IBEC (Isaac Bear Early College) Planning and Design Initiative

Project Status:
- Scope Development
- Designer: LS3P

Budget: $994K (Design and Preconstruction Services Only)
**Action Item: 1**

**IBEC (Isaac Bear Early College) – CMR**

- UNCW solicited for Construction Manager at Risk services in accordance with applicable statutes and SCO/SO guidelines.
- We received five (5) valid proposals; three (3) firms were selected for consideration and interviewed as part of the evaluation process.
- UNCW, with participation of LS3P and New Hanover County Schools, evaluated each firm on the following factors:
  - Specialized or appropriate expertise in the type of project.
  - Past performance on similar projects.
  - Adequate staffing for the project.
  - Current workload and State projects awarded.
  - Proposed construction approach for the project.
  - Recent experience with project costs and schedules.
  - Construction administration and project management 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 which may be appropriate for the project.

**ACTION ITEM #1:** The University is requesting Board of Trustee approval of the prioritized order of Construction Manager at Risk firms listed below to lead the construction process for the IBEC project. Subsequent to approval, the University will begin fee negotiations with the chosen firms in rank order until acceptable contract terms are reached.

1. Barnhill Contracting
2. Balfour Beatty Construction & R.J. Leeper Construction
3. Monteith Construction
Action Item: 2  
Galloway Hall Demolition

The University is requesting Board of Trustee approval for the removal of Galloway Hall (State Asset 1-65-06 00000020-0), a 64,912 GSF (Gross Square Foot) facility constructed in 1972 located on the southern side of main campus on Riegel Road.

The facility, completed in 1971, held as many as 400 residents but is no longer utilized and beyond its serviceable life. Renovation expenditures would exceed its replacement value.

Please review the following three (3) slides:
Action Item: 2
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Randall Library Renovation and Expansion

Western Façade of the Expansion

Budget: $61.5M  Status: Construction In-Progress  Designer: LS3P  CMR: Balfour Beatty Construction / Leeper Construction
Randall Library Renovation and Expansion

Courtyard Façade from the NE
Randall Library Renovation and Expansion

Foundation Development
Randall Library Renovation and Expansion

Western Façade of Existing

Budget: $61.5M
Status: Construction In-Progress
Designer: LS3P
CMR: BBC / Leeper Construction

Wagoner Dr. Bus Stop
The project includes Hawk Walk with bridge, a small flex-field, multi-purpose natural-turf field, outdoor gym/yoga area, basketball/tennis/sand volleyball courts and a pavilion facility for events, Rec Center staff, and equipment storage.

This was intended to be a two-phased project, but bids were more favorable with consolidation.

Design-Build Firm: Monteith/McAdams
Phases I & II Budget: $9.75M
Phase I - Work In-Progress
Phase II - Field Design is Complete
    Building and Bridge Designs are In-Progress
The project is bounded by The Shore Dining Hall, Terrapin/Pelican/Sandpiper Halls, the Leonard Recreation Center, and Walton Drive.
Outdoor Recreation Fields and Facilities Improvements, Phase IIB
Hawk Walk Bridge

Phase IIB: Hawk Walk Bridge
Siting & Aesthetics
Est. Completion Summer 2023

Design-Build Firm: Monteith/McAdams
Outdoor Recreation Fields and Facilities Improvements, Phase IIC Pavilion Building

Proposed Images for Window Relief Castings on the Eastern Façade (as seen from the Walton Dr.)
Outdoor Recreation Fields and Facilities Improvements, Phase IIC
Pavilion Building

Western Façade
(as seen from The Shore Dining Hall)
King Hall and Alderman Hall R&R (Repair and Renovation)

Primary Scope:
- King Hall: Reconfiguration of space, ADA Compliance, PM&E*, Envelope, and Control Systems Revitalization
- Alderman Hall: ADA Compliance, PM&E*, Envelope, and Control Systems Revitalization

*(Plumbing Mechanical, & Electrical)

Alderman Hall
(as seen from the Quad Lawn)

Status: Design
Budget: $7.84M
Designer: Mosley Architects
CMR: Muter Construction

King Hall
(Western Façade)
CMS (Center for Marine Science)
R&R (Repair and Renovation)
Facility Systems Capital Renewal

Designer: Moseley Architects
CMR: Samet Corporation
Project Status: Building Analysis and Scope Development
CMS (Center for Marine Science) R&R (Repair and Renovation) Capital Renewal of Building Systems

Primary Scope: Laboratory Hood, PM&E,* Building Envelope, and Building Control Systems Revitalization *(Plumbing, Mechanical, & Electrical)*

Eval. and Design Budget: $993K (Design and Preconstruction Services Only)
Total Budget Approved: $9.93M
Source of Funds: SCIF (State Capital Improvement Fund)
## Upcoming Approvals

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<thead>
<tr>
<th>Project</th>
<th>Budget</th>
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<th>BOT Aesthetic Approval</th>
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<td>Legislature - June 2021</td>
<td>April 2022</td>
<td>July 2022</td>
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<tr>
<td>Alderman &amp; King Halls R&amp;R</td>
<td>$7.84M</td>
<td>BOG - Sept. 2021</td>
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<td>CMS PM&amp;E Refurbishments (Design and Preconstruction Only)</td>
<td>$993K</td>
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<td>Westside Energy Plant Upgrades</td>
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<td>IBEC Pre-Planning</td>
<td>$994K</td>
<td>2022 Legislature</td>
<td>TBD</td>
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<td>Galloway Demolition</td>
<td>$1.5M</td>
<td>BOG - TBD</td>
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Questions