

January 24, 2024 at 1:30 p.m.
Via Videoconference and PBS North Carolina Livestream
UNC System Office
223 S West Street, Board Room (17th Floor)
Raleigh, North Carolina

AGENDA

- A-1. Approval of the Minutes of November 15, 2023..... Jimmy Clark
- A-2. Update on Student Health Insurance Andrew Kelly and Mona Moon
- A-3. Review 2024-25 Tuition and Fee ProposalsJennifer Haygood and Aubrey Clark Brown
- A-4. 2023 Millennial Campus Report.....Jennifer Haygood
- A-5. Sale of Millennial Campus Revenue Bonds –
Appalachian State University.....Jennifer Haygood and Dan Layzell
- A-6. FY 2023-24 State Capital and Infrastructure Fund (SCIF) Maintenance
Repairs and Renovations (R&R) Capital Projects Katherine Lynn
- A-7. Capital Improvement Projects Katherine Lynn
- A-8. Acquisition of Property by Lease – UNC Wilmington Katherine Lynn
- A-9. Adjourn

Additional Information Available:

A-4. 2023 Millennial Campus Report (full report)
2024 Report on State Budget Allocations and Policies
University of North Carolina Quarterly Capital Project Report for January 1, 2024

DRAFT MINUTES

November 15, 2023 at 1 p.m.
Via Videoconference and PBS North Carolina Livestream
University of North Carolina at Greensboro
Nursing and Instructional Building, Room 510
Greensboro, North Carolina

This meeting of the Committee on Budget and Finance was presided over by Chair Lee Roberts. The following committee members, constituting a quorum, were also present in person: Jimmy Clark, Joel Ford, Reginald Holley, Mark Holton, and Terry Hutchens.

Chancellors participating were Karrie Dixon, Sharon Gaber, and Philip Rogers.

Staff members present included Jennifer Haygood, Brandy Andrews, Katherine Lynn, and others from the University of North Carolina System Office.

Committee Faculty Assembly advisors present included Carol Cain, Susan Harden, and Jim Westerman.

1. Approval of the Minutes of September 13, 2023 (Item A-1)

The chair called the meeting to order at 1 p.m., Wednesday, November 15, 2023, and called for a motion to approve the open session minutes of October 19, 2023.

MOTION: Resolved, that the Committee on Budget and Finance approve the open session minutes of October 19, 2023.

Motion: Terry Hutchens

Motion carried

2. Self-Funded Student Health Insurance Report (Item A-2)

The Committee on Budget and Finance received a report from the Task Force on Pricing, Flexibility, and Affordability, including a presentation of the potential benefits and risks of moving to a self-funded student health insurance plan for the University of North Carolina System findings by representatives from Gallagher Student Health.

This item was for information only.

3. Exceeding the Policy Limit on Nonresident Freshman Enrollment – University of North Carolina Wilmington (Item A-3)

Senior Vice President Haygood provided details that University of North Carolina Wilmington’s out-of-state nonresident freshman enrollment exceeded the limits established by the University of North Carolina Board of Governors UNC Policy Manual for the second consecutive year. It was recommended that the budget be reduced by \$4,102,644 and be reallocated to the North Carolina Need-Based Scholarship for Public Colleges and Universities for the benefit of UNC System students.

MOTION: Resolved, that the Committee on Budget and Finance approve the allocation of funds to the Board’s UNC Need-Based Grant Financial Aid Program and recommend it to the full Board of Governors for a vote through the consent agenda.

Motion: Reginald Holley
Motion carried

4. Expansion of Millennial Campus Designation – University of North Carolina Asheville. (Item A-4)

Ms. Haygood and Mr. John Liposchak, University of North Carolina Asheville’s chief financial officer, presented the UNC Asheville Board of Trustees’ request to expand the millennial campus by 4.45 acres to increase opportunities for performance-based ventures and revenue potential. It was recommended that the Board of Governors approve the expansion of the millennial campus designation with the understanding that specific projects, leases, and other actions related to the millennial campus, including those on property owned by an endowment board, shall be subject to Board approval unless otherwise authorized by law or under delegated authority.

MOTION: Resolved, that the Committee on Budget and Finance approve the expansion of the millennial campus designation at University of North Carolina Asheville and recommend it to the full Board of Governors for a vote through the consent agenda.

Motion: Reginald Holley
Motion carried

5. Authorized Use of Special Obligation Bonds “Commercial Paper” – NC State University (Item A-5)

Ms. Haygood explained that NC State University requests authorization to fund from its commercial paper program in an aggregate principal amount not to exceed \$52 million for the purposes of (1) financing \$29.6 million for the acquisition of University Towers and (2) financing up to \$22.4 million for renovations. It was recommended that the president of the university, or his designee, be authorized to utilize commercial paper to finance the previously approved projects through the attached resolution.

MOTION: Resolved, that the Committee on Budget and Finance approve Authorized Use of Special Obligation Bonds “Commercial Paper” at NC State and recommend it to the full Board of Governors for a vote through the consent agenda.

Motion: Jimmy Clark
Motion carried

6. Capital Improvement Projects (Item A-6)

Vice President Katherine Lynn presented requests for authorization of three new capital improvement projects from Appalachian State University totaling \$7.25 million and increased authorizations totaling \$29.15 million at Appalachian State University, North Carolina School of Science and Mathematics, and East Carolina University. It was recommended that the Board approve the projects and the method of funding. It was further recommended that these projects be reported to the North Carolina Office of State Budget and Management as non-appropriated projects that do not require any additional debt or burden on state appropriations.

MOTION: Resolved, that the Committee on Budget and Finance approve the capital improvement projects requests at App State, ECU, and NCSSM and recommend them to the full Board of Governors for a vote through the consent agenda.

Motion: Reginald Holley

Motion carried

7. Disposition of Property by Demolition – East Carolina University (Item A-7)

Ms. Lynn explained that the ECU Board of Trustees requests authorization for disposition of property by demolition of the Medical Pavilion Complex, 1800 West Fifth Street, Greenville, North Carolina.

MOTION: Resolved, that the Committee on Budget and Finance approve authorization to dispose of property by demolition at ECU and recommend it to the full Board of Governors for a vote through the consent agenda.

Motion: Reginald Holley

Motion carried

8. Adjourn (Item A-8)

There being no further business and without objection, the meeting adjourned at 1:56 p.m.

Joel Ford, Secretary

AGENDA ITEM

A-2. Update on Student Health Insurance..... Andrew Kelly and Mona Moon

Situation: In accordance with the resolution passed by the University of North Carolina Board of Governors Committee on Budget and Finance in January 2023, which called on the University of North Carolina System Office to develop a proposed implementation plan to improve the affordability and efficiency of student health insurance by moving to a self-funded plan, the System Office worked with Arthur J. Gallagher & Company (Gallagher) to assess the viability of a move to a self-funded insurance plan.

Background: In November 2023, the Committee on Budget and Finance received the final report from Gallagher with its assessment of the UNC System moving to a self-funded insurance plan. While Gallagher identified potential cost savings from moving to a self-funded insurance plan, Committee members inquired about how current North Carolina Medicaid expansion plans could impact potential cost-savings.

Assessment: The Committee on Budget and Finance will receive an update from Dr. Andrew Kelly and Ms. Mona Moon on the potential impact of Medicaid expansion on the UNC System Student Blue health insurance plan and the self-funded scenarios reviewed in November.

Action: This item is for discussion only.

Self-Funded Student Health Benefit Plan Feasibility Study: Impact of Medicaid Expansion

January 24, 2024

Refresher

- Board received report from Gallagher Student Health & Special Risk in November on feasibility of converting from fully insured Student Blue student health insurance program to a self-funded model.
- Gallagher estimated annual savings ranging from \$885k to \$5.9m compared to projected cost of fully insured plan in future years; self-funding would also provide greater flexibility and control.
- Gallagher report also cited declining enrollment in Student Blue over time as an important trend to monitor.
- Given the enrollment trend, the Board tasked System Office with modeling **potential impact of Medicaid expansion on Student Blue rolls, costs, and self-funding feasibility.**

Gallagher Analysis: Impact of NC Medicaid Expansion

Data and Assumptions

- System Office provided Gallagher with an estimate of the number of students currently enrolled in Student Blue who are “Newly Eligible” for Medicaid under the State’s expanded age and income requirements.
- Using family income data from the FAFSA and updated Medicaid eligibility rules to classify current Student Blue enrollees as “Not Eligible”, “Newly Eligible”, and “No FAFSA.”
- The estimated number of Newly Eligible students was determined at the Institution level allowing the projection to account for variance in per student cost across institutions.
- **Note: average cost of students leaving Student Blue is assumed to be equivalent to the average cost of students remaining in Student Blue at the institution level.**

Gallagher Analysis: Medicaid Expansion Projections

Same Approach as Prior Projections

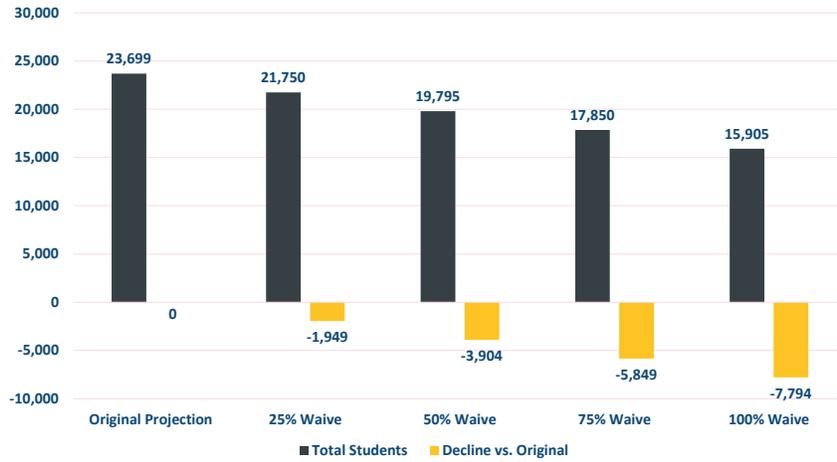
- All cost projections are for 8/24 to 7/25.
- Assumed no changes to fee schedules (Health Clinics) or cost sharing.
- Projections provided for Fully Insured, Self-Funded A, and Self-Funded B.
 - Self-Funded A assumes transition to self-funded plan with minimal other changes.
 - Self-Funded B assumes transition to self-funded plan and additional savings anticipated from conducting competitive procurements for third party administrative services and stop loss coverage.

Assessed Four Scenarios

- 25% Waive: Assumes that 25% of Newly Eligible students leave Student Blue.
- 50% Waive: Assumes that 50% of Newly Eligible students leave Student Blue.
- 75% Waive: Assumes that 75% of Newly Eligible students leave Student Blue.
- 100% Waive: Assumes that 100% of Newly Eligible students leave Student Blue.

Medicaid Expansion Projections: Enrollment

Student Blue Enrollment

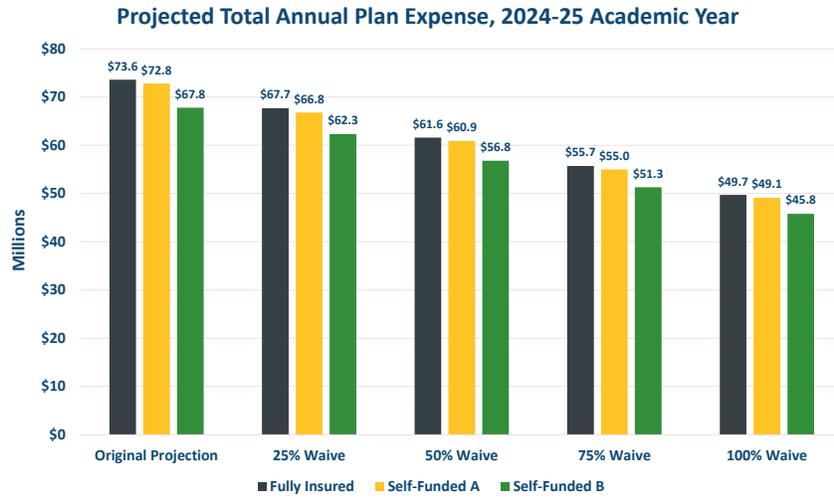


Medicaid Expansion Projections: Annual Premia

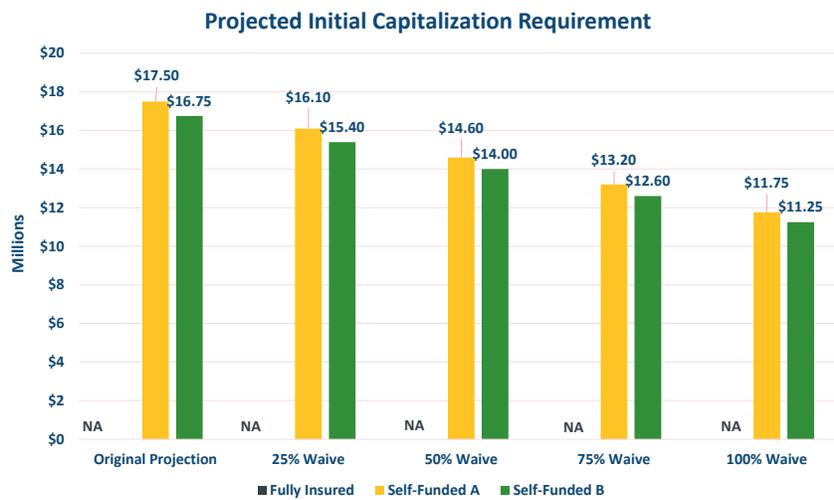
Projected Annual Premium Rate, 2024-25 Academic Year



Medicaid Expansion Projections: Total Plan Expense



Medicaid Expansion Projections: Initial Capitalization



Summary of Potential Impacts

- At varying levels of attrition due to Medicaid expansion, self-funding still offers savings potential compared to fully insured plan.
- Premium rate is projected to increase as more students waive Student Blue with Medicaid, but not dramatically
 - Less than 0.6% increase even if 100% of Newly Eligible students waive.
- Total annual expenditures and the initial capitalization requirement decline as Newly Eligible students waive coverage.
- Potential for substantial decline in enrollment
 - *Pre-Medicaid expansion*, ~13,500 students waived out of Student Blue due to Medicaid coverage.
 - Approximately 1/3 of current Student Blue population is estimated to be Newly Eligible for NC Medicaid.
 - If 50% of Newly Eligible students waive, all 16 institutions are likely to see enrollment declines greater than 12% and as much as 29%.
 - 4 institutions could lose more than 50% of their current enrollment if 100% of Newly Eligible students waive, and only 5 would experience declines less than 30%.
- Declines in enrollment can lead to challenges due to claims volatility.

Mitigating Enrollment Impact of Medicaid Expansion

- May retain enrollment of Newly Eligible students through the Health Insurance Premium Payment (HIPP) program
 - Also known as Medicaid premium assistance.
 - Currently NC Medicaid will consider paying the premium for a family health insurance policy if it is cost-effective and the only way the recipient can be covered.
- Current HIPP Eligibility Requirements
 - Must be eligible for Medicaid.
 - Have private health insurance through an employer.
- Consider partnering with NC Medicaid to explore whether a premium assistance program for Student Blue under HIPP would be mutually beneficial.
 - NC Medicaid would determine if cost-effective for NC DHHS.
 - NC Medicaid can require student Medicaid beneficiaries (including those Newly Eligible and those who qualified pre-expansion) to accept premium assistance and enroll in Student Blue.
- Viability and impact of premium assistance is uncertain.
 - Need more detailed claims analysis and assessment of potential benefits and risks.

Student Health Insurance Options

- Status Quo: Continue to offer fully insured plan.
- Self-funding: Convert to self-funded plan.
 - System has more control and flexibility and potential for significant savings but assumes risk of claims volatility.
 - Eligibility for HIPP could boost enrollment in System plan.
- Hybrid: Convert to minimum premium plan (see next slide).
 - Hybrid of fully insured and self-funded plan.
 - Bridge transition from fully insured plan to self-funded plan.
- Discontinue student health plan offering.
 - Maintain health insurance requirement.
 - Provide access to health insurance specialists or counselors to assist students in identifying coverage to meet the requirement.

Minimum Premium Plan

- System responsible for paying incurred claims, the same as a self-funded plan.
- Financial liability is limited to maximum monthly and annual dollar amounts, similar to a fully insured plan.
- Reduces State premium taxes.
 - Tax is applicable to stop loss premium, but not claims expenditures and reserves.
- Provides increased transparency and access to claims data.
- System assumes less risk than with self-funded plan.
- System retains funds if claims are less than expected.
 - Create stabilization reserve to offset future costs

QUESTIONS?



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The System Office requested Gallagher forecast the impact of North Carolina Medicaid expansion utilizing scenarios in their Self-Funding Feasibility Study Report, November 7, 2023. The System Office provided Gallagher with an estimate of the number of students currently enrolled in Student Blue who are newly eligible for Medicaid under the State’s expanded age and income requirements. This estimate was calculated by matching Student Blue enrollment data with family income data from the FAFSA. Students who did not file a FAFSA were assumed to be ineligible for Medicaid. Gallagher used the average cost by institution for those waiving through Medicaid (i.e., no assumptions were made either way about the cost of those leaving or the cost of those staying in Student Blue).

The following tables summarize the results of Gallagher’s analysis on the projected monthly premium, total plan expenditures and initial capitalization requirement for the 2024-25 academic year assuming different proportions of current Student Blue enrollees who are newly eligible for Medicaid choose to waive Student Blue coverage.

