

Facility Services Construction Project Updates

Faculty Planning, Budget and Facilities
Committee Presentation

September 8, 2014

Terminology

COBS (Capital Outlay Budgeting System) – Supplies project and funding request information to the Governor’s Office of Planning and Budget. COBS is the final step before approval/denial of funding requests through the state.

CPFR (Capital Project Funding Request) – web-based form required by the USG for all capital requests. Includes anticipated costs of construction, along with a detailed narrative on the project scope and purpose. Required for the USG to **recommend** a project for funding – does NOT guarantee funding. Funding must be approved by the BOR and by the State.

Deferred Maintenance – maintenance postponed for a specified period due to a conscious, analytically-based decision to allocate resources to more critical needs based on a maintenance plan.

EOY (End of Year) Funds – unexpended institutional funds that can be requested towards the end of each fiscal year

SCL (Stated Cost Limitation) – this is the amount the architect estimates will be needed to complete construction. Does not include design fees, or contingency (5% of SCL for new construction, 10% of SCL for renovations)

Major Capital Project – projects that are \$5M and above per project. Projects must meet the academic mission, must comply with the Physical Master Plan, and must coincide with enrollment trends

Minor Capital Project – projects up to \$5M per project and fit into one of three categories. Category A: Urgent upgrades of facilities or utility systems; Category B: Building modernization needed to satisfy the requirements for existing programs and projected enrollment; Category C: Significant renovation, new construction, and opportunity projects (no-cost property acquisitions or other cost-effective programs that are subsequently endowed to the institution)

M&O Funds – funds allocated annually by the BOR at a pre-determined rate per square foot of resident instruction space. These funds are intended to assist the institution with campus operations, functions, and activities for physical plant operations (grounds, maintenance, custodial, utilities, material and equipment, staff development)

MRR (Major Renovation and Repair) Funds – projects up to \$1M per project. Funded annually based on an allocation formula by the BOR that includes square footage of residential instruction space (space that is necessary and is used for the academic mission) and adjusted age of the buildings. These funds are cash disbursements and are required to be committed in the same fiscal year they are dispersed in. MRR projects involve the repair, replacement or renovation of critical building systems and components. They may involve renovation of existing space if it is required to meet enrollment or curriculum needs, or to provide “swing space” (i.e. temporary space) as part of a larger renovation/repair.

Payback Projects – projects that demonstrate physical necessity and document the campus’ financial capacity to fully refund the costs of the project. The project outcome should generate revenue for the institution (i.e., residence halls, dining facilities). Bond funded and must be paid back within 20 years.

Substantial Completion – stage of a project where the owner can make use of the building or facility and ordinarily only minor work remains, i.e., punch list items.

NEW CONSTRUCTION

Liberty Center

- \$5M project with a SCL of \$3.81M
- Architect – Hussey, Gay, Bell & DeYoung
- Contractor – Lavendar & Associates
- Ground was gifted to the University by the City of Hinesville
- 20,000gsf of academic and academic support space
- To be completed for Fall 2015 opening
- Groundbreaking is September 10th

Health Professions Building

- Project Concept proposal has been approved by the BOR for the construction of a new HP building AND the renovation of Ashmore Hall
 - \$29.1M project
- CPFR has been submitted
- CPFR will be pushed to COBS in September for final approval of the State
- Project requires \$4M commitment from the university to proceed (\$25.1M from the state, \$4M institutional)
- Anticipated design (if project is approved) – FY 2016
- Anticipated construction (if project is approved) – FY 2017
- Site of the new building still needs to be finalized

Gateway Signage

- \$380,000 project funded with EOY funds
- Architect: Woolpert Architects
- Contractor: Johnson-Laux
- Substantial completion is 10/9/2014; final project completion is 10/31/2014
- Separate but following completion of this project, Facility Services will be working to re-seed the Burnett Blvd lawn, extend irrigation to that lawn, and provide more planting beds and color for the front of campus

Campus Wide Signage

- \$180,000 project funded with EOY funds
- Designer: Dawson Architects
- Contractor: Creative Sign Designs
- Currently in final round of submittals
- Signage manufacturing to begin 9/12/2014 with substantial project completion 12/5/2014
- Project includes building signage with major departments listed; wayfinding; directories; vehicular wayfinding; and road signage
- Approximately 130 signs are planned

Tennis Courts

- New 12 court tennis facility, to include bleacher seating, new walkways, and lighting (plan is to re-use existing tennis court lights)
 - Will allow for the hosting of tournaments and matches that currently must be played offsite at Bacon Park
- Conceptual design of a new tennis court facility is complete
- In the process of selecting an architect for final construction drawings and cost estimates
- Location is slated for north of the recreational fields, just across Compass Point Drive from Windward Commons
 - Existing tennis court site cannot be utilized due to size and soil issues resulting in inconsistent settling of the ground and cracking of the current courts.
- Funding is provided through indirect funds – will have a cost estimate once architect is hired for final documents
- Second phase will be a field house (funds must be raised by Athletics before this phase will proceed)

Shearhouse Plaza

- Completion of Capital Project J161
- \$350,000 project (\$300K from J161 from plaza work and \$50K in EOY for outdoor furniture)
- Architect: Cogdell Mandrela Architects
- Contractor: Garbutt Construction
- New sidewalks, new patios, new seating
- Substantial completion November 2014

