



**Finance and Administration Committee
September 9, 2025**

Action Item

FAC – 6 Housing and Residence Life (HRL) High Rise Roof Replacement – New Capital Project

Background Information

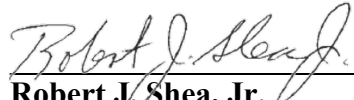
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The cost of the High-Rise Roof Replacement project is within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

Cone, Grogan, and Reynolds Residence Halls have a modified bitumen roofing system that was installed in 2003 and is at the end of its useful lifespan. The project's scope is to replace the roofing systems and address copings, flashings, and caulking issues around the roof perimeters that need to be repaired and/or replaced with the roof replacement. Walkway pads will need to be added for safety and access to HVAC equipment that has been added over the years. Given the relatively small footprints of the three buildings, this work has been packaged under one project for efficiency and possible bid savings.

Project Cost: \$1,575,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project of \$1,575,000 for the Housing and Residence Life High-Rise Roof Replacement.


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

Attachment:

- UNC Capital form, dated 09/09/2025

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

Institution: UNC Greensboro Date: 9/9/2025 Interscope Code: _____
 Project Title: High Rise Roof Replacement Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Cone, Grogan, and Reynolds Residence Halls 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: 105,938 4a. Current Use: Other 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: 0 4b. Proposed Use: Other
 6. Was Adv Planning authorized by legislation or BOT? No BOT Authorization Date: _____ Date SD submitted to SCO: TBD

7. Describe proposed project scope:

Cone, Grogan, and Reynolds Residence Halls have a modified bitumen roofing system that was installed in 2003 and is at the end of its useful lifespan. The scope of the project is to replace the roofing systems and address copings, flashings, and caulking issues around the roof perimeters that need to be repaired and/or replaced with the roof replacement. Walkway pads will need to be added for safety and access to HVAC equipment that has been added over the years. Given the relatively small footprints of the three buildings, this work has been packaged under one project for efficiency and possible bid savings.

8a. Current departments and programs:

Student Residence Halls

8b. Proposed departments and programs:

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: FY25-27 Project Title: High Rise Roof 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
New Capital Project	BOT	9/9/25						1,234,000	Housing			
PREVIOUS AUTHORIZATION:		\$1,234,000	\$0	\$0		\$0		\$1,234,000		\$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:		\$1,234,000	\$0	\$0		\$0		\$1,234,000		\$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 - Housing

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

Proposed Construction Schedule: Date project estimate prepared: 7/25/2025
 Estimated construction start date: 5/15/2026
 Estimated construction completion date: 7/31/2026

