



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

Action Item

FAC- 2 New Capital Project - Tower Village Elevator Replacement

Background Information

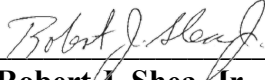
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The cost of the Tower Village Elevator Replacement project is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

The project's scope is to replace two (2) six-stop existing hydraulic elevators installed in the original 1993 construction.

Project Cost: \$950,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project of \$950,000 for the Tower Village Elevator Replacement.



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

Attachments: UNC Capital form, dated 10/4/2024
SCO OC25, dated 10/4/2024

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

Institution: UNC Greensboro Date: 10/4/2024 Interscope Code: _____
 Project Title: Tower Village Elevator Replacement Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Tower Village 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: 95,378 4a. Current Use: Housing 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: _____ 4b. Proposed Use: Housing
 6. Was Adv Planning authorized by legislation or BOT? No BOT Authorization Date: _____ Date SD submitted to SCO: _____

7. Describe proposed project scope:

The scope of the project is to replace (2) two, (6) stop hydraulic elevators that were installed in the original 1993 construction. Two original (6) stop hydraulic elevators were installed in 1993 and needs replacement.

8a. Current departments and programs:

Residence Life

8b. Proposed departments and programs:

Residence Life

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? No If so, indicate version: _____ Project Title: _____

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							950,000	Housing			
PREVIOUS AUTHORIZATION:		\$950,000	\$0	\$0		\$0		\$950,000		\$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
REV. TOTAL AUTHORIZATION:		#####	\$0	\$0		\$0		\$950,000		\$0		\$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

PROJECT NAME:	Tower Village Elevator Replacement	Version 03/2024	CREATION DATE:	10/4/2024
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.)
 The scope of the project is to replace (2) two, (6) stop hydraulic elevators that were installed in the original 1993 construction.
 Two original (6) stop hydraulic elevators were installed in 1993 and needs replacement.

ESTIMATED PROGRAM CONSTRUCTION COST ON CREATION DATE (Match Project Description)					
ITEM	DESCRIPTION	QTY	UNIT	COST PER UNIT	TOTAL
SITE CONSTRUCTION-NEW (Insert Additional Rows as Required)					
Site			GSF		\$ -
Site			GSF		\$ -
Site			Parking Space		\$ -
CONSTRUCTION-NEW (Insert Additional Rows as Required)					
Demolition			GSF		\$ -
Construction-New			GSF		\$ -
Construction-New			GSF		\$ -
CONSTRUCTION-RENOVATION (Insert Additional Rows as Required)					
Construction-Renovation	Conveying Equipment (2 Elevators, 6 Stops ea)	12	Stops	\$ 60,000	\$ 720,000
Construction-Renovation	Telephone Data Video	1	LS	\$ 10,000	\$ 10,000
Sub-Total Program Construction Cost: (Total of all expected first-tier subcontractor bid packages)					\$ 730,000
CMR/GC Cost: 7.00% (14%-20% of Sub-Total Program Construction Cost)					\$ 51,100
ESTIMATED PROGRAM CONSTRUCTION COST: (Total Hard Cost)					\$ 781,100
A. '90/10 RULE APPLYING TO TOTAL HARD COST: 90.0%					\$ 702,990

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	10.00%	(% of 'A' Above)	\$ 78,110
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)	\$ 9,764
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])	\$ 39,368
90/10 RULE OWNER RESERVE FUNDS	10.0%		\$ 78,110

ESCALATION ANALYSIS:			
		Project Schedule Milestones	Months
Funding Process		1. OC-25 Creation Until Project Funded	3
Designer Selection		2. Designer RFQ/Interview/Selection	1
Design Phases		3. Design Phases Duration	2
Construction		4. Bid Advertisement to Midpoint of Construction	2
ESCALATION: BLS PPI ANNUAL INFLATION RATE	8.00%	Total Months of Escalation:	8
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)			\$ 127,242
C. ESTIMATED TOTAL PROJECT COSTS (A + B):			\$ 950,000

 Indicates a Required Field to be Completed by Estimator

	2025	2026	2027	2028
	8.00%	8.00%	8.00%	8.00%
	\$ 1,026,000	\$ 1,108,080	\$ 1,196,727	\$ 1,292,465
Automatic Escalation Will Occur Annually on October 1 With No Program Changes				

APPROVED BY: _____

TITLE: _____

DATE: _____