



**Finance and Administration Committee
November 11, 2025**

Action Item

**FAC – 4 Taylor Theatre Infrastructure Renovation Project –
Approval of Increase in Authority to the Board of Governors**

Background Information

The Taylor building opened in 1967. Most existing building systems are original and have far exceeded their useful life. The building required comprehensive rehabilitation to meet its programming needs and extend its service life. 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 ensure accessibility, fire alarm upgrades, and a new life safety generator.

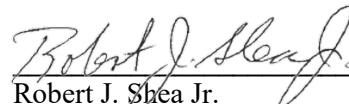
On March 16, 2021, the Board of Trustees approved this project's Capital Request for Advance Planning. The Program Verification Phase was then completed with the Lord Aeck Sargent Planning and Design, Inc. design team of Chapel Hill, NC. On November 30, 2022, the Board of Trustees approved moving forward 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 9, 2024, the Board of Trustees approved an increase in authorization of \$4,000,000, bringing 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 continued to arise, including the requirement for additional abatement within the existing building and the continued removal and replacement of unsuitable soils, as ground conditions not identified during geotechnical borings have been encountered. These changes have resulted in an additional four (4) months and associated costs to the initial contract schedule of completion. The project mitigated these changes through ongoing value engineering during the construction phase. The scope of the courtyard hardscape was reduced, site fixtures eliminated, and work encountered that is outside of the

original project scope is self-performed by the university when possible, including landscaping and mechanical and plumbing enabling work needed to update insufficient existing conditions. To avoid potential delays to our May 2026 target completion due to insufficient funding, we have identified consolidated balances from previous years' Appropriated Repair and Renovation projects and Carry-Forward funds to facilitate the requested increase of **\$305,000**. A request for **\$305,000** in increased authorization must be presented to the Board of Governors for approval at their meetings on January 28-29, 2026.

Recommended Action

The Board of Trustees of the University of North Carolina at Greensboro approves moving forward with the request for increased authorization in the amount of **\$305,000** with the Board of Governors at the January 28-29, 2026, meeting from the current authorization of **\$14,804,664** to a total project budget of **\$15,109,664** for the Taylor Theatre Infrastructure Renovation Project.



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

Attachments:

UNC Capital Form, Date 11/11/2025

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

Institution: **UNC Greensboro** Date: **11/11/2025** 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.

Due to the nature of the existing building and the complexity of the renovation, multiple unforeseen conditions have continued to arise, including the requirement for additional abatement within the existing building, and continued removal and replacement of unsuitable soils as ground conditions not identified during geotechnical borings have been encountered. These changes have resulted in an additional four (4) months of time and associated costs to the initial contract schedule of completion. The project has mitigated these changes through ongoing value engineering during construction. The scope of the courtyard hardscape was reduced, site fixtures eliminated, and work encountered that is outside of the original project scope is self-performed by the university when possible, including landscaping and mechanical and plumbing enabling work needed to update insufficient existing conditions. In order to avoid any potential delays to our May 2026 target completion due to insufficient funding, we have identified consolidated balances from previous years' Appropriated Repair and Renovation projects and Carry-Forward funds to facilitate this requested increase in the amount of \$305,000.

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				8,179,044	20-21			2,325,620	Other Student Fe	
Incr. Authorization	BOG	5/29/24				4,000,000	23-24					
Incr. Authorization	BOG	10/16/24						300,000	Other Auxiliary			
PREVIOUS AUTHORIZATION:			\$14,804,664	\$0		\$12,179,044		\$300,000		\$2,325,620		\$0
			100%	0%		82%		2%		16%		0%
Incr. Authorization	BOG			9,005	2015							
Incr. Authorization	BOG			78,761	2016							
Incr. Authorization	BOG			60,787	2017							
Incr. Authorization	BOG			94,447	2018							
Incr. Authorization	BOG					62,000	2018					
Incr. Authorization	BOG											
CHANGE IN AUTHORIZATION:			\$305,000	\$0		\$243,000		\$0		\$0		\$0
REV. TOTAL AUTHORIZATION:			\$15,109,664	\$0		\$12,241,044		\$300,000		\$2,325,620		\$0
			100%	0%		81%		2%		15%		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.):

\$304,999.97 is comprised of previous year R+R and Carry Forward balances in the following:
 -2015 R+R: 41525-329 HVAC Controls Balance \$9,004.69
 -2016 R+R: 41625-302 Taylor Building Elevator Addition Balance \$16,119.08. 41625-322 Curry Bldg. Fire Alarm Replacement Balance \$18,989, 41625-323 Eberhart Building Lab 321 Renovation Balance \$43,653.03
 -2017 R+R 41725-320 Structural Repairs Balance \$5,416.70, 41725-321 Install Repair Elec Plumb HVAC \$35,366, 41725-322 Improve-Meet ADA Requirements Balance \$20,004.75
 -2018 R+R 41825-322 Install-Repair Elec Plumb HVAC Balance \$94,446.72
 -2018 Carry Forward 41825-307 Moore Building Renovation Balance \$62,000