RENOVATIONS

ARC Renovation

- Minor Capital Project J-251
- \$2.7M project with a SCL of \$2.0M
- Architect – Flynn Finderup
- Currently awaiting BOR to place architect under contract
 - Once under contract, pre-design of the space will begin
- Project encompasses pool area and locker rooms (if funds are available after the original 7,000sf is designed)
- Academic Success Space – one-stop shop for a student’s collegiate academic needs (tutoring, first year experience, career services)
- User Group will be created to include faculty, staff, and students
 - Will be heavily involved in the pre-programming and design process
- Next Steps:
 - Pre-programming
 - Design and Design approval
 - Construction documents
 - Bid for Contractor
 - Award of bid
 - Renovation begins
- Desired outcome is that the renovation is complete for Fall 2015

Victor Hall 1st Floor

- \$380,000 project funded by MRR and EOY funds
- Architect: Hansen
- Contractor: Pioneer Construction
- 5-phased project to allow for continued building operations with minimal disruption
- Includes a new welcome area for prospective students/families; expanded Processors area; new finishes in the first floor public areas (floors, ceilings, walls)
- Substantial completion is November 2014

Science Center 1001

- \$50,000 project (Departmental funding)
- Architect: Ramsey Sherrill
- Contractor: CNB Construction
- Remodel of existing study area into a biology research area
- Project is in progress – working design and bid to stay within project costs
- Estimated completion - TBD

Lane Library Carpet Phase II

- \$47,000 project (EOY funds)
- Contractor: Pioneer Construction
- Scheduling installation

OLB Office Suite Renovation

- \$95,000 project (Department funded)
- Architect: Ramsey Sherrill
- Contractor: CNB Construction
- Renovation of suite area to include three additional offices
- Work is nearing completion minus punch list items.

Thermoregulation Room

- \$31,000 project (EOY funds)
- Architect: Ramsey Sherrill
- Contractor: CNB Construction
- Conversion of an old unused sauna inside of Sports Center into a Thermoregulation room for Health Sciences.
- Currently underway

Compass Point Flooring

- \$200,000 project (Auxiliary funds - Housing)
- Architect: Ramsey Sherrill
- Contractor: UGMS, Inc.
- Phase II of floor replacement in Compass Point housing (Phase I completed Summer 2013)
- Remove all carpet and replace with VCT
- Project completed on time and at/under budget

Sidewalk Replacements

- Learning Commons
 - Walkway from LC to Sports Center Lot and LC to Science Drive
 - \$40,000 project (EOY Funding)
 - 95% complete
- Burnett Blvd/HR sidewalk connections
 - \$20,000 project (EOY funding)
 - Project complete
- Compass Point Pedestrian connection
 - \$20,000 project (EOY funding)
 - Project complete

UPCOMING PROJECTS

Upcoming Projects

- Ashmore Chiller Replacement
 - \$100,000 project
 - MRR funded
 - Estimated replacement Fall/Winter 2014
- University Hall Cooling Tower Replacement
 - \$90,000 project
 - MRR funded
 - Estimated replacement Fall/Winter 2014
- Gamble Hall Air Cooled Chiller/Generator/Hurricane Shutters
 - \$430,000 project
 - EOY funds
 - Estimated replacement Spring 2015

Upcoming Projects

- Armstrong Center RTU-4 replacement
 - \$25,000 project
 - EOY funds
 - Estimated replacement Fall 2014
- ARC Sidewalk replacement at Main Entry
 - \$18,000 project
 - EOY funds
 - Estimated replacement Fall 2014
- Fine Arts Boiler Replacement
 - \$74,000 (MRR funds)
 - In the process of awarding bid
 - Estimated replacement Winter 2014/early 2015

Upcoming Projects

- Science Center Data Room Liebert Unit Replacement
 - \$15,000 (EOY funds)
 - Existing units at failure
 - September/October 2014
- Campus wide gutter and roof cleaning
 - \$13,000 (FS funded)
 - Annual maintenance
 - In progress (80% complete)
- SRC Compressor Replacements
 - \$7,000 (FS funded)
 - Existing units at failure
 - Fall 2014

Upcoming Projects

- Science Center chilled water pump replacements
 - Cost TBD – working on estimates
 - Existing units failed – temporary solution in place
 - Fall 2014
- Learning Commons Presentation Room 122 A/V upgrade
 - \$22,000 project (EOY Funds)
 - Materials are currently shipping; estimated install date October 2014

COMPLETED PROJECTS

Completed Projects

- Ashmore Hall VFD replacements
 - \$4,000 (EOY funds)
 - Existing units at failure
 - Completed in-house
- Hawes Boiler Replacement
 - \$12,000 (EOY funds)
 - Existing unit at end of life cycle
 - Completed in-house
- Burnett Hall/University Hall Office Renovations
 - \$130,000 project (MRR Funds)
 - Included Marketing, Alumni, Academic Affairs, and Health Professions areas
 - Completed Summer 2014

Contact Information

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All projects will also be posted to the Construction Page on our website (currently under development).