	Per Student Per Month/Premium Rate						
	Enrollees	Fully Insured		Self-Funded A		Self-Funded B	
Original Projections	23,699	\$258.95		\$255.84		\$238.40	
Medicaid Expansion Projections			% Chg vs Orig		% Chg vs Orig		% Chg vs Orig
25% of Newly Eligibles Waive	21,750	\$259.21	0.100%	\$256.10	0.102%	\$238.64	0.101%
50% of Newly Eligibles Waive	19,795	\$259.52	0.220%	\$256.40	0.219%	\$238.92	0.218%
75% of Newly Eligibles Waive	17,850	\$259.90	0.367%	\$256.78	0.367%	\$239.27	0.365%
100% of Newly Eligibles Waive	15,905	\$260.38	0.552%	\$257.25	0.551%	\$239.71	0.549%

	Total Annual Expense			
	Enrollees	Fully Insured	Self -Funded A	Self- Funded B
Original Projections	23,699	\$73,641,801	\$72,757,313	\$67,796,872
Medicaid Expansion Projections				
25% of Newly Eligibles Waive	21,750	\$67,654,848	\$66,842,267	\$62,285,101
50% of Newly Eligibles Waive	19,795	\$61,644,907	\$60,904,510	\$56,752,168
75% of Newly Eligibles Waive	17,850	\$55,669,956	\$55,001,322	\$51,251,447
100% of Newly Eligibles Waive	15,905	\$49,695,359	\$49,098,484	\$45,751,052

	Initial Capitalization			
	Enrollees	Fully Insured	Self Funded-A	Self Funded-B
Original Projections	23,699	NA	\$17,500,000	\$16,750,000
Medicaid Expansion Projections				
25% of Newly Eligibles Waive	21,750	NA	\$16,100,000	\$15,400,000
50% of Newly Eligibles Waive	19,795	NA	\$14,600,000	\$14,000,000
75% of Newly Eligibles Waive	17,850	NA	\$13,200,000	\$12,600,000
100% of Newly Eligibles Waive	15,905	NA	\$11,750,000	\$11,250,000

Self-Funded A: Assumes transition to self-funded plan, but minimal other changes.

Self-Funded B: Assumes transition to self-funded plan and additional savings anticipated from competitive procurement.

AGENDA ITEM

A-3. Review 2024-25 Tuition and Fee Proposals Jennifer Haygood and Aubrey Clark-Brown

Situation: Campus tuition and fees proposals presented for the University of North Carolina Board of Governors to review. At its February meeting, the Board will act on recommendations for tuition and fee rates for the 2024-25 academic year.

Background: G.S. 116-143 requires that the Board fix tuition and fees, not inconsistent with the actions of the North Carolina General Assembly, at the constituent institutions of the University of North Carolina System.

Assessment: Institutions have submitted 2024-25 tuition and fee proposals in accordance with legislative and UNC System guidelines.

Action: This item is for discussion only.



2024-25 TUITION AND FEE PROPOSALS

BOG Committee on Budget and Finance

January 24, 2024

Presentation Outline

- **Background and Context**
- **2024-25 Tuition Proposals**
 - **Undergraduate**
 - **Resident – NO INCREASE**
 - Nonresident
 - **Graduate**
 - Resident
 - Nonresident
 - Professional and Other School-Based
- **2024-25 Fee Proposals**

Background and Context

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Background and Context

- **“The General Assembly shall provide that the benefits of the University of North Carolina and other public institutions of higher education, as far as practicable, be extended to the people of the State free of expense.”**
– NC Constitution – Article IX, Section 9
- **“The Board shall fix the tuition and fees, not inconsistent with actions of the General Assembly, at the institutions . . . in such amount or amounts as it may deem best, taking into consideration the nature of each institution and program of study and the cost of equipment and maintenance. . . .”**
– G.S. 116-143

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2024-25 Tuition and Fees Instructions

Tuition	May an increase be proposed?
Undergraduate Resident	No
Undergraduate Nonresident	Yes, but proposals must justify both the need for the increase and why it is not expected to negatively impact enrollment.
Graduate Resident	
Graduate Nonresident	
Fees	May an increase be proposed?
Mandatory Fees (including debt service)	An increase may only be proposed if it is critical to maintaining core activities supported by the fee. Note: The Board has a bias against fee increases and will be closely scrutinizing proposals.
	Notwithstanding to the above, increases may be proposed that are offset by a commensurate decrease to another fee.
	Total increases are subject to the 3% statutory cap.
Special Fees	An increase may only be proposed if it is critical to cover inflationary cost increases associated with an existing fee. Only well-justified proposals will be approved. Note: The Board has a bias against fee increases and will be closely scrutinizing proposals.
Application Fees	New fees may only be proposed for newly approved programs.
	No

