

This semi annual report was presented to The University of North Carolina at Chapel Hill  
Board of Trustees in January of 2006

**STATUS OF CAPITAL IMPROVEMENT PROJECTS  
THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL  
FACILITIES PLANNING & CONSTRUCTION**

**PROJECTS COMPLETED SINCE LAST REPORT (JULY 2005)**

1.	Cobb Residence Hall/Renovations & Addition	\$	10,103,782
2.	Facilities Services Support Services (Shops)	\$	3,344,439
3.	Student Family Housing	\$	46,409,888
4.	440 West Franklin Street Renovation	\$	9,596,514
5.	North East Chiller Plant/Parking Deck (Package I Utilities)	\$	8,106,636
7.	Mary Ellen Jones Building Fire Alarm	\$	539,093
8.	Cogeneration Facility HVAC Modifications	\$	1,612,534
9.	Chatham County Park and Ride	\$	2,139,749
10.	Phillips Hall and Phillips Annex Roof Replacement	\$	742,223
11.	Bynum and Caldwell Roof Replacement	\$	530,009
12.	Davie and Howell Hall Roof Replacement	\$	536,199
13.	Dental Office Building – HVAC Replacement	\$	650,050
14.	Hot Water Replacement (New West Phase III)	\$	2,967,760
15.	Wilson Hall Renovations Phase I (Abatement)	\$	491,000
16.	Genetic Medicine Building Phase I (Site/Utilities)	\$	3,680,650
17.	Howell Hall Classroom Renovation	\$	150,000

**PROJECTS UNDER CONSTRUCTION:**

1. **Science Complex-Phase I – \$96,800,215**  
(Funding – Higher Education Bond Program, University Non-Appropriated and Gifts)  
Construction began in December 2002, and is 76% complete. Estimated completion is August 2006.
2. **Medical Sciences Research Building Addition and Renovation – \$20,000,000**  
(Funding – Higher Education Bond Program)  
Construction began August 2003 and is 91% complete. Estimated completion is February 2006.
3. **Burnett Womack/Renovations – \$31,000,000**  
(Funding – Higher Education Bond Program)  
Phase I Demolition was completed April 2004. Phase II renovation was completed November 2005. The 9<sup>th</sup> Floor was added by change order and will be completed September 2006.
4. **Chilled Water Phase IV (Package II) – \$15,596,956**  
(Funding – Higher Education Bond Program and University Non-Appropriated Receipts)  
Construction began April 2004, and is 99% complete. Project completion is expected in January 2006.
5. **Beard Hall/Renovations – \$4,926,092**  
(Funding – Higher Education Bond Program and Gifts)  
Construction began April 2004, and is 85% complete. Project completion is expected in February 2006.
6. **Manning Steam Plant & Utility Distribution Tunnel (Phase I) – \$32,051,796**

**(Funding – Higher Education Bond Program and University Non Appropriated/Receipts)**

Phase I began construction in February 2004, and is 96% complete. Project completion is expected in January 2006.

7. **Manning Steam Plant & Utility Distribution Tunnel (Phase 2A) – \$24,163,376**  
**(Funding – Higher Education Bond Program and University Non Appropriated/Receipts)**  
Construction began June 2005, and is 26% complete. Project completion is expected in October 2006.
8. **Manning Steam Plant & Utility Distribution Tunnel (Phase 2B) – \$27,427,000**  
**(Funding – Higher Education Bond Program and University Non Appropriated/Receipts)**  
Phase 2B project began construction in January 2005, and is 45% complete. Project completion is expected in June 2007.
9. **Facilities Services Support Services (EHS Building) – 4,110,595**  
**(Funding – Higher Education Bond Program and University Non-Appropriated/Receipts)**  
Construction began January 2005, and is 65% complete. Project completion is expected in March 2006.
10. **Brauer Hall Renovation – \$9,727,489**  
**(Funding – Higher Education Bond Program and University Non-Appropriated/Receipts)**  
Construction began November 2004 and is 55% complete. Project completion is expected in November 2006.
11. **Global Education Center – \$24,137,000**  
**(Funding – Higher Education Bond Program, University Non-Appropriated/Receipts and Gifts)**  
Construction began November 2004, and is 32% complete. Project completion is expected in November 2006.
12. **ITS Building – \$27,033,000**  
**(Funding – Higher Education Bond Program and University Non-Appropriated/Receipts)**  
Construction began December 2004 and is 37% complete. Project completion is expected in November 2006.
13. **New West Building – \$2,803,936**  
**(Funding – Higher Education Bond Program)**  
Construction began November 2004, and is 72% complete. Project completion is expected in March 2006.
14. **North East Chiller Plant/Parking Deck (Package II Plant/Deck) – \$30,170,620**  
**(Funding – Higher Education Bond Program and University Non-Appropriated/Receipts)**  
Construction began January 2005, and is 53% complete. Project completion is expected in August 2006.
15. **Residence College Phase II – \$68,333,988**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction began August 2004, and is 66% complete. Project completion is expected in August 2006.
16. **Rizzo Center Expansion Phase II – \$16,609,656**  
**(Funding – Gifts)**  
Construction began October 2004, and is 73% complete. Project completion is expected in September 2006. The Business School Foundation is constructing this expansion.
17. **Women’s Softball Facilities – \$1,500,000**  
**(Funding – Gifts)**  
Construction began April 2005. Project completion is expected in February 2006. The Educational Foundation is constructing this project.
18. **Morrison Residence Hall Renovation – \$20,676,304**  
**(Funding – University Non-Appropriated Receipts)**

Construction began June 2005, and is 16% complete. Project completion is expected in July 2007.

19. **Jackson Circle Parking Deck – \$18,925,095**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction began June 2005, and is 35% complete. Project completion is expected in August 2006.
20. **Daniels Student Store Renovation – \$8,575,203**  
**(Funding – University Non-Appropriated Receipts)**  
Construction began August 2005 and is 11% complete. Project completion is expected in December 2006.
21. **Alumni, Bynum & Howell Halls Window Replacement – \$662,796**  
**(Funding – COPS Repair and Renovation)**  
Project bid June 28, 2005. Project is expected to start in February 2006. Howell window replacement has been designed and put on hold.
22. **New East and Phillips Hall Exterior Repairs – \$598,637**  
**(Funding – COPS Repair and Renovations)**  
Construction began July 2005, and is 85% complete. Project completion is expected in January 2006.
23. **Student and Academic Services Building – \$25,600,000**  
**(Funding – Higher Education Bond Program)**  
Phase I demolition of Chase is complete. Phase II is 14% complete. Project completion is expected in April 2007.
24. **Fiber Optic Network - Phase VB – \$1,782,129**  
**(Funding – Higher Education Bond Program)**  
Construction began January 2005, and is 82% complete. Project completion is expected in January 2006.
25. **Electrical Systems Improvement (Ductbanks Phase I) – \$893,330**  
**(Funding – Higher Education Bond Program)**  
Construction began April 2005, and 50% of the work was completed. Designer's contract was terminated and we are in the process of re-design. The second half of this work will be bid at a later date. Project completion is expected in September 2006.
26. **Thurston Arthritis Research Center – \$793,571**  
**(Funding – Gifts)**  
Construction began May 2005, and is 88% complete. Project completion is expected in January 2006.
27. **Electric System Improvements (SCADA) – \$2,600,000**  
**(Funding – Higher Education Bond Program)**  
Software system has been procured and is being implemented. High speed switches have been ordered and most have been delivered.
28. **Hamilton Hall/Basement Renovations – \$883,200**  
**(Funding – Federal Grants and University Non-Appropriated/Receipts)**  
Construction began September 2005 and is 30% complete. Project completion is expected in March 2006.
29. **Campus YMCA Building/Renovation – \$4,396,993**  
**(Funding – Repair/Renovation and Gifts)**  
Construction began December 2005 and is 2% complete. Project completion is expected in December 2006.
30. **Wilson Hall Renovations Phase II– \$4,708,800**  
**(Funding – Higher Education Bond Program)**

Construction began January 2006 and is 1% complete. Project completion is expected in December 2006.

31. **Genetic Medicine Building Phase II (Building) – \$89,638,589**  
**(Funding – University Non Appropriated and Gifts)**  
Construction began December 2005 and is 2% complete. Project completion is expected in December 2007.
32. **Rosenau Hall Renovation Phase I (Abatement/Demo) – \$1,449,000**  
**(Funding – Higher Education Bond Program)**  
Abatement/Demo began September 2005 and is 75% complete. Project completion is expected in January 2006.
33. **Rosenau Hall Renovation Phase II (Renovation) – \$6,446,508**  
**(Funding – Higher Education Bond Program)**  
Construction began December 2005 and is 2% complete. Project completion is expected in August 2007.
34. **Gilsulate Replacement – \$1,615,711**  
**(Funding-University Non-Appropriated/Receipts)**  
Construction began September 2005 and is 70% complete. Project completion is expected in October 2006.
35. **Greenlaw Classroom Renovation – \$1,296,300**  
**(Funding – Higher Education Bond Program)**  
Construction began January 2005 and is 2% complete. Project completion is expected in December 2007.
36. **Ambulatory Care Center Renovation – \$1,371,500**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction began September 2005 and is 35% complete. Project completion is expected in March 2006.
37. **Cogeneration Facility Black Start - Emergency Generator – \$4,248,977**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction began November 2005 and is 2% complete. Project completion is expected in August 2006.
38. **Hooker Fields 3 & 4 Turf Replacement – \$1,175,536**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction began October 2005 and is 10% complete. Project completion is expected in February 2006.
39. **Hamilton Hall Classrooms - \$1,500,000**  
**(Funding – Higher Education Bond Program)**  
Construction on Phase 1 began December, 2005. Phase 1 completion is expected in August, 2006. Phase 2 will begin construction in December, 2006 with completion expected in August, 2007.

## **PROJECTS IN DESIGN:**

1. **Herbarium Research Building (Botanical Garden) (36,000 SF) – \$7,044,000**  
**(Funding – Appropriation Requested)**  
The Board of Trustees approved the design of this project at the May 1999 meeting. The 1997 Session of the General Assembly appropriated \$350,000 for advance planning for a Herbarium Research Building in the Botanical Garden. This planning is completed through Design Development. Construction of the project will depend upon future funding.
2. **N. C. Botanical Garden Visitors Center – \$11,000,000**  
**(Funding – Gifts)**  
The Board of Trustees approved the design at the November 2001 meeting. Project design has resumed with construction phasing depending on fund raising. The Board of Trustees will select Construction Manager at Risk at the January, 2006 meeting.
3. **Hazardous Waste Site/Remediation (Horace Williams Airport) – \$3,067,808**  
**(Funding – State Appropriated and University Non-Appropriated)**  
Phase I, II and III have been completed. Phase IV remedial action plan is complete and Phase IV pre-construction report is underway. Permitting for Pump House is underway.
4. **Campus Storm Water – \$9,900,000**  
**(Funding – Higher Education Bond Program)**  
Design for Infiltration Bed at Football Practice Fields is complete and in construction. Design is underway for remaining stormwater BMP's on main campus.
5. **Electric System Improvements – \$2,600,000**  
**(Funding – Higher Education Bond Program)**  
Survey for Phase 2A is underway and will be followed by construction documents. Estimated bid dates is May, 2006.
6. **Campus EMCS – \$4,000,000**  
**(Funding – Higher Education Bond Program)**  
Phase 1 and 2 are under contract. Phase 3 is being negotiated with low bidder to get within budget.
7. **Facilities Services Support Services (Ground Services Station Facility) – \$1,700,000**  
**(Funding – Higher Education Bond Program)**  
The Board of Trustees approved the design at the November, 2005 meeting. Estimated bid date is April, 2006.
8. **Hanes Hall/Classroom Renovations – \$5,000,000**  
**(Funding – Higher Education Bond Program & Repair and Renovations)**  
Construction Document phase is underway. Estimated bid date is August, 2006.
9. **Arts Common – \$29,400,000**  
**(Funding – Higher Education Bond Program, University Non-Appropriated/Gifts)**  
Design Development phase is underway. Estimated bid date is August, 2006.
10. **Campus Communications Infrastructure Project – \$16,600,000**  
**(Funding – Higher Education Bond Program)**  
Seventy-five percent of the project has been completed. Design is underway for the remaining phases.
11. **Research Resource Facility – \$14,500,000**  
**(Funding – University Non Appropriated)**  
Design Development documents for Phase 1 is underway. Estimated bid date is August, 2006.

12. **Auckland Art Museum/Addition – \$20,000,000**  
(Funding – Gifts)  
The planning is completed through Design Development. Construction will depend on successful fund raising.
13. **Electrical System Improvements (Cameron and South Substations) – \$6,000,000**  
(Funding – University Non-Appropriated/Receipts)  
Construction Documents for Cameron Substation have been received. Estimated bid date is March, 2006. South Substation project scope has been revised and estimated bid date is to be determined.
14. **Berryhill Hall/Renovations – \$12,265,000**  
(Funding – Higher Education Bond Program and Gifts)  
Project is in schematic design. Estimated bid date is July, 2006.
15. **Gerrard Hall – \$1,300,000**  
(Funding – Higher Education Bond Program and Gifts)  
Construction documents have been received. Estimated bid date is January, 2006.
16. **Smith Hall/Playmakers Theatre/Renovations – \$1,700,000**  
(Funding – Higher Education Bond Program and Gifts)  
Construction documents have been received. Estimated bid date is January, 2006.
17. **Cogeneration Steam Tunnel Rehabilitation Project – \$9,100,000**  
(Funding – University Non-Appropriated/Receipts)  
Final Report has been submitted. Construction and phasing options are being studied. Estimated bid date is December 2006.
18. **Steam System Upgrade Phase II – \$5,000,000**  
(Funding – University Non-Appropriated/Receipts)  
High pressure steam line routing options have been submitted for review. Estimated bid date is to be determined.
19. **Venable Hall Demolition & Decommissioning – \$4,000,000**  
(Funding – Science Complex Phase II Project)  
Design Development documents will be submitted February, 2006. Field Survey is in process. Estimated bid date is September, 2006.
20. **410 E. Franklin Street Renovation/Addition – \$750,000**  
(Funding – Gifts)  
Gift funding is in place. Project will re-bid February, 2006.
21. **Steele Building – \$3,400,000**  
(Funding – Higher Education Bond Program)  
Design development phase underway. Estimated bid date is May, 2007.
22. **Mitchell Hall Classroom Renovation – \$1,000,000**  
(Funding – Higher Education Bond Program)  
Construction document phase underway. Estimated bid date is December 2006. Construction starts January 2007.
23. **Wastewater Reclamation & Reuse – \$9,000,000**  
(Funding – University Non-Appropriated/Receipts)  
Phasing plan is ongoing. Estimate contract negotiation with OWASA will be completed by February, 2006.
24. **Bell Tower Development – \$145,000,000**  
(Funding – University Non-Appropriated/Receipts)  
Programming is complete. Schematic design is underway for Genome Sciences Building.
25. **Fetzer Classroom Renovation – \$848,000**

**(Funding – Higher Education Bond Program)**

Bids have been received and construction contracts are in progress.

26. **Manning Hall Classroom Renovation – \$894,000**  
**(Funding – Higher Education Bond Program)**  
Design Development documents have been submitted. Estimated bid date is December 2007.
27. **Educational Foundation Office Building – \$11,000,000**  
**(Funding – Gifts)**  
Construction Documents have been submitted. Estimated bid date is March, 2006. The Education Foundation is developing this project.
28. **Morehead Planetarium/Science Center Addition and Rehabilitation – \$10,000,000**  
**(Funding – University Non-Appropriated/Receipts and Gifts)**  
Programming/conceptual design is underway.
29. **Hinton James Renovation – \$37,500,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Project is currently on hold.
30. **Medical School Wing C and Old Clinic – \$1,600,000**  
**(Funding – COPS Repair and Renovation)**  
Phase 1 – Window replacement has been bid and is in construction. Construction documents for HVAC renovation have been submitted. Estimated bid date is February, 2006.
31. **Brinkhous Bullitt HVAC and Fire Alarm Replacement – \$6,700,000**  
**(Funding – COPS Repair and Renovation)**  
Design development documents have been submitted. Estimated bid date is June, 2006.
32. **Manning Substations – \$2,500,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction Documents are complete. Estimated bid date is May, 2006.
33. **Dental Science Complex – \$104,000,000**  
**(Funding – University Non-Appropriated and Gifts)**  
Programming/Conceptual Design is complete. Schematic Design will begin in March, 2006. The Board of Trustees will select the site and Construction Manager at Risk at the January, 2006 meeting.
34. **Cogeneration Facility Replace Turbine Generator – \$22,600,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction documents for Storage building has been submitted. Construction Documents for Phase 1 – Cooling Tower will be submitted January, 2006. Town has approved Modification to Special Use Permit.
35. **South Campus Sewer Connection – \$1,000,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction documents are complete. Estimated bid date is April, 2006 .
36. **Science Complex Phase II – \$125,000,000**  
**(Funding – Higher Education Bond Program and University Non-Appropriated)**  
Construction documents for Sitterson Addition are in process. The Board of Trustees approved the design for Sitterson Addition at their November, 2005 meeting. Design Development documents for New Venable are in process. Estimated bid date for Early Site Work is March, 2006.
37. **Student and Academic Services Building - \$25,600,000**

**(Funding – Higher Education Bond Program)**

Construction Documents for building are in progress. Bids for early site package, steel, and waterproofing have been awarded.

38. **Carmichael Residence Hall HVAC – \$6,500,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction documents are complete. Estimated bid date is May, 2007.
39. **Energy Services Building – \$4,000,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Project will renovate the former UNC Press Warehouse for Energy Services. Construction Documents are complete. Estimated bid date is January, 2006.
40. **Facilities Services Chilled Water Plant – \$3,000,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Plant will utilize air cooled chillers. Construction documents are being revised. Estimated bid date is April, 2006.
41. **Dean E. Smith and Koury Natatorium Roof Replacement – \$700,000**  
**(Funding – Repair and Renovations)**  
Construction Documents are complete. Estimated bid date is January, 2006.
42. **Dental Research HVAC Replacement – \$2,500,000**  
**(Funding – COPS Repair and Renovations)**  
Construction Documents are in progress. Estimated bid date is April, 2006.
43. **Mary Ellen Jones Elevator Replacement – \$600,000**  
**(Funding – Repair and Renovations)**  
Construction Documents are complete. Estimated bid date is March, 2006.
44. **McGavran-Greenberg Fire Alarm System – \$1,000,000**  
**(Funding – COPS Repair and Renovations)**  
Bids have been received and construction contracts are in progress.
45. **Person Hall HVAC and Roof Replacement – \$812,000**  
**(Funding – COPS Repair and Renovations)**  
Construction Documents are in progress. Estimated bid date is April 2006.
46. **Wilson Library Egress – \$424,000**  
**(Funding – COPS Repair and Renovations)**  
Programming study is complete.
47. **Old East/Old West Building Study – \$200,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Final Report has been submitted.
48. **Davis Library HVAC Study – \$150,000**  
**(Funding – COPS Repair and Renovations)**  
Final Report has been submitted.
49. **Medical Research ‘D’ Building – \$1,000,000**  
**(Funding – University Non-Appropriated/Receipts)**  
Construction Documents have been submitted. Estimated bid date is June, 2006.
50. **McColl Attic Up-Fit - \$1,800,000**  
Combined Design Development/Construction Document package is in progress. The Business School Foundation is developing this project.



**SUMMARY OF MAJOR CAPITAL IMPROVEMENT ACTIVITY:**

	<u>No. of Projects</u>	<u>Dollar Value</u>
Completed since 7/2005	17	\$ 91,600,526
Under Construction	39	\$ 606,059,278
In Design	50	\$ 681,154,808

**HISTORICAL RECORD OF ACTIVITY:**

<u>Date</u>	<u>UNDER CONSTRUCTION</u>		<u>IN DESIGN</u>	
	<u>No. of Projects</u>	<u>Dollar Value</u>	<u>No. of Projects</u>	<u>Dollar Value</u>
Dec. 1983	10	\$ 62,326,000	8	\$ 18,645,000
Jun. 1984	10	\$ 66,858,320	11	\$ 14,956,950
Oct. 1984	13	\$ 77,924,820	16	\$ 28,455,450
Jun. 1985	15	\$ 75,753,450	18	\$ 57,302,500
Feb. 1986	13	\$ 67,684,000	30	\$190,990,620
Aug. 1986	11	\$ 61,093,000	25	\$191,213,620
Feb. 1987	14	\$ 39,924,000	27	\$183,061,220
Aug. 1987	13	\$ 26,817,520	25	\$210,316,100
Feb. 1988	12	\$ 42,354,520	26	\$222,477,900
Aug. 1988	14	\$ 61,721,870	34	\$254,328,430
Feb. 1989	15	\$157,882,770	40	\$168,321,630
Aug. 1989	20	\$158,003,370	29	\$170,550,730
Feb. 1990	18	\$153,331,770	34	\$174,785,500
Aug. 1990	14	\$161,479,980	29	\$165,398,600
Feb. 1991	10	\$191,489,780	26	\$147,486,500
Aug. 1991	11	\$202,564,380	28	\$132,000,800
Jan. 1992	9	\$193,656,480	31	\$123,015,800
Aug. 1992	16	\$196,850,380	25	\$132,470,400
Jan. 1993	15	\$178,790,400	27	\$137,062,000
July 1993	9	\$ 91,072,000	21	\$121,141,100
Jan. 1994	6	\$ 90,707,300	33	\$154,615,300
July 1994	15	\$101,999,300	28	\$147,370,700
Jan. 1995	13	\$ 66,320,700	52	\$175,385,600
July 1995	14	\$101,192,800	46	\$164,311,800
Jan. 1996	11	\$ 89,901,800	67	\$246,980,600
July 1996	17	\$ 92,701,100	61	\$299,168,300
Jan. 1997	19	\$131,072,400	63	\$282,872,700
July 1997	37	\$235,425,600	44	\$223,235,350
Jan. 1998	33	\$158,837,100	50	\$278,691,575
July 1998	36	\$183,705,300	43	\$285,946,375
Jan. 1999	26	\$153,298,200	42	\$314,955,275
July 1999	20	\$175,689,300	44	\$374,499,175
Jan. 2000	18	\$173,787,000	38	\$380,677,875
July 2000	20	\$171,732,100	44	\$402,994,475
Jan. 2001	20	\$265,311,575	56	\$255,342,400
July 2001	30	\$277,577,875	57	\$509,245,260
Jan. 2002	28	\$282,315,475	51	\$533,569,700
July 2002	25	\$297,186,000	51	\$533,569,700
Jan. 2003	18	\$246,220,200	52	\$700,266,390
July 2003	15	\$239,095,165	58	\$677,135,478
Jan. 2004	18	\$345,073,797	59	\$607,602,868
July 2004	24	\$435,597,765	61	\$837,011,823
Jan. 2005	32	\$540,484,649	77	\$997,282,175
July 2005	42	\$604,951,066	62	\$848,018,466
Jan. 2006	39	\$606,059,278	50	\$681,154,808

During the same period we have completed 329 major capital improvement projects with a total in-place cost of \$1,447,329,345.