

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

PROGRAM FOR  
RENOVATIONS AND ADDITIONS

30 June 2011



- (A) Livermore Library Renovations
- (B) GPAC Additions & Renovations
- (C) Business Education Renovations
- (D) D.F. Lowry Renovations
- (E) Old Main Renovations
- (F) Education Building Additions and Renovations

## CONTENTS

The following major renovations are required to accommodate the new Master Plan, and are the result of numerous meetings on site with faculty and staff by representatives of Sasaki and LS3P Associates.

Cost estimates are provided based on very broad descriptions of the work required. We recommend that a feasibility study be undertaken for each project to confirm budget costs.

- **Livermore Library** (converted to New Student Services Center)
  - Existing plans
  - Proposed plans
  - Cost projection
  
- **Givens Performing Arts Center** (ADA & Lobby Additions; 500-seat auditorium addition)
  - Existing plans
  - Proposed plans
  - Cost projection
  
- **Business Building (existing):** (renovated for general purpose offices & classrooms)
  - Existing plans
  - Proposed plans
  - Cost projection
  
- **D.F. Lowry Building:** (renovated for faculty offices and Student Life Center)
  - Existing plans
  - Proposed plans
  - Cost projection
  
- **Old Main:** (renovated for Museum and Communications Department)
  - Existing plans
  - Proposed plans
  - Cost projection
  
- **Education Building:** (renovated to provide new entry & interactive space)
  - Existing plans
  - Proposed plans
  - Cost projection

## LIVERMORE LIBRARY

### **Convert to new Student Services Center**

Livermore Library will be vacated with the construction of the new Information Commons. The demolition of Jacobs and Wellons buildings to accommodate the Information Commons will displace programs housed in those buildings.

Livermore's open stack West Wing can easily accommodate new administrative or academic programs, and its administrative East Wing is already configured for office space.

Its location at the south end of the Academic Core adjacent to parking makes it easily accessible to the constituency served by Student Services.

Proposed renovations will turn Livermore into the Student Services Center, where it will house:

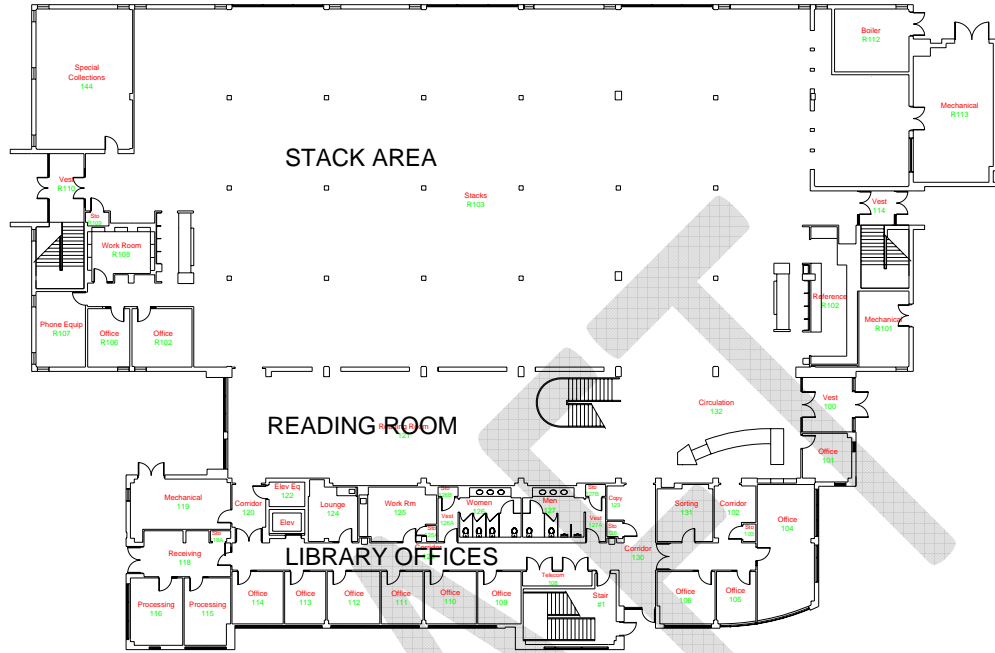
- Center for Academic Excellence
- Bursar's Office
- Office of Student Affairs
- Financial Aid/Enrollment Management
- Admissions/Enrolment Management
- Registrar's office

These programs currently are dispersed on campus and occupy 15,374 assignable square feet. Location in Livermore, with 52,200 gross sf, will provide these programs with expansion space and create a collegial atmosphere for workers and students. Students will find this "One Stop Shop" more convenient than the currently scattered departments.



Library reading room, facing north (convert to lobby for one-stop student services programs)

LIVERMORE LIBRARY  
EXISTING PLANS

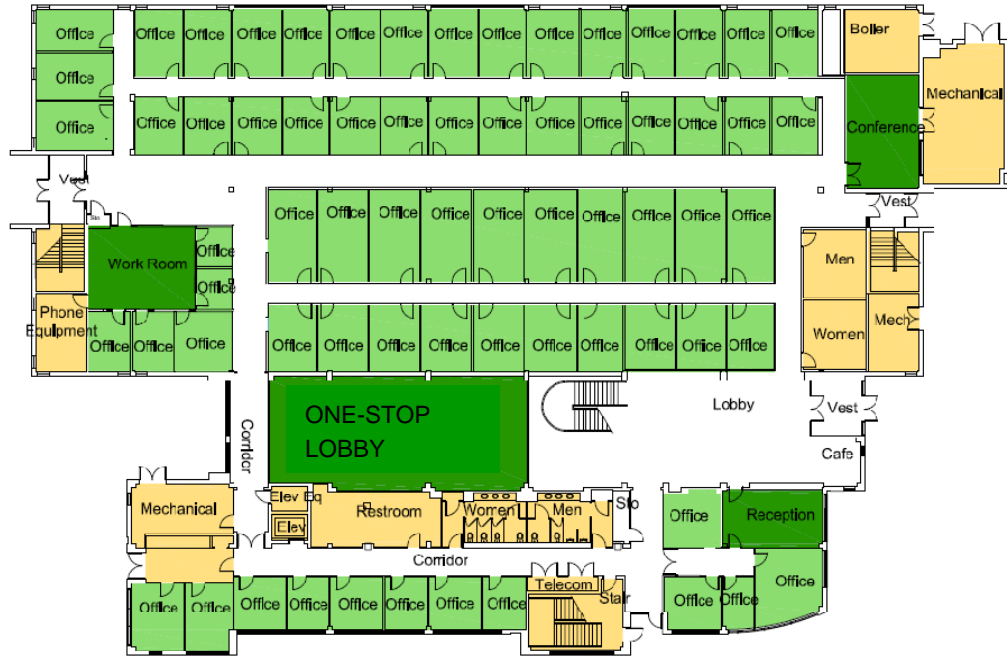


FIRST FLOOR



SECOND FLOOR

## LIVERMORE LIBRARY RENOVATIONS AS STUDENT SERVICES BUILDING



## FIRST FLOOR



## SECOND FLOOR

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

**CAMPUS MASTER PLAN 2011  
UNC-PEMBROKE  
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
2011-2016**

Adapted from Form OC-  
25  
**(Rev 04/10)**

DEPARTMENT and DIVISION: UNC-Pembroke DATE: 06/27/11  
PROJECT IDENTIFICATION: Livermore Library  
PROJECT CITY or LOCATION: Pembroke, NC

PROJECT DESCRIPTION & JUSTIFICATION: (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)

Livermore will be replaced by the new Information Commons.  
Its location in the Academic Center, and its immediate proximity to parking, make it an ideal candidate to host Student Services.  
Remaining space will be converted to contain the large classrooms that UNCP lacks elsewhere on campus.  
Stack areas will be converted to offices (first floor) and classrooms (second floor)  
The newer east wing will remain in its office configuration.  
The existing conference rooms will remain for use as a conference center.  
Existing building is approx. 52,193 sf

**CURRENT ESTIMATED CONSTRUCTION COST\***

|  | QTY   | UNIT | COST PER UNIT | TOTAL       |
|--|-------|------|---------------|-------------|
| A. Land Requirement  | 0     | 0    | \$ -          |             |
| B. Site Preparation  |       |      |               |             |
| 1. Demolition  | 52193 | sf   | \$ 5.00       | \$260,965   |
| 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       |      | allowance     | \$50,000    |
| C. Construction  |       |      |               |             |
| 1. Utility Services***   | 52193 | sf   | \$ 2.00       | \$104,386   |
| 2. Building Construction (new space)   | 0     | sf   | \$ -          | \$0         |
| 2. Building Construction (existing)  | 52193 | sf   | \$ 75.00      | \$3,914,475 |
| 3. Plumbing (new space)  | 52193 | sf   | \$ 5.00       | \$260,965   |
| 4. HVAC (new space)  | 52193 | sf   | \$ 25.00      | \$1,304,825 |
| 5. Electrical  | 52193 | sf   | \$ 15.00      | \$782,895   |
| 6. Other: _____  |       |      |               |             |
| 7. Other: Geo-tech, Special Inspections, Impact Fees   | 52193 | sf   | \$ 0.50       | \$26,097    |

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

D. Equipment

- 1. Fixed
- 2. Moveable

|           |          |     |             |
|-----------|----------|-----|-------------|
|           |          |     | \$0         |
| furniture | % const. | 10% | \$391,448   |
|           |          |     | \$7,096,055 |

