Business Affairs Committee
Facilities Update

July 18, 2019

UNCW
University of North Carolina Wilmington
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 lab spaces - Fall 2019
  - 16,000 GSF ALRF Facility had to be canceled due to schedule constraints
- Phase III: Design and construction work to restore DOBO Hall and render it safe, functional and code compliant – Fall 2020
All units are complete and in use.
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. Site clearing and utilities are complete. Units begin arriving next week.
Dobo Hall Phase II
Applied Learning Research Facility – Canceled
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 Hall: Phase III Restoration Status (Dobo Proper)

Budget: $46M  
CM@R: Balfour Beatty  
Designer: Mosley Architects  
Estd. Construction Completion: Fall 2020
Dobo Impact Map

Canceled

In Progress

Complete
Florence Roofing Replacements
Randall Library – Before
Florence Roofing Replacements
Keystone, Innovation, and Cornerstone Halls
Veterans Hall

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

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

Budget: $66M  
CM@R: Balfour Beatty  
Designer: EYP Architects  
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)
Housing Village – Buildings 3 & 4
Housing Village – Buildings 3 & 4
Housing Village – Parking Lot O Expansion
Parking Deck 2

Site Layout

Budget: $24M
Design-Builder: Balfour Beatty Construction
Estd. Construction Completion: Fall 2020
Parking Deck 2

Budget: $24M
Design-Builder: Balfour Beatty Construction
Estd. Construction Completion: Fall 2020
Outdoor Fields Enhancement – Phase II
Bathroom and Field Support Facilities – Building 7D

Budget: $800K  Designer: JPA - Guidry Architects
Contractor: Barboza Builders  Estd. Construction Phase: Summer 2019
Film Studies Facility

Budget: $3.5M
Contractor: TBD
Designer: Becker Morgan Group
Estd. Construction: Summer 2019-2020
Randall Library Renovation and Expansion

Budget: $5.5M (Design Only)
Designer: Clark Nexsen Architects

(Estd. Total $62M)
CM@R: Skanska
Estd. Construction: TBD
New Dining Facility

Budget: $14M
Designer: Perkins Eastman
Contractor: TBD
CIS/Congdon Modernization and Expansion

Budget: $2.5M (Philanthropic Gift)
Programmatic Designer: LS3P Architects
Estd. Construction: Phased from Summer 2019 – 2020
Coastal Engineering Facility

The Coastal Engineering program teaches students to address issues affecting coastal communities around the world through the application of geological and physical oceanography, coastal management curriculum, applied physics, and civil and ocean engineering fundamentals. The program leverages the university's expertise in earth and ocean sciences, physical oceanography and environmental science, as well as the regional and geographic distinctiveness of coastal North Carolina. The program focuses on foundational courses and specialized coursework in coastal engineering and marine sciences. Students have the opportunity to experience extensive field research in the area's waterways and coastal habitats under the direction of faculty scholars and access to state-of-the-art facilities, including the UNCW Center for Marine Science (CMS). Students can take foundational engineering classes at UNCW or via distance education from NC State University as part of the 2+2 Engineering Transfer Program.

A new facility for the recently approved Coastal Engineering undergraduate degree is necessary to provide teaching and research space for the program. The program indicates a need for a nominal 15,000 GSF facility to be online by the Fall semester of 2022.
Hurst Drive Parking Lots (2A & 2B)

Budget: $4.5M  Designer: McAdams Engineering
Contractor: Wells Brothers  Construction: Complete
Questions