



Full Board Meeting

July 14, 2026

Action Item:

BOT - 3.3 Spring Garden Apartments Fire Alarm Replacement & New Generator – 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/Design Development 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.

The existing fire alarm system was installed with the original construction of Spring Garden Apartments in 2006 and is now obsolete and discontinued by the manufacturer. The scope of the project is to replace the fire alarm system in its entirety. The existing building does not currently have a generator. The project will also add a new exterior pad-mounted generator (estimated 150 kW) with two ATS: one for life safety and another for standby power for access control (ADA operators, elevator).

Estimated Project Cost: \$2,700,000

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 **\$300,000** for the **Spring Garden Apartments Fire Alarm Replacement & New Generator** project.

A handwritten signature in blue ink, appearing to read "John F. Loonan", written over a horizontal line.

John F. Loonan

Vice Chancellor for

Finance *and* Administration

Attachments:

UNC Capital form, dated 07/14/2026

Interscope Code:

Interscope Item:

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Estimated Construction Costs:

[illegible]

Bonds and Insurance
Overhead and Profit

Owner's Contingency (3% New Construction, 5% R&R)
Escalation Cost Increase (from date of estimate to midpoint of construction)

Other Project Fees:

Advanced Planning
Design Services
Preconstruction Services
Commissioning
Special Inspections/Materials Testing/Geotechnical
Sustainability

Other Project Fees (not included in construction contract above):

Land Purchase
Demolition
AV Equipment
Fixed Equipment
Movable Equipment
Other (specify)
Other (specify)

Date project estimate prepared: 7/14/2026

Estimated construction start date: 10/2/2027

Estimated construction completion date: 7/31/2028

Qty	Unit	Cost per Unit	Total
250,720	GSF	\$7.00	\$1,755,040
1	LS	\$250,000.00	\$250,000
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
Subtotal			\$2,005,040
2.00 %			\$40,101
5.00 %			\$100,252
Total Estimated Construction Cost			\$2,145,393

5.00 %		3% (New) or 5% (R&R)	\$115,696
18.5	months	5.0% annually	165,374
Total Estimated Escalation Cost			\$281,070

Percent		Recommended Range	Total
0.00 %		1% - 2.5%	0
10.00 %		9% - 11%	214,539
0.00 %		1% for CM@R	0
1.50 %		0.5% - 1.5%	32,181
1.25 %		1.25%	26,817
0.00 %		2% - 3%	0
Total Other Project Fees			\$273,538

Qty	Unit	Cost per Unit	Total	Total w/ Esc.
			\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
Total Other Project Costs				\$0
TOTAL ESTIMATED PROJECT COSTS				\$2,700,000

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)

SAMEER KAPILESHWARI, AVC-facilities 7/2/2026

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)

JOHN F. LOONAN, VC-F&A

Print name and title

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:			