



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

Action Item

FAC – 7 Coleman Concessions Alterations – New Capital Project

Background Information

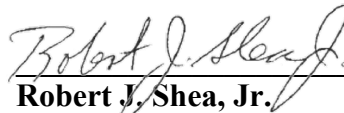
On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The cost of the Coleman Concessions Alterations project is under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

Athletics is seeking to renovate the concession and ticketing offices on the 3rd floor of the Coleman Building. These alterations will enhance the operational needs of both UNCG Volleyball and Basketball games and events.

Project Cost: \$600,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves a capital improvement project in the amount of \$600,000 for the Coleman Concessions Alterations.



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: Coleman Concessions Interscope Item:

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Coleman 2. Project Type: Misc. Other Construction
 3a. Estimated Existing GSF: 242,833 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 : 9/9/2025 Date SD submitted to SCO: TBD

7. Describe proposed project scope:
 Athletics is seeking to renovate the concession and ticketing offices on the 3rd floor of the Coleman Building. These alterations will enhance the operational needs of both UNCG Volleyball and Basketball games and events. This project is prompted by increased use.

8a. Current departments and programs:
 Academic and Athletics

8b. Proposed departments and programs:
 Remains Unchanged

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	9/9/25						600,000	Athletics			
PREVIOUS AUTHORIZATION:		\$600,000	\$0	\$0		\$0		\$600,000		\$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:		\$600,000	\$0	\$0		\$0		\$600,000		\$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 - Athletics

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:** 8/26/2025
Estimated construction start date: 4/15/2026
Estimated construction completion date: 8/1/2026

Estimated Construction Costs:

01 General Requirements
02 Existing Conditions
03 Concrete
06 Wood, Plastics, and Composites
08 Openings
08 Openings
09 Finishes
09 Finishes
09 Finishes
09 Finishes
09 Finishes
10 Specialties
10 Specialties
22 Plumbing
22 Plumbing
23 Heating, Ventilating, and Air Conditioning (HVAC)
26 Electrical
27 Communications

Bonds and Insurance
 Overhead and Profit

Owner's Contingency (3% New Construction, 5% R&R)
 Escalation Cost Increase (from date of estimate to midpoint of construction)

Other Project Fees:

Advanced Planning
 Design Services
 Preconstruction Services
 Commissioning
 Special Inspections/Materials Testing/Geotechnical
 Sustainability

Other Project Fees (not included in construction contract above):

Land Purchase
 State IT
 AV Equipment
 Fixed Equipment
 Movable Equipment
 Miscellaneous
 Temporary Space Requirements

Qty	Unit	Cost per Unit	Total
1	LS	\$30,000	\$30,000
600	SF	\$100	\$60,000
600	SF	\$10	\$6,000
1,000	SF	\$30	\$30,000
3	ea	\$4,000	\$12,000
6	LF	\$2,000	\$12,000
300	LF	\$25	\$7,500
600	SF	\$15	\$9,000
600	SF	\$60	\$36,000
1	LS	\$10,000	\$10,000
600	SF	\$20	\$12,000
600	SF	\$30	\$18,000
1	LS	\$10,000	\$10,000
2	ea	\$3,000	\$6,000
60	LF	\$50	\$3,000
600	SF	\$20	\$12,000
600	SF	\$40	\$24,000
600	SF	\$20	\$12,000
Subtotal			\$309,500
2.00 %			\$6,190
5.00 %			\$15,475
Total Estimated Construction Cost			\$331,165

5.00 %		3% (New) or 5% (R&R)	\$18,677
8.5	months	5.0% annually	11,729
Total Estimated Escalation Cost			\$30,406

Percent		Recommended Range	Total
0.00 %		1% - 2.5%	0
15.00 %		9% - 11%	49,675
0.00 %		1% for CM@R	0
1.50 %		0.5% - 1.5%	4,967
0.00 %		1.25%	0
0.00 %		2% - 3%	0
Total Other Project Fees			\$54,642

Qty	Unit	Cost per Unit	Total	Total w/ Escalation
			\$0	\$0
			\$0	\$0
1	LS	\$42,500.00	\$42,500	\$44,005
1	LS	\$60,000.00	\$60,000	\$62,125
1	LS	\$50,000.00	\$50,000	\$51,771
1	LS	\$25,000.00	\$25,000	\$25,885
			\$0	\$0
Total Other Project Costs			\$183,786	
TOTAL ESTIMATED PROJECT COSTS			\$600,000	

D. CERTIFICATION AND AUTHORIZATIONS

I certify that this capital improvement request, to the best of my knowledge, is true and correct and describes the permanent improvements necessary to construct and complete the project. I further certify that the capital improvement request has been duly authorized.

 Signature of AVC for Facilities (or equivalent) Print name and title Date

I certify that the funds are available for the planning, design, construction, and operations and maintenance of the proposed project.

 Signature of CFO (or equivalent) Print name and title Date

CAPITAL BUDGET REQUESTS AND REVISIONS (To be completed after approval by campus capital budget office)

Budget Fund: _____ Date Authorized by OSC: _____ Date IBIS Budget Approved by OSBM: _____
 IBIS Short Title: _____ For revisions, date IBIS Budget Approved by OSBM: _____