5. Authorization of New Capital Improvements Projects – NCSU, UNC-CH, and UNCCKevin MacNaughton

Situation: The Board of Governors may authorize capital construction projects at UNC

campuses using available funds from receipts, gifts and energy savings.

Background: North Carolina State University, the University of North Carolina at Chapel Hill,

and the University of North Carolina at Charlotte have requested authority to establish non-appropriated capital improvements projects using available

funds derived from allowable sources.

Assessment: North Carolina State University, the University of North Carolina at Chapel Hill

and the University of North Carolina at Charlotte have requested projects that meet the Statutory requirements and it is recommended that the Board of Governors approve the projects and their methods of funding. It is further recommended that these projects be forwarded for consultation to the Joint Legislative Committee on Governmental Operations via the Office of State

Budget and Management.

Action: This item requires a vote.

<u>Authorization of New Capital Improvements Projects – North Carolina State University, the</u> University of North Carolina at Chapel Hill, and the University of North Carolina at Charlotte

North Carolina State University, the University of North Carolina at Chapel Hill, and the University of North Carolina at Charlotte have requested authority to establish non-appropriated capital improvements projects using available funds derived from receipts, gifts, and energy savings.

<u>NCSU – Sullivan Residence Hall Stair Enclosure</u> – This project will provide a code compliant fire separation for the primary egress route for this 12-story residence hall. Advanced planning funds were previously authorized for this project. This \$450,000 construction authorization will be funded from housing receipts.

<u>UNC-CH – Aycock Family Medicine Renovation</u> – The redesign and renovation of this 60,197 square foot facility located on Manning Drive will include expanded and modernized patient care facilities. Clinical capacity will increase with the addition of eight exam rooms, more efficient traffic flow, and greater flexibility for after-hours care. Advanced planning funds were previously authorized for this project. This \$3,400,000 construction authorization will be funded from clinical receipts.

<u>UNC-CH – Residence Hall Energy Savings Projects</u> – Window replacements and HVAC improvements are planned in four upper quad residence halls. In addition to saving utility costs, these projects will improve indoor air quality and temperature control. This \$5,800,000 construction authorization will be funded from housing receipts. It is expected that project costs will be recouped in five years from the energy savings produced.

<u>UNC-C – Football Exterior Lighting</u> – This project will add sports facility lighting to the newly constructed football complex. Lights are required before the football team begins play in Conference USA in the fall of 2015. This \$2,500,000 authorization will be funded from gifts to the Athletic Foundation.

<u>UNC-C – Music Annex Building</u> – This project is to construct an 8,000 square foot pre-engineered building with brick cladding to support a new Marching Band program. The building will be in close proximity to the existing performing arts building, Robinson Hall. It will include instrument storage, offices for the band director and assistant directors, practice/changing rooms, and restrooms. The Marching Band program is scheduled to start operation in the fall of 2015. The \$3,000,000 project and costs to operate it will be funded from existing student fees.

<u>UNC-C</u> – Campus-wide Emergency Generator Upgrades - This project will make necessary repairs and replacements to emergency generators that serve life safety systems and protect vital research. This will insure greater reliability of emergency power in the event of a power failure. A total of \$1,200,000 of funds carried forward from appropriated operating budgets will fund this work.

It is recommended that these projects and methods of funding be authorized and reported to the Office of State Budget and Management as non-appropriated projects that will not require any additional debt or burden on state appropriations.

* * * * *

The University of North Carolina at Chapel Hill has requested authority to proceed with a capital project using available funds derived from energy savings.

<u>UNC-CH – HVAC Controls Upgrades for Energy Efficiency</u> – Funded from experienced energy savings carried forward under statutory authority, the campus proposes to make improvements to mechanical control systems in four academic buildings. These improvements in Swain, Steele, Mitchell and Hanes Halls will provide greater environmental control reliability plus additional energy savings. Energy savings funding these projects were verified to be a result of energy savings initiatives previously implemented. The total authorization request is \$463,000.

