UNC GREENSBORO
Board *of* Trustees

Finance and Administration Committee
November 10, 2026

Action Item

FAC – 4.3 Tower Village & Jefferson Suites Chilled Water Connections – 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 **Tower Village and Jefferson Suites Chilled Water Connections** project is within this threshold.

The project scope is to finalize the underground and interior connections from the chilled water infrastructure project that was completed in 2025 (Campus Chilled Water Infrastructure 42125-304) to the Tower Village and Jefferson Suites Residence Halls. The project brought the loop within range to make the connection. These buildings are not tied to the chilled water loop and utilize remote chilled water systems, which have become problematic to maintain and service. The project will connect these two residence halls, providing redundancy and overall energy savings.

Project Cost: $1,500,000

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 **$1,500,000** for the **Tower Village and Jefferson Suites Chilled Water Connections** 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: Tower Village & Jefferson Suites Chilled Water Connections **Interscope Item:**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Jefferson Suites (205,419) and Tower Village (95,378) **2. Project Type:** Minor R&R

3a. Estimated Exist. GSF: 300,797 **4a. Current Use:** Housing **5. Land Ownership:** State Owned (SCO is the AHJ)

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

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 finalize the underground and interior connections from the chilled water infrastructure project that was completed in 2025 (Campus Chilled Water Infrastructure 42125-304) to the Tower Village and Jefferson Suites Residence Halls. The project brought the loop within range to make the connection. These buildings are not tied to the chilled water loop and utilize remote chilled water systems which have become problems to maintain and service. The project will connect these two residence halls and provide redundancy and overall energy savings.

8a. Current departments and programs:

Housing Utilities

8b. Proposed departments and programs:

Housing Utilities

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? 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	BOG					1,500,000	25-26			
Incr. Authorization	BOG									
Change fund source(s)	BOG									
CHANGE IN AUTHORIZATION:		**$1,500,000**	$0	$0		$1,500,000		$0		$0
REV. TOTAL AUTHORIZATION:		**$1,500,000**	$0	$0		$1,500,000		$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. 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
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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

Project Title: Tower Village & Jefferson Suites Chilled Water Connections **Interscope Item:**

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Date project estimate prepared: 10/7/2026
Estimated construction start date: 12/1/2027
Estimated construction completion date: 4/1/2028

Estimated Construction Costs:

Division	Description of Work	Qty	Unit	Cost per Unit	Total
33 Utilities	Tower Village Chilled Water Underground	75	LF	$3,000.00	$225,000
23 Heating, Ventilating, and Air Co	Tower Village Interior Connection	1	LS	$375,000.00	$375,000
33 Utilities	Jefferson Suites Chilled Water Underground	25	LF	$3,500.00	$87,500
23 Heating, Ventilating, and Air Co	Jefferson Suites Interior Connection	1	LS	$375,000.00	$375,000
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
				Subtotal	**$1,062,500**
Bonds and Insurance		2.00 %			$21,250
Overhead and Profit		5.00 %			$53,125
				Total Estimated Construction Cost	**$1,136,875**
Owner's Contingency (3% New Construction, 5% R&R)		5.00 %		3% (New) or 5% (R&R)	$62,491
Escalation Cost Increase (from date of estimate to midpoint of construction)		15	months	5.0% annually	71,055
				Total Estimated Escalation Cost	**$133,545**

Other Project Fees:

	Percent		Recommended Range	Total
Advanced Planning	0.00 %		1% - 2.5%	0
Design Services	10.00 %		9% - 11%	113,688
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	1.00 %		0.5% - 1.5%	11,369
Special Inspections/Materials Testing/Geotechnical	1.25 %		1.25%	14,211
Sustainability	0.00 %		2% - 3%	0
			Total Other Project Fees	**$139,267**

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	1	LS	$75,000	$75,000	$79,688
Parking Fees for Staging Areas	1	LS	$10,000	$10,000	$10,625
				Total Other Project Costs	**$90,313**
				TOTAL ESTIMATED PROJECT COSTS	**$1,500,000**

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: