

Authorization of Non-Appropriated Capital Improvements Projects

Each biennium, the Board of Governors adopts a six-year plan for capital improvements. In general, the legislature provides funds to construct projects that directly relate to the University's core instructional activities and some research activities, while campus-based sources of funding are used to provide residence and dining halls, some research facilities, student recreation and athletic facilities, and parking decks. On an annual basis, the Board considers campus proposals for non-appropriated projects that require the issuance of long-term debt and, if approved by the Board, the projects are forwarded to the General Assembly for authorization.

For 2012, the President recommends that the Board approve 19 capital improvements projects at eight institutions totaling \$364,024,410. In addition, the President recommends that four campuses be authorized to plan projects totaling \$17,700,000. It should be noted that this list has been pared down from the original slate of campus requests that totaled \$791,935,410.

Many of these projects have been advanced by the respective chancellor to help the campus meet the retention and graduation goals established by the Board. For example, it is well documented that students who live in on-campus residential facilities are retained at higher levels than those who live off campus. In that same vein, there is considerable evidence that campus-based amenities and services, e.g., student unions and recreational facilities, enhance the overall educational experience and help create a sense of community. Other projects on this list are directly targeted at improving student health and safety.

Moving forward with construction of these facilities now also would enable our campuses to take advantage of historically low construction and financing costs. As the economy improves, construction costs are projected to increase up to 25% over the next two to three years. Increases are being observed already in the cost of steel, copper, and concrete.

Importantly, these projects also would provide a needed boost to the State's construction industry by supporting approximately 6,407 new jobs and over \$662 million in new local spending across North Carolina.\* Postponing these projects would likely increase their final construction cost significantly. For every \$1 million of indebtedness, a 1% increase in interest rates would require an additional \$300,000 in financing, assuming the projects were financed over 30 years. Each project in this recommendation has been reviewed and determined to be needed and financially viable.

It is recommended that the Board approve the 19 new or supplemental capital improvements projects at eight institutions totaling \$364,024,410, of which \$323,324,410 is projected to be indebtedness. It is further recommended that the Board approve, for advance planning only, two projects at NCA&T, one project at NCCU, two projects at UNC-CH, and one at WSSU. If approved, these projects will be forwarded to the General Assembly for authorization during their 2012 Session. It is further recommended that the President of the University, or his designee, be authorized to make refinements to the request in the interest of accuracy and completeness. For each authorized project, a detailed financial plan will be reviewed in consultation with financial advisors and bond counsel before bonds are issued and construction contracts are awarded. Final approval for the issuance of bonds is the responsibility of the Board of Governors.

\* Source of employment and income multipliers is Dr. Michael L. Walden, NCSU

Table I  
THE UNIVERSITY OF NORTH CAROLINA  
2012 Non Appropriated Projects Request

Institution	Project Title	Total (\$)	Cash (\$)	Debt (\$)	Source of Funds	New/ Increase Debt Service Fees (\$)
ASU	Winkler Residence Hall - Supplement	3,000,000	-	3,000,000	Housing receipts	-
	Belk Residence Hall	9,765,000		9,765,000	Housing receipts	
ECU	Belk Residence Hall Demolition and Reconstruction	40,000,000	-	40,000,000	Housing receipts	-
NCSU	Phytotron Energy Savings Performance Contract	6,200,000	-	6,200,000	General Fund appropriations for utilities***	-
UNCA	Mountain Area Health Education Center (MAHEC) Facility Acquisition	4,750,000	-	4,750,000	Student debt service fee/ Other	90
UNC-CH	Collaborative Science Building at Carolina North*	95,680,000	-	95,680,000	Facilities and Administrative receipts	-
UNC-CH	Carolina North Infrastructure Improvements - Phase 2	12,450,000	10,000,000	2,450,000	Utility receipts	-
UNC-CH	Chilled Water Infrastructure Improvements	11,700,000	4,700,000	7,000,000	Utility receipts	-
UNC-CH	Steam and Hot Water Infrastructure Improvements	12,000,000	3,500,000	8,500,000	Utility receipts	-
UNC-CH	Craige Parking Deck - Supplement	8,000,000	-	8,000,000	Parking receipts	-
UNCC	Campus Infrastructure Development	49,500,000	14,500,000	35,000,000	Student debt service fee	100
UNCC	Residence Hall Phase XII*	38,407,410	-	38,407,410	Housing receipts	-
UNCC	Cedar/Hickory/Sycamore (Phase IV-A) Renovation*	10,000,000	2,500,000	7,500,000	Housing receipts	-
UNCG	1600 W. Lee Street Parking Lot Improvements	3,432,000	-	3,432,000	Parking receipts	-
UNCG	Reynolds and Grogan Residence Hall Renovation	16,640,000	-	16,640,000	Housing receipts	-
WSSU	Restore the Core - Phase I (Hill Hall)	13,500,000	5,500,000	8,000,000	Student debt service fee; Federal Title III; Gifts	115
WSSU	New Student Housing Building 1 Acquisition	14,500,000	-	14,500,000	Housing receipts	-
WSSU	South Campus Acquisitions and Improvements	7,500,000	-	7,500,000	Student debt service fee	110
WSSU	North Campus Acquisitions and Improvements	7,000,000	-	7,000,000	Student debt service fee	105
	<b>Totals</b>	<b>364,024,410</b>	<b>40,700,000</b>	<b>323,324,410</b>		<b>520</b>
<b>Planning</b>					Source of Funds	
NCA&T	New Student Center	95,000,000	5,000,000	-	Student Union Fee receipts	-
NCA&T	Williams Dining Hall Kitchen Replacement	10,000,000	500,000	-	Dining receipts	-
NCCU	New - Student Health Services Center - Phase 1	6,700,000	700,000	-	Student Health Fee receipts	-
UNC-CH	Athletic Facilities Master Plan and Phase 1 Improvements	50,000,000	5,000,000	-	Gifts	-
UNC-CH	Odum Village Replacement	50,000,000	5,000,000	-	Housing receipts	-
WSSU	Restore the Core - Phase II (Hauser, Pegram, Physical Plant)	19,000,000	1,500,000	-	Federal Title III Grant	-
	<b>Totals Planning</b>	<b>230,700,000</b>	<b>17,700,000</b>	<b>-</b>		

\* This project received planning authority in 2011

\*\* Source: Dr. Michael Walden, NCSU

\*\*\* Indebtedness issued will be backed by the "obligated resources" as defined in G.S. 116D-22(3) and repaid from funds appropriated from the General Fund for utility costs at NCSU as allowed under G.S. 116D-22(3)(d) from Session Law 2011-145.

## **Appalachian State University**

### Winkler Residence Hall – Supplement – \$3,000,000

This project was previously approved by the 2010 General Assembly. This proposed increase would permit a 16,000 square-foot addition that provides the ability to almost double the current 264 beds by converting existing large, town-house style two-story apartments with kitchens to current suite style arrangements where kitchens, study areas, and other common area functions are located in the new addition. All building systems and site utilities will be replaced and a new fire alarm and fire suppression sprinkler system installed. The project would be financed from indebtedness to be repaid by housing receipts. The debt coverage ratio for ASU's housing system for 2009-10 was 1.69x and 1.27x in 2010-11. With the issuance of this debt, the ratio would remain above 1.20x. The total project cost would now be \$15,000,000.

### Belk Residence Hall – \$9,765,000

This project would renovate Belk Residence Hall (built in 1980 with 34,000 square feet) to meet current life safety and accessibility codes including improvements to the existing fire alarm system and the installation of a fire suppression sprinkler system. Work would also include reconfiguring existing group bathrooms and upgrades to building electrical, mechanical, and plumbing systems to improve energy and water efficiency. The project would be financed from indebtedness to be repaid by housing receipts. The debt coverage ratio for ASU's housing system for 2009-10 was 1.69x and 1.27x in 2010-11. With the issuance of this debt, the ratio would remain above 1.20x.

## **East Carolina University**

### Belk Residence Hall Demolition and Reconstruction – \$40,000,000

This project would demolish the existing Belk Residence Hall (built in 1966 with 89,000 square feet) and construct, on the same site, a 120,000 square-foot facility including 500-700 beds in two, four-story residences halls and multipurpose residential community center with pool. The work would be done in phases beginning in January 2013 and completing in July 2015. The project would be financed from indebtedness to be repaid from housing receipts. The debt coverage ratio for ECU's housing system for 2009-10 was 2.65x and 2.69x in 2010-11. With the issuance of this debt, the ratio would remain above 1.26x.

## **North Carolina State University**

### Phytotron Energy Savings Performance Contract – \$6,200,000

This self performed energy performance project would implement energy conservation measures (ECM's) in the Phytotron Building (built in 1968 with 42,217 square feet) that include the replacement and upgrade of building mechanical, electrical, and lighting systems funded through the energy consumption savings in the four-story research facility that currently consumes three times the energy of newly constructed, similar space. A third party investment grade audit will be performed to refine the ECM's and validate the energy savings. The project would be funded by indebtedness backed by the "obligated resources" as defined in G.S. 116D-22(3) and repaid from funds appropriated from the General Fund for utility costs at NCSU as allowed under G.S. 116D-22(3)(d) from Session Law 2011-145.

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

### Mountain Area Health Education Center (MAHEC) Facility Acquisition – \$4,750,000

This project would acquire the Mountain Area Health Education (MAHEC) Family Health Center (built in 1993 in two-stories with 22,738 square feet on 3.2 acres with 117 parking spaces) located at 118 W. T. Weaver Boulevard and adjacent to the campus. This acquisition would allow UNCA's Student Health & Counseling Center to move from its current inadequate facilities in Weizenblatt Health Center (built in 1972 with 7,300 square feet) into the 1st Floor (13,700 square feet) at the MAHEC Facility, allowing space for needed services not now provided such as pharmacy services, physical therapy, and IV therapy. The balance of the space at the MAHEC Facility on the 2nd Floor (9,000 square feet) would be used for Development and Alumni Affairs freeing up needed academic space on Campus. Limited renovations are needed in the MAHEC Facility to comply with current building codes and to repurpose the space to campus use. Weizenblatt Hall will require minor modifications to house the Department of Public Safety, currently housed in two separate buildings. Public Safety includes Campus Police, Parking & Transportation, Emergency Management, and Environmental Health and Safety. Campus Police will vacate Vance Hall (built in 1967 with 4,200 square feet) will require minor modification to be repurposed as determined by a Campus Master Planning effort. The project, including needed renovations, would be financed from a combination of indebtedness to be repaid from a new \$90 debt service fee and non-state appropriated sources including but not limited to facilities and administrative receipts, gifts, grants, and rent receipts. The proposed debt service fee was approved by the UNCA Board of Trustees with student participation, as required by the Board's tuition and fee policy, and presented to the Board of Governors in February 2012.

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

### Collaborative Science Building at Carolina North – \$95,680,000

This project, which received advance planning authority in 2011, would construct the Collaborative Science Building at Carolina North, an approximately 260,000 square-foot academic facility located on the Carolina North campus as no appropriate space exists on the main campus for this size facility. The building would address current, significant space deficiencies, including inadequate space that cannot sustain the current programs, while also providing a unique opportunity to consolidate physically disparate research and learning labs and centers into a modern facility that is designed to enable and maximize collaboration. This building would allow continued efforts by UNC-Chapel Hill to create interdisciplinary learning and teaching environments, a model that has been successful most recently at the Science Complex and Genetic Medicine Building. Faculty and students (undergraduate and graduate) that are to be located in this building come from the College of Arts & Sciences, the School of Education, the School of Public Health, the School of Medicine, among others. Locating these teams together in a modern facility will foster a collaborative academic and research experience and generate efficiencies. The project would be financed with Facilities and Administrative receipts. As an academic building, support from the General Fund for increased operating costs would be requested.

Carolina North Infrastructure Improvements – Phase 2 – \$12,450,000

This project was initially approved by the 2010 General Assembly. This next phase would provide roads, utilities, traffic signal improvements, site lighting, and a central utilities plant supporting the continuing development of the Carolina North campus including the Collaborative Science Building. To make way for the project, the Horace Williams Airport facilities would be demolished. The proposed project would be financed from indebtedness to be repaid by utilities receipts. The total project cost for Phase 1 and 2 would now be \$17,450,000.

Chilled Water Infrastructure Improvements – \$11,700,000

This project would continue the planned repairs, renovations, and improvements to the campus chilled water distribution infrastructure. Phased over the next five years with work being selected according to campus-wide priorities, the proposed project would be financed from indebtedness to be repaid by utilities receipts.

Steam and Hot Water Infrastructure Improvements – \$12,000,000

This project would continue the planned repairs, renovations, and improvements to the campus steam and hot water distribution infrastructure. Phased over the next five years with work selected according to campus-wide priorities, the proposed project would be financed from indebtedness to be repaid by utilities receipts.

