



**Finance and Administration Committee**  
**September 28, 2021**  
**12:00 pm**  
**Zoom link**

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**Action Item**

FAC-1 Approval of Capital Improvement Project - McIver Deck Elevator Replacement

**Background Information**

On May 22, 2019 the Board of Governors delegated authorization of capital improvement projects designed, construction and operated by non-general fund moneys, with a total project of \$750,000 to the Board of Trustees. The cost of the McIver Deck Elevator Replacement project is under this threshold.

**Project**

McIver Deck Elevator Replacement – Project Cost: \$611,899

This project will repair elevators deemed at high risk. These elevators are becoming increasingly difficult to maintain. This project will restore proper long-term function to the two (2) hydraulic McIver Parking Deck elevators. Scope is to update/replace components of the existing elevators to provide proper function. Elevators are original to the building and after 23 years need updating and modernization.

**Attachments (see below)**

OC-25, dated September 28, 2021  
CI-1, dated September 28, 2021

**Recommended Action**

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project for \$611,899 to update/replace components of existing elevators to provide proper long-term function.

A handwritten signature in black ink that reads "Robert J. Shea, Jr." in a cursive style.

Robert J. Shea, Jr.  
Vice Chancellor for Finance *and*  
Administration

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION  
 STATE CONSTRUCTION OFFICE  
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
 BIENNIUM 2021-2023

Form OC-25  
 (Rev 8/2020)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 09/28/21  
 PROJECT IDENTIFICATION: Mclver Parking Deck Elevator Replacement  
 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 will repair elevators deemed at high risk. These elevators are becoming increasingly difficult to maintain. This project will restore proper long-term function to the (2) hydraulic Mclver Parking Deck elevators. Scope is to update/replace components of the existing elevators to provide proper function. Elevators are original to the building and after 23 years need updating and modernization

**(Definitions/explanations are provided on pg 2 to assist in completion of this form. Lump sums are not to be used as a unit of cost unless further substantiating breakdown is provided.)**

**CURRENT ESTIMATED CONSTRUCTION COST**

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition	1	LS	\$ 10,000.00	\$10,000
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	1	LS	\$ 15,000.00	\$15,000
4. Plumbing (specify existing or new space)				\$0
5. HVAC (specify existing or new space)				
6. Electrical (includes TV & Radio Studio work)	1	LS	\$ 25,000.00	\$25,000
7. Fire Suppression and Alarm Systems	1	LS	\$ 9,500.00	\$9,500
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (describe)	1	LS	\$ 5,000.00	\$5,000
10. Other (Elevator Equipment)	2	EA	\$ 200,000.00	\$400,000
10. Other (Elevator Finishes)	2	EA	\$ 13,000.00	\$26,000
D. Equipment				
1. Fixed (describe)				\$0
2. Moveable (describe)				\$0
<b>Total Cost of Work</b>				<b>\$ 490,500</b>

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

DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$ 49,050
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk] )	\$ -
COMMISSIONING	1 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 4,905
SPECIAL INSPECTIONS/MATERIALS	1.25 %	(1.25% estimated)	\$ 6,131
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] )	\$ 24,525
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 575,111
Escalation = percent per month multiplied by number of months			
<b>(From Estimate Date as entered above on this form to mid-point of construction) =</b>			
	18	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)			\$36,788
<b>TOTAL ESTIMATED PROJECT COSTS</b> (Estimated Construction Costs + Escalation Cost Increase)			<b>\$ 611,899</b>

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

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION  
STATE CONSTRUCTION OFFICE  
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
BIENNIUM 2021-2023

Form OC-25  
(Rev 8/2020)

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.
C. 10. Other	List and describe 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.