



Finance and Administration Committee
September 9, 2025

Action Item

FAC – 3 Taylor Theatre Infrastructure Renovation Project – Approval of Request to Board of Governors for Increase in Authority

Background Information

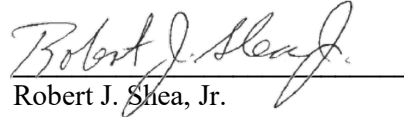
The Taylor building opened in 1967. Most existing building systems are original and have far exceeded their useful life. The building needed comprehensive rehabilitation to meet programming needs and extend its duration of service. The project's primary focus is the replacement of obsolete infrastructure (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 cannot support them without 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.

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, design team. On November 30, 2022, the Board of Trustees approved moving forward with a request to the Board of Governors at the January 19, 2022, meeting for full authorization of the project with an original total project estimate of \$10,504,664. On April 09, 2024, the Board of Trustees approved an increase in authorization of \$4,000,000 to increase the total project budget to \$14,504,664. The project was successfully bid on and awarded for construction in the sum of \$11,763,637 to C.T. Wilson Construction Co. on December 10, 2024. Construction officially began on January 23, 2025.

Due to the nature of the existing building and the complexity of the renovation, multiple unforeseen conditions have arisen, specifically surrounding the underground utilities and ground conditions in the courtyard where the building addition is to be located. In addition, the existing fire curtain at the stage has been proven unreliable and needs to be replaced as part of this construction project to meet current fire code requirements. The cost of the fire curtain alone is approximately \$215,000. The NC State Construction Office requirement of 5% (of the total cost of construction work = \$588,182) contingency has been impacted, and a request for **\$300,000** in increased authorization is needed to be brought to the Board of Governors for approval at their October 16, 2025, meeting.

Recommended Action

That the Board of Trustees of the University of North Carolina at Greensboro approve moving forward with the request for increased authorization with the Board of Governors at the October 16, 2025, meeting from the current authorization of **\$14,504,664** to a total project budget of **\$14,804,664** for the Taylor Theatre Infrastructure Renovation Project.


Robert J. Shea, Jr.
Vice Chancellor for
Finance *and* Administration

Attachment:

- UNC Capital Form, dated 09/09/2025

**THE UNIVERSITY OF NORTH CAROLINA
CAPITAL PROJECT AUTHORIZATION FORM**

Institution: **UNC Greensboro** Date: **9/9/2025** Interscope Code: **42025**
 Project Title: **Taylor Theater Infrastructure Renovation** Interscope Item: **301**

A. CAPITAL PROJECT SCOPE AND JUSTIFICATION

1. Name of Building(s): **Taylor Theatre** 2. Project Type: **Comprehensive Renovation**
 3a. Estimated Existing GSF: **37,342** 4a. Current Use: **Academic Instruction** 5. Land Ownership: **State Owned (SCO is the AHJ)**
 3b. Estimated New or Additional GSF: **3,307** 4b. Proposed Use: **Academic Instruction**
 6. Was Adv Planning authorized by legislation or BOT? **Yes** BOT Authorization Date : **3/16/2021** Date SD submitted to SCO: **3/28/2022**

7. Describe proposed project scope:

The Taylor building opened in 1967. The majority of the existing building systems are original and have far exceeded their useful life. The building needs 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, 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.

On March 16, 2021, the Board of Trustees approved the Capital Request for Advance Planning for this project. The Program Verification Phase was then completed with the design team from Lord Aeck Sargent Planning and Design, Inc. of Chapel Hill, NC. On November 30, 2012, the Board of Trustees approved moving forward with a request to the Board of Governors at the January 19, 2022, meeting for full authorization of the project with an original total project estimate of \$10,504,664. On April 09, 2024, The Board of Trustees approved an increase of authorization of \$4,000,000 to increase the total project budget to \$14,504,664. The project was successfully bid and awarded for construction in the sum of \$11,763,637 to C.T. Wilson Construction Co. on December 10, 2024. Construction officially began on January 23, 2025.

Due to the nature of the existing building and the complexity of the renovation, multiple unforeseen conditions have arisen, specifically surrounding the underground utilities and ground conditions in the courtyard where the building addition is to be located. In addition, the existing fire curtain at the stage has been proven unreliable and needs to be replaced as part of this construction project in order to meet current fire code requirements. As such, a request for \$300,000 in increased authorization is needed to be brought to the Board of Governors for approval at their October 16, 2025, meeting.

8a. Current departments and programs:

College of Visual and Performing Arts

8b. Proposed departments and programs:

College of Visual and Performing Arts

9. If the project is new construction or addition, describe the proposed use or disposition of the existing facility, including proposed timeline.

10. Is project incl. in the 6-year capital plan? **Yes** If so, indicate version: **FY21-23** Project Title: **Taylor Theatre Rehabilitation & Renovation**

B. CURRENT CAPITAL PROJECT AUTHORIZATION AND FUND SOURCES

1. Identify fund sources for proposed project. For R&R funds and carry forward funds, provide the fiscal year. For trust funds and student fees, provide specific source of funds.

Authorization Approval	By	Approval Date	Appropriated	R&R	Specify FY	Carry Forward*	Specify FY	Trust Funds	Source	Student Fees	Source	Debt Service Fees
New Capital Project	BOG	5/10/22				10,504,664						
Incr. Authorization	BOG	5/29/24						4,000,000	Other Auxiliary			
PREVIOUS AUTHORIZATION:		\$14,504,664	\$0	\$0		\$10,504,664		\$4,000,000		\$0		\$0
		100%	0%	0%		72%		28%		0%		0%
Incr. Authorization	BOG							300,000	Other Auxiliary			
Change fund source(s)												
CHANGE IN AUTHORIZATION:		\$300,000	\$0	\$0		\$0		\$300,000		\$0		\$0
REV. TOTAL AUTHORIZATION:		\$14,804,664	\$0	\$0		\$10,504,664		\$4,300,000		\$0		\$0
		100%	0%	0%		71%		29%		0%		0%

2. Provide additional details on proposed fund sources (e.g., availability of donations and gifts as of the date of the request, pledged amounts, type of federal grants, specific student fees including date and amounts already approved by the Board of Governors, etc.):

Initial Funding through University Carry Forward. \$4M increase funded by Chancellor Reserve. \$300,000 Increase from Chancellor Reserve.

3. For auxiliary-supported projects (e.g., housing, dining, parking, etc.), provide an estimate of annual revenues that will be generated by the project and the revenue source for the first five years.

Year 1		Year 2		Year 3		Year 4		Year 5	
Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

4. For any new construction, addition, or comprehensive renovation, provide the estimated annual operations and maintenance costs and the fund source for the first five years.

Year 1		Year 2		Year 3		Year 4		Year 5	
Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX

