OPEN SESSION

FOR ACTION

1. Designer Approval
   - Joyner Residence Hall HVAC, Bathroom, & Window Renovations
   - Lineberger Comprehensive Cancer Center Faculty Recruitment Lab Renovations
     Anna Wu, Associate Vice Chancellor for Facilities Services
     (Attachment A)
     (Attachment B)

2. Design Approval
   - UNC Hospital Surgical Tower
     Anna Wu, Associate Vice Chancellor for Facilities Services
     (Attachment C)

3. Property Disposition by Easement
   Bruce Warrington, Director, UNC Property Office
   (Attachment D)

FOR INFORMATION ONLY (No formal action is requested at this time)

1. Development Report
   David Routh, Vice Chancellor for University Development

2. Transit Updates - Light Rail and Bus Rapid Transit
   Brad Ives, Associate Vice Chancellor for Campus Enterprises & Chief Sustainability Officer
   Than Austin, Associate Director of Transportation & Parking
   Anna Wu, Associate Vice Chancellor for Facilities Services
DESIGNER SELECTION – UNC JOYNER RESIDENCE HALL HVAC, BATHROOM & WINDOW RENOVATION

The project is for improvements at Joyner Residence Hall - a four story, approximately 41,500 square foot building. Improvements include replacement and upgrades to the existing HVAC systems, ADA upgrades, and fall protection installation and repairs at the slate roof. A condition assessment of the existing windows is included. The project scope includes the cost to fully renovate fourteen (14) multi-user bathrooms and two (2) single-user bathrooms.

Project budget is $6,616,825 and will be funded through Housing receipts. The project was advertised on January 8, 2018. Eleven (11) proposals were received. Four (4) firms were interviewed on February 20, 2018. Members of the Board of Trustees did not participate in the interviews. The committee recommended the selection of the three firms in the following priority order:

1. XXX XXX, XX
2. XXX XXX, XX
3. XXX XXX, XX

The firms were selected for their past performance on similar projects, strength of their consultant team and experience with campus projects.

RECOMMENDED ACTION

A motion to approve the three firms in the following priority order:

1. XXX XXX, XX
2. XXX XXX, XX
3. XXX XXX, XX
Joyner Residence Hall Renovations

PROJECT LOCATION

UNCG, Finance and Operations

Designer Approval
Joyner Residence Hall Renovations

PROJECT LOCATION

[Image of a map showing the project location]
DESIGNER SELECTION – UNC LINEBERGER COMPREHENSIVE CANCER CENTER FACULTY RECRUITMENT LAB RENOVATION

This project will renovate 2600 SF of existing laboratory space in the Lineberger Comprehensive Cancer Center into Faculty Recruitment Facilities and common use laboratories. New flooring, ceilings, lighting, and casework will be installed and utilities relocated to the new casework locations. Lighting will be upgraded to LED fixtures. HVAC airflows will be adjusted to comply with new energy efficiency standards. Accessibility upgrades throughout the building will be completed to bring the building into compliance with current regulations. The project will also include upgrades and additions to common use areas, including lounges, breakrooms, gender neutral toilet and shower facilities, and a lactation room.

The project budget is $1,400,000 and will be funded by University Cancer Research Trust Fund – for Renovation and Equipment. The project was advertised on February 6, 2018. Six (6) proposals were received. Three (3) firms were interviewed on March 12, 2018. Members of the Board of Trustees did not participate in the interviews. The committee recommended the selection of the three firms in the following priority order:

1. XXX  XXX, XX
2. XXX  XXX, XX
3. XXX  XXX, XX

The firms were selected for their past performance on similar projects, strength of their consultant team and experience with campus projects.

RECOMMENDED ACTION

A motion to approve the three firms in the following priority order:

1. XXX  XXX, XX
2. XXX  XXX, XX
3. XXX  XXX, XX
Lineberger Faculty Recruitment Lab

PROJECT LOCATION
Lineberger Faculty Recruitment Lab

PROJECT LOCATION
DESIGN APPROVAL—UNC HEALTHCARE SURGICAL TOWER

UNC Hospitals’ main perioperative suite dates back to 1952. Operating room size, ceiling height, supporting ancillary functions, and supporting infrastructure do not meet current code or recommended guidelines. Although various upgrades have been completed since 1952, facility limitations prohibit the use of newer technologies.

UNC Hospitals received site approval to construct the Surgical Tower on a site identified in the 2001 Campus Master Plan south of the Ambulatory Patient Care Facility in July 2016.

The program for the 7-story Surgical Tower will include 24 operating rooms, waiting rooms on each floor, 56 pre/post-operative care areas that are adjacent to the ORs and 56 ICU beds. The building height is similar in height to the NC Memorial Hospital. The exterior of the Surgical Tower is intended to complement the exterior of the NC Cancer Hospital with the goal to create a more uniform appearance at the front of UNC Hospitals.

The project is scheduled to start construction in August 2018.

Anticipated project budget is $290 million.

The project was presented to the Board of Trustees for information at the November 2017 meeting.

