

2021-22 Non-Appropriated Capital Improvement Project

ISSUE OVERVIEW

Non-appropriated capital projects are financed by the university and include the construction, repair, or renovation of facilities such as residence halls, dining facilities, research buildings, athletic facilities, and student health buildings. Legislative approval is required for the issuance of debt; these “self-liquidating” capital projects are approved by the legislature after the passage of the Appropriations Act. This project, if approved by the Board, will be forwarded to the General Assembly for authorization during the 2021-22 legislative session. Legislative approval is not required for non-appropriated capital projects that do not require debt issuance.

Project	Total (\$)	Cash/GO Bond/ Other (\$)	Debt (\$)	Source of Funds
The University of North Carolina at Greensboro				
The Arts Place at Tate and Gate	\$10,330,306	\$830,306	\$9,500,000	Bond Savings/Private Funds
<i>UNCG Subtotal</i>	<i>\$10,330,306</i>	<i>\$830,306</i>	<i>\$9,500,000</i>	

ADDITIONAL DETAIL

The University of North Carolina at Greensboro

Project: The Arts Place at Tate and Gate

Total Cost: \$10,334,000

Description: This project is for a new 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. 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 practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to the campus.

Funding: The funding source for this improvement project is bond savings realized from the refinancing of existing debt through a forward delivery bond purchase agreement and private philanthropy. Contingent on the Board’s approval, the savings realized will be reallocated to the proposed project. The project will not involve any State funds or student fee revenues.

RECOMMENDATION

It is recommended that the non-appropriated capital project be approved, contingent on the approval of reallocating the existing debt service fee, and submitted for legislative approval of debt issuance.

APPENDIX M

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
 STATE CONSTRUCTION OFFICE
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
 BIENNIUM 2021-2023

Form OC-25
 (Rev 8/2020)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 04/20/21
 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 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. 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 practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to campus.

(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
B. Site Preparation				
1. Demolition (Existing Building)	1	LS	\$ 150,000.00	\$150,000
2. Site Work	1	LS	\$ 150,000.00	\$150,000
C. Construction				
1. Utility Services	1	LS	\$ 75,000.00	\$75,000
2. Building Construction (new space)	20,000	SF	\$ 165.00	\$3,300,000
3. Building Construction (Renovation)	-	SF	\$ -	\$0
4. Plumbing	20,000	SF	\$ 20.00	\$400,000
5. HVAC	20,000	SF	\$ 40.00	\$800,000
6. Electrical	20,000	SF	\$ 25.00	\$500,000
7. Fire Suppression and Alarm Systems	20,000	SF	\$ 15.00	\$300,000
8. Telephone, Data, Video	20,000	SF	\$ 12.00	\$240,000
9. Associated Construction Costs	20,000	SF	\$ 2.50	\$50,000
10. Other: Underground Parking (Price per Space)	55	EA	\$ 20,500.00	\$ 1,127,500.00
11. Other: Temporary Space and Move Expenses	1	LS	\$ 200,000.00	\$ 200,000.00
D. Equipment				
1. Fixed (Performance Space Equipment)	1	LS	\$ 500,000.00	\$500,000
2. Moveable (FF&E)	1	LS	\$ 200,000.00	\$200,000
Total Cost of Work				\$ 7,992,500

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field and explain.

DESIGN FEE	<u>10</u> %	(% of Estimated Construction Costs)	\$ 799,250
PRECONSTRUCTION COSTS	<u> </u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	<u>1</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ 79,925
SPECIAL INSPECTIONS/MATERIALS	<u>1.25</u> %	(1.25% estimated)	\$ 99,906
SUSTAINABILITY	<u>2</u> %	(3% LEED Gold, 2% LEED Silver)	\$ 159,850
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 399,625
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 9,531,056

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) =

24 months

5.0 % annually beginning on month 1

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)

\$799,250

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)

\$ 10,330,306

APPROVED BY: Stacy M. Shwari
 (Governing Board of Agency Head)

TITLE: AVC- FACILITIES

DATE: 4/20/21

APPENDIX M

**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 \$ _____ to \$ _____ Code _____ Item _____
 Interscope Project Number _____

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

Project Title: Arts Place at Tate and Gate
 Project Cost: \$10,330,306
 Source of Funds OTF – Trust Funds

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

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 20,000 GSF multi-purpose cultural arts venue located at 842 West Gate City Boulevard. 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 practice rooms, office and administrative space, a retail component, as well as underground parking to support the needs of the venue. This location also provides an important and prominent gateway entrance to campus.

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 08/16/21 Construction start 11/17/22 Construction complete 06/3/24
4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

FY/Qtr.	21-22- Q1	21-22 Q2	21-22 Q3	21-22 Q4	22-23 Q1	22-23 Q2	22-23 Q3	22-23 Q4
\$ Amount	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$400,000	\$1,500,000	\$1,500,000

FY/Qtr.	23-24 Q1	23-24 Q2	23-24 Q3	23-24 Q4	24-25 Q1			
\$ Amount	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$330,306			

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.). **N/A**
8. This is to certify that this capital improvement request was duly authorized on 03/05/2021.
 (date)

Sameer Kapileshwari
 signature

Sameer Kapileshwari / AVC Facilities
 printed name/title

APPENDIX M
FUND SOURCES

Fund Type Category	Title	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.
Debt Service	Debt Service Fees	DSF	Debt service fees authorized for specific projects.