

8. Authorization of Capital Improvements Projects – ECU, NCA&T, UNC-CH, and UNCW..... Will Johnson

Situation: ECU, NCA&T, UNC-CH, and UNCW have requested authority to proceed with non-appropriated capital improvements projects using available funds derived from a gift, dining receipts, trust funds, facilities and administrative funds, housing receipts, and utility receipts.

Background: The Board of Governors may authorize capital construction projects and advanced planning projects at UNC campuses using available funds.

Assessment: ECU, NCA&T, UNC-CH, and UNCW 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 reported to the Office of State Budget and Management as non-appropriated projects do not require any additional debt or burden on state appropriations.

Action: This item requires a vote.

Authorization of Capital Improvement Projects – East Carolina University, North Carolina A&T State University, the University of North Carolina at Chapel Hill, and the University of North Carolina at Wilmington

North Carolina A&T State University, the University of North Carolina at Chapel Hill, and the University of North Carolina at Wilmington have requested authority to establish the following new capital improvement projects.

NCA&T – University Clock Tower: This project will design and construct a New Clock Tower on campus. The location of the tower will be in the center of the existing Bluford Circle Plaza. The tower will have two clocks facing north/south and a bell system that chimes on the hour. Accent and feature lighting will also be a part of the project scope. The project, estimated to cost \$1,301,000, will be funded by a gift, and will be completed by September 2015.

UNC-CH – Renovate Greenlaw 101: This project will renovate a 1,880 SF tiered, fixed-seat classroom into a high-capacity interactive multi-media classroom. High-enrollment course sections are an important part of the university experience. Many faculty members are implementing interactive learning methods known to improve student engagement and learning outcomes. Unfortunately, the auditorium-style classrooms that host large courses at UNC are designed for lecture and presentation, not interaction. This proposal will construct the University's first interactive general purpose classroom of more than 100 seats. The project, estimated to cost \$464,000, will be funded by facilities and administrative receipts, and will be completed by June 2015.

UNC-CH – Lineberger Cancer Center Common Equipment Rooms: This project will create common-use equipment rooms for each of three floors. These common equipment rooms will house equipment and processes that are ordinarily used by researchers across the cancer center. These common equipment rooms are expected to enhance work flow and interaction between researchers as well as increase efficiency by reducing the unnecessary duplication and clarifying the locations of equipment. Three common equipment rooms are planned at 600 SF and will require renovation including walls, doors, ceilings, mechanical, electrical, plumbing, fire protection, and finish upgrades. The project, estimated to cost \$487,000, will be funded from the University Cancer Research Trust Fund for Renovation and Equipment, and will be completed by April 2015.

UNC-CH – Renovate Kenan Lab 8A for Applied Physical Sciences: The project will renovate an existing 2,000 SF laboratory space. The purpose of the project is to abate existing asbestos, provide new laboratory casework, provide new fume hoods, and upgrade existing finishes to improve interior acoustics. These renovations will upgrade facilities for a new faculty hire in the University's newly established APS Department. The project, estimated to cost \$491,000, will be funded by Curriculum in Applied Sciences receipts, and will be completed by March 2015.

UNC-CH – Tomkins Chilled Water – Thermal Storage Tank Stabilization: The existing thermal tank has experienced differential settling in the approximate 10 years since it was constructed. This project will correct the settlement and level the tank. The original tank installer believes the settlement may have at least partially caused the long-term saturation of subgrade soils in the vicinity of the base of the tank. The original tank installer recommended that corrective measures be taken to reduce the risk of future

settlement by long-term saturation. The project, estimated to cost \$663,000, will be funded by utility receipts, and will be completed by March 2015.

UNCW – Housing Repairs and Renovations, Phase I: Repairs and renovations will include HVAC, electrical, ADA, and life safety needs for Belk Hall, Graham Hall, and Hewlett Hall. The existing PM&E equipment is beyond the useful life-cycle and is in disrepair. This project includes bathroom upgrades and addresses varying code improvements. All buildings were recently up-fitted with automatic sprinkler systems for fire protection in addition to new fire alarm systems, so only minor modifications of these systems will be needed. The project, estimated to cost \$5,000,000, will be funded by housing receipts, and will be completed by May 2016.

UNCW – Housing Repairs and Renovations, Phase II: Description is the same as above. The project, estimated to cost \$5,000,000, will be funded by housing receipts, and will be completed by August 2016.

Authorization for Advance Planning of New Capital Improvement Project – East Carolina University

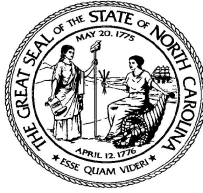
East Carolina University has requested authority to establish advance planning of the following project.

The Galley Renovation and Expansion, Jones Hall: This project consists of renovation and expansion of “The Galley,” a casual dining area located in Jones Residence Hall. This advance planning authorization will utilize \$100,000 of dining receipts. The project is likely to be executed in two phases with the first being expansion of existing interior space to encompass the existing exterior building overhang roof. The second phase would rebuild the entire serving area and kitchen and expand the seating area for the renovated dining venue. The project, estimated to cost \$4,120,000, will be funded from dining receipts.

Authorization to Increase the Scope of a Capital Improvements Project – The University of North Carolina at Chapel Hill

UNC-Chapel Hill has requested authority to increase the scope of a previously approved capital improvements project.

Thurston Bowles Cage Wash Installation: The Thurston-Bowles Building animal facility is the primary rat housing and rodent behavioral facility at the University. Currently, a cage wash installation is underway. This project, approved in August 2014 by the Board, needs additional funding to support purchase of an autoclave and improvements to fire protection, HVAC, and plumbing systems to accommodate the autoclave. The increase in authorization of \$1,000,000 (from \$919,828 to \$1,919,828) will be funded by facilities and administrative receipts.



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtridge, Jr., Secretary

State Construction Office
Gregory A. Driver, PE, Director

OC-25: 20136050092
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: NC A & T State University
PROJECT IDENTIFICATION: North Carolina A&T State Clock Tower
PROJECT TYPE: General Bldg.
CLASSIFICATION: New Facilities

PROJECT DESCRIPTION AND JUSTIFICATION: North Carolina A&T State University is proposing to construct a new 70-80 feet Clock Tower located at Bluford Circle. The Tower will have two clocks one facing north and the other south, along with chimes and accent lights.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
1. Site Demolition	2500.0	Square Feet	\$10	\$25,000
2. Site Work	2300.0	Cubic Yards	\$50	\$115,000
1. Utility Services	1.0	Lump Sum	\$50,000	\$50,000
2. Building Construction (new space)	3500.0	Square Feet	\$200	\$700,000
4. Plumbing (new space)	2500.0	Square Feet	\$2	\$5,000
6. Electrical (Includes TV & Radio Studio)	3050.0	Square Feet	\$50	\$152,500
1. Fixed	1.0	Lump Sum	\$20,000	\$20,000
ESTIMATED CONSTRUCTION COST:				\$1,067,500

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DESIGN FEE	10%	(% of Estimated Construction Costs)	\$106,750
PRECONSTRUCTION COSTS	1%	(% of Estimated Construction Costs [1% for CM@Risk])	\$10,675
COMMISSIONING FEE	0.5%	(0.5% simple, 1% moderate, 1.5% complex)	\$5,337
SPECIAL INSPECTIONS/MATERIALS	1.3%	(1.25% Estimated)	\$13,877
SUSTAINABILITY	2%	(3% LEED Gold, 2% LEED Silver)	\$21,350
ADVANCE PLANNING	4%	(% of Estimated Costs - includes programming, feasibility, analysis)	\$42,700
CONTINGENCIES	3%	(% of Estimated Costs [3% New or 5% R&R])	\$32,025
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)		\$1,300,214

