

## UNIVERSITY OF RHODE ISLAND CAPITAL PROJECTS UPDATE

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| <b>Active Construction Projects – January 2004</b> |
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- COASTAL INSTITUTE, AQUACULTURE LAB – NARRAGANSETT BAY CAMPUS**

| Architect             | Contractor                         | Start Date  | Actual Finish date | % Complete | Site Rep.                   |
|-----------------------|------------------------------------|-------------|--------------------|------------|-----------------------------|
| Vision III Architects | JJ Cardosi                         | Spring 2002 | February 2004      | 75         | OHE Staff<br>Bruce Peterson |
|                       | Process Engineers and Constructors | Spring 2002 | February 2004      | 85         |                             |

This project is being delivered by two major contracts 1) construct building shell and site utilities and 2) install specialized interior laboratory equipment systems via a Design/Build contract. Construction that had been delayed by weather is now on schedule. The RIDEM has requested the addition of several additional pieces of equipment to the system. This will be installed within the current budget. As a part of this project, the seawater pump house, which supplies water from the Bay to all Narragansett Bay Campus facilities, is being upgraded.

- THOMAS M. RYAN CENTER** **\$60.2 M**

| Architect | Program Manager      | Start Date  | Occupancy date | % Complete | Site Rep.                     |
|-----------|----------------------|-------------|----------------|------------|-------------------------------|
| HOK Sport | Gilbane Building Co. | August 2000 | June, 2002     | 99.9       | URI Staff<br>Gilbane Bldg. Co |

The facility has been operating successfully for over one year on a Temporary Certificate of Occupancy awaiting resolution of several issues raised by the State Fire Marshall at completion of the Center. The HOK Sport and its consultants have responded to the concerns. The response was discussed at hearing with the Fire Variance Board in November and in December the Board toured the Ryan Center. As requested by the Board, the University then engaged a third party fire protection engineer to review the HOK response. That report is expected in January 2004. A return to the Board will then be scheduled.

Event schedules can be viewed at [http\www.theryancenter.com](http://www.theryancenter.com)

- BRADFORD R. BOSS ICE ARENA** **\$12.7 M**

| Architect                         | Contractors         | Start Date | Occupancy Date  | % Complete | Site Rep.                        |
|-----------------------------------|---------------------|------------|-----------------|------------|----------------------------------|
| HOK Sport<br>Conceptual<br>Design | Lusi/SMMA           | July 2001  | September, 2002 | 99.9       | URI Staff<br>Gilbane Bldg.<br>Co |
|                                   | Lewis Refrigeration |            |                 |            |                                  |

The facility has been operating successfully for over one year on a Temporary Certificate of Occupancy awaiting final review by the State Fire Marshall. These issues are being resolved. Several minor punchlist items remain.

- **REPAVING PROJECT      \$1.0 M**

| <b>Architect</b> | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b>      |
|------------------|-------------------|-------------------|-----------------------------|-------------------|-----------------------|
| Maguire Group    | R.F. Audet        | December 2000     | June, 2002                  | 100               | OHE Staff<br>Ray Wall |
| Beta Engr'g      | RIDOT/ Lynch      |                   | August 2001                 | 100               |                       |

The work is complete. The University is awaiting final invoicing from RIDOT associated with the Keaney Lot repaving to complete the transactions.

- **BALLENTINE HALL      \$10.7 M**

| <b>Architect</b>         | <b>Contractor</b>      | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b>            |
|--------------------------|------------------------|-------------------|-----------------------------|-------------------|-----------------------------|
| Saccoccio and Associates | Berkshire Construction | June 6, 2001      | June, 2003                  | 99                | OHE Staff<br>Bruce Peterson |

The College of Business Administration faculty and staff has been returned from 210 Flagg Rd. (Surge Building) and the third floor of Lippitt Hall. Classes commenced on September 3, 2003. The contractor has filed for bankruptcy. There had been several issues delaying close out of this project resulting in difficulties in the mechanical and technology subcontractors. The University and the contractor's bonding company are managing these issues. Commissioning of the mechanical systems will continue in January 2004.

- **GREEN HALL      \$5.97 M**

| <b>Architect</b> | <b>Contractor</b>      | <b>Start Date</b> | <b>Completion date</b> | <b>% Complete</b> | <b>Site Rep.</b>            |
|------------------|------------------------|-------------------|------------------------|-------------------|-----------------------------|
| RGB Corp         | Berkshire Construction | October 2001      | April 2003             | 99                | OHE Staff<br>Bruce Peterson |

Certificate of Occupancy received. President and Provosts offices have moved in. The contractor has filed for bankruptcy. Minor punchlist items are being resolved

- **RANGER HALL      \$4.6 M**

| <b>Architect</b> | <b>Contractor</b>      | <b>Start Date</b> | <b>Expected Finish date</b>  | <b>% Complete</b> | <b>Site Rep.</b>            |
|------------------|------------------------|-------------------|------------------------------|-------------------|-----------------------------|
| Rothman Partners | International Ventures | September 2001    | May 2003<br>Building Envelop | 100               | OHE Staff<br>Bruce Peterson |

Building envelope project to replace roof, windows and doors and to repoint masonry has been completed. The University is reviewing a renovation program for the Feinstein Center for a Hunger Free America along with the Department of Nutrition and Food Sciences and several associated programs.

• **SURGE BUILDING II**      **\$ 5.44 M**

| <b>Architect</b> | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
|                  |                   |                   |                             | 0                 | URI Staff        |

Upon completion of the Ballentine Hall renovation and addition, the College of Business Administration vacated 210 Flagg Rd and the faculty and staff from Independence Hall were then to occupy this space during that building's renovation. The plan was then to construct the Surge Building II as classroom space as an addition to the 210 Flagg Rd. While the additional classroom space, which Modular Building II is clearly needed, approval on this referendum would not allow the construction to be commencing until FY 2006. That would result in a further extensive delay in the Independence Hall renovation further eroding the purchasing value of the funds already in place. This project will be placed on hold while the second floor addition to 210 Flagg Road is advanced.

• **210 FLAGG RD, 2<sup>ND</sup> LEVEL CLASSROOM ADDITION**      **\$2.7M**

| <b>Architect</b>           | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|----------------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
| Saccoccio and Associates . |                   | March 2004        | January, 2005               | 0                 | URI Staff        |

To accommodate the fall semester class schedule, 210 Flagg Rd, 2nd level would be complete by January 2005. Because of this time constraint, only a design-build, fast-track construction approach could be used. Approval for the use of a design/build approach, which was employed successfully in the original construction of 210 Flagg Road, is being sought from the Department of Administration. The architectural firm of Saccoccio and Associates has been recommended for a limited term to assist with planning and preparing the Request for Proposals for a design/build firm. The interim tenant will be the faculty and staff from Independence Hall while that building is being renovated. The final occupant is expected to be the division of business and finance. Financing for the project would be derived from a stand-alone issuance of \$2,680,000 in bonding through the RI Health and Education Building Corporation and \$20,000 from the 210 Flagg Road project balance for the limited A&E services.

• **ALUMNI ADVANCEMENT BUILDING (ALUMNI CENTER) \$ 3.998 M**

| <b>Architect</b>                              | <b>Contractor</b>                    | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|---|--------------------------------------|-------------------|-----------------------------|-------------------|------------------|
| Lamborghini/<br>Feibelman with<br>Greg Snyder | DePasquale<br>Building and<br>Realty | April 2003        | August 2004                 | 15                | URI Staff        |

URI Alumni Association has funded the design. Before the project began it was known that oil from a leaking buried tank on the property on the neighboring fraternity contaminated the soil beneath the new building site. The material has been excavated and disposed in accordance with RIDEM requirements. The additional cost of \$253,000 has been covered from the University's FY 2004 Asset Protection allocation. The University is considering action to recover cost from the fraternity. The Center's foundations are near complete and backfilled. Structural steel is complete. Framing and mechanical submittals are being reviewed.

• **INDEPENDENCE HALL REHABILITATION \$ 5.06 M**

| <b>Architect</b>      | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|-----------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
| Urban Design<br>Group |                   | July 2003         | September 2004              | 0                 | URI Staff        |

The project to replace the roof to protect this asset is currently out to bid. Programming of the interior space has begun to renovate the building to house the Departments of English and Languages and to return a number of classrooms, which had been taken for office use, back to instructional use.

• **LIPPITT HALL REHABILITATION \$ 4.98 M**

| <b>Architect</b>            | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|-----------------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
| William Kite,<br>Architects |                   | September<br>2004 | August 2005                 | 0                 | URI Staff        |

Initial programming has resulted in the decision that the Honors Program and the Math Department will occupy Lippitt Hall upon completion of the renovation. The Schematic Design Phase will now commence. A series of interim moves to house Honors, Office of Information Services, and an engineering lab, currently operating in Lippitt will be planned including use of Davis and Tyler Halls as well as the fraternity at 22 East Alumni Ave.

• **SUSTAINABLE COMMUNITIES FACILITY \$ 9.99 M FEDERAL FUNDS**

| <b>Architect</b>              | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|-------------------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
| Wm<br>McDonough +<br>Partners |                   |                   |                             | 0                 | URI Staff        |

The update of the North District of the Kingston Campus Master plan has been completed. The design team is continuing to review two conceptual designs for the Sustainable Communities Facility at two

locations in the North District. Upon completion of this phase, the University will seek support from federal and private sources to construct the project.

• **RODOS HELLENIC CENTER** **\$4.2 M** **PRIVATE FUNDS**

| <b>Architect</b> | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Finish date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|------------------|-------------------|-------------------|-----------------------------|-------------------|------------------|
|                  |                   |                   |                             | 0                 | URI Staff        |

The University is finalizing negotiation of an extended land lease with RODOS and await submission of schematic design, foundation plans and site and utilities plans from RODOS' organizations architect for University approval.

• **BIO TECHNOLOGY /BIO SCIENCE PROJECT** **\$50.0 M**

| <b>Architect</b>       | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|------------------------|-------------------|-------------------|--------------------------------|-------------------|------------------|
| Payette and Associates |                   |                   |                                | 0                 |                  |

The department of Administration has assigned Payette and Associated to furnish design services for this project. Advance planning supported with \$200,000 in University funds and an additional \$300,000 from the Legislature. Payette is currently investigating the feasibility of renovating the existing Biological Science Center as part of this project. The initial Scope of Services will result in a Conceptual Design and cost estimates to update the University's CIP in May 2004 in preparation for the 2004 Referendum.

• **NEW COLLEGE OF PHARMACY PROJECT**

| <b>Architect</b> | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b> |
|------------------|-------------------|-------------------|--------------------------------|-------------------|------------------|
|                  |                   |                   |                                | 0                 |                  |

Responses to request for Letters of Interest were received and evaluated. In response to a directive from the Governor's Fiscal Fitness Task Force, the top 10-ranked respondent was solicited for cost proposals. The University has completed its review of the responses and its recommendation for assignment of architect has been endorsed by the Architect/Engineer /Special Consultant Selection Committee and awaits the assignment by the new Director of DoA. Advance planning supported with \$200,000 in private funds

• **PELL MARINE SCIENCE LIBRARY/OCEANOGRAPHIC INFORMATION CENTER** **\$13.0 M**

| Architect | Contractor | Start Date | Expected Occupancy Date | % Complete | Site Rep. |
|-----------|------------|------------|-------------------------|------------|-----------|
|           |            |            |                         | 0          |           |

