

Business Affairs Committee Facilities Update

April 24, 2025



UNIVERSITY of
NORTH CAROLINA
WILMINGTON

BOARD of TRUSTEES

Action Items



Action Item 1:

Student Housing Village - Phase III

Construction Manager at Risk (CMR) Approval

- **Background:** UNCW is required to solicit for Construction Manager at Risk (CMR) services in accordance with applicable statutes and SCO/SO guidelines for projects in excess of \$500,000.
- UNCW 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 design approach for the project
 - Recent experience with project costs and schedules
 - 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

ACTION ITEM: The University is requesting Board of Trustees' approval of the prioritized order of Construction Manager at Risk (CMR) firms listed below to lead the Student Housing Village Phase III project. Subsequent to approval, the University will begin fee negotiations with the chosen firms in rank order until acceptable contract terms are reached.

1. Balfour Beatty Construction, LLC / RJ Leeper Construction, LLC (JV)
2. Consigli Construction Co. Inc.
3. Frank L. Blum Construction Co., Inc.

Action Item 2: Parking Deck III

Construction Manager at Risk (CMR) Approval

- **Scope:** UNCW is required to solicit for Construction Manager at Risk (CMR) services in accordance with applicable statutes and SCO/SO guidelines for projects in excess of \$500,000.
- UNCW 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 design approach for the project
 - Recent experience with project costs and schedules
 - 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
- **Action Item:** The university is requesting Board of Trustees approval of the prioritized order of Construction Manager at Risk (CMR) firms listed below to lead the Parking Deck III project. Subsequent to approval, the university will begin fee negotiations with the chosen firms in rank order until acceptable contract terms are reached.
 1. Balfour Beatty Construction, LLC
 2. Monteith Construction Corp.
 3. W.M. Jordan Company, Inc.

Action Item 3: Welcome Center

Construction Manager at Risk (CMR) Approval

- **Scope:** UNCW is required to solicit for Construction Manager at Risk (CMR) services in accordance with applicable statutes and SCO/SO guidelines for projects in excess of \$500,000.
- UNCW 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 design approach for the project
 - Recent experience with project costs and schedules
 - 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
- **Action Item:** The university is requesting Board of Trustees approval of the prioritized order of Construction Manager at Risk (CMR) firms listed below to lead the Welcome Center project. Subsequent to approval, the university will begin fee negotiations with the chosen firms in rank order until acceptable contract terms are reached.
 1. Frank L. Blum Construction Company
 2. Consigli Construction Co., Inc.
 3. W.M. Jordan Company, Inc.

Action Item 4: Kenan Auditorium Reno & Expansion

Construction Manager at Risk (CMR) Approval

- **Scope:** UNCW is required to solicit for Construction Manager at Risk (CMR) services in accordance with applicable statutes and SCO/SO guidelines for projects in excess of \$500,000.
- UNCW 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 design approach for the project
 - Recent experience with project costs and schedules
 - 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
- **Action Item:** The university is requesting Board of Trustees approval of the prioritized order of Construction Manager at Risk (CMR) firms listed below to lead the Kenan Auditorium Renovation and Expansion project. Subsequent to approval, the university will begin fee negotiations with the chosen firms in rank order until acceptable contract terms are reached.
 1. W.M. Jordan Company, Inc.
 2. Frank L. Blum Construction Co., Inc.
 3. Consigli Construction Co. Inc.

Capital Project Updates



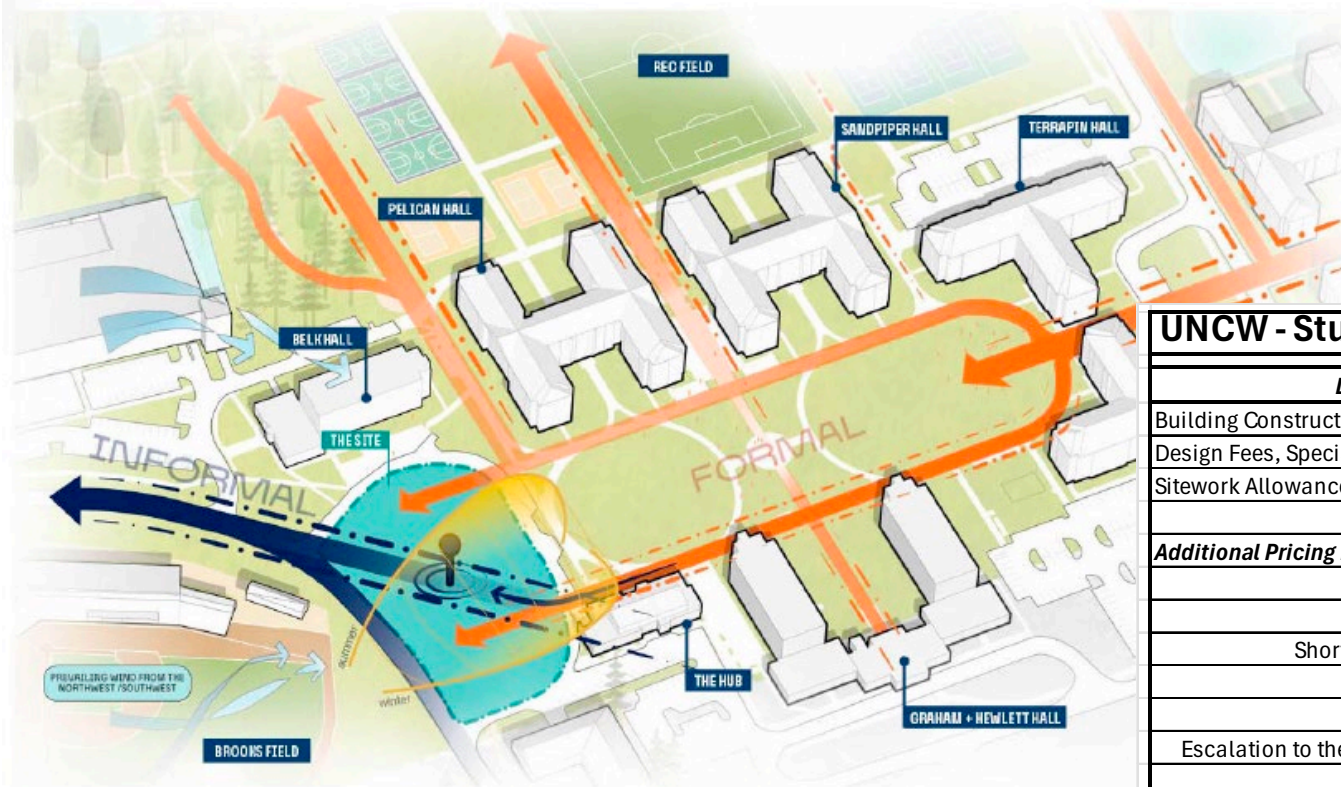
Projects in Design

- Welcome Center
 - Designer: Duda Paine Architects, P.A.
 - Contractor: CMR Solicitation approval pending
 - Status: Advance Planning
- Kenan Auditorium Reno & Expansion
 - Designer Perkins + Will North Carolina, Inc.
 - Contractor: CMR Solicitation approval pending
 - Status: Advance Planning
- Cameron Hall Reno & Expansion
 - Designer: Jenkins-Peer Architects, Inc.
 - Contractor: CMR Solicitation in progress
 - Status: Advance Planning
- Student Housing Village – Phase III
 - Designer: Hanbury Evans Wright Vlattas & Company
 - Contractor: CMR Solicitation approval pending
 - Status: Advance Planning
- Integrated Science and Technology (ISAT)
 - Designer: Solicitation in Progress
 - Contractor: CMR Solicitation in progress.
 - Status: Advance Planning to begin after BOT approvals later this Spring
- Parking Deck III
 - Designer: Clark Nexsen, Inc
 - Contractor: CMR Solicitation approval pending
 - Status: Advance Planning
- McNeill Hall Renovations
 - Designer: HH Architecture, P.A.
 - Contractor: CMR Solicitation in Progress
 - Status: Advance Planning
- Suites Residence Halls Roofing Replacements
 - Designer: REI Engineers, Inc.
 - Contractor: Project is out for bids.
 - Status: Construction is anticipated to begin immediately after graduation
- CMS Facility Systems Capital Renewal
 - Designer: Moseley Architects
 - Contractor: Samet Corporation
 - Status: Finalizing GMP



