Dobo Hall Recovery Efforts and Phasing

Dobo Hall, a 110,000 GSF laboratory facility, was significantly damaged by Hurricane Florence. Damages include:

– The roof and building envelope were compromised for extended periods of time
– Direct water damage and consequential damage resulted in microbial growth, exposure of potentially toxic/hazardous materials, and the loss of structural integrity.
– Code required building components such as fire rated partitions and ceiling plenums were compromised.
– Although the surface membrane of the roof was patched, the gypsum roof deck has lost its structural integrity in sections and requires full replacement.
– Previously latent hazards such as asbestos and chemical hazards have been made evident by the flooding inside the building.
– The elevator infrastructure was flooded and damaged significantly.
– The fire alarm system has been compromised and is beyond repair.

Significant remedial work is required to ensure a safe building environment with short and mid term projects necessary to provide interim educational and research spaces while the remediation work for Dobo Hall can be designed and constructed. These efforts include three phases:

– Phase I: Installation of temporary, modular units to continue teaching in the Spring 2019 semester
– Phase II:
  • Additional modular units that will include teaching and bench lab spaces - Fall 2019
  • Additional facilities for research and teaching lab spaces – Spring 2020
– Phase III: Design and construction work to restore DOBO Hall and render it safe, functional and code compliant – Fall 2020
The previous uses of Dobo Hall need to be replaced so that the teaching mission can continue. Installation of short term space is underway to provide modular classroom and laboratory units on a temporary basis.

This phase consists of a nominal 22,000 GSF of modular lab and teaching units. These units are temporary and will be in place through the summer of 2020.

The first three units are complete and the fourth unit is nearing completion. These units are located on Parking Lot G adjacent to the water tower.

Please review the following slide:
Dobo Hall: Phase I Modular Status (Lot G)
Dobo Hall: Phase III Restoration Status (Dobo Proper)

• Dobo Hall, a 110,000 GSF laboratory facility, was significantly damaged by Hurricane Florence.

• The removal of equipment and chemicals is essentially complete.

• The roof replacement design is complete and bidding is underway.

• Selective demolition is in progress throughout the interior of the building.

• Mechanical and electrical designs are underway and will be bid once complete.

• The laboratory facility’s estimated return to use is the fall semester of 2020.
Additional modular lab units will be temporarily located here to supplement the modular units that have been located in Parking Lot G to provide temporary lab space while Dobo Hall is being renovated.

Phase II, Action Item #1 The University is seeking Board of Trustee siting approval for the temporary modular facilities to be installed in the open space between Chancellor’s Walk and Price Drive, adjacent to Parking Lot R2.

Please review the following slide:
ACTION ITEM #1: Dobo Hall Phase II Modular Site Location
A facility to allow student and faculty research to be reestablished on main campus is necessary while Dobo is being restored. This facility requires more substantial infrastructure than can be accomplished through the use of modular facilities.

Phase II, Action Item #2: The University is seeking Board of Trustee siting approval for the siting of an Applied Learning Research Facility on Cahill Drive Extension adjacent to the Burivitch Facility and Friday Annex.

*Please review the following slide:*
ACTION ITEM #2: Dobo Hall Phase II
Applied Learning Research Facility  Site Location
ACTION ITEM #2: Dobo Hall Phase II
Applied Learning Research Facility  Site Location
Anticipated Appearance
Questions
Applied Learning Research Facility
Site Evaluation Map

- Friday Annex (Renovate Existing)
- Cinema Property (2 Buildings)
- Applied Learning Research Facility
- Southeast Site
# Applied Learning Research Facility Evaluation Matrix

<table>
<thead>
<tr>
<th>Site Options</th>
<th>Cost Advantages (1. best, 3 worst)</th>
<th>Parking Available (1. best, 3 worst)</th>
<th>Schedule Advantages (1. best, 3 worst)</th>
<th>Proximity to Relevant Offices (1. best, 3 worst)</th>
<th>Minimizes Collateral Disruptions (1. best, 3 worst)</th>
<th>Risks (1. best, 3 worst)</th>
<th>Totals</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location adjacent to Friday Annex</td>
<td>Moderate 2</td>
<td>Available nearby 2</td>
<td>Dec-19 2</td>
<td>Yes 1</td>
<td>Yes 1</td>
<td>Low, very few issues 1</td>
<td>9.0</td>
<td>Addresses research needs at the lowest cost and these assets are permanent. Would be a brick exterior with a modest entrance similar to the new Admin Annex</td>
</tr>
<tr>
<td>Renovation of Friday Annex</td>
<td>Moderate-Low 1.5</td>
<td>Available nearby 2</td>
<td>Sep-19 1</td>
<td>Yes 1</td>
<td>No, multitude of secondary moves impacted 3</td>
<td>Medium; relocation of additional faculty/staff required 2</td>
<td>10.5</td>
<td>Doesn't address loss off space, i.e. repurposing 15,000 that was to be assigned to other areas to address growth needs. Therefore, this option still requires additional space so we would be modifying one facility and still having to acquire additional space at additional costs. Requires designing new program around the existing building constraints (column lines, water, sewer locations, etc.) and demolition of existing assets to include walls, fixtures, HVAC, etc.</td>
</tr>
<tr>
<td>Cinema Property</td>
<td>Moderate-High 2.5</td>
<td>Adjacent 1</td>
<td>Jan-20 2</td>
<td>No, requires shuttle 3</td>
<td>No, scheduling concerns due to remote location 2</td>
<td>High, across S. College Rd, evening classes. Too many variables outside of our control (Endowment vs State owned subjecting us to additional oversight.) 3</td>
<td>13.5</td>
<td>Have to provide more office and instructional space due to adjacency issues. Shuttle services, safety improvements, and infrastructure requirements are greater. Results in a permanent loss of some parking.</td>
</tr>
<tr>
<td>Southeast Campus (Near Film Studies)</td>
<td>Moderate 2</td>
<td>Limited parking nearby 3</td>
<td>Feb-20 2</td>
<td>No, requires shuttle 3</td>
<td>No, scheduling concerns due to remote location 2</td>
<td>Low - Medium remote location is a concern 1.5</td>
<td>13.5</td>
<td>Similar to the location proposed adjacent to Friday Annex but this site is away from the academic core requiring shuttle services and the site requires more infrastructure, power, water, parking, etc.</td>
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</tbody>
</table>