Timeline for the 2024-25 Tuition and Fee Process

September 2023	The System Office provides guidance for the 2024-25 tuition and fee process to Chancellors, Chief Academic Officers, and Chief Finance Officers.
September 2023	Tuition and fee instructions, consistent with the Board's policy, are sent to the institutions.
August through November 2023	Institutions hold tuition and fee committee meetings to discuss potential rate increases. Committees are comprised of faculty, staff, and students. Student forums are held to discuss proposed rate changes with the student body. A student involvement certificate is required from each campus.
October through November 2023	Institutions finalize tuition and fee proposals and submit to their Board of Trustees for approval.
Early December 2023	Chancellors submit tuition and fee requests for 2024-25 to the System Office.
December 2023 through January 2024	A tuition and fee committee within the System Office is established with representatives from Finance, Academic Affairs, and Strategy and Policy divisions. The committee reviews tuition and fee requests.
January 2024	Campus tuition and fee proposals are presented at the Board meeting. Tuition and fee detailed information is also provided to Board members after this meeting.
February 2024	Board of Governors consider tuition and fee proposals for 2024-25.

Tuition and Fees Comparison to Board-Approved Peers

Institution	Undergraduate Students	
	Resident Rank	Nonresident Rank
App State	11 of 11	6 of 11
ECU	11 of 12	8 of 12
ECSU	11 of 11	11 of 11
FSU	11 of 11	11 of 11
N.C. A&T	11 of 12	7 of 12
NCCU	11 of 11	6 of 11
NC State	12 of 13	11 of 13
UNCA	10 of 11	7 of 11
UNC-CH	10 of 11	8 of 11
UNCC	12 of 13	10 of 13
UNCG	10 of 11	5 of 11
UNCP	12 of 12	12 of 12
UNCW	13 of 13	12 of 13
UNCSA	12 of 13	12 of 13
WCU	13 of 13	13 of 13
WSSU	13 of 13	10 of 13

Institutions are meeting the Board's requirement for undergraduate resident tuition to remain in the lowest quartile of public peer institutions.

Rank was determined by comparing 2023-24 tuition and fees of UNC System institutions to 2022-23 tuition and fees of their public peer institutions.

UNCSA's comparison includes public and private institutions.

Source: IPEDS



2022-23 Tuition and Fees Variance % from 75th Percentile (2023-24 rates for UNC institutions)

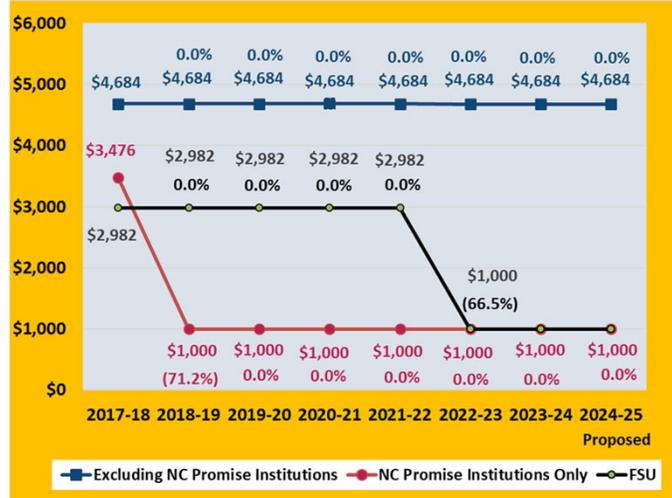
# of Peers	Peer Ranking	Institution	Undergraduate Resident Tuition & Fees	Variance % from 75th Percentile
11	11	App State	\$7,380	-41.6%
12	11	ECU	7,170	-27.7%
11	11	ECSU	3,391	-136.2%
11	11	FSU	3,524	-91.8%
12	11	N.C. A&T	6,625	-16.3%
11	11	NCCU	6,542	-27.6%
13	12	NC State	8,895	-21.4%
11	10	UNCA	7,292	-22.9%
11	10	UNC-CH	8,751	-28.5%
13	12	UNCC	7,023	-27.4%
11	10	UNCG	7,467	-14.6%
12	12	UNCP	3,569	-103.6%
13	13	UNCW	7,213	-30.8%
13	12	UNCSA	9,006	-29.9%
13	13	WCU	4,052	-103.2%
13	13	WSSU	6,043	-38.3%
Avg. ALL Institutions			\$6,497	-47.6%
Avg. Excluding NC Promise			\$7,451	-27.2%

- Guidance requires that all universities remain in the bottom quartile when compared to their undergraduate resident peers.
- Half of the universities are last in their peer ranking.
- Institutions could increase by an average of \$2,498 and still remain in the bottom quartile.



