Action Item

FAC-4 Taylor Theatre Capital Improvement Project – Approval to Move Forward for Full Authority at the January 19, 2022 BOG Meeting

Background Information

Per recent delegation by the Board of Governors under the Board’s Construction Task Force, Advance Planning is authorized by the University’s Board of Trustees. Once the project scope and budget have been more clearly defined, the Capital Request is to then be brought to the Board of Governors for approval. (Refer to attached email from Miriam Tripp dated March 4, 2021).

At the March 16, 2021 meeting, the UNCG Board of Trustees approved the Capital Request for Advance Planning for the Taylor Theatre Capital Improvement Project.

The Taylor building was opened in 1967. Many of the building systems are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet programming needs and extend the life of the building.

The Taylor Theatre Infrastructure Renovation project will update the building’s mechanical, electrical, plumbing, fire alarm, and sprinkler systems. The interior space will focus on ADA access and ADA restroom renovations. Alternatives are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery, and replacing the fire curtain.

The budget for this project has been more clearly defined and the project has moved into the Program Verification Phase.
**Recommended Action**

That the Board of Trustees of The University of North Carolina at Greensboro approve moving forward with a request at the Board of Governors January 19, 2022 meeting for full authority on a total project estimate of $10,504,664 for the Taylor Theatre Infrastructure Renovation Capital Improvement project.

**Attachments**

4.1 OC-25, dated November 2, 2021  
4.2 CI-1, dated November 2, 2021  
4.3 Email from Miriam Tripp, UNC System Office, dated March 4, 2021

Robert J. Shea, Jr.  
Vice Chancellor for Finance and Administration
**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 Theatre Infrastructure Renovation Project will update the building mechanical, electrical, plumbing, fire alarm and sprinkler systems. The interior space will focus on ADA access and ADA restrooms renovations. Alternates are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery and replacing the fire curtain.

The Taylor building was opening in 1967, many of the building system are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet the programming need and extend the life of the building.

(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

<table>
<thead>
<tr>
<th>A. Land Requirement</th>
<th>QTY</th>
<th>UNIT</th>
<th>COST PER UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Site Preparation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Demolition (Interior demolition)</td>
<td>27,250</td>
<td>SF</td>
<td>$5.00</td>
<td>$136,250.00</td>
</tr>
<tr>
<td>2. Site Work (Improvement to ADA access and entrance)</td>
<td>4,000</td>
<td>SF</td>
<td>$25.00</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>C. Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Utility Services (included in Electrical)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Building Construction (new space)</td>
<td>27,250</td>
<td>SF</td>
<td>$115</td>
<td>$3,133,750</td>
</tr>
<tr>
<td>3. Plumbing (Renovation and ADA upgrades)</td>
<td>27,250</td>
<td>SF</td>
<td>$30</td>
<td>$817,500</td>
</tr>
<tr>
<td>4. HVAC (HVAC renovation and ductwork replacement)</td>
<td>27,250</td>
<td>SF</td>
<td>$50</td>
<td>$1,362,500</td>
</tr>
<tr>
<td>5. Electrical (Electrical infrastructure, wiring and equipment)</td>
<td>27,250</td>
<td>SF</td>
<td>$25</td>
<td>$681,250</td>
</tr>
<tr>
<td>6. Fire Suppression and Alarm Systems</td>
<td>27,250</td>
<td>SF</td>
<td>$15</td>
<td>$408,750</td>
</tr>
<tr>
<td>7. Telephone, Data, Video</td>
<td>27,250</td>
<td>SF</td>
<td>$8</td>
<td>$218,000</td>
</tr>
<tr>
<td>9. Associated Construction Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Other (Alternates)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tension Grid and Support Structure</td>
<td>1 LS</td>
<td>$375,000</td>
<td>$375,000</td>
<td></td>
</tr>
<tr>
<td>Performance Rigging and Machinery</td>
<td>1 LS</td>
<td>$125,000</td>
<td>$125,000</td>
<td></td>
</tr>
<tr>
<td>Fire Curtain Mech Replacement</td>
<td>1 LS</td>
<td>$35,000</td>
<td>$35,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total Cost of Work:** $8,370,250.00

