



**Board of Trustees  
Finance and Administration Committee  
March 16, 2021  
8:00 am  
Live Stream**

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**Action Item**

FAC-5            Capital Request for Advance Planning  
                    Taylor Theatre Infrastructure Renovation

**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 (refer to attached email from Miriam Tripp, dated March 4, 2021). Once the Schematic Design phase is completed and the scope and budget have been more clearly defined, the Capital Request is to then be brought to the Board of Governors for approval.

The Taylor building was opened in 1967, many of the building system are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet the programming need and extend the life of the building.

The Taylor Theatre Infrastructure Renovation Project will update the building mechanical, electrical, plumbing, fire alarm and sprinkler systems. The interior space will focus on ADA access and ADA restrooms renovations. Alternates are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery and replacing the fire curtain.

Attachments (see below):

FAC-5.1            CI-1, dated, March 5, 2021  
FAC-5.2            OC-25, dated March 8, 2021  
FAC-5.3            E-mail from Miriam Tripp, UNC System Office, dated March 4, 2021

**Recommended Action**

That the Board of Trustees of The University of North Carolina at Greensboro approves Advance Planning in the amount of \$350,000 on a total project estimate of \$5,011,760 for the Taylor Theatre Infrastructure Renovation.



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

**The University of North Carolina System**  
**Request for Advance Planning, New, or Increase in Capital Improvement Project**

Institution UNC Greensboro  Advance Planning Request  New Capital Project Code \_\_\_\_\_ Item \_\_\_\_\_\*  
 Increase in Authorization from \$\_\_\_\_\_ to \$\_\_\_\_\_ Code \_\_\_\_\_ Item \_\_\_\_\_  
 Interscope Project Number \_\_\_\_\_

\*If this project has previously had advance planning authority, please identify relevant code/item number.

Project Title: Taylor Theatre Infrastructure Renovation  
 Project Cost: \$5,011,760  
 Source of Funds CF – Carry Forward

Fund Type  Appropriated/  Carry-Forward  Student Fees  Trust Funds  Debt Service Fees  
 Category R&R including gifts/ donations

**For each advance planning project or capital construction project, please provide the following:**

- A detailed project description and justification.
  - The Taylor Theatre Rehabilitation and Renovation Project will update the building mechanical, electrical, plumbing, fire alarm and sprinkler systems. The interior space will focus on ADA access and ADA restrooms renovations. Alternates are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery and replacing the fire curtain.
  - The Taylor building was opening in 1967, many of the building system are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet the programming need and extend the life of the building.
- An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form). **See attached OC-25**
- An estimated schedule for the completion of the project (enter dates mm/dd/yr.).  
 Design start 08/12/21 Construction start 09/10/22 Construction complete 11/2/24

- An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr.	21-22- Q1	21-22 Q2	21-22 Q3	21-22 Q4	22-23 Q1	21-23 Q2	21-23 Q3	21-23 Q4
\$ Amount	<b>\$250,588</b>	<b>\$501,176</b>	<b>\$501,176</b>	<b>\$501,176</b>	<b>\$501,176</b>	<b>\$501,176</b>	<b>\$501,176</b>	<b>\$501,176</b>

FY/Qtr.	23-24 Q1	23-24 Q2						
\$ Amount	<b>\$501,176</b>	<b>\$501,176</b>						

- An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests)

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source/\$ Amount	Existing Facility	Existing Facility	Existing Facility	Existing Facility	Existing Facility

- An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source/\$ Amount	NA	NA	NA	NA	NA

- An explanation of the means of financing (i.e., cash reserves using the fund sources identified above, campus debt financing to be retired with the identified fund source, etc.). **NA**

- This is to certify that this capital improvement request was duly authorized on 03/05/2021.  
 (date)

\_\_\_\_\_  
 signature Sameer Kapileshwari / AVC Facilities  
 printed name/title

**FUND SOURCES**

Fund Type Category	Title	Reporting Abbreviation	Description
Appropriations	Appropriations	SA	Funds appropriated by the legislature for capital projects.
R&R	R&R	RR	Funds appropriated by the legislature for campus repairs and renovations in 13 statutorily prescribed categories.
Carry Forward	Carry Forward	CF	State appropriations carried forward under the 2.5% permitted by legislation. By Session Law, carry forward is considered non-general fund when it is carried forward.
Student Fees	Athletics Fee	SAF	Fees collected specifically for support of campus student athletics and recreation services.
	Campus Safety Fee	SSF	Fees collected specifically for support of campus safety items such as emergency phones and cameras.
	Education and Technology Fee	ETSF	Fees collected specifically for support of education and technology items.
	Health Services Fee	HSF	Fees collected specifically for support of campus student health services.
	Other Student Fees	OSF	Any other student fees authorized and collected for other purposes, but not listed in above categories.
Trust Funds (including gifts and donations)	Athletics	AR	Receipts from ticket sales, gifts, donations, cash reserves, including Athletics Foundation reserves.
	Dining	DR	Receipts from operations, cash reserves.
	Housing	HR	Receipts from operations, cash reserves.
	Transportation and Parking	TR	Receipts from operations, cash reserves.
	Utility Trust Funds	UTF	Receipts from operations, cash reserves from operation/management of all/any campus utilities (steam, chilled water, etc.).
	Other Auxiliary Trust Funds	OTF	Receipts from operations, cash reserves from other campus auxiliaries not specified above.
	Centennial/Millennial Campus Funds	CMF	Receipts from operations, cash reserves under the Millennial Campus financing act.
	Clinical Receipts	CR	Receipts from operations, cash reserves.
	Facilities and Administrative	FA	Overhead receipts (facilities and administrative overhead) generated from campus research.
	Donations and Gifts	DG	Contributions made by gift, donation, bequest, or other private sources.
	Endowment	ENDF	Funds from the endowment fund of the University.
Debt Service	Debt Service Fees	DSF	Debt service fees authorized for specific projects.

