

9. Authorization of Capital Improvements Projects - ASU, ECU, NCSU, UNCA, UNC-CH, UNCG, and UNCP Will Johnson

Situation: ASU, ECU, NCSU, UNCA, UNC-CH, UNCG, and UNCP have requested authority to proceed with non-appropriated capital improvements projects using available funds derived from carry-forward, dining receipts, housing receipts, food service receipts, parking receipts, and trust funds.

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

Assessment: ASU, ECU, NCSU, UNCA, UNC-CH, UNCG, and UNCP 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 -ECU, NCSU, UNC-CH, and UNCG

East Carolina University, North Carolina State University, the University of North Carolina at Chapel Hill, and the University of North Carolina at Greensboro have requested authority to establish the following new capital improvements projects.

ECU - Brody School of Medicine Risk Management Office and Administrative Meeting/Conference: This project will repair and renovate the existing office space within the Brody School of Medicine to create offices for the Brody School of Medicine's Department of Risk Management and renovate an activities room to create an Administrative Meeting/Conference Room. The Meeting/Conference Room will include video conferencing capability. Renovation requires complete wall to wall and floor to ceiling demolition of existing infrastructure and finishes, and then installation of all new walls, ceilings, HVAC, revised sprinkler layout, fire alarm, AV, etc. Asbestos abatement is also required. The project, estimated to cost \$498,000, will be funded by carry-forward, and will be completed by October 2015.

ECU - Haynie Building Repair and Renovation: This project will facilitate repair and renovation of the Haynie Building, a 73,800 square-foot building listed on the National Register of Historic Places. The building is located within the Warehouse District of ECU's Master Plan along 10th Street. Currently, the building's roof is significantly deteriorated allowing water entry into the building causing failure of the building structure. This project will stabilize, repair, and protect the building from further deterioration as well as create a secure and dry building envelope from which to base redevelopment. The project, estimated to cost \$2,840,075, will be funded by carry-forward, and the project schedule will be determined upon completion of a condition assessment and repair details.

NCSU - Biltmore Hall First Floor Labs: This project will improve the quality, functionality and adaptability of the first floor lab area of Biltmore Hall for the purposes of recruiting new Principal Investigators and student talent to the College of Natural Resources. Renovation of rooms 1001, 1026, 1002, 1004, 1005, 1006, and 1007 will accommodate two new labs and will renovate the existing Molecular Lab and Tree Improvement Program Lab. Support areas will also be addressed. The project, estimated to cost \$1,970,000, including previously approved advance planning authority of \$170,000, will be funded by facilities and administrative receipts and will be completed by May 2016.

UNC-CH - Carolina Performing Arts at Carolina Square (123 W Franklin St): This project will provide 4,926 square feet of new performance space and 3,492 square feet of new rehearsal space for the Carolina Performing Arts at the 123 West Franklin Street Mixed-Use Development. The project, estimated to cost \$4,000,000, will be funded by trust funds and will be completed by August 2017.

UNC-CH - Children's Wonder Garden - NC Botanical Gardens: The Children's Wonder Garden at the North Carolina Botanical Garden at UNC-Chapel Hill is a place for children and families to engage with nature. The garden is approximately .75 acre and sited on the northeast side of the NCBG Visitors Education Center. The garden includes features that support the NCBG educational staff programs as well as serve informal groups through self-led activities. The construction will include grading and drainage for the individual gardens, materials for and construction of decks, retaining walls, handrails, garden space, garden structures including natural and built seating, stormwater best management practices, small stream with boulders, and sculpture. The project, estimated to cost \$765,839, will be funded by NC Botanical Gardens foundation funds and will be completed by December 2016.

UNC-CH - Classroom Renovations to Beard Hall 2nd Floor: This project will renovate approximately 4,700 square feet of existing obsolete laboratory space into new classroom and specialty teaching spaces suited to the new proposed teaching curriculum for the Eshelman School of Pharmacy. Teaching spaces are expected to be flexible and able to handle a number of new teaching programs and activities required by the faculty. Flexible teaching spaces are needed to increase efficiency and enhance student learning. Scope of work will include removal and replacement of all existing walls, flooring, ceilings as well as electrical, HVAC, fire protection, plumbing systems, and finish upgrades. The project, estimated to cost \$499,859, will be funded by facilities and administrative receipts and private donations and will be completed by December 2015.

UNC-CH - Joan H. Gillings Auditorium (Renovation of Rosenau 133 and adjacent spaces): This project will renovate the largest instruction/event space within the Gillings School of Global Public Health in order to create an attractive, technologically advanced, fixed-seat auditorium. The 3,200 square-foot space will have updated furnishings and finishes, natural light exposure, views and physical access to two existing, adjoining courtyards, improved access and visibility of the auditorium, an approximate seating capacity of 270, and power to each seat. The project, estimated to cost \$2,400,000, will be funded by foundation and trust funds and will be completed by August 2016.

UNC-CH - Rizzo Center Guest Room Upgrade: This project will upgrade the existing 112 guest rooms at the Rizzo Conference Center for the Kenan-Flagler Business School. The guest rooms which were constructed in 2000 and 2007 require updates to the interior finishes, replacement of plumbing and light fixtures, and other miscellaneous upgrades. The project, estimated to cost \$4,978,050, will be funded by trust funds and will be completed by December 2015.

UNCG - Jackson Library Digital Media Commons Renovation: This project will renovate a portion of the lower level of the low-rise section of Jackson Library for the Digital Media Commons (DMC) and the Digital ACT (Action, Consultation, and Training) Studio programs. This will provide needed space to support students, faculty, and staff in their effective creation or incorporation of digital media into projects. Also included in the scope of work is the creation of a larger instructional lab to accommodate larger classes within the existing

SuperLab on the first floor of the library. The project, estimated to cost \$395,000, will be funded by carry-forward and will be completed by August 2015.

UNCG - Moore-Strong Fire Alarm Replacement: This project will replace the existing fire alarm with a mass notification system and provide ADA compliant upgrades. The project, estimated to cost \$1,373,000, will be funded by housing funds and will be completed by July 2016.

Authorization for Advance Planning of New Capital Improvements Projects - ASU, ECU, and UNCA

Appalachian State University, East Carolina University, and the University of North Carolina at Asheville have requested authority to establish advance planning of the following projects.

ASU - New Residence Hall - Winkler Replacement: This project will provide a new steel frame modular, four-story student residence hall to accommodate 350 beds. The demand for student beds is significant particularly in light of the fact that the Winkler Residence Hall could no longer be occupied due to the mandated fire sprinkler requirement. Winkler was demolished to accommodate this new residence hall. This advance planning authorization will utilize \$3,200,000. The project, estimated to cost \$32,000,000, will be funded from housing receipts.

ECU - Clement Residence Hall Renovation: This project will renovate Clement Residence Hall, constructed in 1969, to bring the 10-story building into compliance with the North Carolina High Rise Building Code by agreement with the Office of State Construction. ADA accessibility improvements will be completed with renovations of aging interior living spaces, bathrooms and study areas. Asbestos abatement to interior spaces will be completed as well. Full renovation of the exterior building skin is also required. This advance planning authorization will utilize \$2,500,000. The project, estimated to cost \$20,112,000, will be funded from housing receipts.

UNCA - Highsmith Student Union Renovation Study: This project will provide a study for adding a multipurpose room to Highsmith Student Union and a general study of space utilization and potential repurposing of spaces to account for changes in use since the building opened in 2003. This advance planning authorization will utilize \$50,000, and will be funded from student fees.

Authorization to Increase the Scope of a Capital Improvements Project - UNCP

The University of North Carolina at Pembroke has requested authority to increase the scope of a previously approved capital improvements project.

UNCP - Student Health Services: This project, approved in February 2011 by the Board, needs additional funding to re-site Student Health Services. UNCP recently acquired property that is adjacent to the Health Sciences Building that houses the Nursing Program. For operational efficiency and a central campus location for students, it was determined that re-siting the Student Health Services would be beneficial for the University. The increase in authorization of \$723,841 (from \$3,950,000 to \$4,673,841) will be funded by student fees.

The University of North Carolina
Request for New or Increase in Capital Improvement Project

Institution: East Carolina University Advance Planning Request:
 New Capital Project*: X

Increase in Authorization from: \$ 0 to \$ 498,000

Project Title: Brody School of Medicine Risk Management Office and Administrative Meeting/Conference Room

Project Cost: \$498,000

Source of Funds: ECU Carry Forward Funds

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

This project is for repair and renovation of existing office space within the Brody School of Medicine to create offices for the Brody School of Medicine's Department of Risk Management and for renovation of an activities room to create an Administrative Meeting/Conference Room. The Meeting/Conference Room will include video conferencing capability. Renovation requires complete wall to wall and floor to ceiling demolition of existing infrastructure and finishes and then installation of all new walls, ceilings HVAC, revised sprinkler layout, fire alarm, AV, etc. Asbestos abatement is required. Area renovated is in an active clinical area which requires full Infection Control procedures to be observed during work. Work hours are limited to 6 pm to 6 am with some limited weekend work. At end of each day cleaning of all areas accessed outside of work area is required.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs. (Answer for capital construction only and include a completed OC-25 form)

Design =	\$	49,650
Construction =	\$	427,000
5% Contingency =	\$	21,350
Total Project =	\$	498,000

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

Cash Flow Estimate for Total Project Cost of \$1,900,000

<u>By end of:</u>	<u>4Q FY2015</u>	<u>1Q FY2016</u>	<u>2Q FY2016</u>
<u>Expected</u>			
<u>Expenditure</u>	\$52,000	\$282,000	\$164,000

4. An estimated schedule for the completion of the project:

Construction scheduled to start July 2015 and complete approximately October 2015.

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

No net additional operational cost increase is expected. The project is a renovation to existing areas within the Brody School of Medicine building.

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

No additional revenues are anticipated.

7. An explanation of the means of financing:

ECU Carry Forward Funds

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25
(Rev 09/14)

DEPARTMENT and DIVISION: ECU Brody School of Medicine DATE: 03/13/15
PROJECT IDENTIFICATION: Brody School of Medicine Risk Management Offices and Administrative Meeting/Conference Room
PROJECT CITY or LOCATION: Greenville

PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)
This project is for repair and renovation of existing office space within the Brody School of Medicine to create offices for the Brody School of Medicine's Department of Risk Management and for renovation of an activities room to create an Administrative Meeting/Conference Room. The Meeting/Conference Room will include video conferencing capability. Renovation requires complete wall to wall and floor to ceiling demolition of existing infrastructure and finishes and then installation of all new walls, ceilings HVAC, revised sprinkler layout, fire alarm, AV, etc. Asbestos abatement is required. Area renovated is in an active clinical area which requires full Infection Control procedures to be observed during work. Work hours are limited to 6 pm to 6 am with some limited weekend work. At end of each day cleaning of all areas accessed outside of work area is 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	2000	SqFt	\$ 19.00	\$38,000
1a. Asbestos Abatement	2000	SqFt	\$ 8.00	\$16,000
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	2000	SqFt	\$ 89.00	\$178,000
4. Plumbing including Sprinkler System (renovation)	2000	SqFt	\$ 7.00	\$14,000
5. HVAC (renovation including new AHU)	2000	SqFt	\$ 12.00	\$24,000
6. Electrical (Includes TV & Radio Studio)	2000	SqFt	\$ 14.00	\$28,000
7. Fire Suppression and Alarm Systems	2000	SqFt	\$ 12.00	\$24,000
8. Telephone, Data, Video	2000	SqFt	\$ 9.00	\$18,000
9. Associated Construction Costs: <u>Sound attenuation in all walls & ceilings</u>	2000	SqFt	\$ 3.00	\$6,000
10. Other: Cost premium for full <u>Infection Control Procedures + all night work(6 pm to 6 am)</u>	2000	SqFt	\$ 20.50	\$41,000
D. Equipment				
1. Fixed				\$0
2. Moveable	2000	SqFt	\$ 20.00	\$40,000
ESTIMATED CONSTRUCTION COSTS				\$427,000

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

DESIGN FEE	<u>11.6</u> %	(% of Estimated Construction Costs)	\$49,650
PRECONSTRUCTION COSTS	<u> </u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	<u> </u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	<u> </u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u> </u> %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	<u> </u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$21,350
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$498,000

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 6 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) **\$498,000**

APPROVED BY: John G. Fields, PE
(Governing Board or Agency Head)

TITLE: Director, Facilities Engineering & Architectural Services DATE 03-13-2015

<p style="text-align: center;">The University of North Carolina Request for New or Increase in Capital Improvement Project</p>
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Institution: East Carolina University Advance Planning Request: _____
New Capital Project*: X

Increase in Authorization from: \$0 to \$2,840,075

Project Title: Haynie Building Repair and Renovation

Project Cost: \$2,840,075

Source of Funds: 2013-2014 Carry Forward Funds

1. *If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code _____ Item _____

For each advance planning project or capital construction project, please provide the following:

2. A detailed project description and justification:

This New Capital Project request is to facilitate repair and renovation of the Haynie Building, a 73,800 square foot building listed on the National Register of Historic Places. The building is located within the Warehouse District of ECU's Master Plan along 10th Street.

Currently, the building's roof is significantly deteriorated allowing water entry into the building causing failure of the building structure. This project will stabilize, repair and protect the building from further deterioration as well as create a secure and dry building envelope from which to base re-development.

3. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

A draft OC-25 is included.

4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

The cash flow will be determined upon completion of the condition assessment.

5. An estimated schedule for the completion of the project:

The project schedule will be determined upon completion of a condition assessment and repair details are determined.

6. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only).

There will be no additional maintenance and operating costs associated with this repair work.

7. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

This stage of the project is to stabilize the building's envelope and create a secure and dry space suitable to base re-development.

8. An explanation of the means of financing:

ECU 2013-2014 Carry Forward Funding, \$2,840,075

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNium 2015 - 2017

Form OC-25
(Rev 09/14)

DEPARTMENT and DIVISION: ECU Warehouse District DATE: 02/26/15
PROJECT IDENTIFICATION: Haynie Building Repair and Renovation
PROJECT CITY or LOCATION: Greenville, North Carolina

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

The Haynie Building is located on 10th Street in the Warehouse District of ECU's Master Plan. The facility is listed on the National Register of Historic Places. Currently, there is significant damage to the building's roof and building envelope that allows water entry into the facility causing damage to the building structure. This project will stabilize, repair and protect the building from further deterioration as well as create a secure and dry building envelope from which to base re-development.

CURRENT ESTIMATED CONSTRUCTION COST

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition (existing roofing)	73,872	SF	\$ 5.00	\$369,360
1.a Demolition of Rotten Flooring (no put-back, initially)	6,500	SF	\$ 4.00	\$26,000
1.b Demolition of Rotten Wood Roof Structure	10,000	SF	\$ 6.00	\$60,000
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (repair wood roof struct.-heavy timber)	10,000	SF	\$ 35.00	\$350,000
3.a New Roof(rigid insulation plus 2 ply modified bitumen)	73,832	SF	\$ 19.00	\$1,402,808
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				\$0
9. Associated Construction Costs(temp repair to sky lights)	53	per skylight	\$ 1,300.00	\$68,900
10. Other: Asbestos Abatement-existing roof substrate	73,832	SF	\$ 2.25	\$166,122
D. Equipment				\$0
1. Fixed				
2. Moveable				
ESTIMATED CONSTRUCTION COSTS				\$2,443,190

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

DESIGN FEE	11.0 %	(% of Estimated Construction Costs)	\$268,751
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 %	(1.25% estimated)	\$24,431.90
SUSTAINABILITY	%	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	%	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$122,160
ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee)			\$2,858,532

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 10 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) **\$2,858,532**

APPROVED BY: _____
(Governing Board or Agency Head)

TITLE: Director, Facilities Engineering & Architectural Services DATE _____

The University of North Carolina
Request for New or Increase in Capital Improvement Project

Institution: North Carolina State University Advance Planning Request:
 New Capital Project*: **X**

Increase in Authorization from: \$ to \$

Project Title: Biltmore Hall First Floor Labs

Project Cost: \$ 1,800,000 (Total Project: \$1,970,000 including previously approved \$170,000 AP)

Source of Funds: Facilities & Administrative Receipts

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code 41324 Item 305

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

This project improves the quality, functionality and adaptability of the first floor lab area of Biltmore Hall for the purposes of recruiting new Principal Investigators and student talent to the College of Natural Resources. Renovation of rooms 1001, 1026, 1002, 1004, 1005, 1006, and 1007 will accommodate two new labs and will renovate the existing Molecular Lab and Tree Improvement Program Lab. Support areas will also be addressed.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

See attached OC-25.

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

	1Q	2Q	3Q	4Q	Total
'14-'15	29,155	41,880	25,635	19,347	116,017
'15-'16	77,594	494,006	659,215	396,627	1,627,442
'16-'17	148,008	78,533			226,541
					<u>\$ 1,970,000</u>

4. An estimated schedule for the completion of the project:

Design Start: 7/10/14 Design Complete: 6/12/15
 Construction Start: 8/17/15 Construction Complete: 5/13/16

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

N/A

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

N/A

7. An explanation of the means of financing:

Construction funding is Facilities and Administrative Receipts.

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: NC State University DATE: 02/09/15
PROJECT IDENTIFICATION: Biltmore Hall First Floor Labs
PROJECT CITY or LOCATION: Raleigh - Central Campus Precinct

PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)
This project will renovate approximately 4940 gross square feet of lab, office and corridor space into new lab and office space. The project will improve the quality, functionality, and adaptability of Biltmore Hall's first floor lab area on the south side of the building. The interior renovations include architectural and MEP improvements to support College of Natural Resources' teaching and research requirements.

(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)	4940	GSF	\$ 192.00	\$948,480
4. Plumbing (existing)	4940	GSF	\$ 18.00	\$88,920
5. HVAC (existing)	4940	GSF	\$ 40.00	\$197,600
6. Electrical (existing)	4940	GSF	\$ 25.00	\$123,500
7. Fire Suppression and Alarm Systems	4940	GSF	\$ 2.00	\$9,880
8. Telephone, Data, Video	4940	GSF	\$ 3.77	\$18,624
9. Associated Construction Costs	1	lump sum	\$ 194,335.00	\$194,335
10. Other: <u>staged parking</u>	1	lump sum	\$ 6,750.00	\$6,750
D. Equipment				
1. Fixed	1	lump sum	\$ 65,000.00	\$65,000
2. Moveable	1	lump sum	\$ 35,000.00	\$35,000
ESTIMATED CONSTRUCTION COSTS				\$1,688,089

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

DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$168,809
PRECONSTRUCTION COSTS	0.7 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$11,817
COMMISSIONING	1 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$16,881
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	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$84,404
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$1,970,000

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 11 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 %)

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

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

TITLE University Architect

DATE 2.10.15

\$0
\$1,970,000

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: The University of North Carolina at Chapel Hill Advance Planning Request
 New Capital Project*: x

Increase in Authorization from: \$ 0 to \$4,000,000

Project Title: Carolina Performing Arts at Carolina Square (123 W Franklin St)

Project Cost: \$4,000,000

Source of Funds: University Trust Funds

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. Provide detailed description and justification:

The project includes new performance space (4,926 square feet) and rehearsal space (3,492 square feet) for the Carolina Performing Arts at the 123 West Franklin Street Mixed-Use Development.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

See attached OC-25 form.

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

By End of:	Cash Flow Estimate for Total Project Cost									Total
	1Q 2016	2Q 2016	3Q 2016	4Q 2016	1Q 2017	2Q 2017	3Q 2017	4Q 2017	1Q 2018	
Expected Expenditure	\$ 80,000	\$ 200,000	\$ 400,000	\$1,000,000	\$1,000,000	\$ 600,000	\$ 400,000	\$ 200,000	\$ 120,000	\$ 4,000,000

4. An estimated schedule for the completion of the project:

Begin July 2015; Begin construction December 2016; Complete August 2017

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

n/a

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

n/a

7. An explanation of the means of financing: University Trust Funds

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: Carolina Performing Arts DATE: 02/20/15
PROJECT IDENTIFICATION: Carolina Performing Arts at Carolina Square (123 W. Franklin St.)
PROJECT CITY or LOCATION: Chapel Hill, 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 includes new performance (4,926 sf) & rehearsal (3,492 sf) facilities for Carolina Performing Arts at the "123 West Franklin Street" Mixed Use Development.

