UNC GREENSBORO
Board *of* Trustees

Finance and Administration Committee
November 10, 2026

Action Item

FAC – 5 McNutt Data Center Cooling System Replacement – Approval to Move Forward for Full Authority with the Board of Governors

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. As Full Funding has become available, the Capital Request will be brought to the Board of Governors for approval at their January 18-19 meeting.

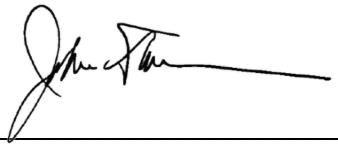
At the September 22, 2026, meeting, the UNCG Board of Trustees approved the Capital Request for Advance Planning in the amount of **$375,000** for the **McNutt Data Center Cooling System Replacement** Capital Improvement project.

The McNutt Data Center is a dedicated room located on the first floor of the McNutt Building. This data center is the largest on campus and the primary home of physical IT servers, storage, and network equipment, and it physically supports mission-critical services for the IT department and the greater community. The existing CRAC (Computer Room Air Conditioning) units serving the data center are at the end of their service life (20+ years), have numerous operational issues, and the unit manufacturer is no longer in business, making procurement of parts or services increasingly difficult. The scope of the project is to replace these units and the supporting electrical infrastructure, including the aging UPS (Uninterruptible Power Supply) systems, to meet the room's current and future needs. Two studies have been conducted that provide recommendations for the replacement, which will be referenced in this project: the McNutt Data Center Cooling Center Study by Affiliated Engineers (04/28/2023) and the Data Center Report by Fitzemeyer & Tocci Associates, Inc. (11/11/2025).

Estimated Project Cost: $2,950,000

Recommended Action

That the Board of Trustees of the University of North Carolina at Greensboro approve moving forward with the full authority request with the Board of Governors at the November 18-19, 2026 meeting on a total project estimate of **$2,950,000** for the **McNutt Data Center Cooling System Replacement** project.



John Loonan
Vice Chancellor for Finance *and* Administration

Attachments:

- 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:** 42625

Project Title: McNutt Data Center Cooling System Replacement **Interscope Item:** 302

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): McNutt Building **2. Project Type:** Comprehensive Renovation

3a. Estimated Exist. GSF: 26,512 **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? Yes **BOT Authorization Date :** 7/14/2026 **Date SD submitted to SCO:** TBD

7. Describe proposed project scope:

The McNutt Data Center is a dedicated room located on the first floor of the McNutt Building. This data center is the largest on campus and the primary home to the physical IT server, storage, and network equipment and physically supports mission-critical services for the IT department and the greater community. The existing CRAC (Computer Room Air Conditioning) units serving the data center are at the end of their service life (20+ years), have numerous operational issues and unit manufacturer is no longer in business, making procurement of part or service increasingly difficult. The scope of the project is to replace these units along with the supporting electrical infrastructure including the aging UPS (Uninterruptible Power Supply) systems to support the room's current and future needs. Two studies have been performed that have recommendations for the replacement that will be referenced in this project: the McNutt Data Center Cooling Center Study by Affiliated Engineers (04/28/2023) and the Data Center Report by Fitzemeyer & Tocci Associates, Inc. (11/11/2025).

8a. Current departments and programs:

ITS Data Hub and Support Services

8b. Proposed departments and programs:

ITS Data Hub and Support Services

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:** FY25-27

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										
Advance Planning	BOT	7/14/26				375,000	25-26			
TOTAL PREVIOUS AUTHORIZATIONS:		**$375,000**	$0	$0		$375,000		$0		$0
Percentage		**100%**	0%	0%		100%		0%		0%
CURRENT REQUESTED CAPITAL AUTHORIZATION										
New Capital Project	BOG									
Incr. Authorization	BOG					2,575,000	25-26			
Change fund source(s)	BOG									
CHANGE IN AUTHORIZATION:		**$2,575,000**	$0	$0		$2,575,000		$0		$0
REV. TOTAL AUTHORIZATION:		**$2,950,000**	$0	$0		$2,950,000		$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 = $1,575,000. Utility Savings Carry Forward, Non-General = $1,375,000 ($375K Advance Planning + $1M)

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
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX

Institution:	UNC Greensboro	**Date:**	11/10/26	**Interscope Code:**	42625
Project Title:	McNutt Data Center Cooling System Replacement			**Interscope Item:**	302

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Date project estimate prepared: 7/14/2026
Estimated construction start date: 1/1/2028
Estimated construction completion date: 7/31/2028

Estimated Construction Costs:

Division	Description of Work	Qty	Unit	Cost per Unit	Total
02 Existing Conditions	Existing Conditions	2,150	GSF	$75.00	$161,250
21 Fire Suppression	Sprinkler Modifications/Containment System	2,150	GSF	$275.00	$591,250
23 Heating, Ventilating, and Air Co	CRAC Unit Replacement	2,150	GSF	$275.00	$591,250
26 Electrical	Electrical Renovation, UPS System Replacement	2,150	GSF	$275.00	$591,250
27 Communications	BMS System Integration, ITS Renovation	2,150	GSF	$100.00	$215,000
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
				Subtotal	**$2,150,000**
Bonds and Insurance		2.00 %			$43,000
Overhead and Profit		5.00 %			$107,500
				Total Estimated Construction Cost	**$2,300,500**
Owner's Contingency (3% New Construction, 5% R&R)		5.00 %		3% (New) or 5% (R&R)	$118,468
Escalation Cost Increase (from date of estimate to midpoint of construction)		20	months	5.0% annually	191,708
				Total Estimated Escalation Cost	**$310,176**

Other Project Fees:

	Percent		Recommended Range	Total
Advanced Planning	0.00 %		1% - 2.5%	0
Design Services	10.00 %		9% - 11%	230,050
Preconstruction Services	0.00 %		1% for CM@R	0
Commissioning	1.50 %		0.5% - 1.5%	34,508
Special Inspections/Materials Testing/Geotechnical	1.25 %		1.25%	28,756
Sustainability	2.00 %		2% - 3%	46,010
			Total Other Project Fees	**$339,324**

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
Other (specify)				$0	$0
Other (specify)				$0	$0
			Total Other Project Costs		**$0**
			TOTAL ESTIMATED PROJECT COSTS		**$2,950,000**

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: