

***Report for Committee Members / University Campuses ....submitted April, 2007***

Name of Institution    UNC Charlotte

1. Total Amount of Bond Dollars Allocated to this Campus?    \$190,033,501
2. Please list the projects currently underway, the estimated cost, and the status of each of these projects:

**PROJECTS IN CONSTRUCTION**

**ESTIMATED COST**

**STATUS**

**PROJECTS IN CLOSE OUT /  
COMPLETE**

**ESTIMATED COST**

**STATUS**

Campus Infrastructure Development  
(Subproject of College of Education)

14,382,066

Mass Grading

Construction 100%

Roads & Utilities

Construction 100%

Regional Utility Plant #2

Construction 100%

Final Site Improvements

Construction 100%

Central Heating Plant Improvements

5,245,083

Construction 100%  
All equipment  
operating

Architect: Pease Associates  
Multi-prime contracts

Chiller Replacement

1,949,200

Construction 100%  
All equipment  
operating

Engineer: Telesis/LDS  
Multi-prime contracts

Classroom and Office Building

20,758,610

Construction 100%  
Occupied 06/27/05

Architect: LS3P Architects  
Single Prime: GC - Skanska USA

|  |            |   |
|--|------------|---|
| College of Education Building  | 32,148,697 | Construction 100%<br>Occupied 11/22/04    |
| Architect: Gantt Huberman<br>Single Prime: GC - Clancy & Theys                                 |            |   |
| College of Nursing Building  | 30,467,216 | Construction 100%<br>Occupied 11/14/2006  |
| Architect: Pease Associates<br>Single Prime: GC – Turner Construction                          |            |   |
| Graduate Engineering & Research Building   | 24,513,651 | Construction 100%<br>Occupied 2/24/2006   |
| Architect: Perkins & Will<br>Single Prime: GC - Welliver McGuire                               |            |   |
| Humanities: Academic Wing  | 28,325,251 | Construction 100%<br>Occupied 09/07/20004 |
| Architect: Jenkins Peer<br>Multi-prime contracts   |            |   |
| Humanities: Office Wing  | 5,126,949  | Construction 100%<br>Occupied 10/01/2002  |
| Architect: Jenkins-Peer<br>Multi-prime contracts   |            |   |
| McEniry Classroom Building-<br>Comprehensive Renovation  | 3,261,350  | Construction 100%                         |
| Architect: Tobin Design<br>Engineer: United Eng. Group<br>Single Prime: GC – Beam Construction |            |   |
| Physical Plant & Campus Public Safety<br>Facility  | 6,507,284  | Construction 100%<br>Occupied 03/23/20005 |
| Architect: The Adams Group<br>Single Prime: GC - Conner Construction Co.                       |            |   |
| Rowe Classroom Building-<br>Comprehensive Renovation   | 4,091,175  | Construction 100%<br>Occupied 6/15/2006.  |
| Architect: Tobin Design<br>Engineer: United Eng. Group<br>Single Prime: GC - Whiting Turner    |            |   |
| Science and Technology Building  | 34,170,000 | Construction 100%<br>Occupied 05/12/20005 |
| Architect: Pease Associates  |            |   |

|                                     |           |                            |
|-------------------------------------|-----------|----------------------------|
| Technology Infrastructure Expansion | 2,345,500 | Equipment Purchase<br>100% |
|-------------------------------------|-----------|----------------------------|

3. Are the projects adequately timed to reflect cash-flow requirements? If not, explain.

Yes.

4. List the projects that are substantially above or below budget and explain why.  
("Substantial" is defined as plus or minus 10%.)

| PROJECT LIST                             | SUBSTANTIALLY ABOVE/BELOW BUDGET   |
|--|--|
| Humanities Academic Wing                 | The project exceeds the Bond Program budget. The University is supplementing the project budget with other funds.  |
| Science and Technology Building          | The construction contract was awarded for \$28,450,525, (13.8% less than the designer's estimate). Savings are attributed to a competitive bidding market at bid time.   |
| Central Heating Plant Improvements       | The construction contract was awarded for \$4,079,240, (15% less than the designer's estimate). Savings are attributed to a competitive bidding market at bid time.  |
| Classroom and Office Building            | The construction contract was awarded for \$16,599,000 which was 11.3% less than the designer's estimate. The savings are attributed to a competitive bidding market.  |
| Graduate Engineering & Research Building | Bids on this project exceeded budget by \$908,000. Funds were moved from savings on other bond projects to cover this shortfall (see above). Also, the University chose to award 4 add alternates for an additional increase in the project of \$2,941,413. All funds were from savings on other projects. |

5. Overall, are the projects underway on this campus ahead, behind, or on schedule?

All projects have been completed and are being closed out.

6. What type of construction methods are being used (Single Prime, Multi-Prime, Construction Manager, Construction Manager at Risk)? Which ones have proven to be most effective and efficient?

Four projects were awarded multi-prime (prior to the implementation of SB914):  
Humanities Office Wing, Humanities Academic Wing, Central Heating Plant Improvements, & Chiller Replacement

All other Bond Projects utilized single-prime contracting. We have found the single prime method is strongly preferred over the multi-prime method. We have also found it very helpful to pre-qualify bidders.

7. If this campus is using CM at Risk for any of its projects, please describe your overall experiences using this method.

There are no Bond Projects utilizing the CM at Risk method, however UNC Charlotte used CM at Risk for the Residence Hall Phase 8 project which was completed on time and within budget. UNC Charlotte's recently authorized Bioinformatics Project (HB 1264) will utilize the CM at Risk delivery method. The Atkins Tower Exterior Masonry Replacement COPS R & R Project has been initiated utilizing the CM at Risk method and a construction contract has been executed. The Bioinformatics Center, Student Union & Center City Classroom Building will also be a CM at Risk project and negotiations are in progress with the selected firm.

8. Are the expenditures of the proceeds from the bonds issued under this act in compliance with the provisions of this act?

Yes.

9. Are there projects that have had a change in scope from its original intent? If any of these projects require General Assembly approval, please list these projects and the change.

None.

10. List projects currently underway that require additional funding, other than bond dollars.

None

11. What are the sources for these funds? Are all of these funds on hand? If not, please explain why.

N/A

12. What is the current HUB participation rate at this campus (please break down for Women, African-American, and Other)? Please list and explain efforts to reach HUB goals.

The current overall HUB participation rate for UNC Charlotte bond projects is 14.0%, with the corresponding breakdown;

|                     |       |
|---------------------|-------|
| Black               | 1.8%  |
| Hispanic            | 0.5%  |
| Asian American      | 0.4%  |
| American Indian     | 0.1%  |
| Non-Minority Female | 11.1% |

While UNC Charlotte's current participation rate for bond projects is above the 10% state goal, the following efforts are ongoing to increase participation in all minority categories;

- a. Conduct information sessions for all Construction Manager at Risk (CM@R) projects to fully apprise HUB firms of project scope, pre-qualification requirements, bid packages, pre-bid and bid schedules, and HUB participation goals. Our HUB Coordinator is working with Construction Manager at Risk firms to ensure bid packages are broken out, whenever possible, to allow for increased participation for HUB firms. The following actions have taken place this quarter regarding two (2) upcoming CM@R projects;
  - (1) Student Union (Centex Builders) – conducted a HUB Project Information Session on February 15<sup>th</sup>. Conducted pre-bid meetings for 37 bid packages on March 20<sup>th</sup>. Bid openings will be held on April 10<sup>th</sup> and 11<sup>th</sup>.
  - (2) Bioinformatics Center (Rodgers Builders) – conducted a HUB Project Information session on March 28<sup>th</sup>. A Pre-bid meeting for the early site package will be held on April 10<sup>th</sup>.
- b. Media Advertisements continue to be posted in the Charlotte Observer, the Charlotte Post, the Challenger Newspaper and the La Noticia Newspapers for all capital projects. In addition, copies of all plans, drawings, and specifications are made available to the Hispanic Contractors Association of the Carolinas (HCAC) and the Metrolina Minority Contractors Association (MMCA). Information about all upcoming capital projects is also posted to the UNC Charlotte Facilities Management website.
- c. HUB Database – the HUB Coordinator has created (on-going process) a new vendor database which is far more “user friendly” than the previous instrument. Database information was obtained from a number of resources; Third Party Vendors from the CAPSTAT system, HUB Academy Graduate list, CM@R vendor databases (Centex and Rogers Builders), the NC Vendor Link database and the NC DOT Vendor Directory. Vendor information has also been obtained from vendors at events/functions which the HUB Coordinator has attended since coming on board 11/27/06. The University Purchasing Department is also utilizing this database.

- d. Pre-bid Construction Meetings – The HUB Coordinator, in lieu of the University Project Manager makes a presentation on the Senate Bill 914 requirements, HUB documents required with the bid, to include information on the documents required to substantiate “good faith efforts”. The HUB Coordinator has been helping prime contractors to identify qualified minority firms for subcontracting opportunities and has been instrumental in helping the Purchasing Department identify and obtain minority firms to participate in the informal construction process.
- e. Outreach/Networking – The HUB Coordinator has been participating in statewide (State Construction Conference HUB Outreach & Network Reception 02/26/07) and community events (Charlotte Chamber Diversity Business council’s Procurement Conference 03/07/07) to help increase awareness and interest among minority firms about opportunities at UNC charlotte. She coordinated and along with the Purchasing Department conducted a “How to do Business with UNC charlotte” workshop (03/08/07) to apprise vendors of University procurement procedures. This workshop will now be conducted on a quarterly basis. . The HUB Coordinator has also been working with minority contractors associations, other UNC System HUB Coordinators, local government minority program coordinators and prime contractors in an effort to get minority firms interested in doing business with UNC charlotte. The Coordinator is quickly becoming the focal point at UNC Charlotte that minority (and non-minority) firms can contact for business opportunity information.

13. Please describe any innovative practices being used to complete the Bond Program.

No additions since last reporting

14. What are the major challenges facing this University in completing the bond projects.

No longer applies

15. If this challenge was listed previously, what has been done since the last meeting/survey to remedy the situation?

No longer applies

16. Please list projects that are scheduled to start within the next quarter.

All bond projects are completed and are being closed-out.

17. Additional Comments/Concerns. None

None.

Prepared by: Philip M. Jones, Associate Vice Chancellor for Facilities

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