(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 (existing)	8418	SF	\$ 65.00	\$547,170
3. Building Construction (existing)				\$0
4. Plumbing (existing)	900	SF	\$ 30.00	\$27,000
5. HVAC (existing)	8418	SF	\$ 50.00	\$420,900
6. Electrical (Includes TV & Radio Studio)	8418	SF	\$ 25.00	\$210,450
7. Fire Supression and Alarm Systems	8418	SF	\$ 4.00	\$33,672
8. Telephone, Data, Video	8418	SF	\$ 4.00	\$33,672
9. Associated Construction Costs	1	LS	\$ 85,367.00	\$85,367
10. Other: <u>University Reserves</u>	1	LS	\$ 100,000.00	\$100,000
D. Equipment				
1. Fixed	1	LS	\$ 1,300,000.00	\$1,300,000
2. Moveable	1	LS	\$ 500,000.00	\$500,000

ESTIMATED CONSTRUCTION COSTS

\$3,258,231

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

DESIGN FEE	<u>15</u> %	(% of Estimated Construction Costs)	\$488,735
PRECONSTRUCTION COSTS	<u>1</u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$32,582
COMMISSIONING	<u>1</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$32,582
SPECIAL INSPECTIONS/MATERIALS	<u> </u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u> </u> %	(3% LEED Gold, 2% LEED Silver)	\$0
		Includes programming, feasibility, analysis	
ADVANCE PLANNING	<u>1.5</u> %	(% of Estimated Construction Costs)	\$48,873
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$162,912
ESTIMATED COSTS	(% of Estimated Construction Costs + Contingencies + Design Fee)		\$3,861,004

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) =

30 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 %)

\$138,996

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

\$4,000,000

APPROVED BY: _____

(Governing Board or Agency Head)

TITLE: Director of Facilities Planning & Design

DATE: 2/24/15

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: The University of North Carolina at Chapel Hill Advance Planning Request
 New Capital Project*: x

Increase in Authorization from: \$ 0 to \$765,839

Project Title: Children's Wonder Garden – NC Botanical Gardens

Project Cost: \$765,839

Source of Funds: Foundation Funds – NC Botanical Gardens

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. Provide detailed description and justification:

The Children's Wonder Garden at the North Carolina Botanical Garden at UNC Chapel Hill is a place for children and families to engage with nature. The garden is approximately .75 acres and sited on the northeast side of the NCBG Visitors Education Center. The garden includes features that support the NCBG educational staff programs as well as serve informal groups through self-led activities. The construction will include grading and drainage for the individual gardens, materials for and construction of decks, retaining walls, handrails, garden space, garden structures including natural and built seating, stormwater best management practices, small stream with boulders, and sculpture.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

See attached OC-25 form.

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

Cash Flow Estimate for Total Project Cost								
By End of:	4Q 2014	1Q 2015	2Q 2015	3Q 2015	4Q 2015	1Q 2016	2Q 2016	Total
Expected Expenditure	\$ 38,292	\$ 76,584	\$ 114,876	\$ 191,460	\$ 153,168	\$ 114,876	\$ 76,584	\$ 765,839

4. An estimated schedule for the completion of the project:

Design – June 2015; Construction begins: June 2016; Completed December 2016

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

na

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

n/a

7. An explanation of the means of financing: Foundation Funding

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25
(Rev 09/14)

DEPARTMENT and DIVISION: NC Botanical Garden DATE: 02/22/15
PROJECT IDENTIFICATION: Children's Wonder Garden
PROJECT CITY or LOCATION: Chapel Hill, NC

PROJECT DESCRIPTION & JUSTIFICATION: The Children's Wonder Garden at the North Carolina Botanical Garden at UNC Chapel Hill is a place for children and families to engage with nature. The garden is approximately .75 acres and sited on the northeast side of the NCBG Visitors Education Center. The garden includes features that support the NCBG educational staff programs as well as serve informal groups through self-led activities. The construction will include grading and drainage for the individual gardens, materials for and construction of decks, retaining walls, handrails, garden space, garden structures including natural and built seating, stormwater best management practices, small stream with boulders, and sculpture.

CURRENT ESTIMATED CONSTRUCTION COST

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition	32,670	sq. ft.	\$1.20	\$39,204
2. Site Work	32,670	sq. ft.	\$2.73	\$89,189
C. Construction				
1. Utility Services	1	lump sum		
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 Suppression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs	32,670	sq. ft.	\$14.76	\$482,209
10. Other: <u>University reserves</u>	1	lumpsum		\$12,212
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$622,814

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

DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$62,210
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	10 %	(Sustainable Sites)	\$62,210
ADVANCE PLANNING		Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	3 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$18,604
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$765,839

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 %)

\$0

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

\$765,839

APPROVED BY: _____

TITLE: Director of Facilities Planning & Design

DATE: 2/23/15

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: The University of North Carolina at Chapel Hill Advance Planning Request:
 New Capital Project*: X

Increase in Authorization from: \$ 0.00 to \$ 499,859.00

Project Title: Classroom Renovations to Beard Hall 2nd Floor

Project Cost: \$499,859.00

Source of Funds: Facilities and Administrative Costs (F&A) and/or private sources

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

The intent of this project is to renovate approximately 4,700 square feet of existing obsolete laboratory space into new classroom and specialty teaching spaces suited to the new proposed teaching curriculum for the Eshelman School of Pharmacy. Teaching spaces are expected to be flexible and able to handle a number of new teaching programs and activities required by the faculty. Flexible teaching spaces are needed to 499859increase efficiency and enhance student learning. Scope of work will include removal and replacement of all existing walls, flooring, ceilings as well as electrical, HVAC, fire protection, plumbing systems and finish upgrades.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (a completed OC-25 form)

See attached OC-25

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

Cash Flow Estimate for Total Project Cost					
By End of:	2Q 2015	3Q 2015	4Q 2015	1Q 2016	Total
Expected Expenditure	\$ 99,972	\$ 199,944	\$ 174,951	\$ 24,993	\$ 499,859

4. An estimated schedule for the completion of the project:

Begin Construction 5/11/15 and complete by 12/1/15

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

NA

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

NA

7. An explanation of the means of financing:

Facilities and Administrative Costs (F&A) and/or private funds

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25

(Rev 09/14)

DEPARTMENT and DIVISION: Educational Institutions (Universities) DATE: 02/15/15
PROJECT IDENTIFICATION: Classroom Renovations to Beard Hall Second Floor
PROJECT CITY or LOCATION: Chapel Hill, North Carolina
PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

(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)	4700	SF	\$ 58.25	\$273,775
4. Plumbing (existing)	4700	SF	\$ 2.00	\$9,400
5. HVAC (existing)	4700	SF	\$ 7.00	\$32,900
6. Electrical (Includes TV & Radio Studio)	4700	SF	\$ 19.00	\$89,300
7. Fire Suppression and Alarm Systems	4700	SF	\$ 3.50	\$16,450
8. Telephone, Data, Video	4700	SF	\$ 1.15	\$5,405
9. Associated Construction Costs				\$0
10. Other:				\$0
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0

ESTIMATED CONSTRUCTION COSTS

\$427,230

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

DESIGN FEE	<u>10</u> %	(% of Estimated Construction Costs)	\$42,723
PRECONSTRUCTION COSTS	<u>0</u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	<u></u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	<u></u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u></u> %	(3% LEED Gold, 2% LEED Silver)	\$0
		Includes programming, feasibility, analysis	
ADVANCE PLANNING	<u>2</u> %	(% of Estimated Construction Costs)	\$8,545
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$21,362
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$499,859

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) = 2 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) **\$499,859**

APPROVED BY: _____ TITLE _____ DATE _____
(Governing Board or Agency Head)

The University of North Carolina
Request for New or Increase in Capital Improvement Project

Institution: The University of North Carolina at Chapel Hill Advance Planning Request _____
 New Capital Project*: x

Increase in Authorization from: \$0 to \$2,400,000

Project Title: Joan H. Gillings Auditorium (Renovation of Rosenau 133 and adjacent spaces)

Project Cost: \$2,400,000

Source of Funds: Foundation funding and University Unrestricted Trust Funds.

