



**Finance and Administration Committee**  
**March 22, 2022**

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**Action Item**

FAC-3          Phillips Hawkins and Moore Strong Phased Resident Halls HVAC Replacement  
Approval for Advance Planning

**Background Information**

Per recent delegation by the Board of Governors under the Board's Construction Task Force, Advance Planning is authorized by the University's Board of Trustees. Once the Schematic Design phase is completed and the scope and budget have been more clearly defined, the Capital Request is to be brought to the Board of Governors for approval.

The Phillips Hawkins and the Moore Strong Resident Halls HVAC Replacement project will replace the aged mechanical systems (including fan coil units, AHUs, mechanical piping). Updating the mechanical rooms will provide chilled and hot water to HVAC units and add redundancy to HVAC systems. The HVAC systems are well past their expected life and will be updated with high energy-efficiency units. These projects' schedules are tied together so the Housing team can phase the construction and occupancy most beneficial to provide housing to students.

Attachments: (see below)

CI-1, Advance Planning Request  
OC-25, dated 2/21/22

**Recommended Action**

The Board of Trustees of The University of North Carolina at Greensboro approves the advance planning (design and commissioning) in the amount of \$129,640 for the Phillips Hawkins, and Moore Strong Phased Resident Halls HVAC Replacement.

A handwritten signature in black ink, reading 'Robert J. Shea, Jr.'.

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 \$\_\_\_\_\_ to \$\_\_\_\_\_ Code \_\_\_\_\_ Item \_\_\_\_\_ Interscope Project Number \_\_\_\_\_

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

Project Title Phillips Hawkins and the Moore Strong Phased Resident Halls HVAC Renovation  
 Project Cost \$10,685,509  
 Source of Funds HR

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

(If multiple funding sources are used, identify source and % distribution across sources, refer to list of fund sources below. Sum of all sources should equal 100%.)

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

- A detailed project description and justification.  
*The Phillips Hawkins and the Moore Strong resident halls HVAC replacement project is to replace the aged mechanical systems (including fan coil units, AHU's, mechanical piping) and update mechanical rooms to provide chilled and hot water to HVAC units and add redundancy to the HVAC system. The HVAC system units are well past their expected useful life. These units now need to be updated with high-efficiency equipment. These projects schedules are tied together so Housing can phase the construction and occupancy most beneficial to provide housing to students.*
- An estimate of acquisition, planning, design, site development, construction, contingency, and other related costs (attach a completed OC-25 form). **See attached OC-25**
- An estimated schedule for the completion of the project (enter dates mm/dd/yr).  
 Designer start: July 2022 Construction start: June 2024 Construction complete: November 2026
- An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr	22-23-Q2	22-23-Q3	22-23-Q4	23-24-Q1	23-24-Q2	23-24-Q3	23-24-Q4	24-25-Q1	24-25-Q2
\$Amount	\$43,213	\$43,213	\$43,213	\$172,854	\$100,831	\$100,831	\$100,831	\$561,003	\$841,504
FY/Qtr	24-25-Q3	24-25-Q4	25-26-Q1	25-26-Q2	25-26-Q3	25-26-Q4	26-27-Q1	26-27-Q2	26-27-Q3
\$ Amount	\$1,122,006	\$1,683,009	\$1,122,009	\$280,501	\$670,574	\$894,098	\$1,341,148	\$1,341,148	\$223,525

- 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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source/\$ Amount	NA	NA	NA	NA	NA

- 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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source/\$ Amount	NA	NA	NA	NA	NA

- 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.). **Cash Reserves**

8. This is to certify that this capital improvement request was duly authorized on \_\_\_\_\_ (date)

\_\_\_\_\_  
 (signature) Sameer Kapileshwari/AVC Facilities

**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: 02/21/22  
 PROJECT IDENTIFICATION: Phillips Hawkins and the Moore Strong Phased Resident Halls HVAC 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 Phillips Hawkins and the Moore Strong resident halls HVAC replacement project is to replace the aged mechanical systems (including fan coil units, AHU's, mechanical piping), updating mechanical rooms to provide both chilled and hot water to HVAC units and add redundancy to HVAC systems. The HVAC systems are well past their expected life expectancies and are to be updated with high energy efficient units. These projects' schedules are tied together so Housing can phase the construction and occupancy most beneficial to provide housing to students.

**(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 - (Phillips Hawkins)	89,600.00	SF	\$ 2.00	\$179,200
1. Demolition - (Moore Strong)	72,000.00	SF	\$ 2.00	\$144,000
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (Phillips Hawkins)	89,600	SF	\$ 1.12	\$100,352
3. Building Construction (Moore Strong)	72,000	SF	\$ 1.12	\$80,640
4. Plumbing (specify existing or new space)				\$0
5. HVAC (Phillips Hawkins)	89,600	SF	\$ 44.80	\$4,014,080
5A. HVAC (Moore Strong )	72,000	SF	\$ 44.80	\$3,225,600
6. Electrical (Phillips- Hawkins)	89,600	SF	\$ 0.50	\$44,800
6A. Electrical (Moore-Strong)	72,000	SF	\$ 0.50	\$36,000
7. Fire Suppression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (temporary keys, hazardous material testing, surveys, etc.)	161,600	SF	\$ 0.20	\$32,320
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (describe)				\$0
2. Moveable (describe)				\$0
<b>Total Cost of Work</b>				<b>\$ 7,856,992</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)	\$ 785,699
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk] )	\$ -
COMMISSIONING	1 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 78,570
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] )	\$ 392,850
<b>ESTIMATED COSTS</b>		(% of Estimated Construction Costs + Contingencies + Design Fee)	<b>\$ 9,114,111</b>

Escalation = percent per month multiplied by number of months

**(From Estimate Date as entered above on this form to mid-point of construction) =** 48 months 5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) \$1,571,398

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$ 10,685,509**

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.