

## **BUSINESS AFFAIRS COMMITTEE**

**Thursday, July 21, 2016**

**Fisher Student Center**

**Masonboro Island Room 2011**

**1:00 p.m.**

### **MINUTES**

Members present:

Mr. Ronnie McNeill, Chair  
Ms. Wilma Daniels  
Mr. Michael Drummond  
Ms. Gidget Kidd  
Mr. Christopher Leonard  
Mr. Maurice Smith

Representing the University:

Dr. Rick Whitfield, Vice Chancellor for Business  
Affairs

Guests: Dr. Zito Sartarelli, Mr. David Donaldson, Mr. Mark Morgan, Ms. Sharon Boyd, Ms. Sara Thorndike, Mr. Carey Gibson, Ms. Roberta LaSure, Ms. Nancy Spirakis, Ms. Cindy Hucks, Mr. Steve Miller, Ms. Stefanie Powell, Ms. Leslie Hudson, Ms. Lisa Seifert, Ms. Ann Glossl, Dr. Brian Victor, Mr. Peter Groenendyk, Mr. Dave Ulaszek, Mr. Brian Dailey, Ms. Kristy Burnette, Mr. Zach Mitcham, Ms. Ann Freeman, Dr. Charlie Hardy, Dr. Mike Walker, Dr. Rigo Rincones-Gomez, Ms. Jessica Maitland, Dr. Kathy Barlow, Mr. Nate Miner, Dr. Kathy Browder, Ms. Andrea Weaver, Ms. Marybeth Bianchi, Mr. Justin Smith, Mr. Eric Detweiler, Ms. Janet Alexander and Ms. Betty Sue Smith

The Business Affairs Committee of the UNCW Board of Trustees met on Thursday, July 21, 2016 at 1:00 p.m. in the Fisher Student Center – Masonboro Island Room 2011. Mr. Ronnie McNeill, Chair, called the meeting to order and read the required ethics statement from the State Ethics Act. No conflicts were identified.

Chairman McNeill asked if there were any corrections to the minutes of April 21, 2016. Ms. Kidd made a motion to “**approve the minutes of April 21, 2016 as presented**”. Ms. Daniels seconded the motion and the motion carried.

Before beginning the formal agenda, Vice Chancellor Whitfield recognized Mark Morgan as the recently named Associate Vice Chancellor – Facilities. Mark had been serving as interim and became a candidate when the national search was conducted resulting in his selection. Mr. Morgan began his career at UNCW in 2002. He has served in various roles in Facilities and is a proven leader over physical plant and construction project management. Vice Chancellor Whitfield commented that Mark’s knowledge of the UNCW campus will continue to be an asset as UNCW moves forward with construction of the new Allied Health Building and capital projects that may evolve from the new strategic plan.

Chairman McNeill called on Mr. Morgan to present the Facilities Action Item – Designer Selection for Allied Health Building.

**Allied Health Facility:**

- The University has solicited for the Allied Health design team in accordance with the required general statutes and SCO/GA guidelines.
- The University’s Office of Facilities held a mandatory pre-proposal conference on June 16, 2016. Sixteen (16) Architectural firms attended.
- Received twelve (12) valid proposals; five (5) firms were selected for consideration and interviewed also in accordance with appropriate general statutes and guidelines.
- UNCW’s Interview Committee consisted of nine (9) individuals representing Business Affairs – Facilities and Academics.
- 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 approach for the project including design team and consultants.
  - Recent experience with project costs and schedules.
  - Construction administration 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.

The estimated advanced planning start will be the Fall of 2016. The project design phases will take place in 2017 with an estimated phased construction period from 2017-2020.

After discussion, Mr. Drummond made a motion to **“approve the prioritized order of Architectural Design firms listed below to lead the University’s Allied Health bond project. Subsequent to approval, the University, in conjunction with the State Construction Office, will begin fee negotiations and design contracting with the chosen firm (s) in rank order until acceptable contract terms are reached.”**

1. EYP, Inc. (Charlotte, NC)
2. Jenkins Peer Architects (Charlotte, NC)
3. Walter Robbs Callahan & Pierce Architects, PA (Winston Salem, NC)

Mr. Smith seconded the motion and the motion unanimously carried.

Chairman McNeill asked Mr. Morgan to give the Facilities Update.

**HUB Dining Facility:**

The HUB dining facility has entered the construction phase with a formal Notice to Proceed given on July 19, 2016. Estimated completion of this project is projected for spring of 2017. The building will include multiple dining choices with modern and sustainable features to serve the students.

## **Athletic and Recreational Master Plan Update:**

The Outdoor Fields and Facilities Enhancement Plan continues to progress.

### **Outdoor Fields Enhancement:**

#### **Phase IA, Lighting Improvements**

Construction on the new LED site lighting began in October, 2015 and is now complete. Due to concerns regarding the use of crumb rubber infill (recycled tires) with the artificial turf, the artificial turf profile has been modified to utilize natural infill materials. As well, the NC Department of Environmental Quality (NCDEQ formerly NC DENR) revised its storm water requirements since the April BOT meeting, still providing a positive impact to the project but not as significant as originally projected. As a result of these changes, the project is being rebid. Bids will open in August 2016 and the construction will begin this fall.

### **Outdoor Fields Enhancement:**

#### **Phase II Bathroom and Field Support Facilities – Building 7C**

Preliminary site work is complete (water, sewer, etc.). Some redesign was necessary to address programmatic needs and budgetary concerns as well as a re-review of the storm water impact; this effort is complete. The contract has been awarded with 100% HUB MBE participation. Construction of the building is estimated to complete in November, 2016.

### **Performance Contract II:**

The scope of Performance Contract II consists of Guaranteed Energy Savings Measures affecting 20 academic buildings at a cost of \$6.8M. The construction phase is underway and will continue through August, 2017; the savings guarantee ends February, 2034 (16.5 years).

### **Soccer Bleacher Renovation:**

The Soccer Bleacher Renovation project is nearing completion and will be ready for the Fall season.

### **Softball/Baseball Indoor Practice & Batting Facility:**

The Softball/Baseball Indoor Practice & Batting Facility project is in the Design Development phase. The estimated construction schedule will be determined once the fund raising for the project is complete.

### **Softball Facility Improvements – Gift in Place:**

The field improvements and dugout construction are complete. The training facility is nearing completion and the Press Box and Bleacher Expansions projects are anticipated to move forward in 2017.

### **Baseball Game Day Hitting Facility:**

The philanthropically funded Baseball Game Day Hitting Facility is under construction. The structural phase is complete and the electrical phase is in progress.

Chairman McNeill called on Vice Chancellor Whitfield for his update. Vice Chancellor Whitfield reported on three important areas:

- The 2008 Bond (Student Housing & Parking Deck Bonds) Refunding yielded \$8.2 million in interest savings. These savings will be realized over the next 5 years and are available to the Chancellor for strategic investments in the new strategic plan. Vice Chancellor Whitfield noted that on the day of refinancing over \$400 million of orders were placed with the underwriter by investors for UNCW's \$58 million.
- During the refinancing efforts Moody's Credit Rating services upgraded the university's overall credit rating from A1 to Aa3. The upgrade yielded additional savings included in the \$8.2 million and can lower financing costs if additional debt were to be issued for strategic purposes.
- Vice Chancellor Whitfield briefed the Committee on the status of the state budget recently approved by the legislature and governor. While allocations are being developed by General Administration for Board of Governors approval next week, UNCW will potentially receive approximately \$8.3 million in additional appropriations for Enrollment Growth and will have to cover a management flexibility reduction of approximately \$2.3 million. Additional appropriations will be provided for the 1.5% compensation increases and the merit based bonuses included in the budget. Guidance from General Administration is under development on all compensation related components.

There being no old or new business, Chairman McNeill adjourned the meeting.