UNC GREENSBORO
Board *of* Trustees

Finance and Administration Committee
November 10, 2026

Action Item

FAC – 4.2 Coleman Metal Roof 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 **Coleman Metal Roof Replacement** project is within this threshold.

The project scope is to replace the metal roof section on the Coleman Building. The Rheinzink roofing supplied by Metal Tech USA was installed in 2008. While it carries a 20-year warranty, the product is no longer available, and the original manufacturer has been acquired. There is extensive corrosion resulting in multiple perforations throughout the system, compromising the building envelope and leaving the underlayment as the primary barrier against water intrusion. As such, the system needs to be replaced to protect the building.

Project Cost: $1,200,000

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 **$1,200,000** for the **Coleman Metal Roof Replacement** 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 Metal Roof Replacement **Interscope Item:**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Coleman HHP Building **2. Project Type:** Minor R&R

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

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

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

7. Describe proposed project scope:

The project scope is to replace the metal roof section on the Coleman Building. The Rheinzink roofing supplied by Metal Tech USA was installed in 2008 and while it carries a 20-year warranty, the product is no longer available, and the original manufacturer has been acquired. There is extensive corrosion resulting in multiple perforations throughout the system, compromising the building envelope and leaving the underlayment as the primary barrier against water intrusion. As such, the system needs to be replaced in order to protect the building.

8a. Current departments and programs:

Health and Human Sciences, Athletics

8b. Proposed departments and programs:

Health and Human Sciences, Athletics

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 included in the 6-year capital plan? Yes **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	BOG					1,200,000	25-26			
Incr. Authorization	BOG									
Change fund source(s)	BOG									
CHANGE IN AUTHORIZATION:		**$1,200,000**	$0	$0		$1,200,000		$0		$0
REV. TOTAL AUTHORIZATION:		**$1,200,000**	$0	$0		$1,200,000		$0		$0
Percentage		**100%**	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.):

Carry Forward - Non General Funds

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 Metal Roof Replacement **Interscope Item:**

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Date project estimate prepared: 11/3/2026
Estimated construction start date: 5/15/2028
Estimated construction completion date: 8/15/2028

Estimated Construction Costs:

Division	Description of Work	Qty	Unit	Cost per Unit	Total
01 General Requirements	General Requirements	26,075	SF	$2.00	$52,150
02 Existing Conditions	Demolition	26,075	SF	$2.50	$65,188
07 Thermal and Moisture Protectio	Metal Roofing Replacement	26,075	SF	$30.00	$782,250
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
				Subtotal	**$899,588**
Bonds and Insurance		2.00 %			$17,992
Overhead and Profit		5.00 %			$44,979
				Total Estimated Construction Cost	**$962,559**
Owner's Contingency (3% New Construction, 5% R&R)		5.00 %		3% (New) or 5% (R&R)	$57,571
Escalation Cost Increase (from date of estimate to midpoint of construction)		19.5	months	5.0% annually	78,208
				Total Estimated Escalation Cost	**$135,779**

Other Project Fees:

	Percent		Recommended Range	Total
Advanced Planning	0.00 %		1% - 2.5%	0
Design Services	10.00 %		9% - 11%	96,256
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	0.00 %		0.5% - 1.5%	0
Special Inspections/Materials Testing/Geotechnical	0.00 %		1.25%	0
Sustainability	0.00 %		2% - 3%	0
			Total Other Project Fees	**$96,256**

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	1	LS	$5,000	$5,000	$5,406
				Total Other Project Costs	**$5,406**
				TOTAL ESTIMATED PROJECT COSTS	**$1,200,000**

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: