

Reports for Committee Members / University Campuses

Name of Institution: University of North Carolina Asheville
Prepared by: Stephen Baxley
Date: September 28, 2007

1. Total Amount of Bond Dollars Allocated to this Campus? \$50,107,200.
2. Please list the projects currently underway, the estimated cost, and the status of each of these projects?

Completed Projects

Technology Infrastructure Expansion, 751,200; Complete
Campus Primary Electrical Distribution System, \$1,023,800; Complete
Highsmith Center II-Comp Renovation, \$356,800; Complete.
Highsmith Center I-Comp Renovation, \$11,522,000; Complete
Justice Gym Renovations, \$195,000; Complete
Carmichael Hall Classroom Building, \$5,524,200; Complete
Zageir Hall Partial Renovation, \$2,569,100; Complete
Relocate Physical Plant Facilities, \$6,318,900; Complete

Under Construction

Science and Multi-Media Building, \$22,203,200 - 88% Complete

Pending Award of Construction Contract

None

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%.)

All projects have stayed within their budgets.

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

Program is on schedule.

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?

Single Prime and Construction Manager at Risk (Science and Multi-Media Building only). Both delivery methods have their place. The expense and complexity of the Science Building lends itself to CM at Risk. Our experience during the design stage has been very positive. All other projects have been/are being pursued as single prime contracts. Our experience to date with single prime has been much preferred over our previous experience with multi-prime.

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

One, the Science and Multi-Media Building. The experience (Design Phase) was favorable. Due to the escalation in construction cost, the CM at Risk contract has been terminated.

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.

The Science Building project was re-titled from "Math and Science Building" to Science and Multi-Media Building" to reflect the final occupants of the building. This change was approved by the UNC Office of the President.

The Carmichael Hall Classroom Building was changed from a renovation to a replacement project. This was approved by the General Assembly in 2003.

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

Science and Multi-Media Building. While the building is being completed with Bond funding, additional funding is need to equip the laboratories to the level needed to fully conduct undergraduate research and instruction.

11. What are the sources for these funds? Are all of these funds on hand? If not, please explain why. Funds have been identified by a variety of sources such as carry-forward funds and federal grants. Efforts are continuing in this fund raising effort.
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.

Project	HUB	Percentage
Justice Gym Renovation	African-American	9%
Highsmith Center Renovation	African-American	1%
Campus Electrical System	NA	0%
Carmichael Hall	Hispanic & Female	17%
Relocate Physical Plant Facilities	NA	1%
Science & Multi Media Building	Female	2%
Zageir Hall Renovation	African-American	100%

Seminars have been held to educate on the state construction process. Projects are advertised through the Asheville-Buncombe Minority Affairs Division. Certified HUB contractors are contacted by email and telephone of bidding opportunities. HUB's are invited to mandatory pre-bid meetings to meet all prospective prime contractors. Specifications and prints are available at UNCA and two local locations for HUB contractors to review.

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

Deconstruction of buildings to be renovation or replaced to recycle/reuse as much of the building materials as possible. Energy and Environmental standards for all buildings to include green roofs, ground source heat pumps, re-use of rain water, etc.

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

The scope and complexity of completing a program of this size while minimizing the impact on academic programs and campus activities.

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

This is not a challenge to be "remedied", it is a reality that is being minimized by dedicated planning efforts and the positive attitudes of the University's Faculty, staff, and students.

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

17. Additional Comments/Concerns. None.