UNC GREENSBORO
Board *of* Trustees

Finance and Administration Committee
November 10, 2026

Action Item

FAC – 4.1 Coleman 306 Safety & Seating – 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 **Coleman 306 Safety & Seating** project is within this threshold.

The project will focus on updates to Room 306 within the Coleman Building, which is used for dance instruction and performances. The work will replace existing stationary seating with a retractable option, allowing greater flexibility for space use, to remove and replace an existing wooden catwalk ladder, repairs and extension to the sprung performance floor to create a seamless surface equipped with an ADA-compliant low-slope ramp, along with safety repairs to the overhead pipe-grid system and necessary electrical updates for the light dimming system.

Project Cost: $750,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves the request to the Board of Governors for authorization of a capital improvement project in the amount of **$750,000** for the **Coleman 306 Safety & Seating** project.

John Loonan
Vice Chancellor for Finance *and* Administration

Attachment:

- UNC Capital form, dated 11/10/2026

THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM

Institution: UNC Greensboro **Date:** 11/10/26 **Interscope Code:**

Project Title: Coleman 306 Safety & Seating **Interscope Item:**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Coleman Building **2. Project Type:** Misc. Renovations/Repairs

3a. Estimated Exist. GSF: 242,833 **4a. Current Use:** Academic Instruction **5. Land Ownership:** State Owned (SCO is the AHJ)

3b. Estimated New/Addl GSF: 0 **4b. Proposed Use:** Academic Instruction

6. Was Adv Planning authorized by legislation or BOT? No **BOT Authorization Date :** **Date SD submitted to SCO:** TBD

7. Describe proposed project scope:

The project will focus on updates to Room 306 within the Coleman Building used for dance instruction and performances. The work will replace existing stationary seating with a retractable option allowing greater flexibility for space use, to remove and replace and existing wooden catwalk ladder, repairs and extension to the sprung performance floor to create a seamless surface equipped with an ADA-compliant low-slope ramp, along with safety repairs to the overhead pipe-grid system and necessary electrical updates for the light dimming system.

8a. Current departments and programs:

Dance / College of Visual and Performing Arts

8b. Proposed departments and programs:

Dance / College of Visual and Performing Arts

9. If the project is new construction or addition, describe the proposed use or disposition of the existing facility, including proposed timeline.

N/A

10. Is project included in the 6-year capital plan? No **If so, indicate version:**

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 further details on the specific source of funds in B.2.

Authorization Approval	By	Approval Date	Appropriated	R&R	Specify FY	Carry Forward*	Specify FY	Trust Funds		Debt Service Fees
PREVIOUS CAPITAL AUTHORIZATIONS										
TOTAL PREVIOUS AUTHORIZATIONS:		**$0**	$0	$0		$0		$0		$0
Percentage		-	-	-		-		-		-
CURRENT REQUESTED CAPITAL AUTHORIZATION										
New Capital Project	BOT	11/10/2026				508,000	25-26	242,000	Fac & Adn	
Incr. Authorization										
Change fund source(s)										
CHANGE IN AUTHORIZATION:		**$750,000**	$0	$0		$508,000		$242,000		$0
REV. TOTAL AUTHORIZATION:		**$750,000**	$0	$0		$508,000		$242,000		$0
Percentage		**100%**	0%	0%		68%		32%		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.):

Carry Forward - Non General Funds, Trust Funds - Facilites and Administrative

3. <u>For auxiliary-supported projects (e.g., housing, dining, parking, etc.)</u>, 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
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4. <u>For any new construction, addition, or comprehensive renovation</u>, 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
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Institution: UNC Greensboro **Date:** 11/10/26 **Interscope Code:**

Project Title: Coleman 306 Safety & Seating **Interscope Item:**

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Date project estimate prepared: 10/15/2026
Estimated construction start date: 5/10/2027
Estimated construction completion date: 8/10/2027

Estimated Construction Costs:

Division	Description of Work	Qty	Unit	Cost per Unit	Total
09 Finishes	Flooring repair and expansion	4,000	SF	$22.00	$88,000
12 Furnishings	Retractable seating, motorized.	4,000	SF	$65.00	$260,000
05 Metals	Ships ladder, guardrails, and structural reinforcement and repairs at overhead grid	4,000	SF	$10.00	$40,000
02 Existing Conditions	Selective demolition.	4,000	SF	$5.00	$20,000
26 Electrical	Electrical for seating system and repairs to light dimming system	4,000	SF	$12.00	$48,000
01 General Requirements	Project logistics.	4,000	SF	$15.00	$60,000
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
				Subtotal	**$516,000**
Bonds and Insurance		2.00 %			$10,320
Overhead and Profit		5.00 %			$25,800
				Total Estimated Construction Cost	**$552,120**
Owner's Contingency (3% New Construction, 5% R&R)		5.00 %		3% (New) or 5% (R&R)	$27,366
Escalation Cost Increase (from date of estimate to midpoint of construction)		7.5	months	5.0% annually	17,254
				Total Estimated Escalation Cost	**$44,620**

Other Project Fees:

	Percent		Recommended Range	Total
Advanced Planning	2.50 %		1% - 2.5%	13,803
Design Services	10.00 %		9% - 11%	55,212
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	0.00 %		0.5% - 1.5%	0
Special Inspections/Materials Testing/Geotechnical	1.25 %		1.25%	6,902
Sustainability	0.00 %		2% - 3%	0
			Total Other Project Fees	**$75,917**

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

	Qty	Unit	Cost per Unit	Total	Total w/ Esc.
Land Purchase				$0	$0
Demolition				$0	$0
AV Equipment				$0	$0
Fixed Equipment				$0	$0
Movable Equipment				$0	$0
Survey and Utility Location				$0	$0
Parking Fees for Staging Areas, Moving, Temporary Space	1	LS	$75,000	$75,000	$77,344
				Total Other Project Costs	**$77,344**
				TOTAL ESTIMATED PROJECT COSTS	**$750,000**

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: