

Capital Projects Update Quarterly Report / December 31, 2019

Major Highlights

1. CPDC completed a comprehensive space inventory with office assignments for 3rd Floor Student Commons, Raubinger Hall, and Morrison Hall;
2. CPDC completed a Schematic Design for inserting new offices into the College Hall 2nd Floor Conference Room;
3. The Hunziker Hall façade tuckpointing and restoration work was completed; and 2. The new basement windows were installed in the Costume Shop;
4. The Hobart Manor North Façade chimney tuckpointing work was completed by Sky High Roofing;
5. CCH completed the Overlook North Demolition Permit Drawings and they were submitted to DCA for Permit;
6. The White Hall 1st Floor Lounge Roof Replacement work was completed by WTI;
7. The Carriage House Schematic Design Documents and Construction Cost Estimate was completed by Peter Johnston Architect.

CPDC Planning Studies Worked on in the 4th Quarter

1. At the request of the VP Enrollment Management, Capital Planning conducted a space inventory of the offices and occupants on Raubinger Lower Level and 1st Floor, Morrison Hall Lower Level and 1st Floor, and the 3rd floor of University Commons. The study was done to find options for relocating certain inter-department staff and offices to improve functional adjacencies. Also, the VP wanted to identify potential office space for seven (7) in-coming Academic Advisors.
2. CPDC prepared a schematic floor plan for converting the College Hall Board Room 202 into office space. The plan indicated that nine (9) offices plus an Administrative Assistant workstation and storage room will fit in the space.

CPDC Capital Projects Status Report

Hunziker Hall & Wing Renovation/Addition Project

The DCA permitted Phase A and Phase B Projects are 100% complete. DCA issued the final Certificate of Occupancy on June 12, 2018.

Cost estimates were received and approved for the following additional work at Hunziker & Preakness: 1) WTI Tuckpointing and Façade Restoration; 2) Bonded Insulated Products new basement windows; and 3) replace existing Lecture Hall Aaon HVAC unit.

Status of contracted work:

1. WTI Tuckpointing: work by Tremco Roofing and Skyline Waterproofing was 100% complete on September 24th;
2. Bonded Products New Basement Windows: work by Bonded Insulated Projects was 100% complete on December 19th;
3. Replace existing Lecture Hall roof-top Aaon HVAC unit: PPO has received quotes for this work. CPDC will review the quotes and award the work in spring of 2020.

Hobart Manor Roof

The original work was completed on May 16, 2018.

At the completion of the roof replacement project, additional exterior masonry restoration work was identified. It included tuckpointing four chimneys, restoring the Lower Level exterior patio & archway wall, tuckpointing the 4th floor turret, and tuckpointing the 1st floor Green Room bay window. This work was completed on May 31, 2019.

Since completion, WTI was asked to provide additional quotes for the following work: 1. Restoring the Lower Level Retaining wall and steps, and tuckpointing the facade at the lower level office window to stop chronic leak; and 2. Repair roof leak at the 4th floor turret.

Sky High Waterproofing Co., Inc. was recently authorized via PO 2080050 to repair the chimney leak at Pam Ferguson's Office. This work was completed on October 31st.

New Residence Hall Project

CCH Architects is the professional design firm, Gilbane is the University's Project Manager, and Dobco is the General Contractor for the project.

The DCA TCO was issued on July 29, 2019. In December, the DCA extended the TCO to March 31, 2020 to allow time for Dobco to make modifications to the exterior guardrails to meet current building codes. After this work is complete, the Certificate of Occupancy will be submitted by DAC,

Overlook North Demolition Project

Clarke Caton Hintz submitted the Permit Drawings to DCA for their review & comment on November 15. Bid documents will be completed by January, 2020. Demolition will start in late May 2020.

White Hall Roof Replacement Project

Weatherproofing Technologies, Inc. (WTI) completed the roof replacement work on August 30th. Mold remediation work was completed on September 13th, and PPO has installed new ceiling tile on September 24th. The project is 100% complete.

University Commons Interior Renovation Study

CCH Architects was selected to provide the Phase 1 Programming, SD and Cost Estimating services. CCH completed their draft Schematic Design Report & Budget on October 5, 2018 for review. CCH followed with a working meeting with the University to review the report on October 26th. WPU representatives forwarded final comments and edits to CCH on December 3, 2018.

Following receiving student input on the CCH renovation recommendations, Student Development Office made final comments about the CCH design recommendations, and CCH proceeded with finalizing the Schematic Design Report and project cost estimate. The final report and project budget was submitted on July 2, 2019.

The SR. VP Administration has approved a budget for implementing "priority" projects for FY-20. CPDC is working together with Student Development on identify the projects for the next step.

1800 Valley Road Child Development Center & Continuing and Professional Education

CCH was awarded the A/E Agreement for the Phase 1 Schematic Design & Construction Cost Estimate services. Following Programming meetings with the College of Education for the Child Development Center, and the School of Continuing and Professional Education, CCH prepared preliminary floor plans for final University review and approval. The final Schematic Design Documents, and Construction Cost Estimate will be completed and submitted by January 31. The construction cost estimate will cover two scopes of work:

- 1) Scope 1 – Renovation for a Child Development Center, and academic space for the School of Continuing and Professional Education; and
- 2) Scope 2 – Renovation for ONLY the School of Continuing and Professional Education.

University Commons Multi-Cultural Center Offices (Completion Date: August 23, 2019)

The offices for the Center for Diversity & Equity, and the Black Cultural Center were completed August 23rd.

Student Development recently asked CPDC to provide a quote for installing new carpet in UC Room 330 so that it can be used as a Meditation Room. Allstate Office Interiors submitted a quote for \$3,065 to do the work. CPDC is now waiting for University Commons to determine how to finance the work. Because there is \$8,000+/- remaining in Fund 819065, the fund could be used to pay for the work; however, the money may be needed to make additional improvements to the Multi-Cultural Center Offices.

WP-20-03-99

Hobart Manor Carriage House Renovation Project

Peter Johnston Architect completed the Schematic Design and Construction Cost Estimating Services on December 9th. CPDC submitted a Project Report to the Sr. VP Administration on January 2nd. The construction cost estimate for renovating the 1st Floor into a Warming Kitchen was \$477,000, and \$380,000 for renovating the 2nd floor space into Administrative Office.

CPDC is waiting for guidance from the Sr. VP Administration about whether and how the project will be funded.

College Hall Office Suite 120/Employment Equity & Diversity, and Office Suite 130/Payroll & Benefits Renovation Work

CPDC provided renovation plans to PPO to do the work. The work in Office Suite 120 needs to be completed by January 12th, and the work in Office Suite 130 needs to be completed by January 31st.