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code _____ Item N/A

For each advance planning project or capital construction project, please provide the following:

- A detailed project description and justification: Renovate the largest instruction/event space within the Gillings School of Global Public Health in order to create an attractive, technologically advanced, fixed-seat auditorium. The 3,200SF space will be renovated to (a) update furnishings and finishes; (b) introduce natural light exposure, views and physical access to two existing, adjoining courtyards; (c) improve access and visibility of the auditorium; (d) maintain an approximate seating capacity of 270 seats; and (e) provide power to each seat.
- An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)
See attached OC-25

- An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

Cash Flow Estimate for Total Project Cost					
By end of:	3Q 2015	4Q 2015	1Q 2016	2Q 2016	3Q 2016
Expected Expenditure:	\$80,000	\$100,000	\$20,000	\$1,000,000	\$1,200,000

- An estimated schedule for the completion of the project:
Begin design: 7/3/15; Begin construction: 2/12/16; Complete project: 8/17/16.
- An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):
Small renovation: N/A
- An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):
N/A
- An explanation of the means of financing: Combination of foundation funds donated for building projects and unrestricted University Trust funds (from foundation unrestricted gifts)

STATE CONSTRUCTION OFFICE

(Rev 05/12)

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

DEPARTMENT and DIVISION: School of Public Health
 PROJECT IDENTIFICATION: Joan H. Gillings Auditorium
 PROJECT CITY or LOCATION: Chapel Hill, North Carolina

DATE: 02/20/15

PROJECT DESCRIPTION & JUSTIFICATION: Renovate the largest instruction/event space within the Gillings School of Global Public Health in order to create an attractive, technologically advanced, fixed-seat auditorium. The 3,200SF space will be renovated to (a) update furnishings and finishes; (b) introduce natural light exposure, views and physical access to two existing, adjoining courtyards; (c) improve access and visibility of the auditorium; (d) maintain an approximate seating capacity of 270 seats; and (e) provide power to each seat.

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

CURRENT ESTIMATED CONSTRUCTION COST

A. Land Requirement

B. Site Preparation

1. Demolition & Abatement

2. Site Work

C. Construction

1. Utility Services

2. Building Construction (new space)

3. Building Construction (existing)

4. Plumbing

5. HVAC

6. Electrical (Includes TV & Radio Studio)

7. Fire Suppression and Alarm Systems

8. Telephone, Data, Video

9. Associated Construction Costs

10. Other: Correct Accessibility Deficiencies

D. Equipment

1. Fixed

2. Moveable

QTY	UNIT	COST PER UNIT	TOTAL
			\$0
3200	SF	\$ 24.00	\$76,800
1	LS		\$375,000
			\$0
			\$0
3200	SF	\$ 80.00	\$256,000
3200	SF	\$ 20.00	\$64,000
3200	SF	\$ 60.00	\$192,000
3200	SF	\$ 65.00	\$208,000
3200	SF	\$ 10.00	\$32,000
3200	SF	\$ 15.00	\$48,000
6.0%	of	\$1,338,200	\$80,292
20%	of	\$1,338,200	\$267,640
270	EA	\$ 320.00	\$86,400
1	LS		\$365,150
			\$2,051,282

ESTIMATED CONSTRUCTION COSTS

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

DESIGN FEE 10 % (% of Estimated Construction Costs)
 PRECONSTRUCTION COSTS 1 % (% of Estimated Construction Costs [1% for CM@Risk])
 COMMISSIONING % (0.5% simple; 1.0% moderate; 1.5% complex)
 SPECIAL INSPECTIONS/MATERIALS % (1.25% estimated)
 SUSTAINABILITY % (3% LEED Gold, 2% LEED Silver)
 ADVANCE PLANNING 1 % Includes programming, feasibility, analysis (% of Estimated Construction Costs)
 CONTINGENCIES 5 % (% of Estimated Construction Costs [3% New or 5% R&R])

\$205,128
\$20,513
\$0
\$0
\$0
\$20,513
\$102,564
\$2,400,000

ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee)

Escalation = percent per month multiplied by number of months

(From Est. Date to mid-point of construction) =

9 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)

\$2,400,000

APPROVED BY: 

(Governor Board or Agency Head)

TITLE: Director of Facilities Planning & Design

DATE: 2/24/15

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: The University of North Carolina at Chapel Hill Advance Planning Request
 New Capital Project*: x

Increase in Authorization from: \$0 to \$4,978,050

Project Title: Rizzo Center Guest Room Upgrade

Project Cost: \$4,978,050

Source of Funds: Trust Funds - Auxiliary Receipts from Rizzo Center Operations

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. Provide detailed description and justification:

The upgrade of guest rooms will upgrade the existing 112 guest rooms at the Rizzo Conference Center for the Kenan-Flagler Business School. The guest rooms which were constructed in 2000 and 2007 require update to the interior finishes, replacement of plumbing and light fixtures and other miscellaneous upgrades.

An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

See attached OC-25 form .

2. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

Cash Flow Estimate for Total Project Cost				
By End of:	4Q 2015	1Q 2016	2Q 2016	Total
Expected Expenditure	\$ 49,781	\$ 3,235,733	\$ 1,692,537	\$ 4,978,050

3. An estimated schedule for the completion of the project:

Projected Start June 2015; Completion: December 2015

4. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

Na

5. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

n/a

6. An explanation of the means of financing: Auxiliary Receipts from Rizzo Center Operations

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: Kenan Flagler Business School DATE: 02/16/15
PROJECT IDENTIFICATION: Rizzo Center Guest Room Upgrade
PROJECT CITY or LOCATION: UNC Chapel Hill, Chapel Hill
PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

This project will upgrade the existing 112 guest rooms at the Rizzo Conference Center for the Kennan-Flagler Business School. The guest rooms which were constructed in 2000 and 2007 require update to the interior finishes, replacement of plumbing, lighting fixtures, other miscellaneous upgrades.

(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	LUMP	\$ 60,000.00	\$60,000
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	112	EA	\$ 18,572.00	\$2,080,064
4. Plumbing (new space)	112	EA	\$ 8,719.00	\$976,528
5. HVAC (new space)				\$0
6. Electrical (Includes TV & Radio Studio)	112	EA	\$ 9,417.00	\$1,054,704
7. Fire Suppression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs	1		\$ 70,415.00	\$70,415
10. Other:	1		\$ 125,000.00	\$125,000
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$4,366,711

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)	\$393,004
PRECONSTRUCTION COSTS	<u> </u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	<u> </u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$0
SPECIAL INSPECTIONS/MATERIALS	<u> </u> %	(1.25% estimated)	\$0
SUSTAINABILITY	<u> </u> %	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	<u> </u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$218,336
ESTIMATED COSTS	(% of Estimated Construction Costs + Contingencies + Design Fee)		\$4,978,051

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) **\$4,978,051**

APPROVED BY: _____ TITLE _____ DATE _____
(Governing Board or Agency Head)

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: UNC Greensboro Advance Planning Request:
 New Capital Project*: X

Increase in Authorization from: \$ to \$

Project Title: Jackson Library Digital Media Commons Renovation

Project Cost: \$395,000

Source of Funds: Carry Forward

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

Renovate a portion of the lower level of the low-rise section of Jackson Library for the Digital Media Commons (DMC) and the Digital ACT (Action, Consultation, and Training) Studio programs. This will provide needed space to supports students, faculty, and staff in their effective creation or incorporation of digital media into projects. Also included in the scope of work is the creation of a larger instructional lab to accommodate larger classes within the existing SuperLab on the first floor of the library.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

\$ 395,000

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

2015	April-June	\$141,000	2016	July-Sept	\$229,000
				Oct-Dec	\$25,000

4. An estimated schedule for the completion of the project:

Expected bid date: May 2015. Expected construction completion: August 2015.

