



Finance and Administration Committee
May 19, 2026

Action Item

**BOT- 1 Spring Garden Apartments HVAC and Roof Replacement Project –
Request to the Board of Governors for Increase in Authority**

Background Information

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 need to be replaced. 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 minimize building disruption. The design was completed so that bidding, contracting, and material procurement could proceed to facilitate construction in the summer of 2026, when the apartments are unoccupied.

On October 29, 2024, the Board of Trustees approved this project’s Capital Request for Advance Planning. The Schematic Design/Design Development phase was then completed with Sigma Engineered Solutions, PC. On September 09, 2025, the Board of Trustees approved moving forward with a request to the Board of Governors at the October 16, 2025, meeting for full authorization of the project with an original total project estimate of **\$4,815,000**. The total available for the construction contract is \$3,700,000, based on a designer estimate of \$3,400,000. The project was then unsuccessfully bid on February 25, 2026. Three (3) bids were received, the lowest base bid submitted at \$4,987,000 and the highest at \$6,726,700. The apparent lowest bidder was engaged in negotiations, though a resolution could not be reached to move forward with the project within the existing budget.

Construction Documents will need to be revised and resubmitted to the State Construction Office, with summer 2027 as the target for completion, and a target to rebid the project as soon as possible this fall. Sigma Engineered Solutions, PC has descope the bidders, examined the numbers, and revised their cost estimate to \$6,200,000. The University has added \$500,000 to this for additional contingency to ensure successful bidding for summer 2027 construction completion.

As such, this request for an increase is for **\$3,000,000**, bringing the total project authorization to **\$7,815,000**. The request for **\$3,000,000** in increased authorization must be presented to the Board of Governors for approval at their July 23, 2026, meeting.

Recommended Action

The Board of Trustees of the University of North Carolina at Greensboro approves moving forward with the request for increased authorization for **\$3,000,000** with the Board of Governors at the July 23, 2026, meeting, from the current authorization of **\$4,815,000** to a total project budget of **\$7,815,000** for the Spring Garden Apartments HVAC and Roof Replacement Project.



John F. Loonan
Vice Chancellor for
Finance *and* Administration

Attachments:

UNC Capital Form, Date 05/19/2026

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

Institution: UNC Greensboro Date: 5/19/26 Interscope Code: 42425
 Project Title: Spring Garden Roof & HVAC Replacement 303

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): Spring Garden Apartments 2. Project Type: Comprehensive Renovation
 3a. Estimated Exist. GSF: 250,000 4a. Current Use: Housing 5. Land Ownership: State Owned (SCO is the AHJ)
 3b. Estimated New/Addl GSF: N/A 4b. Proposed Use: Housing
 6. Was Adv Planning authorized by legislation or BOT? Yes BOT Authorization Date: 10/29/2024 Date SD submitted to SCO: 11/28/2025

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 was completed so that bidding, contracting, and material procurement could facilitate construction in the summer of 2026 when the apartments are unoccupied. On October 29, 2024, the Board of Trustees approved this project's Capital Request for Advance Planning. The Schematic Design/Design Development phase was then completed with Sigma Engineered Solutions, PC. On September 09, 2025 the Board of Trustees approved moving forward with a request to the Board of Governors at the October 16, 2025 meeting for full authorization of the project with an original total project estimate of \$4,815,000. The total available for construction contract at \$3,700,000 based on a designer estimate of \$3,400,000. The project was then unsuccessfully bid on February 25, 2026. Three (3) bids were received, the lowest base bid submitted at \$4,987,000 and the highest at \$6,726,700. The apparent lowest bidder was engaged in negotiations, though a resolution could not be reached to move forward with the project within the existing budget. Construction Documents will need to be revised and resubmitted to the State Construction Office with summer 2027 as the target for completion, with a target to rebid the project as soon as possible this fall. Sigma Engineered Solutions, PC has descoped the bidders, examined the numbers and revised their cost estimate to \$6,200,000. The University has added \$500,000 to this for additional contingency to best ensure successful bidding for summer 2027 construction completion. As such, this request for increase is in the amount of \$3,000,000, for a total project authorization of \$7,815,000.

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.

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	10/29/24						200,000	Housing
Incr. Authorization	BOG	10/16/25						4,615,000	Housing
TOTAL PREVIOUS AUTHORIZATIONS:		\$4,815,000	\$0	\$0		\$0		\$4,815,000	\$0
Percentage		100%	0%	0%		0%		100%	0%
CURRENT REQUESTED CAPITAL AUTHORIZATION									
New Capital Project	BOG								
Incr. Authorization	BOG							3,000,000	Housing
Change fund source(s)	BOG								
CHANGE IN AUTHORIZATION:		\$3,000,000	\$0	\$0		\$0		\$3,000,000	\$0
REV. TOTAL AUTHORIZATION:		\$7,815,000	\$0	\$0		\$0		\$7,815,000	\$0
Percentage		100%	0%	0%		0%		100%	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.):

Institution: **UNC Greensboro** Date: **5/19/26** Interscope Code: **42425**

Project Title: **Spring Garden Roof & HVAC Replacement** **303**

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

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

