



Finance and Administration Committee
April 09, 2024

Action Item

FAC-3 New Capital Project: 525 Tate Street Renovation

Background Information

On May 22, 2019, the Board of Governors delegated authority to the Board of Trustees to approve capital improvement projects designed, constructed, and operated by non-general fund money, with a total project cost up to \$750,000.

The cost of the 525 Tate Street Renovation project is \$630,000 and, as such, under this threshold.

A modest renovation of the 525 Tate Street Building, a 5,350-square-foot one-story structure, is required to support the relocation of two academic program uses. The renovated building will accommodate uses being displaced by the razing of the existing 842 Gate City Boulevard structure as the site is cleared for the construction of the Jeanne Tannenbaum Center for Creative Practice (JTCCP). The renovation project includes minimum construction to establish program zones, modification of utilities to accommodate the new use and plan layout, and creation of code-compliant accessible restrooms.

This project will obtain professional services for the design and construction renovation.


Attachments:

3.1(a) OC-25, dated 3/18/2024

3.1(b) CI-1, dated 3/18/2024

Recommended Action

That the Board of Trustees of The University of North Carolina at Greensboro approve a capital improvement project in the amount of \$630,000 for the 525 Tate Street 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: 03/18/24
 PROJECT IDENTIFICATION: 525 Tate Street Renovation
 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.)

A modest renovation of the 525 Tate Street Building, a 5,350 square foot one-story structure, is required to convert the space for academic program uses. The renovated building will accommodate two relocated uses being displaced by the JTCCP project (aka Arts Place at Tate and Gate) and to house the Senior Art Studio. The project includes construction of wall partitions to established program zones, the modification of utilities to accommodate the new uses and plan layout, and the creation of Code compliant accessible restrooms.

(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			\$0
B. Site Preparation				
1. Demolition	5350	SF	\$ 7.00	\$37,450
2. Site Work	0			\$0
C. Construction				
1. Utility Services (existing to remain)	0			\$0
2. Building Construction (new space)	0			\$0
3. Building Construction (existing)				
3a. New Partition Walls, Full Height	2400	SF	\$ 28.00	\$67,200
3a. Finishes	3921	SF	\$ 8.00	\$31,368
3b. New Doors and Hardware	5	EA	\$ 2,750.00	\$13,750
3c. Patching & Repairs	1	LS	\$ 3,250.00	\$3,250
3d. New Storefront	50	SF	\$ 75.00	\$3,750
4. Plumbing (Existing Building - new restrooms, DF & Jan. Sink)	450	SF	\$ 180.00	\$81,000
5. HVAC (existing building, reconfigure for new layout)	5350	SF	\$ 28.00	\$149,800
6. Electrical	5350	SF	\$ 20.00	\$107,000
7. Fire Suppression and Alarm Systems (Rework existing Fire Alarm System)	5350	SF	\$ 2.00	\$10,700
8. Telephone, Data, Video	5350	SF	\$ 2.00	\$10,700
9.. Other (describe and insert additional lines as needed)				\$0
D. Equipment				
1. Fixed	0	EA	\$ -	\$0
2. Moveable	0	EA	\$ -	\$0
Total Cost of Work				\$ 515,968

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)	\$ 51,597
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	1.25 %	(1.25% estimated)	\$ 6,450
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])	\$ 25,798
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 599,813
Escalation = percent per month multiplied by number of months			
(From Estimate Date as entered above on this form to mid-point of construction) =			
	14	months	5.0 % annually beginning on month 1
ESCALATION COST INCREASE	(Total of Estimated Construction Costs x Escalation %)		\$30,187
TOTAL ESTIMATED PROJECT COSTS	(Estimated Construction Costs + Escalation Cost Increase)		\$ 630,000

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: 525 Tate Street Renovation

Advance Planning Request

New Capital Project

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

Previous Authorization: **Increase Amt:** **Total:** \$0

Project Cost: \$630,000 **Source of Funds*:** CF

Fund Type Category:

Fund Category	Appropriated	R&R	Carry Forward	Student Fees	Trust Funds (incl. donations/gifts)	Debt Service Fees	TOTAL
Fund Source Code			CF				
\$ Amount	\$0	\$0	\$630,000	\$0	\$0	\$0	\$630,000
Percent	0.0%	0.0%	100.0%	0.0%	0.0%	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:

1. A detailed project description and justification:

A modest renovation of the 525 Tate Street Building, a 5,350 square foot one-story structure, is required to convert the space for academic program uses. The renovated building will accommodate two relocated uses being displaced by the JTCCP project (aka Arts Place at Tate and Gate) and to house the Senior Art Studio. The project includes construction of wall partitions to established program zones, the modification of utilities to accommodate the new uses and plan layout, and the creation of Code compliant accessible restrooms.

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: 7/18/24 Constr. Start: 2/17/25 Constr. Complete: 7/28/25

4. 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 / Q1	FY24-25 / Q2	FY24-25 / Q3	FY24-25 / Q4
\$ Amount	\$25,000	\$50,000	\$225,000	\$330,000

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.).

Carry Forward

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