



**Finance and Administration Committee
August 27, 2024**

Information Item

FAC - 1 Report on Chancellor Delegated Capital Project Approval for Non-Appropriated Projects between \$100,000 and \$500,000

Projects:

Moore Humanities – Roof Section One Maintenance

Spring Garden Apartments–Parking Garage Fire Sprinkler System Replacement

UNCG Auditorium – Roof Maintenance

Background Information

On August 15, 2023, the Board of Trustees delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed, and operated by non-appropriated funds, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board. A copy of the formal delegation was provided to the UNC System Office Capital Planning and Finance Division for the record.

The following projects have been approved by the Chancellor pursuant to that delegated authority.

Moore Humanities – Roof Section One Maintenance - \$200,000

The upper main roof (roof section one) is a 40-year membrane approaching the end of its service life. The roof membrane is still weather-tight but is showing degradation. Installing a 25-year fluid-applied roof system over the existing membrane will extend the roof life by 25 years for approximately one-third of the cost and without the full impact of a conventional roof replacement and is environmentally beneficial in that the old roof membrane will not be disposed of at a landfill.

Spring Garden Apartments – Parking Garage Fire Sprinkler System Replacement - \$165,000

The fire sprinkler system is continuously exposed to outdoor conditions and has deteriorated to the point that leaks often occur, resulting in significant repair expenditures. This project includes all labor, materials, and aerial equipment rentals to remove and replace the existing dry fire sprinkler system for the parking garage areas of Spring Garden Apartments.

UNCG Auditorium – Roof Maintenance - \$317,000

The main roof system has a 30-year membrane approaching the end of its service life. The roof membrane is weather-tight but is showing degradation, and some repairs have been made over the last three years. Installing a 25-year fluid-applied roof system over the existing membrane will extend the roof life by 25 years for approximately one-third of the cost and without the full impact of a conventional roof replacement, including the environmental impact of the old roof membrane going to a landfill.

Attachments:

- 1.1 Chancellor-signed memoranda approving the above-referenced projects.



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



**UNC
GREENSBORO**

Finance and Administration

254 Mossman Building
PO Box 26170, Greensboro, NC 27402-6170
336.334.5200 Phone 336.334.4754 Fax

MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. ^{SK} *RJS*

DATE: April 18, 2024

RE: **Approval of Capital Improvement Project**
Moore Humanities Building – Roof Section One Maintenance

At the August 15, 2023 meeting of the Board of Trustees, the Board delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed and operated by non-appropriated fund moneys, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board at its next meeting.

Project Description: The upper main roof, or roof section one, is a 30-year membrane that is approaching the end of its service life. The roof membrane still is weather-tight but is showing degradation. The installation of a 25-year fluid-applied roof system over the existing membrane of roof section one, will extend the roof life by 25 years for approximately one-third of the cost and without the full impact of a conventional roof replacement, including the environmental impact of the old roof membrane going to a landfill.

The project will be managed by Facilities Operations and the funding source is Year-End Funds. A designer will not be required for this project.

Design start date: N/A

Construction start date: Ready to start as soon as possible once contract can proceed.

Construction completion date: 6 weeks from Construction start date.

The total budget of **\$200,000** for the **Moore Humanities Building – Roof Section One Maintenance Project** will be within the \$100,000 to \$500,000 threshold for Projects. We recommend approval of this capital improvement project.

A formal reporting of our procedures and your approval will be made at the next meeting of the Board of Trustees. Please acknowledge your approval by your signature below.

Approved: _____

Franklin D. Gilliam, Jr.
Chancellor

Date: 4/19/24



Finance and Administration

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MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. ^{SK} *[Signature]*

DATE: April 18, 2024

RE: **Approval of Capital Improvement Project**
Spring Garden Apartments – Replace Fire Sprinkler System for Parking Garage

At the August 15, 2023 meeting of the Board of Trustees, the Board delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed and operated by non-appropriated fund moneys, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board at its next meeting.

Project Description: The fire sprinkler system is continuously exposed to outdoor conditions and has deteriorated to the point that leaks occur often, resulting in significant repair expenditures. This project includes all labor, materials, and aerial equipment rentals to remove and replace the existing dry fire sprinkler system for the parking garage areas of Spring Garden Apartments.

The project will be managed by Facilities Operations and the funding source is Auxiliary Services. A designer will not be required for this project.

Design start date: N/A

Construction start date: Ready to start as soon as possible once contract can proceed.

Construction completion date: 6 weeks from Construction start date.

The total budget of **\$165,000** for the **Spring Garden Apartments – Replace Fire Sprinkler System for Parking Garage Project** will be within the \$100,000 to \$500,000 threshold for Projects. We recommend approval of this capital improvement project.

A formal reporting of our procedures and your approval will be made at the next meeting of the Board of Trustees. Please acknowledge your approval by your signature below.

Approved: *Franklin D. Gilliam, Jr.*
Chancellor

Date: 4/19/24



Finance and Administration

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MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. ^{SK} *RJS*

DATE: April 18, 2024

RE: **Approval of Capital Improvement Project**
UNCG Auditorium – Roof Maintenance

At the August 15, 2023 meeting of the Board of Trustees, the Board delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed and operated by non-appropriated fund moneys, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board at its next meeting.

Project Description: The main roof system has a 30-year membrane that is approaching the end of its service life. The roof membrane is currently weather-tight but is showing degradation and some repairs have been made over the last 3 years. The installation of a 25 year fluid-applied roof system, over the existing membrane, will extend the roof life by 25 years for approximately one-third of the cost and without the full impact of a conventional roof replacement, including the environmental impact of the old roof membrane going to a landfill.

The project will be managed by Facilities Operations and the funding source is Year-End funds. A designer will not be required for this project.

Design start date: N/A

Construction start date: Ready to start as soon as possible once contract can proceed.

Construction completion date: 6 weeks from Construction start date.

The total budget of \$317,000 for the **UNCG Auditorium – Roof Maintenance Project** will be within the \$100,000 to \$500,000 threshold for Projects. We recommend approval of this capital improvement project.

A formal reporting of our procedures and your approval will be made at the next meeting of the Board of Trustees. Please acknowledge your approval by your signature below.

Approved: *Franklin D. Gilliam, Jr.*
Chancellor

Date: 4/19/24