Obispo

Project Details

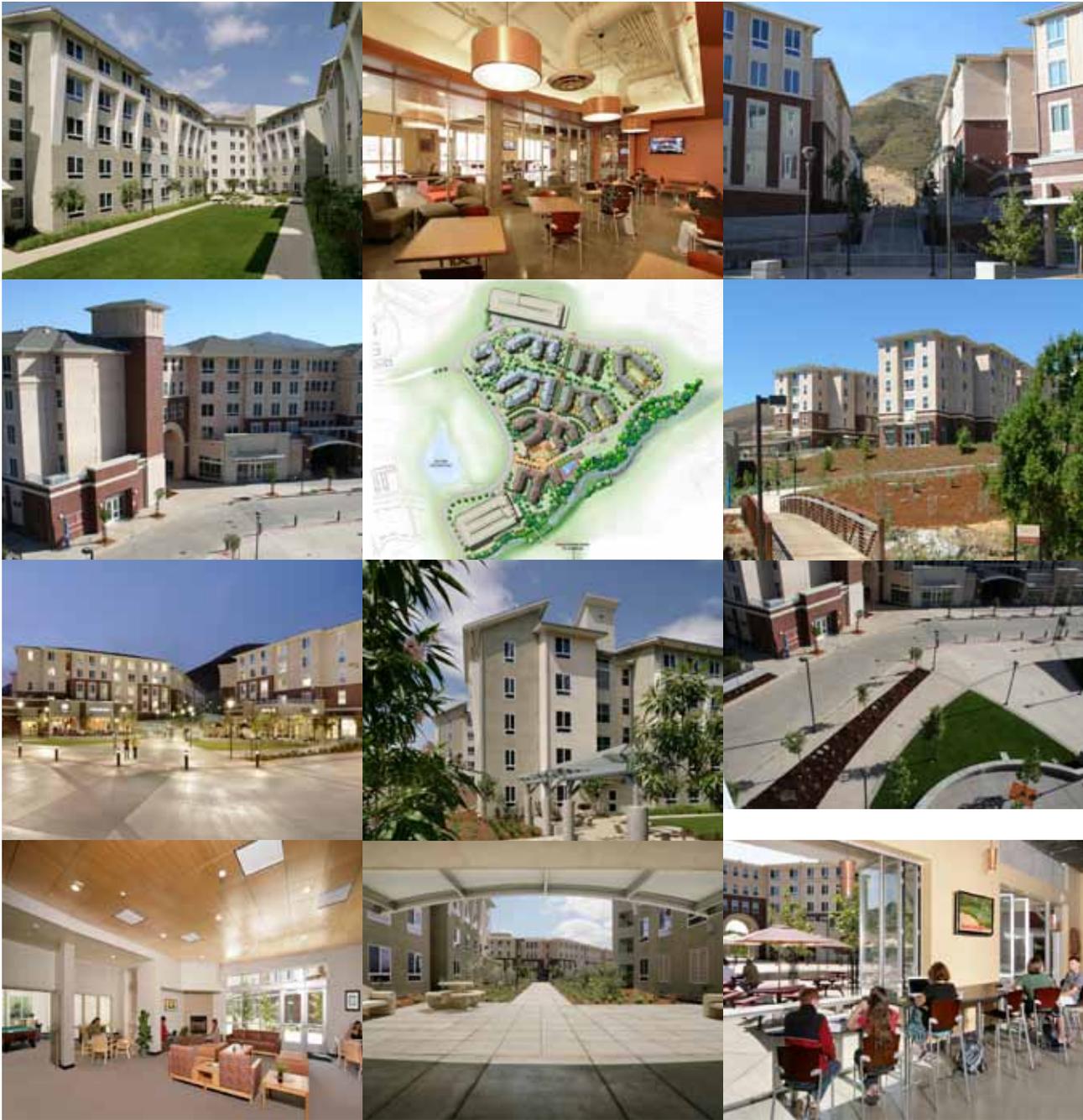


Project Delivery Method: Bridging. For more information on Bridging go to bridgingmethod.com

Total Design and Construction Costs

Student Housing Component, 2672 beds (\$66,694/bed)	\$178,206,900
Student Village/ Recreation Area & Admin Offices	10,793,100
2 - 950-car Parking Decks	32,000,000
Campus Expansion Infrastructure, mostly road system and utilities	18,000,000
Main Bridging Design-Build Construction Contract Award Price (subtotal)	\$239,000,000
Furnishings and Equipment	11,200,000
Soft costs (Professional fees including Owner’s design team & program management)	12,577,935
Total Contingency funds	12,431,359
Other fees and misc. costs	15,135,429
Off-site Projects for College of Agriculture	9,540,452

Total Program Cost including Professional Services\$299,885,175
Unused contingency funds were used to make miscellaneous up-grades.



Major project team members from within Cal Poly included Joel Neel, Associate Director of Facilities Planning and Capital Projects; Scott Bloom, the University's internal Project Manager; Preston Allen, Executive Director of University Housing; Mark Hunter, Executive Director of Facility Services; Alan Pepe, Associate Director of University Housing, and Carole Schaffer, Associate Director of University Housing.

Prior to proceeding into the design and construction program, Brookwood Group provided consulting services to Cal Poly with regard to alternative development and project delivery options for on-campus housing, assistance in preparing for project financing, and recommendation to the University on the University's selection of the Site Planner and Owner's Design Consultant ("Bridging Architect") for the project.

Service Providers and the Builder for the Project were, in addition to Brookwood Group of Atlanta and San Francisco as Program Manager, MVE Institutional of Irvine, Site Planner and Owner's Design Consultant; Clark Design-Build of California, San Jose, Bridging Design-Build Contractor; Niles Bolton Associates, San Jose Office, the Contractor's AE.

Six Other Brookwood Group Residential Projects



Spelman College, 300 beds in suites and apartments, a Dining Hall, six apartments for visiting Faculty and Trustees, 100-car parking garage on basement level. Brookwood Group first provided an update to the Campus Master Plan, Strategic Advisory services on approach to procurement and then provided full Program Management services. Project delivery method: Bridging.



Georgia State University, 433 loft style apartments for Graduate and Married Students. Brookwood first assisted in developing plans for non-profit bond financing as well as the location and procurement of the site through a long term ground lease with a public hospital authority, and then provided full Program Management Services. Project Delivery Method: Bridging.



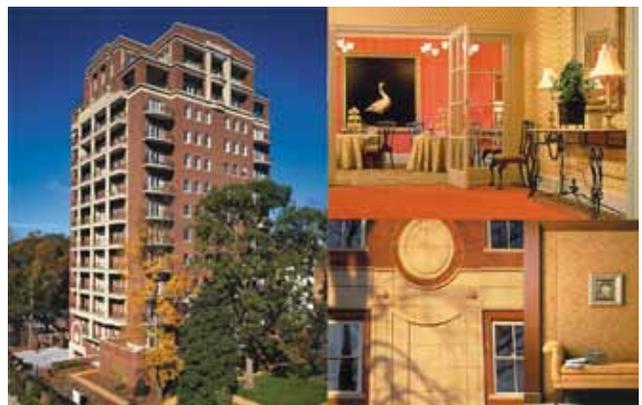
Morehouse College Student Housing, 375 beds of single occupancy bedrooms in suites with in-suite baths along with meeting, office and laundry facilities. Brookwood first carried out an up-date of the Morehouse Campus Master Plan then helped Morehouse arrange for non-profit bond financing, provided the design services as the Owner's Design Consultant under Bridging procedures, and provided full Program Management Services. Project Delivery Method: Bridging



Clark Atlanta University Student Housing, restoration and modernization of three 1940s-era dorms. Brookwood provided full Program Management Services. Project Delivery Method: Modified Bridging Design-Build.



University of Georgia, East Campus Housing, consisting of 1200 beds in single occupancy suites. Brookwood provided development of master plan for the immediate project area and preparation of the Request for Proposal from developers. Project Delivery Method: Private Developer on University Land.



The Wakefield, high end Multi-Family High-Rise Apartment Building in the Buckhead area of Atlanta. Executives of Brookwood Group were the Developers. Brookwood provided the following services: Design (Owner's Design Consultant) under Bridging procedures and full Development Management including site selection and procurement, marketing, construction management, and arranging financing. Project Delivery Method: Bridging.