

## **APPENDIX R**

### **Authorization of Non-appropriated Capital Improvements Projects**

In June, 1999, the Board adopted a ten-year capital plan totaling \$6.9 billion with approximately 60% of the funding to be provided by the State and the remainder to be provided from non-State resources. The 1999 General Assembly, at the request of the Board, authorized non-appropriated capital improvements projects totaling \$313 million to be financed from available balances in University accounts or from the sale of bonds to be repaid from University receipts. Subsequent sessions of the General Assembly have authorized an additional \$696 million in non-appropriated capital improvements projects bringing the total authorized to meet the ten-year capital needs to be in excess of \$1 billion.

The University is now ready to proceed with the next year of the plan for projects to be funded from non-State resources. When appropriate, constituent institutions will use the authority granted by the 2000 General Assembly for the Board of Governors to issue special obligation bonds, which are retired from all available revenues excluding tuition and State appropriations. The use of special obligation bonds enhances credit ratings and leads to bond issue savings through more competitive rates of interest. The following pages contain descriptions of each proposed project including the source of project financing. A detailed financial plan will be developed for each project in consultation with financial advisors and bond counsel before bonds are issued and construction contracts are awarded.

It is recommended that the Board approve 35 capital improvements projects (or project supplements) at nine institutions totaling \$427,757,100 in new authorization for construction and indebtedness and \$62,955,360 required to issue indebtedness for previously approved projects. The projects would then be forwarded to the General Assembly for authorization during the 2003 Session.

## **Appalachian State University**

### **Student Athletic Facilities Improvements – \$35,800,000**

This project would provide for renovations to Kidd-Brewer Stadium to improve handicapped accessibility, meet building codes, and add seating and conference space. The project would also include the renovation of Owens Field House to provide a 60,000 square-foot training, meeting, and office facility and the replacement of the playing floor at Varsity Gym to create a multipurpose indoor practice facility. The project would be financed from indebtedness with \$20 million to be repaid from private gifts and \$15.8 million to be repaid from a \$75 per year student fee.

### **400-Space Parking Deck – \$5,000,000**

This project would provide a 400-space parking deck that would replace student parking spaces lost in the widening of Route 321 in addition to serving the increasing demand for student parking at nearby residence halls in the East Campus Area and the parking needs of faculty and staff. Project cost includes site development/excavation and major storm sewer expansion. The project would be financed from indebtedness to be repaid from parking receipts.

## **East Carolina University**

### **College Hill Residence Halls, Phase I – \$35,000,000**

This project would include the construction of five to seven buildings on College Hill that would provide 575 beds in four-person suites. This project would be the first phase of a long-term expansion program for on-campus student housing designed to provide diverse housing opportunities to improve the retention of upper division students on campus. The project would be financed from indebtedness to be repaid from housing receipts.

### **Renovation of Clement, Greene, and White Residence Halls – \$4,950,000**

This renovation project would include window replacements, electrical system upgrades and the installation of air conditioning units in three high-rise residence halls. The project would be financed from indebtedness to be repaid from housing receipts.

## **North Carolina A&T State University**

### **Renovation of the Memorial Student Union – \$2,700,000**

This project was previously approved by the 2001 Session of the General Assembly at \$3.6 million. This request would increase the authority by \$2.7 million for a total project cost of \$6.3 million. The increase would address HVAC, electrical, and plumbing deficiencies not reflected in the original estimate. The proposed increase would be financed from indebtedness to be repaid from an existing \$35 debt service fee.

## **North Carolina Central University**

### **500-Space Parking Deck – \$5,000,000**

This project would provide a 500-space parking deck to accommodate recent and projected enrollment growth on the campus. The parking deck would be located adjacent to Latham Residence Hall and would provide parking for students in nearby residence halls and for faculty and staff. This project would be financed with \$2 million from available cash balances in parking reserves and from \$3 million in indebtedness to be repaid from parking receipts.

## **North Carolina State University**

### **Renovation of Berry, Becton, and Bagwell Residence Halls – \$10,000,000**

This project would provide for the comprehensive renovation and upgrade of three residence halls to address code and life safety issues. Among the upgrades would be new HVAC, fire protection and suppression systems, improved electrical and plumbing systems, and the addition of elevators. The project would be financed from indebtedness to be repaid from housing receipts.

### **E.S. King Village (Student Family Housing) Improvements – \$2,000,000**

This project would provide for the addition of a 7,000 square-foot facility at E.S. King Village to accommodate gatherings and programs for the families and graduate students living in the complex. The addition will also house maintenance shops for the housing complex. Project costs include shop equipment outfitting. The project would be financed from indebtedness to be repaid from housing receipts.

### **Student Fitness Center – \$12,000,000**

This project would provide for the addition of 45,000 square feet to Carmichael Gymnasium to house a student fitness center and associated space. The project would be financed from indebtedness to be repaid from a new \$43 student fee.

