Student Village Dining Facility

Conceptual Site Plan

Budget: $14M
Designer: Perkins Eastman
Contractor: Pending Approval
Estd. Construction: Spring 2021
**ACTION ITEM #1:**

**Student Village Dining Facility – Construction Manager at Risk (CMR) Selection**

- UNCW solicited for Architectural/Engineering Design services in accordance with the prescribed statutes and SCO/GA guidelines (Ref. GS 143-128.1, 01 NCAC 30D, State Construction Manual).
- The University held a mandatory pre-proposal conference on September 10, 2019.
- We received eleven (11) valid proposals; five (5) firms were selected for consideration and interviewed in accordance with the required general statutes and guidelines.
- UNCW’s Interview Committee consisted of representatives from Business Affairs – Facilities and Business affairs – Auxiliary Services.
- 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 management for the project.
  - Current workload and State projects awarded.
  - Proposed construction approach for the project.
  - Recent experience with relative project costs and schedules.
  - Construction administration capabilities.
  - Proximity to and familiarity with the area and sub-contractor market where the project is located.
  - Record of successfully completed projects without major legal or technical problems.
  - Other factors appropriate for the project.
- The committee reached a prioritized consensus as follows:

**ACTION ITEM:** The University is requesting Board of Trustee approval of the prioritized order of Construction Managers at Risk listed below to lead the construction efforts of the University’s Student Village Dining Facility project. Subsequent to approval, the University, in conjunction with the State Construction Office, will begin fee negotiations with the chosen firm(s) in rank order until acceptable contract terms are reached.

1. *Interviews are in progress. We will post the prioritized firms prior to the Board meeting.*
2.
3.

* These are large, regional firms and the location listed is the office that will be supporting the project.
ACTION ITEM #2:
Student Village Dining Facility – Commissioning Agent (CxA) Selection

- UNCW solicited for Commissioning Agent (Engineering) Design/Review services in accordance with the prescribed statutes and SCO/GA guidelines (Ref. GS 143-137.37, GS 143-64.31, GS 143-135.25, GS 143-135.26, 01 NCAC 30D, State Construction Manual).
- We received ten (10) valid proposals; three (3) firms were selected for consideration and interviewed in accordance with the required general statutes and guidelines.
- UNCW’s Interview Committee consisted of representatives from Business Affairs – Facilities and the College of Arts and Sciences.
- 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 management for the project.
  – Current workload and State projects awarded.
  – Proposed construction approach for the project.
  – Recent experience with relative project costs and schedules.
  – Construction administration capabilities.
  – Proximity to and familiarity with the area and sub-contractor market where the project is located.
  – Record of successfully completed projects without major legal or technical problems.
  – Other factors appropriate for the project.
- The committee reached a prioritized consensus as follows:

  **ACTION ITEM:** The University is requesting Board of Trustee approval of the prioritized order of Commissioning firms listed below to lead the Allied Health Commissioning. Subsequent to approval, the University will begin fee negotiations and design contracting with the chosen firm(s) in rank order until acceptable contract terms are reached.

1. McCracken & Lopez, P.A. Consulting Engineers
2. McVeigh & Mangum Engineering, Inc.
3. Engineered Designs Inc.
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 2021.
Coastal Engineering Facility

The Board of Trustees approved the siting and general aesthetics of the Applied Learning Research Facility for Dobo Phase II restoration effort during the April 25\textsuperscript{th} & 26\textsuperscript{th}, 2019 BOT meetings. The plan at that time was to create temporary research space while Dobo Hall was being restored. Once the Dobo restoration was complete, we would continue to use the facility for research and of the programmatic needs. At this time, we plan to develop and utilize the building as previously approved siting and aesthetics for a new Coastal Engineering Facility. The anticipated cost of the project is $6M.
Coastal Engineering Facility
CIS/Congdon Modernization and Expansion

Budget: $2.5M (Philanthropic Gift)
Designer: Pending approval
Estd. Construction: Phased from Summer 2019 – 2020
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 has taken place 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 completed. These efforts include three phases:

- Phase I Modular Units: 23,000 GSF of laboratory and classroom space (completed Jan. 2019)
- Phase II Modular Units: 21,700 GSF of laboratory, classroom, and office space (completed Aug. 2019)
- Phase III: Design and construction work to restore Dobo Hall and render it safe, functional and code compliant (expected completion in time for utilization for the Fall 2020 semester)
All units are complete and in use.
21,700 SF of additional modular units have been installed located adjacent to Parking Lot R2 to provide lab, classroom and office space while Dobo Hall is being renovated.
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 and window replacements are complete.

- Interior demolition is complete, and restoration is well underway to include:
  - Mechanical: duct work, exhaust systems, chillers, boilers, etc.
  - Electrical: new distribution panels, branch circuits, lighting, and generator
  - Fire Safety: upgraded fire suppression and new fire alarm
  - Casework: all new laboratory casework and hood systems

- 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
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 – Parking Lot O Expansion:
218 Parking Spaces, a net gain of 91 new spaces

Completed Aug. 2019
Parking Deck 2

Site Layout

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
Contractor: Barboza Builders
Designer: JPA - Guidry Architects
Estd. Construction Phase: 2019
Film Studies Facility

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

Budget: $5.5M (Design Only)  
(Estd. Total $62M)  

Designer: Clark Nexsen Architects  
CM@R: Skanska  
Estd. Construction: TBD