

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 Shea, Jr.
Vice Chancellor for Finance and

Administration

For 1.

2.

3.

4.

5.

6.

7.

8.

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

Institution:	UNC Greensboro								
Project Title:	Fleming Gymnasiu	m Flooring Replace	ment						
	Advance Planning Request								
Х	New Capital Project								
	Increased Authoriz	zation:	Code:		Item:				
	From:		To:	To:		Total: \$0			
Project Cost:	\$650,038 Source of Funds*: OTF - Oti					ust Funds			
-	rund Type Category:								
Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl.	Debt Service Fees	TOTAL		
Fund Source Code	търгория		,		donations/gifts) 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%		
Tercent	0.070	0.070	0.070	0.070	100.070	0.070	100.070		
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 to	or advance planning		1						
	Year	Year 1	Year 2	Year 3	Year 4	Year 5			
	Source \$ Amount	N/A \$0	N/A \$0	N/A \$0	N/A \$0	N/A \$0			
	venues, if any, likely ests, required for ge Year Source	to be derived from eneral fund request: Year 1 N/A	the project, coverings). Year 2 N/A	ng the first five yea Year 3 N/A	rs of operation (om Year 4 N/A	it for advance plann Year 5 N/A	ing and non-		
	\$ Amount	\$0	\$0	\$0	\$0	\$0			
An explanation of identified fund so		ing (i.e. cash reserv	es using the fund so	ources identified al	bove, campus debt	financing to be retir	ed with the		
This is to certify th	nat this capital impro	ovement request w	as duly authorized o	on:					
						(Date)			
	(Signa	ature)				(Printed name/title)			

Form OC-25

(Rev 12/2022)

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION STATE CONSTRUCTION OFFICE OPOSED REPAIR & RENOVATION OF CAPITAL IMPROVEMENT PROJECT

PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT BIENNIUM 2023-2025

DEPARTMENT and DIVISION:		DATE: 05/23/23				
PROJECT IDENTIFICATION:	Fleming Gymnasium F					
PROJECT CITY or LOCATION: Greensboro, NC						
PROJECT DESCRIPTION & JUSTIFICATION						
Remove and replace the entire flooring syste associated trim. The flooring is original to the spot repairs during the athletic seasons. The issues and safety concerns. (Definitions/explanations are provided)	Coleman building addi floor has reached the e	ition from 1986. Portions of tend of its serviceable lifespa	he floor are n and need	cracking due to subfloor co s to be replaced as it poses	onditions resulting in both maintenance	
unless further substantiating breakdow	vn is provided.)	<u> </u>	_			
CURRENT ESTIMATED CONSTRUCTION (COST	QTY	UNIT	COST PER UNIT	TOTAL	
A. Land Requirement					\$0	
B. Site Preparation		23000	SF	\$ 2.50	\$57,500	
 Demolition (Fleming) Site Work 		23000	<u> </u>	\$ 2.50	\$0	
C. Construction				<u>l</u>	ψ0	
Utility Services (describe)					\$0	
Building Construction (Fleming N	lew Wood Floor)	23000	SF	\$ 23.00		
3. Building Construction (existing)	,			·	\$0	
Plumbing (specify existing or new	. ,				\$0	
HVAC (specify existing or new s	pace)				\$0	
6. Electrical					\$0	
7. Fire Supression and Alarm Syste	ems				\$0 \$0	
 Telephone, Data, Video Associated Construction Costs (\$0 \$0		
10. Other (describe and insert addi					\$0	
D. Equipment	derial inter de medded)			1	1 40	
Fixed (describe)					\$0	
2. Moveable (describe)					\$0	
Total Cost of Work					\$ 586,500	
Items below may be calculated by perc	entage or lump sun	n. If using lump sum, m	ake entry i	in \$ field and explain.		
DESIGN FEE	0 % (0	% of Estimated Construction Co	ata)		\$ -	
PRECONSTRUCTION COSTS		% of Estimated Construction Co	,	M@Biok1 \	\$ - \$	
COMMISSIONING		le; 1.0% moderate; 1.5% complex)				
SPECIAL INSPECTIONS/MATERIALS	1.25% estimated)					
SUSTAINABILITY	3% LEED Gold, 2% LEED Silver)		\$ -		
			,		•	
ADVANCE PLANNING		ncludes programming, feasibility % of Estimated Construction Co	•		\$ -	
CONTINGENCIES	5 % (%	% of Estimated Construction Co	sts [3% New	or 5% R&R])	\$ 29,325	
•	struction Costs + Continge	encies + Design Fee)			\$ 615,825	
Escalation = percent per month multiplied by (From Estimate Date as entered above on the of construction) =		14 months	5.0	% annually beginning on month 1		
ESCALATION COST INCREASE (Total of Es	stimated Construction Co	osts x Escalation %)			\$34,213	
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Co	osts + Escalation Cost Increase)			\$ 650,038	
APPROVED BY: (Governing Board or Agency Head)		:			DATE:	

For 1.

2.

3.

4.

5.

6.

7.

8.

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

Institution:	UNC Greensboro						
Project Title:	Practice Gymnasiu	m Flooring Replace	ment				
	Advance Planning	Request					
Х	New Capital Proje	ct					
	Increased Authori	zation:	Code:		Item:		
	— From:		To:		Total: \$0		
Project Cost:	\$351,951			Source of Funds*: AR - Athletics			
-							
Fund Type Catego					Trust Funds (incl.		
Fund Category	Appropriated	R&R	Carry Forward	Student Fees	donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code	4-		4-	4-	AR	4-	
\$ 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%
A detailed project Remove and repla and all associated concerns. An estimate of acc	description and just description and just dece the entire flooring trim. The floor has re quisition, planning, of edule for the complete	tification: ng systems for the P eached the end of i design, site develop	ractice Gymnasium ts serviceable lifesp ment, construction	ns. Scope of work in oan and needs to be , contingency and o	e replaced as it pose other related costs (es both maintenance	e issues and safety
An estimated sche	edule of cash flow re		1	t by FY quarters (on	nit for advance plan	ning requests).	
	FY/Qtr	FY23-24-Q4	FY24-25-Q1				
	\$ Amount	\$175,976	\$175,976				
	aintenance and oper or advance planning	_	_	• •		, covering the first f	ive years of
	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	
	venues, if any, likely ests, required for ge Year Source \$ Amount		·	Year 3 N/A \$0	Year 4 N/A \$0	Year 5 N/A	ing and non-
	y Amount	70	70	γo	70	, U	
An explanation of identified fund so AR - Athletics	the means of finand urce, etc.).	cing (i.e. cash reserv	es using the fund s	ources identified ab	oove, campus debt	financing to be retir	ed with the
This is to certify th	nat this capital impro	ovement request w	as duly authorized o	on:			
						(Date)	
	(Sign	ature)				(Printed name/title)	

Form OC-25

(Rev 12/2022)

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION STATE CONSTRUCTION OFFICE

PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT BIENNIUM 2023-2025

DEPARTMENT and DIVISION: UNC Greensboro				DATE: 05/23/23				
PROJECT IDENTIFICATION:	Practice Gymnasium Flooring Replacement Greensboro, NC							
PROJECT DESCRIPTION & HISTIFICATION			Jiaata waa da aiwa	£			\	
PROJECT DESCRIPTION & JUSTIFICATIO								
Remove and replace the entire flooring system		•	•			-	•	
all associated trim. The floor has reached the concerns.	end of its serviceable	ie iliespan and i	ieeds to be rep	iaceu as il	poses both maintena	nce issues a	and salety	
(Definitions/explanations are provided	on ng 2 to assist	in completion	n of this form	Lumns	ums are not to be	used as a	unit of cost	
unless further substantiating breakdo	. •	in completion	1 01 1113 101111	Lumps	and are not to be	uscu us u	unit of cost	
CURRENT ESTIMATED CONSTRUCTION (QTY	UNIT	COST PER UN	NIT	TOTAL	
A. Land Requirement		[\$0	
B. Site Preparation								
 Demolition (Practice) 		<u> </u>	14600	SF	\$	1.25	\$18,250	
2. Site Work		L					\$0	
C. Construction		г	•		1	1		
Utility Services (describe)			4.4000			00.50	\$0	
2. Building Construction (Practice N	New Wood Floor)	-	14600	SF	\$	20.50	\$299,300	
3. Building Construction (existing)4. Plumbing (specify existing or ne	w anaoo)	-					\$0 \$0	
 Plumbing (specify existing or ne HVAC (specify existing or new s 		}			+		\$0 \$0	
6. Electrical	pace)	-					\$0 \$0	
7. Fire Supression and Alarm Syste	ems	ŀ			+		\$0	
8. Telephone, Data, Video		<u> </u>					\$0	
9. Associated Construction Costs (describe)						\$0	
Other (describe and insert addi	tional lines as neede	ed)					\$0	
D. Equipment		-			_			
Fixed (describe)							\$0	
2. Moveable (describe)		L					\$0	
Total Cost of Work						\$	317,550	
Items below may be calculated by perc	centage or lump s	um. If using	lump sum, ma	ake entry	in \$ field and expl	ain.		
DESIGN FEE	0 %	(% of Estimated	Construction Cos	sts)		\$	-	
PRECONSTRUCTION COSTS		(% of Estimated			CM@Risk])	\$	-	
COMMISSIONING 0 % (0.5% simple;				\$	-			
SPECIAL INSPECTIONS/MATERIALS 0 % (1.25% estimates)				\$	-			
SUSTAINABILITY	0 %	(3% LEED Gold	, 2% LEED Silver)		\$	-	
-			nming, feasibility,					
ADVANCE PLANNING	0 %		Construction Cos			\$	-	
CONTINGENCIES	5 %	(% of Estimated	Construction Cos	sts [3% New	or 5% R&R])	\$	15,878	
ESTIMATED COSTS (% of Estimated Cor	struction Costs + Conti	ingencies + Desig	n Fee)			\$	333,428	
Escalation = percent per month multiplied by	number of months							
(From Estimate Date as entered above on th of construction) =	is form to mid-point	14	months	5.0	% annually begini on month 1	ning		
ESCALATION COST INCREASE (Total of E	stimated Construction	Costs x Escalat	ion %)		_		\$18,524	
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction	n Costs + Escalation	Cost Increase)			\$	351,951	
APPROVED BY: (Governing Board or Agency Head)	<u>TITI</u>	LE:				<u>D</u> /	ATE:	