



Finance and Administration Committee
November 30, 2021

MINUTES

MEMBERS PRESENT: Brad Hayes, Chair; Mae Douglas, Betsy Oakley, Tim Rice, Linda Sloan

OTHERS PRESENT: Chancellor Frank Gilliam; Provost Debbie Storrs; Bob Shea, Vice Chancellor for Finance and Administration; Paul Forte, Interim Associate Vice Chancellor for Finance; Scott Milman, Associate Vice Chancellor for Campus Enterprises and Real Estate; Sameer Kapileshwari, Associate Vice Chancellor for Facilities; Jeanne Madorin, Associate Vice Chancellor for Human Resources; Mark McKinney, Director of Institutional Risk Management; Don Skeen, Director of Internal Audit; Waiyi Tse, Chief of Staff; Karen McCormick, Executive Assistant to the Vice Chancellor of Finance and Administration; Kelly Harris, Assistant Secretary to the Board of Trustees; and other members of faculty, staff, and the general public.

PROCEEDINGS:

Chair Brad Hayes called the meeting to order at 8:30 a.m.

Chair Hayes reminded committee members of the Conflict of Interest (COI) statement from the State Government Ethics Act and their duty to avoid COI and appearances of COI, if any should be identified. None were identified.

Roll call was read, and a quorum was confirmed.

On roll call vote, the minutes of the September 28, 2021 Committee meeting were unanimously approved without additions or corrections.

Vice Chancellor Bob Shea gave an update on the passage of the state budget, which allocated \$104,264,845 to UNCG for repairs and renovations, more than any other System school; \$81M in funding was allocated for long overdue repairs and expansion of Jackson Library.

FAC-1 Approval of Capital Improvement Project – Coleman 332 Coaches Office Alterations

Associate Vice Chancellor Sameer Kapileshwari presented agenda item FAC-1, a request for approval of a capital improvement project for Coleman Building 332, which serves as office space for athletic program coaches. This project seeks to convert the existing shared men's and women's basketball coaches' suite into two separate office spaces with a dedicated entrance for each space to improve functionality for each basketball team program. Specific items to be addressed include: (a) modification to the existing HVAC system; (b) additional conference room square footage to support the program; (c) upgraded infrastructure to include new LED lighting; (d) modify the existing layout of the available space by removing and installing

new walls to better support the program; and create a separate reception area for each office suite to improve functionality for the men's and women's basketball programs.

Trustee Betsy Oakley made a motion to approve the project as outlined in the amount of \$476,000. Trustee Tim Rice seconded. On roll call vote, the motion carried unanimously.

FAC-2 McIver Parking Deck Elevator Replacement Designer Selection

Kapileshwari continued with FAC-2, a request for approval of the designer recommended for the McIver Parking Deck Elevator Replacement project that was previously approved by the board. The Designer Pre-Selection Committee recommended the John B. Hawkins firm. The firm successfully presented a level of detail and precision as it related to elevator specific cost and schedule implications, showed insight on managing the impact of increasing lead times and procurement durations in the elevator industry, and outlined their expertise with elevator modernization projects and recent NC Elevator code updates. The firm's project team also demonstrated familiarity with the UNC Greensboro campus, was appropriately sized and tailored to the project, and demonstrated good working relationships with their subconsultants.

Trustee Linda Sloan moved to approve the firm of John B. Hawkins AIA Architect as the designer for the project and, if agreeable terms cannot be met with the recommended firm, to authorize the administration to negotiate terms with the other firms in ranking order. Trustee Tim Rice seconded. On roll call vote, the motion carried unanimously.

FAC-3 Tate + Gate Capital Improvement Project - Request for UNC BOG Authority

Kapileshwari reviewed agenda item FAC-3, a request for approval to move forward for full authority from the Board of Governors for the Tate+Gate capital improvement project, which was approved by the Board of Trustees in March 2021.

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. The goals are to foster an active partnership between UNCG and the surrounding local and regional arts community and provide a prominent gateway entrance to campus. The budget for the project has been more clearly defined at \$10,333,336, and the project has moved into the Program Verification Phase.

Trustee Mae Douglas made a motion to 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. Trustee Betsy Oakley seconded. On roll call vote, the motion carried unanimously.

FAC-4 Taylor Theatre Infrastructure - Request for UNC BOG Authority

Kapileshwari presented a request for approval to seek full authority from the Board of Governors for the Taylor Theatre capital improvement project, which was approved by the Board of Trustees in March 2021. The Taylor Theatre opened in 1967, and many of the building systems are original 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.

Hayes made a motion to approve moving forward with a request at the Board of Governors' January 19, 2022 meeting for full authority on a total project estimate of \$10,505,664 for the Taylor Theatre Infrastructure Renovation project. Trustee Linda Sloan seconded the motion. On roll call vote, the motion carried unanimously.

FAC-5 Acceptance of completed projections for FY 2020-21

Kapileshwari reviewed with the committee those projects that were completed in FY 2020-2021:

1. Coleman Athletics Men's Basketball Team Lounge - Project Cost: \$376,007
2. Coleman Athletics Weight Room 123 Alterations - Project Cost: \$1,227,413
3. Graham Roof Replacement - Project Cost: \$399,819
4. Nursing and Instructional Building (NIB) - Project Cost: \$88,415,445
5. Phillips Hawkins Roof Replacement - Project Cost: \$410,180
6. Ragsdale Mendenhall Residence Hall Renovations - Project Cost: \$12,677,902
7. South Chiller Plant (SCP) - Project Cost: \$15,488,499
8. Steam Plant Control System Upgrade - Project Cost: \$497,185

Eighteen additional projects at a total cost between \$5000 and \$300,000 were also completed in fiscal year 2020-21. Five projects under \$5,000 were completed, and seven studies, reviews, or budget requests were completed as well.

Trustee Betsy Oakley moved to approve final acceptance of the completed projects as presented. Trustee Tim Rice seconded. On roll call vote, the motion carried unanimously.

FAC-6 Stone Building Roofing

Kapileshwari presented the final action item, a request to approve the transfer of remaining funds associated with the Moore Building renovation project to the Stone Building roofing replacement project. The Stone Building roof membrane, flashings, and coating at all roof areas have reached the end of their respective service lives. The project will a replace roofing down to the deck and add properly sized wall scuppers and replace the gutter.

The Moore building project received \$1.2 million in carryforward funding and the design of the project was started. An additional \$1.35 million was to be funded from future carry forward to complete the funding of the budgeted \$2.55 million total project cost. The additional \$1.35 million never materialized and the project was canceled. After design services and owners' expenses were paid, there is \$775,552 remaining in the

Moore Building project. With an increase in roofing project costs due to materials escalation, labor, and material shortages, all roofing project construction costs have increased and the 2020-2021 R&R funding is not sufficient to complete the projects submitted in the request. As such, the remaining \$775,552 allocated for the Moore Building could be transferred to cover the Stone Building roofing replacement, the last of the 2021-2021 R&R roofing projects.

Hayes moved to approve the transfer of the remaining \$775,552 from the Moore Building project to the Stone Building roofing replacement project. Trustee Tim Rice seconded. On roll call vote, the motion carried unanimously.

Information Items

FAC-7 Facilities Design and Construction Quarterly Update

FAC-8 Quarterly Enrollment and Tuition Dashboard

FAC-9 University Investment Fund (UIF) Board Update (September 2021)

Three information items were included in the committee members' pre-meeting materials. There were no questions or comments about those items.

There being no further business, the meeting was adjourned at 9:15 am.

Respectfully submitted,



Kelly Harris
Assistant Secretary to the Board of Trustees