

# Capital Projects Update Quarterly Report / April 1, 2019

## University Hall (Occupancy January 2016)

The University Hall Project is 100% complete, and the Final DCA C of O was issued. Eznergy's installation of solar panels on the high roof needs to be completed before this project can be closed out. Project close out is anticipated by or before May 15, 2019.

## University Hall Solar Panel Project Phase 1 & 2 (Target Completion Date: May 15, 2019)

The Phase 1 Project was for an array of solar panels for the two low roofs designed to generate 65.9kW DC power. The Phase 2 Project is for an array of glue-down PowerFLEX solar panels on the high roof designed to generate 39.6kW DC power.

Due to DCA Plan Review delays, the Building Permit for the Phase 2 Project was not received until November 30, 2018. The solar panels will be installed when the temperature is above 40 degrees and rising; therefore, installation is expected to begin in early April, and be completed by or before May 15<sup>th</sup>. Following installation, DCA will do final inspection and issue a Certificate of Approval. Permission to operate will follow the C of A.

## Hunziker Hall & Wing Renovation/Addition Project (Target Completion Date: July 31, 2019)

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

Sky High Waterproofing Co. has submitted a quote of for resetting the cast stone steps at Preakness Hall. The work is required to stop storm water from damaging the steps. This work will begin in April 2019.

Presently, cost estimates are being prepared for final additional improvements to Hunziker & Preakness Halls: 1) Morris & Bergen Irrigation; 2) Bonded Insulated Products new basement windows; 3) replace existing Lecture Hall Aeon HVAC unit; and 4) additional landscape work.

Waterproofing Technology, Inc. (WTI) has been requested to submit a proposal for surveying the exterior masonry façade, and providing the necessary tuckpointing and other restoration work required to restore the building's exterior to a sound and weather-tight condition. The proposal will be submitted by April 15<sup>th</sup>, and the work is scheduled to begin after May 20, 2019.

## Hobart Manor Roof (Target Completion Date: June 30, 2019)

The original work was completed on May 16, 2018. U.S. Stone provided the cast stone coping. WTI's was awarded contract for roof replacement work. BNK & TTI removed the existing asbestos floor tile on the 4<sup>th</sup> floor landing. PPO installed new flooring on the 4<sup>th</sup> floor, and restored the plaster ceiling and walls.

At the completion of the roof replacement project, additional exterior masonry restoration work was identified. WTI is now contracted to tuckpoint four chimneys, restore the Lower Level exterior patio & archway wall, tuckpoint the 4th floor turret, and tuckpoint the 1<sup>st</sup> floor Green Room bay window. This work is on-going and expected to be complete by or before June 30, 2019.

The masonry restoration of the Lower Level retaining wall and steps has not been funded at this time.

### **Tennis Courts Resurfacing Project (Target Completion Date: May 25, 2019)**

The work was competitively bid and awarded to Pierno-Giordano on April 4, 2018. Construction started May 2018, and the work was completed by August, 2018. Resurfacing and restriping will be done between May 10 and May 25, 2019. Retainage has been held until the work is complete. Retainage has been held from CHA's fee until the work is complete.

### **48 Branden Avenue Countertops (Target Completion Date: January 18, 2019)**

Garden State Home Remodeling was contracted to install new granite kitchen countertops. The work was completed on January 19<sup>th</sup>. The project can be closed out.

### **University Commons Interior Renovation Study (Target Completion Date: April 30, 2019).**

CCH Architects was selected to provide the Phase 1 Programming, SD and Cost Estimating services. The kick-off meeting was held on June 20, 2018.

CCH submitted a draft Schematic Design Report & Budget on October 5th 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 3rd.

Student Development requested additional services for CCH to prepare a presentation/exhibit with 3-D drawings, floor plans, sample boards and furniture to get student input. The presentation/exhibit was installed in Speert Hall in late February, and the students submitted their comments by March 15th. Student Development will determine when the presentation/exhibit will be reviewed with President input. CCH will finalize the Schematic Design Report & Budget after all comments are received.

### **Wayne Dining Hall Renovation Feasibility Study (Target Completion Date: May 15, 2019)**

CCH Architects was selected to provide the Phase 1 Programming, SD and cost Estimating services. The kick-off meeting was held on Friday, November 16th. A meeting with Sodexo was held on Monday December 10th. CCH provided a working meeting on February 19th to discuss three Dining Hall entry and circulation Options – Option 3 (abandoning the two existing stairs) was preferred by the University.

The next working meeting will be with CCH & Their Kitchen Design Consultant to review menu options, the kitchen servery and equipment. Before the next meeting, Student Development will need to provide answers to the CCH provided questions in regards to University feedback on types of food desired and stations to provide.

### **New Residence Hall Project (Target Completion Date: August 2019)**

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

Purchasing received bids for the Speed Queen laundry equipment on March 26th. Purchasing issued an intent to award notice. Furniture has been ordered and delivery is scheduled for mid-June. Landscaping has commenced interior finishes are on-going.

**Academic Success Office (Target Completion Date: July 31, 2019)**

Allied Equipment Co. issued a quote for the movable panels and furniture. A new entry door will be furnished and installed by Elliott Glass Co. Hardware type will be mechanical/cylinder lock set. Physical Plant will construct a new closet and paint the accent wall. IT will install an Aspire Wi-Fi system.

The Dean of Cheng Library has scheduled relocating eight (8) book stack that are currently in the space to other locations within the library during the month of April. The project has a planned start date of May 20, 2019.

**White Hall Roof Replacement Project (Target Completion Date: July 31, 2019)**

Weatherproofing Technologies, Inc. (WTI) is awaiting feedback from Factory Mutual on a roofing system that they will approve over a "tectum" panel deck. Once approved, WTI will submit a final proposal for the work. WTI expects to submit their final proposal by April 15, 2019.