

Capital Projects Update Quarterly Report / July 1, 2019

CPDC Planning Projects Completed in the 2nd Quarter

During the Second Quarter of 2019, Capital Planning prepared several planning studies that focused on the implications and potential costs of relocating certain existing University offices and departments, or locating new programs in existing University buildings. These studies included the following:

1. Renovating the Hobart Carriage House into a warming kitchen with offices on the 2nd floor;
2. Renovating 11,000sf of the 1st Floor at 1800 Valley Road into space for a new Child Development Center;
3. Renovating 20,000sf of 1st Floor and 2nd Floor space at 1800 Valley Road into new space for the School of Continuing and Professional Education;
4. Identifying an Office and Conference Room space on the 2nd floor of 1800 Valley Road for a Cannabis Research Program. CPDC prepared schematic design documents and cost estimate of \$175,775 for inserting a (15) station Computer Lab in the old Photo Lab 137. This project is on hold; however, consideration is now being given to inserting a Computer Graphics Lab in the same space.

University Hall Solar Panel Project Phase 1 & 2 (Target Completion Date: June 30, 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 could only be installed when the temperature was above 40 degrees and rising. Therefore, installation began in April, and was completed on June 1, 2019. DCA did its final inspection on June 26, and both inspectors approved the project for a C of A. The solar system is operational.

Hunziker Hall & Wing Renovation/Addition Project (Target Completion Date: September 2, 2019)

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 (\$282,579); 2) Bonded Insulated Products new basement windows (\$10,896); and 3) replace existing Lecture Hall Aaon HVAC unit (\$25,000).

These additional projects will be complete by October, 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 4th floor landing. PPO installed new flooring on the 4th floor, and restored the plaster ceiling and walls.

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. Restore the Lower Level Retaining wall and steps; 2. Tuckpoint façade at lower level office window to stop chronic leak; 3. Repair roof leak at the 4th floor turret. These quotes are expected by July 2019.

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 was scheduled to be done between May 10 and May 25, 2019; however, due to numerous rain events work was finally completed on July, 2019.

University Commons Interior Renovation Study (Target Completion Date: July 2, 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 on March 15th. Student Development Office made final comments about the design recommendations, and CCH proceeded with finalizing the Schematic Design Report and project cost estimate. The final report was submitted July 2019.

Wayne Dining Hall Renovation Feasibility Study (Target Completion Date: July 31, 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.

In late April, CCH & their Kitchen Design Consultant submitted a list of menu options to Student Development in order to get student feedback on preferences. Menu preferences were provided back to CCH in May. CCH is finalizing the Schematic Design Report & Budget, which will be submitted by July 2019

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.

Final DCA inspections for TCO are scheduled. Furniture installation is on-going. The installation of the suite furniture will be complete by July 2019, and the public space/lounge furniture will be complete before the end of July 2019. Dobco will be completing punchlist items during July.

Academic Success Office (Target Completion Date: August 8, 2019)

PPO relocated (8) book stacks in late May to prepare the designated space for improvements. The improvements being done by PPO include constructing a new closet, installing a new entry door, painting the space and installing a new marker board.

Allied Equipment Co. will install the movable partitions to create four private offices and a small tutoring space. Allied will also install all new furniture except for the chairs, which will be provided out of the 1800 Valley Road inventory. PPO will install new power and data service to the movable partitions. IT will install an Aspire Wi-Fi system.

Project completion is expected by August 2019.

White Hall Roof Replacement Project (Target Completion Date: August, 2019)

Weatherproofing Technologies, Inc. (WTI) has scheduled the pre-construction meeting for July 15. Project to start July 2019, with completion scheduled for August 2019.

Speert Hall Community Police Office (Target Completion Date: August 9, 2019)

PPO is proceeding with renovating Room 144 into an office for Community Police. The Community Police office furniture currently in Overlook North will be relocated to the Room 144 Office. The project will be complete by August 9.

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

Manny Kohli, and Michele Morabito have tagged existing furniture at 1800 Valley Road to be used in the spaces. Michele Morabito will order new love seats, lounge chairs side & end tables for Room 208 and 214. Karl Pettit is specifying the carpet, paint colors and window shades. PPO will paint the rooms, replace damaged ceiling tiles, and PPO & IT will add power and data outlets. The project will be complete by August 2019.

Gender Neutral Toilets

The following restrooms have been identified to be switched to All Gender:

Valley Road	Lower Level Ladies Room
Student Center	SC 205
Cheng Library:	Both the male and female staff restrooms on first floor
University Hall:	The public women's restroom on the lower level (outside CODS Clinic)

Hobart Manor Carriage House Renovation Project

CPDC prepared schematic design documents for location a Warming Kitchen on the 1st floor and Offices on the 2nd floor. The project cost estimate is \$636,295. CPDC is waiting for a decision about if the project will move forward.