Finance *and* Administration Committee
November 11, 2025

Action Item

FAC – 3 Moore Strong Plumbing Replacement – New Capital Project

Background Information

Per recent delegation by the Board of Governors under the Board's Construction Task Force, Advance Planning is authorized by the University's Board of Trustees. Once the Schematic Design phase is completed and the scope and budget have been more clearly defined, the Capital Request is to be brought to the Board of Governors for approval.

Constructed in 1961, the fixtures in Moore Strong have well exceeded their original life expectancy and need to be replaced with modern units. The scope of this project is to remove and replace the existing sinks and piping in the student rooms, as well as renovate the common area bathrooms.

Estimated Project Cost: $4,225,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves the **Advance Planning** (design and commissioning) in the amount of **$422,500** for the Moore Strong Plumbing Renovation 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: Moore Strong Plumbing Renovation **Interscope Item:**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Moore Strong Residence Hall **2. Project Type:** Comprehensive Renovation

3a. Estimated Existing GSF: 71,661 **4a. Current Use:** Other **5. Land Ownership:**

3b. Estimated New or Additional GSF: 71,661 **4b. Proposed Use:** Other

6. Was Adv Planning authorized by legislation or BOT? Yes **BOT Authorization Date :** 11/11/2025 **Date SD submitted to SCO:**

7. Describe proposed project scope:

Constructed in 1961, the fixtures in Moore Strong have well exceeded their original life expectancy and need to be replaced with modern units. This scope of this project is to remove and replace the existing sinks and piping in the student rooms and renovate common area bathrooms.

8a. Current departments and programs:

Residence Life

8b. Proposed departments and programs:

Residence Life

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
Advance Planning	BOT							422,500	Housing			
PREVIOUS AUTHORIZATION:		**$422,500**	$0	$0		$0		$422,500		$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:		**$422,500**	$0	$0		$0		$422,500		$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:	Moore Strong Plumbing Renovation			**Interscope Item:**	

Estimated Construction Costs:

	Qty	Unit	Cost per Unit	Total
02 Existing Conditions	71,661	GSF	$10	$716,610
22 Plumbing	71,661	GSF	$34	$2,436,474
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
			Subtotal	**$3,153,084**
Bonds and Insurance	2.00 %			$63,062
Overhead and Profit	5.00 %			$157,654
			Total Estimated Construction Cost	**$3,373,800**

Owner's Contingency (3% New Construction, 5% R&R)	5.00 %		3% (New) or 5% (R&R)	$170,817
Escalation Cost Increase (from date of estimate to midpoint of construction)	19	months	5.0% annually	267,092
			Total Estimated Escalation Cost	**$437,909**

Other Project Fees:	Percent		Recommended Range	Total
Advanced Planning	0.00 %		1% - 2.5%	0
Design Services	10.00 %		9% - 11%	337,380
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	1.00 %		0.5% - 1.5%	33,738
Special Inspections/Materials Testing/Geotechnical	1.25 %		1.25%	42,172
Sustainability	0.00 %		2% - 3%	0
			Total Other Project Fees	**$413,290**

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	**$4,225,000**

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: