MINUTES
The University of North Carolina at Greensboro
Board of Trustees
Business Affairs Committee

February 19, 2009

MEMBERS PRESENT: Randall Kaplan, Steve Hassenfelt, Richard Moore, absent - James N. Smith, William Pratt

OTHER BOARD MEMBERS/GUESTS: Rebecca Adams, Kate Barrett, Nelson Bobb, Linda Brady, Mike Byers, Lucien Capone, Terri Cartner, Shannon Clegg, Jean Davis, Carol Disque, Howard Doyle, Carolyn Ferree, Steve Gilliam, Jill Hillyer, Donna Honeycutt, Bruce Michaels, Scott Milman, Sharlene O’Neil, Fred Patrick, Jorge Quintal, Sandra Redmond, Cindy Reed, Steve Rhew, Don Skeen, Patricia Stewart, Reade Taylor, Michael Tuso

PROCEEDINGS: Mr. Kaplan called the meeting to order at 9:04 a.m. The minutes from the November 20, 2008 meeting were approved as distributed.

ACTION ITEM:

Designer Selection for Jackson Library Renovation, Dining Hall Renovation, and HHP Locker Room Renovation

Mr. Quintal advised that the Jackson Library Renovation, budgeted for $1,000,000, includes renovation and modernization of the exiting library. The work will renovate space on the third and ground floor of the 1951 wing, including installation of a new HVAC system electrical improvement, and a new fire suppression system.

Fifteen letters of interest were received. A short list of three firms were interviewed. The top three firms in ranking order were:

Lambert Architecture + Interiors
Craig Gaulden Davis/TFF Architects
Cherry Huffman Architects

The firm of Lambert Architecture + Interiors, Winston-Salem, NC is recommended as the designer because:
1. The design team exhibited a clear understanding of the end users’ goals, objectives, and vision for the project, and demonstrated achievement of similar goals on previous projects.
2. A nationally renowned library consultant is an integral part of the design team.
3. The design team demonstrated experience with renovations of library archives and special collections.

It was recommended that the Board of Trustees approve the firm of Lambert Architecture + Interiors for this project. Mr. Hassenfelt moved and Mr. Moore seconded. The designer selection was approved.
Mr. Quintal advised that the Dining Hall renovation and modernization had a budget of $21,000,000. The work will include renovating the existing facility on campus containing Dining Services Administration offices, various retail dining venues, including national brands, a full service, all you can eat board plan (cafeteria), and a retail restaurant. This project is primarily intended to modernize the service points in the cafeteria to continue to allow for high volume food service while improving the customer experience. It is also intended to maximize the use of retail and administrative space and update internal infrastructure (plumbing, mechanical and electrical) and ADA access issues. Implementation of construction will be accomplished in phases in order to maintain food service delivery in the building year-round.

Thirty-seven letters of interest were received and the list was narrowed to six firms for interview. The top three in ranking order were:

1. Gantt Huberman Architects  Charlotte, NC
2. Moser Mayer Phoenix Assoc. PA  Greensboro, NC
3. Pearce Brinkley Cease + Lee  Raleigh, NC

The firm of Gantt Huberman Architects, Charlotte, NC is recommended as the designer due to the following:

1. Gantt Huberman assembled a very strong team with outstanding engineering expertise and with previous successful collaborations in the design of food service facilities.
2. The designer team includes a strong nationally recognized food service consultant with design and operational expertise.
3. Gantt Huberman is a North Carolina award-winning HUB design firm that will utilize state of the art design technology.

Ms. Preyer asked if the renovation included energy renovations. Mr. Quintal reported that this is required by senate bill 668 to reduce our energy usage by 20% of the baseline previously.

Ms. Davis asked how this project would be funded and when construction would begin. Mr. Quintal advised that the renovations would be funded through debt service supported by dining receipts. Ground breaking will be in 2010.

It was recommended that the Board of Trustees approve the firm of Gantt Huberman Architects for this project. Mr. Hassenfelt moved and Mr. Moore seconded. The designer selection was approved.

Mr. Quintal advised that the project to renovate and modernize the HHP locker rooms had a budget of $2,341,000. This project will renovate and modernize the general use locker rooms and dedicated locker rooms for team sports. The work will include new layout of locker rooms and toilet/shower facilities with new plumbing, mechanical, electrical and HVAC systems. Twenty-eight letter of interest were received. The list was narrowed to four firms for interview. The top three firms in ranking order were:

1. Clark-Nexsen Architecture and Engineering  Raleigh, NC
2. Walter Robbs Callahan & Pierce Architects  Winston-Salem, NC
3. Perkins Eastman  Charlotte, NC
The firm of Clark-Nexsen Architecture and Engineering is recommended as the designer on the following criteria:

1. Clark-Nexsen having both architects and engineers on staff, at the same office, will enhance coordination of design and construction of this difficult renovation project.
2. This design firm has previously, successfully, completed a difficult bathroom and shower project on this campus.
3. The team presented a balanced approach that created an innovative design within the budget.

It was recommended that the Board of Trustees approve the firm of Clark-Nexsen Architecture and Engineering for this project. Mr. Hassenfelt moved and Mr. Moore seconded. The designer selection was approved.

INFORMATION ITEMS:

Report on Architects/Designers Appointed by Chancellor (BAC-2)

Mr. Quintal reported that the Railroad Tunnel/Bridge Feasibility Study had a budget of $36,000 below the threshold of $500,000 for Board of Trustee approval.

The 2007 Campus Master Plan Update identifies future development to the south of the existing railroad tracks, making a pedestrian connection between West Lee Street and the campus. The purpose of this study is to investigate both options of bridging and tunneling of the railroad tracks to achieve the connection between the existing campus and West Lee Street.

Twelve letters of interest were received and the firm of Kimley-Horn and Associates, Inc., Raleigh, N.C. was recommended to the Chancellor for this appointment for the following reasons:

1. Previous experience working with North Carolina Railroad and UNCG.
2. Relevant experience with similar projects of this type.
3. Knowledge and experience with grant writing and alternative funding sources for similar projects.

Based on the above information, appointment of Kimley-Horn and Associates, Inc., Raleigh, N.C. was made by the Chancellor.

The meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Donna Honeycutt