



**Meeting of the Full Board
September 29, 2022**

Action Item

**BOT- 3 Approval of Capital Improvement Project and Direct Selection of Designer
for Bestway Condensation, Refrigeration, and Meat Room Repairs**

Background Information

On May 22, 2019, the Board of Governors delegated authorization for capital improvement projects designed, constructed, and operated by non-general fund money, with a total project of \$750,000 to the Board of Trustees.

After July 1, 2007, in keeping with legislation under Session Law 2007-446 (HB 73), the appointment of architects and engineers for projects may be made without public advertising and interview for projects under \$500,000. All such appointments shall be by the Chancellor and reported to the Board at its next meeting.

Project

The project seeks to correct conditioning issues identified within the Bestway Marketplace located with the Shops at Spartan Village. Repeated equipment failure and humidity problems have resulted in condensation within the space. The deficiencies must be addressed to prevent product loss and avoid potential safety issues. Facility studies were performed in 2020, 2021, and 2022. They identified issues surrounding condensation, refrigeration, and corrective measures associated with proper meat preparation room construction. The project's scope is to replace refrigeration equipment, modify mechanical systems, add controls, and address the meat preparation room deficiencies.

Project Cost: \$478,953

Recommended Action

That the Board of Trustees of the University of North Carolina at Greensboro approve a capital improvement project in the amount of \$478,953 for the Bestway Condensation, Refrigeration, Meat Room Repair project and authorize direct selection of a designer based on requests for qualifications from the following firms with specialized experience in marketplace equipment and design:

1. LITTLE, Engineering Architecture Consulting – Charlotte, NC
2. Shultz Engineering Group – Charlotte, NC
3. Selection from Annual Service Agreements (OEA)

The direct selection will then be presented as an Information Item at the November 30 Finance and Administration Committee meeting.



Robert J. Shea, Jr.

Vice Chancellor for Finance *and* Administration

Attachments: OC-25, dated 9/8/2022
CI-1

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: 09/08/22
 PROJECT IDENTIFICATION: Bestway Condensation, Refrigeration, Meat Room Repair
 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 project seeks to correct conditioning issues identified within the Bestway Marketplace located with the Shops at Spartan Village. Repeated equipment failure and humidity problems have resulted in condensation within the space. In order to prevent product loss and avoid any potential safety issues the deficiencies need to be addressed. Facility studies were performed in 2020, 2021, and 2022. They identified issues surrounding condensation, refrigeration, and corrective measures associated with proper meat preparation room construction. The scope of the project is to replace refrigeration equipment, modify mechanical systems, add controls as well as address the meat preparation room deficiencies.

(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	300	SF	\$ 15.00	\$4,500
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (new space)				\$0
3. Building Construction (existing)	300	SF	\$ 105.00	\$31,500
4. Plumbing (specify existing or new space)	300	SF	\$ 12.00	\$3,600
4.1 Refrigeration	7,000	SF	\$ 15.00	\$105,000
5. HVAC (specify existing or new space)	7,000	SF	\$ 28.00	\$196,000
6. Electrical	300	SF	\$ 39.00	\$11,700
7. Fire Suppression and Alarm Systems	300	SF	\$ 23.00	\$6,900
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (describe)	7,000	SF	\$ 5.00	\$35,000
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (describe)				\$0
2. Moveable (describe)				\$0
Total Cost of Work				\$ 394,200

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)	\$ 39,420
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	1.5 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 5,913
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])	\$ 19,710
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 459,243
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =			
	12	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE	(Total of Estimated Construction Costs x Escalation %)		\$ 19,710
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Costs + Escalation Cost Increase)		\$ 478,953

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.

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 **Bestway Condensation, Refrigeration, Meat Room Repair**

Project Cost **\$478,953**

Source of Funds **DR - Dining**

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:

1. A detailed project description and justification.

The project seeks to correct conditioning issues identified within the Bestway Marketplace located with the Shops at Spartan Village. Repeated equipment failure and humidity problems have resulted in condensation within the space. In order to prevent product loss and avoid any potential safety issues the deficiencies need to be addressed. Facility studies were performed in 2020, 2021, and 2022. They identified issues surrounding condensation, refrigeration, and corrective measures associated with proper meat preparation room construction. The scope of the project is to replace refrigeration equipment, modify mechanical systems, add controls as well as address the meat preparation room deficiencies.

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).
 Designer start **02/01/2023** Construction start **01/02/2024** Construction complete **07/31/2024**
4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr	23-24 Q3	23-24-Q4	24-25-Q1	24-25-Q2	24-25-Q3	24-25-Q4	25-26-Q1
\$ Amount	\$11,333	\$11,333	\$11,333	\$11,333	\$144,540	\$144,540	\$144,541

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.).
 - **DR – Dining Trust Funds**
8. This is to certify that this capital improvement request was duly authorized on _____ (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.