



Finance and Administration Committee
September 9, 2025

Action Item

FAC – 5 North and South Spencer Residence Halls HVAC Replacement – New Capital Project

Background Information

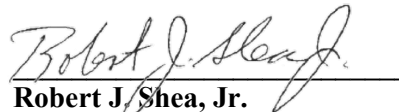
Per recent delegation by the Board of Governors under the Board’s Construction Task Force, Advance Planning is authorized by the University’s Board of Trustees. Once the Schematic Design phase is completed and the scope and budget have been more clearly defined, the Capital Request is to be brought to the Board of Governors for approval.

North Spencer was built in 1904, and the Fan Coil Units are over 20 years old. South Spencer was built in 1907; its Air Handling Units are over 30 years old and the individual fan coil units are over 20 years old. The HVAC system is well past its expected useful life and will be updated by implementing energy-efficient units. The scope of the North and South Spencer HVAC Replacement project is to add redundancy to the HVAC system by replacing the mechanical systems, including fan coil units, AHUs, mechanical piping, and updating mechanical rooms to provide both chilled and hot water to HVAC units.

Estimated Project Cost: \$5,980,000

Recommended Action

The Board of Trustees of The University of North Carolina at Greensboro approves the **Advance Planning** (design and commissioning) in the amount of **\$598,000** for the North and South Spencer HVAC Replacement project.


Robert J. Shea, Jr.

Vice Chancellor for Finance and Administration

Attachments:

- UNC Capital form, dated 09/09/2025

**THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM**

Institution: UNC Greensboro Date: 9/9/2025 Interscope Code: _____
 Project Title: North and South Spencer HVAC Replacement Interscope Item: _____

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): North and South Spencer Residence Halls 2. Project Type: Comprehensive Renovation
 3a. Estimated Existing GSF: 105,938 4a. Current Use: Other 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: 0 4b. Proposed Use: Other
 6. Was Adv Planning authorized by legislation or BOT? Yes BOT Authorization Date: 9/9/2025 Date SD submitted to SCO: TBD

7. Describe proposed project scope:

North Spencer was built in 1904 and Fan Coil Units are over 20 years old. South Spencer was built in 1907 and Air Handling Units are over 30 years old and individual fan coil units are over 20 years old. The HVAC system is well past its expected useful life and will be updated implementing energy efficient units. The scope of the North and South Spencer HVAC Replacement project is to add redundancy to HVAC system by replacing the mechanical systems including fan coil units, AHU's, mechanical piping and updating mechanical rooms to provide both chilled and hot water to HVAC units.

8a. Current departments and programs:

Student Residence Halls

8b. Proposed departments and programs:

Student Residence Halls

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 incl. in the 6-year capital plan? Yes If so, indicate version: FY25-27 Project Title: North and South Spencer HVAC Replacement

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 specific source of funds.

Authorization Approval	By	Approval Date	Appropriated	R&R	Specify FY	Carry Forward*	Specify FY	Trust Funds	Source	Student Fees	Source	Debt Service Fees
Advance Planning	BOT	9/9/25						400,000	Housing			
PREVIOUS AUTHORIZATION:			\$400,000	\$0	\$0	\$0	\$0	\$400,000		\$0		\$0
			100%	0%	0%	0%	0%	100%		0%		0%
Incr. Authorization												
Change fund source(s)												
CHANGE IN AUTHORIZATION:			\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0
REV. TOTAL AUTHORIZATION:			\$400,000	\$0	\$0	\$0	\$0	\$400,000		\$0		\$0
			100%	0%	0%	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.):

Trust Funds - Housing

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
Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing

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
Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule: _____ Date project estimate prepared: 7/25/2025
 Estimated construction start date: 9/4/2026
 Estimated construction completion date: 7/30/2027

