

Authorization of New Capital Improvements Projects – North Carolina State University, the 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.

NCSU – Sullivan Residence Hall Stair Enclosure – 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.

UNC-CH – Aycock Family Medicine Renovation – 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.

UNC-CH – Residence Hall Energy Savings Projects – 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.

UNC-C – Football Exterior Lighting – 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.

UNC-C – Music Annex Building – 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.

## APPENDIX C

UNC-C – 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.

UNC-CH – HVAC Controls Upgrades for Energy Efficiency – 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.





# North Carolina Department of Administration

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.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
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
<b>ESTIMATED CONSTRUCTION COST:</b>				<b>\$2,916,157</b>

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**Location:**  
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Raleigh, North Carolina 27601

APPENDIX C

<b>DESIGN FEE</b>	10%	(% of Estimated Construction Costs)	\$291,615
<b>PRECONSTRUCTION COSTS</b>	0%	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
<b>COMMISSIONING FEE</b>	1%	(0.5% simple, 1% moderate, 1.5% complex)	\$29,161
<b>SPECIAL INSPECTIONS/MATERIALS</b>	1.3%	(1.25% Estimated)	\$36,451
<b>SUSTAINABILITY</b>	0%	(3% LEED Gold, 2% LEED Silver)	\$0
<b>ADVANCE PLANNING</b>	2%	(% of Estimated Costs - includes programming, feasibility, analysis)	\$58,323
<b>CONTINGENCIES</b>	5%	(% of Estimated Costs [3% New or 5% R&R])	\$145,807
<b>ESTIMATED COSTS</b>	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)		\$3,477,514

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**

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**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 approve 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

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# North Carolina Department of Administration

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>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
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

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Building HVAC - Manly	26490.0	Square Feet	\$36.25	\$960,262.5
Building HVAC - Mangum	26631.0	Square Feet	\$36.25	\$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
<b>ESTIMATED CONSTRUCTION COST:</b>				\$5,724,624

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

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

(From Est. Date to mid-point of construction) = 0 months @ 0.00%

**ESCALATION COST INCREASE** = (Total of Estimated Construction Costs x Escalation %) **\$0**

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**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost increase) **\$6,642,000**

**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

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# North Carolina Department of Administration

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.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
Project Support	1.0	Lump Sum	\$125,409	\$125,409
Site Work	1.0	Lump Sum	\$175,400	\$175,400
Building Electrical	1.0	Lump Sum	\$1,853,900	\$1,853,900
<b>ESTIMATED CONSTRUCTION COST:</b>				<b>\$2,154,709</b>

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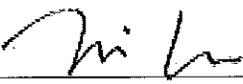
<b>CONTINGENCIES</b>	5% (% of Estimated Construction Costs [3% New or 5% R&R])	\$107,735
<b>DESIGN FEE</b>	10% (% of Estimated Construction Costs + Contingencies)	\$226,244
<b>COMMISSIONING FEE</b>	0.5% (0.5% simple, 1% moderate, 1.5% complex)	\$11,312
<b>ADVANCE PLANNING</b>	0% (Includes programming,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

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
<p><b>CERTIFICATION</b></p> <p>The State Construction Office in accordance with GS 143-341(3) certifies the feasibility of this Statement of Need pursuant to GS 143-6.</p> <p>Signature:  Date: 2013-05-28</p>		

**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] jafesle - 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

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# North Carolina Department of Administration

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:** General Bldg.  
**CLASSIFICATION:** 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>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
1. Site Demolition	1.0	Lump Sum	\$15,000	\$15,000
2. Building Construction (new space)	8000.0	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
<b>ESTIMATED CONSTRUCTION COST:</b>				<b>\$2,443,045</b>

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

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

(From Est, Date to mid-point of construction) = 0 months @ 0.00%

**ESCALATION COST INCREASE** = (Total of Estimated Construction Costs x Escalation %) **\$0**

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**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

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**APPENDIX C**

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION  
 STATE CONSTRUCTION OFFICE  
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
 BIENNIUM 2013 - 2015

Form OC-25  
 (Rev 05/12)

DEPARTMENT and DIVISION: University of North Carolina at Chapel Hill DATE: 10/21/13  
 PROJECT IDENTIFICATION: HVAC Constrols Upgrade in Four Buildings  
 PROJECT CITY or LOCATION: Chapel Hill  
 PROJECT DESCRIPTION & JUSTIFICATION: Upgrade of HVAC Controls in Steele, Swain, Mitchell and Hanes Halls

(Definitions/explanations are provided on pg 2 to assist in completion of this form.)

**CURRENT ESTIMATED CONSTRUCTION COST**

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition				\$0
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)				\$0
4. Plumbing (new space)				\$0
5. HVAC (new space)				\$0
6. Electrical (Includes TV & Radio Studio)				\$0
7. Fire Supression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs	1	lot	\$ 463,000.00	\$463,000
10. Other: _____				\$0
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
<b>ESTIMATED CONSTRUCTION COSTS</b>				<b>\$463,000</b>

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field.

DESIGN FEE	_____ %	(% of Estimated Construction Costs)	\$0
PRECONSTRUCTION COSTS	_____ %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	_____ %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	_____ %	(1.25% estimated)	\$0
SUSTAINABILITY	_____ %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	_____ %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	_____ %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$0
<b>ESTIMATED COSTS</b>		(% of Estimated Construction Costs + Contingencies + Design Fee)	<b>\$463,000</b>

Escalation = percent per month multiplied by number of months

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

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: \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Governing Board or Agency Head)



# North Carolina Department of Administration

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

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

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

(From Est, Date to mid-point of construction) = 0 months @ 0.00%

**ESCALATION COST INCREASE** = (Total of Estimated Construction Costs x Escalation %) **\$0**

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**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost increase) **\$1,200,000**

**COMMENTS:**

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

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