

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. Sleage.

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

DEPARTMENT and DIVISION:
UNC Greensboro
DATE: 03/06/24

PROJECT IDENTIFICATION:
Taylor Theater Infrastructure Renovation
DATE: 03/06/24

PROJECT CITY or LOCATION:
Greensboro, NC
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(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.)

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CURRENT ESTIMATED CONSTRUCTION COST	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition	37342	GSF	\$ 15.0	
2. Site Work	4596	GSF	\$ 75.0	0 \$344,700
C. Construction			-	
1. Utility Services (Site Utilities)	4596	GSF	\$ 50.0	0 \$229,800
2. Building Construction (Mechanical Addition)	3307	GSF	\$ 700.0	0 \$2,314,900
3. Building Construction (Renovation)	37342	GSF	\$ 40.0	0 \$1,493,680
Plumbing (Renovation & Addition)	40649	GSF	\$ 10.0	. ,
5. HVAC (Renovation & Addition)	40649	GSF	\$ 85.0	0 \$3,455,165
6. Electrical (Renovation & Addition)	40649	GSF	\$ 35.0	0 \$1,422,715
7. Fire Suppression and Alarm Systems (Renovation & Addition)	40649	GSF	\$ 15.0	. ,
8. Telephone, Data, Video (Renovation & Addition)	40649	GSF	\$ 7.5	0 \$304,868
9. Associated Construction Costs (Survey and Moving)	1	LS	\$ 72,500.0	0 \$72,500
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1a. Fixed (Fire Curtain)	1	LS	\$ 180,000.0	
1b. Fixed (Theatre Seating)	400	EA	\$ 700.0	. ,
1c. Fixed (Ticket Booth)	1	LS	\$ 30,000.0	
Total Cost of Work				\$ 11,704,683
Items below may be calculated by percentage or lump sum. If using	g lump sum, r	nake entry	/ in \$ field and explain	
DESIGN FEE 10 % (% of Estimated	d Construction Co	osts)		\$ 1,170,468
	d Construction Co	,	CM@Risk])	\$ -
	.0% moderate; 1	-	• •/	\$ 117,047
SPECIAL INSPECTIONS/MATERIALS 1.25 % (1.25% estimat		p	,	\$ 146,309
	d, 2% LEED Silve	er)		\$ -
				÷
	mming, feasibility	•		\$-
CONTINGENCIES 5 % (% of Estimated	d Construction Co	osts [3% New	o r 5% R&R])	\$ 585,234
ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + De	sign Eee)			\$ 13,723,740
Escalation = percent per month multiplied by number of months	siyii reej			ψ 10,720,740
			0/ appually beginning	
(From Estimate Date as entered above on this form to mid-			% annually beginning	

(From Estimate Date as entered above on this form to mid- point of construction) =	16	months	5.0 % annually beginning on month 1	
ESCALATION COST INCREASE (Total of Estimated Construction Costs x	Escala	tion %)		\$780,924
TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Es	calation	Cost Increase)		\$ 14,504,664



Form OC-25 (Rev 12/2022)

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** Х **Increased Authorization:** 42125 Code: Item: 308 \$10,504,664 \$4,000,000 \$14,504,664 **Previous Authorization:** Increase Amt: Total: **Project Cost:** \$14,504,664 Source of Funds*: CF/OTF Fund Type Category: **Trust Funds (incl. Fund Category** Appropriated R&R **Carry Forward Student Fees** Debt Service Fees TOTAL donations/gifts)

Fund Source Code			CF		OTF		
\$ Amount	\$0	\$0	\$10,504,664	\$0	\$4,000,000	\$0	\$14,504,664
Percent	0.0%	0.0%	72.4%	0.0%	27.6%	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:

Designer Start:

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).

9/17/21 Constr. Start: 12/1/24 Constr. Complete: 2/1/26

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

FY/Qtr	TO DATE	FY24-25-Q2	FY24-25-Q3	FY24-25-Q4
\$ Amount	\$1,188,580	\$816,084	\$3,125,000	\$3,125,000
FY/Qtr	FY25-26-Q1	FY25-26-Q2	FY25-26-Q3	
\$ Amount	\$3,125,000	\$2,125,000	\$1,000,000	\$0

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 nongeneral 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.).

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:

(Date)

(Printed name/title)

FUND SOURCES

	18	Fund Source Code	
		(Reporting	
Fund Type Category	Title	Abbreviation)	Description
			Funds appropriated by the legislature for capital
Appropriations	Appropriations	SA	projects.
R&R	R&R	RR	Funds appropriated by the legislature for campus repairs and renovations in 13 statutorily prescribed
han	nœn	NA	categories.
		CE	State appropriations carried forward under the 2.5%
Carry forward	Carry Forward		permitted by legislation. By Session Law, carry forward is considered non-general fund when it is
			carried forward.
			Fees collected specifically for support of campus
	Athletics Fee	SAF	student athletics and recreation services.
			Fees collected specifically for support of
	Campus Safety Fee	SSF	campussafety items such as emergency phones and cameras.
Student Fees			Fees collected specifically for support of education
	Education and Technology Fee	ETSF	and technology items.
	Health Services Fee	HSF	Fees collected specifically for support of campus
		OSF	student health services.
	Other Student Fees		Any other student fees authorized and collected for
			other purposes, but not listed in above categories.
		AR	Receipts from ticket sales, gifts, donations, cash
	Athletics		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.
			Receipts from operations, cash reserves from
	Utility Trust Funds	UTF	opeation/management of all/any campus utilities
			(steam, chilled water, etc.).
Trust Funds (including	Other Auxiliary Trust Funds	OTF	Receipts from operations, cash reserves from other
gifts and donations)		011	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.
		ENDE	Funds from the endowment fund of the university
	Endowment	ENDF	Funds from the endowment fund of the university.