



Main Building Recovery

January 26, 2021

Board of Trustee Update

Strategic Priorities Related to Crisis

1. Continuity of Mission and Academic Instruction
2. Restoration of Systems Necessary to Occupy Main Building
3. Management of Insurance Claim and Collection of Insurance Proceeds

Continuity of Mission and Instruction

- A & B Wings re-opened 1/4/21; return of Engineering, CNC, Welding, Automotive, Laser, Robotics, Fire Safety, Horticulture labs and accessible for instruction for Spring Semester on first day 1/19/21
- Remainder of Building closed as contractors continue repair and installation of major systems -- On track to re-open entire Building for Summer Semester in May 2021
- Numerous classes and Labs continue to be located in other campus locations
- Disability Services, Library Director, Laptop Loaner program, Sr. Director Student Success & Development continue to operate in other campus buildings
- Mallory Child Care Center remains closed with state approval of temporary closure
- H&S, BTD, EIT Divisions, Deans/Associate Deans continue to be located in other campus locations; Faculty do not have access to office space
- Finance, Payroll, Purchasing, Receiving, Facilities, HR, Wilmington College have limited space in ATLC, but normal operations continue

Restoration of Systems to Occupy Main Building

- Boilers (Main Building heating) – installed and operable as of 11/01/20;
- Chillers (Main & HPB Building cooling) – replacements ordered; estimated delivery mid-February
- Main Building Hot Water Supply – whole building system designed; temporary instant hot water system in place for A & B Wings
- Compressed Air Systems – new system in place, repairs completed of existing lines throughout the building
- Air Handlers – all units (50) undergoing assessment and repairs as may be needed; 3 units located in tunnels destroyed; replacements ordered and estimated delivery mid-February
- Electrical Supply – A & B Wings completed; C Tunnel 85% completed; D-G tunnels and 3-4 stories above remaining, along with completion of restoration of permanent power to mechanical room
- Fire Suppression - Repairs complete; system 100% operable
- Elevators – repairs and inspections of 3 damaged units complete; 1 un-used freight elevator yet to be de-commissioned

Restoration of Systems to Occupy Main Building

- Restoration of Damage to Fitness Level (drywall, carpet, cove molding) – 80% complete
- Asbestos & insulation removal (100% complete); re-insulation 50% complete
- Installation of new chilled water lines commenced mid-January
- Building automation controls complete to new boilers; ongoing as new systems come online
- Fire Loop water line – preliminary design options for replacement underway
- Consider and Execute Opportunities to Improve Infrastructure for Long Term Continuity of Main Building
 - Cooling Towers – pump house controls, data controls, electrical repairs
 - Removal of de-commissioned hot/chill water lines in tunnels & mechanical room
 - Removal of de-commissioned plenum & incinerator in mechanical room
 - Repair of leaking lines as identified

Management of Insurance Claim

- Claim filed with Carrier in September
 - Carrier: Traveler's
- College is Coordinating with Carrier and Adjuster to Determine Losses
 - Policy and Limits: Full Replacement Value, General Policy Limit is equal to building and contents value
 - Carrier has not invoked any exclusions or limitations to date
 - Carrier has continued to make cash advances to College
- OFCC Declaration of Public Exigency and OBM Notice of Intent to Reimburse Provide Procurement flexibility and ability to Reimburse using Capital Appropriations to cover any amount not reimbursed by insurance