It is recommended that this project and method of funding be authorized and forwarded for consultation with the Joint Legislative Commission on Governmental Operations via the Office of State Budget and Management.

Form OC-25 (Rev 05/12)

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION STATE CONSTRUCTION OFFICE

PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT BIENNIUM 2013 - 2015

| | RTMENT and DIVISION: | NC State Universi | | | | | DATE: | 11/20/13 |
|--|--|----------------------------|--------------------|-----------------------|---|----------|----------------------|--------------------|
| PROJECT IDENTIFICATION: Sullivan Hall: Stair Enclosure and Fire-Stopping Upgrade | | | | | | | | |
| | ECT CITY or LOCATION: | Central Campus F | | | | | | |
| PROJI | ECT DESCRIPTION & JUSTIFICATION | N: (Attach add'l data a | s necessary to in | dicate need, size, fu | nction of impro | vements | s as well as a maste | r plan.) |
| The pr | oject includes enclosing two exterior s | tairwells on the twel | ve-story Sulliva | an Hall. Addition | ally, adding f | ire-stop | ping measures | at each floor to |
| vertica | I chases. | | | | | | | |
| (Definit | ions/explanations are provided on pg 2 to | assist in completion | of this form.) | | | | | |
| CURR | ENT ESTIMATED CONSTRUCTION | COST | | QTY | UNIT | COS | ST PER UNIT | TOTAL |
| A. | Land Requirement | | | | | | | \$0 |
| B. | Site Preparation | | | | 11.91.1 | | | |
| | Demolition | | | | | | | \$0 |
| | Site Work | | | | | | | \$0 |
| C. | Construction | | | | | | | |
| | Utility Services | | | | | | | \$0 |
| | 2. Building Construction (new space | e) | | | - AND | | | \$0 |
| | 3. Building Construction (existing) | | | 1 | lump sum | \$ | 296,739.00 | \$296,739 |
| | 4. Plumbing (new space) | | | | | | | \$0 |
| | HVAC (existing) | | | 1 | lump sum | \$ | 54,000.00 | \$54,000 |
| | Electrical (existing) | | | 1 | lump sum | \$ | 65,000.00 | \$65,000 |
| | 7. Fire Supression and Alarm Syste | ems | | | | | | \$0 |
| | 8. Telephone, Data, Video | | | | | | | \$0 |
| | 9. Associated Construction Costs | | | 1 | lump sum | \$ | 16,000.00 | \$16,000 |
| | 10. Other: | | _ | | | | | \$0 |
| D. | Equipment | | | | | | | |
| | 1. Fixed | | | | | V | | \$0 |
| | 2. Moveable | | | | | | | \$0 |
| ESTIM | ATED CONSTRUCTION COSTS | | | | | | | \$431,739 |
| items be | elow may be calculated by percentage or lu | ımp sum. If using lum | p sum, make ent | try in \$ field. | | | | |
| | | 40.04 | | | | | _ | |
| DESIG | | | | ed Construction C | | | | \$43,174 |
| | ONSTRUCTION COSTS | | | ed Construction C | | | sk]) | \$2,500 |
| | ISSIONING | | | 1.0% moderate; 1 | 1.5% complex |) | [| \$0 |
| | AL INSPECTIONS/MATERIALS | | (1.25% estima | | | | | \$0 |
| SUSTA | INABILITY | % | (3% LEED Go | old, 2% LEED Silve | er) | | [| \$0 |
| | | | Includes progr | ramming, feasibilit | v analysis | | Г | |
| ADVAN | CE PLANNING | % | | ed Construction C | | | | \$0 |
| CONTU | —————————————————————————————————————— | | | | | | | |
| CONTI | NGENCIES | 5 % | (% of Estimate | ed Construction Co | osts [3% New | or 5% F | R&R]) [| \$21,587 |
| -0-11 | TTT 000T0 | | | 0 20 9 | | | - 1 | 2000 |
| | | nstruction Costs + Cor | ntingencies + D | esign Fee) | | | L | \$499,000 |
| | on = percent per month multiplied by r | number of months | | | | | | |
| • | st. Date to mid-point of construction) = | | 9 | _ months | 0 | % per i | month | |
| General B | ldgs: 0-17 mos = 0%; 18-23 mos = .04%; 24-35 m | nos = .12%; 36-47 mos = .1 | 6%; 48-60 mos = | .18% | | | | |
| Jaalth Blo | gs: 0-5 mos = .18%; 6-11 mos = .22 %; 12-17 mo | se = 26% 19.22 mas = 20 | 19/- 24 25 man = 2 | 220/- 26 47 mas = 26 | 0/ · 40 60 mas = | 200/ | | |
| | ATION COST INCREASE (Total of Es | | | 3376, 30-47 1110530 | 76, 40-00 11105 - | .30% | · · | 40 |
| LOUAL | ATION COST INCREASE (Total of Es | simaled Costs X Esc | alation %) | | | | L | \$0 |
| TOTAL | ESTIMATED PROJECT COSTS | (Estimated Costs + Es | calation Cost Inc | rease) | | | Γ | \$499,000 |
| | Oliman V | RICHO | | 5 | | | L | |
| APPRO | VED BY: | munici | 1 p.p. | TITLE Univers | ity Architect | | | DATE NOV. 25, 2013 |
| | (Governing Board or Agency | y Head) | | | | | | |



