



**Meeting of the Full Board
May 23, 2023**

Action Items

BOT - 2 Request for Approval of Capital Improvement Projects

- 2.1 Fleming Gymnasium Floor Replacement
- 2.2 Practice Gymnasium Floor Replacement

Background Information

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

2.1 Fleming Gymnasium Floor Replacement

The scope of work is to remove and replace the entire flooring system for the Fleming Gymnasium. This includes the replacement of the wood flooring, sleeper system, and all associated trim. The flooring is original to the Coleman building addition from 1986. Portions of the floor are cracking due to subfloor conditions, resulting in spot repairs during the athletic seasons. The floor has now reached the end of its serviceable lifespan and needs to be replaced as it poses maintenance and safety concerns.

Project Cost: \$650,038

Source of Funds: Other Auxiliary Trust Funds (OTF); Extension of the Athletics Department's internal loan against the Trust fund balances.

2.2 Practice Gymnasium Floor Replacement

The scope of work is to remove and replace the entire flooring system for the Practice Gymnasium. This includes the replacement of the wood flooring, sleeper system, and all associated trim. The floor has reached the end of its serviceable lifespan and needs to be replaced as it poses maintenance issues and safety concerns.

Project Cost: \$351,951


Funding Source: Athletics Trust Funds (AR); Extension of the Athletics Department's internal loan against the trust fund balances.

Attachments

Fleming CI-1 and OC-25
Practice Gym Floor CI-1 and OC-25

Recommended Action

That the Board of Trustees of The University of North Carolina at Greensboro approve the Fleming Gymnasium and Practice Gymnasium Floor Replacement projects as presented.



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

Project Title: Fleming Gymnasium Flooring Replacement

Advance Planning Request

New Capital Project

Increased Authorization: Code: _____ Item: _____

From: _____ To: _____ Total: \$0

Project Cost: \$650,038 Source of Funds*: OTF - Other Aux Trust Funds

Fund Type Category:

Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl. donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code					AR, OTF		
\$ Amount	\$0	\$0	\$0	\$0	\$650,038	\$0	\$650,038
Percent	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%

*If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached.

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

- A detailed project description and justification:
 Remove and replace the entire flooring systems for Fleming Gymnasium. Scope of work includes replacement of the wood flooring, sleeper system and all associated trim. The flooring is original to the Coleman building addition from 1986. Portions of the floor are cracking due to subfloor conditions resulting in spot repairs during the athletic seasons. The floor has reached the end of its serviceable lifespan and needs to be replaced as it poses both maintenance issues and safety concerns.
- An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).
- An estimated schedule for the completion of the project (enter dates mm/dd/yr).

Designer Start: N/A Constr. Start: 4/15/24 Constr. Complete: 8/2/24

- An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr	FY23-24-Q4	FY24-25-Q1		
\$ Amount	\$325,019	\$325,019		

- 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	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

- 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	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

- 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.).

OTF - Other Aux Trust Funds

- This is to certify that this capital improvement request was duly authorized on:

(Signature)

(Date)

(Printed name/title)

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
 STATE CONSTRUCTION OFFICE
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
 BIENNIUM 2023-2025

Form OC-25
 (Rev 12/2022)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 05/23/23
 PROJECT IDENTIFICATION: Fleming Gymnasium Flooring 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.)

Remove and replace the entire flooring systems for Fleming Gymnasium. Scope of work includes replacement of the wood flooring, sleeper system and all associated trim. The flooring is original to the Coleman building addition from 1986. Portions of the floor are cracking due to subfloor conditions resulting in spot repairs during the athletic seasons. The floor has reached the end of its serviceable lifespan and needs to be replaced as it poses both maintenance issues and safety concerns.

(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 (Fleming)	23000	SF	\$ 2.50	\$57,500
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (Fleming New Wood Floor)	23000	SF	\$ 23.00	\$529,000
3. Building Construction (existing)				\$0
4. Plumbing (specify existing or new space)				\$0
5. HVAC (specify existing or new space)				\$0
6. Electrical				\$0
7. Fire Supression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (describe)				\$0
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (describe)				\$0
2. Moveable (describe)				\$0
Total Cost of Work				\$ 586,500

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

DESIGN FEE	0 %	(% of Estimated Construction Costs)	\$ -
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	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])	\$ 29,325
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 615,825
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =			
	14	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE	(Total of Estimated Construction Costs x Escalation %)		\$34,213
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Costs + Escalation Cost Increase)		\$ 650,038

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

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

Institution: UNC Greensboro

Project Title: Practice Gymnasium Flooring Replacement

Advance Planning Request

New Capital Project

Increased Authorization: **Code:** **Item:**

From: **To:** **Total:** \$0

Project Cost: \$351,951 **Source of Funds*:** AR - Athletics

Fund Type Category:

Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl. donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code					AR		
\$ Amount	\$0	\$0	\$0	\$0	\$351,951	\$0	\$351,951
Percent	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%

*If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached.

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

1. A detailed project description and justification:
 Remove and replace the entire flooring systems for the Practice Gymnasiums. Scope of work includes replacement of the wood flooring, sleeper system and all associated trim. The floor has reached the end of its serviceable lifespan and needs to be replaced as it poses both maintenance issues and safety concerns.
2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).

3. An estimated schedule for the completion of the project (enter dates mm/dd/yr).

Designer Start: N/A Constr. Start: 4/15/24 Constr. Complete: 8/2/24

4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr	FY23-24-Q4	FY24-25-Q1		
\$ Amount	\$175,976	\$175,976		

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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

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.).

AR - Athletics

8. This is to certify that this capital improvement request was duly authorized on:

(Signature)

_____ (Date)

(Printed name/title)

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
 STATE CONSTRUCTION OFFICE
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
 BIENNIUM 2023-2025

Form OC-25
 (Rev 12/2022)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 05/23/23
 PROJECT IDENTIFICATION: Practice Gymnasium Flooring 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.)

Remove and replace the entire flooring systems for the Practice Gymnasiums. Scope of work includes replacement of the wood flooring, sleeper system and all associated trim. The floor has reached the end of its serviceable lifespan and needs to be replaced as it poses both maintenance issues and safety concerns.

(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 (Practice)	14600	SF	\$ 1.25	\$18,250
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (Practice New Wood Floor)	14600	SF	\$ 20.50	\$299,300
3. Building Construction (existing)				\$0
4. Plumbing (specify existing or new space)				\$0
5. HVAC (specify existing or new space)				\$0
6. Electrical				\$0
7. Fire Supression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (describe)				\$0
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (describe)				\$0
2. Moveable (describe)				\$0
Total Cost of Work				\$ 317,550

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

DESIGN FEE	0 %	(% of Estimated Construction Costs)	\$ -
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	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])	\$ 15,878
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 333,428
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =			
	14	months	
			5.0 % annually beginning on month 1
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)			\$18,524
TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)			\$ 351,951

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