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)  
  $837,025

### PRECONSTRUCTION COSTS

- (of Estimated Construction Costs [1% for CM@Risk])  
  $-

### COMMISSIONING

- 1%  
  (0.5% simple; 1.0% moderate; 1.5% complex)  
  $83,703

### SPECIAL INSPECTIONS/MATERIALS

- 0.75%  
  (0.75% estimated)  
  $62,777

### SUSTAINABILITY

- 0%  
  (3% LEED Gold, 2% LEED Silver)  
  $-

### ADVANCE PLANNING

- 0% (of Estimated Construction Costs)  
  $-

### CONTINGENCIES

- 5%  
  (of Estimated Construction Costs [3% New or 5% R&R])  
  $418,513

### ESTIMATED COSTS

- (of Estimated Construction Costs + Contingencies + Design Fee)  
  $9,772,267

**Escalation = percent per month multiplied by number of months**

(From Estimate Date as entered above on this form to mid-point of construction) = 21 months  
5.0% annually beginning on month 1

**ESCALATION COST INCREASE** (Total of Estimated Construction Costs x Escalation %)  
$732,397

**TOTAL ESTIMATED PROJECT COSTS**  
(Estimated Construction Costs + Escalation Cost Increase)  
$10,504,664

**APPROVED BY:**  
(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
☐ Advance Planning Request ☐ New Capital Project Code ______ Item _____ *
☒ Increase in Authorization from $125,554 to $10,504,664 Code 42025 Item 301

Interscope Project Number 21-23804-01

*If this project has previously had advance planning authority, please identify relevant code/item number.

Project Title: Taylor Theatre Infrastructure Renovation
Project Cost: $10,504,664
Source of Funds CF – Carry Forward

Fund Type ☐ Appropriated/Category R&R ☒ Carry-Forward ☐ Student Fees ☐ Trust Funds including gifts/donations ☐ Debt Service Fees

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification.
   • The Taylor Theatre Rehabilitation and Renovation Project will update the building mechanical, electrical, plumbing, fire alarm and sprinkler systems. The interior space will focus on ADA access and ADA restrooms renovations. Alternates are anticipated to address concerns with the aging tension grid and supporting structure, performance rigging and associated machinery and replacing the fire curtain.
   • The Taylor building was opening in 1967, many of the building system are original to the building and have exceeded their useful life. The building needs a comprehensive rehabilitation to continue to meet the programming need and extend the life of the building.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form). See attached OC-25

3. An estimated schedule for the completion of the project (enter dates mm/dd/yr.).
   Design start 10/18/21 Construction start 05/22/23 Construction complete 05/21/24

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

<table>
<thead>
<tr>
<th>FY/Qtr.</th>
<th>21-22 Q2</th>
<th>21-22 Q3</th>
<th>21-22 Q4</th>
<th>22-23 Q1</th>
<th>22-23 Q2</th>
<th>22-23 Q3</th>
<th>22-23 Q4</th>
<th>23-24 Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ Amount</td>
<td>$150,000</td>
<td>$150,000</td>
<td>$150,000</td>
<td>$150,000</td>
<td>$150,000</td>
<td>$450,000</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FY/Qtr.</th>
<th>23-24 Q2</th>
<th>23-24 Q3</th>
<th>23-24 Q4</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ Amount</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
<td>$1,304,664</td>
</tr>
</tbody>
</table>

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). N/A

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). N/A

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.). NA

8. This is to certify that this capital improvement request was duly authorized on 11/02/2021.
   (date)

Sameer Kapileshwari / AVC Facilities
signature printed name/title
<table>
<thead>
<tr>
<th>Fund Type Category</th>
<th>Title</th>
<th>Reporting Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriations</td>
<td>Appropriations</td>
<td>SA</td>
<td>Funds appropriated by the legislature for capital projects.</td>
</tr>
<tr>
<td>R&amp;R</td>
<td>R&amp;R</td>
<td>RR</td>
<td>Funds appropriated by the legislature for campus repairs and renovations in 13 statutorily prescribed categories.</td>
</tr>
<tr>
<td>Carry Forward</td>
<td>Carry Forward</td>
<td>CF</td>
<td>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.</td>
</tr>
<tr>
<td>Student Fees</td>
<td>Athletics Fee</td>
<td>SAF</td>
<td>Fees collected specifically for support of campus student athletics and recreation services.</td>
</tr>
<tr>
<td></td>
<td>Campus Safety Fee</td>
<td>SSF</td>
<td>Fees collected specifically for support of campus safety items such as emergency phones and cameras.</td>
</tr>
<tr>
<td></td>
<td>Education and Technology Fee</td>
<td>ETSF</td>
<td>Fees collected specifically for support of education and technology items.</td>
</tr>
<tr>
<td></td>
<td>Health Services Fee</td>
<td>HSF</td>
<td>Fees collected specifically for support of campus student health services.</td>
</tr>
<tr>
<td></td>
<td>Other Student Fees</td>
<td>OSF</td>
<td>Any other student fees authorized and collected for other purposes, but not listed in above categories.</td>
</tr>
<tr>
<td></td>
<td>Athletics</td>
<td>AR</td>
<td>Receipts from ticket sales, gifts, donations, cash reserves, including Athletics Foundation reserves.</td>
</tr>
<tr>
<td></td>
<td>Dining</td>
<td>DR</td>
<td>Receipts from operations, cash reserves.</td>
</tr>
<tr>
<td></td>
<td>Housing</td>
<td>HR</td>
<td>Receipts from operations, cash reserves.</td>
</tr>
<tr>
<td></td>
<td>Transportation and Parking</td>
<td>TR</td>
<td>Receipts from operations, cash reserves.</td>
</tr>
<tr>
<td></td>
<td>Utility Trust Funds</td>
<td>UTF</td>
<td>Receipts from operations, cash reserves from operation/management of all/any campus utilities (steam, chilled water, etc.).</td>
</tr>
<tr>
<td></td>
<td>Other Auxiliary Trust Funds</td>
<td>OTF</td>
<td>Receipts from operations, cash reserves from other campus auxiliaries not specified above.</td>
</tr>
<tr>
<td>Trust Funds (including gifts and donations)</td>
<td>Centennial/Millennial Campus Funds</td>
<td>CMF</td>
<td>Receipts from operations, cash reserves under the Millennial Campus financing act.</td>
</tr>
<tr>
<td></td>
<td>Clinical Receipts</td>
<td>CR</td>
<td>Receipts from operations, cash reserves.</td>
</tr>
<tr>
<td></td>
<td>Facilities and Administrative</td>
<td>FA</td>
<td>Overhead receipts (facilities and administrative overhead) generated from campus research.</td>
</tr>
<tr>
<td></td>
<td>Donations and Gifts</td>
<td>DG</td>
<td>Contributions made by gift, donation, bequest, or other private sources.</td>
</tr>
<tr>
<td></td>
<td>Endowment</td>
<td>ENDF</td>
<td>Funds from the endowment fund of the University.</td>
</tr>
<tr>
<td>Debt Service</td>
<td>Debt Service Fees</td>
<td>DSF</td>
<td>Debt service fees authorized for specific projects.</td>
</tr>
</tbody>
</table>
On Wed, Mar 10, 2021 at 9:29 AM Sandra Redmond <sdredmon@uncg.edu> wrote:

-------- Forwarded message --------
From: Miriam Tripp <mdtripp@northcarolina.edu>
Date: Thu, Mar 4, 2021 at 9:24 AM
Subject: UNCG Capital Requests for Advance Planning
To: Sandra Redmond <sdredmon@uncg.edu>
Cc: Katherine C Lynn <kclynn@northcarolina.edu>, Jeanine Rose <jrose@northcarolina.edu>

Sandra-

Confirming our phone conversation, the two capital project requests you were preparing for the April BOG meeting can be handled under a recent delegation by the BOG coming out of the Board’s Construction Task Force. Under this delegation, advance planning is authorized by a university’s Board of Trustees with the capital request coming to the Board of Governors for approval after scope and budget have been more clearly defined (at SDs).

We would establish the advance planning authority for each project in Interscope based on your submission of the CI-1 and OC-25 estimate forms and the documentation indicating your BOT approval. Please call if you have questions as you work through this new process.

Stay safe and well!

Miriam

Miriam Tripp
Director of Capital Planning
Finance and Administration
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www.northcarolina.edu