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION  
 STATE CONSTRUCTION OFFICE  
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
 BIENNIUM 2021-2023

Form OC-25  
 (Rev 8/2020)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 03/08/21  
 PROJECT IDENTIFICATION: Taylor Theatre Infrastructure Renovation  
 PROJECT CITY or LOCATION: Greensboro, NC  
 PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

The Taylor Theatre Infrastructure Renovation Project will update the building mechanical, electrical, plumbing, fire alarm and sprinkler systems. The interior space will focus on ADA access and ADA restrooms renovations. Alternates are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery and replacing the fire curtain.

The Taylor building was opening in 1967, many of the building system are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet the programming need and extend the life of the building.

**(Definitions/explanations are provided on pg 2 to assist in completion of this form. Lump sums are not to be used as a unit of cost unless further substantiating breakdown is provided.)**

CURRENT ESTIMATED CONSTRUCTION COST

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$ -
B. Site Preparation				
1. Demolition (Interior demolition)	20,000	SF	\$ 7.00	\$ 140,000.00
2. Site Work (Improvement to ADA access and entrance)	4,000	SF	\$ 20.00	\$ 80,000.00
C. Construction				
1. Utility Services (included in Electrical)				
2. Building Construction (new space)	-			
3. Building Construction (Renovation)	20,000	SF	\$ 50	\$ 1,000,000
4. Plumbing (Renovation and ADA upgrades)	12,000	SF	\$ 30	\$ 360,000
5. HVAC (HVAC equipment and ductwork replacement)	20,000	SF	\$ 50	\$ 1,000,000
6. Electrical (Electrical infrastructure, wiring and equipment)	20,000	SF	\$ 25	\$ 500,000
7. Fire Suppression and Alarm Systems	20,000	SF	\$ 15	\$ 300,000
8. Telephone, Data, Video	20,000	SF	\$ 8	\$ 160,000
9. Associated Construction Costs	20,000	SF	\$ 1	\$ 20,000
10. Other (Alternates) Tension Grid and Support Structure	1	LS	\$ 373,500	\$ 373,500
Performance rigging and machinery	1	LS	\$ 120,350	\$ 120,350
Fire curtain	1	LS	\$ 29,050	\$ 29,050
D. Equipment				
1. Fixed	-	SF	\$ -	\$ -
2. Moveable (describe)				\$ -
<b>Total Cost of Work</b>				<b>\$ 4,082,900.00</b>

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field and explain.

DESIGN FEE	10 %	(% of Estimated Construction Costs)	\$ 408,290
PRECONSTRUCTION COSTS		(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	0.5 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 20,415
SPECIAL INSPECTIONS/MATERIALS	1 %	(1.25% estimated)	\$ 40,829
SUSTAINABILITY	0 %	(3% LEED Gold, 2% LEED Silver)	\$ -
ADVANCE PLANNING	0 %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 204,145
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 4,756,579

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) = 15 months 5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)	\$255,181
<b>TOTAL ESTIMATED PROJECT COSTS</b> (Estimated Construction Costs + Escalation Cost Increase)	<b>\$ 5,011,760</b>

APPROVED BY: \_\_\_\_\_  
 (Governing Board or Agency Head)

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

On Wed, Mar 10, 2021 at 9:29 AM Sandra Redmond <[sdredmon@uncg.edu](mailto:sdredmon@uncg.edu)> wrote:

----- Forwarded message -----

From: **Miriam Tripp** <[mdtripp@northcarolina.edu](mailto:mdtripp@northcarolina.edu)>

Date: Thu, Mar 4, 2021 at 9:24 AM

Subject: UNCG Capital Requests for Advance Planning

To: Sandra Redmond <[sdredmon@uncg.edu](mailto:sdredmon@uncg.edu)>

Cc: Katherine C Lynn <[kclynn@northcarolina.edu](mailto:kclynn@northcarolina.edu)>, Jeanine Rose <[JRose@northcarolina.edu](mailto:JRose@northcarolina.edu)>

Sandra-

Confirming our phone conversation, the two capital project requests you were preparing for the April BOG meeting can be handled under a recent delegation by the BOG coming out of the Board's Construction Task Force. Under this delegation, advance planning is authorized by a university's Board of Trustees with the capital request coming to the Board of Governors for approval after scope and budget have been more clearly defined (at SDs).

We would establish the advance planning authority for each project in Interscope based on your submission of the CI-1 and OC-25 estimate forms and the documentation indicating your BOT approval. Please call if you have questions as you work through this new process.

Stay safe and well!

Miriam

Miriam Tripp  
Director of Capital Planning  
Finance and Administration  
P.O. Box 2688  
Chapel Hill, NC 27515  
Phone: 919-962-4611  
[mdtripp@northcarolina.edu](mailto:mdtripp@northcarolina.edu)  
[www.northcarolina.edu](http://www.northcarolina.edu)

