

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
 STATE CONSTRUCTION OFFICE
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
 BIENNIUM 2019-2021

BAC-2.2
 Form OC-25
 (Rev 10/2018)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 07/25/19
 PROJECT IDENTIFICATION: Sullivan Teaching Greenhouse Renovation
 PROJECT CITY or LOCATION: Greensboro
 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 to renovate the Sullivan Teaching Greenhouse. The Greenhouse has not been performing up to current specifications and no longer maintains temperature and humidity parameters for effective teaching use. An engineering firm completed a study and identified basic problems and provided recommendations, which include: a complete replacement of the HVAC system (2 AHUs, Fin Tube Radiators, Humidification System, Controls, Motorized Shade System, & Intumescent Paint).

(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	LS	\$ 15,000.00	\$15,000
2. Site Work				\$0
C. Construction				
1. Utility Services	1	LS	\$ 42,000.00	\$42,000
2. Building Construction (new space)				\$0
3. HVAC - Air Distribution	1456	SF	\$ 60.00	\$87,360
4. Plumbing (existing space)	1456	SF	\$ 18.00	\$26,208
5. HVAC - AHUs	1	LS	\$ 100,000.00	\$100,000
6. Electrical	1456	SF	\$ 35.00	\$50,960
7. HVAC Controls	1	LS	\$ 68,000.00	\$68,000
8. HVAC - Test and Balance	1	LS	\$ 12,000.00	\$12,000
9. Associated Construction Costs	1	LS	\$ 55,000.00	\$55,000
10. Other: <u>Asbestos Testing & Abatement</u>	1	LS	\$ 75,000.00	\$75,000
D. Equipment				
1. Fixed (Shade equipment)	1	LS	\$ 38,000.00	\$38,000
2. Moveable				\$0
Total Cost of Work				\$ 569,528

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

DESIGN FEE	12 %	(% of Estimated Construction Costs)	\$ 68,343
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	0 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ -
SPECIAL INSPECTIONS/MATERIALS	0 %	(1.25% estimated)	\$ -
SUSTAINABILITY	0 %	(3% LEED Gold, 2% LEED Silver)	\$ -
ADVANCE PLANNING	0 %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 28,476
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 666,348
Escalation = percent per month multiplied by number of months			
(From Est. Date to mid-point of construction) =	12	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)			\$33,317
TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)			\$ 699,665

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