UNC GREENSBORO
Board *of* Trustees

Finance *and* Administration Committee
November 11, 2025

Action Item

FAC – 2 Quad Electrical Duct Bank Replacement – New Capital Project

Background Information

Capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of $750,000 to $4,000,000, must be submitted for Board of Governors authorization. The cost of the Quad Duct Bank project is within this threshold.

The project scope is to install the duct bank life safety and optional standby power systems from the Weil/Winfield generator to the seven (7) residence halls in the Quad (Jamison, Coit, Bailey, Cotten, Hinshaw, Gray, Shaw). The scope of work includes disconnects, transfer switches, panels, and other equipment at the buildings. The generator was installed in 2019 and was sized to accommodate the additional load required.

Project Cost: $2,655,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approve the request to the Board of Governors for authorization of a capital improvement project in the amount of **$2,655,000** for the Quad Duct Bank project.

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

Attachments:

- UNC Capital form, dated 11/11/2025

THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM

Institution: UNC Greensboro **Date:** 11/11/2025 **Interscope Code:**

Project Title: Quad Duct Bank **Interscope Item:**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Jamison, Coit, Bailey, Cotten, Hinshaw, Gray, Shaw **2. Project Type:** Misc. Other Construction

3a. Estimated Existing GSF: N/A **4a. Current Use:** Other **5. Land Ownership:**

3b. Estimated New or Additional GSF: N/A **4b. Proposed Use:** Other

6. Was Adv Planning authorized by legislation or BOT? **BOT Authorization Date :** **Date SD submitted to SCO:**

7. Describe proposed project scope:

The project scope is to install the ductbank life safety and optional standby power systems from the Weil/Winfield generator to the seven (7) residence halls in the Quad (Jamison, Coit, Bailey, Cotten, Hinshaw, Gray, Shaw). Scope of work includes disconnects, transfer switches, panels, etc. at the buildings.The generator was installed in 2019 and was sized to accommodate the additional load required.

8a. Current departments and programs:

Sitework & Residence Life Buildings

8b. Proposed departments and programs:

Sitework & Residence Life Buildings

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:** Quad Duct Bank

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	BOG							2,655,000	Housing			
PREVIOUS AUTHORIZATION:		**$2,655,000**	$0	$0		$0		$2,655,000		$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:		**$2,655,000**	$0	$0		$0		$2,655,000		$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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Date project estimate prepared: 11/11/2025

Estimated construction start date: 5/15/2027

Estimated construction completion date: 7/31/2027

Institution:	UNC Greensboro	**Date:**	11/11/2025	**Interscope Code:**	
Project Title:	Quad Duct Bank			**Interscope Item:**	

Estimated Construction Costs:

	Qty	Unit	Cost per Unit	Total
02 Existing Conditions	15,000	GSF	$25	$375,000
26 Electrical	2,750	LF	$250	$687,500
26 Electrical	20	EA	$12,000	$240,000
26 Electrical	2,000	LF	$180	$360,000
26 Electrical	8	EA	$40,000	$320,000
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
			Subtotal	**$1,982,500**
Bonds and Insurance	2.00 %			$39,650
Overhead and Profit	5.00 %			$99,125
			Total Estimated Construction Cost	**$2,121,275**

Owner's Contingency (3% New Construction, 5% R&R)	5.00 %		3% (New) or 5% (R&R)	$106,064
Escalation Cost Increase (from date of estimate to midpoint of construction)	19	months	5.0% annually	167,805
			Total Estimated Escalation Cost	**$273,869**

Other Project Fees:

	Percent		Recommended Range	Total
Advanced Planning	0.00 %		1% - 2.5%	0
Design Services	10.00 %		9% - 11%	212,128
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	1.00 %		0.5% - 1.5%	21,213
Special Inspections/Materials Testing/Geotechnical	1.25 %		1.25%	26,516
Sustainability	0.00 %		2% - 3%	0
			Total Other Project Fees	**$259,856**

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

	Qty	Unit	Cost per Unit	Total	Total w/ Escalation
Land Purchase				$0	$0
State IT				$0	$0
AV Equipment				$0	$0
Fixed Equipment				$0	$0
Movable Equipment				$0	$0
Miscellaneous				$0	$0
Temporary Space Requirements				$0	$0
				Total Other Project Costs	**$0**
				TOTAL ESTIMATED PROJECT COSTS	**$2,655,000**

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: