Trustee Business Affairs Committee
Facilities Action Items and Update

July 27, 2017
**ACTION ITEM #1: UNCW Campus Master Plan 2017**

**Recommended Action Item:** The University is requesting the Board of Trustees’ to endorse the framework of the UNCW Campus Master Plan 2017. Specific projects related to the framework will be presented to the Board of Trustees for approval of program, site and architectural design at the time of their planned development.
ACTION ITEM #1: UNCW Campus Master Plan 2017

UNCW Campus Master Plan Update

Board of Trustees Presentation | July 27, 2017

The attached Campus Master Plan 2017 presentation provides a conceptual framework for consideration and approval of the Board. The proposed framework suggests four broad design principles for development of the Main Campus.

1. Strengthen the academic core along Chancellor’s Walk and provide collaborative learning and study spaces throughout campus.
2. Expand the pedestrian campus with three major pedestrian walks and enhanced bike, pedestrian, skateboards, and vehicular circulation.
3. Create additional open spaces.

The framework provides a guide for future development of the campus. Individual projects would need to be approved by the Board regarding site, program, and architectural design details at time of their development. These projects would be aligned within the Campus Master Plan 2017.
ACTION ITEM #1: UNCW Campus Master Plan 2017

UNCW Campus Master Plan Update

Board of Trustees Presentation | July 27, 2017

The framework maintains existing natural areas and enhances the pedestrian-oriented character of the campus while accommodating future enrollment growth. The framework incorporates findings of the existing conditions analysis as well as feedback received from extensive campus community and external stakeholder engagement sessions. The Campus Master Plan 2017 addresses current and future space needs and is aligned with the UNCW Strategic Plan.

The Campus Master Plan 2017 integrates current and ongoing plans and studies including the Housing Master Plan, Outdoor Field and Facilities Enhancement Plan, Center for Marine Science Strategic Plan, Randall Library Strategic Plan, Parking Study, Athletics, Arts and Culture and Dining Study, among others.
## ACTION ITEM #1: UNCW Campus Master Plan 2017

### MASTER PLAN PROGRAM SUMMARY

<table>
<thead>
<tr>
<th>Building Uses</th>
<th>Master Plan Proposed GSF</th>
<th>Phase I GSF</th>
<th>Phase II GSF</th>
<th>Phase III GSF</th>
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<tr>
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<td>640,000</td>
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<td><strong>Academic and Collaborative Spaces</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>1 New STEM Building 1</td>
<td>103,000</td>
<td>103,000</td>
<td>53,000</td>
<td>246,000</td>
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<tr>
<td>2 New STEM Building 2</td>
<td>53,000</td>
<td>53,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 New Academic Building / Cultural Arts Complex</td>
<td>246,000</td>
<td>246,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Cameron Hall Addition</td>
<td>44,000</td>
<td>44,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Randall Library Addition</td>
<td>48,000</td>
<td>48,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Administrative and Academic Support Spaces</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>* Administrative Office and Services (distributed throughout the Campus)</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
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<tr>
<td>* Other Department Space Need (distributed throughout the Campus)</td>
<td>27,000</td>
<td>17,000</td>
<td>17,000</td>
<td>5,000</td>
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<tr>
<td><strong>Arts and Culture</strong></td>
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<td></td>
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<tr>
<td>6 Kenan Auditorium Addition</td>
<td>8,500</td>
<td>8,500</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Athletics &amp; Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>7 New Athletics Complex near Trask</td>
<td>15,000</td>
<td>17,100</td>
<td>23,600</td>
<td>15,000</td>
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<tr>
<td>8 New Support Facilities for Outdoor Recreation Fields</td>
<td>3,600</td>
<td>3,600</td>
<td>3,600</td>
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<tr>
<td>9 Trask Addition</td>
<td>7,100</td>
<td>7,100</td>
<td></td>
<td></td>
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<tr>
<td>10 Almkquist-Nixon Locker Rooms Addition</td>
<td>10,000</td>
<td>10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11 New Basketball Excellence Center</td>
<td>20,000</td>
<td>20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other Programs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>12 University Police Department Addition</td>
<td>1,800</td>
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<td>16,000</td>
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<td>* Physical Plant (distributed throughout the Campus)</td>
<td>48,000</td>
<td>16,000</td>
<td>16,000</td>
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</tbody>
</table>
ACTION ITEM #1: UNCW Campus Master Plan 2017

MASTER PLAN FRAMEWORK

1. Strengthen Academic Core / Chancellor’s Walk
   » Re-imagine Chancellor’s Walk
   » Create collaborative study and student life spaces along the Walk

2. Expand Pedestrian Campus
   » New Housing Village Walk
   » Cultural Arts Boulevard
   » Historic Campus Walk
   » Circulation Networks (bike, pedestrian, skateboards, and vehicular)

3. Create Open Space
   » Provide additional open spaces for student life, and outdoor educational / recreational opportunities
   » Keep parking at the edges

4. Provide Athletics and Recreational Spaces
   » Provide athletics and recreational spaces closer to residential areas
**ACTION ITEM #1: UNCW Campus Master Plan 2017**

**ILLUSTRATIVE SITE PLAN**

Proposed Building Programs

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</tr>
<tr>
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<td>32,000</td>
</tr>
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<td>* Administrative Office and Services (distributed throughout the Campus)</td>
<td>5,000</td>
</tr>
<tr>
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<td>27,000</td>
</tr>
<tr>
<td><strong>Arts and Culture</strong></td>
<td>8,500</td>
</tr>
<tr>
<td>6. Kenan Auditorium Addition</td>
<td>8,500</td>
</tr>
<tr>
<td><strong>Athletics &amp; Recreation</strong></td>
<td>55,700</td>
</tr>
<tr>
<td>7. New Athletics Complex near Trask</td>
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<td>8. New Support Facilities for Outdoor Recreation Fields</td>
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</tr>
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</table>

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[Map of UNCW Campus Master Plan 2017]

*Existing Building* - [Icon]

*Proposed Building* - [Icon]
ACTION ITEM #2: Additional Funding for Administrative Annex

- **Recommended Action Item:** The University is requesting approval of the Board of Trustees to transfer an additional $2.9 million from the existing planned budget to increase the expendable quasi-endowment of $5.3 million to $8.2 million from university trust funds to the Board of Trustees of the UNCW Endowment Fund (“Endowment”) for the purpose of constructing the Administrative Annex building on millennial property located behind the CIE.

*Please review the following slides:*
ACTION ITEM #2: Administrative Annex

- Purpose: relocate staff to edge of campus, behind CIE, in summer 2018 to create space in the core of campus and near other existing academic buildings for new faculty and academic staff that arrive Fall 2018 to support enrollment growth and new programs

- Anticipated cost: trust funds of $5.3M (original); $8.2M (proposed)
  - Total planned budget for Admin Annex, Friday Annex I, Modular Facility and MacMillan Parking Lot remains the same

- Size: 30,000 GSF (original); 34,000 GSF (proposed); 2 stories, brick facade

- Probable Occupants: 110 staff (original); more square footage to accommodate 40 additional staff with flexibility for minor growth

- Larger building eliminates need for Friday Annex II as additional staff are vacating areas on campus to create faculty and academic program space previously planned in Friday Annex II

- Future recommendation will be proposed to BOT for small expansion of Friday Annex I to accommodate remaining faculty needs with possible dining
ACTION ITEM #2: Administrative Annex

Budget: $5.3M (original), $8.2M (proposed)
Estd. GSF: 30,000 (original), 34,000 (proposed)
Estd. Construction Phase: 12/2017 - 8/2018
Capital Projects Update
Campus Development Impact Map
UNCW HUB Dining Facility

Budget: $5.7M
Designer: Tipton Associates
CM@R: Balfour Beatty
Construction Complete
Synthetic and Natural Turf Field Upgrade

Budget: $4.2M  
Designer: Jenkins Peer

Contractor: Sports Construction Management  
Construction Complete
UNCW Allied Health Facility

Budget: $66M
Designer: EYP Architects
CM@R: W.M. Jordan

Status: Schematic Design Nearing Completion
Estd. Construction: Spring 2018 – Spring 2020
UNCW Allied Health Facility – Project Outline

- Receive Authorization for AP
- Solicit for AP and Design
- Designer to meet with University Stakeholders to scope AP services
- Designer provides AP proposal to University for negotiations
- University requests SCO award of AP only
- Stakeholders meet with Design team to develop AP
- Solicit for CM@R
- After SCO award of design proposal, Facilities team meets with the Design team and CM@R to develop pre-construction services scope
- University requests CM@R preconstruction services quotation for negotiation
- University requests SCO to award preconstruction services contract to CM@R
- After SCO award of CM@R preconstruction services contract, AP design meetings begin with Facilities and University stakeholders
- Solicit and request approval for Commissioning Services
- Solicit for Materials Testing and Special Inspections
- Submit University approved AP to SCO for review and approval
- After SCO approval of AP, request designer’s fee proposal for negotiation