**ESTIMATED CONSTRUCTION COSTS**

|                        |  |   |   |                    |
|------------------------|--|---|---|--------------------|
| CONTINGENCIES          | 5  | % | (% of Estimated Construction Costs [3% New or 5% R&R] )     | \$354,803          |
| DESIGN FEE             | 10   | % | (% of Estimated Construction Costs + <b>Contingencies</b> ) | \$745,086          |
| COMMISSIONING          | 1  | % | (0.5% simple; 1.0% moderate; 1.5% complex)                  | \$74,509           |
| ADVANCE PLANNING       | 1  | % | Includes programming, feasibility, analysis)                | \$74,509           |
| <b>ESTIMATED COSTS</b> | (% of Estimated Construction Costs + Contingencies + Design Fee) |   |   | <b>\$8,270,452</b> |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 24 months 0.04 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

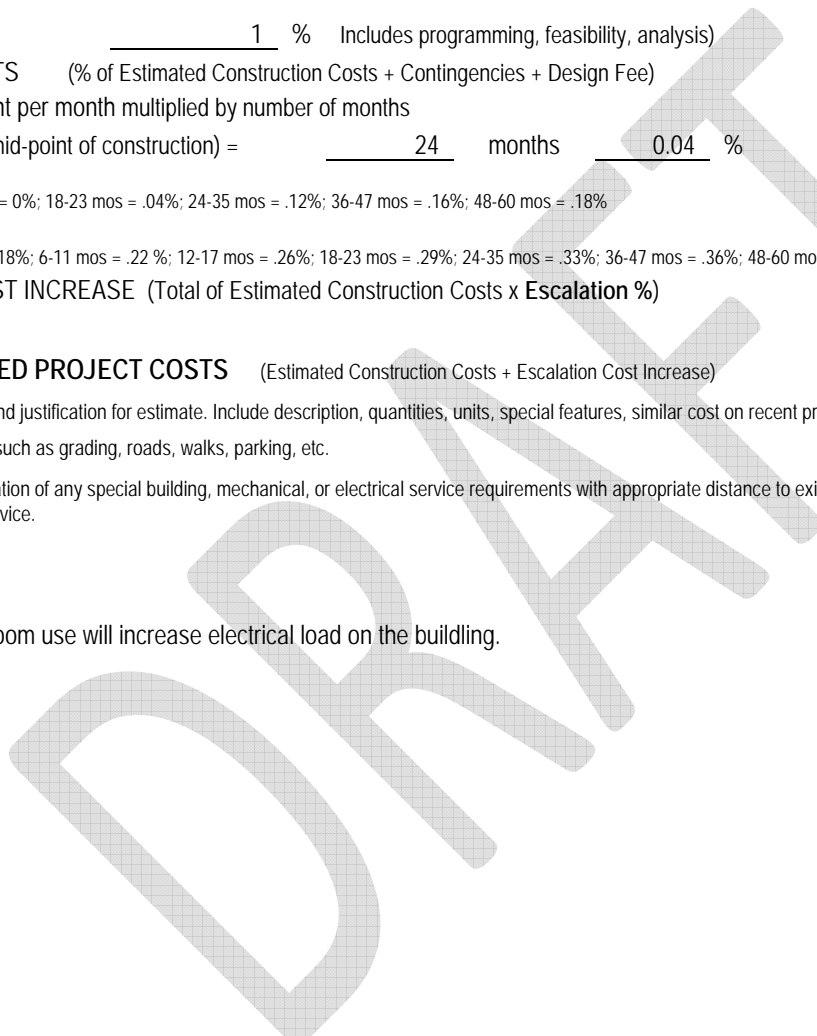
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) \$79,396

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$8,349,848**

- \* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.
- \*\* Include items such as grading, roads, walks, parking, etc.
- \*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.

**EXPLANATIONS**

C.1 New classroom use will increase electrical load on the building.



## GIVENS PERFORMING ARTS CENTER (GPAC)

**Provide ADA renovations and Lobby Additions; 500-seat auditorium addition**

Givens Performing Arts Center is a pivotal building on UNCP's campus, figuratively and literally.

As the major performance venue for the region, it is figuratively a pivotal part of UNCP's outreach. Important features include:

- A 1500-seat capacity can accommodate large student gatherings
- Its program offerings expose students to the broader cultural offerings of the world. This season's offerings include The Russian National Ballet, Argentina's Tango Buenos Aires, the Opole Philharmonic of Poland, and several touring Broadway shows. "Teachable Moments" are noted in the series.
- The Distinguished Speaker Series exposes students to nationally-recognized speakers
- Community events celebrating community culture (River People Music and Culture Fest), gospel music (Dove Brothers Gospel Singing), and beauty pageants (Miss UNCP Pageant) fill the theatre 8-10 nights per month.
- It exposes students to the inner workings of theatre and stagecraft.

Its location on campus is literally pivotal, and the campus grid shifts 13 degrees at Givens Auditorium. The new Pembroke Gate will make Givens' north side an increasingly important focal point of the campus.

Shortcomings include:

- Accessibility: Second and third floors are inaccessible to wheelchairs, rendering the third-floor black box theatre and second-floor dressing rooms unusable for ADA purposes.
- Orientation: the current entry faces outward from campus, disassociating it with campus life.
- Accommodation: Revised traffic patterns at the new Lumbee Gate will need revised circulation and entry points for Givens' audience.
- Audience expectations: The current lobby is undersized by current standards, and is inadequate to accommodate intermission and post-theatre activities.
- The campus lacks a suitable lecture space for 3-500 people. As an alternate to locating this facility at the Information Commons, this lecture hall could be well-located as an integral part of the Givens/Annex complex of meeting spaces.

Improvements are needed to bring this facility forward to serve the campus needs, both in function and accommodation. These improvements include:

- Elevator and new stair lobby: This three-story addition on the north side will provide ADA access to upper floors, enlarge administrative space, and place a new black box theatre one flight up on the mezzanine.
- Covered entry: theatre audiences need to be accommodated during inclement weather. This cover and the new lobby will re-orient the entry to flank Lumbee Gate.
- Lobby extension: A new glass wall will enclose the lobby porch extending east.
- Loading area: The current loading area is poorly located within the new campus plan. A new service court and loading dock will be positioned at the west side.

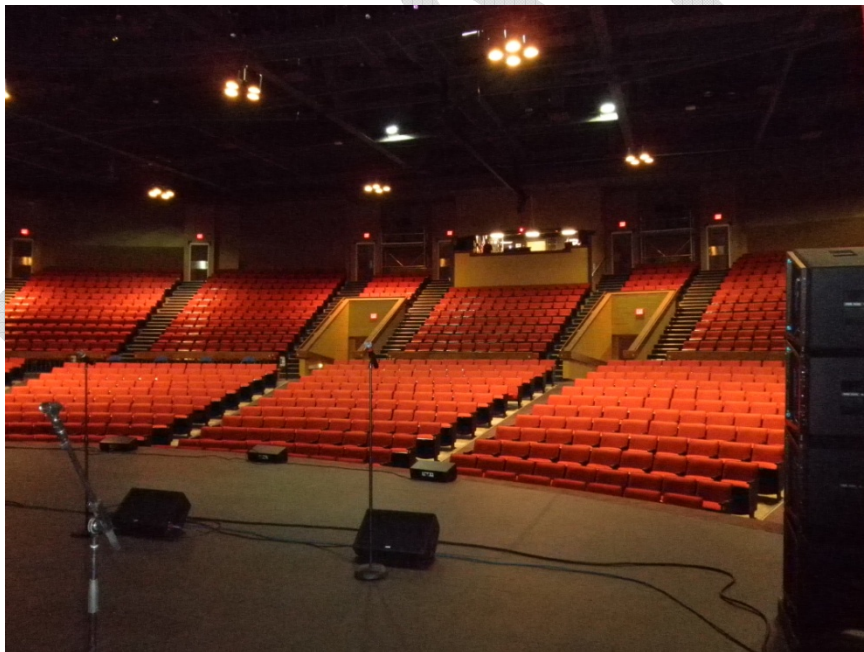
A 500-seat auditorium along the west side will be central to student life and help complete the campus park.



## GIVENS PERFORMING ARTS CENTER



Southeast corner, with undersized lobby



Upper seating areas and backstage areas are inaccessible

GIVENS PERFORMING ARTS CENTER



Green Room is inaccessible (no elevator to second floor)



Black Box Theatre is inaccessible on third floor.

## GIVENS PERFORMING ARTS CENTER

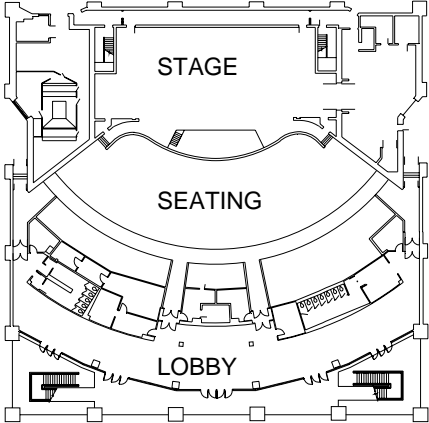


West façade has poor relationship to campus green space.

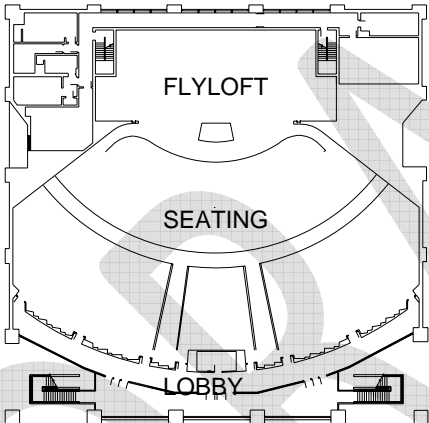


Northeast façade will for an important side of the new Lumbee Gate

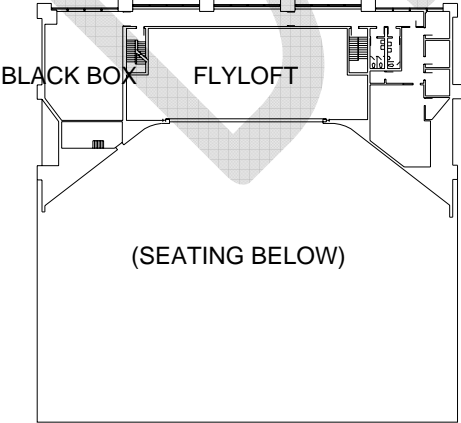
GIVENS PERFORMING ARTS CENTER  
EXISTING PLANS



FIRST FLOOR PLAN

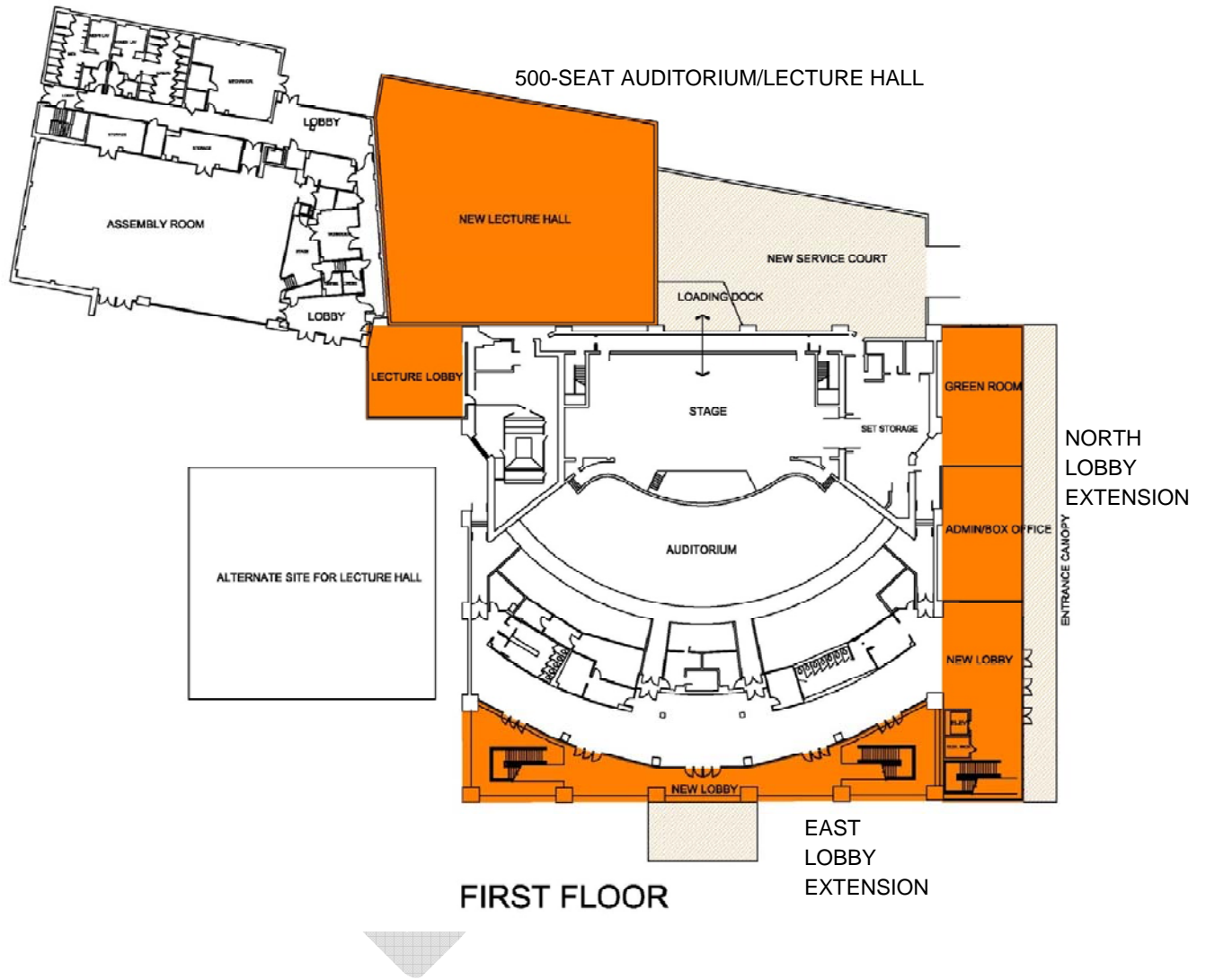


SECOND FLOOR PLAN

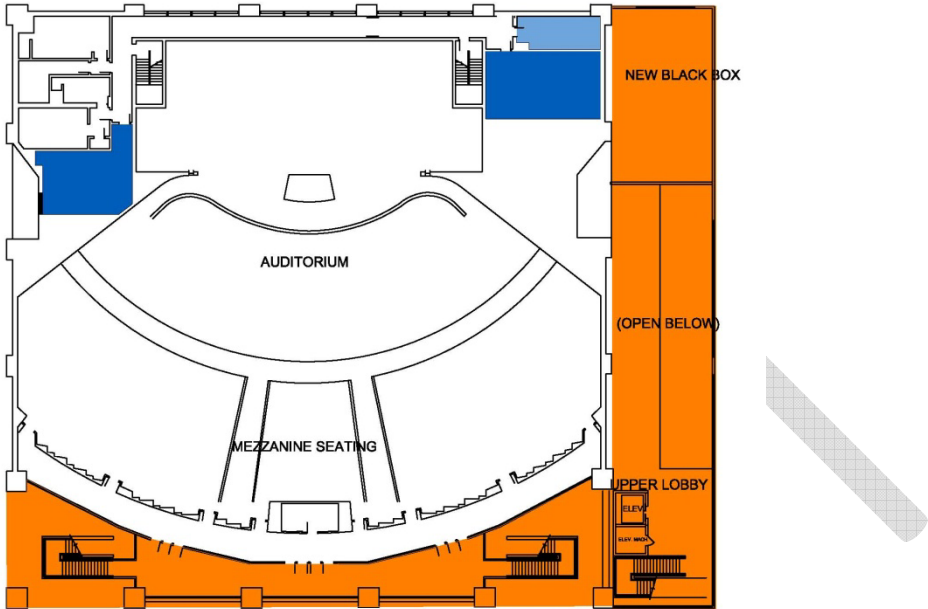


THIRD FLOOR PLAN

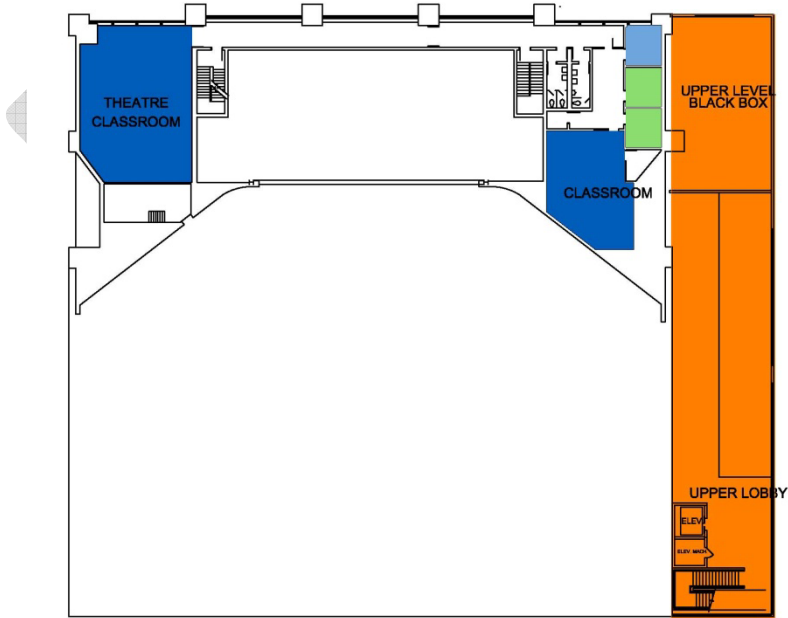
GIVENS PERFORMING ARTS CENTER  
PROPOSED RENOVATIONS



GIVENS PERFORMING ARTS CENTER  
PROPOSED RENOVATIONS



SECOND FLOOR



THIRD FLOOR

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

**CAMPUS MASTER PLAN 2011**  
**UNC-PEMBROKE**  
**PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT**  
**2011-2016**

Adapted from Form OC-  
 25  
**(Rev 04/10)**

DEPARTMENT and DIVISION: UNC-Pembroke    DATE: 06/27/11

PROJECT IDENTIFICATION: GPAC (Givens Performing Arts Center) Renovations & Additions

PROJECT CITY or LOCATION: Pembroke, NC

**PROJECT DESCRIPTION & JUSTIFICATION:** (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)

GPAC needs certain upgrades to improve ADA access to upper levels. The third level Black Box Theatre is unusable because it lacks elevator access. Dressing rooms and theatre arts classrooms are inaccessible on second level and third levels.

The main entry, lobby, and front-of-house facilities need to be upgraded to reflect traffic patterns of the new campus entry at Lumbee Gate.

