Open Session Minutes

Present
Mary Ann Rouse, Chair
David L. Hauser, Vice Chair
Theresa J. Drew
Robert F. Hull, Jr.
Karen A. Popp, Ex Officio

Staff/Guests in Attendance
Philip L. Dubois, Chancellor
Chris Bates, Assistant Vice Chancellor for Administration, Business Affairs
Susan Brooks, Associate Vice Chancellor, Financial Services
Frank Fleming, Director of Budget and Personnel Administration, Student Affairs
Beth Hardin, Vice Chancellor for Business Affairs
Art Jackson, Vice Chancellor for Student Affairs
Jane Johansen, Director, Treasury Services
Phil Jones, Associate Vice Chancellor, Facilities Management
Wilson Jones, Brailsford & Dunlavey
Martha McCoy, Brailsford & Dunlavey
Brad Noyes, Brailsford & Dunlavey
Nelda Tatum, Executive Assistant, Business Affairs

Call to Order. Ms. Rouse called the meeting to order and reminded Committee members of their duty to avoid conflicts of interest and appearances of conflicts of interest under the State Government Ethics Act, in accordance with Chapter 138A of the North Carolina General Statutes, and advised the Committee members to notify her immediately if anyone should become aware of a conflict of interest or the appearance of a conflict of interest during the meeting. No conflicts of interest were reported.


Action: On a motion by Mr. Hauser, seconded by Ms. Drew, the Committee approved the April 3, 2014, Facilities and Physical Properties Committee minutes.
Request for Authorization of Capital Project: Campus Storm Water Improvements—Davis Lake. The campus storm water improvement project for Davis Lake will incorporate best management practices to enhance water quality in compliance with the Clean Water Act. Davis Lake will be rebuilt to include features to capture sediment flowing from different surfaces, a 10-foot-wide shelf with water plantings, a new concrete control structure, channel protection, and 10-year storm event weirs to control discharge rates from the pond. This project will give UNC Charlotte the ability to apply for the maximum storm water fee credits and will reduce mitigation requirements for new buildings in the future.

Action: On a motion by Mr. Hauser, seconded by Ms. Drew, the Committee recommended that the Board authorize the University to undertake a capital improvement project for Campus Storm Water Improvements—Davis Lake, with a budget of $450,000.

Request for Ratification of Capital Project Designer Selection: Campus Infrastructure Development (CID) Phase II—Burson Renovation. Burson is 83,500-square-foot science building built in 1983. It includes classrooms, laboratories and offices. The renovation will include code and ADA corrections and the replacement of heating/ventilation, roofing, and lighting systems. This project will also add chemistry laboratory capacity for teaching and research and will upgrade existing laboratory space.

Twelve teams submitted proposals and three were interviewed on April 15, 2014. The selection committee recommended ratification of the following designers:

- Selected: Jenkins Peer Architects/Flad Architects
- 1st Alternate: Clark Nexsen, PC
- 2nd Alternate: LS3P Associates, Ltd.

Action: On a motion by Mr. Hull, seconded by Mr. Hauser, the Committee ratified the selected designer, Jenkins Peer Architects/Flad Architects, and first and second alternates Clark Nexsen, PC, and LS3P Associates, Ltd., for the Campus Infrastructure Development (CID) Phase II—Burson Renovation project.

Request for Ratification of Capital Project Designer Selection—Campus Infrastructure Development (CID) Phase II—East Village. This project is for the design of the East Village Sector Plan 1 & 2. Included in this project are: the widening of Cameron Boulevard; the extension of Martin Village Road with a new landscaped center median; sidewalks, lighting, utilities (water, sewer, telecom, etc.); a pedestrian bridge from East Village to the main campus; and the addition of a traffic light at Cameron Boulevard and John Kirk Drive.

Eight teams submitted proposals and three were interviewed on June 24, 2014. The selection committee recommended approval of the following designers:
Action: On a motion by Ms. Drew, seconded by Mr. Hauser, the Committee ratified the selected designer, Kimley-Horn and Associates, Inc., and first and second alternates LandDesign, Inc., and ColeJenest & Stone, PA, for the Campus Infrastructure Development (CID) Phase II—East Village project.

Request for Ratification of Capital Project Designer Selection: Campus Infrastructure Development (CID) Phase II—Wi-Fi Improvements. This project will upgrade information technology infrastructure in seven academic facilities to ensure that top-quality wireless Internet access is available. Work improvements in telecommunications rooms, pathways, and cabling systems are included in this upgrade.

Three teams submitted proposals and all three were interviewed on April 23, 2014. The selection committee recommended ratification of the following designers:

- Selected: Clark Nexsen, Inc.
- 1st Alternate: Syska Hennessy Group, Inc.
- 2nd Alternate: BAM Architecture Studio PLLC

Action: On a motion by Mr. Hull, seconded by Ms. Drew, the Committee ratified the selected designer, Clark Nexsen, Inc., and first and second alternates Syska Hennessy Group, Inc., and BAM Architecture Studio PLLC for the Campus Infrastructure Development (CID) Phase II—Wi-Fi Improvements project.

Request for Ratification of Capital Project Designer Selection: Campus Infrastructure Development (CID)—Colvard Renovation. The Colvard building was constructed in 1981 and is in need of architectural upgrades as well as code and ADA corrections on all levels. Additional renovations will include mechanical, electrical, and plumbing upgrades, network cabling, and the installation of a fire protection sprinkler system.

Nineteen teams submitted proposals and three were interviewed on July 31, 2014. The selection committee recommended the following designers:

- Selected: Little Diversified Architectural Consulting
- 1st Alternate: Creech & Associates
- 2nd Alternate: Pease Engineering and Architecture

Action: On a motion by Mr. Hauser, seconded by Ms. Drew, the Committee ratified the selected designer, Little Diversified Architectural Consulting, and first and second alternates Creech & Associates and Pease Engineering and Architecture for the Campus Infrastructure Development (CID)—Colvard Renovation project.
Request for Ratification of Construction Manager at Risk: Campus Infrastructure Development (CID) Phase II—Burson Renovation. Burson was built in 1983 and includes classrooms, laboratories, and offices. The proposed renovation will include building layout improvements, code and ADA corrections, and the replacement of heating/ventilation, roofing, and lighting systems. Additionally, this project will add chemistry laboratory capacity for teaching and research and will upgrade existing laboratory space.

Nine teams submitted proposals and four teams were interviewed on July 14, 2014. The committee recommended ratification of the following designers:

1st Alternate: Edifice, Inc.
2nd Alternate: Rentenbach Constructors Incorporated

Action: On a motion by Mr. Hull, seconded by Mr. Hauser, the Committee ratified the selected construction manager at risk, New Atlantic Construction/W.C. Construction Co., and first and second alternates Edifice, Inc., and Rentenbach Constructors Incorporated for the Campus Infrastructure Development (CID) Phase II—Burson Renovation project.

Six-Year Plan for Appropriated and Non-Appropriated Capital Projects. Ms. Hardin and Mr. Jones reviewed the appropriated and non-appropriated capital projects lists with the Committee. Ms. Hardin stated that the most important project is the science building, which is first on the appropriated projects list.

The student counseling center was recently added to the non-appropriated capital projects list along with repurposing projects, such as the Residence Dining Hall (RDH), which will go out of service when the new South Village Dining Hall opens. The Cedar, Sycamore, and Hickory Residence Halls will be converted to administrative space and were included on the non-appropriated capital projects list in anticipation of their retirement as housing facilities at the end of this academic year. Ms. Hardin noted the importance of having all known projects on the non-appropriated list because the Board of Governors reviews and approves the list and having a project on the list expedites future Board of Governors’ approval. Ms. Drew noted that the first five projects on the non-appropriated listing have been approved and are in design.

Student Housing Master Plan. Brailsford & Dunlavey consultants Brad Noyes, Wilson Jones, and Martha McCoy presented a report on student housing at UNC Charlotte. Mr. Noyes explained the renovation and new construction cost estimates included in the 2006 Housing Master Plan as compared to current cost estimates. Mr. Noyes also stated that approximately 2,500 beds are available in the off-campus market within a two-mile radius of campus, and that by 2015 this number will have increased. Mr. Noyes stated that it is important for UNC Charlotte to consider the cost and availability of off-campus housing; demand for off-campus housing; and other construction, repair, and renovation priorities before incurring new debt for housing construction. Mr. Noyes noted that, because of state regulations that increase construction costs, off-campus housing is less expensive to build than campus housing; however, campus housing has a longer lifespan.
Ms. Hardin suggested that the Committee schedule a special called meeting to further discuss the Housing Master Plan and related topics before the regularly scheduled December 4, 2014, Board of Trustees meeting, and the Committee agreed with that suggestion.

Adjourn. There being no further business before the Committee, Ms. Rouse adjourned the meeting.

Submitted: ______________________________________
Elizabeth A. Hardin  Date
Vice Chancellor for Business Affairs

Approved: ______________________________________
Mary Ann Rouse  Date
Chair
Facilities and Physical Properties Committee