- Schematic Design
- Design Development
- Construction Document Development
- SCO Final Review and Approval to Bid
- CM@R bids packages and develops a GMP
- University reviews GMP
- University submits GMP contract requests with designer’s concurrence to SCO for award
- After SCO approves CM@R bids, CM@R awards sub-packages
- After award, SCO pre-construction conference is held and project begins
- Monthly meetings with Facilities and invited stakeholders are held throughout the duration of construction with SCO.
- Bi-weekly meeting are held with Facilities, CM@R and the design team
- FF&E committee begins meeting to organize the purchase, delivery, and installation of FF&E (most of which is installed after final acceptance)
- Final Acceptance and Move-In
Parking Lots 1A & 1B (Allied Health Parking)

Budget: $1.75M
Designer: McAdams Engineering
Hurst Hamilton Parking (450 Spaces)

Budget: $3.5M
Designer: McAdams Engineering
On-Campus Housing Development

Proposed area for consideration of new housing and related appurtenances

Status: Site and Utility Analysis Development Model Analysis
Modular Facility (MacMillan Ave)

Occupants: Youth Programs and Purchasing
Budget: $1.25M
10,000 SF
Estd. Completion: 11/2017
Administrative Annex (MacMillan Ave)

Purpose: Relocate staff to edge of campus to create space in the core of campus and near other existing academic buildings for new faculty and academic staff that arrive Fall 2018 to support enrollment growth and new programs.

Budget: $5.3M*
Estm. 30,000 SF*
Estd. Construction Phase: 12/2017 - 8/2018
*Other Options Being Considered
Macmillan Ave Parking Lot (CIE, Admin Annex)

Estd. Budget: $1.2M
Estd. Construction Phase: 12/2017 - 5/2018
Estd. 115+/- parking spaces
University Police Department Expansion

Budget: $750K
Designer: Becker Morgan Architects
Estd. Construction Phase: 9/2017 – 2/2018
Outdoor Fields Enhancement – Phase II
Bathroom and Field Support Facilities – Building 7C

Budget: $500K
Designer: Guidry Architects
Contractor: Barboza Builders
Construction Complete
100% HUB Participation
Outdoor Fields Enhancement – Phase II
Bathroom and Field Support Facilities – Building 7D

Budget: $700K
Designer: JPA - Guidry Architects
Estd. Construction Phase: 9/2017 - 12/2017
Softball / Baseball Indoor Practice & Batting Facility

Budget: $2.0M (Philanthropy)
Designer: Corley Redfoot Architects, Inc.

Status: Funding & Contract Award
Estd. Construction Starts:
Infrastructure: 2/2017 – 8/2017
Building: 8/2017 – 1/2018
Softball Facility Improvements - Gift In Place
Press Box and Bleacher Expansion

Budget: Donor Funded
Designer: CRA, Inc.
Contractor: Donor
Schedule: 5/2017 – 12/2017
Special Projects Update
Special Projects 2017

• Special Projects are defined as Informal Projects and have construction activities that are less than $500,000 in total expenditures

• The Project Management Department in Facilities manages the design and construction of these efforts

• Project Management completed 168 informal projects in the preceding 12 months with a total value of $7.2M

The following slides are a few examples of recent Special Projects:
Graham Hall Irrigation and Landscaping Project

Budget: $72,000
Status: Nearing Completion
CMS Gas Main Relocation

Budget: $65,000
Status: Complete
Fisher Union Hawks Nest Seating Renovations

Budget: $175,000
Status: Nearing Completion
College Road Marquee Replacement

Budget: $125,000
Status: Complete
CMS Wet Lab Research Building

Budget: $350,000
Status: Nearing Completion
Military Lounge Expansion and Renovation (Warwick Center)

Budget: $95,250
Status: Complete
Madeline Suite Renovation

Budget: $450,000
Status: Complete
Fisher Student Center Floor Renovations

Before

In Progress

Budget: $440,000
Status: Nearing Completion
Cameron Hall 105 (Lecture Hall)

Before

Budget: $145,000
Status: Complete

After
Questions