



**Finance and Administration Committee
October 29, 2024**

Action Item

FAC- 1 New Capital Project – Main Campus Surface Lots 1 and 7 Repair and Renovation

Background Information

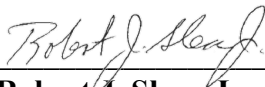
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The Surface Lots 1 and 7 project cost is within this threshold.

Parking Lots 01 (331 spaces) and 07 (462 spaces) need imminent repair based on a 2020 condition assessment. Complete asphalt replacement and drainage are required to remediate cracking, root intrusion, potholes, and drainage issues at both lots. Dumpster Pads also need to be replaced. Lot 07 involves the construction of a ramp to provide proper accessibility.

Project Cost: \$1,200,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project of \$1,200,000 to the Main Campus Surface Lots 1 and 7 Repair and Renovation.



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

Attachments: UNC Capital form, dated 10/29/2024
SCO OC25, dated 10/29/2024

**THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM**

Institution: UNC Greensboro Date: 10/29/2024 Interscope Code: _____
 Project Title: Surface Lots 1 and 7 Repair and Renovation Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Main Campus Parking Surface Lots 1 and 7 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: _____ 4a. Current Use: Parking/Transportation 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: _____ 4b. Proposed Use: Parking/Transportation
 6. Was Adv Planning authorized by legislation or BOT? No BOT Authorization Date: _____ Date SD submitted to SCO: _____

7. Describe proposed project scope:
 Parking Lots 01 (331 spaces) and 07 (462 spaces) are in need of imminent repair based on a 2020 condition assessment. Full asphalt replacement and drainage is required to remediate block and alligator cracking, root intrusion, potholes, and drainage issues at both lots. Dumpster Pads need to be replaced. Lot 07 requires the construction of a ramp in order to provide proper accessibility.

8a. Current departments and programs:
Parking and Campus Access

8b. Proposed departments and programs:
Parking and Campus Access

9. If the project is new construction or addition, describe the proposed use or disposition of the existing facility, including proposed timeline.

10. Is project incl. in the 6-year capital plan? Yes If so, indicate version: FY23-25 Project Title: Main Campus Surface Lot Repair (Lot 1 & 7)

B. CURRENT CAPITAL PROJECT AUTHORIZATION AND FUND SOURCES

1. Identify fund sources for proposed project. For R&R funds and carry forward funds, provide the fiscal year. For trust funds and student fees, provide specific source of funds.

Authorization Approval	By	Approval Date	Appropriated	R&R	Specify FY	Carry Forward*	Specify FY	Trust Funds	Source	Student Fees	Source	Debt Service Fees
New Capital Project	BOT							1,200,000	Parking & Transporta			
PREVIOUS AUTHORIZATION:			\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000		\$0		\$0
			100%	0%	0%	0%	100%			0%		0%
Incr. Authorization												
Change fund source(s)												
CHANGE IN AUTHORIZATION:			\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0
REV. TOTAL AUTHORIZATION:			\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000		\$0		\$0
			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		#DIV/0!

2. Provide additional details on proposed fund sources (e.g., availability of donations and gifts as of the date of the request, pledged amounts, type of federal grants, specific student fees including date and amounts already approved by the Board of Governors, etc.):

Non Appropriated Major R&R - Housing Trust Funds

3. For auxiliary-supported projects (e.g., housing, dining, parking, etc.), provide an estimate of annual revenues that will be generated by the project and the revenue source for the first five years.

Year 1		Year 2		Year 3		Year 4		Year 5	
Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing

4. For any new construction, addition, or comprehensive renovation, provide the estimated annual operations and maintenance costs and the fund source for the first five years.

Year 1		Year 2		Year 3		Year 4		Year 5	
Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing

C. TOTAL ESTIMATED PROJECT BUDGET

PROJECT NAME:	#SPILL!	Version 03/2024	CREATION DATE:	10/29/2024
PROJECT LOCATION:	Greensboro		SCO APPROVAL DATE:	
AGENCY OR INSTITUTION:	UNC Greensboro		BIENNIUM:	

PROJECT DESCRIPTION: (Written description of project scope, scale, and schedule including the current status as of this OC-25, i.e. pre-funding, funded, advance planning, design phase, etc.)
 Parking Lots 01 (331 spaces) and 07 (462 spaces) are in need of imminent repair based on a 2020 condition assessment. Full asphalt replacement and drainage is required to remediate block and alligator cracking, root intrusion, potholes, and drainage issues at both lots. Dumpster Pads need to be replaced. Lot 07 requires the construction of a ramp in order to provide proper accessibility.

ESTIMATED PROGRAM CONSTRUCTION COST ON CREATION DATE (Match Project Description)					
ITEM	DESCRIPTION	QTY	UNIT	COST PER UNIT	TOTAL
SITE CONSTRUCTION-RENOVATION (Insert Additional Rows as Required)					
Site	Remove and Replace Asphalt	30,400	SY	\$ 25	\$ 760,000
Site	Chip Seal and Resurface	2,200	SY	\$ 15	\$ 33,000
Site	Regrade Inlet to Catch Basin	1	EA	\$ 15,000	\$ 15,000
Site	Landscaping Replacement	1	EA	\$ 18,500	\$ 18,500
CONSTRUCTION-NEW (Insert Additional Rows as Required)					
Demolition			GSF		\$ -
Construction-New			GSF		\$ -
Construction-New			GSF		\$ -
CONSTRUCTION-RENOVATION (Insert Additional Rows as Required)					
Construction-Renovation	Dumpster Pads	2	EA	\$ 35,000	\$ 70,000
Construction-Renovation	HC Ramp	1	EA	\$ 20,000	\$ 20,000
Sub-Total Program Construction Cost: (Total of all expected first-tier subcontractor bid packages)					\$ 916,500
CMR/GC Cost: 7.00% (14%-20% of Sub-Total Program Construction Cost)					\$ 64,155
ESTIMATED PROGRAM CONSTRUCTION COST: (Total Hard Cost)					\$ 980,655
A. '90/10 RULE APPLYING TO TOTAL HARD COST: 90.0%					\$ 882,590

OWNER'S ESTIMATED SOFT COSTS (Percentage of 'A' Above or Lump Sum)			
ITEM	% or LS	DESCRIPTION	TOTAL
ADVANCE PLANNING	0.00%	(% of 'A' Above-Includes programming, survey/topo/utilities, cost estimate)	\$ -
DESIGN FEE	11.00%	(% of 'A' Above)	\$ 107,872
PRECONSTRUCTION SERVICES	0.00%	(1% of 'A' Above for CM@Risk)	\$ -
COMMISSIONING CONSULTANT	0.00%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ -
SPECIAL INSPECTIONS & TESTING CONSULTANT	1.25%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 12,258
SUSTAINABILITY	0.00%	(4% LEED Platinum/4 Globes; 3% LEED Gold/3 Globes; 2% LEED Silver/2 Globes; 1% LEED Certified/1 Globe)	\$ -
CONSTRUCTION PHASE CONTINGENCY	5.00%	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 50,182
90/10 RULE OWNER RESERVE FUNDS	10.0%		\$ 98,066

ESCALATION ANALYSIS:			
ITEM	% or LS	Project Schedule Milestones	Months
Funding Process		1. OC-25 Creation Until Project Funded	1
Designer Selection		2. Designer RFQ/Interview/Selection	1
Design Phases		3. Design Phases Duration	2
Construction		4. Bid Advertisement to Midpoint of Construction	3.5
ESCALATION: BLS PPI ANNUAL INFLATION RATE		Total Months of Escalation:	7.5
			Monthly Escalation
			0.67%
			\$ 49,033
MISCELLANEOUS	LS	Permits, Fees, Printing, Legal	\$ -
FURNITURE BY OWNER	LS	Chairs, Desks, Tables, Workspace (Add 1.75% of Cost When Using P & C)	\$ -
EQUIPMENT BY OWNER	LS	Lab, Pantry, Business	\$ -
STATE OR INSTITUTION IT EQUIPMENT	LS	Data Center, Data Recovery, LAN	\$ -
AV and TECHNOLOGY	LS	AV/Technology Equipment and Installation	\$ -
TEMPORARY SPACE REQUIREMENT	LS	Relocation/Storage/Lease Space	\$ -
LAND REQUIREMENT	LS	Acquisition Cost	\$ -
B. SUB-TOTAL OWNER'S ESTIMATED SOFT COST: (Total Soft Cost)			\$ 170,312

C. ESTIMATED TOTAL PROJECT COSTS (A + B):	Year of Initial Estimate: 2024	\$ 1,200,000
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<input type="checkbox"/> Indicates a Required Field to be Completed by Estimator	2025	2026	2027	2028
	8.00%	8.00%	8.00%	8.00%
	\$ 1,296,000	\$ 1,399,680	\$ 1,511,654	\$ 1,632,586
	Automatic Escalation Will Occur Annually on October 1 With No Program Changes			

APPROVED BY: _____ TITLE: _____ DATE: _____