



UNIVERSITY of NORTH CAROLINA WILMINGTON

SUPPLEMENTAL INFORMATION

Recommended Action Item: UNCW Ground Lease to Aramark for the purpose of constructing a Dining Facility adjacent to Galloway and Graham-Hewlett

Summary

As a portion of the dining contract negotiated by Business Services in the summer of 2014 Aramark committed to the funding for the construction of a dining facility valued at approximately \$5 Million. Since the execution of the contract, a siting study has been completed and a site for the building has been proposed. The site lies between the Galloway and Graham-Hewlett buildings. In order to facilitate the gift-in-kind capital improvements to UNCW by Aramark, the land shown in the attached metes and bounds description will be leased to Aramark for the duration of the building construction. (The exact physical boundaries may be altered as needed to accomplish the construction.) The contractual obligation to Business Services will be provided in the form of turnkey design and construction of the Dining Facility. At the conclusion of construction and upon acceptance of the building by the State Construction Office, the improvements and the underlying land will revert to the University.

The turnkey delivery of the project will include:

- Planning and design of the improvements
- Sitework, parking, infrastructure and landscape improvements associated with the delivery of the dining facility.
- Delivery of the constructed building and acceptance by University.

The planning of the improvements has been coordinated with other improvements to campus recreational spaces and upgrades associated with the University Sports and Fitness Master Plan, integrating shared streetscape and landscape aesthetics,

resulting in both project savings and achieving the look and feel of unified planning and coordinated infrastructure development.

The ground lease ensures that Aramark will be provided access to complete the subject work of the funded project while ensuring the requisite regulatory approvals will be obtained and required insurance in place. UNCW possesses statutory sub-delegated authority to confer the construction period ground lease (NCGS §116.31.12) with nominal value. It is the intention of Aramark to complete the design of the facility such that construction can begin during the summer of 2016. Construction will be completed within one year. All required State of North Carolina reviews and approvals of the plans and specifications shall be secured from the State Construction Office and applicable Code and Inspection authorities.