Craige Parking Deck – Supplement – \$8,000,000

This project was previously approved by the 2005 General Assembly. This proposed increase would provide the resources to make structural improvements to comply with current seismic design standards with improvements to the existing stair and elevator towers, including a new curtain wall, while maintaining the original project scope of adding four levels and up to 1,000 spaces to the existing 1,500 space, five-level deck. Work would also include code and accessibility improvements, needed maintenance, and lighting upgrades to the existing deck. The project would be financed from indebtedness to be repaid by parking receipts. The total project cost would now be \$32,000,000.

**The University of North Carolina at Charlotte**Campus Infrastructure Development – \$49,500,000

This project would provide infrastructure required for enrollment growth and to support student success, retention and research functions at UNCC. The project upgrades roads and walks connecting the main part of campus with the Charlotte Research Institute (CRI) campus and the South Student Village. The present road system is inadequate to support the growing student population and the road to CRI floods during heavy rains, making this part of campus inaccessible for emergency vehicles. The project would upgrade infrastructure for the growth of the campus and restore aging utility infrastructure in the core of campus. The upgrade of an aging student recreational facility is included as well as renovation of existing space for a student success center. The project would also make improvements to Wi-Fi and cellular connectivity on campus in support of student success. The project would improve overall campus energy efficiency with the construction of a regional utility plant to provide steam for heating and chilled water for air conditioning to the South Student Village. The project would be financed from indebtedness to be repaid from a new \$100 debt service fee. The proposed debt service fee was approved by the

UNCC Board of Trustees with student participation, as required by the Board's tuition and fee policy, and presented to the Board of Governors in February 2012.

Residence Hall Phase XII – \$38,407,410

This project, which received advance planning authority in 2011, would provide a new 608-bed residence hall in the East Student Housing Village. This residence hall would be designed for use by upper-class students and is needed due to the growth of the university and the demolition of housing units that have reached the end of their life. The hall will be comprised of apartment style units with two or four beds each. Each floor will include laundry rooms, wireless internet access in the common areas, study areas, and multi-purpose rooms. This five-story building would utilize brick and precast concrete on the exterior as is typical for the UNCC campus and be designed to meet LEED Certification and comply with SL 2007-546 (SB 668). The project would be financed from indebtedness to be repaid from housing receipts. The debt coverage ratio for UNCC's housing system for 2009-10 was 1.08x and 1.23x in 2010-11. With the issuance of this debt, the ratio would remain above 1.20x.

Cedar/Hickory/Sycamore (Phase IV-A) Renovation – \$10,000,000

This project, which received advance planning authority in 2011, would renovate the Cedar, Hickory, Sycamore complex, a 248-bed facility on the east side of campus built in 1981. Renovations are required to update the mechanical system, electrical system, plumbing system, information technology system, and interior finishes. Work would also include window and roof replacement, accessibility improvements, modifications to improve accessibility, and an addition that would allow better common and study space, laundry rooms and an egress stairs to meet current code requirements. The project would be financed from indebtedness to be repaid from housing receipts. The debt coverage ratio for UNCC's housing system for 2009-10 was 1.08x and 1.23x in 2010-11. With the issuance of this debt, the ratio would remain above 1.20x.

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

1600 W. Lee Street Parking Lot Improvements – \$3,432,000

This project would develop approximately 518 paved parking spaces on a 4.5-acre site. The existing site contains 92,838 square feet of acquired industrial buildings that would be demolished prior to developing the parking lot. The new paved parking lot will include access controls with communication back to the parking system offices located within the Walker Deck, security cameras, blue light security phones, bus stop shelters, lighting, and other site improvements to meet the City of Greensboro and campus standards. This parking lot provides replacement parking for two parking lots displaced by construction. The proposed project would be financed from indebtedness to be repaid by parking receipts.

Reynolds and Grogan Residence Hall Renovation – \$16,640,000

This project would renovate two, nine-story residence halls built in 1963 with 75,000 square feet and 71,600 square feet respectively. Work would include complete renovation of existing bathrooms; installation of new electrical service and replacement of the existing lighting fixtures throughout both buildings with new energy efficient units; installation of a new four-pipe, high efficiency HVAC system; replacement of the existing traction elevators with energy efficient models; and accessibility improvements throughout the buildings and exterior approaches. The proposed project would be financed from indebtedness to be repaid by housing receipts.

## Winston-Salem State University

### Restore the Core - Phase I (Hill Hall) – \$13,500,000

This project would renovate the three-story Hill Hall (built in 1964 with 33,000 square feet) and provide for a 14,000 square-foot addition. Located in the center of campus, Hill Hall has been vacant since 2005 when the new Science Building opened. The building program calls for the centralization and expansion of a variety of campus resources related to student success. Offices for retention specialists, academic advisors and other support are included. The existing auditorium will be retained and expanded and a variety of flexible instructional spaces will complement the specialized support facilities related to writing literacy and quantitative skills development. The project would be financed from a combination of indebtedness to be repaid from a new \$115 debt service fee, Federal Title III Grant funds, and gifts. The proposed debt service fee was approved by the WSSU Board of Trustees with student participation, as required by the Board's tuition and fee policy, and presented to the Board of Governors in February 2012. As an academic building, support from the General Fund for increased operating costs is requested.

### New Student Housing Building 1 Acquisition – \$14,500,000

This authorization will allow Winston-Salem State University to acquire a 227-bed student residence hall to be constructed by the WSSU Foundation. The facility will be on state property and will be constructed consistent with WSSU requirements and standards. The residence hall would provide pod-style housing that includes 7 “residential pods” throughout the building. Each pod would offer 16 double occupancy rooms (32 student residents) that share two bathrooms, a minimum of one study room, a laundry facility, and lounge space. Each pod would also have one single-occupancy room (for one Resident Assistant) with its own bathroom. The ground floor would include a multi-purpose room, a classroom, two offices, a front desk, storage space, community bathrooms, and small lounge areas. An at-grade lower level would provide space for a two-bedroom apartment unit for a live-in faculty/staff member. This project would be accomplished by a ground lease of state property to the Foundation for construction and a master lease agreement with the Foundation for the use of the residence hall. The Foundation will use the master lease agreement to secure construction financing for the project. Once construction is complete the university will manage the new facility, collect rent from the residents, and provide the Foundation with sufficient rent proceeds to service the debt. When it is in the best interest of the University to do so, WSSU will acquire the new residence hall by using the authority from the General Assembly to issue long-term debt at that time, both the ground lease and the master lease expire. The process will be consistent with Department of Administration rules and regulations and with the approval of the Council of State. The project would be financed from indebtedness to be repaid from housing receipts. The debt coverage ratio for WSSU's housing system for 2009-10 was 1.17x and 1.25x in 2010-11. With the issuance of this debt, the ratio would remain above 1.15x.

### South Campus Acquisitions and Improvements – \$7,500,000

This project would acquire and renovate the Bowman Gray Stadium, Fieldhouse, surrounding parking lots and a recreation area, Civitan Park. The project would also provide a pedestrian bridge over the proposed Salem Street Connector, a NCDOT/City of Winston-Salem project, to provide safe pedestrian passage between campus and the proposed real property acquisition.



WSSU currently leases Bowman Gray Stadium, the Fieldhouse, the parking lots and Civitan Park from the City. The grounds and structures are used for academic classes (Human Performance, Sports Management), the parking lots are used for commuter parking, the Fieldhouse houses WSSU's Motorsports Management program, the recreation's fields support WSSU's Student Affairs Recreation programs and the Athletic department uses the Bowman Gray stadium for football. The current campus master plan suggests that WSSU's would benefit from the proposed acquisition. The project would be financed from indebtedness to be repaid from a new \$110 debt service fee. The proposed debt service fee was approved by the WSSU Board of Trustees with student participation, as required by the Board's tuition and fee policy, and presented to the Board of Governors in February 2012. As part of the complex will serve an academic purpose, support from the General Fund for operating costs associated with that academic part is requested.

#### North Campus Acquisitions and Improvements – \$7,000,000

This project would construct a 300-500 car parking deck on an existing campus parking lot. A study is underway to confirm the site characteristics, right size the deck, and identify needed land acquisition. The proposed location of the deck is across from WSSU's large auditorium and adjacent to the Sciences campus, two of the most intensive demand areas for parking on campus. The new deck is expected to house the parking system offices and a visitor center. Work would also provide a road and walk connection between the recently acquired Lowery Street property and main campus, near the deck's construction and include a bridge over the railroad and Lowery Street extension. The project would be financed from indebtedness to be repaid from a new \$115 debt service fee. The proposed debt service fee was approved by the WSSU Board of Trustees with student participation, as required by the Board's tuition and fee policy, and presented to the Board of Governors in February 2012.

### **Projects recommended for Advance Planning only:**

The Board of Governors is asked to review and approve projects funded from non-General Fund sources for advance planning only. This process will allow the Chancellors and campuses to hire external experts to help with the initial planning, sizing, and cost-estimating process for future non-General Fund requests. This process will save time and money by reducing the time period from final approval for legislative consideration and construction.

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

#### New Student Center – Advance Planning

This project would construct a new Student Center to replace the existing Student Union (built in 1967 with 69,275 square feet) that was programmed to serve a student population half the current 10,881 total enrollment (headcount). Initial analysis of NCA&T's peer institutions suggests that the current facility is substantively undersized to serve the current population and will be totally inadequate when growth approaches 15,000 students by 2020. The new Student Center will provide students with a complex to foster academic study and collaboration and offer enhanced retail and entertainment venues, vital meeting and event spaces, programmed student organization spaces, and administrative and student support spaces. Estimated to cost \$95,000,000, Advance

Planning authorization of \$5,000,000 to be financed from Student Union Fee receipts would be requested during the 2012 Session.

**Williams Dining Hall Kitchen Replacement – Advance Planning**

This project would replace the original kitchen facility in Williams Dining Hall (built in 1974 with 72,807 square feet). While the public dining areas were renovated in 2001 with updates in 2010 and 2011, the kitchen, food storage, and dishwashing areas, occupying about 10,000 square feet on three floors, is 90% original. Further, the related equipment and infrastructure for all areas is also original and have exceeded their expected useful life. Renovation of these areas to meet current life safety, building and health codes and accommodate new venues, replacement equipment and infrastructure is needed. It is expected that dining hall operations will need to be relocated to temporary facilities to accomplish this project. Estimated to cost \$10,000,000, Advance Planning authorization of \$500,000 to be financed from dining receipts would be requested during the 2012 Session.

**North Carolina Central University**

**New - Student Health Services Center - Phase 1– Advance Planning**

This project would build a new, approximately 20,000 square-foot Student Health Services Center that will provide urgent care services and counseling related to mental health, substance abuse and wellness issues. Currently sharing space in the Old Health Building (built in 1950 with 22,011 square feet), the existing space is inadequate to serve campus needs due to the increase in student population and the multiplicity of health and related issues facing today's students. Counseling, treatment, examination and pharmacy space are very limited in the current facility and required privacy standards difficult to maintain. Additional space is also needed to maintain the increasing volumes of medical records that have to be kept. A healthy student population with proper support for minor ailments and injuries will ensure that students are focused on their academic goals. Estimated to cost \$6,700,000, Advance Planning authorization of \$700,000 to be funded from Student Health Fee receipts would be requested during the 2012 Session.

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

**Athletic Facilities Master Plan and Phase 1 Improvements – Advance Planning**

This project would perform a comprehensive athletic facilities master plan including Carolina North and identify a program of work for Phase 1 improvements. Phase 1 work is being considered at Fetzer Stadium, the Dean Smith Center, Koury Natatorium, Ernie Williamson Building, Kenan Stadium, Kenan Football Center, South Press Box, Pope Box, Cone-Kenfield Tennis Center, Chapman Golf Center, Anderson Softball Stadium, McCaskill Soccer Center, Francis Henry Field Hockey Stadium (field hockey), 220 Finley Golf Course Road, and 216 Finley Golf Course Road. Estimated to cost \$50,000,000, Advance Planning authorization of \$5,000,000 to be funded from gifts would be requested during the 2012 Session.

**Odum Village Replacement – Advance Planning**

This project would redevelop the existing Odum Village Student Family Housing complex that is currently used as upper division undergraduate student housing. Built in 1963 with 41 buildings with four, six and eight apartments per building that provide a total of 458 beds, the useful life of

the complex cannot feasibly be extended because renovations are cost prohibitive. The replacement Odum Village would provide modern residential housing offerings that meet current standards for fire safety, accessibility, and electronic access control. Estimated to cost \$50,000,000, Advance Planning authorization of \$5,000,000 to be funded from housing receipts would be requested during the 2012 Session.

### **Winston-Salem State University**

#### Restore the Core - Phase II (Hauser, Pegram, Physical Plant) – Advance Planning

This project would renovate Hauser Union (built in 1971 with 27,150 square feet), Pegram Hall (built in 1937 with 19,650 square feet), and the Physical Plant Building (built in 1976 with 15,105 square feet) for academic use. Estimated to cost \$19,000,000, this project is part of WSSU's 2011-17 Six-Year General Fund Plan (\$9,200,000) and its revised 2011-17 Six-Year Non-General Fund Plan (\$9,800,000). WSSU has requested that Advance Planning authorization of \$1,500,000 to be funded from Federal Title III Grant proceeds be requested during the 2012 Session.