

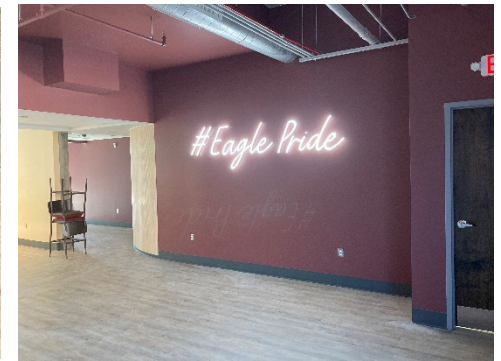
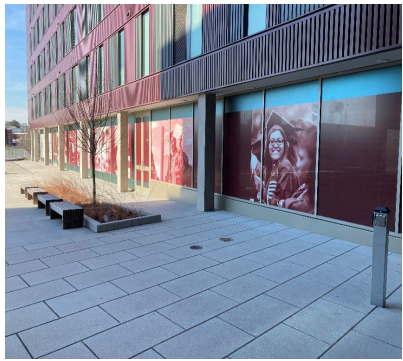


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# **NCCentral** **U N I V E R S I T Y**

**Board of Trustees**  
**Administration and Finance**  
**Capital Projects and Facilities Operations**  
**April 26, 2023**

# Alston Ave. Apts. Dining & Retail Project



The project comprised the Panera Bread Café with outdoor seating, a Provisions On Demand store with an ice cream service, as well as the flexible use '1810 Lounge'.

- ❖ The new Panera Bread Café and Provisions On Demand store opened on October 24, 2022.
- ❖ The new '1810 Lounge' is being fitted with suitable furniture for flexible use of the space for a variety of smaller events.

# P-3 Housing – Baynes Residence Hall Demolition



- ❖ Relocation of rooftop equipment was completed for T-Mobile / Sprint and is in process for the WNCU radio transceiver and the new Campus Police link to the City Police Department.
- ❖ The building has been vacated of State Surplus and stored materials and staff have coordinated with University Archives and Chief Brand Officer to record and preserve aspects of the 1968 building.
- ❖ Pending elevator repairs jurisdiction will transfer to the contractor by late April.
- ❖ The scope is for abatement, demolition, debris removal and new landscaping of the cleared lot.
- ❖ The actual heavy demolition work is now anticipated to occur from mid- June through mid-August with debris removal continuing through late September 2023.

# New Student Center Update



- ❖ Grab-N-Go - Completed and opened for business November 2022.
- ❖ Panda Express - Completed late February and opened for business March 30<sup>th</sup> 2023.
- ❖ Staff are working with Project Architect and CM@R to update and reissue the project closeout documents so as to assist with improved preventive maintenance planning for the overall building.

# New School of Business



## ❖ Current Status:

- ❖ The project is 87% completed and the previously revised completion date for September 15, 2022 was delayed again due to further critical material shortages. In January the CM@R advised a further 71 day delay with a revised forecast for Owner Move-In of June 24, 2023.
- ❖ Staff, Project Architect and SCO are continually reviewing the CM@R's schedule, supply challenges and their contractual responsibilities.

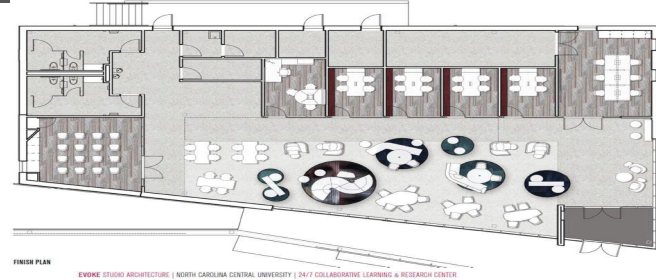
❖ Construction Start - April 12, 2021

❖ Construction Completion – Was April 25<sup>th</sup> now forecast for June 01<sup>st</sup> 2023.

❖ Additional AV scope and FF&E Installation – Was May 27<sup>th</sup> now forecast for August 07<sup>th</sup> 2023.

❖ Owner Move-In – Was June 23<sup>rd</sup> now forecast to August 15<sup>th</sup> 2023.

# 24/7 Collaborative Learning & Research Center Project.



- ❖ The project was bid on February 18<sup>th</sup> 2022 but exceeded the estimate and available budget.
- ❖ Following the Architects due diligence, negotiations with the confirmed low bidder failed to realise viable scope alternatives to reduce costs and staff advised leadership for review of the \$1.5M funding gap and were directed to increase the project budget.
- ❖ The increased budget was approved by the Board of Trustees and by the Board of Governors in January 2023.
- ❖ State Construction Office completed their compliance review and issued the contract award to the low bidder March 06<sup>th</sup> 2023.
- ❖ The contractor reported difficulties with securing Bonds and on March 28<sup>th</sup> notified their withdrawal of their bid.
- ❖ Staff have opened discussions with the next lowest bidder, but that bid is an additional \$470K, their initial response on value engineering is not favorable and the project will very likely have to be bid again.

# WNCU Renovation Project



## ❖ Current Status:

- ❖ BOG and BOT Authorization Increase Approved for additional (Title III) funding.
- ❖ Increase in authorization initiated transition from Systems Office oversight to Full State Construction Office oversight and contract award.
- ❖ Radio station staff relocated to swing space in preparation for demolition.
- ❖ Project Architect and University staff coordinating with State Construction Office for contract negotiations and execution.
- ❖ SCO issued the request to awards contract compliance requirements 3/30
- ❖ Anticipate SCO contract award by mid-April.

# New Capital Projects



- **Lee Biology Building Renovation | Total Budget: \$8,100,000.**
- FY 2021-22 Authorized Amount \$810,000 (budget allocated for design)
- FY 2022-23 Allocation Amount \$7,290,000 (budget allocated for construction and other costs)
- Final Selection by BOT September 2022: Davis Kane Architects Awarded
- SCO Executed Advanced Planning Contract February 2023
- Project Kickoff Meeting February 2023
- Advance planning underway



# New Capital Projects



- **Taylor Education Building Renovation | Total Budget: \$13,750,000.**
- FY 2021-22 Authorized Amount                   \$1,375,000 (budget allocated for design)
- FY 2022-23 Allocation Amount                 \$12,375,000 (budget allocated for construction and other costs)
- Final Selection by BOT                             September 2022: RND Architects Awarded
- Executed Advanced Planning Contract        February 2023
- Project Kickoff Meeting                         February 2023
- Advance planning underway