



**Board of Trustees  
Finance and Administration Committee  
November 30, 2021  
8:30 am**

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**Action Item**

FAC-3 Tate + Gate Capital Improvement Project – Approval to Move Forward for Full Authority at the January 19, 2022 BOG Meeting

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

At the March 16, 2021 meeting, the UNCG Board of Trustees approved the Capital Request for Advance Planning for the Tate + Gate Capital Improvement Project.

The scope of this project is for a new multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The project is envisioned to be a maximum of 20,000 GSF. 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, construction of a flexible performance space, gallery, instructional and practice rooms, and 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.

The budget for this project has been more clearly defined and the project has moved into the Program Verification Phase.

### **Recommended Action**

That the Board of Trustees of The University of North Carolina at Greensboro approve moving forward with a request at the Board of Governors January 19, 2022 meeting for full authority on a total project estimate of \$10,333,336 for the Tate + Gate Capital Improvement project.

### **Attachments (see below)**

- 3.1 OC-25, dated November 02, 2021
- 3.2 CI-1, dated November 02, 2021
- 3.3 Email from Miriam Tripp, UNC System Office, dated March 4, 2021



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

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: 11/02/21  
 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 multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The project is envisioned to be a maximum of 20,000 GSF. 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	\$ 175,000.00	\$175,000
2. Site Work	1	LS	\$ 175,000.00	\$175,000
C. Construction				
1. Utility Services	1	LS	\$ 125,000.00	\$125,000
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	\$ 2.75	\$55,000
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	\$ 223,000.00	\$223,000
<b>Total Cost of Work</b>				<b>\$ 8,120,500</b>

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

DESIGN FEE	<u>10</u> %	(% of Estimated Construction Costs)	\$ 812,050
PRECONSTRUCTION COSTS	<u>        </u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	<u>1</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 81,205
SPECIAL INSPECTIONS/MATERIALS	<u>1.25</u> %	(1.25% estimated)	\$ 101,506
SUSTAINABILITY	<u>2</u> %	(3% LEED Gold, 2% LEED Silver)	\$ 162,410
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	<u>3</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 243,615
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 9,521,286

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 %) \$812,050

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$ 10,333,336**

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

**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 \$119,888 to \$10,330,306 Code 42025 Item 302  
 Interscope Project Number 21-23753-01

\*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: \$10,333,336

Source of Funds OTF – 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 multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The project is envisioned to be a maximum of 20,000 GSF. 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 09/23/21 Construction start 11/6/23 Construction complete 12/30/24
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- Q2	21-22 Q3	21-22 Q4	22-23 Q1	22-23 Q2	22-23 Q3	22-23 Q4	23-24 Q1
\$ Amount	<b>\$120,000</b>	<b>\$120,000</b>	<b>\$120,000</b>	<b>\$120,000</b>	<b>\$120,000</b>	<b>\$400,000</b>	<b>\$400,000</b>	<b>\$1,500,000</b>

FY/Qtr.	23-24 Q2	23-24 Q3	23-24 Q4	24-25 Q1	24-25 Q2			
\$ Amount	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$1,430,306</b>			

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 11/02/2021.  
 (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.

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  
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Finance and Administration  
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