Pat McCrory, Governor Bill Daughtridge, Jr., Secretary State Construction Office Gregory A. Driver, PE, Director

OC-25: 20136050028
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)

INSTITUTION OR AGENCY: UNC Chapel Hill

PROJECT IDENTIFICATION: Aycock Family Medicine Center Renovation

PROJECT TYPE: Building Renov.

CLASSIFICATION: Major Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: Renovation of the First Floor clinical space. This project will improve the services provided by UNC Family Medicine. Compliance with Sustainable, Energy Efficient Buildings is not required.

| ITEM | QTY | UNIT | COST PER UNIT | TOTAL |
|-------------------------------------|-----|----------|---------------|-------------|
| 2. Site Work | 1.0 | Lump Sum | \$20,000 | \$20,000 |
| 3. Building Construction (existing) | 1.0 | Lump Sum | \$2,160,948 | \$2,160,948 |
| 9. Associated Construction Costs | 1.0 | Lump Sum | \$198,000 | \$198,000 |
| 10. Other | 1.0 | Lump Sum | \$241,209 | \$241,209 |
| 1. Fixed | 1.0 | Lump Sum | \$2,000 | \$2,000 |
| 2. Moveable | 1.0 | Lump Sum | \$294,000 | \$294,000 |
| ESTIMATED CONSTRUCTION COST: | | | | \$2,916,157 |

| | | (| |
|-------------------------------|------|--|-----------|
| CONTINGENCIES | 5% | (% of Estimated Costs [3% New or 5% R&R]) | \$145,807 |
| ADVANCE PLANNING | 2% | (% of Estimated Costs - includes programming, feasibility, analysis) | \$58,323 |
| SUSTAINABILITY | 0% | (3% LEED Gold, 2% LEED Silver) | \$0 |
| SPECIAL INSPECTIONS/MATERIALS | 1.3% | (1.25% Estimated) | \$36,451 |
| COMMISSIONING FEE | 1% | (0.5% simple, 1% moderate, 1.5% complex) | \$29,161 |
| PRECONSTRUCTION COSTS | 0% | (% of Estimated Construction Costs [1% for CM@Risk]) | \$0 |
| DESIGN FEE | 10% | (% of Estimated Construction Costs) | \$291,615 |

Escalation %= percent per month multiplied by the number of months:

