Finance and Administration Committee
April 09, 2024

Action Item

FAC-2 Increased Authority Request to the Board of Governors –
Taylor Theatre Infrastructure Renovation Project

Background Information

On March 16, 2021, the Board of Trustees approved this project’s Capital Request for Advance Planning. The Program Verification Phase was then completed with Lord Aeck Sargent Planning and Design, Inc. of Chapel Hill, NC, the design team. On November 30, 2021, the Board of Trustees approved moving forward with a request to the Board of Governors for full authorization of the project with an original total project estimate of $10,504,664. That request was granted on April 7, 2022.

The Taylor Theatre building opened in 1967. Most existing building systems are original and have far exceeded their useful life. The building needs comprehensive rehabilitation to meet programming needs and extend its duration of service. The project’s primary focus is the replacement of obsolete infrastructure (Mechanical, Electrical, Plumbing) to support minimal operational requirements. A small building addition and renovation to the existing courtyard is required to house the new Mechanical Units as they cannot fit within the existing space, and the existing roof structure can only support them with significant structural alteration. Alternates include ADA upgrades to the theatre seating and accessibility, replacing door hardware throughout to be accessible, fire alarm upgrades, and a new life safety generator. The North Carolina Department of Administration State Construction Office completed and approved the project design on November 08, 2023; construction bids opened on December 19, 2023. The lowest of (3) bids exceeded the available budget and base bid design estimate by more than 35%. This request to increase authorization addresses the anticipated shortfall to address the most acute building deficiencies and preferred alternates and enable a rebid as soon as possible, targeted for Summer 2024. The building occupants have already moved out in anticipation of the previous construction start, and further delays will continue to impact the academic programming. Mechanical equipment has also been procured early to support the original schedule and reduce further escalation.
Based on extended conversations with the general contractors who bid on the project and the design team, the requested increase of $4,000,000 would enable the opportunity for the success of a rebid of the project’s construction. This would increase the current authorization from $10,504,664 to a total project budget of $14,504,664.

To move forward with the project, a request for increased authorization must be brought to the Board of Governors for approval at their May 22, 2024, meeting.

**Attachments**

- 2.1: OC-25, dated 03/06/2024
- 2.2: CI-1, dated 03/06/2024

**Recommended Action**

That the Board of Trustees of the University of North Carolina at Greensboro approve moving forward with a request to the Board of Governors at the May 22, 2024, meeting for increased authority from $10,504,664 to a total project budget of $14,504,664 for the Taylor Theatre Infrastructure Renovation Project.

Robert J. Shea, Jr.
Vice Chancellor for
Finance and Administration
The Taylor building opened in 1967. Most of the existing building systems are original and have far exceeded their useful life. The building is in need of a comprehensive rehabilitation to meet programming needs and extend its duration of service. The project’s primary focus is replacement of obsolete infrastructure (Mechanical, Electrical, some Plumbing) to support minimal operational requirements. A small building addition and renovation to the existing courtyard is required to house the new Mechanical Units as they cannot fit within the existing space and the existing roof structure cannot support them without major structural alteration. Alternates include ADA upgrades to the theatre seating and accessibility, replacing door hardware throughout to be accessible, fire alarm upgrades, and a new life safety generator. The project design was approved by SCO and opened bids in December 2023. The lowest of (3) bids exceeded the available budget and base bid design estimate by more than 35%. This request to increase authorization is to address the anticipated shortfall to address the most acute building deficiencies, preferred alternates, and enable a rebid in the Summer of 2024. The building occupants have already moved out in anticipation of the previous construction start and further delays will continue to impact the academic programming. Mechanical equipment has also been procured early in an attempt to support the original schedule and reduce further escalation.

CURRENT ESTIMATED CONSTRUCTION COST

<table>
<thead>
<tr>
<th>QTY</th>
<th>UNIT</th>
<th>COST PER UNIT</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

**A. Land Requirement**

- Demolition 373/2 GSF $15.00 $560,130
- Site Work 4596 GSF $75.00 $344,700

**B. Site Preparation**

- 4596 GSF $50.00 $229,800
- 3307 GSF $700.00 $2,314,900
- 3732 GSF $40.00 $1,493,680
- 40649 GSF $10.00 $406,490
- 40649 GSF $85.00 $3,455,165
- 40649 GSF $35.00 $1,422,715
- 40649 GSF $15.00 $609,735
- 40649 GSF $7.50 $304,868

**C. Construction**

- 1 LS $7,250.00 $7,250.00
- Other (describe and insert additional lines as needed) $0

**D. Equipment**

- Fire Curtain (1 LS $180,000.00 $180,000.00
- Theatre Seating (1 LS $700.00 $280,000.00
- Ticket Booth (1 LS $30,000.00 $30,000.00

**Total Cost of Work**

$11,704,683

**DESIGN FEE**

10 % (% of Estimated Construction Costs)

$1,170,488

**PRECONSTRUCTION COSTS**

0 % (% of Estimated Construction Costs [1% for CM@Risk])

$0

**COMMISSIONING**

1 % (0.5% simple; 1.0% moderate; 1.5% complex)

$117,047

**SPECIAL INSPECTIONS/MATERIALS**

1.25 % (1.25% estimated)

$146,309

**SUSTAINABILITY**

0 % (3% LEED Gold, 2% LEED Silver)

$0

**ADVANCE PLANNING**

0 % (% of Estimated Construction Costs)

$0

**CONTINGENCIES**

5 % (% of Estimated Construction Costs [3% New or 5% R&R])

$585,234

**ESTIMATED COSTS**

(1.25% estimated)

$13,723,740

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) = 16 months 5.0 % annually beginning on month 1

$780,924

**TOTAL ESTIMATED PROJECT COSTS**

(Estimated Construction Costs + Escalation Cost Increase)

$14,504,664

**APPROVED BY:**

(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: Taylor Theater Infrastructure Renovation

Advance Planning Request
New Capital Project

Increased Authorization: Code: 42125
Item: 308

Previous Authorization: $10,504,664
Increase Amt: $4,000,000
Total: $14,504,664

Project Cost: $14,504,664
Source of Funds*: CF/OTF

<table>
<thead>
<tr>
<th>Fund Category</th>
<th>Appropriated</th>
<th>R&amp;R</th>
<th>Carry Forward</th>
<th>Student Fees</th>
<th>Trust Funds (incl. donations/gifts)</th>
<th>Debt Service Fees</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>CF</td>
<td>$0</td>
<td>$0</td>
<td>$10,504,664</td>
<td>$0</td>
<td>$4,000,000</td>
<td>$0</td>
<td>$14,504,664</td>
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<tr>
<td>OTF</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Percent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>72.4%</td>
<td>0.0%</td>
<td>27.6%</td>
<td>0.0%</td>
<td>100.0%</td>
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</tbody>
</table>

*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 Taylor building opened in 1967. Most of the existing building systems are original and have far exceeded their useful life. The building is in need of a comprehensive rehabilitation to meet programming needs and extend its duration of service. The project’s primary focus is replacement of obsolete infrastructure (Mechanical, Electrical, some Plumbing) to support minimal operational requirements. A small building addition and renovation to the existing courtyard is required to house the new Mechanical Units as they cannot fit within the existing space and the existing roof structure cannot support them without major structural alteration. Alternates include ADA upgrades to the theatre seating and accessibility, replacing door hardware throughout to be accessible, fire alarm upgrades, and a new life safety generator. The project design was approved by SCO and opened bids in December 2023. The lowest of (3) bids exceeded the available budget and base bid design estimate by more than 35%. This request to increase authorization is to address the anticipated shortfall to address the most acute building deficiencies, preferred alternates, and enable a rebid in the Summer of 2024. The building occupants have already moved out in anticipation of the previous construction start and further delays will continue to impact the academic programming. Mechanical equipment has also been procured early in an attempt to support the original schedule and reduce further escalation.

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).

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

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).

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).

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.).

Initial Funding through University Carry Forward. $4M increase funded by Year End Funds.

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

[Signature]
(Date)

(Printed name/title)
# FUND SOURCES

<table>
<thead>
<tr>
<th>Fund Type Category</th>
<th>Title</th>
<th>Fund Source Code (Reporting Abbreviation)</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Appropriations</td>
<td>Appropriations</td>
<td>SA</td>
<td>Funds appropriated by the legislature for capital projects.</td>
</tr>
<tr>
<td>R&amp;R</td>
<td>R&amp;R</td>
<td>RR</td>
<td>Funds appropriated by the legislature for campus repairs and renovations in 13 statutorily prescribed categories.</td>
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<tr>
<td>Carry forward</td>
<td>Carry Forward</td>
<td>CF</td>
<td>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.</td>
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<tr>
<td>Athletics Fee</td>
<td>SAF</td>
<td>Fees collected specifically for support of campus student athletics and recreation services.</td>
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<tr>
<td>Campus Safety Fee</td>
<td>SSF</td>
<td>Fees collected specifically for support of campus safety items such as emergency phones and cameras.</td>
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<tr>
<td>Education and Technology Fee</td>
<td>ETSF</td>
<td>Fees collected specifically for support of education and technology items.</td>
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<tr>
<td>Health Services Fee</td>
<td>HSF</td>
<td>Fees collected specifically for support of campus student health services.</td>
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<tr>
<td>Other Student Fees</td>
<td>OSF</td>
<td>Any other student fees authorized and collected for other purposes, but not listed in above categories.</td>
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</tr>
<tr>
<td>Athletics</td>
<td>AR</td>
<td>Receipts from ticket sales, gifts, donations, cash reserves, including Athletics Foundation reserves.</td>
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<tr>
<td>Dining</td>
<td>DR</td>
<td>Receipts from operations, cash reserves.</td>
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<tr>
<td>Housing</td>
<td>HR</td>
<td>Receipts from operations, cash reserves.</td>
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<tr>
<td>Transportation and Parking</td>
<td>TR</td>
<td>Receipts from operations, cash reserves.</td>
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<tr>
<td>Utility Trust Funds</td>
<td>UTF</td>
<td>Receipts from operations, cash reserves from operation/management of all/any campus utilities (steam, chilled water, etc.).</td>
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<tr>
<td>Other Auxiliary Trust Funds</td>
<td>OTF</td>
<td>Receipts from operations, cash reserves from other campus auxiliaries not specified above.</td>
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<tr>
<td>Centennial/Millennial Campus Funds</td>
<td>CMF</td>
<td>Receipts from operations, cash reserves under the Millennial Campus financing act.</td>
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<tr>
<td>Clinical Receipts</td>
<td>CR</td>
<td>Receipts from operations, cash reserves.</td>
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<tr>
<td>Facilities and Administrative</td>
<td>FA</td>
<td>Overhead receipts (facilities and administrative overhead) generated from campus research.</td>
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<tr>
<td>Donations and Gifts</td>
<td>DG</td>
<td>Contributions made by gift, donation, bequest, or other private sources.</td>
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<tr>
<td>Endowment</td>
<td>ENDF</td>
<td>Funds from the endowment fund of the university.</td>
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<tr>
<td>DebtService</td>
<td>Debt Service Fees</td>
<td>DSF</td>
<td>Debt service fees authorized for specific projects.</td>
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</table>