

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

Action Item

**FAC-5 Request for Increased Authorization: Phillips Hawkins and Moore Strong
Phased Resident Halls HVAC Replacement Project**

Background Information

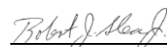
On November 29, 2022, the UNCG Board of Trustees authorized the University to request Board of Governors approval of full authority for the Phillips Hawkins and Moore Strong Phased Resident Halls HVAC Replacement project on a total cost estimate of \$10,685,509. The Board of Governors granted that approval on January 19, 2023.

This project's scope is to replace the aged mechanical systems in both resident halls (including fan coil units, AHUs, and mechanical piping) and update mechanical rooms to provide chilled and hot water to HVAC units and add redundancy to the HVAC system. The HVAC system units are well past their expected useful life. These units now need to be updated with high-efficiency equipment. The project schedules are tied together so that housing can phase the construction and schedule occupancy in the most beneficial way possible to meet student needs. Construction bids received on 04/30/2024 for the Phillips Hawkins project phase exceeded the design estimate. Negotiation and value engineering occurred with the low bidder, resulting in a construction contract awarded to maintain the required work schedule. Based on this construction contract amount of \$7,870,400, it was determined that the scope for the Moore Strong phase would need to be significantly reduced, and the remaining funding would need to be increased to meet the desired reduced scope.

To move forward with the Moore Strong phase of the project with a reduction in scope, a request for increased authorization in the amount of \$212,000 needs to be brought to the Board of Governors for approval at their December 09, 2024, meeting.

Recommended Action

The Board of Trustees of the University of North Carolina at Greensboro approves moving forward with the request for increased authorization of \$212,000 with the Board of Governors at the December 09, 2024, meeting from current authorization of \$10,685,509 to a total project budget of \$10,897,509 for the Phillips Hawkins Phased Resident Halls HVAC Replacement and Moore Strong Phased Resident Halls HVAC Replacement project.



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: Phillips Hawkins and Moore Strong Phased Residence Halls HVAC Replacement Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Phillips Hawkins and Moore Strong Residence Halls 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: PH 106,630 / MS 71,661 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? Yes BOT Authorization Date: 3/22/2022 Date SD submitted to SCO: 4/11/2023 DD

7. Describe proposed project scope:
 The Phillips Hawkins and the Moore Strong resident halls HVAC replacement project is to replace the aged mechanical systems (including fan coil units, AHU's, mechanical piping), updating mechanical rooms to provide both chilled and hot water to HVAC units and add redundancy to HVAC systems. The HVAC systems are well past their expected life expectancies and are to be updated with high energy efficient units. These projects' schedules are tied together so Housing can phase the construction and occupancy most beneficial to provide housing to students.

8a. Current departments and programs:
 Housing & Residence Life

8b. Proposed departments and programs:
 Housing & Residence Life

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

10. Is project incl. in the 6-year capital plan? Yes If so, indicate version: FY21-23 Project Title: Phillips Hawkins HVAC Replacement and Moore Strong Phased Residence Halls HVAC Replacement

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
Advance Planning	BOG	4/20/22						129,640	Housing			
Incr. Authorization	BOG	4/20/22						10,555,869	Housing			
PREVIOUS AUTHORIZATION:			\$10,685,509	\$0	\$0	\$0	\$0	\$10,685,509		\$0		\$0
			100%	0%	0%	0%	0%	100%		0%		0%
Incr. Authorization								212,000	Housing			
Change fund source(s)												
CHANGE IN AUTHORIZATION:			\$212,000	\$0	\$0	\$0	\$0	\$212,000		\$0		\$0
REV. TOTAL AUTHORIZATION:			\$10,897,509	\$0	\$0	\$0	\$0	\$10,897,509		\$0		\$0
			#REF!	#REF!	#REF!	#REF!	#REF!	#REF!		#REF!		#REF!

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.):

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:	Phillips Hawkins and Moore Strong Phased Residence Halls HVAC Replacement	Version 03/2024	CREATION DATE:	10/29/2024
PROJECT LOCATION:			SCO APPROVAL DATE:	
AGENCY OR INSTITUTION:	UNC Greensboro		BIENNIUM:	2023-2025
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 Phillips Hawkins and the Moore Strong resident halls HVAC replacement project is to replace the aged mechanical systems (including fan coil units, AHU's, mechanical piping), updating mechanical rooms to provide both chilled and hot water to HVAC units and add redundancy to HVAC systems. The HVAC systems are well past their expected life expectancies and are to be updated with high energy efficient units. These projects' schedules are tied together so Housing can phase the construction and occupancy most beneficial to provide housing to students.				

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			Acre		\$ -
Site			LF		\$ -
Site			Parking Space		\$ -
CONSTRUCTION-NEW (Insert Additional Rows as Required)					
Demolition	Demolition at Phillips Hawkins	89,600	GSF	\$ 2	\$ 200,000
Demolition	Demolition at Moore Strong	72,000	GSF	\$ 0	\$ 25,000
Construction-New			GSF		\$ -
CONSTRUCTION-RENOVATION (Insert Additional Rows as Required)					
Construction-Renovation	Building Construction at Phillips Hawkins	89,600	GSF	\$ 2	\$ 150,000
Construction-Renovation	Building Construction at Moore Strong	72,000	GSF	\$ 0	\$ 11,000
Construction-Renovation	HVAC Replacement at Phillips Hawkins	89,600	GSF	\$ 73	\$ 6,500,000
Construction-Renovation	HVAC Replacement at Moore Strong	72,000	GSF	\$ 12	\$ 850,000
Construction-Renovation	Electrical at Phillips Hawkins	89,600	GSF	\$ 5	\$ 452,000
Construction-Renovation	Electrical at Moore Strong	72,000	GSF	\$ 1	\$ 70,000
Construction-Renovation	Associated Construction Costs at Phillips Hawkins & Moore Strong	161,600	GSF	\$ 0	\$ 45,000
Sub-Total Program Construction Cost: (Total of all expected first-tier subcontractor bid packages)					\$ 8,303,000
CMR/GC Cost: 7.00% (14%-20% of Sub-Total Program Construction Cost)					\$ 581,210
ESTIMATED PROGRAM CONSTRUCTION COST: (Total Hard Cost)					\$ 8,884,210
A. '90/10 RULE APPLYING TO TOTAL HARD COST: 90.0%					\$ 7,995,789

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)	\$ 888,421
PRECONSTRUCTION SERVICES	0.00%	(1% of 'A' Above for CM@Risk)	\$ -
COMMISSIONING CONSULTANT	1.00%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 88,842
SPECIAL INSPECTIONS & TESTING CONSULTANT	0.00%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ -
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])	\$ 443,756
90/10 RULE OWNER RESERVE FUNDS	10.0%		\$ 888,421

ESCALATION ANALYSIS:			
	Project Schedule Milestones	Months	
Funding Process	1. OC-25 Creation Until Project Funded	0	
Designer Selection	2. Designer RFQ/Interview/Selection	0	
Design Phases	3. Design Phases Duration	0	
Construction	4. Bid Advertisement to Midpoint of Construction	10	Monthly Escalation
ESCALATION: BLS PPI ANNUAL INFLATION RATE	8.00%	Total Months of Escalation:	10
			0.67%
			\$ 592,281
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)			\$ 1,421,019

C. ESTIMATED TOTAL PROJECT COSTS (A + B):		Year of Initial Estimate: 2024	\$ 10,897,509
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 Indicates a Required Field to be Completed by Estimator

	2025	2026	2027	2028
	8.00%	8.00%	8.00%	8.00%
	\$ 11,769,310	\$ 12,710,855	\$ 13,727,723	\$ 14,825,941
Automatic Escalation Will Occur Annually on October 1 With No Program Changes				

APPROVED BY: _____

TITLE: _____

DATE: _____