(From Est, Date to mid-point of construction) = 14 months @ 0.26%

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

\$126,581

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

\$3,604,000

COMMENTS:

- 1. [2013-10-17 16:14:19] kpgeer Save
- 2. [2013-10-17 16:12:18] kpgeer Save
- 3. [2013-07-17 14:48:42] cmclean Reject
- 4. [2013-07-17 14:48:29] cmclean Do not appove per Gary Rogers. Design fee can be over 10%, number of square feet renovated elec, HVAC, plumbing cost, no bldg construction lump sum
- 5. [2013-07-17 11:02:43] mkonishi Submit
- 6. [2013-07-17 10:17:37] mkonishi Create



Pat McCrory, Governor Bill Daughtridge, Jr., Secretary State Construction Office Gregory A. Driver, PE, Director

OC-25: 20136050021
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)

INSTITUTION OR AGENCY: UNC Chapel Hill

PROJECT IDENTIFICATION: New Windows and Air Conditioning Systems for Upper Quad Residence Halls - Manly, Mangum, Ruffin & Grimes

PROJECT TYPE: Dormitories

CLASSIFICATION: Major Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: This project will replace the existing troublesome windows in these four residence halls with architecturally correct energy efficient units. The air conditioning systems will be replaced with higher efficiency systems that will use campus hot water and chilled water and provide reheat dehumidification during the summer months along with improved outside air circulation.

The painted wood sash divided light windows in the upper quad dormitories were replaced in 1988 with metal clad units with dual insulated glazing. The remaining wood window elements were covered with an aluminum panning system. These units have performed poorly over time. In many locations the dual glazing system has lost the gas seal which compromised its insulating capacity. The operating mechanisms have proved not to be reliable. The project calls for these windows to be replaced with new units. The pricing for this project is based on installing units manufactured by the Wausau Window Manufacturing Company, model 310-i series.

The campus chilled water and heating hot water systems serve the 1988 installed air conditioning systems in these residence halls. The existing systems are designed with the use of ductless four pipe fan coil units installed in each room. They do not have outside air capability nor do they adequately dehumidify. The lack of outside air capability contributes to poor indoor air quality and increases the occurrence of mold. The rest rooms and bath areas are inadequately exhausted and poorly conditioned.

| <u>ITEM</u> | QTY | <u>UNIT</u> | COST PER UNIT | TOTAL |
|---|-------|-------------|----------------------|-----------|
| Utility Services - Campus Chilled and Hot Water Branch Line Enlargement | 1.0 | Lump Sum | \$250,000 | \$250,000 |
| Building Construction - Windows for Manly | 148.0 | Each | \$3,088 | \$457,024 |
| Building Construction - Windows for Mangum | 148.0 | Each | \$3,088 | \$457,024 |
| Building Construction - Windows for Ruffin | 142.0 | Each | \$3,088 | \$438,496 |
| Building Construction - Windows for Grimes | 148.0 | Each | \$3,088 | \$457,024 |

Mailing Address: 1307 Mail Service Center Raleigh, N.C.27699-1307 Telephone (919) 807-4100
Fax (919) 807-4110
State Courier #56-02-01
An Equal Opportunity/Affirmative Action Employer

Location: 301 N. Wilmington St., Suite 450 Raleigh, North Carolina 27601

| Building HVAC - Manly Building HVAC - Mangum | 26490.0 26631.0 | Square Feet Square Feet | \$36.25 \$36.25 | \$960,262.5 \$965,373.75 |
|---|--------------------|-------------------------|--------------------|-----------------------------|
| Building HVAC - Ruffin | 23992.0 | Square Feet | \$36.25 | \$869,710 |
| Building HVAC - Grimes | 23992.0 | Square Feet | \$36.25 | \$869,710 |
| ESTIMATED CONSTRUCTION COST: | | | | \$5,724,624 |

| ESTIMATED COSTS | (Estimate | ed Construction Costs + Contingencies + Design Fee) | \$6,641,993 |
|-------------------|-----------|--|-------------|
| FIXED OWNER COSTS | | | \$0 |
| ADVANCE PLANNING | 0% | (includes programming, feasibility, analysis) | \$0 |
| COMMISSIONING FEE | 1.5% | (0.5% simple, 1% moderate, 1.5% complex) | \$90,162 |
| DESIGN FEE | 9% | (% of Estimated Construction Costs + Contingencies) | \$540,976 |
| CONTINGENCIES | 5% | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$286,231 |

Escalation %= percent per month multiplied by the number of months:

(From Est, Date to mid-point of construction) = $\underline{0}$ months @ $\underline{0.00\%}$

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

\$6,642,000

\$0

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

COMMENTS:

- 1. [2011-09-20 11:09:10] apiran Save
- 2. [2011-09-20 10:44:55] apiran Save
- 3. [2011-09-15 14:25:24] apiran Save
- 4. [2011-09-14 10:26:18] apiran Save
- 5. [2011-09-13 15:48:45] apiran Save
- 6. [2011-09-13 15:45:45] apiran Save
- 7. [2011-09-13 15:42:01] apiran Create



Pat McCrory, Governor Bill Daughtridge, Jr., Secretary

State Construction Office Gregory A. Driver, PE, Director

OC-25: 201360500512 **Proposed Capital Improvement Project** Biennium: 2011-2013

STATE DEPARTMENT:

Educational Institutions (Universities)

INSTITUTION OR AGENCY:

UNC Charlotte

PROJECT IDENTIFICATION:

Football Exterior Lighting

PROJECT TYPE:

Stadium/Arena

CLASSIFICATION:

Other

PROJECT DESCRIPTION AND JUSTIFICATION: This project will add (8) new sports facility lights to the newly constructed Football Complex.

| | | | | 60 454 700 |
|---------------------|------------|-------------|---------------|--------------|
| Building Electrical | 1.0 | Lump Sum | \$1,853,900 | \$1,853,900 |
| Site Work | 1.0 | Lump Sum | \$175,400 | \$175,400 |
| Project Support | 1.0 | Lump Sum | \$125,409 | \$125,409 |
| ITEM | <u>QTY</u> | <u>UNIT</u> | COST PER UNIT | <u>TOTAL</u> |

ESTIMATED CONSTRUCTION COST:

\$2,154,709

| ESTIMATED COSTS | (Estimate | ed Construction Costs + Contingencies + Design Fee) | \$2,500,000 |
|-------------------|-----------|--|-------------|
| FIXED OWNER COSTS | | | \$0 |
| ADVANCE PLANNING | 0% | (includes programming, feasibility, analysis) | \$0 |
| COMMISSIONING FEE | 0.5% | (0.5% simple, 1% moderate, 1.5% complex) | \$11,312 |
| DESIGN FEE | 10% | (% of Estimated Construction Costs + Contingencies) | \$226,244 |
| CONTINGENCIES | 5% | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$107,735 |

Escalation %= percent per month multiplied by the number of months: (From Est, Date to mid-point of construction) = 0 months @ 0.16%

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

\$0

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

\$2,500,000

DATE RECEIVED: 2013-05-20

APPROVED BY: grogers

DATE APPROVED: 2013-05-28

CERTIFICATION

The State Construction Office in accordance with GS 143-341(3) certifies the feasibility of this Statement of Need

pursuant to GS 143-6.

Signature:____

Date: 2013-05-28

COMMENTS:

- 1. [2013-05-28 16:19:04] cmclean Approve
- 2. [2013-05-28 16:18:42] cmclean Approved by Gary Rogers
- 3. [2013-05-20 13:58:22] CasiShep Submit
- 4. [2013-05-20 13:57:57] CasiShep Save
- 5. [2013-05-20 13:49:18] jafessle Submit
- 6. [2013-05-20 13:44:50] cmclean Reject
- 7. [2013-05-20 13:44:42] cmclean Reject per Gary Rogers.
- 8. [2013-05-20 13:43:52] cmclean Please advise the number of poles and lights for approval.
- 9. [2013-05-16 11:25:47] CasiShep Submit
- 10. [2013-05-16 11:25:38] CasiShep Save
- 11. [2013-05-15 14:51:51] CasiShep Save
- 12. [2013-05-15 14:48:14] CasiShep Copied from: Football Exterior Lighting

Mailing Address: 1307 Mail Service Center Raleigh, N.C.27699-1307 Telephone (919) 807-4100 Fax (919) 807-4110 State Courier #56-02-01 An Equal Opportunity/Affirmative Action Employer Location: 301 N. Wilmington St., Suite 450 Raleigh, North Carolina 27601



Pat McCrory, Governor Bill Daughtridge, Jr., Secretary State Construction Office Gregory A. Driver, PE, Director

OC-25: 201360500519
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT:

Educational Institutions (Universities)

INSTITUTION OR AGENCY:

UNC Charlotte

PROJECT IDENTIFICATION:

Music Annex Building

PROJECT TYPE: CLASSIFICATION:

General Bldg. New Facilities

PROJECT DESCRIPTION AND JUSTIFICATION: This project is to construct an 8,000 square foot pre-engineered building with brick cladding to support a new Marching Band program. The building will be in close proximity to the existing performing arts building, Robinson Hall. It will include instrument storage, offices for the band director and assistant directors, practice/changing rooms, and restrooms. The Marching Band program is scheduled to start operation in the fall of 2015. The \$3,000,000 project and costs to operate it will be funded from existing student fees.

| <u>ITEM</u> | QTY | UNIT | COST PER UNIT | TOTAL |
|--------------------------------------|--------|-------------|---------------|-------------|
| 1. Site Demolition | 1.0 | Lump Sum | \$15,000 | \$15,000 |
| 2. Building Construction (new space) | 0.0008 | Square Feet | \$275 | \$2,200,000 |
| 11 Project Support | 1.0 | Lump Sum | \$198,045 | \$198,045 |
| 2. Moveable | 1.0 | Lump Sum | \$30,000 | \$30,000 |

ESTIMATED CONSTRUCTION COST:

\$2,443,045

| WorkflowStep for Proposed Capital Improvement Project OC-25: 2013605 | 00519 |
|--|-------|
|--|-------|

| Paga | _ | 2 |
|------|---|---|
| PHU | - | _ |

| ESTIMATED COSTS | • | ed Construction Costs + Design Fee + Preconstruction + Commissioning at + Sustainability + Advance Planning + Contingencies) | \$3,000,057 |
|-------------------------------|------|--|-------------|
| CONTINGENCIES | 3% | (% of Estimated Costs [3% New or 5% R&R]) | \$73,291 |
| ADVANCE PLANNING | 1% | (% of Estimated Costs - includes programming, feasibility, analysis) | \$24,430 |
| SUSTAINABILITY | 0% | (3% LEED Gold, 2% LEED Silver) | \$0 |
| SPECIAL INSPECTIONS/MATERIALS | 1.3% | (1.25% Estimated) | \$31,759 |
| COMMISSIONING FEE | 0% | (0.5% simple, 1% moderate, 1.5% complex) | \$0 |
| PRECONSTRUCTION COSTS | 7.5% | (% of Estimated Construction Costs [1% for CM@Risk]) | \$183,228 |
| DESIGN FEE | 10% | (% of Estimated Construction Costs) | \$244,304 |

Escalation %= percent per month multiplied by the number of months: (From Est, Date to mid-point of construction) = $\underline{0}$ months @ $\underline{0.00\%}$

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

\$0

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

\$3,000,000

COMMENTS:

- 1. [2013-12-19 09:57:44] CasiShep Save
- 2. [2013-12-19 09:53:35] CasiShep Save
- 3. [2013-12-19 09:50:45] CasiShep Save
- 4. [2013-12-19 09:47:51] CasiShep Save
- 5. [2013-12-19 09:47:42] CasiShep Save
- 6. [2013-10-14 14:56:41] CasiShep Create

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION STATE CONSTRUCTION OFFICE

Form OC-25 (Rev 05/12)

PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT BIENNIUM 2013 - 2015

| 1. Fixed 2. Moveable 80 ESTIMATED CONSTRUCTION COSTS Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field. DESIGN FEE 96 (% of Estimated Construction Costs) PRECONSTRUCTION COSTS 67 (% of Estimated Construction Costs [1% for CM@Risk]) COMMISSIONING 68 (0.5% simple; 1.0% moderate; 1.5% complex) SPECIAL INSPECTIONS/MATERIALS 68 (1.25% estimated) SUSTAINABILITY 69 (3% LEED Gold, 2% LEED Silver) Includes programming, feasibility, analysis ADVANCE PLANNING 69 (% of Estimated Construction Costs) SOCONTINGENCIES 69 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 70 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 71 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 72 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 73 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 74 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED COSTS 75 (% of Estimated Construction Costs [3% New or 5% R&R]) SESTIMATED PROJECT COSTS 75 (Estimated Costs + Escalation Cost Increase) SESTIMATED PROJECT COSTS 75 (Estimated Costs + Escalation Cost Increase) SESTIMATED PROJECT COSTS 75 (Estimated Costs + Escalation Cost Increase) | DEPARTMENT and DIVISION: | University of North Carolina at Chapel Hill DATE: 10/21/13 | | | | | |
|--|--|--|--------------------|----------------------|-----------------|-----------------------|-----------|
| Colimitons/explanations are provided on pg 2 to assist in completion of this form.) | | | | | | | |
| (Definitions/explanations are provided on pg 2 to assist in completion of this form.) | | | | | | | |
| A. Land Requirement A. Land Requirement So | PROJECT DESCRIPTION & JUSTIFICATION | ON: Upgrade of HVAC C | ontrols in Steele, | Swain, Mitchell and | d Hanes Halls | | |
| A. Land Requirement A. Land Requirement So | | | | | | | |
| A. Land Requirement A. Land Requirement So | | | | | | | |
| A. Land Requirement | | • | f this form.) | | | | |
| Site Preparation | | I COST | | QTY | UNIT | COST PER UNIT | |
| 1. Demolition | | | | | | | \$0 |
| 2. Site Work | | | | - | T | | ÷ a l |
| C. Construction 1. Utility Services 2. Building Construction (new space) 3. Building Construction (existing) 4. Plumbing (new space) 5. HVAC (new space) 6. Electrical (includes TV & Radio Studio) 7. Fire Supression and Alarm Systems 8. Telephone, Data, Video 9. Associated Construction Costs 10. Other: 10. Other: 11. Fixed 12. Moveable 2. Moveable 2. Moveable 2. Moveable 2. Moveable 3. Setsimated Construction Costs 3. Setsima | | | | | | | |
| 1. Utility Services | | | | | | | \$0 |
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| SUSTAINABILITY % (3% LEED Gold, 2% LEED Silver) Includes programming, feasibility, analysis % (% of Estimated Construction Costs) \$0 CONTINGENCIES % (% of Estimated Construction Costs [3% New or 5% R&R]) ESTIMATED COSTS (% of Estimated Construction Costs + Design Fee) \$463,000 ESCALATION COST INCREASE (Total of Estimated Costs + Escalation Cost Increase) \$0 \$10 \$10 \$10 \$20 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 \$463,000 | COMMISSIONING | % | (0.5% simple; | 1.0% moderate; | 1.5% complex | x) | \$0 |
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| 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 Costs x Escalation %) TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) \$463,000 APPROVED BY: | | | | months | | % per month | |
| ### ESCALATION COST INCREASE (Total of Estimated Costs x Escalation %) ### TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) ### APPROVED BY: | • | | .16%; 48-60 mos = | <u> </u> | | <u> </u> | |
| ### ESCALATION COST INCREASE (Total of Estimated Costs x Escalation %) ### TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) ### APPROVED BY: | | | | | | | |
| TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) \$463,000 APPROVED BY: | * | | | .33%; 36-47 mos = .3 | 36%; 48-60 mos | = .38% | ¢o |
| APPROVED BY: <u>TITLE</u> <u>DATE</u> | ESCALATION COST INCREASE (TOTAL OF | Estimated Costs X Es | calation %) | | | | \$0 |
| | TOTAL ESTIMATED PROJECT COSTS | (Estimated Costs + Es | scalation Cost Inc | crease) | | | \$463,000 |
| | ADDDOVED DV. | | | TITI C | | • | DATE |
| (Governing Board or Agency Head) | | cv Head) | | IIILE | | | DATE |



Pat McCrory, Governor Bill Daughtridge, Jr., Secretary State Construction Office Gregory A. Driver, PE, Director

OC-25: 201360500525
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT:

Educational Institutions (Universities)

INSTITUTION OR AGENCY:

UNC Charlotte

PROJECT IDENTIFICATION:

Campus Wide Emergency Generator Upgrades

PROJECT TYPE:

Electrical

CLASSIFICATION:

Deferred/Preventive Maintenance

PROJECT DESCRIPTION AND JUSTIFICATION: This project will make necessary repairs and replacements to emergency generators that serve life safety systems and protect vital research. This will insure greater reliability of emergency power in the event of a power failure. A total of \$1,200,000 of funds carried forward from appropriated operating budgets will fund this work.

| <u>ITEM</u> | QTY | UNIT | COST PER UNIT | TOTAL |
|---|-----|----------|---------------|-------------|
| 2. Site Work | 1.0 | Lump Sum | \$50,000 | \$50,000 |
| Electrical (Includes TV & Radio Studio) | 1.0 | Lump Sum | \$1,002,700 | \$1,002,700 |
| ESTIMATED CONSTRUCTION COST: | | | | \$1,052,700 |

| WorkflowStep for Propos | ed Capital Improvement : | Project OC-25: 201360500525 |
|-------------------------|--------------------------|-----------------------------|
| | | |

Page - 2

| ESTIMATED COSTS | • | ed Construction Costs + Design Fee + Preconstruction + Commissioning at + Sustainability + Advance Planning + Contingencies) | \$1,200,078 |
|-------------------------------|----|--|-------------|
| CONTINGENCIES | 5% | (% of Estimated Costs [3% New or 5% R&R]) | \$52,635 |
| ADVANCE PLANNING | 0% | (% of Estimated Costs - includes programming, feasibility, analysis) | \$0 |
| SUSTAINABILITY | 0% | (3% LEED Gold, 2% LEED Silver) | \$0 |
| SPECIAL INSPECTIONS/MATERIALS | 0% | (1.25% Estimated) | \$0 |
| COMMISSIONING FEE | 0% | (0.5% simple, 1% moderate, 1.5% complex) | \$0 |
| PRECONSTRUCTION COSTS | 0% | (% of Estimated Construction Costs [1% for CM@Risk]) | \$0 |
| DESIGN FEE | 9% | (% of Estimated Construction Costs) | \$94,743 |

Escalation %= percent per month multiplied by the number of months: (From Est, Date to mid-point of construction) = <u>0</u> months @ <u>0.00%</u> **ESCALATION COST INCREASE** = (Total of Estimated Construction Costs x Escalation %)

\$0

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

\$1,200,000

COMMENTS:

1. [2013-12-19 10:23:21] CasiShep - Create