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

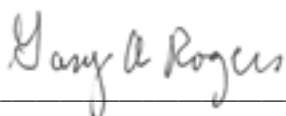
(From Est, Date to mid-point of construction) = 9 months @ 0.12%

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

\$14,042

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

\$1,314,000

DATE RECEIVED: 2014-08-11	APPROVED BY: grogers	DATE APPROVED: 2014-08-19
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. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Signature:  </div> <div style="width: 45%;"> Date: 2014-08-19 </div> </div>		

COMMENTS:

1. [2014-09-22 10:11:42] NCBARLOW - Save
2. [2014-09-22 09:59:38] NCBARLOW - Save
3. [2014-08-19 16:15:43] lflewellen - Approve
4. [2014-08-11 13:47:29] NCBARLOW - Submit
5. [2014-08-11 13:46:42] NCBARLOW - Save
6. [2014-08-11 13:24:44] lflewellen - Not approved: Per Gary Rogers, Lighting Consultant should be under Electrical, Design fee is still too high, Sustainability is too high, Donner funds not required unless they are giving money to the state and Contingency too high 3% max.
7. [2014-08-11 13:17:04] lflewellen - Reject
8. [2014-08-01 11:33:50] NCBARLOW - Submit
9. [2014-08-01 11:20:57] NCBARLOW - Save

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10. [2014-08-01 11:12:58] NCBARLOW - Save

11. [2014-08-01 11:10:16] NCBARLOW - Save

12. [2014-08-01 11:09:15] NCBARLOW - Save

13. [2014-08-01 11:08:14] NCBARLOW - Save

14. [2014-08-01 11:07:57] NCBARLOW - * In the the Commissioning Cell I placed the the percentage for the Lighting Consultant.

* In the Sustainability Cell I placed the percentage for Owners Reserve. This is a Special Project Funded by a Downer and there will be Unique Requirements for Signage and Landscape.

15. [2014-08-01 11:02:50] NCBARLOW - Save

16. [2014-08-01 10:59:26] NCBARLOW - Save

17. [2014-08-01 10:27:42] NCBARLOW - Save

18. [2014-08-01 10:26:54] NCBARLOW - Save

19. [2014-07-29 14:46:48] NCBARLOW - *The Sustainability Percentage is the Owner's Reserve. I could not determine how to include an owners reserve.

* The commissioning Percentage 2.25 percent is the fee for the Lighting and Acoustic Consultant...I did not see how to include them.

20. [2014-04-21 15:06:16] Iflewellen - Reject

21. [2014-04-21 15:06:06] Iflewellen - Not approved per Gary Rogers: Please be advised of the following. Design fee over 10%. Explain Commissioning, Special Inspection and Advance Planning fees. Contengencies over 3%. Construction cost too high. Thank you.

22. [2014-03-27 12:12:35] NCBARLOW - Submit

23. [2014-03-27 12:12:16] NCBARLOW - Create

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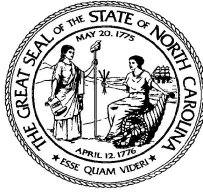
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North Carolina Department of Administration

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State Construction Office
Gregory A. Driver, PE, Director

OC-25: 201360500248
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: UNC Chapel Hill
PROJECT IDENTIFICATION: Renovate Greenlaw 101
PROJECT TYPE: Interior Renov.
CLASSIFICATION: Repairs, Reroofing, Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: This project will renovate an 1,880 SF tiered, fixed-seat classroom into a high-capacity interactive multi-media classroom. It will be the University's first interactive general purpose classroom of more than 100 seats.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
1. Site Demolition	1880.0	Square Feet	\$1.60	\$3,008
3. Building Construction (existing)	1880.0	Square Feet	\$34.50	\$64,860
6. Electrical (Includes TV & Radio Studio)	1880.0	Square Feet	\$20.50	\$38,540
9. Associated Construction Costs	1.0	Lump Sum	\$12,230	\$12,230
10. Other	1.0	Lump Sum	\$26,906	\$26,906
2. Moveable	1.0	Lump Sum	\$265,080	\$265,080
ESTIMATED CONSTRUCTION COST:				\$410,624

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DESIGN FEE	8% (% of Estimated Construction Costs)	\$32,849
PRECONSTRUCTION COSTS	0% (% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING FEE	0% (0.5% simple, 1% moderate, 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	0% (1.25% Estimated)	\$0
SUSTAINABILITY	0% (3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0% (% of Estimated Costs - includes programming, feasibility, analysis)	\$0
CONTINGENCIES	5% (% of Estimated Costs [3% New or 5% R&R])	\$20,531
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)	\$464,004

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**

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$464,000**

COMMENTS:

1. [2014-09-04 14:49:55] thoskins - Create

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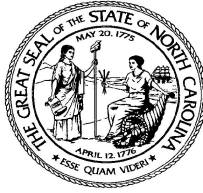
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Gregory A. Driver, PE, Director

OC-25: 201360500247
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: UNC Chapel Hill
PROJECT IDENTIFICATION: Lineberger Cancer Center Common Equipment Rooms
PROJECT TYPE: Lab Bldg. (non-Educ.)
CLASSIFICATION: Repairs, Reroofing, Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: The intent of the project is to create a common-use equipment rooms for each of three floors.

These common equipment rooms will house equipment and processes that are ordinarily used by researchers across the cancer center. These common equipment rooms are expected to enhance work flow and interaction between researchers as well as increase efficiency by reducing the unnecessary duplication and clarifying the locations of equipment. Three common equipment rooms are planned at 600 SF and will require renovation including walls, doors, ceilings, mechanical, electrical, plumbing, fire protection and finish upgrades.

Compliance with GS 143-135.35 - 143-135.40, Sustainable, Energy Efficient Buildings, is not required.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
1. Site Demolition	1.0	Lump Sum	\$30,000	\$30,000
3. Building Construction (existing)	1.0	Lump Sum	\$90,000	\$90,000
4. Plumbing (new space)	1.0	Lump Sum	\$16,000	\$16,000
5. HVAC (new space)	1.0	Lump Sum	\$60,000	\$60,000
6. Electrical (Includes TV & Radio Studio)	1.0	Lump Sum	\$50,000	\$50,000
7. Fire Suppression and Alarm Systems	1.0	Lump Sum	\$18,000	\$18,000
8. Telephone, Data, Video	1.0	Lump Sum	\$10,000	\$10,000
9. Associated Construction Costs	1.0	Lump Sum	\$15,550	\$15,550
10. Other	1.0	Lump Sum	\$62,500	\$62,500
1. Fixed	1.0	Lump Sum	\$20,000	\$20,000
2. Moveable	1.0	Lump Sum	\$55,000	\$55,000

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ESTIMATED CONSTRUCTION COST:

\$427,050

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DESIGN FEE	9% (% of Estimated Construction Costs)	\$38,434
PRECONSTRUCTION COSTS	0% (% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING FEE	0% (0.5% simple, 1% moderate, 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	0% (1.25% Estimated)	\$0
SUSTAINABILITY	0% (3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0% (% of Estimated Costs - includes programming, feasibility, analysis)	\$0
CONTINGENCIES	5% (% of Estimated Costs [3% New or 5% R&R])	\$21,352
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)	\$486,836

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**

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$487,000**

COMMENTS:

1. [2014-09-03 14:04:22] jfenton - Submit
2. [2014-09-03 14:02:34] jfenton - Create

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Gregory A. Driver, PE, Director