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

N/A

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

N/A

7. An explanation of the means of financing: Carry Forward

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 Greensboro DATE: 03/06/15
PROJECT IDENTIFICATION: Jackson Library DMC Renovation
PROJECT CITY or LOCATION: Greensboro, NC
PROJECT DESCRIPTION & JUSTIFICATION: Renovate a portion of the lower level of the low-rise section of the Jackson Library for the DMC and DACTS programs. Construct an instructional computing lab within the existing lab on the first floor in the high-rise section.

(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	6175	SF	\$ 3.00	\$18,525
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (Instructional Lab renovations)	2000	SF	\$ 13.50	\$27,000
3. Building Construction (DMC/DACTS renovations)	4175	SF	\$ 11.00	\$45,925
4. Plumbing (new space)				\$0
5. HVAC (distribution & griles)	6175	SF	\$ 11.00	\$67,925
6. Electrical (devices and distribution)	6175	SF	\$ 13.00	\$80,275
7. Fire Suppression and Alarm Systems				\$0
8. Telephone, Data, Video	6175	SF	\$ 5.00	\$30,875
9. Associated Construction Costs (Contractor OH&P/ GC's)	1	LS	\$ 45,000.00	\$45,000
10. Other:				\$0
D. Equipment				\$0
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$315,525

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

CONTINGENCIES	10 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$31,553
DESIGN FEE	12 %	(% of Estimated Construction Costs)	\$41,649
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 TESTING/GEOTECHNICAL	%	(1.25% estimated)	\$0
SUSTAINABILITY	%	(3% LEED Gold, 2% LEED Silver) Includes programming, feasibility, analysis	\$0
ADVANCE PLANNING	%	(% of Estimated Construction Costs)	\$6,500
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$395,227

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 %)

PARKING REPLACEMENT COST

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

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

Associate Vice Chancellor for Facilities
TITLE _____

DATE 3-6-15

The University of North Carolina Request for New or Increase in Capital Improvement Project
--

Institution: UNC Greensboro Advance Planning Request: _____
 New Capital Project*: X

Increase in Authorization from: \$ _____ to \$ _____

Project Title: Moore-Strong Fire Alarm Replacement

Project Cost: \$1,373,000

Source of Funds: Housing Fund Balance

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code _____ Item _____

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

Replace existing fire alarm with an addressable system. This will include a mass notification system and provide ADA compliant upgrades.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

\$1,373,000

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

2015 July-Sept,	\$46,500	2016 Jul-Sept	\$958,625
Oct-Dec	\$27,000	Oct-Dec	\$68,075
Jan-Mar	\$8,000		
Apr-Jun	\$264,800		

4. An estimated schedule for the completion of the project:

Designer Selection: April 2015. Expected bid date: December 2015. Expected construction completion: July 2016.

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

N/A

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

N/A

7. An explanation of the means of financing: Housing Fund Balance

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 Greensboro DATE: 02/04/15
PROJECT IDENTIFICATION: Moore Strong Fire Alarm Replacement
PROJECT CITY or LOCATION: Greensboro, NC

PROJECT DESCRIPTION & JUSTIFICATION: In order to address safety concerns the existing fire alarm will be replaced with an addressible system. This will include a mass notification system and provide ADA compliant upgrades.

(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 (Ceilings and Devices)	41273	GSF	\$ 2.00	\$82,546
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (Ceiling Repair)	41273	GSF	\$ 10.00	\$412,730
4. Plumbing (new space)				\$0
5. HVAC (new space)				\$0
6. Electrical (Fire Alarm & Mass Notification System)	71563	GSF	\$ 6.00	\$429,378
7. Electrical (Egress Lighting/ Exits)	71563	GSF	\$ 1.50	\$107,345
8. Fire Suppression (sprinkler head relocation)	71563	GSF	\$ 1.50	\$107,345
9. Telephone, Data, Video				\$0
10. Associated Construction Costs				\$0
11. Other: <u>System Testing & Verification</u>	1	LS	\$ 5,000.00	\$5,000
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$1,144,343

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

CONTINGENCIES	10 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$114,434
DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$114,434
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 TESTING/GEOTECHNICAL	%	(1.25% estimated)	\$0
SUSTAINABILITY	%	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	%	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$0
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$1,373,212

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 %)

PARKING REPLACEMENT COST

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

APPROVED BY: 11-FTA
(Governing Board or Agency Head)

TITLE AVC FACILITIES

DATE 2-4-15

\$0
\$0
\$1,373,212

The University of North Carolina Request for New or Increase in Capital Improvement Project
--

Institution: Appalachian State University Advance Planning Request: XXX
 New Capital Project*:

Increase in Authorization from: \$0 to \$3,200,000

Project Title: New Residence Hall – Winkler Replacement

Project Cost: Advance Planning \$3,200,000 (Total Project Cost \$32,000,000)

Source of Funds: University Housing Receipts

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

The demand for student beds is significant particularly in light of the fact that the Winkler Residence Hall could no longer be occupied due to the mandated fire sprinkler requirement. The attempt to renovate Winkler resulted in a project that was significantly over budget and not feasible. The renovation costs equaled new construction costs. Thus Winkler was demolished to accommodate this new residence hall.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)

Planning & Design \$2,693,300

Construction \$26,933,000

Contingency \$2,373,700

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

FY 2015-16

<u>1st Q</u>	<u>2nd Q</u>	<u>3rd Q</u>	<u>4th Q</u>
267,000	267,000	184,500	184,500

FY 2016-17

<u>1st Q</u>	<u>2nd Q</u>	<u>3rd Q</u>	<u>4th Q</u>
454,000	185,000	454,000	454,000

FY 2017-18

<u>1st Q</u>	<u>2nd Q</u>	<u>3rd Q</u>	<u>4th Q</u>
234,000	7,128,500	7,128,500	7,894,000



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtridge, Jr., Secretary

State Construction Office
Gregory A. Driver, PE, Director

OC-25: 20136050118
Proposed Capital Improvement Project
Biennium: 2011-2013

STATE DEPARTMENT: Educational Institutions (Universities)
INSTITUTION OR AGENCY: Appalachian State University
PROJECT IDENTIFICATION: New Residence Hall - Replacement for Winkler
PROJECT TYPE: Dormitories
CLASSIFICATION: New Facilities

PROJECT DESCRIPTION AND JUSTIFICATION: New student residence hall to accommodate 350 beds. Construction is planned to be steel frame modular, 4 story to replace the Winkler Residence Hall.

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>COST PER UNIT</u>	<u>TOTAL</u>
B. 2. Site Work	40000.0	Square Feet	\$5	\$200,000
C. 1. Utility Services	500.0	Linear Feet	\$200	\$100,000
C. 2. Building Construction (new space)	99000.0	Square Feet	\$160	\$15,840,000
C. 4. Plumbing (new space)	99000.0	Square Feet	\$18	\$1,782,000
C. 5. HVAC (new space)	99000.0	Square Feet	\$40	\$3,960,000
C. 6. Electrical (Includes TV & Radio Studio)	99000.0	Square Feet	\$36	\$3,564,000
C. 7. Fire Suppression and Alarm Systems	99000.0	Square Feet	\$8	\$792,000
C. 8. Telephone, Data, Video	99000.0	Square Feet	\$5	\$495,000
C. 9. Associated Construction Costs	1.0	Lump Sum	\$100,000	\$100,000
C. 10. Other	1.0	Lump Sum	\$100,000	\$100,000
ESTIMATED CONSTRUCTION COST:				\$26,933,000

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

DESIGN FEE	10%	(% of Estimated Construction Costs)	\$2,693,300
PRECONSTRUCTION COSTS	1%	(% of Estimated Construction Costs [1% for CM@Risk])	\$269,330
COMMISSIONING FEE	1%	(0.5% simple, 1% moderate, 1.5% complex)	\$269,330
SPECIAL INSPECTIONS/MATERIALS	1.3%	(1.25% Estimated)	\$350,129
SUSTAINABILITY	2%	(3% LEED Gold, 2% LEED Silver)	\$538,660
ADVANCE PLANNING	1%	(% of Estimated Costs - includes programming, feasibility, analysis)	\$269,330
CONTINGENCIES	3%	(% of Estimated Costs [3% New or 5% R&R])	\$807,990
ESTIMATED COSTS	(Estimated Construction Costs + Design Fee + Preconstruction + Commissioning + Special + Sustainability + Advance Planning + Contingencies)		\$32,131,068

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

(From Est. Date to mid-point of construction) = 16 months @ 0.00%

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

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost increase) **\$32,131,000**

COMMENTS:

1. [2015-03-11 11:45:10] piercewj - Submit
2. [2015-03-11 11:44:39] piercewj - Save
3. [2015-03-11 11:44:26] piercewj - Item C10 - includes 3rd party testing consultants, surveys, and Commissioning costs.
4. [2015-03-11 11:42:38] piercewj - Item C1 - Includes site water line, steam and condensate lines and electrical.

Item C9 - Includes fire alarm testing, utility shut downs, signage, lock cores, keys, Physical Plant work orders.

Item C10- includes Commissioning costs, 3rd Party Testing costs.

5. [2015-02-16 10:58:09] lflewellen - Explain lump sum amounts totaling \$500,000.
6. [2015-02-16 10:56:44] lflewellen - Reject
7. [2015-02-11 09:27:42] ceacquesta - Submit
8. [2015-02-11 09:26:56] ceacquesta - Create

Mailing Address:

1307 Mail Service Center
Raleigh, N.C. 27699-1307

Telephone (919) 807-4100

Fax (919) 807-4110
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Location:

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

FY 2018-19

<u>1st Q</u>	<u>2nd Q</u>	<u>3rd Q</u>	<u>4th Q</u>
1,791,250	1,791,250	1,791,250	1,791,250

4. An estimated schedule for the completion of the project:

Design Start 6/1/2015

Construction Start 3/2017

Occupancy 8/1/2018

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>
\$456,180	\$456,304	\$474,610	\$484,102	\$493,784

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

Debt service fee already implemented in room rates approved 12/2014

7. An explanation of the means of financing: Debt for \$24M

<p style="text-align: center;">The University of North Carolina Request for New or Increase in Capital Improvement Project</p>
--

Institution: East Carolina University Advance Planning Request: X
New Capital Project*:

Increase in Authorization from: \$0 to \$2,500,000

Project Title: Clement Residence Hall Renovation

Project Cost: Advance Planning \$2,500,000

Source of Funds: Housing Receipts

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code 41136 Item 311

The Sustainable Energy Programming study for the full scope of this project has been completed and the report is in final review by ECU at this time.

This Advance Planning Request is to allow the project to be designed through construction documents and ready for bidding while East Carolina University's 2015 Self Liquidating Request is being considered for approval. The specific project in the Self Liquidating Request is identified as "Renovation of Four Residence Halls".

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:

This building was constructed in 1969. Renovations will include the following:

- Renovations to bring the 10 story building into compliance with the North Carolina High Rise Building Code. This is by agreement with the Office of State Construction.
- ADA accessibility improvements will be completed with renovations of aging interior living spaces, bathrooms and study areas. Asbestos abatement to interior spaces will be completed as well.
- Full renovation of the exterior building skin is required. Abatement of PCB caulking around windows will be completed. The exterior walls of the building are constructed of solid masonry veneer with solid block backup. Although an accepted practice in 1969 this construction methodology is no longer in use. The exterior walls have no insulation, air gap nor thru-wall flashings to repel water. Exterior walls absorb significant rain water during storms resulting in damage to interior wall finishes. This damage requires constant repairs and is an ongoing source of student dissatisfaction. The lack of proper wall insulation increases energy costs for cooling and heating.

The exterior building skin renovations will correct these problems.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (a completed OC-25 form)

An attached is the OC-25 estimate of cost based on available information as of this date.

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):

FY 2014-15	Q4	\$ 550,000
FY 2015-16	Q1	\$ 580,000
	Q2	\$ 580,000
	Q3	\$ 600,000
	Q4	\$ 4,100,000
FY 2016-17	Q1	\$ 500,000
	Q2	\$ 130,000
	Q3	\$ 4,650,000
	Q4	\$ 5,797,114
FY 2017-18	Q1	\$ 2,147,113
	Q2	\$ 476,921
	Total	\$ 20,111,148

4. An estimated schedule for the completion of the project:

Advance Planning completion expected February 2016.

Phase 1 Construction – May through July 2016

Phase 2- Construction – January through July 2017.

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):

Maintenance and operating costs are supported by Housing Receipts.

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):

The project will be revenue neutral in that room rent costs will be impacted by the cost of this capital project.

7. An explanation of the means of financing:

Advance Planning costs will be initially funded with Housing Receipts.

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25
(Rev 09/14)

DEPARTMENT and DIVISION: East Carolina University DATE: 02/26/15
PROJECT IDENTIFICATION: Clement Residence Hall Renovation
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.)

Clement is a 10-story residence hall in ECU's West End Neighborhood that was constructed in 1969. It has bedrooms around the perimeter of the interior core that contains the elevators, bathrooms and laundry rooms. The project scope will consist of: adding a layer of impact resistant drywall to five floors of the corridors, demolition and disposal of all built-in furniture in the bedrooms, abatement of remaining asbestos under the furniture, abatement of PCB containing caulk around exterior windows, refinishing all walls in the bedrooms, removing closet doors, creating a cased opening at the closet, removing all carpet in the hallways and bedrooms, installing new VCT in all bedrooms and carpet in all corridors, renovating the core of the building to create ADA compliant restrooms, moving the laundry room to the ground floor, expanding the footprint of the 1st floor and re-skinning the entire facade of the building.

(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. Abatement, Demolition, and General Trades	1	LS	\$2,100,000	\$2,100,000
2. Site Work	1	LS	\$250,000	\$250,000
C. Construction				
1. Utility Services				\$0
2. Building Construction (Div. 3 - concrete)	1	LS	\$ 150,000.00	\$150,000
3. Building Construction (Div 4 - masonry)	1	LS	\$ 950,000.00	\$950,000
4. Building Construction (Div 5 - steel)	1	LS	\$ 750,000.00	\$750,000
5. Building Construction (Div 7 - moisture and thermal protection)	1	LS	\$ 600,000.00	\$600,000
6. Building Construction (Div 8 - doors and windows)	1	LS	\$ 800,000.00	\$800,000
7. Building Construction (Div 9 - finishes)	1	LS	\$ 2,500,000.00	\$2,500,000
8. Building Construction (Div 10 - specialties)	1	LS	\$ 300,000.00	\$300,000
9. Building Construction (ground floor renovation)	1	LS	\$ 1,200,000.00	\$1,200,000
10. Building Construction (sprinkler riser protection)	1	LS	\$ 150,000.00	\$150,000
11. Building Construction (CM costs - 15% COW - incl. fee, cont, bonds and ins)	1	LS	\$ 2,126,250.00	\$2,126,250
12. Plumbing	1	LS	\$ 850,000.00	\$850,000
13. HVAC (renovated space)	1	LS	\$ 875,000.00	\$875,000
14. Electrical	1	LS	\$ 2,500,000.00	\$2,500,000
15. Fire Suppression and Alarm Systems	1	LS	\$ 200,000.00	\$200,000
D. Equipment				\$0
1. Fixed				\$0
2. Moveable				\$0
ESTIMATED CONSTRUCTION COSTS				\$16,301,250

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

DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$1,630,125
PRECONSTRUCTION COSTS	1 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$163,013
COMMISSIONING	1 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$163,013
SPECIAL INSPECTIONS/MATERIALS TESTING/GEOTECHNICAL	1.5 %	(estimated)	\$244,519
SUSTAINABILITY	%	(3% LEED Gold, 2% LEED Silver)	\$0
ADVANCE PLANNING	1 %	Includes programming, feasibility, analysis (% of Est. Const. Cost)	\$163,013
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$815,063
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$19,480,000

Escalation = percent per month multiplied by number of months (rounded)

(From Est. Date to mid-point of construction) = 27 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 %) **\$631,152**

TOTAL ESTIMATED PROJECT COSTS (Estimated Costs + Escalation Cost Increase) **\$20,111,152**

APPROVED BY: _____ TITLE _____ DATE _____
(Governing Board or Agency Head)

The University of North Carolina Request for New or Increase in Capital Improvement Project
--

Institution: UNC Asheville Advance Planning Request: X
New Capital Project*:

Increase in Authorization from: \$ to \$

Project Title: Highsmith Student Union Renovation Study

Project Cost: \$50,000 estimated study fee

Source of Funds: Student fees on hand

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code Item

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification: Study for adding a multipurpose room to Highsmith Student Union and general study of space utilization and potential repurposing of spaces to account for changes in use since the building opened in 2003.
2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (Answer for capital construction only and include a completed OC-25 form)
3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only):
4. An estimated schedule for the completion of the project: Fall 2016
5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only):
6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only):
7. An explanation of the means of financing: Student fees on hand.

The University of North Carolina Request for New or Increase in Capital Improvement Project
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Institution: University of North Carolina at Pembroke Advance Planning Request:
 New Capital Project*: X

Increase in Authorization from: \$ 3,950,000 to \$ 4,673,841

Project Title: Student Health Services

Project Cost: \$4,673,841 (Increase in Authorization of \$723,841)

Source of Funds: Student Affairs – Non-Appropriated

*If this project has previously had advance planning authority, please identify code/item number under which that authority is carried. Code 41031-301 Item 41131-301

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification: UNCP recently acquired property that is adjacent to the Health Sciences Building that houses the Nursing Program. For efficiency, it was determined that re-siting the Student Health Services would be beneficial for the University.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (a completed OC-25 form) See OC-25

3. An estimated schedule of cash flow requirements over the life of the project by FY quarters (Answer for capital construction only): The project will be constructed the following FY quarters; FY14 - fourth quarter & FY15 - first, second, third and fourth quarters.

	FY14		FY15
4 TH Quarter	\$ 800,000	1 ST Quarter	\$1,024,613
		2 nd Quarter	\$1,024,613
		3 rd Quarter	\$1,024,613
		4 th Quarter	\$ 800,000

4. An estimated schedule for the completion of the project: The project will be completed April 15, 2016

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (Answer for capital construction only): Maintenance and Operating costs to be funded by Student Fees. See attached Operating Reserves spreadsheet for the Student Health Services Building

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (Answer for capital construction only): The project will not generate any revenues, however; student fees will be used to retire the loans.

7. An explanation of the means of financing: This project is being funded from bank loans that will be retired by payment from student fees.

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25

(Rev 09/14)

DEPARTMENT and DIVISION: UNCP - Student Affairs - Student Health Services DATE: 03/18/15
PROJECT IDENTIFICATION: Student Health Services
PROJECT CITY or LOCATION: University of North Carolina at Pembroke
Student Health
Services Building is not suited to provide the necessary services to the current student population

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

CURRENT ESTIMATED CONSTRUCTION COST

A. Land Requirement

B. Site Preparation

1. Demolition

2. Site Work

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: _____

D. Equipment

1. Fixed

2. Moveable

QTY.	UNIT	COST PER UNIT	TOTAL
			\$0

1	Lump Sum	\$ 15,000.00	\$15,000
1	Lump Sum	\$ 155,573.00	\$155,573

			\$0
11000		\$ 225.00	\$2,475,000
			\$0
11000		\$ 15.00	\$165,000
11000		\$ 25.00	\$275,000
11000		\$ 12.00	\$132,000
11000		\$ 2.00	\$22,000
1	Lump Sum	\$ 50,000.00	\$50,000
			\$0
			\$0

1	Lump Sum	\$ 20,000.00	\$20,000
1	Lump Sum	\$ 30,000.00	\$30,000

ESTIMATED CONSTRUCTION COSTS

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

DESIGN FEE	<u>15</u> %	(% of Estimated Construction Costs)	\$500,936
PRECONSTRUCTION COSTS	<u> </u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$0
COMMISSIONING	<u>1</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$33,396
SPECIAL INSPECTIONS/MATERIALS	<u> </u> %	(1.25% estimated)	\$40,000
SUSTAINABILITY	<u>2</u> %	(3% LEED Gold, 2% LEED Silver)	\$70,000
ADVANCE PLANNING	<u>1.75</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$58,443
CONTINGENCIES	<u> </u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$160,000
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$4,202,347

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 %)

\$471,494

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

\$4,673,841

APPROVED BY: _____
(Governing Board or Agency Head)

TITLE _____

DATE _____

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIUM 2015 - 2017

Form OC-25

(Rev 09/14)

DEFINITIONS OR EXPLANATIONS

(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.