

Capital Projects Update Quarterly Report / September 2019

CPDC Planning Projects Completed in the 3rd Quarter

During the Third Quarter of 2019, Capital Planning followed up on planning studies completed in the 2nd Quarter. These studies focused on the implications and potential costs of relocating certain existing University offices and departments, or locating new programs in existing University buildings. The following is a summary of status of each:

1. Renovating the Hobart Carriage House into a warming kitchen with offices on the 2nd floor: this project is now being planned as a Capital Project and an RFP was issued to NK Architects, CCH Architects, and Peter Johnston Architect for bids due on September 25th.
2. Renovating the 1st and 2nd floors of 1800 Valley Road into space for a new Child Development Center, and academic space for the School of Continuing and Professional Education: this project is now being planned as a Capital Project and an RFP for A/E services was issued on September 19th. Bids will be due on October 24th for two scopes of service: 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.
3. Identifying office space in 1800 Valley Road for Cannabis Research, Sponsored Programs, and Transfer Programs: space was identified and will be included in the September 19th RFP for 1800 Valley Road;
4. Renovating Speert Hall Room 144 into new space for the Campus Community Police: this project was approved to move forward, and the renovation work was completed.
5. Renovating University Commons Rooms 208, 214 and 215 into new space for the Black Cultural Center and the Office of Diversity & Inclusion: this study was approved to move forward, and the renovation work (including new furniture) was completed on August 24th.
6. CPDC prepared schematic design documents and a cost estimate for inserting a (15) station Power Arts 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.
7. CPDC is currently preparing schematic design plans for reconfiguring the College Hall Room 120 Equity & Diversity Office, and College Hall Room 133 Payroll & Employee Benefits Office.

CPDC Capital Projects Status Report

WP14-14-8-14 (Fund 814140)

Hunziker Hall & Wing Renovation/Addition Project (Target Completion Date: January 31, 2020)

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: the manufacturing of the new windows has been delayed; delivery is now expected by or before November 15th – Installation will take (2) days;
3. Replace existing Lecture Hall Aaon HVAC unit: PPO has scheduled this work for January 2020.

WP12-10-02A (Fund 812100)**Hobart Manor Roof (Target Completion Date: December 31, 2019)**

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. Restore the Lower Level Retaining wall and steps; 2. Tuckpoint façade at lower level office window to stop chronic leak; and 3. Repair roof leak at the 4th floor turret. This work has yet to be authorized.

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

WP17-05-99 (Fund 817050)**Tennis Courts Resurfacing Project (Completion Date: July 2, 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 2nd.

(Fund 818902)**University Commons Interior Renovation Study (Completion Date: September 9, 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 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 3rd.

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.

During a "walk-around" meeting with the Sr. VP Administration on August 8th, the scope of improvement work in various areas was reduced. CPDC prepared a final Project Report that identified two (2) "priority" projects for FY-20:

1. Project 1: Graphic Solutions @ Granite Wall Locations; and
2. Project 2: Interior Renovation of the Student Café.

WP-18-07-16 (Fund 818065)**Wayne Dining Hall Renovation Feasibility Study (Completion Date: August 28, 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 16, 2018. 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 then completed the Schematic Design Report & Budget on August 28, 2019.

WP-16-10-99B (Fund 816010)
New Residence Hall Project (Target Completion Date: October 31, 2019)

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; it expires on October 1, 2019. Furniture installation was complete August 15th. Dobco is continuing to work on punchlist issues, and DCA required details that will likely not be completed by October 1st. Therefore, CPDC applied for a TCO extension on September 19th.

WP-18-09-10 (Fund 818090)
Academic Success Office (Target Completion Date: October 4, 2019)

This project is substantially complete. The Academic Success Center staff moved into their new offices on August 14th. Allied Equipment Co. will install additional partition sections on top of the existing office partitions, along with a bookshelf in Ms. Griffin's office during the week of October 3rd. Once done, this project will be 100% complete.

WP-18-03-05 (Fund 818030)
White Hall Roof Replacement Project (Completion Date: August 30, 2019)

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.

WP-20-02-99 (Fund 819064)
1800 Valley Road Child Development Center & Continuing and Professional Education (Target Completion Date June 30, 2020)

An RFP for A/E services will be issued on September 19th. Bids will be due on October 24th for two scopes of service:

- 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.

WP-20-03-99
Hobart Manor Carriage House Renovation Project (Target Completion Date March 31, 2020)

CPDC has issues an RFP to three A/E firms for this project. The proposals were received on September 25th. Peter Johnston Architects submitted the low proposed fees. Fees were proposed for two (2) scopes of work:

1. Scope 1: Warming Kitchen on First Floor, and Offices on Second Floor;
2. Scope 2: Warming Kitchen on First Floor ONLY.

(Fund 819063)
Speert Hall Room 144 Community Police Office (Completion Date: August 9, 2019)

PPO completed the renovation of Room 144 on August 9th. Ribbon cutting was held September 24th.

(Fund 819065)
University Commons Center for Diversity and Inclusion and Black Cultural Center (Completion Date: August 23, 2019)

This project was completed on August 23rd. A ribbon cutting event was held on September 24th.