



Finance and Administration Committee
April 09, 2024

Action Item

FAC-1 New Capital Project – Weatherspoon Art Museum Center for Art and Human Understanding

Background Information

On May 22, 2019, the Board of Governors delegated authorization of capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost of \$750,000 to \$4,000,000, to the Board of Trustees. The cost of the Weatherspoon Art Museum Center for Art and Human Understanding project is within this threshold.

The project will renovate roughly 3,200 square feet of first-floor galleries, storage, and transition spaces to create the Center. The program consists of a new reception area, collections storage, and a flexible object-study gallery to advance the work of Weatherspoon curators, faculty, students, and museum interns. The Center will provide ready access to the museum's internationally renowned collection of 6,500 works of art through a purpose-designed space for teaching, learning, and research. The Center will dramatically increase the collection's usefulness for academic & community engagement and student wellness. The Center aims to transform teaching with art, making the museum a greater asset for student success. It will serve as a national model for its innovative programs and engagement with the greater community.

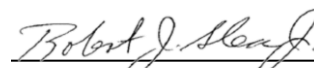
Project: Project Cost: \$1.7M

Attachments

- 1.1: OC-25, dated 03/04/2024
- 1.2: CI-1, dated 03/04/2024

Recommended Action

That the Board of Trustees of The University of North Carolina at Greensboro approve a capital improvement project of \$1.7M for the Weatherspoon Art Museum Center for Art & Human Understanding.


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 2023-2025

Form OC-25
 (Rev 12/2022)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 03/04/24
 PROJECT IDENTIFICATION: Weatherspoon Art Museum - Center for Art & Human Understanding
 PROJECT CITY or LOCATION: _____
 PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

The project is to renovate roughly 3,200 square feet of first-floor galleries, storage, and transition spaces to create the Center for Art and Human Understanding. The program consists of a new reception area, collections storage, and flexible object-study gallery to advance the work of Weatherspoon curators, UNC Greensboro faculty, students, and museum interns. The Center will provide ready access to the museum's internationally renowned collection of 6,500 works of art through a purpose-designed space for teaching, learning, and research. The Center will dramatically increase the usefulness of the collection for academic & community engagement, and student wellness. The Center aims to transform teaching with art at UNC Greensboro, making the museum an even greater asset for student success, and will serve as a national model for its innovative programs and engagement with the greater community.

(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.)

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Selective Interior Demolition	3180	SF	\$ 17.50	\$55,650
2. Site Work				\$0
C. Construction				
1. Utility Services (describe)				\$0
2. Building Construction (new space)				\$0
3. Building Construction (Renovate Existing)	3180	SF	\$ 125.00	\$397,500
4. Plumbing (Renovate Existing)				\$0
5. HVAC (Renovate Existing)	3180	SF	\$ 100.00	\$318,000
6. Electrical (Renovate Existing)	3180	SF	\$ 75.00	\$238,500
7. Fire Supression and Alarm Systems	3180	SF	\$ 12.00	\$38,160
8. Telephone, Data, Video	3180	SF	\$ 50.00	\$159,000
9. Associated Construction Costs (describe)				\$0
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed (Archive Storage System)	1	Allow	\$ 100,000.00	\$100,000
2. Moveable (Classroom Furniture)	1	Allow	\$ 50,000.00	\$50,000
Total Cost of Work				\$ 1,356,810

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)	\$ 135,681
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	2 %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ 27,136
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 67,841
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 1,587,468
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =			
	20	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE	(Total of Estimated Construction Costs x Escalation %)		\$112,533
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Costs + Escalation Cost Increase)		\$ 1,700,000

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

Project Title: Weatherspoon Art Museum - Center for Art & Human Understanding

Advance Planning Request

New Capital Project

Increased Authorization: **Code:** **Item:**

Previous Authorization: **Increase Amt:** **Total:**

Project Cost: \$1,700,000 **Source of Funds*:** Donations & Gifts - DG

Fund Type Category:

Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl. donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code					DG		
\$ Amount	\$0	\$0	\$0	\$0	\$1,700,000	\$0	\$1,700,000
Percent	0.0%	0.0%	0.0%	0.0%	100.0%	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:

- A detailed project description and justification:

The project is to renovate roughly 3,200 square feet of first-floor galleries, storage, and transition spaces to create the Center for Art and Human Understanding. The program consists of a new reception area, collections storage, and flexible object-study gallery to advance the work of Weatherspoon curators, UNC Greensboro faculty, students, and museum interns. The Center will provide ready access to the museum's internationally renowned collection of 6,500 works of art through a purpose-designed space for teaching, learning, and research. The Center will dramatically increase the usefulness of the collection for academic & community engagement, and student wellness. The Center aims to transform teaching with art at UNC Greensboro, making the museum an even greater asset for student success, and will serve as a national model for its innovative programs and engagement with the greater community.

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

Designer Start: 10/1/24 Constr. Start: 7/1/25 Constr. Complete: 3/1/26

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

FY/Qtr	FY24-25-Q2	FY24-25-Q3	FY24-25-Q4	FY25-26-Q1
\$ Amount	\$60,000	\$80,000	\$80,000	\$280,000
FY/Qtr	FY25-26-Q2	FY25-26-Q3	FY25-26-Q4	FY26-27-Q1
\$ Amount	\$600,000	\$600,000		

- 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

- 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

- 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.).

Donations and Gifts - DG

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

	(Date)
	(Printed name/title)

(Signature) (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.
Endowment	ENDF	Funds from the endowment fund of the university.	
DebtService	Debt Service Fees	DSF	Debt service fees authorized for specific projects.