Responses to request for Letters of Interest were received and evaluated. In response to a directive from the Governor's Fiscal Fitness Task Force, the top 10-ranked respondent was solicited for cost proposals. The University has completed its review of the responses and its recommendation for assignment of architect has been endorsed by the Architect/Engineer /Special Consultant Selection Committee and awaits the assignment by the new Director of DoA. Advance planning supported with \$100,000 in University funds

• **INTERCOLLEGIATE ATHLETICS IMPROVEMENTS** **\$5.0 M**

| Architect | Contractor | Start Date  | Expected Finish date | % Complete | Site Rep. |
|-----------|------------|-------------|----------------------|------------|-----------|
| HOK Sport | .          | August 2003 | September , 2004     | 0          | URI Staff |

The first phase includes the replacement of the western stands in Meade Stadium, which were demolished to allow for construction of the Ryan Center. The new stands will add 2,200 seats, 1200 of which will be chair back premium seats, increasing the capacity approximately 8,174 spectators or 2,200 more than the current complement. In addition, the stands would be level with the Ryan Center's concourse, providing enhanced access for people with disabilities and allowing fans could use the Ryan Center's concessions and rest rooms. The estimated \$1.3M project is funded by \$750,000 from the fundraising balance of the Ryan Center with additional fundraising from athletic supporters. New stands for the soccer stadium and baseball field will be bid at the same time but funded by supporters of those programs. The seating project is in final code review. The balance of the improvements project, which will improve the stadium at Meade Field and the Athletic Performance Center, furnishing academic, strength and rehabilitative services to athletes, is in the conceptual design phase.

RESIDENCE HALL PROJECTS \$64.0 M

• **BARLOW HALL** \$8.33M

| Architect         | Contractor    | Start Date   | Occupancy Date  | % Complete | Site Rep.                             |
|-------------------|---------------|--------------|-----------------|------------|---------------------------------------|
| DuBose Associates | Sells /Greene | January 2000 | September, 2000 | 100%       | Gilbane Building Co<br>Bruce Peterson |

Completed

• **WELDIN HALL** \$8.57

| Architect         | Contractor       | Start Date | Occupancy Date | % Complete | Site Rep.                             |
|-------------------|------------------|------------|----------------|------------|---------------------------------------|
| DuBose Associates | PCM Building Co. | June 2000  | January, 2000  | 100%       | Gilbane Building Co<br>Bruce Peterson |

Mediation process has resulted in settlement. Project is complete

• **BRESSLER HALL**

**\$4.87**

| <b>Architect</b>  | <b>Contractor</b>       | <b>Start Date</b> | <b>Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b>                      |
|-------------------|-------------------------|-------------------|-----------------------|-------------------|---------------------------------------|
| DuBose Associates | DePasquale Building Co. | January 2001      | September , 2001      | 99.7              | Gilbane Building Co<br>Bruce Peterson |

Completed

• **BUTTERFIELD HALL**

**\$5.2**

| <b>Architect</b>  | <b>Contractor</b>       | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b>                      |
|-------------------|-------------------------|-------------------|--------------------------------|-------------------|---------------------------------------|
| DuBose Associates | DePasquale Building Co. | May 2001          | January , 2002                 | 99.7              | Gilbane Building Co<br>Bruce Peterson |

. Completed

• **BROWNING HALL**

**\$10.7M**

| <b>Architect</b>  | <b>Contractor</b>      | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b>                      |
|-------------------|------------------------|-------------------|--------------------------------|-------------------|---------------------------------------|
| DuBose Associates | DePasquale Building Co | July 2002         | September 2003                 | 91                | Gilbane Building Co<br>Bruce Peterson |

Certificate of Occupancy received. Minor punchlist items remain. Work at Butterfield Dining Hall, funded separately from the Dining Services budget is in final punchlist.

• **ADAMS HALL, PHASE I**

**\$2.0 M**

| <b>Architect</b>  | <b>Contractor</b>      | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b>                      |
|-------------------|------------------------|-------------------|--------------------------------|-------------------|---------------------------------------|
| DuBose Associates | DePasquale Building Co | May 2003          | September 2003                 | 91                | Gilbane Building Co<br>Bruce Peterson |

Certificate of Occupancy received.

• **HEATHMAN HALL, PHASE 1 & 2**

**\$8.8 M**

| <b>Architect</b> | <b>Contractor</b> | <b>Start Date</b> | <b>Expected Occupancy Date</b> | <b>% Complete</b> | <b>Site Rep.</b>                      |
|------------------|-------------------|-------------------|--------------------------------|-------------------|---------------------------------------|
| Edward Rowse     | Chandler          | May 2003          | August 31, 2003<br>Windows     | 99                | Gilbane Building Co<br>Bruce Peterson |
| Edward Rowse     |                   | December 2004     | August 2005                    | 0                 |                                       |
| Edward Rowse     |                   | December 2005     | August 2006                    | 0                 |                                       |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|--|--|--|--|--|--|

Project to replace windows was completed on schedule. Rowse is currently preparing bid document for complete renovation. Due to increased demand, University has decided not to take any beds off line during the fall semesters. Work will commence on the North wing in December 2004 and the South wing December 2005.

• **FAYERWETHER HALL** **\$4.9 M**

| Architect    | Contractor | Start Date | Expected Occupancy Date | % Complete | Site Rep.                             |
|--------------|------------|------------|-------------------------|------------|---------------------------------------|
| Edward Rowse |            |            |                         | 0          | Gilbane Building Co<br>Bruce Peterson |

• **GORHAM HALL** **\$3.6 M**

| Architect    | Contractor | Start Date | Expected Occupancy Date           | % Complete | Site Rep.                             |
|--------------|------------|------------|-----------------------------------|------------|---------------------------------------|
| Edward Rowse |            | May 2004   | August 2004<br>Window replacement | 0          | Gilbane Building Co<br>Bruce Peterson |

Specifications are complete for replacement of the windows. The work will be bid by February and completed. Over the summer 2004

• **FINAL FOUR RESIDENCE HALLS \$8.2M AND NEW DINNING HALL PROJECT \$10.5M**

The Final Four residence halls to be renovated will be Hutchison, Peck, Merrow and Tucker. Responses to the Requests of Letters of Interest for design services these four residences and the preplanning services for the proposed new dinning hall have been evaluated by the University and a recommendation will forwarded to the Architect/Engineer /Special Consultant Selection Committee in January.

• **FRATERNITY ACQUISITION AND RENOVATION** **\$2.4 M**

| Architect | Contractor | Start Date | Expected Occupancy Date | % Complete | Site Rep. |
|-----------|------------|------------|-------------------------|------------|-----------|
|           |            | May 2004   | September 2005          | 0          |           |

First use of 22 East Alumni Ave will be as interim home for portions of Office of Information Services (OIS) and Math so that Tyler Hall can be renovated for the Administrative Computer machine room from Lippitt. Final occupants will include OIS support services.

• **APARTMENT/SUITE STYLE STUDENT HOUSING**

**\$70M**

| <b>Architect</b> | <b>Program Manager</b> | <b>Start Date</b> | <b>Expected Occupancy Date</b>   | <b>% Complete</b> | <b>Site Rep.</b> |
|------------------|------------------------|-------------------|----------------------------------|-------------------|------------------|
|                  |                        | October 2004      | January 2006 through August 2006 | 0                 |                  |

The program included the construction of at least 600 apartment style beds and 200 suite style beds on the Kingston Campus. After the decision not to proceed with the privatized model for delivering new on campus residences, the University met with representatives of OHE and the Division of Purchases. The purpose of this meeting was for the University to present a paper to advance the use of the approach of Program Management with multiple bid packages that was used successfully on the Ryan Center, to deliver this project. The Division of Purchases supported this approach and it was approved by the Director of Administration. A request for Letters of Interest for Architect Services has been published and a Request for Proposal for Program Management Services for this project have been prepared and forwarded to the Division of Purchases for approval.

Office of Capital Projects  
January 6, 2004