RECOMMENDATION ACTION

For Approval
UNC Hospital Surgical Tower

PROJECT LOCATION
UNC Hospital Surgical Tower

PROJECT LOCATION
UNC Hospital Surgical Tower
UNC Hospital Surgical Tower
UNC Hospital Surgical Tower

EXISTING CONDITIONS
AERIAL VIEW
UNC Hospital Surgical Tower

PROPOSED
AERIAL VIEW
UNC Hospital Surgical Tower

VIEW FROM SOUTH EAST (FROM DOGWOOD DECK)
UNC Hospital Surgical Tower

ENTRY VIEW
UNC Hospital Surgical Tower

VIEW OF CANOPY, LOOKING SOUTH
UNC Hospital Surgical Tower

VIEW FROM MANNING DRIVE
UNC Hospital Surgical Tower

VIEW FROM SOUTH WEST
UNC Hospital Surgical Tower

VIEW FROM SOUTH WEST
UNC Hospital Surgical Tower

VIEW FROM SOUTH WEST
UNC Hospital Surgical Tower

CONSTRUCTION LOGISTICS – EXISTING CONDITIONS
UNC Hospital Surgical Tower

CONSTRUCTION LOGISTICS – PHASE 1

[Map of UNC Hospital Surgical Tower with phases marked from 2018 to 2021]

Design Approval
PROPERTY DISPOSITION BY EASEMENT TO THE COMMUNITY CHURCH OF
CHAPEL HILL UNITARIAN UNIVERSALIST, INC.

This request is for approval to authorize disposition of property by easement for approximately
400 – 500 square feet (subject to final survey) of vacant land along the southern campus boundary
near the intersection of Mason Farm Road and Purefoy Road to The Community Church of Chapel
Hill Unitarian Universalist, Inc. for the limited purpose of connecting the church’s parsonage to
OWASA’s sanitary sewer main, which is located approximately 20 feet north of the common
boundary line. The septic system for the Community Church’s parsonage failed and OWASA has
approved a variance allowing the Community Church to connect this residence to the nearby
sanitary sewer line. The Community Church will pay for all expenses associated with the design
and construction of the new sewer line and construct it in accordance with design plans (see
Exhibit A), approved by UNC and OWASA. In exchange, the Community Church has agreed to
grant the University an ongoing Right-of-Entry for pedestrian access along its driveway from
Purefoy Road for University personnel to inspect and maintain a stormwater pond embankment
near the South Chiller Annex.

RECOMMENDED ACTION

A motion to recommend approval authorizing disposition of property by easement to The
Community Church of Chapel Hill Unitarian Universalist, Inc. for the purpose of connecting the
church’s parsonage to OWASA’s sanitary sewer main located on University property, in
accordance with design plans approved by UNC and OWASA.
NOTE:
Final location of sanitary connection
shall be based upon final field survey
and to minimize impacts to existing trees.

SURVEY INFORMATION TAKEN FROM A SURVEY
PROVIDED BY PHILIP POST & ASSOCIATES, ENTITLED
SIDEWALK EASEMENT PLAT, DATED 3/7/2007
BOOK 101, PAGE 148

PRELIMINARY
NOT FOR CONSTRUCTION
Aerial depiction of Easement Grant

400 -500 sf easement
David S. Routh, Vice Chancellor for Development

Finance, Infrastructure, and Audit Committee
New Cash & Commitment Totals

Amounts in millions. YTD as of 3/19/18 *

*Grants loaded through 12/22/17
Ed Foundation Gifts through 1/31/18
Cash Totals

Amounts in millions. YTD as of 3/19/18 *

*Grants loaded through 12/22/17
Ed Foundation Gifts through 1/31/18
the CAMPAIGN for CAROLINA

$1,971,189,709

Amount as of 3/18/18
Events with IMPACT
Grateful Patient
PROGRAM
UNC Medicine
LEGACY + IMPACT
on a single planned gift

$4.25M
1st Named Deanship

School of Information and Library Science
The Graduate School
Summer Research Fellowships funded by DR. ANNE YORK
REGGIE HOLLEY’S
first gift in 2010
$250
Institute for the Environment
the CAMPAIGN for CAROLINA

David S. Routh, Vice Chancellor for Development

Finance, Infrastructure, and Audit Committee
Transit Updates

Light Rail and Bus Rapid Transit
Durham-Orange Light Rail Transit

• Projected opening: 2028
• Four stations on UNC property:
  • UNC Hospitals
  • Mason Farm Rd (behind Smith Center)
  • Hamilton Rd (adjacent to Hole 17 of Finley Golf Course)
  • Friday Center
• In process: review of 50% engineering plans
Durham-Orange Light Rail Transit

KEY ISSUES

• Coordination with Campus Master Plan
• Donation of easements
• Level of University financial support
• Mitigating impacts to Finley Golf Course
• Roadway changes on south campus

• Federal funding decision: by September 2019
North-South Corridor Bus Rapid Transit

- Corridor: MLK Blvd/US 15-501 South
  - Eubanks Rd park-and-ride to Southern Village park-and-ride
  - Enters UNC via Manning Dr/Mason Farm Rd
  - Connects to future UNC Hospitals light rail station
- Cost estimate: $97-106M
- Next 18-24 months: more detailed design and engineering
North-South Corridor Bus Rapid Transit

KEY ISSUES

• Coordinating BRT infrastructure with light rail and south campus development and infrastructure needs

• Funding gap
  • Uncertain state and federal funding
  • Will likely require substantial UNC investment