Business Affairs Committee
Facilities Update
October 14, 2021
Action Item 1
Outdoor Recreation Fields and Facilities Improvements, Phases I & II Design/Build Team Approval

• UNCW solicited for Design/Build services 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 seven (7) valid proposals; four (4) 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 and Student Affairs.
• 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.
• The committee reached a prioritized consensus as follows:

**ACTION ITEM #1:** The University is requesting Board of Trustee approval of the prioritized order of professional Design/Build firms listed below to lead the Outdoor Recreation Fields and Facilities Improvements, Phase I & II Design/Build effort. Subsequent to approval, the University will begin fee negotiations with the chosen firm(s) in rank order until acceptable contract terms are reached.

1. Monteith Construction / LS3P Architects
2. Balfour Beatty Construction / Moseley Architects
3. Muter Construction / BMH Architects

**Project information is included on the following four (4) slides:**
Outdoor Recreation Fields and Facilities Improvements, Phases I & II
Outdoor Recreation Fields and Facilities Improvements, Phase IA & IB

Phase IA – Complete, 8/21

Phase IB – Bids with Phase II, Est. 8/22

Phase I Designer: McAdams
Construction Phase IA – Monteith Construction
Outdoor Recreation Fields and Facilities Improvements, Phase IIA, IIB, & IIC

Phase IIA – Est. 8/22

Phase IIB – Est. 12/22

Phase IIC – Est. 8/23

Phase IB, IIA, IIB, & IIC Design-Build Firm: Approval In-Progress
Outdoor Recreation Fields and Facilities Improvements, Phases I & II

Phases I & II Budget: $9.75M
Phase IB, IIA, IIB, & IIC Design-Build Firm:
Approval In-Progress
Action Item 2: The University is requesting Board of Trustee approval for a designated easement to be issued to Lumen Technologies, Inc. in support of the installation of fiber optic infrastructure beginning at the intersection of South College Road and Randall Drive and continuing to the existing MCNC network at the intersection of Randall Drive and Racine Drive.

Lumen Technologies, Inc. has negotiated rights to access the MCNC network already established on campus, but they require an additional 1,870’ easement to connect their fiber optic conductors to the MCNC network.

This action will allow for upgrades to our VOIP (Voice Over Internet Phone) services and capacity to improve and enhance communication services on campus.

Please review the Site Map on the following slide:
Proposed Easement Routing

Action Item:2
Lumen Technologies, Inc. Fiber Optic Easement Approval

- Kenan Auditorium
- Randall Library
- Bear Hall
- DeLoach Hall
- Randall Library
- Friday Hall
- Water Tower

Proposed Easement Routing
Housing Village

CHF (Collegiate Housing Foundation)
Developer: Balfour Beatty Campus Solutions
Occupancy:
  Phase I, Fall 2020
     Pelican & Sandpiper (1000 Beds)
  Phase II, Fall 2021
     Loggerhead & Terrapin (800 Beds)
Status: Project Closeout
Housing Village

Owner: CHF
Developer: BBCS
Status: Project Closeout
Housing Village Phase II – Terrapin and Loggerhead Halls

Owner: CHF
Developer: BBCS
Status: Project Closeout
Bldgs. 1&2 (800 Beds)

Eastern Façade from Walton Drive
Housing Village Phase II – Terrapin and Loggerhead Halls

Owner: CHF
Developer: BBCS
Status: Project Closeout
Bldgs. 1&2 (800 Beds)
Housing Village Phase II – Terrapin and Loggerhead Halls

Owner: CHF
Developer: BBCS
Status: Project Closeout
Bldgs. 1&2 (800 Beds)
Housing Village Phase II – Terrapin and Loggerhead Halls

Entrance Lobby and Service Desk

Owner: CHF
Developer: BBCS
Status: Project Closeout
Bldgs. 1&2 (800 Beds)
The Shore Dining Facility

Budget: $14M   Designer: Perkins Eastman
CMR: Monteith Construction   Status: Project Closeout
Student Village Dining Facility

Kitchen Areas
Student Village Dining Facility

Rotunda

Budget: $14M  Designer: Perkins Eastman
CMR: Monteith Construction  Status: Project Closeout
Student Village Dining Facility

Budget: $14M  Designer: Perkins Eastman
CMR: Monteith Construction  Status: Project Closeout
Coastal Engineering Facility

Rendering from Randall Dr.

West Façade

Front Façade

Brick and Window Mock-Up
Coastal Engineering Facility

Budget: $6M
Designer: SGA/Narmour Wright Design, PA
Contractor: Choate Construction
Estd. Occupancy: Dec. 2021
Western Façade of the Expansion

Budget: $5.5M (Design Only) Estd. Total $62M
Status: Design, CD Phase
Designer: LS3P
Randall Library Renovation and Expansion

**Courtyard Façade from the NE**

Budget: $5.5M (Design Only)  Estd. Total  $62M
Status: Design, CD Phase
Designer: LS3P
Renovation of the Eastern Entrance

Budget: $5.5M (Design Only) Estd. Total $62M
Status: Design, CD Phase
Designer: LS3P
Randall Library Renovation and Expansion

First Floor Plan with Connector

Budget: $5.5M (Design Only) Estd. Total $62M
Status: Design, CD Phase    Designer: LS3P
Randall Library Renovation and Expansion

**Connector Interior**

Budget: $5.5M (Design Only) Estd. Total $62M
Status: Design, CD Phase
Designer: LS3P
The College of Health and Human Services (CHHS) was established in 2010 and currently has approximately 5,000 students. CHHS is housed in multiple buildings at UNCW including the recently constructed Veterans Hall, a 145,000 square foot facility uniquely outfitted to educate the nation’s future healthcare practitioners and scientists. Currently, no human cadaver laboratory exists in Southeastern North Carolina, and a cadaver lab was planned in the original design for Veterans Hall to provide training for UNCW students, an appropriate facility for UNCW to expand degree offerings in the health sciences, and a location for UNCW to provide continuing professional education for healthcare professionals in the region. Philanthropic and Trust funding has now been secured to upfit the 2,800 SF cadaver lab, which will contain both laboratory, instructional, and discussion areas and will house all appropriate equipment.

Authority: $1.5M
Status: Designer Fee Negotiations
### Upcoming Approvals

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Campus Development Impact Map

[Map showing various development projects on a university campus with symbols indicating active, in development, and recently completed projects.]

Active
In Development
Recently Completed
Campus Boundary
Questions