OC-25: 201360500246
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: UNC Chapel Hill
PROJECT IDENTIFICATION: Renovate Kenan Lab 8A for Applied Physical Sciences
PROJECT TYPE: Interior Renov.
CLASSIFICATION: Repairs, Reroofing, Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: The UNC Department of Applied Physical Sciences is seeking renovations to an existing 2,000SF laboratory space. The purpose of the project will be to abate existing asbestos, provide new laboratory casework, provide new fume hoods, and upgrade existing finishes to improvement interior acoustics. These renovations will upgrade facilities for a new faculty hire in the University's newly established APS Department.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
1. Site Demolition	2000.0	Square Feet	\$12.50	\$25,000
3. Building Construction (existing)	2000.0	Square Feet	\$62	\$124,000
4. Plumbing (new space)	2000.0	Square Feet	\$14	\$28,000
5. HVAC (new space)	2000.0	Square Feet	\$25	\$50,000
6. Electrical (Includes TV & Radio Studio)	2000.0	Square Feet	\$26	\$52,000
7. Fire Suppression and Alarm Systems	2000.0	Square Feet	\$3	\$6,000
8. Telephone, Data, Video	2000.0	Square Feet	\$5	\$10,000
9. Associated Construction Costs	1.0	Lump Sum	\$20,000	\$20,000
10. Other	1.0	Lump Sum	\$76,500	\$76,500
2. Moveable	1.0	Lump Sum	\$8,000	\$8,000
ESTIMATED CONSTRUCTION COST:				\$399,500

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DESIGN FEE	14%	(% of Estimated Construction Costs)	\$55,930
PRECONSTRUCTION COSTS	4%	(% of Estimated Construction Costs [1% for CM@Risk])	\$15,980
COMMISSIONING FEE	0%	(0.5% simple, 1% moderate, 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	0%	(1.25% Estimated)	\$0
SUSTAINABILITY	0%	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0%	(% of Estimated Costs - includes programming, feasibility, analysis)	\$0
CONTINGENCIES	5%	(% of Estimated Costs [3% New or 5% R&R])	\$19,975
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)		\$491,385

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**

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$491,000**

COMMENTS:

1. [2014-09-02 16:23:10] thoskins - Save
2. [2014-09-02 16:13:49] thoskins - Save
3. [2014-09-02 16:07:59] thoskins - Create

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OC-25: 201360500249
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: UNC Chapel Hill
PROJECT IDENTIFICATION: Tompkins Chilled Water - Thermal Storage Tank Stabilization
PROJECT TYPE: Chilled Water Distr.
CLASSIFICATION: Repairs, Reroofing, Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: The existing thermal tank has experienced differential settling in the approximately 10-years since it was constructed. The University currently is in the process of correcting the settlement and leveling the tank. The original tank installer believes the settlement may have at least partially caused by the long-term saturation of subgrade soils in the vicinity of the base of the tank. The original tank installer recommended corrective measures be taken to reduce the risk of future settlement by long-term saturation.

Compliance with GS 143-135.35 - 143-135.40, 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	\$420,000	\$420,000
9. Associated Construction Costs	1.0	Lump Sum	\$50,000	\$50,000
10. Other	1.0	Lump Sum	\$60,000	\$60,000
ESTIMATED CONSTRUCTION COST:				\$530,000

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DESIGN FEE	10% (% of Estimated Construction Costs)	\$53,000
PRECONSTRUCTION COSTS	0% (% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING FEE	0% (0.5% simple, 1% moderate, 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	5% (1.25% Estimated)	\$26,500
SUSTAINABILITY	0% (3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0% (% of Estimated Costs - includes programming, feasibility, analysis)	\$0
CONTINGENCIES	10% (% of Estimated Costs [3% New or 5% R&R])	\$53,000
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)	\$662,500

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

(From Est. Date to mid-point of construction) = 12 months @ 0.00%

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

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$663,000**

COMMENTS:

1. [2014-09-10 12:11:11] jfenton - Submit
2. [2014-09-10 12:10:10] jfenton - Line 10, Other, are funds allocated to construct a sidewalk to the Bioinformatics Building
3. [2014-09-09 22:47:40] jfenton - Save
4. [2014-09-09 22:26:38] jfenton - Create

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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

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: UNC Wilmington DATE: 09/24/14
PROJECT IDENTIFICATION: Housing Repairs and Renovations - Phase I
PROJECT CITY or LOCATION: Wilmington, NC

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

Repairs and renovations to include HVAC, Electrical, ADA, and Life Safety needs for the following student dormitories: Belk Hall, Graham Hall, and Hewlett Hall. The existing PM&E equipment is beyond the useful life-cycle and is in disrepair. This project includes ADA improvements, bathroom facility upgrades, and addresses varying code improvements.

All buildings were recently up fitted with automatic sprinkler systems for fire protection in addition to new fire alarm systems. Only minor modifications of these systems will be required.

(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	60725	sf	\$ 1.50	\$91,088
2. Site Work				
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	60725	sf	\$ 15.00	\$910,875
4. Plumbing (new space)	60725	sf	\$ 15.00	\$910,875
5. HVAC (new space)	60725	sf	\$ 30.00	\$1,821,750
6. Electrical (Includes TV & Radio Studio)	60725	sf	\$ 10.00	\$607,250
7. Fire Supression and Alarm Systems	1	ls	\$ 35,000.00	\$35,000
8. Telephone, Data, Video				\$0
9. Associated Construction Costs	1	ls	\$ 125,000.00	\$125,000
10. Other:				\$0
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$4,501,838

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

DESIGN FEE	<u>9</u> %	(% of Estimated Construction Costs)	\$405,165
PRECONSTRUCTION COSTS	<u>1</u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$45,018
COMMISSIONING	<u>1</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$45,018
SPECIAL INSPECTIONS/MATERIALS	<u>0.5</u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u>0</u> %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$225,092
ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee)			\$4,997,040

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 12 months 0 % 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 %)

\$0

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

\$4,997,040

APPROVED BY: _____

(Governing Board or Agency Head)

TITLE AVC FACILITIES

DATE 9.25.14

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

Form OC-25
(Rev 05/12)

(Items not listed below are presumed to be self-explanatory. Questions may be directed to the State Construction Office.)

Item on Form	Definition/Explanation
CURRENT ESTIMATED CONSTRUCTION COST	Attach basis and justification for estimate. Include description, quantities, units, special
A. Land Requirement	Includes purchase and acquisition costs (title search, filing fees, other legal fees, etc.)
B. 1. Demolition	Includes but may not be limited to lead and/or asbestos testing and removal, building or interior space demolition in whole or part.
B. 2. Site Work	Includes but may not be limited to grading, excavating, poor soils and/or rock removal, utilities relocation, roads, walks, parking, streambank repairs, stormwater management, retaining walls, rainwater harvesting systems, landscaping.
C. 1. Utility Services	Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.
C. 9. Associated Construction Costs	Includes but may not be limited to construction fire alarm testing, utility shut downs, utilities, signage, security, displaced parking, staging, lock cores, keys, State Construction Office charges.
C. 10. Other	List other significant sources of cost not included elsewhere. Additional lines may be added if needed.
PRECONSTRUCTION COSTS	Includes but may not be limited to land surveys, lead/asbestos surveys, environmental assessments, copying, postage, costs of print advertising, and destructive testing. For CM at Risk, preconstruction costs are consistent with the requirements of the preconstruction services agreement.
CONTINGENCIES	Unanticipated or unforeseen conditions including but not limited to design error and omissions, concealed site conditions, utility conflicts, and extended overhead resulting from weather or other delay.

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: UNC Wilmington DATE: 09/24/14
PROJECT IDENTIFICATION: Housing Repairs and Renovations - Phase II
PROJECT CITY or LOCATION: Wilmington, NC
PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

Repairs and renovations to include HVAC, Electrical, ADA, and Life Safety needs for the following student dormitories: Belk Hall, Graham Hall, and Hewlett Hall. The existing PM&E equipment is beyond the useful life-cycle and is in disrepair. This project includes ADA improvements, bathroom facility upgrades, and addresses varying code improvements.

