



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.

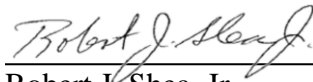
Attachments

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

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: 03/06/24
 PROJECT IDENTIFICATION: Taylor Theater Infrastructure Renovation
 PROJECT CITY or LOCATION: Greensboro, NC
 PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

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.

(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	37342	GSF	\$ 15.00	\$560,130
2. Site Work	4596	GSF	\$ 75.00	\$344,700
C. Construction				
1. Utility Services (Site Utilities)	4596	GSF	\$ 50.00	\$229,800
2. Building Construction (Mechanical Addition)	3307	GSF	\$ 700.00	\$2,314,900
3. Building Construction (Renovation)	37342	GSF	\$ 40.00	\$1,493,680
4. Plumbing (Renovation & Addition)	40649	GSF	\$ 10.00	\$406,490
5. HVAC (Renovation & Addition)	40649	GSF	\$ 85.00	\$3,455,165
6. Electrical (Renovation & Addition)	40649	GSF	\$ 35.00	\$1,422,715
7. Fire Suppression and Alarm Systems (Renovation & Addition)	40649	GSF	\$ 15.00	\$609,735
8. Telephone, Data, Video (Renovation & Addition)	40649	GSF	\$ 7.50	\$304,868
9. Associated Construction Costs (Survey and Moving)	1	LS	\$ 72,500.00	\$72,500
10. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1a. Fixed (Fire Curtain)	1	LS	\$ 180,000.00	\$180,000
1b. Fixed (Theatre Seating)	400	EA	\$ 700.00	\$280,000
1c. Fixed (Ticket Booth)	1	LS	\$ 30,000.00	\$30,000
Total Cost of Work				\$ 11,704,683

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)	\$ 1,170,468
PRECONSTRUCTION COSTS	0 %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
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)	\$ -
ADVANCE PLANNING	0 %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	5 %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 585,234
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 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
ESCALATION COST INCREASE	(Total of Estimated Construction Costs x Escalation %)		\$780,924
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Costs + Escalation Cost Increase)		\$ 14,504,664

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

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.