Improvements include:

Extend existing lobby north to create new entry and canopy at Lumbee Gate. Three-story extension to include new lobby, box office, green room, 2-story black box theatre, and elevator.

Extend existing lobby east to enclose exterior space and stairs under roof. Provide canopy at this location.

Renovate areas backstage to reflect new uses and new circulation patterns.

(High cost/sf for new construction used to reflect large percentage of new glazing over small footprint).

| CURRENT ESTIMATED CONSTRUCTION COST* |  | QTY   | UNIT                            | COST PER UNIT | TOTAL       |
|--------------------------------------|--|-------|---------------------------------|---------------|-------------|
| A.                                   | Land Requirement   | 0     | 0                               | \$ -          | \$0         |
| B.                                   | Site Preparation   |       |                                 |               |             |
|                                      | 1. Demolition  | 5000  | sf                              | \$ 15.00      | \$75,000    |
|                                      | 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       | allowance for new service court |               | \$250,000   |
| C.                                   | Construction   |       |                                 |               |             |
|                                      | 1. Utility Services***   |       | allowance                       |               | \$50,000    |
|                                      | 2. Building Construction (new space)   | 25000 | sf                              | 300.00        | \$7,500,000 |
|                                      | 2. Building Construction (existing)  | 50000 | sf                              | 15.00         | \$750,000   |
|                                      | 3. Plumbing (new space)  | 25000 | sf                              | 10.00         | \$250,000   |
|                                      | 4. HVAC (new space)  | 25000 | sf                              | 25.00         | \$625,000   |
|                                      | 5. Electrical  | 25000 | sf                              | 15.00         | \$375,000   |
|                                      | 6. Other: <u>Elevator</u>  | 3     | floors                          | 5.00          | \$15        |
|                                      | <u>canopy</u>  | 2100  | sf                              | 100.00        | \$210,000   |
|                                      | 7. Other: <u>Geo-tech, Special Inspections, Impact Fees</u>                                    | 25000 | sf new                          | 1.00          | \$25,000    |

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

**D. Equipment**

1. Fixed (allowance for new digital theatre equipment)
2. Moveable

|  |           |  |           |
|--|-----------|--|-----------|
|  | allowance |  | \$350,000 |
|  |           |  | \$0       |

**ESTIMATED CONSTRUCTION COSTS: GPAC RENOVATIONS & ADDITIONS** \$10,460,015

|                                |  |   |  |                     |
|--------------------------------|--|---|--|---------------------|
| CONTINGENCIES                  | 5  | % | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$523,001           |
| DESIGN FEE                     | 10   | % | (% of Estimated Construction Costs + Contingencies)    | \$1,098,302         |
| COMMISSIONING ADVANCE PLANNING | 1  | % | (0.5% simple; 1.0% moderate; 1.5% complex)             | \$109,830           |
|                                | 1  | % | Includes programming, feasibility, analysis)           | \$109,830           |
| <b>ESTIMATED COSTS</b>         | (% of Estimated Construction Costs + Contingencies + Design Fee) |   |  | <b>\$12,191,147</b> |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 36 months 0.16 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22%; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

**ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)** \$702,210

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$12,893,358**

**ESTIMATED CONSTRUCTION COSTS: 500-SEAT LECTURE HALL** \$3,780,000

(12,600 sf @ \$300/sf)

|                                |  |   |  |                    |
|--------------------------------|--|---|--|--------------------|
| CONTINGENCIES                  | 5  | % | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$189,000          |
| DESIGN FEE                     | 10   | % | (% of Estimated Construction Costs + Contingencies)    | \$396,900          |
| COMMISSIONING ADVANCE PLANNING | 1  | % | (0.5% simple; 1.0% moderate; 1.5% complex)             | \$39,690           |
|                                | 1  | % | Includes programming, feasibility, analysis)           | \$39,690           |
| <b>ESTIMATED COSTS</b>         | (% of Estimated Construction Costs + Contingencies + Design Fee) |   |  | <b>\$4,405,590</b> |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 36 months 0.16 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22%; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

**ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)** \$253,762

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$4,659,352**

\* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

\*\* Include items such as grading, roads, walks, parking, etc.

\*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.



## BUSINESS EDUCATION BUILDING

### Renovate for General Purpose Offices & Classrooms

The new building for the School of Business will allow the current Business Building to be re-purposed as a general classroom and faculty office building. Its position in the center of the academic campus will benefit all academic programs. Benefits of the existing building include:

- Location: It anchors a key corner of the campus and is convenient to faculty and student foot traffic
- Lecture hall: it contains one of the few tiered lecture facilities on campus.
- Adaptability: its classroom structure facilitates conversion of spaces into an organized faculty office setting.

Shortcomings include a lack of social gathering/collaborative spaces expected by students within a classroom building, and a “land-locked” central spine without daylighting. Current occupants have identified a problem with the HVAC system that has been unresolved since recent renovations.

Projected renovations include:

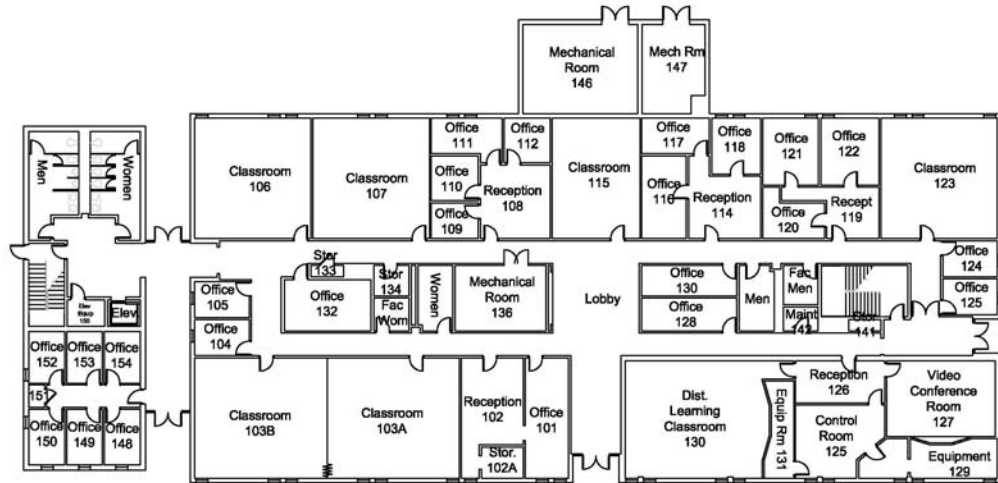
- Insertion of skylights through the center of the building to create collaborative student lobbies.
- Renovation of second-floor classrooms to provide faculty office suites.
- Addition of a canopy and additional landscaping to anchor the building to the newly-renovated campus lawn.

Renovations will impact approximately 24,000 sf, or 2/3 of the 36,000 sf building.

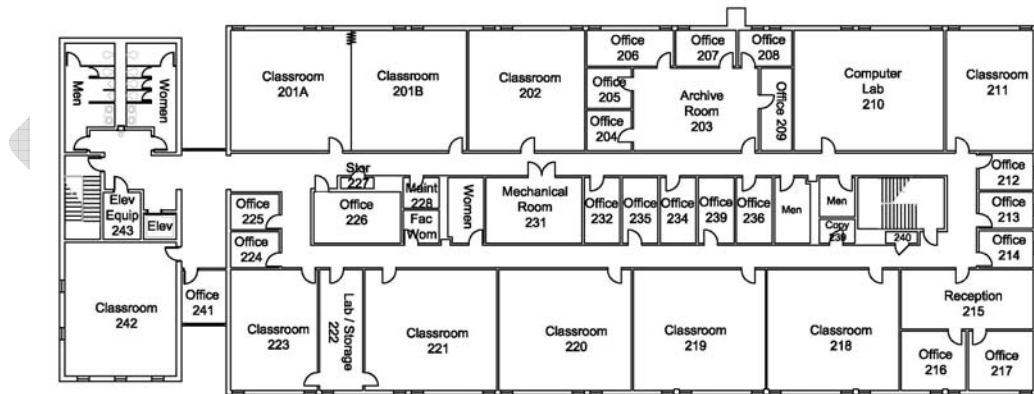


Provide new entry and landscaping to anchor building to new pedestrian zone.

## BUSINESS EDUCATION BUILDING EXISTING BUILDING PLANS

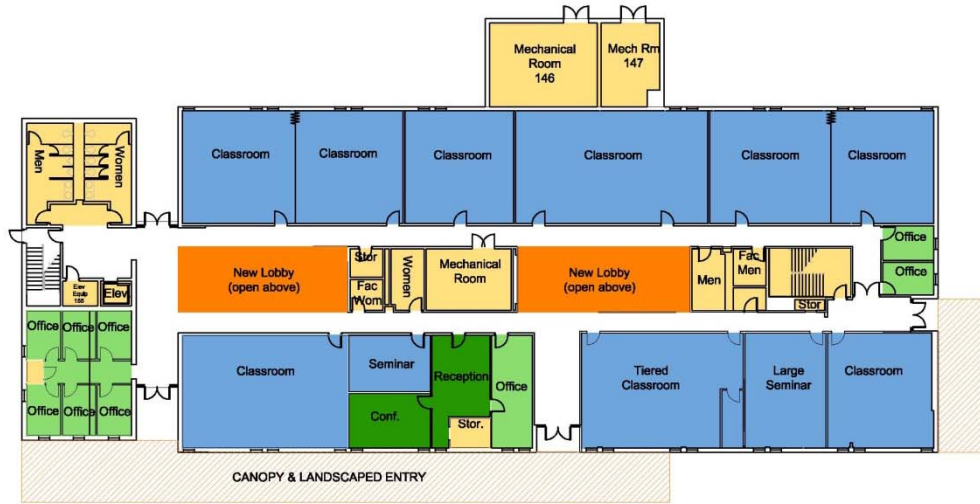


FIRST FLOOR

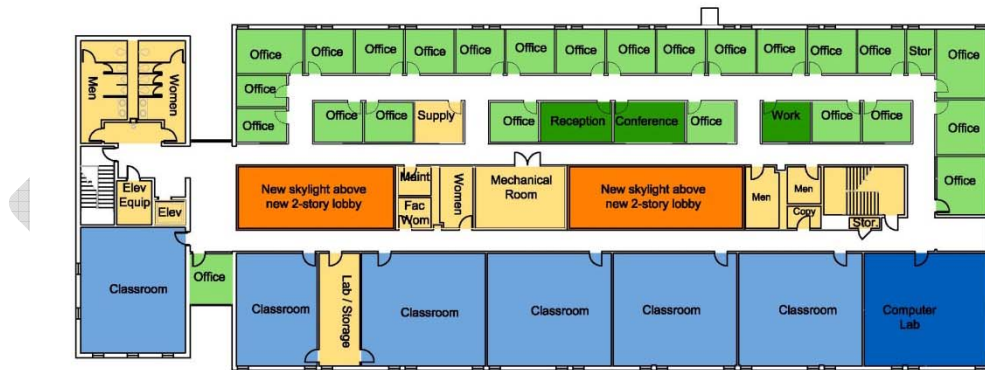


SECOND FLOOR

## BUSINESS EDUCATION BUILDING PROPOSED RENOVATIONS



### FIRST FLOOR



### SECOND FLOOR

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

**CAMPUS MASTER PLAN 2011  
UNC-PEMBROKE  
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
2011-2016**

Adapted from Form OC-25

**(Rev 04/10)**

DEPARTMENT and DIVISION: UNC-Pembroke DATE: 06/27/11  
PROJECT IDENTIFICATION: Business Education Building  
PROJECT CITY or LOCATION: Pembroke, NC

PROJECT DESCRIPTION & JUSTIFICATION: (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)

The new building for the School of Business will allow the current Business Building to be re-purposed as a general classroom and faculty office building. Its position in the center of the academic campus will benefit all academic programs.

Recent renovations improved finishes, but did not address new education needs. The HVAC system needs upgrading to restore functionality and address balancing issues from east to west sides.

The resulting renovations will create a better entry/foyer/gathering space; convert some second floor classroom spaces to office spaces; create light wells in building core to open first floor to daylighting.

Existing Building is approx. 36,000 on 2 floors.

**CURRENT ESTIMATED CONSTRUCTION COST\***

|  | QTY   | UNIT | COST PER UNIT | TOTAL       |
|--|-------|------|---------------|-------------|
| A. Land Requirement  | 0     | 0    | \$ -          | \$0         |
| B. Site Preparation  |       |      |               |             |
| 1. Demolition  | 24000 | sf   | \$ 15.00      | \$360,000   |
| 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       |      | allowance     | \$100,000   |
| C. Construction  |       |      |               |             |
| 1. Utility Services***   | 36000 | sf   | \$ 2.00       | \$72,000    |
| 2. Building Construction (new space)   | 0     |      |               | \$0         |
| 2. Building Construction (existing)  | 24000 | sf   | \$ 100.00     | \$2,400,000 |
| 3. Plumbing (new space)  | 24000 | sf   | \$ 5.00       | \$120,000   |
| 4. HVAC (new space)  | 24000 | sf   | \$ 10.00      | \$240,000   |
| 5. Electrical  | 24000 | sf   | \$ 10.00      | \$240,000   |
| 6. Other: Canopies & exterior gathering space  | 2500  | sf   | \$ 50.00      | \$125,000   |
| 7. Other: Geo-tech, Special Inspections, Impact Fees   | 36000 | sf   | \$            | \$18,000    |

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

|                                     |  |  |      |                    |
|-------------------------------------|--|--|------|--------------------|
|                                     |  |  | 0.50 |                    |
| D. Equipment                        |  |  |      |                    |
| 1. Fixed                            |  |  |      | \$0                |
| 2. Moveable                         |  |  |      | \$0                |
| <b>ESTIMATED CONSTRUCTION COSTS</b> |  |  |      | <b>\$3,675,000</b> |

|                                |    |   |  |                    |
|--------------------------------|----|---|--|--------------------|
| CONTINGENCIES                  | 5  | % | (% of Estimated Construction Costs [3% New or 5% R&R])           | \$183,750          |
| DESIGN FEE                     | 10 | % | (% of Estimated Construction Costs + Contingencies)              | \$385,875          |
| COMMISSIONING ADVANCE PLANNING | 1  | % | (0.5% simple; 1.0% moderate; 1.5% complex)                       | \$38,588           |
|                                | 1  | % | Includes programming, feasibility, analysis)                     | \$38,588           |
| <b>ESTIMATED COSTS</b>         |    |   | (% of Estimated Construction Costs + Contingencies + Design Fee) | <b>\$4,283,213</b> |

Escalation = percent per month multiplied by number of months  
 (From Est. Date to mid-point of construction) = 24 months 0.12 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

**ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)** \$123,357

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$4,406,569**

- \* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.
- \*\* Include items such as grading, roads, walks, parking, etc.
- \*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.

**EXPLANATIONS:**

- B.1 Assume 1/3 of classrooms will not require renovation (36,000 x 2/3 = 24,000 sf)
- C.1 New faculty offices may require electrical service upgrades to accommodate computer loads.

## D.F. LOWRY BUILDING

### **Renovated for faculty offices and Student Life Center**

Lowry contains 37 offices, a computer lab, and 3 classrooms. A Starbucks Café is currently under construction for occupancy in Fall 2011. Its diverse campus offices include:

- Academic Affairs
- College Opportunity
- Disability Support Services
- Division of Information Technology
- Social Work
- Student Affairs
- Teaching and Learning Center

The new Information Commons Building adjacent to Lowry, and the subsequent remodeling of Livermore Library into a “One-Stop” building for Student Services, will displace many of the services contained in Lowry today.

The Campus Master Plan will re-purpose Lowry as an office facility for Student Life.

Renovations include:

- Conversion of 2 classrooms into smaller meeting rooms and offices
- Landscape improvements, particularly on north and west elevations, to help screen service are from new Information Commons Building.



North Elevation of Lowry Building needs screening from Information Commons Building

D.F. LOWRY BUILDING



Lift station at NW corner needs to be disguised/relocated with D.F.Lowry renovations or with Information Commons.



ADA upgrades needed with new landscaping initiative

D.F. LOWRY BUILDING



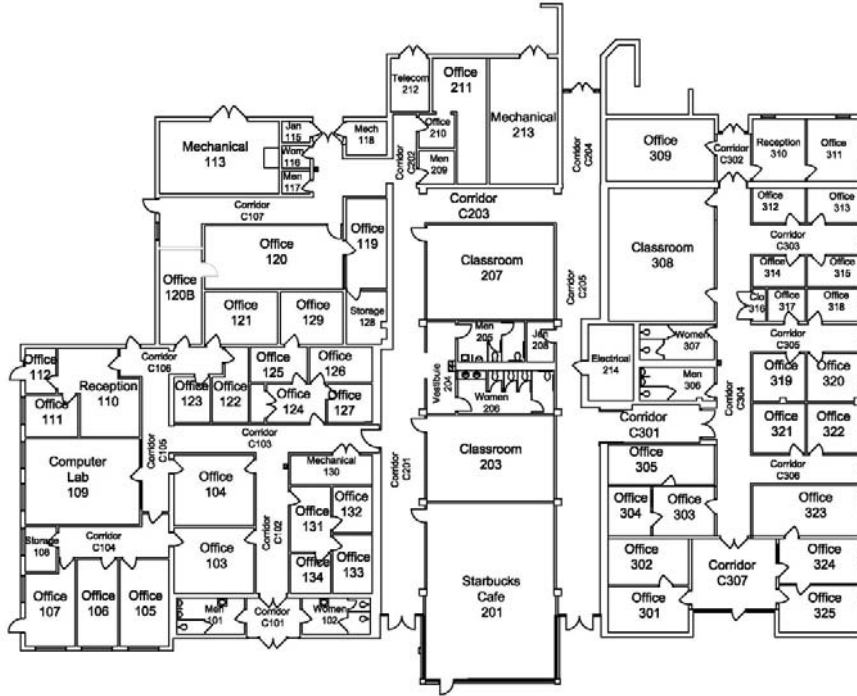
Convert tall classroom spaces into student meeting rooms, and/or tiered lecture hall.



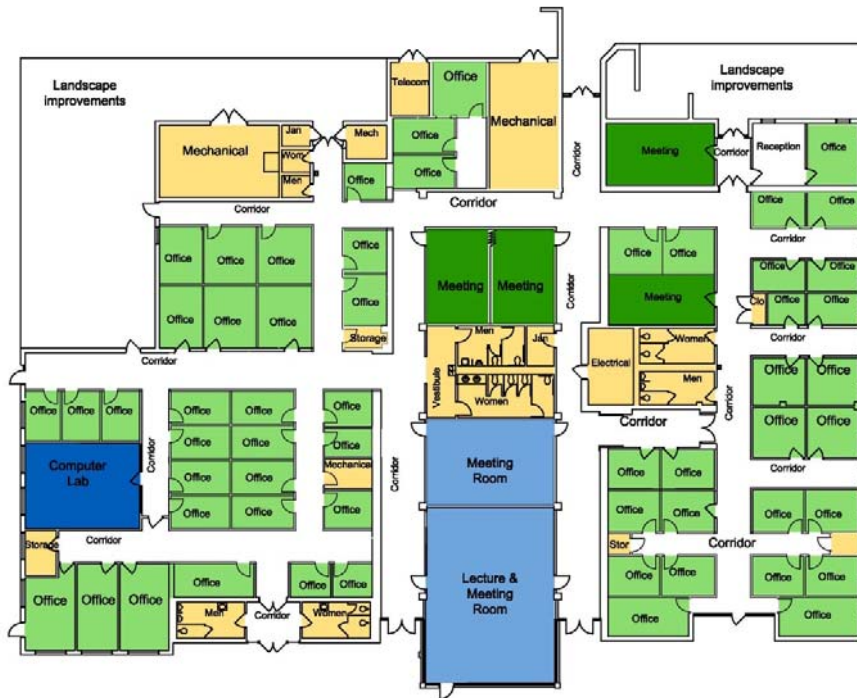
Recent improvements to Lowry entrance



D.F. LOWRY BUILDING  
EXISTING AND NEW PLANS



EXISTING PLAN



PROPOSED PLAN

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

**CAMPUS MASTER PLAN 2011  
UNC-PEMBROKE  
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
2011-2016**

Adapted from Form OC-  
25

**(Rev 04/10)**

DEPARTMENT and  
DIVISION: UNC-Pembroke DATE: 06/27/11  
PROJECT  
IDENTIFICATION: D.F.Lowry Building  
PROJECT CITY or  
LOCATION: Pembroke, NC

**PROJECT DESCRIPTION & JUSTIFICATION:** (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)  
Lowry has been renovated within the last 10 years, and a Starbucks Café is currently under construction in 2 classrooms.

The building currently contains 37 offices, a computer lab, and 3 classrooms. These facilities cater to Student Services programs and many will be moved to Livermore Library when it is converted to Student Service use.

DF Lowry's future lies in its continued use as an office building for use by student organizations to support campus life.

Renovations will reduce the number of offices to improve circulation and convert classrooms to student meeting rooms. Programs such as Greek Life and Intramural activities will use the converted spaces.

The new Starbucks Café will remain as a student meeting space, with the café moving to the new Information Commons building.

Most sitework improvements will occur when the new Information Commons Building is constructed. Extensive site improvements on the north and west sides will be needed to support the improved campus infrastructure.

Existing Building is approx. 21,320 sf

**CURRENT ESTIMATED CONSTRUCTION COST\***

|  | QTY   | UNIT | COST PER UNIT | TOTAL     |
|--|-------|------|---------------|-----------|
| A. Land Requirement  | 0     | 0    | \$ -          |           |
| B. Site Preparation  |       |      | \$ -          |           |
| 1. Demolition  | 0     |      | -             | \$0       |
| 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       |      | allowance     | \$150,000 |
| C. Construction  |       |      | \$ -          |           |
| 1. Utility Services***   | 0     |      | -             | \$0       |
| 2. Building Construction (new space)   | 0     |      | -             | \$0       |
| 2. Building Construction (existing)  | 21320 |      | 15.00         | \$319,800 |
| 3. Plumbing (new space)  | 21320 |      | 2.50          | \$53,300  |
| 4. HVAC (new space)  | 21320 |      | 10.00         | \$213,200 |
| 5. Electrical (Includes TV & Radio Studio)   | 21320 |      | 2.50          | \$53,300  |
| 6. Other: _____  | 0     |      |               | \$0       |
| 7. Other: Geo-tech, Special Inspections, Impact Fees   | 0     |      |               | \$0       |
| D. Equipment   |       |      |               |           |

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

- 1. Fixed
- 2. Moveable

|                                     |  |  |                  |
|-------------------------------------|--|--|------------------|
| 0                                   |  |  | \$0              |
| 0                                   |  |  | \$0              |
| <b>ESTIMATED CONSTRUCTION COSTS</b> |  |  | <b>\$864,600</b> |

|                                |  |   |  |                    |
|--------------------------------|--|---|--|--------------------|
| CONTINGENCIES                  | <u>5</u>   | % | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$43,230           |
| DESIGN FEE                     | <u>10</u>  | % | (% of Estimated Construction Costs + Contingencies)    | \$90,783           |
| COMMISSIONING ADVANCE PLANNING | <u>1</u>   | % | (0.5% simple; 1.0% moderate; 1.5% complex)             | \$9,078            |
|                                | <u>1</u>   | % | Includes programming, feasibility, analysis)           | \$9,078            |
| <b>ESTIMATED COSTS</b>         | (% of Estimated Construction Costs + Contingencies + Design Fee) |   |  | <b>\$1,007,691</b> |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 36 months 0.16 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

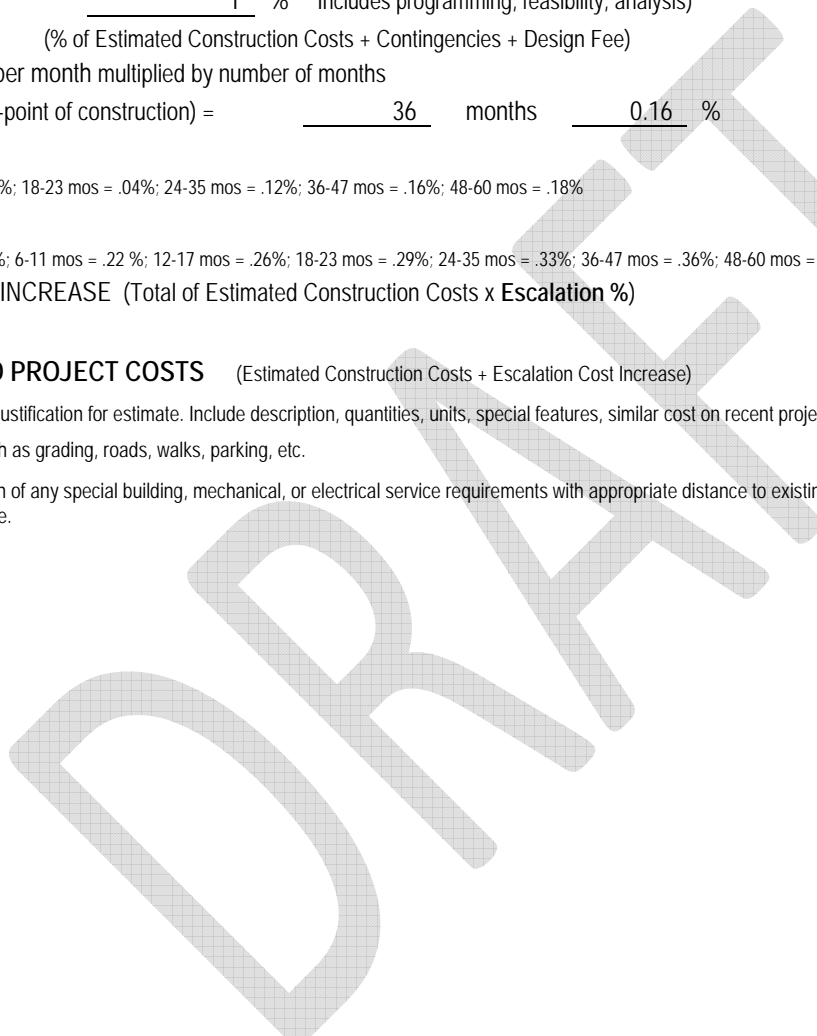
**ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)** \$58,043

**TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)** **\$1,065,734**

\* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

\*\* Include items such as grading, roads, walks, parking, etc.

\*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.



## OLD MAIN

### **Renovated for Museum and Communications Department**

The constancy of this original building in the history of the campus and its central place in the minds of alumni illuminates the importance of certain improvements to this facility.

Currently Old Main houses a myriad of programs, including:

- Academic Affairs
- Community & Civic Engagement
- Geography and Geology
- Honors College
- Mass Communications
- Multicultural and Minority Affairs
- Native American Resource Center
- School of Arts and Sciences
- American Indian Studies

Many of these programs reflect UNC Pembroke's rich cultural heritage as an American Indian-founded educational institution. Its ties to American Indian culture connect it firmly to the local community, and its national presence is increasingly important. A campus "Lumbee Cultural Trail" was discussed, which would begin and end at this building.

Old Main serves as a repository of Native American – particularly Lumbee Tribe - history, and study of this history regionally and nationally increases the importance of this collection, and of this building, daily.

Shortcomings include:

- Exterior envelope (windows, masonry) need preservation efforts
- Interior museum facilities are dated and require financial resources to display, collect, and preserve related artifacts.
- Landscape features surrounding the building are in need of attention to provide important outdoor space, and might offer some interpretive opportunities for Indian life.
- The adjacent east courtyard can be a student gathering space if improved.

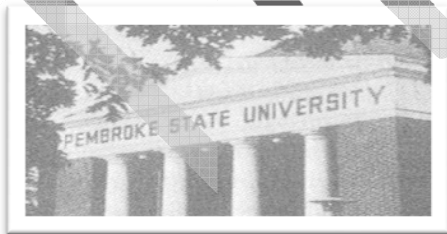
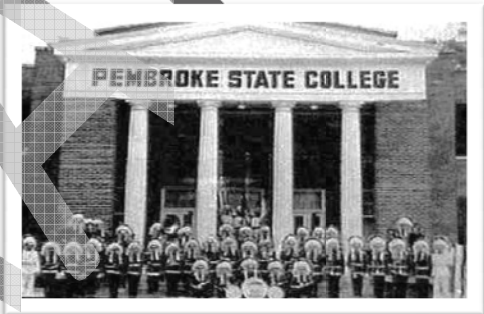
Renovations include:

- General exterior envelope repairs, including windows, roof, and masonry.
- Re-purposing the facility as a American Indian Cultural Center, with educational components that build upon this.
- Interior renovations to create a more modern museum/cultural center.
- Expansion of the current museum space, with a program developed to guide future growth.
- Reorganization of interior spaces to reduce plan "clutter" and expose more of the original building fabric as artifact.
- Reallocation of programs unrelated to Native American culture to other facilities on campus.

OLD MAIN



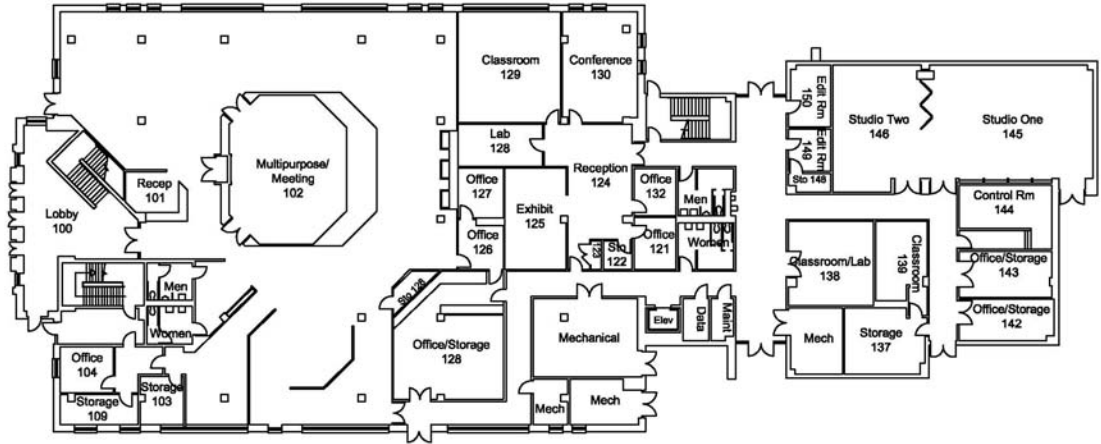
Renovate courtyard, east side, to provide student space.  
Provide beginning of Lumbee Cultural Trail at Old Main.



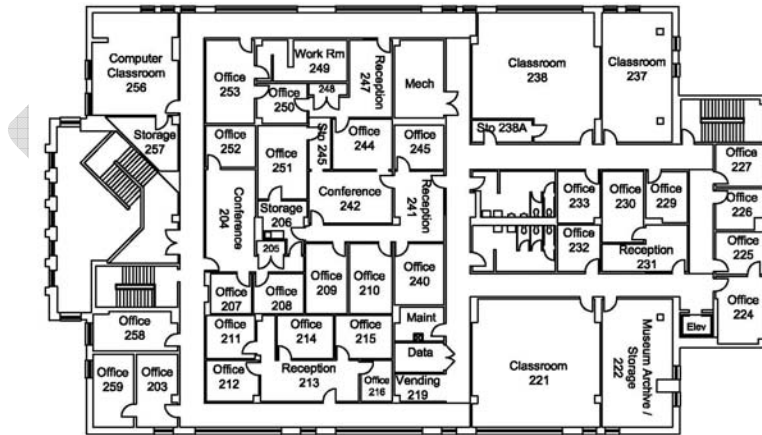
Old Main's façade is integral to the UNCP story

## OLD MAIN

### EXISTING PLANS



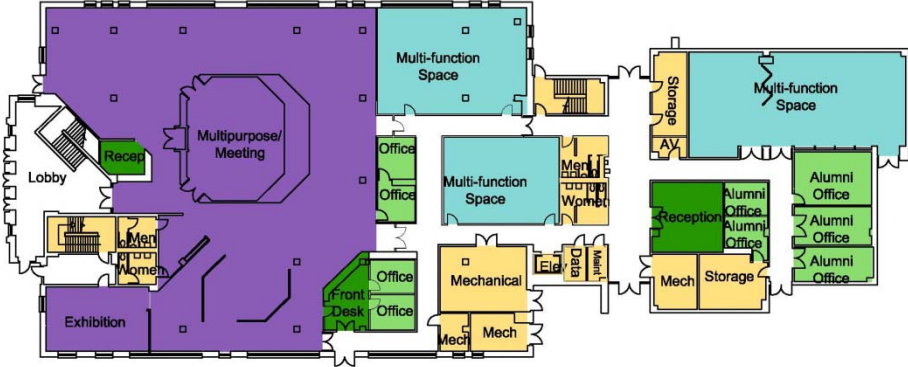
FIRST FLOOR



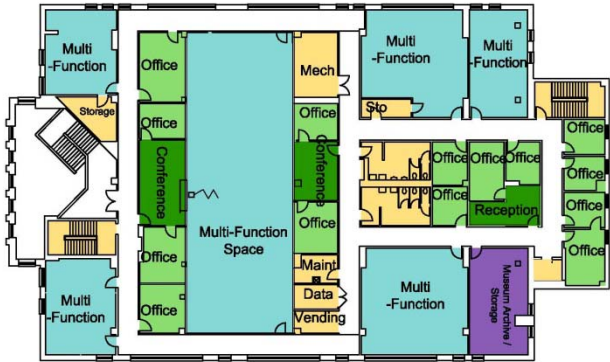
SECOND FLOOR

OLD MAIN

NEW PLANS



FIRST FLOOR



SECOND FLOOR

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

## OLD MAIN

**CAMPUS MASTER PLAN 2011  
UNC-PEMBROKE  
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
2011-2016**

Adapted from Form OC-25

**(Rev 04/10)**

DEPARTMENT and DIVISION: UNC-Pembroke DATE: 06/27/11  
 PROJECT IDENTIFICATION: Old Main  
 PROJECT CITY or LOCATION: Pembroke, NC

PROJECT DESCRIPTION & JUSTIFICATION: (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)  
 Renovate to provide better museum/cultural heritage display space, with emphasis on turning the entire facility into an American Indian Cultural Center for education. Maintain space for Communications Department.  
 Renovations include exterior envelope (masonry and windows) repair, ADA upgrades (elevator), and plan re-configuration.  
 Museum re-design and upgrade of all finishes is needed.  
 As with all buildings of this age, hazardous materials (asbestos, lead, etc.) should be investigated. Lead abatement will likely be required on windows, and asbestos may be present in floor tile.

Existing Building: 38,109 sf

**CURRENT ESTIMATED CONSTRUCTION COST\***

|  | QTY   | UNIT   | COST PER UNIT     | TOTAL              |
|--|-------|--------|-------------------|--------------------|
| A. Land Requirement  | 0     |        | \$ -              | \$0                |
| B. Site Preparation  |       |        |                   |                    |
| 1. Demolition  | 38109 | sf     | \$ 5.00           | \$190,545          |
| 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       |        | allowance         | \$250,000          |
| C. Construction  |       |        |                   |                    |
| 1. Utility Services***   | 0     |        | \$ -              | \$0                |
| 2. Building Construction (new space)   | 0     |        | \$ -              | \$0                |
| 2. Building Construction (existing)  | 38109 |        | \$ 75.00          | \$2,858,175        |
| 3. Plumbing (new space)  | 38109 |        | \$ 5.00           | \$190,545          |
| 4. HVAC (new space)  | 38109 |        | \$ 25.00          | \$952,725          |
| 5. Electrical (Includes TV & Radio Studio)   | 38109 |        | \$ 10.00          | \$381,090          |
| 6. Other: <u>Elevator Addition</u>   | 2     | floors | \$ 20,000.00      | \$40,000           |
| 7. Other: <u>Geo-tech, Special Inspections, Impact Fees</u>                                    |       |        | haz mat allowance | \$50,000           |
| D. Equipment   |       |        |                   |                    |
| 1. Fixed   |       |        |                   | \$0                |
| 2. Moveable  |       |        |                   | \$0                |
| <b>ESTIMATED CONSTRUCTION COSTS</b>  |       |        |                   | <b>\$4,913,080</b> |

|               |   |           |
|---------------|---|-----------|
| CONTINGENCIES | 5% (% of Estimated Construction Costs [3% New or 5% R&R]) | \$245,654 |
| DESIGN FEE    | 10% (% of Estimated Construction Costs + Contingencies)   | \$515,873 |
| COMMISSIONING | 1% (0.5% simple; 1.0% moderate; 1.5% complex)             | \$51,587  |



# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

|                  |  |             |
|------------------|--|-------------|
| ADVANCE PLANNING | _____ 1% Includes programming, feasibility, analysis)            | \$51,587    |
| ESTIMATED COSTS  | (% of Estimated Construction Costs + Contingencies + Design Fee) | \$5,726,195 |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = \_\_\_\_\_ 48 months \_\_\_\_\_ 0.18 %

General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)

|           |
|-----------|
| \$494,743 |
|-----------|

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase)

|                    |
|--------------------|
| <b>\$6,220,938</b> |
|--------------------|

\* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.

\*\* Include items such as grading, roads, walks, parking, etc.

\*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.

DRAFT

## EDUCATION BUILDING

### **Renovated to provide new entry & interactive space**

The Education Building is a densely-planned facility with very little space for student interaction. Corridors are narrow, and the building's entry is minimal.

The building's location along the central spine of the campus and the future construction of the Information Commons Building across Faculty Row will increase pressure on this facility to provide collaborative spaces for students within the Education curriculum.

Improvements will address:

- Landscaping: join the building to the pedestrianized Faculty Row.
- Collaborative spaces: place informal student gathering spaces, indoors and outdoors, at the front of the building on each floor where students can access them.
- Finishes: upgrade finishes throughout the building.



Reorganize and expand entry to provide student collaborative spaces.

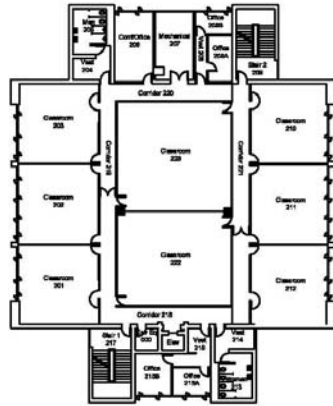
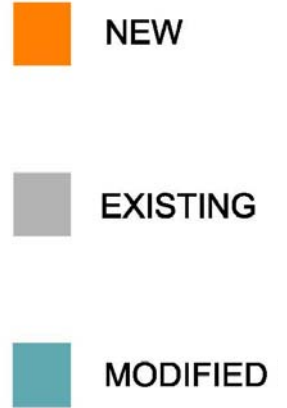
## EDUCATION BUILDING EXISTING AND PROPOSED PLANS



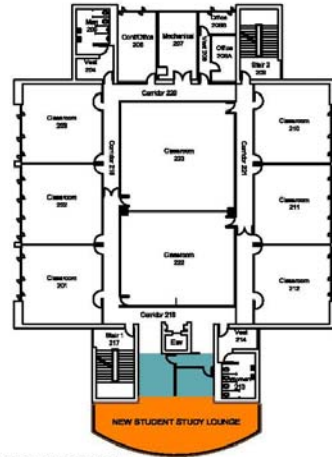
FIRST FLOOR



FIRST FLOOR



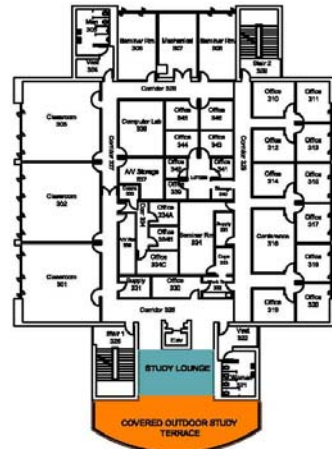
SECOND FLOOR



SECOND FLOOR



THIRD FLOOR



THIRD FLOOR

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

## EDUCATION BUILDING

**CAMPUS MASTER PLAN 2011  
 UNC-PEMBROKE  
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
 2011-2016**

Adapted from Form OC-  
 25  
**(Rev 04/10)**

DEPARTMENT and DIVISION: UNC-Pembroke DATE: 06/27/11  
 PROJECT IDENTIFICATION: Education Building  
 PROJECT CITY or LOCATION: Pembroke, NC

PROJECT DESCRIPTION & JUSTIFICATION: (Attach addtl. data as necessary to indicate need, size, function of improvements as well as a master plan.)

The existing building lacks open areas that would provide collaborative student space.  
 Renovations include upgrades to finishes, and landscaping to relate the building to the new campus lawn.  
 Additions will add a new entry tower containing student gathering spaces.  
 New construction costs are high due to the size and proximity to the existing building.

Existing Building: 39,000 sf

**CURRENT ESTIMATED CONSTRUCTION COST\***

|  | QTY   | UNIT | COST PER UNIT | TOTAL              |
|--|-------|------|---------------|--------------------|
| A. Land Requirement  | 0     | 0    | \$ -          | \$0                |
| B. Site Preparation  |       |      |               |                    |
| 1. Demolition  |       |      |               |                    |
| 2. Site Work**(Includes Streambank Repairs, Retaining Walls, Rain Harvest System, Landscaping) |       |      |               | \$50,000           |
| C. Construction  |       |      |               |                    |
| 1. Utility Services***   | 0     |      | \$ -          | \$0                |
| 2. Building Construction (new space)   | 3000  |      | \$ 300.00     | \$900,000          |
| 2. Building Construction (existing)  | 39000 |      | \$ 5.00       | \$195,000          |
| 3. Plumbing (new space)  |       |      |               | \$0                |
| 4. HVAC (new space)  |       |      |               | \$0                |
| 5. Electrical (Includes TV & Radio Studio)   |       |      |               | \$0                |
| 6. Other: _____  |       |      |               | \$0                |
| 7. Other: Geo-tech, Special Inspections, Impact Fees   |       |      |               | \$0                |
| D. Equipment   |       |      |               |                    |
| 1. Fixed   |       |      |               | \$0                |
| 2. Moveable  |       |      |               | \$0                |
| <b>ESTIMATED CONSTRUCTION COSTS</b>  |       |      |               | <b>\$1,145,000</b> |

# UNIVERSITY OF NORTH CAROLINA PEMBROKE

CAMPUS MASTER PLAN: RENOVATIONS AND RE-PURPOSING

27 June 2011

|                        |  |   |   |  |                    |
|------------------------|--|---|---|--|--------------------|
| CONTINGENCIES          | 5  | % | (% of Estimated Construction Costs [3% New or 5% R&R])      |  | \$57,250           |
| DESIGN FEE             | 10   | % | (% of Estimated Construction Costs + <b>Contingencies</b> ) |  | \$120,225          |
| COMMISSIONING ADVANCE  | 1  | % | (0.5% simple; 1.0% moderate; 1.5% complex)                  |  | \$12,023           |
| PLANNING               | 1  | % | Includes programming, feasibility, analysis)                |  | \$12,023           |
| <b>ESTIMATED COSTS</b> | (% of Estimated Construction Costs + Contingencies + Design Fee) |   |   |  | <b>\$1,334,498</b> |

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 60 months 0.18 %

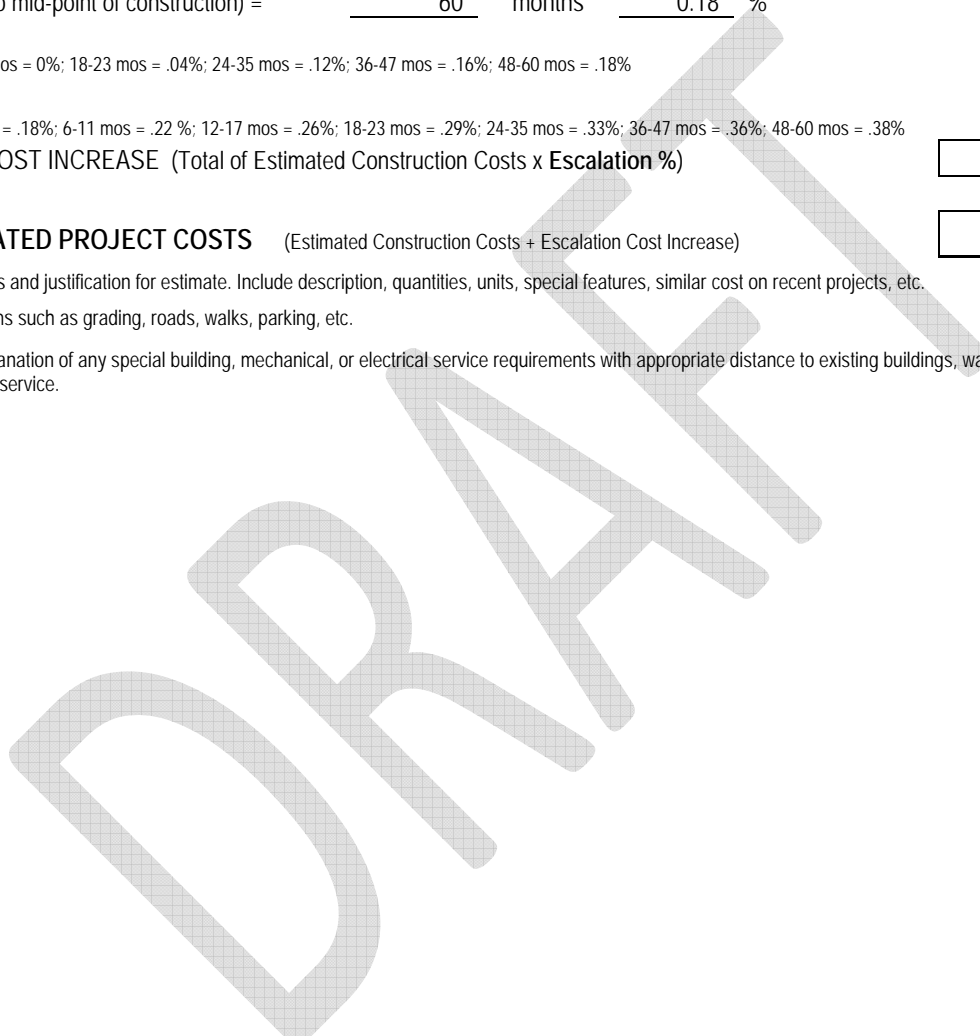
General Bldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 mos = .12%; 36-47 mos = .16%; 48-60 mos = .18%

Health Bldgs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mos = .26%; 18-23 mos = .29%; 24-35 mos = .33%; 36-47 mos = .36%; 48-60 mos = .38%

**ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)** \$144,126

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$1,478,623**

- \* Attach basis and justification for estimate. Include description, quantities, units, special features, similar cost on recent projects, etc.
- \*\* Include items such as grading, roads, walks, parking, etc.
- \*\*\* Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.



**END OF REPORT**