



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

Information Item

FAC - 4 Report on Chancellor Delegated Capital Project Approval to Board of Trustees for Non-Appropriated Projects between \$100,000 and \$500,000

Projects:

- **Bestway Phase 2 Meat Room Repair**
- **Softball Field LED Lighting Replacement**
- **Stone Building Labs Generator Replacement**

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. A copy of the formal delegation was provided to the UNC System Office Capital Planning and Finance Division for the record.

Bestway Phase 2 Meat Room Repair - \$250,000

During the Summer of 2024, a renovation to the Bestway Marketplace was undertaken to correct refrigeration and condensation issues throughout Bestway. Due to higher-than-anticipated bids, the project's scope was value-engineered to create a Phase 1 project within the allowable budget. This Phase 2 project plans to correct the remaining deficiencies within the meat prep room. The work will need to occur during the summer of 2025 to limit the business impact to the Bestway Marketplace. Facilities Design and Construction team will manage the project, and the funding source is Other Auxiliary Trust Funds from Campus Enterprises.

Softball Field LED Lighting Replacement - \$326,000

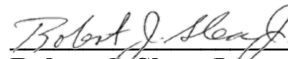
Softball Field Lighting is provided by six poles holding a total of 57 Metal Halide (MH) fixtures that are inefficient and do not provide uniform lighting levels. The project will replace all the MH fixtures one-for-one with new LED fixtures. In addition to the improved efficiency, the new LED lights will provide uniform lighting levels to meet NCAA Regional and National Broadcasting lighting requirements. The proposed project includes the new LED fixtures, lift equipment, recycling old fixtures, and an engineer-stamped letter regarding the NCAA's required lighting level. Facilities Operation will manage the project, and the funding source is Utility Savings Carry Forward 117537.

Stone Building Labs Generator Replacement - \$210,000

The Stone Building Nutrition Labs' 1993 diesel generator is obsolete. The Stone generator does not serve any life safety equipment for the building; instead, it serves the HVAC, lights, and outlets needed to maintain research in labs. The project proposes a turnkey one-for-one replacement with a new Caterpillar 200 kW Diesel Genset Generator and ASC 400A 300 Series Automatic Transfer Switch (ATS). Facilities Operation will manage the project, and the funding source is Utility Savings Carry Forward 11737.

Attachments:

- Signed Memoranda from Chancellor Franklin D. Gilliam, Jr. regarding the above-listed 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/rjt*

DATE: November 22, 2024

RE: **Approval of Capital Improvement Project – Bestway Phase 2 Meat Room Repair**

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: During the Summer of 2024, a renovation to the Bestway Marketplace was undertaken to correct refrigeration and condensation issues throughout Bestway. Due to higher than anticipated bids, the scope of the project was value-engineered to create a Phase 1 project within the allowable budget. This Phase 2 project plans to correct the remaining deficiencies within the meat prep room. The work will need to occur during the Summer of 2025 to limit the business impact of Bestway.

The project will be managed by FDC and the funding source is Other Auxiliary Trust Funds from Campus Enterprises. A designer will be required for this project.

Design start date: *As soon as possible, to revise previous project documents to create a Phase 2 set for submission to State Construction Office for approval.*

Construction start date: May 12, 2025

Construction completion date: August 12, 2025

The total budget of \$250,000 for **Bestway Phase 2 Meat Room Repair** 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: *12/4/24*



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MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. *SK/RJS*

DATE: November 22, 2024

RE: **Approval of Capital Improvement Project –**
Softball Field LED Lighting Replacement

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.

Softball Field lighting is provided by 6 poles holding a total of 57 Metal Halide (MH) fixtures that are not efficient and are not providing uniform lighting level. The project will replace one-for-one all the MH fixtures with new LED fixtures. In addition to the improved efficiency, the new LED lights will provide uniform lighting level to meet NCAA Regenal and National Broadcasting lighting requirements. The proposed project includes the new LED fixtures, lift /equipment, recycling the old fixtures, and an engineer stamped letter regarding NCAA required lighting level.

The project will be managed by Facilities Operation and the funding source is Utility Savings Carry Forward 117537. A designer will not be required for this project.

Design start date: N/A
Construction start date: FY24-25
Construction completion date: N/A

The total budget of **\$326,000** for **Softball Field LED Lighting Replacement** 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: _____

Frank Gilliam, Jr.
Chancellor

Date: _____

12/4/24



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MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. *SK/RJS*

DATE: November 22, 2024

RE: **Approval of Capital Improvement Project –**
Stone Building Labs Generator Replacement

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.

The Stone Building Nutrition Labs' 1993 diesel generator is obsolete. The Stone generator does not serve any life safety equipment for the building; instead, it serves the HVAC, lights, and outlets needed to maintain research in labs. The project proposes a turnkey one-for-one replacement with new Caterpillar 200 kW Diesel Genset Generator and ASCO 400A 300 Series Automatic Transfer Switch (ATS). All labor and materials are included to perform the work with a fuel tank first fill up.

The project will be managed by Facilities Operation and the funding source is Utility Savings Carry Forward 117537. The need for a designer is not anticipated on this project though will need to be confirmed through an Exemption Request to the State Construction Office. Contingency for design services is included in this budget request.

Design start date: N/A
Construction start date: FY24-25
Construction completion date: N/A

The total budget of **\$210,000** for **Stone Building Labs Generator Replacement** 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: _____

Frank D. Gilliam, Jr.
Chancellor

Date: _____

12/4/24