### **Partners V Building – \$18,000,000**

This project would provide for the construction of an 80,000 square-foot building to provide laboratory and office space as part of the research enterprise on the Centennial Campus. The space would be tailored to accommodate the needs of the building's occupants. The project would be financed from indebtedness to be repaid from rental receipts charged to building occupants.

### **Renovations to Thompson Theatre, Talley and Witherspoon Student Centers, and Price Music Center – \$6,000,000**

This project would provide for a phased comprehensive renovation and upgrade of the space and systems within the buildings, including code-related and general improvements. The project would be financed from indebtedness to be repaid by continuing to charge \$17.50 of an existing fee.

## **North Carolina State University (continued)**

### **Derr Track/Soccer/Softball Complex – \$1,000,000**

This project was previously approved by the 2002 Session of the General Assembly at \$4.5 million. The original estimate was provided without the input of a designer and did not fully address Title IX compliance issues. This request would increase the authority by \$1 million for a total project cost of \$5.5 million. The proposed increase would be financed from indebtedness to be repaid from athletic receipts.

### **Renovations to Reynolds Coliseum – \$5,000,000**

This project would continue previously approved projects by the General Assembly to renovate Reynolds Coliseum. This request would add significant improvements to address Title IX issues and adequately address asbestos abatement and code issues. The proposed increase would be financed from indebtedness to be repaid from athletic receipts.

## **The University of North Carolina at Chapel Hill**

### **Rizzo Center Expansion – \$18,000,000**

This project would provide a 60,000 square-foot expansion of the Rizzo Center that would include two classrooms and breakout rooms at Loudermilk Hall and 60 additional guest rooms at McLean Hall. The project would be financed from indebtedness to be repaid by revenues from the operations of the Rizzo Center. This project will be accomplished by a ground lease to the Kenan-Flagler Business School Foundation.

### **McColl Building Addition – \$18,000,000**

This project would provide a 56,000 square-foot expansion at the Kenan-Flagler Business School. The addition would house the Global Knowledge Center and other technology-oriented functions such as an expanded trading room, decision support rooms and a digital library. The project would be financed from indebtedness to be repaid from gifts.

### **Botanical Garden Visitor Education Center – \$6,000,000**

This project would provide for a new visitor education center at the N.C. Botanical Garden. The new center would expand the capacity of the Botanical Garden to offer additional educational/informational programs about the Garden's flora and fauna. The project would be financed from indebtedness to be repaid from private gifts.

### **Ackland Art Museum Expansion – \$16,000,000**

This project would provide a 38,000 square-foot expansion of the Ackland Art Museum to include gallery spaces, educational outreach classrooms, and collection storage spaces needed to house the museum's growing collection. The project would be financed from indebtedness to be repaid from gifts. This project will be accomplished by a ground lease to the University of North Carolina at Chapel Hill Foundation, Inc.

## **The University of North Carolina at Chapel Hill (continued)**

### **Information Technology and Printing Services Facilities – \$15,800,000**

This project would provide for renovations to the 100,000 square-foot Bennett Building to consolidate campus telecommunications, networking, and academic computing support services. The project would further provide for the construction of a new facility to accommodate the relocation of the printing services operations, currently located in the Bennett Building. The project would be financed from indebtedness to be repaid from telecommunications reserves and printing receipts.

### **YMCA Renovation – \$3,500,000**

This project would provide for the renovation of the campus YMCA building to address code compliance and life safety systems and internal building deficiencies. Previous renovations of the YMCA building have involved the façade and external painting. The project would be financed from indebtedness to be repaid from private gifts.

### **Student Family Housing – \$30,000,000**

This project would provide new housing for student families, replacing Odum Village that was constructed in 1960. Included in the project would be 306 apartments with either one or two bedrooms. The project would be financed from indebtedness to be repaid from housing receipts. This project will be accomplished by a ground lease to the University of North Carolina at Chapel Hill Foundation, Inc.

### **Cobb Residence Hall Renovation – \$9,884,000**

This project would provide for the comprehensive renovation of Cobb Residence Hall, including code compliance and life safety improvements and the installation of central air conditioning. Cobb Residence Hall was built in the 1950s and contains 500 beds. The project would be financed from indebtedness to be repaid from housing receipts.

### **Parking Facilities – \$19,200,000**

This project would provide for the addition of 1,000 parking spaces on campus in parking decks and the construction of park and ride lots off campus. The project also provides for roadwork to improve accessibility to campus from the south and northeast sides. The project would be financed from indebtedness to be repaid from parking receipts.

### **Major Infrastructure Improvements and Waste Remediation – \$52,000,000**

This project would provide for the replacement of the underground gilsulate system and underground hot water/steam pipes and for increased capacity in the campus cogeneration facility. The project would also provide for additional chilled water capacity for the northeast portion of campus to accommodate growth and expansion and would provide for the remediation of a chemical waste burial site on the Horace Williams tract. The project would be financed from indebtedness with \$42 million to be repaid from the utilities trust fund and \$10 million to be repaid from facilities and overhead receipts.

## **The University of North Carolina at Charlotte**

### **Student Facilities/Bookstore/Dining – \$39,700,000**

This project would provide for the construction of a 180,000 square-foot Student Union that would house dining facilities, a bookstore, student's meeting space, student government offices and other retail space. This facility would complement the 55,000 square foot Cone Center that has served the campus for forty years but is no longer adequate because of steady enrollment growth. The project would be financed from indebtedness to be repaid from a student fee of \$40 annually and bookstore receipts.

### **Baseball Stadium Improvements – \$3,000,000**

This project would provide for improvements to the baseball stadium to include additional seating, training facilities and office space. The project would be financed from indebtedness to be repaid from gifts.

## **The University of North Carolina at Greensboro**

### **Student Exercise Track – \$1,000,000**

This facility would provide outdoor recreational areas for students including an exercise track/trail, basketball courts and a sand volleyball court. The project would be lit for use during evening hours. The project would be financed from indebtedness to be repaid from the existing student facilities fee.

### **Ragsdale/Mendenhall and Weil/Winfield Residence Halls Renovations – \$3,300,000**

This project would provide for improvements to deteriorating bathroom facilities in Ragsdale/Mendenhall and Weil/Winfield residence halls. The project would be financed from indebtedness to be repaid from housing receipts.

### **Elliot University Center Improvements – \$1,500,000**

This project would address a need on campus to provide a connector from the newly renovated Elliot University Center to the library. The project would provide a covered pedestrian route from the Elliott University Center (student center) to the library and a code-compliant accessible entrance on the west side of the library for the mobility impaired. The project would be financed from indebtedness to be repaid from the existing student facilities fee.

### **Gove Health Center – \$8,500,000**

This project would provide for the renovation of an infirmary built in 1951 to reflect the current mission of Student Health Services as a primary care/ambulatory facility. HVAC, electrical, and plumbing systems would be replaced. The project would be financed from indebtedness to be repaid from a \$45 increase in the student facilities fee.

### **Softball Field – \$3,000,000**

This project would provide a new, lighted playing field and stadium for softball as required for membership in Division 1. The project would be financed from long-term indebtedness to be repaid from the existing student facilities fee.

## **Western Carolina University**

**New Student Residence Hall – \$13,161,000**

This project would provide for the construction of a 250-bed residence hall to meet enrollment growth on the campus. The facility would contain four-bedroom suites, each with a living room and bathroom. The project would be financed from indebtedness to be repaid from housing receipts.

**Residence Hall Renovation-Phase I – \$10,264,700**

This project would provide for the first of a two-phase renovation of Leatherwood and Helder residence halls built in the 1960s. Renovations would include interior reconfiguration, the installation of air conditioning, improvements to meet ADA requirements, and upgrades to the utility distribution replacement. The project would be financed from indebtedness to be repaid from housing receipts.

**Parking Deck-500 Spaces – \$6,250,000**

This project would provide a 500-space parking deck for use by faculty, staff and commuter students. The additional parking is needed to address enrollment growth on the campus and would be located near existing and planned residence halls. The project would be financed from indebtedness to be repaid from parking receipts.

**Dodson Cafeteria Renovations – \$4,927,400**

This project would provide for the interior renovation, air conditioning and reconfiguration of Dodson Cafeteria to address current dining trends and student expectations. The project would be financed from indebtedness to be repaid from dining receipts.

**Softball Field and Stadium – \$2,320,000**

This project would provide a regulation size women's softball stadium complete with support facilities and lighting. The project would be financed from indebtedness to be repaid from a \$28 per year increase in the student debt service fee.

## AUTHORIZATION TO ISSUE DEBT FOR PREVIOUSLY APPROVED PROJECTS

In addition to the projects identified previously, it is recommended that the Board approve the method of financing for projects included in the 2000 higher education bonds that were to be partially constructed from additional non-appropriated funds. Those projects are identified below.

Institution	Project	Total Project Cost	Non-bond Funding	Source of Debt Repayment
UNC-CH	Burnett-Womack Building	\$32,243,000	\$ 7,395,000	Gifts
UNC-CH	Beard Hall Renovations	5,894,000	2,394,000	Gifts
UNC-CH	Science Complex, Phase I	81,904,000	8,854,000	F&A Receipts
UNC-CH	Manning Steam Plant	23,180,360	13,212,360	Utilities Trust Fund Receipts
UNC-CH	Global and International Studies Facility	25,000,000	5,000,000	Gifts
UNC-CH	Cogeneration-Turbine Improvements	26,625,000	24,000,000	Utilities Trust Fund Receipts
UNC-P	Auxiliary Services Building	5,696,000	1,500,000	Bookstore Receipts
UNC-P	Improvements to Recreational, Athletic, and Physical Education Facilities	8,843,700	600,000	Student Debt Service Fee of \$14