



**Finance and Administration Committee
October 10, 2023**

Information Item

FAC-2 Update on Jefferson Suites Stucco Replacement Emergency Project

Background Information

The UNC System Office approved this emergency project on January 25, 2023. The State Construction Office created the project in Interscope Code# 42225 – Item# 304. UNC Greensboro thereafter directly selected SKA Consulting Engineers, Inc. as the project’s designer and executed a Design Services Contract on February 24, 2023. An initial budget of \$1,000,000 was established as a placeholder that needs to be confirmed through the design process. This was reported to the Board of Trustees at the March 14, 2023 FAC meeting.

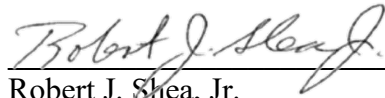
The University worked closely with SKA on visual and intrusive inspection of the existing conditions and in evaluating options for replacement (stucco, cement fiberboard, and exterior insulation finishing system - EIFS). The extent and scope of replacement were greater than initially expected, and the team determined that EIFS was the most appropriate, technically feasible, and economical solution. SKA has worked closely with Samet Corporation, the original Construction Manager for Jefferson Suites, on cost and schedule estimation. UNC Greensboro intends to select Samet to bid on the project’s construction directly.

UNC Greensboro met with Miriam Tripp and Gordon Rutherford of the UNC System Capital Planning, Design, and Construction Office on June 29, 2023, and established the following path forward to complete the project:

1. Complete Design and Finalize Project Estimate in August and September 2023.
2. Confirm the required funding and submit a revised letter to the UNC System for Increased Authorization.
3. Once Authorization is confirmed, submit the project to the State Construction Office for approval to bid to a directly selected contractor.
4. Award the construction contract in Fall 2023.
5. Begin construction in April 2024 with a single construction mobilization and as weather permits (temperatures above 42 degrees are required for proper EIFS installation).

Budget

The anticipated budget for the project is approximately \$3,250,000, and the funding source is Housing Receipts. The final construction budget estimate from the design team is expected in September to assess available funding and request the appropriate increase in authority approval from the UNC System Office.



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Finance *and* Administration