



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

Action Item

FAC-4 Taylor Theatre 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 project 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 Taylor Theatre Capital Improvement Project.

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

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

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 \$10,504,664 for the Taylor Theatre Infrastructure Renovation Capital Improvement project.

Attachments

- 4.1 OC-25, dated November 2, 2021
- 4.2 CI-1, dated November 2, 2021
- 4.3 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: Taylor Theater 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)	27,250	SF	\$ 5.00	\$ 136,250.00
2. Site Work (Improvement to ADA access and entrance)	4,000	SF	\$ 25.00	\$ 100,000.00
C. Construction				
1. Utility Services (included in Electrical)				
2. Building Construction (new space)	-			
3. Building Construction (Renovation)	27,250	SF	\$ 115	\$ 3,133,750
4. Plumbing (Renovation and ADA upgrades)	27,250	SF	\$ 30	\$ 817,500
5. HVAC (HVAC equipment and ductwork replacement)	27,250	SF	\$ 50	\$ 1,362,500
6. Electrical (Electrical infrastructure, wiring and equipment)	27,250	SF	\$ 25	\$ 681,250
7. Fire Suppression and Alarm Systems	27,250	SF	\$ 15	\$ 408,750
8. Telephone, Data, Video	27,250	SF	\$ 8	\$ 218,000
9. Associated Construction Costs	27,250	SF	\$ 1	\$ 27,250
10. Other (Alternates) Tension Grid and Support Structure	1	LS	\$ 375,000	\$ 375,000
Performance Rigging and Machinery	1	LS	\$ 125,000	\$ 125,000
Fire Curtain Mech Replacement	1	LS	\$ 35,000	\$ 35,000
D. Equipment				
1. Fixed - Seating	1	LS	\$ 250,000.00	\$ 250,000.00
2. Moveable - Performance Lighting and Sound	1	LS	\$ 700,000.00	\$ 700,000.00
Total Cost of Work				\$ 8,370,250.00

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)	\$ 837,025
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)	\$ 83,703
SPECIAL INSPECTIONS/MATERIALS	<u>0.75</u> %	(0.75% estimated)	\$ 62,777
SUSTAINABILITY	<u>0</u> %	(3% LEED Gold, 2% LEED Silver)	\$ -
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 418,513
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 9,772,267
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =	<u>21</u> months	<u>5.0</u> % annually beginning on month 1	
ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)			\$ 732,397
TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)			\$ 10,504,664

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 \$125,554 to \$10,504,664 Code 42025 Item 301
 Interscope Project Number 21-23804-01

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

Project Title: Taylor Theatre Infrastructure Renovation
 Project Cost: \$10,504,664
 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:

1. 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.
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 10/18/21 Construction start 05/22/23 Construction complete 05/21/24
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	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$450,000	\$2,000,000	\$2,000,000

FY/Qtr.	23-24 Q2	23-24 Q3	23-24 Q4					
\$ Amount	\$2,000,000	\$2,000,000	\$1,304,664					

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.). **NA**
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> 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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