



**Finance and Administration Committee
October 29, 2024**

Information Item -

FAC – 8 Increase Authorization – Spring Garden Apartments Fire Sprinkler Replacement – Garage Only

Background Information

At the August 15, 2023, meeting of the Board of Trustees, the Board delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed, and operated by non-appropriated fund money, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board at its next meeting. A copy of the formal delegation was provided to the UNC System Office Capital Planning and Finance Division for the record.

Previous Authorization: \$165,000
Increase Authorization Request: \$310,000
Total Project Cost: \$475,000

The initial authorization request for this project was approved on April 19, 2024, and was based on an in-kind replacement with work to be performed by a University service contract provider. Subsequently, the project scope increased based on direction from the State Construction Office, which required an engineered design. Based on the designer's estimate, it has been determined that the increased scope has generated a need for additional funding, outlined below. Facilities Operations will manage the project, and the funding source is Auxiliary Services.

Attachments:

Signed memorandum from Robert J. Shea, Jr. to Chancellor Franklin D. Gilliam, Jr. regarding the Spring Garden Apartments Fire Sprinkler Replacement – Garage Only.

A handwritten signature in black ink, appearing to read "Robert J. Shea, Jr.", written over a horizontal line.

Robert J. Shea, Jr.
Vice Chancellor for Finance and
Administration



UNC
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Finance and Administration

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MEMORANDUM

TO: Chancellor Franklin D. Gilliam, Jr.

FROM: Robert J. Shea, Jr. *RJS*

DATE: October 1, 2024

RE: **Increase Authorization Request - Spring Garden Apartments – Replace Fire Sprinkler System for Parking Garage**

At the August 15, 2023 meeting of the Board of Trustees, the Board delegated authority to the Chancellor, ex-officio, to approve capital improvement projects designed, constructed and operated by non-appropriated fund moneys, with a total project budget between \$100,000 and \$500,000, and authorized the Chancellor to report all such approvals to the Board at its next meeting.

Project Description: The fire sprinkler system is continuously exposed to outdoor conditions and has deteriorated to the point that leaks occur often, resulting in significant repair expenditures. This project includes all labor, materials, and aerial equipment rentals to remove and replace the existing dry fire sprinkler system for the parking garage areas of Spring Garden Apartments.

The initial authorization request for this project was approved on April 19, 2024 and was based on an in-kind replacement with work to be performed by a University service contract provider. Subsequently, the project scope increased based on direction from the State Construction Office requiring an engineered design. Based on designer estimate, it has been determined that the increased scope has generated a need for additional funding outlined below. The project will be managed by Facilities Operations and the funding source is Auxiliary Services.

SCO Project ID:28235

Budget Code - Item: 42325-310

Current Authorization: \$165,000

Original Authorization Date: April 19, 2024

Authorization Increase Request: \$310,000

New Authorization Total: \$475,000

Design start date: 9/5/2024

Construction start date: Ready to start as soon as possible once contract can proceed.

Construction completion date: 8 weeks from Construction start date.

The total budget of **\$475,000** for the **Spring Garden Apartments – Replace Fire Sprinkler System for Parking Garage Project** will be within the \$100,000 to \$500,000 threshold for Projects. We recommend approval of this capital improvement project.

A formal reporting of our procedures and your approval will be made at the next meeting of the Board of Trustees. Please acknowledge your approval by your signature below.

Approved: _____



Chancellor

Date: _____

10/3/24