

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

BAC-3.2
Form OC-25
(Rev 10/2018)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 08/09/19
 PROJECT IDENTIFICATION: Coleman Athletics -Men's Basketball Team Lounge
 PROJECT CITY or LOCATION: Greensboro, 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 creates much needed additional square footage by combining Coleman Room 139 & Coleman Room 141A to create a new Men's Basketball Team Lounge. This project will also address excessive warmth in the existing lounge by adding supplemental cooling, upgrade infrastructure to allow for new LED lighting, and provide new A/V equipment, new furniture and millwork. The project will also increase natural light by adding storefront between the existing Practice Court (Room 141) and the Basketball Team Lounge (Room 141A).

(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 | | \$ - | \$0 |
| B. Site Preparation | | | | |
| 1. Demolition | 2,000 | SF | \$ 10.00 | \$20,000 |
| 2. Site Work | 0 | | \$ - | \$0 |
| C. Construction | | | | |
| 1. Utility Services | 0 | | | \$0 |
| 2. Building Construction (new space) | 0 | | | \$0 |
| 3. Building Construction (existing) | 2,000 | SF | \$ 66.00 | \$132,000 |
| 4. Plumbing | 1 | LS | \$ 3,200.00 | \$3,200 |
| 5. HVAC | 2,000 | SF | \$ 15.00 | \$30,000 |
| 6. Electrical | 2,000 | SF | \$ 12.00 | \$24,000 |
| 7. Fire Supression and Alarm Systems | 2,000 | SF | \$ 5.00 | \$10,000 |
| 8. Telephone, Data, Video | 2,000 | SF | \$ 8.00 | \$16,000 |
| 9. Associated Construction Costs | 1 | LS | \$ 14,800.00 | \$14,800 |
| 10. Other: <u>Testing, Permits, Abatement</u> | 1 | LS | \$ 20,000.00 | \$20,000 |
| D. Equipment | | | | |
| 1. Fixed | 0 | | | \$0 |
| 2. Moveable (FF&E) | 1 | Allow | \$ 60,000.00 | \$60,000 |
| Total Cost of Work | | | | \$ 330,000 |

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) | \$ 33,000 |
| PRECONSTRUCTION COSTS (UNIVERSITY COSTS) | % | (% of Estimated Construction Costs [1% for CM@Risk]) | \$ - |
| COMMISSIONING | <u>0</u> % | (0.5% simple; 1.0% moderate; 1.5% complex) | \$ - |
| SPECIAL INSPECTIONS/MATERIALS | <u>0</u> % | (1.25% estimated) | \$ - |
| SUSTAINABILITY | <u>0</u> % | (3% LEED Gold, 2% LEED Silver) | \$ - |
| ADVANCE PLANNING | <u>0</u> % | (% of Estimated Construction Costs) <small>Includes programming, feasibility, analysis</small> | \$ - |
| CONTINGENCIES | <u>5</u> % | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$ 16,500 |
| ESTIMATED COSTS | | (% of Estimated Construction Costs + Contingencies + Design Fee) | \$ 379,500 |
| Escalation = percent per month multiplied by number of months | | | |
| (From Est. Date to mid-point of construction) = | <u>8</u> | months | <u>5.0</u> % annually beginning on month 1 |
| ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) | | | \$12,650 |
| TOTAL ESTIMATED PROJECT COSTS | | (Estimated Construction Costs + Escalation Cost Increase) | \$ 392,150 |

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

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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 features, similar cost on recent projects, etc. |
| A. Land Requirement | Includes purchase and acquisition costs (title search, filing fees, other legal fees, etc.) required to obtain land. |
| 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. |