



Finance and Administration Committee
September 22, 2026

Action Item

FAC – 1 North and South Spencer HVAC Replacement - Request for Approval to Move Forward for Full Authority with the Board of Governors

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. As the Schematic Design phase nears completion and the scope and budget have been more clearly defined, the Capital Request will be brought to the Board of Governors for approval at their November 18-19 meeting.

At the September 9, 2025, meeting, the UNCG Board of Trustees approved the Capital Request for Advance Planning in the amount of **\$598,000** for the **North and South Spencer HVAC Replacement** Capital Improvement project.

North Spencer was built in 1904, and the Fan Coil Units are over 20 years old. South Spencer was built in 1907, and the 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, and mechanical piping, and by updating the mechanical rooms to provide both chilled and hot water to HVAC units.

Requested Action

That the Board of Trustees of the University of North Carolina at Greensboro approves moving forward with a full authority request with the Board of Governors at the November 18-19, 2026, meeting on a total project estimate of **\$10,980,000** for the **North and South Spencer HVAC Replacement** project.



John Loonan
Vice Chancellor for Finance and Administration

Attachments:

- UNC Capital Form, Date 09/22/2026

THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM

Institution: UNC Greensboro Date: 9/22/26 Interscope Code: 42525
Project Title: North and South Spencer HVAC Replacement Interscope Item: 302

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): North and South Spencer Residence Hall 2. Project Type: Comprehensive Renovation
3a. Estimated Exist. GSF: 105,938 4a. Current Use: Housing 5. Land Ownership: State Owned (SCO is the AHJ)
3b. Estimated New/Addl GSF: 0 4b. Proposed Use: Housing
6. Was Adv Planning authorized by legislation or BOT? Yes BOT Authorization Date : 9/9/2025 Date SD submitted to SCO: 8/24/2026

7. Describe proposed project scope:

North Spencer was built in 1904, and the Fan Coil Units are over 20 years old. South Spencer was built in 1907, and the 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. Total Estimated Project Budget below is based on Designer Cost Estimate provided with SD submission to UNC Greensboro dated 8/24/2026. DD submission is scheduled for 01/25/2027 to SCO.

8a. Current departments and programs: Residence Life 8b. Proposed departments and programs: 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	9/9/25						598,000	Housing	
TOTAL PREVIOUS AUTHORIZATIONS:		\$598,000	\$0	\$0		\$0		\$598,000		\$0
Percentage		100%	0%	0%		0%		100%		0%
CURRENT REQUESTED CAPITAL AUTHORIZATION										
New Capital Project	BOG	9/22/2026						10,382,000	Housing	
Incr. Authorization	BOG									
Change fund source(s)	BOG									
CHANGE IN AUTHORIZATION:		\$10,382,000	\$0	\$0		\$0		\$10,382,000		\$0
REV. TOTAL AUTHORIZATION:		\$10,980,000	\$0	\$0		\$0		\$10,980,000		\$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.):

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
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX

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
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX

C. TOTAL ESTIMATED PROJECT BUDGET

Proposed Construction Schedule:

Estimated Construction Costs:

Date project estimate prepared:

8/31/2026

Estimated construction start date:

1/3/2028

Estimated construction completion date:

7/21/2028

Division	Description of Work
01 General Requirements	General Conditions
02 Existing Conditions	Selective Demolition
06 Wood, Plastics, and Composite	Finish Carpentry
08 Openings	Doors & Frames
09 Finishes	Patch and repairs to finishes
10 Specialties	
21 Fire Suppression	Fire Sprinkler System
23 Heating, Ventilating, and Air Co	Replacement Systems, Controls, & TAB
26 Electrical	Power & Lighting
28 Electronic Safety and Security	Fire Detection & Alarm
23 Heating, Ventilating, and Air Co	Replace AHU at Honors Class
23 Heating, Ventilating, and Air Co	Replace MAU and ERU

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 (Abatement & Air Monitoring)
Other (specify)

Qty	Unit	Cost per Unit	Total	
83,400	GSF	\$8.00	\$667,200	
83,400	GSF	\$4.00	\$333,600	
83,400	GSF	\$2.00	\$166,800	
30	EA	\$800.00	\$24,000	
83,400	GSF	\$3.00	\$250,200	
83,400	GSF	\$1.50	\$125,100	
36,037	GSF	\$4.00	\$144,148	
83,400	GSF	\$50.00	\$4,170,000	
83,400	GSF	\$5.00	\$417,000	
83,400	GSF	\$1.75	\$145,950	
1	LS	\$65,000.00	\$65,000	
1	LS	\$380,000.00	\$380,000	
Subtotal			\$6,888,998	
2.00 %			\$137,780	
15.00 %			\$1,033,350	
Total Estimated Construction Cost			\$8,060,128	
5.00 %		3% (New) or 5% (R&R)	\$403,006	
20	months	5.0% annually	683,187	
Total Estimated Escalation Cost			\$1,086,194	
Percent		Recommended Range	Total	
10.00 %		1% - 2.5%	806,013	
10.00 %		9% - 11%	806,013	
0.00 %		1% for CM@R	0	
1.50 %		0.5% - 1.5%	120,902	
1.25 %		1.25%	100,752	
0.00 %		2% - 3%	0	
Total Other Project Fees			\$1,833,679	
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				\$10,980,000

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)

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)

Print name and title

Date

CAPITAL BUDGET REQUESTS AND REVISIONS (To be completed after approval by campus capital budget office)			
Budget Fund:		Date Authorized by OSC:	
IBIS Short Title:		Date IBIS Budget Approved by OSBM:	
		For revisions, date IBIS Budget Approved by OSBM:	