Typical Advance Planning Activities

SITE OPPORTUNITIES + ANALYSIS



UNCW - Student Village Housing Phase III

Delivery Method: Design - CMR

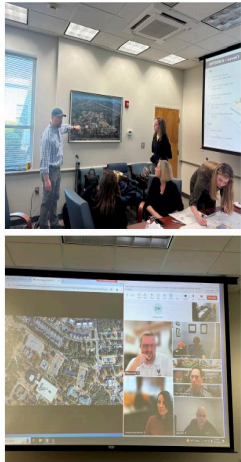
Building Construction Costs	
Design Fees, Special Inspection, Material Testing, etc.	
Sitework Allowances to include Hardscape /Landscape	
Additional Pricing Factors	
Add Hard GMP factor - 3%	
Add Tariff allowance - 7.5%	
Shorter schedule - OT premiums / etc. - 10%	
Liquidated Damages risk factor - 5%	
Mechanical System upgrade - 2%	
Escalation to the id-point of cnstruoion - .67%/month	
Total Construction Costs:	
Cost/GSF:	
Cost/Bed:	



BOARD of TRUSTEES

Typical Planning Activities

WORKSHOP 3 REVIEW



ENGAGEMENT WORKSHOPS

Choose the right **methods** and **tools** for **engagement**, **build consensus** through an **inclusive process**.
Confirming **what we know**, and **how we learn** from **YOU**.



Workshops

Campus Tours with Facilities Staff Campus Open Forums Student / Faculty Design Charrettes Campus Community Workshops Public Open Forums Regional Resilience Planning Workshop
Interactive Programming Visioning Programming Student Focus Groups Student Surveys Faculty / Staff Workshops Stakeholder Group Presentations Board of Trustees Presentations

DISCOVER & LISTEN



SOCIALIZE



ASSEMBLE



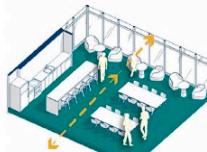
REST / RESTORE



GAME

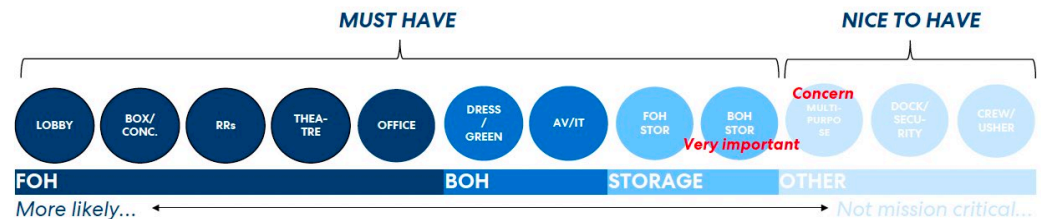


LEARN



DINE

PROJECT PRIORITIES - PROGRAMS



BOARD of TRUSTEES

Brooks Field Video Board Installation



Budget: \$1.0M **Designer:** Delegated
Contractor: DAKTRONICS **Status:** Construction begins late April
Estimated Completion: June 2025

Capital Project Authorizations

(Active Projects)

Project	Budget	Funding Authority	BOT Siting Approval	BOT Aesthetic Approval
CMS PM&E Refurbishments	\$14.95M	BOG - Dec. 21, Increased Sept. 24	N/A	N/A
McNeill Hall Renovations	\$13.9M	BOG – Oct. 2024	N/A	TBD
Cameron Hall Renovation and Expansion	\$44.5M	Legislature - 2023	TBD	TBD
Kenan Auditorium Renovation and Expansion	\$24.0M	Legislature - 2023	TBD	TBD
ISAT Building (Design Only)	\$8.0M	Legislature - 2023	TBD	TBD
DeLoach Hall Systems Modernization	\$12.2M	Legislature - 2023	N/A	N/A
Suites Residence Halls Roofing Replacements	\$3.4M	BOG – Oct. 2024	N/A	N/A
Welcome Center	\$9.9M	BOT - Feb. 2024, BOG – Apr. 2024	TBD	TBD
Brooks Baseball Field Improvements	\$3.45M	BOG – Oct. 2023	N/A	N/A
Brooks Baseball Video Board Installation	\$1.0M	State Purchase and Contract	N/A	N/A
Housing Village, Phase III – Advance Planning Authority*	\$750K	BOT – June 2024	TBD	TBD
Parking Deck III – Advance Planning Authority*	\$750K	BOT – June 2024	July 2025	July 2025
* Debt Service Authority goes before the BOG in February and to the Legislature in May				



Questions