



**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

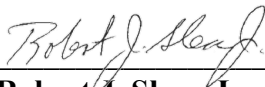
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The Surface Lots 1 and 7 project cost is within this threshold.

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: _____



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

Action Item

FAC- 2 New Capital Project - Tower Village Elevator Replacement

Background Information

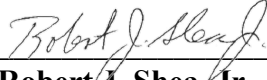
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The cost of the Tower Village Elevator Replacement project is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



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

Action Item

FAC- 3 New Capital Project - ITS Data Center Planning Assessment

Background Information

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

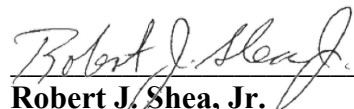
While the ITS Data Center Study is not a construction project proper, under state guidelines, studies with a cost greater than \$50,000 are considered major capital improvement projects and shall follow the same processes.

Project Cost: \$300,000

Evaluate and assess aging University Data Centers within three campus buildings and select data closets within two other buildings. The goal is to obtain recommendations regarding the potential reuse and renovation of current physical facilities and analysis of on-site versus offsite versus cloud data storage options.

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project of \$300,000 for the ITS Data Center Study.



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: ITS Data Center Planning Assessment Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

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

7. Describe proposed project scope:

Evaluate and assess aging University Data Centers within three campus buildings, and select data closets within two other buildings. The goal is to obtain recommendations regarding both the potential reuse and renovation of current physical facilities along with analysis of on site versus offsite versus cloud data storage options.

8a. Current departments and programs:

ITS

8b. Proposed departments and programs:

ITS

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							300,000	Other Auxiliary			
PREVIOUS AUTHORIZATION:		\$300,000	\$0	\$0		\$0		\$300,000		\$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		\$300,000		\$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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

PROJECT NAME:	ITS Data Center Planning Assessment	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.)
 Evaluate and assess aging University Data Centers within three campus buildings, and select data closets within two other buildings. The goal is to obtain recommendations regarding both the potential reuse and renovation of current physical facilities along with analysis of on site versus offsite versus cloud data storage options.

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			GSF		\$ -	
Construction-Renovation			GSF		\$ -	
Sub-Total Program Construction Cost: (Total of all expected first-tier subcontractor bid packages)					\$ -	
CMR/GC Cost:		7.00%	(14%-20% of Sub-Total Program Construction Cost)		\$ -	
ESTIMATED PROGRAM CONSTRUCTION COST: (Total Hard Cost)					\$ -	
A. '90/10 RULE APPLYING TO TOTAL HARD COST:		90.0%				\$ -

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	0.00%	(% of 'A' Above)	\$ 300,000
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	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	0.00%	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ -
90/10 RULE OWNER RESERVE FUNDS	10.0%		\$ -

ESCALATION ANALYSIS:			
	Project Schedule Milestones	Months	Monthly Escalation
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	0	
ESCALATION: BLS PPI ANNUAL INFLATION RATE	Total Months of Escalation:	0	0.67%
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)			\$ 300,000

C. ESTIMATED TOTAL PROJECT COSTS (A + B): **\$ 300,000**

<input type="checkbox"/> Indicates a Required Field to be Completed by Estimator	2025	2026	2027	2028
	8.00%	8.00%	8.00%	8.00%
	\$ 324,000	\$ 349,920	\$ 377,914	\$ 408,147
	Automatic Escalation Will Occur Annually on October 1 With No Program Changes			

APPROVED BY: _____ **TITLE:** _____ **DATE:** _____



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

Action Item

FAC- 4 New Capital Project - Spring Garden Apartments Roof-HVAC Replacement

Background Information

Per a recent delegation by the Board of Governors under the Board's Construction Task Force, Advance Planning is authorized by the University's Board of Trustees. Once the Schematic Design phase is completed and the scope and budget have been more clearly defined, the Capital Request will be brought to the Board of Governors for approval.

Spring Garden Apartments were built in 2005. The roof is 19 years old and shows significant degradation, especially the flat portion. The building's HVAC system comprises individual heat pumps for each apartment unit. Our roof inspection company has supplied an annual inspection report stating accelerated deterioration of the single-ply membrane. The building is experiencing roof leaks that damage the apartment ceilings below. The combined project is sensible in coordinating both system replacements, as the roof can only be replaced with the removal of the heat pumps. The heat pumps use R-22 refrigerant and are mostly obsolete, making part replacement difficult for some system components. Individual heat pump system replacements are challenging, with all units on the roof requiring a crane because of roof access. Individual heat pump replacement would be expensive and disruptive to building operations.

Estimated Project Cost: \$4,615,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves the advance planning (design and commissioning) in the amount of **\$200,000** for the Spring Garden Roof-HVAC Replacement.

A handwritten signature in blue ink, reading 'Robert J. Shea, Jr.'.

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: Spring Garden Roof & HVAC Replacement Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Spring Garden Apartments 2. Project Type: Advance Planning
 3a. Estimated Existing GSF: 250,000 4a. Current Use: Housing 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: 0 4b. Proposed Use: Housing
 6. Was Adv Planning authorized by legislation or BOT? _____ BOT Authorization Date : _____ Date SD submitted to SCO: _____

7. Describe proposed project scope:

Spring Garden Apartments were built in 2005. The roof is 19 years old and is showing significant degradation, especially the flat portion of the roof. The building HVAC system is comprised of individual heat pumps for each apartment unit. Our roof inspection company has supplied an annual inspection report stating accelerated deterioration of the single ply membrane. The building is experiencing roof leaks creating damage to the apartment ceilings below.
 The combined project is sensible to coordinate both system replacements as the roof cannot be replaced with out removal of the heat pumps. The heat pumps use R-22 refrigerant and are mostly obsolete making part replacement difficult for some systems components. Individual heat pump system replacements are extremely difficult with all units being on the roof and requiring a crane because of roof access. Individual heat pump replacement would be expensive and disruptive to building operation.

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 Funds - Housing

10. Is project incl. in the 6-year capital plan? Yes If so, indicate version: FY25-27 Project Title: Spring Garden Roof & 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	BOT							200,000	Housing			
PREVIOUS AUTHORIZATION:			\$200,000	\$0	\$0	\$0	\$0	\$200,000		\$0		\$0
			100%	0%	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:			#####	\$0	\$0	\$0	\$0	\$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

PROJECT NAME:	Spring Garden Roof & HVAC Replacement	Version 03/2024	CREATION DATE:	10/29/2024
PROJECT LOCATION:	Greensboro		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.)

Spring Garden Apartments were built in 2005. The roof is 19 years old and is showing significant degradation, especially the flat portion of the roof. The building HVAC system is comprised of individual heat pumps for each apartment unit. Our roof inspection company has supplied an annual inspection report stating accelerated deterioration of the single ply membrane. The building is experiencing roof leaks creating damage to the apartment ceilings below.

The combined project is sensible to coordinate both system replacements as the roof cannot be replaced without removal of the heat pumps. The heat pumps use R-22 refrigerant and are mostly obsolete making part replacement difficult for some custom components. Individual heat pump custom replacements are extremely difficult with all units being on the roof and requiring a crane because of roof

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			GSF		\$ -
Construction-New			GSF		\$ -
Construction-New			GSF		\$ -
CONSTRUCTION-RENOVATION (Insert Additional Rows as Required)					
Construction-Renovation	Existing Conditions/Demo	250,000	GSF	\$ 1	\$ 170,000
Construction-Renovation	TPO Roof Replacement	8,000	GSF	\$ 45	\$ 360,000
Construction-Renovation	Shingle Roof Replacement	40,000	GSF	\$ 15	\$ 600,000
Construction-Renovation	HVAC Heat Pump Replacement	250,000	GSF	\$ 8	\$ 2,000,000
Construction-Renovation	Electrical	250,000	GSF	\$ 1	\$ 250,000
Sub-Total Program Construction Cost: (Total of all expected first-tier subcontractor bid packages)					\$ 3,380,000
CMR/GC Cost:		7.00%	(14%-20% of Sub-Total Program Construction Cost)		\$ 236,600
ESTIMATED PROGRAM CONSTRUCTION COST: (Total Hard Cost)					\$ 3,616,600
A. '90/10 RULE APPLYING TO TOTAL HARD COST:		90.0%			\$ 3,254,940

OWNER'S ESTIMATED SOFT COSTS (Percentage of 'A' Above or Lump Sum)			
ITEM	% or LS	DESCRIPTION	TOTAL
ADVANCE PLANNING	1.00%	(% of 'A' Above-Includes programming, survey/topo/utilities, cost estimate)	\$ 36,166
DESIGN FEE	10.00%	(% of 'A' Above)	\$ 361,660
PRECONSTRUCTION SERVICES	0.00%	(1% of 'A' Above for CM@Risk)	\$ -
COMMISSIONING CONSULTANT	1.00%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 36,166
SPECIAL INSPECTIONS & TESTING CONSULTANT	1.25%	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 45,208
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])	\$ 181,651
90/10 RULE OWNER RESERVE FUNDS	10.0%		\$ 361,660

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	9
ESCALATION: BLS PPI ANNUAL INFLATION RATE		Total Months of Escalation:	13
			Monthly Escalation
			0.67%
			\$ 313,439
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)	\$ 660,851

C. ESTIMATED TOTAL PROJECT COSTS (A + B):		Year of Initial Estimate:	2024	
				\$ 4,590,889

Indicates a Required Field to be Completed by Estimator

	2025	2026	2027	2028
	8.00%	8.00%	8.00%	8.00%
\$	4,958,160	\$ 5,354,813	\$ 5,783,198	\$ 6,245,854
<i>Automatic Escalation Will Occur Annually on October 1 With No Program Changes</i>				

APPROVED BY: _____

TITLE: _____

DATE: _____

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

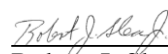
On November 29, 2022, the UNCG Board of Trustees authorized the University to request Board of Governors approval of full authority for the Phillips Hawkins and Moore Strong Phased Resident Halls HVAC Replacement project on a total cost estimate of \$10,685,509. The Board of Governors granted that approval 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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<input type="checkbox"/> 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: _____