Action Item

FAC-5 Approval of Increase in Authority for the Jeanne Tannenbaum Center for Creative Practice (formerly known as Arts Place at Tate and Gate)

Background Information

Per a recent delegation by the Board of Governors under the Board’s Construction Task Force, the University’s Board of Trustees authorizes Advance Planning. The Schematic Design phase for the Jeanne Tannenbaum Center for Creative Practice is now completed, and the project scope and budget have been more clearly defined.

Originally envisioned as a 20,000 gsf facility with underground parking, the project has been reduced to a maximum of 15,200 GSF. Due to escalation and inflation, the project was originally reduced at the end of the Advance Planning Phase to 17,500 gsf with surface parking. Thereafter, continuous fluctuations in the construction market necessitated a further reduction after the Schematic Design phase to the current 15,200 gsf. At this bare programmatic minimum to support the project, there remains a shortfall of $3,071,813. This additional sum would increase the current authorization from $10,330,306 to a total project budget of $13,402,119. These funds come from non-state funding sources.

To move forward with the project with this scope, a request for increased authorization from the Board of Governors is necessary and can be presented to the Board of Governors for approval at their January 19, 2023, meeting.

This project’s scope is for a new multi-purpose cultural arts venue at 842 West Gate City Boulevard. This project aims to foster an active partnership between UNC Greensboro and the surrounding local and regional arts community. The project will include demolishing the existing building, a flexible performance space, a gallery, instructional and studio rooms, offices, administrative areas, a low latency digital lab, and a small retail component. This location also provides an important and prominent gateway entrance to campus.
**Recommended Action**

That the Board of Trustees of the University of North Carolina at Greensboro grant approval to move forward with the request for increased authorization from the Board of Governors at their January 19, 2023, meeting, increasing the current authorization of $10,330,306 to a total project budget of $13,402,119 for the Jeanne Tannenbaum Center for Creative Practice (formerly the Arts Place at Tate and Gate) Project.

Attachments:
CI-1, dated 10/28/2022
OC-25, dated 10/28/2022

Robert J. Shea, Jr.
Vice Chancellor for
Finance and Administration
The University of North Carolina System
Request for Advance Planning, New, or Increase in Capital Improvement Project

Institution: UNC Greensboro
Project Title: Arts Place at Tate & Gate

Advance Planning Request
New Capital Project

X Increased Authorization: Code: 42025 Item: 302

From: $10,330,306 To: $13,402,119 Total: $3,071,813

Project Cost: $13,402,119 Source of Funds: OTF - Other Trust Funds

Fund Type Category:

<table>
<thead>
<tr>
<th>Fund Type Category</th>
<th>Appropriated</th>
<th>R&amp;R</th>
<th>Carry Forward</th>
<th>Student Fees</th>
<th>Trust Funds (incl. donations/gifts)</th>
<th>Debt Service Fees</th>
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<td>$0</td>
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(If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached. Sum of all sources should equal 100%.)

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

1. A detailed project description and justification:
The scope of this project is for a new multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The project is now envisioned to be a maximum of 15,200 GSF. The goal of this project is to foster an active partnership between UNC Greensboro with the surrounding local and regional arts community. The project will include demolition of the existing building, a flexible performance space, gallery, instructional and studio rooms, office and administrative space, a digital lab with low latency, and a small retail component. This location also provides an important and prominent gateway entrance to campus. The original scope of the project was for a 20,000 gsf facility with underground parking. Due to escalation and inflation, the program was reduced at the end of Advance Planning to 17,500 with surface parking, and then reduced further at the conclusion of Schematic Design to 15,200 gsf. At this bare programmatic minimum to support the project, there remains a shortfall of $3,071,813.

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).


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>FY21-FY22-Q1</th>
<th>FY21-FY22-Q2</th>
<th>FY21-FY22-Q3</th>
<th>FY21-FY22-Q4</th>
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<th>FY24-FY25-Q2</th>
<th>FY24-FY25-Q3</th>
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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).

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<td>N/A</td>
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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).

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
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<tbody>
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</table>

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.).

   OTF - Other Trust Funds

8. This is to certify that this capital improvement request was duly authorized on: 10/28/2022

   (Signature) Sameer Kapileshwari / AVC for Facilities
STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIAL 2021-2023

DEPARTMENT and DIVISION: UNC Greensboro
PROJECT IDENTIFICATION: Arts Place at Tate & Gate
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 scope of this project is for a new multi-purpose cultural arts venue located at 842 West Gate City Boulevard. The project is now envisioned to be a maximum of 15,200 GSF. The goal of this project is to foster an active partnership between UNC Greensboro with the surrounding local and regional arts community. The project will include demolition of the existing building, a flexible performance space, gallery, instructional and studio rooms, office and administrative space, a digital lab with low latency, and a small retail component. This location also provides an important and prominent gateway entrance to campus. The original scope of the project was for a 20,000 gsf facility with underground parking. Due to escalation and inflation, the program was reduced at the end of Advance Planning to 17,500 with surface parking, and then reduced further at the conclusion of Schematic Design to 15,200 gsf. At this bare programmatic minimum to support the project, there remains a shortfall of $3,071,813.

(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

A. Land Requirement

B. Site Preparation
1. Demolition (Existing Building) 4,100 sf $11.00 $45,100
2. Site Work (Demolition and Prep) 79,000 sf $3.50 $276,500
   2.1 Site Work (Hardscape, Terraced Seating, Roadwork)
   2.1.1 Site Work (Parking) 67 ea $32,276 $2,200.00 $147,400
   2.1.2 Site Work (Landscape)

C. Construction
1. Utility Services 12,800 sf $32.00 $409,600
2. Building Construction (new space) 15,200 sf $375.00 $5,700,000
3. Building Construction (renovation) - $ -
4. Plumbing 15,200 sf $16.00 $243,200
5. HVAC 15,200 sf $50.00 $760,000
6. Electrical 15,200 sf $50.00 $760,000
7. Fire Suppression and Alarm Systems 15,200 sf $6.50 $98,800
8. Telephone, Data, Video 15,200 sf $15.00 $228,000
9. Associated Construction Costs
10. Other: Temporary Space and Move Expenses 1 ea $200,000.00 $200,000.00
10.1 Elevator 2 stop $150,000.00 $150,000.00

D. Equipment
1. Fixed (Performance Space Equipment) 15,200 ea $50.00 $760,000
2. Moveable (FF&E) 15,200 ea $16.50 $250,800

Total Cost of Work

$10,102,100

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) $1,010,210
PRECONSTRUCTION COSTS % (% of Estimated Construction Costs [1% for CM@Risk] ) $ -
COMMISSIONING 1 % (0.5% simple; 1.0% moderate; 1.5% complex) $101,021
SPECIAL INSPECTIONS/MATERIALS 1.25 % (1.25% estimated) $126,276
SUSTAINABILITY 2 % (3% LEED Gold, 2% LEED Silver) $202,042
ADVANCE PLANNING 1.25 % Includes programming, feasibility, analysis $126,276
CONTINGENCIES 3 % (% of Estimated Construction Costs [3% New or 5% R&R] ) $303,063
ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee) $11,970,989

Escalation = percent per month multiplied by number of months
(From Estimate Date as entered above on this form to mid-point of construction) = 34 months 5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) $1,431,131

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase) $13,402,119

APPROVED BY: (Governing Board or Agency Head)

FORM OC-25 (REV 8/2020)