Business Affairs Committee
Facilities Update

April 25, 2019
ACTION ITEM #1:
Randall Library Renovation and Expansion – Commissioning Agent (CxA)

- UNCW solicited for professional services for building system commissioning in accordance with the prescribed statutes and SCO/SO guidelines (Ref. GS 143-128.1A/1B, GS 143-64.31, GS 143-135.25, GS 143-135.26, 01 NCAC 30D, State Construction Manual).
- We received six (6) valid proposals; three (3) firms were selected for consideration and interviewed in accordance with appropriate general statutes and guidelines.
- UNCW’s Interview Committee consisted of individuals representing Business Affairs – Facilities & Academic Affairs - Library.
- Each firm was evaluated on the following factors:
  - Specialized or appropriate expertise in the type of project.
  - Past performance on similar projects.
  - Adequate staff and proposed design or consultant team for the project.
  - Current workload and State projects awarded.
  - Proposed design/build approach for the project including construction team, design team, and consultants.
  - Recent experience with project costs and schedules.
  - Construction administration and project management capabilities.
  - Proximity to and familiarity with the area where the project is located.
  - Record of successfully completed projects without major legal or technical problems.
  - Other factors which may be appropriate for the project.
ACTION ITEM #1:
Randall Library Renovation and Expansion – Commissioning Agent (CxA)

The University is requesting Board of Trustee approval of the prioritized order of Commissioning Agent engineering firms listed below for the Randall Library Renovation and Expansion project.

Subsequent to approval, the University will begin fee negotiations with the chosen firm(s) in rank order until acceptable contract terms are reached. The committee reached a prioritized consensus as follows:

1. System WorCx, PLLC

2. RMF Engineering, Inc.

3. Facility Dynamics Engineering
ACTION ITEM #2:
Film Studies – Aesthetics

The approved site is located on the northwest corner of Plyler Drive and Riegel Road. There is a need to house the new Film Studies spaces, which include production and sound spaces. The proposed structure has a clean yet simple aesthetic, similar to what you would find in a typical film studio, bringing the energy and excitement of these facilities to campus.

Film Studies Action Item # 2: The University is seeking Board of Trustee approval for the general aesthetic of the Film Studies facility.

Site Map and Aesthetics – Please review the next three slides
ACTION ITEM #2:
Film Studies – General Aesthetics
(This is the original rendering)
ACTION ITEM #2:
Film Studies – General Aesthetics
(This is the revised rendering)
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:
  - 21,700 GSF of additional modular units that will include teaching and bench lab spaces - Fall 2019
  - 16,000 GSF of 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.

All units are complete and in use.

Please review the following slide:
Dobo Hall: Phase I Modular Status (Lot G)
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.
Dobo Hall Phase II
Applied Learning Research Facility – Revised Location

Original Location

Revised Location
ACTION ITEM #3: Dobo Hall Phase II
Applied Learning Research Facility – General Aesthetics

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 #3: The University is seeking Board of Trustee aesthetic approval for the Applied Learning Research Facility on Randall Drive adjacent to the Burevitch Facility and Friday Annex.

Please review the following slide:
ACTIONS ITEM #3: Dobo Hall Phase II
Applied Learning Research Facility – General Aesthetics
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, furnishings, and chemicals are complete.
- The roof replacement is underway.
- Selective demolition is in progress and nearing completion 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.
Dobo Impact Map
Parking Deck 2 – Aesthetic Update

Revised aesthetic includes details consistent with Georgian Architecture

Budget: $24M
Design-Builder: Balfour Beatty
Estd. Construction Completion: Fall 2020
Veterans Hall

Budget: $66M
Designer: EYP Architects
CM@R: Balfour Beatty
Estd. Construction Completion: Fall 2020
Housing Village

CHF (Collegiate Housing Foundation)
Developer: Balfour Beatty Campus Solutions
Occupancy:
Phase I Fall 2020 Bldgs. 3&4 (1000 Beds)
Phase II Fall 2021 Bldgs. 1&2 (800 Beds)
Hurst Drive Parking Lots (2A & 2B)

Budget: $4.5M
Designer: McAdams Engineering
Contractor: Wells Brothers
Construction: Lot 2A will Complete in April
Lot 2B is Complete
Outdoor Fields Enhancement – Phase II
Bathroom and Field Support Facilities – Building 7D

Budget: $800K
Designer: JPA - Guidry Architects
Contractor: Barboza Builders
Estd. Construction Phase: May 2019
Administrative Annex (MacMillan Ave)

This 34,000SF facility relocated staff to the edge of campus to create space in the core of campus and near other existing academic buildings for new faculty and academic staff in support of enrollment growth and new programs.

Endowment Development
Budget: $8.2M
Construction is Complete
Track and Field Improvements – Resurfacing

Budget: $1.25M
Designer: Beynon Sports
Contractor: Sunbelt
Construction is Complete
Questions