



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

Action Item

FAC-6 Capital Request for Advance Planning
 Arts Place at Tate & Gate

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 scope of this project is for a new 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The goal is to foster an active partnership between UNC Greensboro with the surrounding local and regional arts community. The project will include demolition of the existing building, a flexible performance space, gallery, instructional and practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to campus.

Attachments (see below):

FAC-6.1 CI-1, dated March 5, 2021
FAC-6.2 OC-25, dated, March 5, 2021
FAC-6.3 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 \$600,000 on a total project estimate of \$10,330,306 for the Arts Place at Tate & Gate.



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: Arts Place at Tate and Gate

Project Cost: \$10,330,306

Source of Funds OTF – Other Trust Funds

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:

1. A detailed project description and justification.

The scope of this project is for a new 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The goal of this project is to foster an active partnership between UNC Greensboro with the surrounding local and regional arts community. The project will include demolition of the existing building, a flexible performance space, gallery, instructional and practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to campus.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form). **See attached OC-25**
3. An estimated schedule for the completion of the project (enter dates mm/dd/yr.).
 Design start 08/16/21 Construction start 11/17/22 Construction complete 06/3/24
4. 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 | 22-23 Q2 | 22-23 Q3 | 22-23 Q4 |
|-----------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|
| \$ Amount | \$120,000 | \$120,000 | \$120,000 | \$120,000 | \$120,000 | \$400,000 | \$1,500,000 | \$1,500,000 |

| FY/Qtr. | 23-24 Q1 | 23-24 Q2 | 23-24 Q3 | 23-24 Q4 | 24-25 Q1 | | | |
|-----------|--------------------|--------------------|--------------------|--------------------|------------------|--|--|--|
| \$ Amount | \$1,500,000 | \$1,500,000 | \$1,500,000 | \$1,500,000 | \$330,306 | | | |

5. 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). **N/A**
6. 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). **N/A**
7. 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.). **N/A**
8. This is to certify that this capital improvement request was duly authorized on 03/05/2021.
 (date)

 Sameer Kapileshwari / AVC Facilities
 signature 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: 03/05/21
 PROJECT IDENTIFICATION: Arts Place at Tate & Gate
 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 scope of this project is for a new 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The goal of this project is to foster an active partnership between UNC Greensboro with the surrounding local and regional arts community. The project will include demolition of the existing building, a flexible performance space, gallery, instructional and practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to campus.

(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 | | | | \$0 |
| B. Site Preparation | | | | |
| 1. Demolition (Existing Building) | 1 | LS | \$ 150,000.00 | \$150,000 |
| 2. Site Work | 1 | LS | \$ 150,000.00 | \$150,000 |
| C. Construction | | | | |
| 1. Utility Services | 1 | LS | \$ 75,000.00 | \$75,000 |
| 2. Building Construction (new space) | 20,000 | SF | \$ 165.00 | \$3,300,000 |
| 3. Building Construction (Renovation) | - | SF | \$ - | \$0 |
| 4. Plumbing | 20,000 | SF | \$ 20.00 | \$400,000 |
| 5. HVAC | 20,000 | SF | \$ 40.00 | \$800,000 |
| 6. Electrical | 20,000 | SF | \$ 25.00 | \$500,000 |
| 7. Fire Suppression and Alarm Systems | 20,000 | SF | \$ 15.00 | \$300,000 |
| 8. Telephone, Data, Video | 20,000 | SF | \$ 12.00 | \$240,000 |
| 9. Associated Construction Costs | 20,000 | SF | \$ 2.50 | \$50,000 |
| 10. Other: Underground Parking (Price per Space) | 55 | EA | \$ 20,500.00 | \$ 1,127,500.00 |
| 11. Other: Temporary Space and Move Expenses | 1 | LS | \$ 200,000.00 | \$ 200,000.00 |
| D. Equipment | | | | |
| 1. Fixed (Performance Space Equipment) | 1 | LS | \$ 500,000.00 | \$500,000 |
| 2. Moveable (FF&E) | 1 | LS | \$ 200,000.00 | \$200,000 |
| Total Cost of Work | | | | \$ 7,992,500 |

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) | \$ 799,250 |
| PRECONSTRUCTION COSTS | _____ % | (% of Estimated Construction Costs [1% for CM@Risk]) | \$ - |
| COMMISSIONING | 1 % | (0.5% simple; 1.0% moderate; 1.5% complex) | \$ 79,925 |
| SPECIAL INSPECTIONS/MATERIALS | 1.25 % | (1.25% estimated) | \$ 99,906 |
| SUSTAINABILITY | 2 % | (3% LEED Gold, 2% LEED Silver) | \$ 159,850 |
| ADVANCE PLANNING | 0 % | Includes programming, feasibility, analysis (% of Estimated Construction Costs) | \$ - |
| CONTINGENCIES | 5 % | (% of Estimated Construction Costs [3% New or 5% R&R]) | \$ 399,625 |
| ESTIMATED COSTS | | (% of Estimated Construction Costs + Contingencies + Design Fee) | \$ 9,531,056 |

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) = 24 months 5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) \$799,250

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase) **\$ 10,330,306**

APPROVED BY: _____
 (Governing Board or Agency Head)

TITLE: _____

DATE: _____

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

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

From: **Miriam Tripp** <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>

Cc: Katherine C Lynn <kclynn@northcarolina.edu>, Jeanine Rose <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
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Finance and Administration
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