All buildings were recently up fitted with automatic sprinkler systems for fire protection in addition to new fire alarm systems. Only minor modifications of these systems will be required.

(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	60725	sf	\$ 1.50	\$91,088
2. Site Work				
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	60725	sf	\$ 15.00	\$910,875
4. Plumbing (new space)	60725	sf	\$ 15.00	\$910,875
5. HVAC (new space)	60725	sf	\$ 30.00	\$1,821,750
6. Electrical (Includes TV & Radio Studio)	60725	sf	\$ 10.00	\$607,250
7. Fire Suppression and Alarm Systems	1	ls	\$ 35,000.00	\$35,000
8. Telephone, Data, Video				\$0
9. Associated Construction Costs				\$0
10. Other:				\$0
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0

ESTIMATED CONSTRUCTION COSTS

\$4,376,838

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

DESIGN FEE	9 %	(% of Estimated Construction Costs)	\$393,915
PRECONSTRUCTION COSTS	1 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$43,768
COMMISSIONING	1 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$43,768
SPECIAL INSPECTIONS/MATERIALS	0.5 %	(1.25% estimated)	\$0
SUSTAINABILITY	0 %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0 %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$218,842
ESTIMATED COSTS	(% of Estimated Construction Costs + Contingencies + Design Fee)		\$4,858,290

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 24 months 0.12 % 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 %)

\$139,919

TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase)**\$4,998,208**

APPROVED BY: _____

(Governing Board or Agency Head)

TITLE AVC FACILITIESDATE 9.25.14STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2013 - 2015
DEFINITIONS OR EXPLANATIONSForm OC-25
(Rev 05/12)

(Items not listed below are presumed to be self-explanatory. Questions may be directed to the State Construction Office.)

Item on Form	Definition/Explanation
CURRENT ESTIMATED CONSTRUCTION COST	Attach basis and justification for estimate. Include description, quantities, units, special
A. Land Requirement	Includes purchase and acquisition costs (title search, filing fees, other legal fees, etc.)
B. 1. Demolition	Includes but may not be limited to lead and/or asbestos testing and removal, building or interior space demolition in whole or part.
B. 2. Site Work	Includes but may not be limited to grading, excavating, poor soils and/or rock removal, utilities relocation, roads, walks, parking, streambank repairs, stormwater management, retaining walls, rainwater harvesting systems, landscaping.
C. 1. Utility Services	Attach explanation of any special building, mechanical, or electrical service requirements with appropriate distance to existing buildings, water, gas, electrical or other utility service.
C. 9. Associated Construction Costs	Includes but may not be limited to construction fire alarm testing, utility shut downs, utilities, signage, security, displaced parking, staging, lock cores, keys, State Construction Office charges.
C. 10. Other	List other significant sources of cost not included elsewhere. Additional lines may be added if needed.
PRECONSTRUCTION COSTS	Includes but may not be limited to land surveys, lead/asbestos surveys, environmental assessments, copying, postage, costs of print advertising, and destructive testing. For CM at Risk, preconstruction costs are consistent with the requirements of the preconstruction services agreement.
CONTINGENCIES	Unanticipated or unforeseen conditions including but not limited to design error and omissions, concealed site conditions, utility conflicts, and extended overhead resulting from weather or other delay.

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: East Carolina University DATE: 08/22/14
PROJECT IDENTIFICATION: The Galley Renovation and Expansion
PROJECT CITY or LOCATION: Greenville, NC

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

This project consists of renovating and expanding "The Galley", a casual dining area located in Jones Residence Hall. The project is likely to be executed in 2 phases with the first being expansion of the existing interior space to encompass the existing building exterior roof overhang. This will create approximately 2,000 additional usable square footage for programmatic use. The second phase would renovate the entire kitchen and serving areas (approximately 7,000 SF) and expand seating capacity. This OC-25 is our best educated guess as to project cost until the Advanced Planning Study is completed.

(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	1	lot	\$ 20,000.00	\$20,000
2. Site Work	1	lot	\$ 450,000.00	\$450,000
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)	2000	SF	\$ 275.00	\$550,000
3. Building Construction (existing-heavy reno)	7000	SF	\$ 340.00	\$2,380,000
4. Plumbing (new space)				\$0
5. HVAC (new space)				\$0
6. Electrical (Includes TV & Radio Studio)				\$0
7. Fire Suppression and Alarm Systems				\$0
8. Telephone, Data, Video		SF		\$0
9. Associated Construction Costs (light reno)		SF		\$0
10. Other:		lot		\$0
D. Equipment				
1. Fixed	w/C.3 above			\$0
2. Moveable	w/C.3 above			\$0
ESTIMATED CONSTRUCTION COSTS				\$3,400,000

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

DESIGN FEE	12.0 %	(% of Estimated Construction Costs)	\$425,000
PRECONSTRUCTION COSTS		(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	0.5 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$17,000
SPECIAL INSPECTIONS/MATERIALS	(\$40,000		
TESTING/GEOTECHNICAL	allowance) %	(estimated)	\$40,000
SUSTAINABILITY		(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	2 %	Includes programming, feasibility, analysis (% of Est. Const. Cost)	\$68,000
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$170,000
ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee)			\$4,120,000

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%

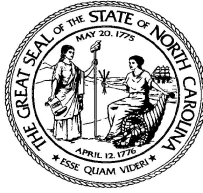
ESCALATION COST INCREASE (Total of Estimated Costs x Escalation %)

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

APPROVED BY: [Signature]
(Governing Board or Agency Head)

TITLE: Director, Facilities Engr & Arch Services

DATE 8-22-14



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Construction Office
Gregory A. Driver, PE, Director

OC-25: 201360500250
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: UNC Chapel Hill
PROJECT IDENTIFICATION: Thurston Bowles Cage Wash Installation
PROJECT TYPE: Science/Research Bldg.
CLASSIFICATION: Repairs, Reroofing, Renovations

PROJECT DESCRIPTION AND JUSTIFICATION: The Thurston-Bowles Building animal facility is the university's primary rat housing and rodent behavioral facility. It is centrally located on campus and is near Lineberger Cancer Center which house a large percentage of investigators that use research animals. The project will accomplish three specific aims: 1. Replace 20 year old cage washers with two efficient cage and rack washers; 2. Replace an outdated bulk autoclave, 3. Optimize and increase the cage handling space to meet research needs; and 4. Improve personnel safety and modernize the HVAC and exhaust system in the cage wash facility. Compliance with GS 143-135.35 - 143-135.40, Sustainable, Energy Efficient Buildings, is not required.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
3. Building Construction (existing)	1.0	Lump Sum	\$709,000	\$709,000
1. Fixed	1.0	Lump Sum	\$953,000	\$953,000
ESTIMATED CONSTRUCTION COST:				\$1,662,000

Mailing Address:
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Raleigh, N.C. 27699-1307

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

DESIGN FEE	10%	(% of Estimated Construction Costs)	\$166,200
PRECONSTRUCTION COSTS	0%	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING FEE	0.5%	(0.5% simple, 1% moderate, 1.5% complex)	\$8,310
SPECIAL INSPECTIONS/MATERIALS	0%	(1.25% Estimated)	\$0
SUSTAINABILITY	0%	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	0%	(% of Estimated Costs - includes programming, feasibility, analysis)	\$0
CONTINGENCIES	5%	(% of Estimated Costs [3% New or 5% R&R])	\$83,100
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)		\$1,919,610

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**

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$1,920,000**

COMMENTS:

1. [2014-09-10 17:51:23] mkonishi - Submit
2. [2014-09-10 17:49:59] mkonishi - Create

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