



**Finance and Administration Committee
October 10, 2023**

Action Item

FAC- 1 Increase in Authority Request: Cone Art Building Lighting and Controls Replacement Phases 2 and 3

Background Information

The Art Museum's 2015 Facility Condition Assessment Program (FCAP) report noted that the Cone Art Building lighting infrastructure, including the dimming controls and track systems, is obsolete and damaged. Phase 1 was completed a few years ago; the remaining galleries must be updated in Phases 2 and 3. The scope includes replacing lighting fixtures, controls, and new gallery ceiling areas and window shades.

The project aims to improve the museum's visitor experience, address electrical safety issues, and enhance the art collection's presentation and long-term preservation. The lighting and control upgrades will reduce energy consumption, providing annual savings and reducing greenhouse gas emissions.

Increased authorization is needed to account for escalation and inflation to complete the full intended scope of work in all galleries during one intended shutdown period available to the Museum in the summer of 2024. This total project cost is based on the Design Development estimate provided by our selected designer, SKA Consulting Engineers, Inc.

On December 15, 2021, the Board of Governors of The University of North Carolina System approved the 2021-2022 Capital R&R Allocation for Maintenance Repair and Renovation Projects. \$861,750 was allocated to the Cone Art Building Lighting and Controls Replacement Phases 2 and 3 Project. As part of the Frankenthaler Climate Initiative, the Weatherspoon Art Museum applied and was approved for a \$100,000 grant from the Helen Frankenthaler Foundation, Inc. on July 22, 2021, to supplement the project and complete the desired scope of upgrades.

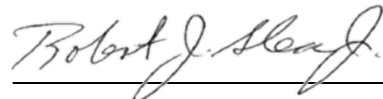
The remaining funding comprises \$340,000 from the Chancellor's Strategic Investment Fund and \$52,000 from the Weatherspoon Art Museum.

Attachments:

- 1.1 CI-1 dated 10/10/2023
- 1.2 OC-25 dated 10/10/2023

Recommended Action

That the Board of Trustees of The University of North Carolina at Greensboro authorize the Administration to move forward with a request to the Board of Governors for an increase in authority of \$392,000 at the November 15-16, 2023 meeting, thereby increasing the total project authority from \$961,750 to \$1,353,750 to renovate the Cone Art Building Lighting & Controls Replacement Phases 2 and 3.



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

Project Title: Cone Art Building Lighting and Controls Replacement Phases 2 and 3

Advance Planning Request

New Capital Project

Increased Authorization: **Code:** 42125 **Item:** 322

From: \$961,750 **To:** \$1,353,750 **Total:** \$392,000

Project Cost: \$1,353,750

Source of Funds*: 64% R&R (RR), 25% Chancellor Strategic Investment Fund (OTF), 7% Donations & Gifts (DG), 4% Museum Trust Fund (OTF)

Fund Type Category:

Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl. donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code		RR					
\$ Amount	\$0	\$861,750	\$0	\$0	\$492,000	\$0	\$1,353,750
Percent	0.0%	63.7%	0.0%	0.0%	36.3%	0.0%	100.0%

*If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached.

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

1. A detailed project description and justification:

The Art Museum's 2015 Facility Condition Assessment Program (FCAP) report noted that the lighting infrastructure, including the dimming controls and track systems, are both obsolete and damaged. Phase 1 has since been completed and remaining galleries need to be updated in Phases 2 and 3. The scope includes replacement of lighting fixtures and controls, and some new gallery ceiling areas and window shades. The project goal is to improve the visitor experience of the museum, address electrical safety issues and enhance the art collection's presentation and long-term preservation. The lighting and controls upgrades will reduce energy consumption, providing annual savings and reducing overall greenhouse gas emissions. Increased authorization is needed to account for escalation and inflation in order to complete the full intended scope of work in all galleries during one intended shutdown period available to the museum in the summer of 2024.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).
3. An estimated schedule for the completion of the project (enter dates mm/dd/yr).

Designer Start: 3/1/23 Constr. Start: 4/15/24 Constr. Complete: 8/15/24

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

FY/Qtr	FY22-23-Q3	FY22-23-Q4	FY23-24-Q1	FY23-24-Q2
\$ Amount	\$5,000	\$25,000	\$25,000	\$25,000
FY/Qtr	FY23-24-Q3	FY23-24-Q4	FY24-25-Q1	
\$ Amount	\$509,500	\$509,500	\$254,750	

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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

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).

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Source	N/A	N/A	N/A	N/A	N/A
\$ Amount	\$0	\$0	\$0	\$0	\$0

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.).

64% R&R (RR), 25% Chancellor Strategic Investment Fund (OTF), 7% Donations & Gifts (DG), 4% Museum Trust Fund (OTF)

8. This is to certify that this capital improvement request was duly authorized on:

 (Signature)

 (Date)

 (Printed name/title)

FUND SOURCES

Fund Type Category	Title	Fund Source Code (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.
DebtService	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 2023-2025

Form OC-25
 (Rev 12/2022)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 10/10/23
 PROJECT IDENTIFICATION: Cone Art Building Lighting and Controls Replacement Phases 2 and 3
 PROJECT CITY or LOCATION: Greensboro
 PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

The Art Museum's 2015 Facility Condition Assessment Program (FCAP) report noted that the lighting infrastructure, including the dimming controls and track systems, are both obsolete and damaged. Phase 1 has since been completed and remaining galleries need to be updated in Phases 2 and 3. The scope includes replacement of lighting fixtures and controls, and some new gallery ceiling areas and window shades. The project goal is to improve the visitor experience of the museum, address electrical safety issues and enhance the art collection's presentation and long-term preservation. The lighting and controls upgrades will reduce energy consumption, providing annual savings and reducing overall greenhouse gas emissions. Increased authorization is needed to account for escalation and inflation in order to complete the full intended scope of work in all galleries during one intended shutdown period available to the museum in the summer of 2024.

(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				\$0
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (new space)				\$0
3. Building Construction (Ceiling Work)	8356	SF	\$ 5.00	\$41,780
4. Plumbing (specify existing or new space)				\$0
5. HVAC (specify existing or new space)				\$0
6. Electrical (Lighting and Controls - 4 Galleries)	8356	SF	\$ 130.00	\$1,086,280
7. Fire Supression and Alarm Systems				\$0
8. Telephone, Data, Video				\$0
9. Associated Construction Costs (describe)				\$0
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (Shades)	1	LS	\$ 7,500.00	\$7,500
2. Moveable (describe)				\$0
Total Cost of Work				\$ 1,135,560

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)	\$	113,556
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$	-
COMMISSIONING	0 %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$	-
SPECIAL INSPECTIONS/MATERIALS	0 %	(1.25% estimated)	\$	-
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])	\$	56,778
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$	1,305,894

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) = 10 months 5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) \$47,856

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase) **\$ 1,353,750**

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