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:

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:

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: