



**Finance *and* Administration Committee**  
**September 22, 2026**

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**Information Item**

**FAC – 3      Facilities Design and Construction Update**

**Background Information**

See the below list of project status and attached photos of projects in the design, construction, closeout, and closed phases.

A handwritten signature in black ink, appearing to read 'John Loonan', written over a horizontal line.

**John Loonan**

Vice Chancellor for Finance *and* Administration

**Attachments:**

- See Below

# Facilities Design and Construction Project Update

## Projects in Design

| Project ID | Project Development Phases            | Project Name                                     | Building/Location           | Funding Source   | Bid Date | Construction Completion Date | Total Project Budget | Status                                                                                  |
|------------|---------------------------------------|--------------------------------------------------|-----------------------------|------------------|----------|------------------------------|----------------------|-----------------------------------------------------------------------------------------|
| 2026-1000  | 1. Review Only/Budget Request/Studies | Carmichael Comprehensive Assessment              | Carmichael                  | R&R General      |          |                              | \$0                  | Designer Cost Proposal is being evaluated for next steps in assessment.                 |
| 2026-101   | 1. Review Only/Budget Request/Studies | ORE - 821 South Josephine Boyd Feasibility Study | 821 S Boyd                  | Non-General Fund |          |                              | \$0                  | Scoping Phase with End User is underway.                                                |
|            | 1. Review Only/Budget Request/Studies | Spartan Village 2 Assessment                     | Spartan Village Phase II    | Non-General Fund |          |                              | \$0                  | Evaluating Designer to provide Envelope Deficiency Assessment services.                 |
| 2026-110   | 2. Pre-Design                         | Coleman Transact Installation                    | Coleman                     | R&R General      |          |                              | \$0                  | Scoping phase with End User is underway.                                                |
| 42525-305  | 2. Pre-Design                         | High Rise Roof Replacement                       | Cone Residence Hall         | Non-General Fund |          |                              | \$1,575,000          | Chancellor approval of selected Designer to be reported to BOT.                         |
| 42525-308  | 2. Pre-Design                         | Moore Strong Plumbing Renovation                 | Moore-Strong Residence Hall | Non-General Fund |          |                              | \$4,580,000          | Design Development ongoing. Full Project Authorization to be approved at September BOG. |
| 2026-118   | 2. Pre-Design                         | Petty-Computer Science PHD Program Room Upfits   | Petty                       | Non-General Fund |          |                              | \$0                  | Scoping Phase in progress to determine final budget, schedule, and scope.               |
| 2026-998   | 2. Pre-Design                         | Psych. Eberhart 158 Alterations                  | Eberhart                    | Non-General Fund |          |                              | \$0                  | End User has reviewed scope. Construction target Summer 2027.                           |

| Project ID       | Project Development Phases | Project Name                                                    | Building/Location         | Funding Source       | Bid Date   | Construction Completion Date | Total Project Budget | Status                                                                                                              |
|------------------|----------------------------|-----------------------------------------------------------------|---------------------------|----------------------|------------|------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------|
| 42625-301        | 2. Pre-Design              | Spring Garden Apartments Fire Alarm Replacement & New Generator | Spring Garden Apartments  | Non-General Fund     |            |                              | \$0                  | Kicking off Designer Selection process.                                                                             |
| 2026-126         | 2. Pre-Design              | Sullivan Rooms 379, 379A Renovation                             | Sullivan Science          | Non-General Fund     |            |                              | \$0                  | Scoping Phase with End User is underway.                                                                            |
| 2025-959         | 2. Pre-Design              | Walker Deck Charging Station Installation                       | Walker Ave                | Non-General Fund     |            |                              | \$0                  | Turn-Key Proposal has been received and is in process.                                                              |
| 42325-333-453295 | 3. Design                  | Campus Elevator Replacements, Renovations, and Upgrades         | Campus-General            | SCIF General         | 11/16/2026 |                              | \$3,757,056          | Construction Documents received and under review.                                                                   |
| 42325-332        | 3. Design                  | Campus Steam & Condensate Infrastructure Improvements           | Campus-General            | SCIF General         | 4/28/2026  |                              | \$16,330,044         | Phase A (Shaw/Jackson, Peabody) construction target completion December 2026. Phase B (College Ave) GMP in process. |
| 42525-301        | 3. Design                  | Campus Transportation Master Plan Update                        | Campus-General            | Non-General Fund     |            |                              | \$300,000            | Comments to Final Draft issued to Designer. Awaiting revisions.                                                     |
| 2026-105         | 3. Design                  | EUC Cafe Refresh                                                | Elliott University Center | Non-General Fund     |            |                              | \$0                  | Construction target December 2026.                                                                                  |
| 2026-107         | 3. Design                  | Lexington Hall Suites 115-117 Renovation                        | Lexington Residence Hall  | Non-General Fund     |            |                              | \$0                  | Construction target Fall 2026. SCO approved Second Design Submission.                                               |
| 42425-301-453296 | 3. Design                  | Moore Building Renovation                                       | Moore Nursing             | Appropriation /Bonds |            | 5/31/2028                    | \$24,200,000         | Design Development in progress to complete in September.                                                            |

| Project ID       | Project Development Phases | Project Name                                       | Building/Location        | Funding Source   | Bid Date  | Construction Completion Date | Total Project Budget | Status                                                                                          |
|------------------|----------------------------|----------------------------------------------------|--------------------------|------------------|-----------|------------------------------|----------------------|-------------------------------------------------------------------------------------------------|
| 42525-302-453313 | 3. Design                  | North and South Spencer Res Halls HVAC Replacement | North Spencer            | Non-General Fund |           |                              | \$5,980,000          | Schematic Design completed. Full Authorization to be requested to BOG with BOT Approval.        |
| 42525-318        | 3. Design                  | Quad Duct Bank                                     | Quad Lawn                | Non-General Fund |           |                              | \$2,655,000          | Field Survey completed in August. Design Development underway. Target construction Summer 2027. |
| 42425-303        | 3. Design                  | Spring Garden Apartments Roof-HVAC Replacement     | Spring Garden Apartments | Non-General Fund | 9/15/2026 |                              | \$7,815,000          | Bid Opening scheduled 09/15. Construction Summer 2028.                                          |
| 42325-327        | 4. Bidding/Pricing         | UNCG Auditorium Structural Repairs                 | UNCG Auditorium          | R&R General      | 9/29/2026 |                              | \$584,910            | Bid Documents being finalized. Construction to begin Fall 2026                                  |

PROJECTS IN DESIGN: 21

TOTAL BUDGET: \$67,777,010

| Projects in Construction |                            |                                                                       |                                    |                    |            |                              |                      |                                                                                                  |
|--------------------------|----------------------------|-----------------------------------------------------------------------|------------------------------------|--------------------|------------|------------------------------|----------------------|--------------------------------------------------------------------------------------------------|
| Project ID               | Project Development Phases | Project Name                                                          | Building/Location                  | Funding Source     | Bid Date   | Construction Completion Date | Total Project Budget | Status                                                                                           |
| 42325-331                | 5. Construction            | Campus Chilled Water Infrastructure & Equipment Improvements, Phase 2 | Campus-General                     | SCIF General       | 4/8/2026   | 5/26/2027                    | \$6,226,250          | Preliminary equipment procurement underway. Bulk of construction Winter-Spring 2027              |
| 42525-303                | 5. Construction            | Coleman Concessions Alterations                                       | Coleman                            | Non-General Fund   | 4/14/2026  | 9/30/2026                    | \$490,000            | Construction completion anticipated Fall 2026.                                                   |
| 2025-976                 | 5. Construction            | Esports Electrical Load Increase                                      | Moran Commons and Plaza            | Non-General Fund   |            |                              | \$82,800             | Renovation underway. September 15 (Completion Date).                                             |
| 42125-306                | 5. Construction            | Jackson Library Addition & Renovation                                 | Jackson Library                    | SCIF General       | 3/11/2025  | 12/17/2027                   | \$98,710,961         | Phase 01 target completion Spring 2027.                                                          |
| 42325-305                | 5. Construction            | Moran Commons NW Wall Repairs                                         | Moran Commons and Plaza            | Non-General Fund   | 10/17/2024 | 9/29/2025                    | \$400,000            | Confirming completion. Moving to Closeout.                                                       |
| 2025-960                 | 5. Construction            | Nursing Minor Renovations                                             | Nursing and Instructional Building | Non-General Fund   |            | 5/29/2026                    | \$69,000             | Moving to Closeout.                                                                              |
| 42025-302                | 5. Construction            | Tate + Gate                                                           | 842 West Gate City Blvd            | Other- Trust Funds | 12/12/2024 | 9/17/2026                    | \$13,402,119         | Beneficial Occupancy scheduled 09/17.                                                            |
| 42025-301                | 5. Construction            | Taylor Theatre Infrastructure Renovation                              | Taylor                             | Non-General Fund   | 10/29/2024 | 6/23/2026                    | \$14,504,664         | Building is operating for Fall 2026. Moving to Closeout resolution of SCO Electrical Inspection. |
| 42425-307-453302         | 5. Construction            | Tower Village Elevator Replacement                                    | Tower Village                      | Non-General Fund   | 3/24/2026  | 12/1/2026                    | \$950,000            | Construction underway.                                                                           |

| Project ID                | Project Development Phases | Project Name                                                     | Building/Location          | Funding Source   | Bid Date  | Construction Completion Date | Total Project Budget | Status                                    |
|---------------------------|----------------------------|------------------------------------------------------------------|----------------------------|------------------|-----------|------------------------------|----------------------|-------------------------------------------|
| 41725-304                 | 5. Construction            | Walker Parking Deck Water Intrusion Repairs                      | Walker Avenue Parking Deck | Non-General Fund | 5/5/2026  | 7/24/2026                    | \$710,000            | Construction in progress.                 |
| 42325-336                 | 5. Construction            | Weatherspoon Art Museum - Center for Art and Human Understanding | Cone Art                   | Non-General Fund | 5/14/2026 | 11/22/2026                   | \$1,700,000          | Construction underway. Demo 90% complete. |
| PROJECTS IN CONSTRUCTION: |                            |                                                                  | 11                         | TOTAL BUDGET:    |           |                              | \$137,245,794        |                                           |

## Projects in Closeout

| Project ID | Project Development Phases | Project Name                                                       | Building/Location           | Funding Source   | Bid Date   | Construction Completion Date | Total Project Budget | Status                                                                      |
|------------|----------------------------|--------------------------------------------------------------------|-----------------------------|------------------|------------|------------------------------|----------------------|-----------------------------------------------------------------------------|
| 2024-941   | 6. Close-Out               | 1510 Walker Solar Panel Install                                    | Student Recreation Center   | Non-General Fund |            |                              | \$0                  | Construction complete. Closeout underway.                                   |
| 42325-311  | 6. Close-Out               | 525 Tate St Renovation                                             | 525 Tate St.                | Non-General Fund | 4/29/2025  | 10/31/2025                   | \$598,036            | Construction complete. Closeout underway. Art installation in September.    |
| 42125-304  | 6. Close-Out               | Campus Chilled Water Infrastructure & Equipment Improvements       | Campus-General              | SCIF General     | 11/30/2023 | 3/21/2025                    | \$13,803,000         | Financial Closeout in process.                                              |
| 2025-977   | 6. Close-Out               | Coleman 306 Planning Assessment                                    | Coleman                     | Non-General Fund |            |                              | \$0                  | Closing out Assessment Phase.                                               |
| 41725-323  | 6. Close-Out               | Coleman Fire Alarm System Replacement                              | Coleman                     | SCIF General     | 6/15/2023  | 3/1/2025                     | \$2,869,893          | Financial Closeout in process.                                              |
| 42125-322  | 6. Close-Out               | Cone Art Building Lighting and Controls Replacement Phases 2 and 3 | Cone Art                    | R&R General      | 1/25/2024  | 8/9/2024                     | \$1,142,300          | Construction complete. Additional attick stock to be delivered in December. |
| 2025-992   | 6. Close-Out               | Mclver Deck Elevator Water Intrusion                               | Mclver St Parking Deck      | Non-General Fund |            |                              | \$0                  | Closeout underway. Additional work being evaluated.                         |
| 42125-309  | 6. Close-Out               | Moore Strong Phased Resident Halls HVAC Replacement                | Moore-Strong Residence Hall | Non-General Fund | 4/3/2025   | 1/2/2026                     | \$1,388,639          | Post Occupancy Commissioning scheduled in September.                        |
| 42525-304  | 6. Close-Out               | Moran Commons Locker Installation                                  | Moran Commons and Plaza     | Non-General Fund | 3/10/2026  | 7/14/2026                    | \$397,000            | Project in Closeout. Final Owner requested additions being completed.       |

| Project ID            | Project Development Phases | Project Name                                            | Building/Location               | Funding Source   | Bid Date   | Construction Completion Date | Total Project Budget | Status                                                                                   |
|-----------------------|----------------------------|---------------------------------------------------------|---------------------------------|------------------|------------|------------------------------|----------------------|------------------------------------------------------------------------------------------|
| 42125-309             | 6. Close-Out               | Phillips Hawkins Phased Resident Halls HVAC Replacement | Phillips-Hawkins Residence Hall | Non-General Fund | 4/30/2024  |                              | \$10,685,509         | Construction complete. Closeout underway.                                                |
| 42125-323             | 6. Close-Out               | Sullivan Greenhouse Repairs 2022                        | Sullivan Science                | R&R General      | 10/19/2023 | 7/15/2024                    | \$783,434            | Construction complete. Adding shades to greenhouse being evaluated with remaining funds. |
| PROJECTS IN CLOSEOUT: |                            |                                                         | 11                              | TOTAL BUDGET:    |            |                              | \$31,667,811         |                                                                                          |

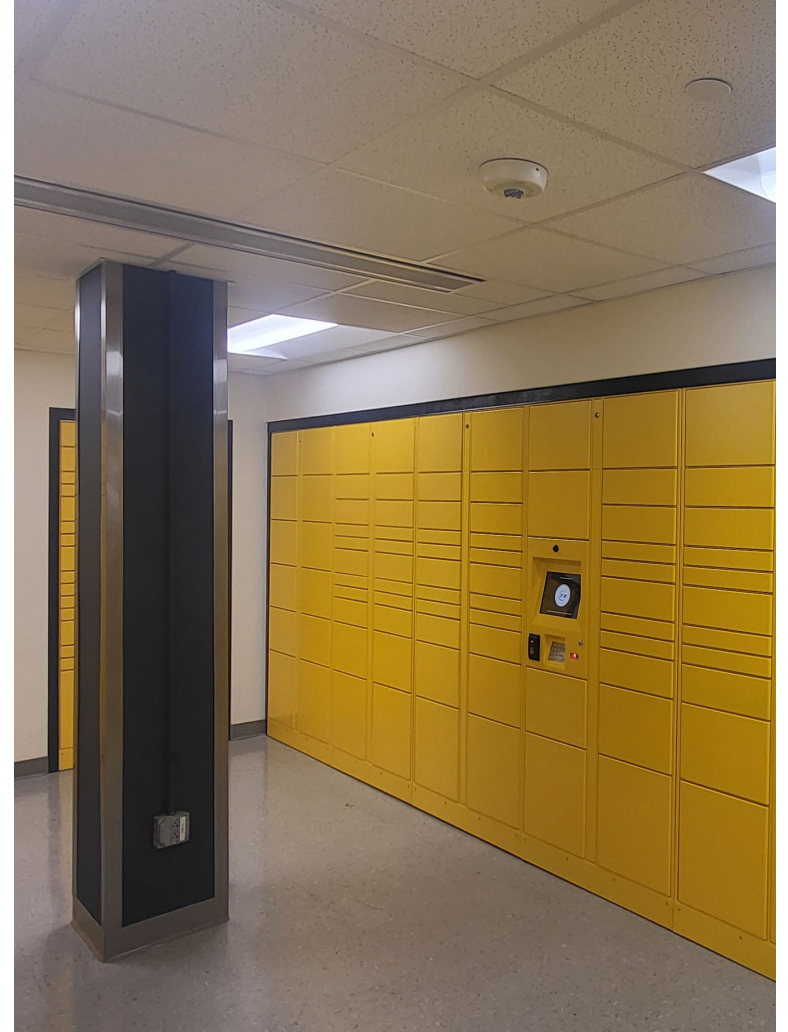
Projects Closed/Cancelled

| Project ID | Project Development Phases | Project Name                                       | Building/Location        | Funding Source   | Bid Date  | Construction Completion Date | Total Project Budget | Status                                                           |
|------------|----------------------------|----------------------------------------------------|--------------------------|------------------|-----------|------------------------------|----------------------|------------------------------------------------------------------|
| 2025-993   | 7. Closed                  | Alumni House Front Portico (Phase 1)               | Alumni House             | Non-General Fund | 8/6/2025  | 9/30/2025                    | \$68,800             | Awaiting final designer invoice to be paid to close out project; |
| 42425-308  | 7. Closed                  | Jackson Library LED Lighting Replacements          | Jackson Library          | R&R General      | 6/26/2025 | 1/6/2026                     | \$440,000            | Fixtures delivered and paid for.                                 |
| 2026-112   | 7. Closed                  | Spring Garden 150A Office Construction             | Spring Garden Apartments | Non-General Fund |           |                              | \$0                  | Drawings submitted to SCO and we are awaiting comments;          |
| 2026-102   | 7. Closed                  | Tennis Court - Assessment and LED Lighting Upgrade | Tennis Courts            | Non-General Fund |           |                              | \$0                  | Project is ready to close-out                                    |

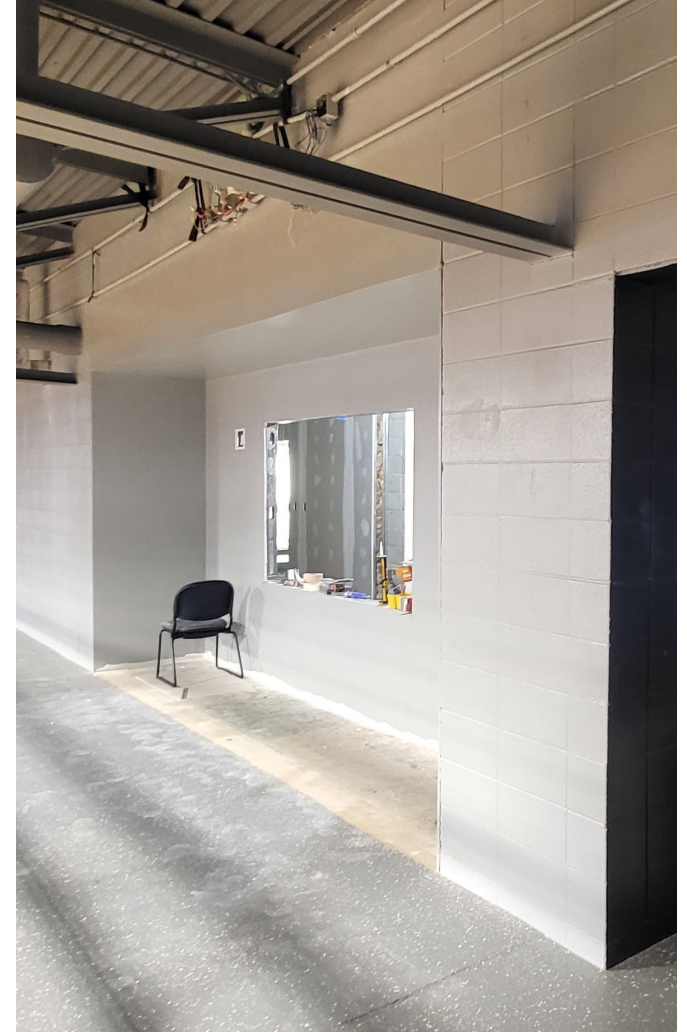
PROJECTS CLOSED/CANCELLED: 4

TOTAL BUDGET: \$508,800

## Moran Commons Locker Installation



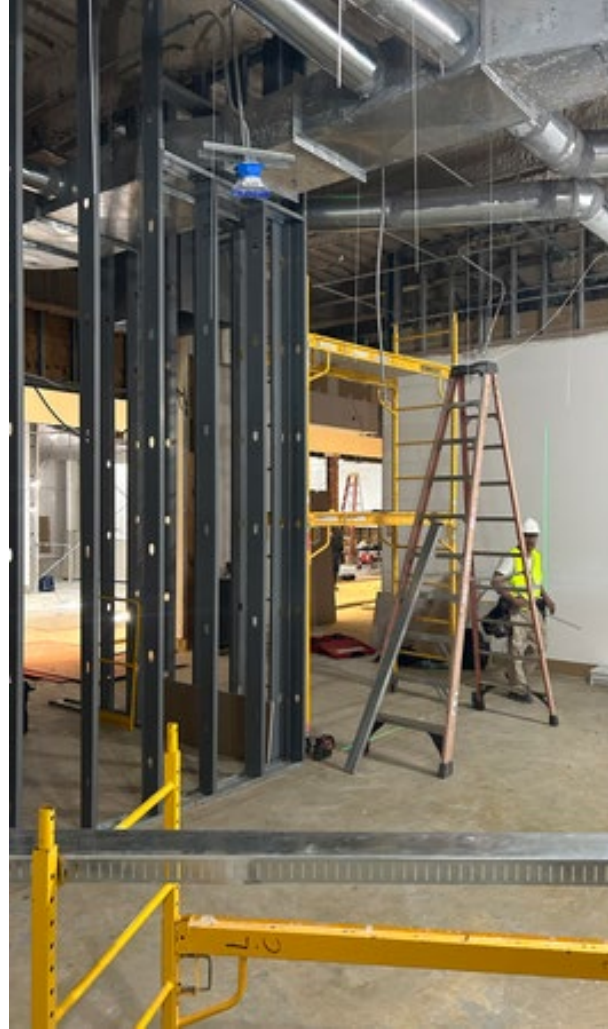
## Coleman Concessions Alterations



## Lexington Hall Suites 115-117 Renovation



## Weatherspoon Art Museum – Center for Art & Human Understanding



## Campus Steam & Condensate Infrastructure Improvements



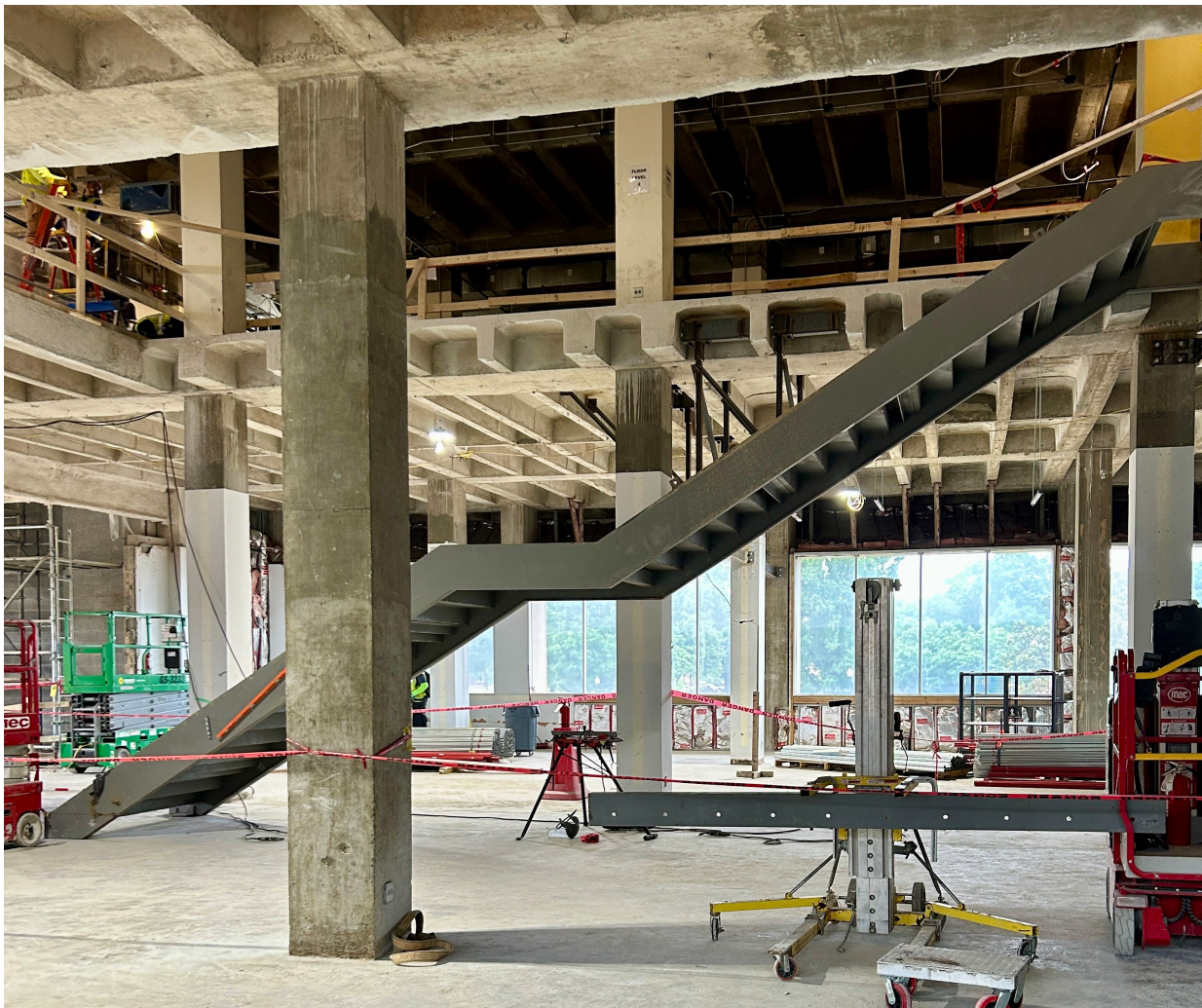
## Campus Steam & Condensate Infrastructure Improvements



## Jackson Library Addition & Renovation



## Jackson Library Addition & Renovation



## Jeanne Tannenbaum Center for Creative Practice (Tate + Gate)



## Jeanne Tannenbaum Center for Creative Practice (Tate + Gate)



## Jeanne Tannenbaum Center for Creative Practice (Tate + Gate)

