



**Board of Trustees  
Finance and Administration Committee  
November 30, 2021  
8:30 am  
Zoom link**

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**Action Item**

FAC-6          Transition Funding to Stone Building Roof from R&R to Carryforward

**Background Information**

The Moore building renovation project was to shore up the AHU system and create modest configuration changes. This was envisioned to ensure the Moore building's continued use until a targeted, full renovation project could be funded by the State of North Carolina.

The Moore building project received \$1.2 million in carryforward funding and the design of the project was started. An additional \$1.35 million was to be funded from future carry forward to complete the funding of the budgeted \$2.55 million total project cost. The additional \$1.35 million never materialized and the project was canceled.

After design services and owners' expenses were paid, there is \$775,552 remaining in the Moore Building project.

With an increase in roofing project cost due to of material escalation, labor, and material shortages, all roofing projects construction cost have increased. The 2020-2021 R&R funding is not sufficient to complete the projects submitted in the request.

We request the \$775,552 to be transferred to cover the last remaining 2020-2021 R&R project, Stone Building roofing replacement. This would help UNCG complete the construction of our 2020-2021 R&R roofing projects.

**Recommended Action**

That the Board of Trustees of The University of North Carolina at Greensboro approves the transfer the remaining \$775,552 from the Moore Building Renovation project to the Stone Building roofing replacement project, formally funded from 2020-2021 R&R project.

Attachments (see below):

CI-1, dated November 24, 2021

OC-25, dated November 24, 2021



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

**The University of North Carolina System**  
**Request for Advance Planning, New, or Increase in Capital Improvement Project**

Institution UNC Greensboro  Advance Planning Request  New Capital Project Code \_\_\_\_\_ Item \_\_\_\_\_\*

Increase in Authorization from \$119,888 to \$769,143 Code 42025 Item 321

Interscope Project Number 20-22783-01A

\*If this project has previously had advance planning authority, please identify relevant code/item number.

Project Title: Stone Bldg. Roof Replacement

Project Cost: \$769,143

Source of Funds Appropriated/RR and CF – Carry Forward

Fund Type  Appropriated/  Carry-Forward  Student Fees  Trust Funds  Debt Service Fees  
 Category R&R including gifts/  
 donations

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

1. A detailed project description and justification.

The Stone Building roof was originally constructed circa 1950. The roof construction is generally described as membrane-covered sloped insulation supported by structural concrete decks. The roof membrane, flashings, and coating at all roof areas have reached the end of their respective service lives. The project will recover Roof Areas A, B, C, and D. Areas E and F to be fully replaced down to the deck and miscellaneous scope items add properly sized through wall scuppers, replace the gutter along eave of Area D, and add ladder to Areas B

2. An estimate of acquisition, planning, design, site development, construction, contingency, and other related costs (attach a completed OC-25 form). **See attached OC-25**
3. An estimated schedule for the completion of the project (enter dates mm/dd/yr.).  
 Design start 09/23/21 Construction start 4/30/22 Construction complete 12/16/22
4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr.	21-22- Q2	21-22 Q3	21-22 Q4	22-23 Q1	22-23 Q2
\$ Amount	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$175,000</b>	<b>\$400,000</b>	<b>\$289,143</b>

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 (omit for advance planning and non-general fund requests, required for general fund requests). **N/A**
6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests). **N/A**
7. An explanation of the means of financing (i.e., cash reserves using the fund sources identified above, campus debt financing to be retired with the identified fund source, etc.). **N/A**
8. This is to certify that this capital improvement request was duly authorized on 11/24/2021.  
 (date)

\_\_\_\_\_  
 signature Sameer Kapileshwari / AVC Facilities  
 printed name/title

**FUND SOURCES**

Fund Type Category	Title	Reporting Abbreviation	Description
Appropriations	Appropriations	SA	Funds appropriated by the legislature for capital projects.
R&R	R&R	RR	Funds appropriated by the legislature for campus repairs and renovations in 13 statutorily prescribed categories.
Carry Forward	Carry Forward	CF	State appropriations carried forward under the 2.5% permitted by legislation. By Session Law, carry forward is considered non-general fund when it is carried forward.
Student Fees	Athletics Fee	SAF	Fees collected specifically for support of campus student athletics and recreation services.
	Campus Safety Fee	SSF	Fees collected specifically for support of campus safety items such as emergency phones and cameras.
	Education and Technology Fee	ETSF	Fees collected specifically for support of education and technology items.
	Health Services Fee	HSF	Fees collected specifically for support of campus student health services.
	Other Student Fees	OSF	Any other student fees authorized and collected for other purposes, but not listed in above categories.
Trust Funds (including gifts and donations)	Athletics	AR	Receipts from ticket sales, gifts, donations, cash reserves, including Athletics Foundation reserves.
	Dining	DR	Receipts from operations, cash reserves.
	Housing	HR	Receipts from operations, cash reserves.
	Transportation and Parking	TR	Receipts from operations, cash reserves.
	Utility Trust Funds	UTF	Receipts from operations, cash reserves from operation/management of all/any campus utilities (steam, chilled water, etc.).
	Other Auxiliary Trust Funds	OTF	Receipts from operations, cash reserves from other campus auxiliaries not specified above.
	Centennial/Millennial Campus Funds	CMF	Receipts from operations, cash reserves under the Millennial Campus financing act.
	Clinical Receipts	CR	Receipts from operations, cash reserves.
	Facilities and Administrative	FA	Overhead receipts (facilities and administrative overhead) generated from campus research.
	Donations and Gifts	DG	Contributions made by gift, donation, bequest, or other private sources.
Endowment	ENDF	Funds from the endowment fund of the University.	
Debt Service	Debt Service Fees	DSF	Debt service fees authorized for specific projects.

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: 11/24/21  
 PROJECT IDENTIFICATION: Stone Bldg. Roof 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.)

The Stone Building roof was originally constructed circa 1950. The roof construction is generally described as membrane-covered sloped insulation supported by structural concrete decks. The roof membrane, flashings, and coating at all roof areas have reached the end of their respective service lives. The project will a recover Roof Areas A, B, C, and D. Areas E and F to be fully replaced down to the deck and miscellaneous scope items add properly sized through wall scuppers, replace the gutter along eave of Area D, and add ladder to Areas B.

**(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				
	2. Site Work				
C.	Construction				
	1. Utility Services (describe)				\$0
	2. Building Construction (roof Area A only)	1	LS	\$ 398,861.00	\$398,861
	3. Building Construction (existing)				\$0
	4. Plumbing (specify existing or new space)				\$0
	5. HVAC (specify existing or new space)				\$0
	6. Electrical (New Pathways, wiring and FA devices)				
	7. Fire Suppression and Alarm Systems				\$0
	8. Telephone, Data, Video				\$0
	9. Associated Construction Costs (describe)	1	LS	\$ 5,000.00	\$5,000
	10. Other (describe and insert additional lines as needed)				\$0
	10.1 Alternate 1 (recover Areas B,C, and D)	1	LS	\$ 142,880.00	\$142,880
	10.2 Alternate 2 (Full replacement Areas E &F)	1	LS	\$ 20,416.00	\$20,416
	10.3 Alternate 2 (30 year roof)	1	LS	\$ 67,188.00	\$67,188
D.	Equipment				
	1. Fixed (describe)				\$0
	2. Moveable (describe)				\$0
<b>Total Cost of Work</b>					<b>\$ 634,345</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)	\$ 63,435
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	1.25 %	(1.25% estimated)	\$ 7,929
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] )	\$ 31,717
ESTIMATED COSTS	(% of Estimated Construction Costs + Contingencies + Design Fee)		\$ 737,426
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>			
	12	months	5.0
			% annually beginning on month 1
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)			\$31,717
<b>TOTAL ESTIMATED PROJECT COSTS</b> (Estimated Construction Costs + Escalation Cost Increase)			<b>\$ 769,143</b>

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

PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
BIENNIUM 2021-2023

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.