



**Finance and Administration Committee
March 14th, 2023**

Information Item

**FAC-2 Emergency Justification for Jefferson Suites Stucco Replacement Project:
Direct Selection of Designer & General Contractor**

Background Information

In accordance with Article VII, Paragraph F of the University of North Carolina Design and Construction Guidelines, a request is to be submitted to the System President requesting the implementation of emergency contracting procedures to address a matter of health and safety on campus. The emergency declaration allows the project to proceed under provisions made for emergency projects. An emergency project is generally exempt from the designer selection process and public advertising for bids.

Jefferson Suites Residence Hall was constructed in 2011. In 2022, the University noticed accelerated degradation of the exterior stucco work that presented with delamination of the cladding in various areas around the building exterior. Raymond Engineering assessed the condition that indicated issues with the stucco system, which was discontinued and is no longer in use. The original Construction Manager at Risk (Samet/Barton Malow) was contacted with the findings and performed an additional assessment with SKA Consultant Engineers. The recommendation is a complete replacement of the system as soon as possible. The University installed a preventative scaffolding system over pedestrian areas to provide protection.

The UNC System Office and State Construction Office were informed via the attached letter from Chancellor Gilliam, and the System Office approved this emergency project on January 25th, 2023 (see email communication below). The State Construction Office created the project in Interscope Code# 42225 – Item# 304. UNC Greensboro has direct selected SKA Consulting Engineers, Inc. as the project's designer. Upon completion of the design, a general contractor will be direct selected to submit a proposal for the construction contract. The construction contract award shall be reviewed and approved by the UNC System Office. The goal is to complete the work as soon as possible.

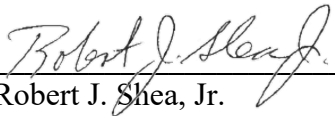
Budget

The estimated budget for the project is \$800,000 to \$1,000,000 and will be confirmed through the design and construction award process. The funding source will be Housing Receipts.

Attachments:

2.1 Emergency Justification for Jefferson Suites Stucco Replacement
Memorandum signed by Chancellor Franklin D. Gilliam 1/12/2023

2.2 UNC System Notification of Approval 1/25/23



Robert J. Shea, Jr.
Vice Chancellor for
Finance *and* Administration



Franklin D. Gilliam, Jr.
Chancellor

TO: President Peter Hans
Office of the President
223 S. West Street
Suite 1800
Raleigh, NC 27603

FROM: Chancellor Franklin D. Gilliam, Jr.

DATE: January 12, 2023

RE: Emergency Justification for Jefferson Suites Stucco Replacement

Dear President Hans,

In accordance with Article VII, Paragraph F of the University of North Carolina Design and Construction Guidelines, I am writing to request the implementation of emergency contracting procedures to address a matter of health and safety on campus.

Jefferson Suites Residence Hall was constructed over a decade ago in 2011. In 2022, the University noticed accelerated degradation of the exterior stucco work that presented with delamination of the cladding in various areas around the building exterior. Raymond Engineering assessed the condition that indicated issues with the stucco system, which has been discontinued and is no longer in use. Raymond recommended a complete replacement of the system as soon as possible. Per the report and due to increasing concern about potential falling debris, the University installed a preventative scaffolding system over pedestrian areas to provide protection as we determined how best to proceed. The original Construction Managers at Risk (CMRs) were contacted with the findings, and they performed an additional assessment with SKA Consultant Engineers. SKA's findings agreed with Raymond's as to the safety concern and recommended a complete replacement of all the existing stucco facades. SKA and the CMRs (Samet/Barton Malow) presented this to UNC Greensboro on January 3rd, 2022.

To address potential safety issues by replacing the stucco as quickly as possible, UNC Greensboro requests that the replacement be classified as an emergency project. As such, UNC Greensboro would direct select a contractor to assist in the process and start procuring replacement materials as soon as possible. The funding source for this project will be Housing Receipts.

My staff has discussed this matter with the System Office and the State Construction Office to inform them of the progress of these emergency repair operations. Thank you for your support.

Sincerely,



Chancellor Franklin D. Gilliam, Jr

Cc: Katherine Lynn, Vice President for Finance and Capital Planning
Miriam Tripp, Director of Capital Planning
Michael Shumsky, Director of State Construction Office
Michael Ali, Assistant Director, Construction Management & FCAP, State Construction Office
Aaron Lumpe, Construction Contracts, State Construction Office
Bob Shea, Vice Chancellor, Finance and Administration, UNC Greensboro
Sameer Kapileshwari, AVC for Facilities, UNC Greensboro
David Friedman, Director of Design and Construction, UNC Greensboro
Sandra Redmond, Capital Improvements Administrator, UNC Greensboro

----- Forwarded message -----

From: **Katherine C Lynn** <kclynn@northcarolina.edu>

Date: Wed, Jan 25, 2023 at 9:23 AM

Subject: Emergency Declaration for Jefferson Suites Stucco Replacement - UNC Greensboro

To: Sameer Kapileshwari <s_kapile@uncg.edu>, Franklin Gilliam <fgilliam@uncg.edu>, r_shea@uncg.edu <r_shea@uncg.edu>

Cc: Miriam Tripp <mdtripp@northcarolina.edu>, Shumsky, Michael J <michael.shumsky@doa.nc.gov>, Sandra Redmond <sdredmon@uncg.edu>

Chancellor Gilliam,

The request for emergency declaration for the **Jefferson Suites Stucco Replacement at UNC Greensboro** has been approved. The estimated budget for the project is \$800,000 to \$1,000,000.

The emergency declaration allows the project to proceed under provisions made for emergency projects. In general, an emergency project is exempt only from the designer selection process and publicly advertising for bids. The provisions for emergency projects do not provide an exemption from compliance with any and all applicable State Construction Office's requirements, including plan review for code compliance and inspections.

If you have any questions, please feel free to contact me.

Thank you,

Katherine

Katherine C. Lynn

Vice President for Finance and Capital Planning

Finance and Administration

p: 919.962.2790

c: 334.546.7740



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