



**Finance and Administration Committee
September 9, 2025**

Action Item

FAC – 4 Spring Garden Apartments HVAC and Roof Replacement Project - Request for Approval to Move Forward for Full Authority with the Board of Governors

Background Information

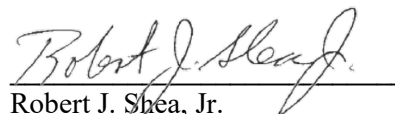
Per delegation by the Board of Governors under the Board’s Construction Task Force, Advance Planning, is authorized by the University’s Board of Trustees. As the Schematic Design/Design Development phase is nearing completion, the scope and budget have been more clearly defined, the Capital Request will be brought to the Board of Governors for approval at their October 16, 2025, meeting.

At the October 29, 2024, meeting, the UNCG Board of Trustees approved the Capital Request for Advance Planning in the amount of **\$200,000** for the **Spring Garden Apartments HVAC and Roof Replacement** Capital Improvement project.

Spring Garden Apartments were built in 2005. The building’s HVAC system comprises of individual heat pumps for each apartment unit. The heat pumps are obsolete and in need of replacement. The roof is 19 years old and shows much degradation, particularly in the flat portion that accommodates the heat pumps. The project scope is to combine roofing and rooftop HVAC unit replacement to limit building disruption as much as possible. The design is to be completed in time so that bidding, contracting, and material procurement can facilitate construction in the summer of 2026 when the apartments are unoccupied.

Requested Action

The Board of Trustees of the University of North Carolina at Greensboro approve moving forward with full authority request with the Board of Governors at October 16, 2025, meeting on a total project estimate of **\$4,815,000** for the **Spring Garden Apartments HVAC and Roof Replacement** project.


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

Attachment:

- 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: 42425
 Project Title: Spring Garden Roof & HVAC Replacement Interscope Item: 303

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Spring Garden Apartments 2. Project Type: Comprehensive Renovation
 3a. Estimated Existing GSF: 250,000 4a. Current Use: Other 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New or Additional GSF: _____ 4b. Proposed Use: Other
 6. Was Adv Planning authorized by legislation or BOT? Yes BOT Authorization Date: 10/29/2024 Date SD submitted to SCO: 8/4/2025

7. Describe proposed project scope:

Spring Garden Apartments were built in 2005. The building's HVAC system comprises of individual heat pumps for each apartment unit. The heat pumps are obsolete and in need of replacement. The roof is 19 years old and shows significant degradation, particularly in the flat portion that accommodates the heat pumps. The project scope is to combine roofing and rooftop HVAC unit replacement to limit building disruption as much as possible. The design is to be completed in time so that bidding, contracting, and material procurement can facilitate construction in the summer of 2026 when the apartments are unoccupied.

8a. Current departments and programs:

Housing & Residence Life

8b. Proposed departments and programs:

Housing & Residence Life

9. If the project is new construction or addition, describe the proposed use or disposition of the existing facility, including proposed timeline.

Trust Funds - Housing

10. Is project incl. in the 6-year capital plan? Yes If so, indicate version: FY25-27 Project Title: Spring Garden Roof & 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	10/29/24						200,000	Housing			
PREVIOUS AUTHORIZATION:		\$200,000	\$0	\$0		\$0		\$200,000		\$0		\$0
		100%	0%	0%		0%		100%		0%		0%
Incr. Authorization	BOG							4,415,000	Housing			
Change fund source(s)												
CHANGE IN AUTHORIZATION:		\$4,415,000	\$0	\$0		\$0		\$4,415,000		\$0		\$0
REV. TOTAL AUTHORIZATION:		\$4,615,000	\$0	\$0		\$0		\$4,615,000		\$0		\$0
		100%	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.):

Housing Trust 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
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: 5/15/2026
 Estimated construction completion date: 10/1/2026

