

SHAPING FUTURES

California Baptist University
CBU Magnolia Crossing



Tilden-Coil
CONSTRUCTORS™

Building with Integrity Since 1938

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Shaping Futures at California Baptist University

For over a decade, Tilden-Coil Constructors has served California Baptist University (CBU) by timely meeting their objectives with major campus developments including their new School of Business and new College of Engineering. So, it was natural for CBU to reach out to Tilden-Coil in the Fall of 2018 for help with their first new student housing development located at Magnolia Ave. and Monroe St. in Riverside.

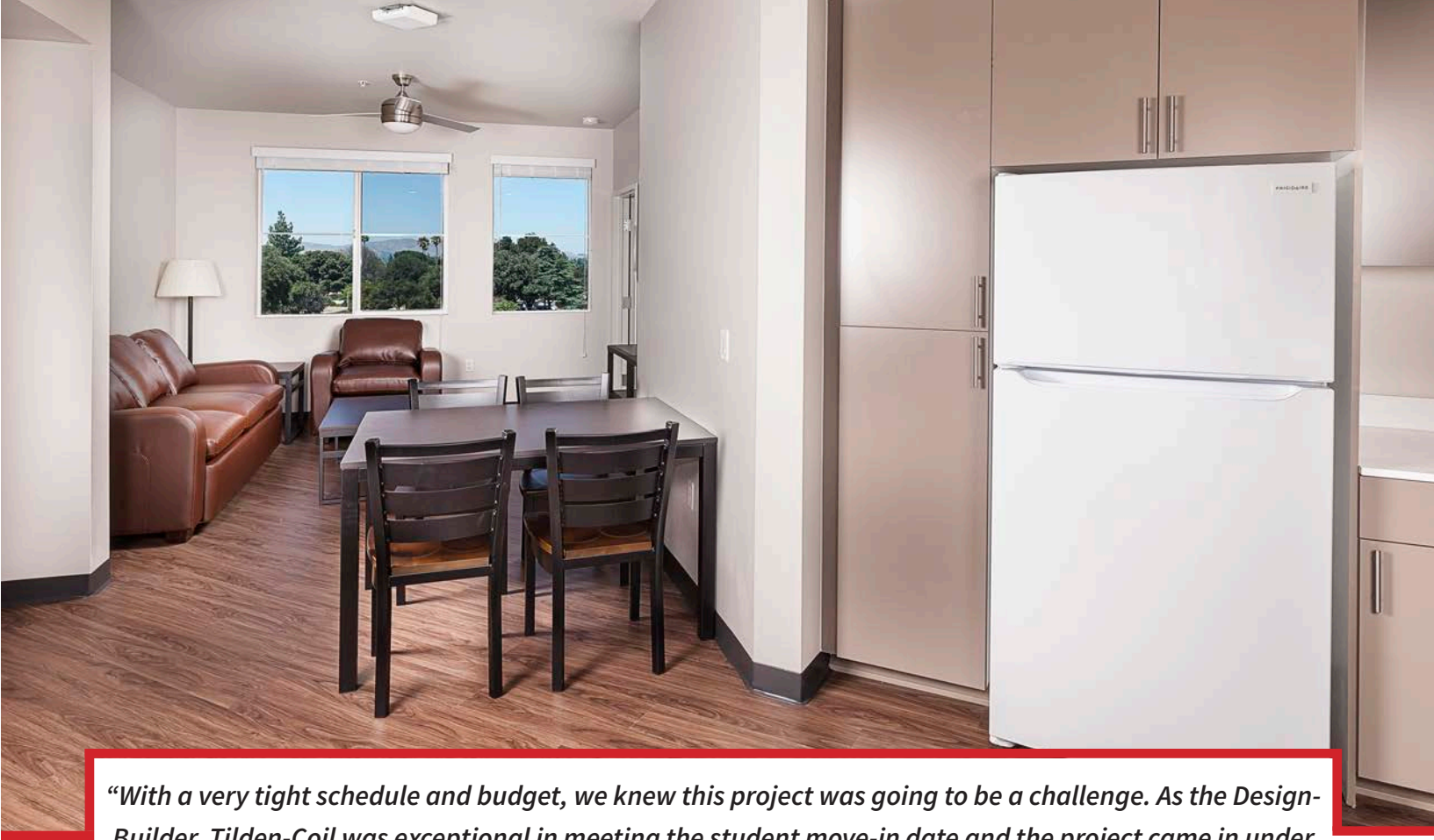
Design-Build Delivery

Tilden-Coil listened to CBU’s objectives and program requirements for this new student housing development, studied the objectives to confirm they could meet them, and then made a commitment to CBU to achieve them. Tilden-Coil and CBU partnered under a design-build delivery method to streamline design and construction to meet both the August 2020 student move-in and budget objectives. Tilden-Coil selected Architects Orange as their design partner and led a collaborative, flexible, and accelerated design process. Driving to key design milestones, influencing the design to meet a tight production schedule, and applying best value analysis to achieve both quality and budget objectives, Tilden-Coil achieved a construction start in just five short months!

The design-build delivery benefited CBU by streamlining administration of the project through a single point of contact with Tilden-Coil managing the architect and a dozen specialty consultants. Given this was CBU’s first ground-up student housing project, Tilden-Coil led CBU’s executive team through several rounds of presentations and mock-ups to establish a new standard of CBU finishes for student housing.

Magnolia Crossing Quick Facts

Architect: Architects Orange
Delivery: Design-Build
Building Size: 131,000 sf
Completion: June 2020
Scope: 93 units, 540 beds, grab-and-go store, lounge, study rooms, conference room, laundry facility, administration offices, and outdoor courtyard.



“With a very tight schedule and budget, we knew this project was going to be a challenge. As the Design-Builder, Tilden-Coil was exceptional in meeting the student move-in date and the project came in under budget. Thank you to the Tilden-Coil team for making this new student housing project a success!”

- Kent Dacus, Vice President for Enrollment and Student Services

CBU Magnolia Crossing

Building on a long-standing relationship with the City of Riverside, Tilden-Coil dedicated a team member to interface with all City departments to obtain the required plan check approvals and permits. Demo and earthwork were submitted and permitted early to advance construction while the building design was completed and approved for building permit. The grab-and-go store was separately permitted as a tenant improvement to advance building construction parallel with City and County health approvals.

Construction of CBU Magnolia Crossing was now underway! The four-story, 131,000 square foot building with 93 units, 540 beds and 378 parking stalls on a five-acre site features a main lobby with a grab-and-go store, lounge, study rooms, conference room, laundry facility, administration offices, outdoor community courtyard and a 300’x75’ underground retention basin to contain stormwater on site. Each unit includes two or three bedroom/bathroom suites with a full kitchen and furnished living and dining area. The Type V-A, wood frame, structural steel common area and smooth acrylic exterior finish complements the CBU campus’ contemporary Mission Revival architecture. About mid-way through construction, CBU requested Tilden-Coil deliver the building one month early for student move-in.





July 2019



August 2019



October 2019

The team immediately shifted to an accelerated construction schedule working weekends to now meet a June 30, 2020 completion. With laser focus on the delivery date, the team overcame COVID-19 related supply delays due to manufacturing shutdowns, ever-changing safety protocols to keep workers healthy, and 29 weather delay days that affected the critical path schedule. Tilden-Coil completed the building in 15 months and delivered one day ahead of schedule! Tilden-Coil COO, Brian Jaramillo, applauded the team's accomplishment. "Along the way, there were many reasons we could have been late, but this team remained committed to June 30, 2020



despite every obstacle they encountered. By remaining committed to that date and honoring the client's standard for quality and service, we maintained our integrity with CBU and separated ourselves from our competition." The Tilden-Coil team met both of CBU's critical objectives for Magnolia Crossing: an early completion for student move-in and significant cost savings.

Student move-in day brought energy and excitement! Joe Ojeda, Resident Director for Magnolia Crossing, shared, "Everyone was enamored by the look and feel of the building. . . I had parents going, 'Is this a Marriott or a students' living area?' It was literally jaw-dropping for them, and you could see the expressions on their faces and tell the students were excited to be here." In January 2021, at the Mayor's State of the City Address, CBU Magnolia Crossing received third place recognition in the New Construction and Landscaping category by Keep Riverside Clean and Beautiful, a joint program of the City of Riverside and the Greater Riverside Chamber of Commerce.



“Tilden-Coil Constructors met the expectations of the University, delivering our project on time and within budget. The TCC Project Team took a project fraught with challenges and constraints from day one, and delivered a beautiful student housing building, improving the overall campus experience for our students.”

- James Lee, Housing Maintenance Manager -- Offsite, Facilities & Planning Services



CBU’s premise is that each person has been created for a purpose. CBU helps students understand and engage this purpose by providing a Christ-centered educational experience. Tilden-Coil Constructor’s purpose is, “We exist to serve by shaping futures.” Together, the enduring and valued partnership that CBU and Tilden-Coil share helps to shape the future of thousands of students in discovering their unique purpose and passion.



Partners

Great accomplishments require great partnerships! Tilden-Coil recognizes those exceptional subcontractors who played a major role in completing this project:

- 20/20 Plumbing & Heating, Inc.
- Accurate Sash & Door, Inc.
- AMPCO Contracting, Inc.
- Black Hawk Electric Co., Inc.
- California Professional Engineering, Inc.
- Chutes Systems
- Dan Lyman Construction, Inc.
- Designer Works
- Division 7 Services, Inc.
- Empire Drywall & Framing
- Empire Insulation, Inc.
- Fabric Wallcraft
- Fiber Care Baths, Inc.
- Floor Seal Technology
- Global Specialties Direct, Inc.
- IES Communications LLC
- Ikonik Supply Co.
- Inland Overhead Door Co.
- J Ginger Masonry LP
- Laminating Technologies
- Larry Methvin Installation, Inc.
- Leonard’s Services
- Lippert Construction, Inc.
- Mark Company
- Mark IV Communications, Inc.
- Monark Premium Appliance
- M-Tech Glass, Inc.
- Nason Roofing, Inc.
- Normac Kitchens, Inc.
- Otis Elevator
- Polygon US Corporation
- Precision Framing Systems, Inc.
- Pro-Craft Construction, Inc.
- RedRock Security and Cabling, Inc.
- Rick Engineering Company
- Rivco Coatings, Inc.
- RNF Fire Protection & Plumbing, Inc.
- S & H Cabinets
- Signarama
- Silverwood Landscape Construction
- Sound - Crete Contractors, Inc.
- Spartec Construction
- Sunbelt Control
- Systems Waterproofing
- Terra Pave, Inc.
- Urban Concrete, Inc.
- Versatile Systems, Inc.
- Western States Fire Protection Co.
- Yukon Plastering, Inc.





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