



**Finance and Administration Committee
February 4, 2025**

Action Item

FAC - 2 Increase in Authorization Request: Walker Deck Water Intrusion Repairs Project

Background Information

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 funds, 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. Based on an engineering assessment performed by Atlas Engineering in 2022, a budget of **\$320,000** for the Walker Deck Water Intrusion project was approved by the Chancellor on October 31, 2023, and reported to the Board of Trustees on February 22, 2024.

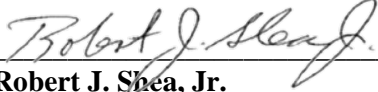
The project was re-initiated in September 2024. Since the original assessment in 2022, new issues have arisen. Additional scope is required to address the ongoing water intrusion deficiencies and eliminate safety issues related to wet floors at the Walker Parking Deck. The original project scope included the correction of leaking storm drainage piping, new exterior doors and windows, and the provision of a new mechanical conditioning system for the Lobby and Stair #2. In addition to the above water intrusion issues in the parking deck, leaks are also occurring in the office area, which results in the additional scope of roof repair and replacement, which was not included in the original budget. The revised budget to include this scope is **\$710,000**.

To move forward with the Walker Parking Deck Water Intrusions Repairs project with the additional scope, increased authorization in the amount of **\$390,000** is needed.

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 cost of \$750,000 to the Board of Trustees.

Recommended Action

The Board of Trustees of the University of North Carolina at Greensboro approve the request for increased authorization of **\$390,000** from the current authorization of **\$320,000** to a total project budget of **\$710,000** for the Walker Parking Deck Water Intrusions Repairs project



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

Attachments:

- UNC Capital form, dated 02/04/2025

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

Institution: UNC Greensboro Date: 2/4/2025 Interscope Code: _____
 Project Title: Walker Parking Deck - Water Intrusion Repairs Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Walker Avenue Parking Deck 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: 292,447 4a. Current Use: Parking/Transportation 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: 0 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:

Based on an engineering assessment performed by Atlas Engineering in 2022, an original budget of \$320,000 was established for the project to remedy water intrusion issues. Since then, new issues have arisen and additional scope is required to address the ongoing water intrusion deficiencies and eliminate safety issues related to wet floors at the Walker Parking Deck. The original project scope included: the installation of climate-controlled HVAC system at Stair #2 (all floors) and new curtainwall and glazing system at Stair #2. The project will also repair and replace the building façade and drainage system at Stair #5 to remedy water intrusion issues. In addition to the above, leaks are also occurring in the office area which result in the additional scope of roof repair and replacement over the Parking Operations office, which was not included in the original budget.

An increase of the project's authorization is required to address the additional scope to replace the failing roof at the Parking Operations office.

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? _____ 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	Chancellor	10/31/23						\$320,000	Parking & Transporta			
PREVIOUS AUTHORIZATION:		\$320,000	\$0	\$0		\$0		\$320,000		\$0		\$0
		100%	0%	0%		0%		100%		0%		0%
Incr. Authorization	BOT							390,000	Parking & Transporta			
Change fund source(s)												
CHANGE IN AUTHORIZATION:		\$390,000	\$0	\$0		\$0		\$390,000		\$0		\$0
REV. TOTAL AUTHORIZATION:		\$710,000	\$0	\$0		\$0		\$710,000		\$0		\$0
		100%	0%	0%		0%		100%		0%		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.):

Trust Funds - Parking and Transportation

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