Historical Tuition Averages

UNC System Average Undergraduate Resident Tuition



Historical Tuition and Fee Averages

Academic Year	Average Increases		
	Undergraduate Resident Tuition	Undergraduate Nonresident Tuition	Mandatory Fees
2018-19*	0.0%	0.9%	1.3%
2019-20	0.0%	1.1%	1.9%
2020-21	0.0%	0.0%	(0.1%)
2021-22	0.0%	1.2%	2.2%
2022-23*	0.0%	1.3%	0.7%
2023-24	0.0%	2.5%	1.9%
2024-25 (proposed)	0.0%	2.2%	1.0%

* NC Promise was implemented for ECSU, UNCP and WCU (2018-19) and FSU (2022-23). The percentages shown above for undergraduate resident and nonresident tuition do not include these institutions. The actual percentage calculation for 2018-19 (with all campuses) is -10.7% for residents and -9.3% for nonresidents. For 2022-23, the actual percentage is -3.2% for residents and -2.1% for nonresidents due to the addition of FSU.

2024-25 Tuition Proposals

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2024-25 Tuition Proposals (UG Resident)

Institution	2023-24 Tuition	2024-25 Rate Change	2024-25 Proposed Rates	%
NC State	\$ 6,535	\$ -	\$ 6,535	0.0%
UNC-CH	7,019	-	7,019	0.0%
ECU	4,452	-	4,452	0.0%
N.C. A&T	3,540	-	3,540	0.0%
UNCC	3,812	-	3,812	0.0%
UNCG	4,422	-	4,422	0.0%
UNCW	4,443	-	4,443	0.0%
App State	4,242	-	4,242	0.0%
FSU	1,000	-	1,000	0.0%
NCCU	3,728	-	3,728	0.0%
UNCP	1,000	-	1,000	0.0%
WCU	1,000	-	1,000	0.0%
WSSU	3,401	-	3,401	0.0%
UNCA	4,122	-	4,122	0.0%
ECSU	1,000	-	1,000	0.0%
UNCSA	6,497	-	6,497	0.0%
Average	\$ 3,763	\$ -	\$ 3,763	0.0%

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2024-25 Tuition Proposals (UG Nonresident)

Institution	2023-24 Tuition	2024-25 Rate Change	2024-25 Proposed Rates	%
NC State	\$ 29,407	\$ 1,176	\$ 30,583	4.0%
UNC-CH	37,360	1,868	39,228	5.0%
ECU	20,729	-	20,729	0.0%
N.C. A&T	17,200	200	17,400	1.2%
UNCC	18,474	591	19,065	3.2%
UNCG	20,168	605	20,773	3.0%
UNCW	20,111	1,207	21,318	6.0%
App State	21,238	637	21,875	3.0%
FSU	5,000	-	5,000	0.0%
NCCU	16,764	-	16,764	0.0%
UNCP	5,000	-	5,000	0.0%
WCU	5,000	-	5,000	0.0%
WSSU	14,057	-	14,057	0.0%
UNCA	21,470	-	21,470	0.0%
ECSU	5,000	-	5,000	0.0%
UNCSA	24,231	-	24,231	0.0%
Average	\$ 17,576	\$ 393	\$ 17,968	2.2%

2024-25 Graduate Adjustments

- In April 2022, the Board of Governors approved an overhaul of the Enrollment Funding Model. The revision reduced funding per student credit hour for most graduate programs.
- As part of this change, the Board signaled that universities would have greater flexibility to set more market-driven tuition rates for graduate programs.
- Seven institutions have proposed increases to the graduate base tuition rate.
- Nine institutions have proposed school-based increases for specific professional and graduate schools.

2024-25 Tuition Proposals (Grad Resident)

Institution	2023-24 Tuition	2024-25 Rate Change	2024-25 Proposed Rates	%
NC State	\$ 9,459	\$ 378	\$ 9,837	4.0%
UNC-CH	10,552	212	10,764	2.0%
ECU	4,749	-	4,749	0.0%
N.C. A&T	4,895	200	5,095	4.1%
UNCC	4,467	143	4,610	3.2%
UNCG	5,375	-	5,375	0.0%
UNCW	4,979	299	5,278	6.0%
App State	5,081	152	5,233	3.0%
FSU	3,438	-	3,438	0.0%
NCCU	4,740	-	4,740	0.0%
UNCP	4,280	-	4,280	0.0%
WCU	4,568	-	4,568	0.0%
WSSU	3,872	-	3,872	0.0%
UNCA	4,914	-	4,914	0.0%
ECSU	3,375	-	3,375	0.0%
UNCSA	9,696	-	9,696	0.0%
Average	\$ 5,528	\$ 87	\$ 5,614	1.6%

2024-25 Tuition Proposals (Grad Nonresident)

Institution	2023-24 Tuition	2024-25 Rate Change	2024-25 Proposed Rates	%
NC State	\$ 29,433	\$ 1,177	\$ 30,610	4.0%
UNC-CH	28,844	577	29,421	2.0%
ECU	17,898	-	17,898	0.0%
N.C. A&T	17,695	200	17,895	1.1%
UNCC	19,036	609	19,645	3.2%
UNCG	19,505	585	20,090	3.0%
UNCW	20,155	1,209	21,364	6.0%
App State	20,841	1,063	21,904	5.1%
FSU	14,503	-	14,503	0.0%
NCCU	18,048	-	18,048	0.0%
UNCP	17,339	-	17,339	0.0%
WCU	15,287	-	15,287	0.0%
WSSU	14,407	-	14,407	0.0%
UNCA	21,236	-	21,236	0.0%
ECSU	16,437	-	16,437	0.0%
UNCSA	24,399	-	24,399	0.0%
Average	\$ 19,691	\$ 339	\$ 20,030	1.7%

2024-25 Tuition Proposals

Estimated Revenues Generated by base Tuition Increases

<u>Undergraduate</u>	<u>2024-25</u>
Residents (new students)	\$0
Nonresidents	\$15,621,000
<u>Graduate</u>	
Residents	\$4,196,000
Nonresidents	\$6,956,000
Total	\$26,774,000

Proposed Uses: Inflationary Adjustments, Faculty & Staff Retention, Student Success initiatives, Academic Support, Financial Aid, and new academic programs in critical workforce disciplines

2024-25 Professional School Adjustments

Institution	Professional Tuition	Resident Proposals			Nonresident Proposals		
		From	To	\$	From	To	\$
App State	Dual MHA/MBA		8,599	new		25,270	new
ECU	Doctorate of Dental Medicine	31,444	35,147	3,703			
ECU	College of Business	6,999	7,737	738	20,148	20,886	738
ECU	Occupational Therapy (M)	6,149	7,960	1,811	19,298	21,109	1,811
ECU	Occupational Therapy (OTD)		7,960	new		21,109	new
ECU	Masters of Social Work	5,361	5,559	198	18,510	18,708	198
N.C. A&T	Doctoral Nursing Program		7,095	new		19,895	new
N.C. A&T	Joint Masters/PhD of Social Work	5,369	7,569	2,200	18,713	20,913	2,200
NC State	Mechanical Engineering		12,837	new		33,610	new
NC State	Aerospace Engineering		12,837	new		33,610	new
UNC-CH	Doctor of Dental Surgery	35,609	37,821	2,212	62,690	66,267	3,577
UNC-CH	MA/Cert in Media and Digital Communications	15,635	16,573	938	32,318	34,403	2,085
UNC-CH	Juris Doctorate	24,641	26,331	1,690	44,853	48,121	3,268
UNC-CH	Master of Applied Data Science		21,812	new		31,681	new

2024-25 Professional School Adjustments

Institution	Professional Tuition	Resident Proposals			Nonresident Proposals		
		From	To	\$	From	To	\$
UNCC	Computing and Informatics	8,467	9,410	943	23,036	24,445	1,409
UNCC	MS/Cert in Bioinformatics	7,167	7,850	683	21,736	22,885	1,149
UNCC	Master of Public Health	5,067	5,330	263	19,636	20,365	729
UNCC	Master of Social Work	4,467	5,150	683	19,036	20,185	1,149
UNCC	PhD of Epidemiology		6,410	new		21,445	new
UNCG	MS of Nursing (FNP)		7,375	new		22,090	new
UNCG	Joint Masters/PhD of Social Work	5,375	7,375	2,000	19,505	22,090	2,585
UNCG	MS of Instructional Technology and Design	5,375	5,825	450	19,505	20,540	1,035
UNCG	Post-Bac of Instructional Design	5,375	5,675	300	19,505	20,390	885
UNCP	MBA	4,826	4,826	-	17,885	9,000	(8,885)
UNCP	MS of Occupational Therapy		6,280	new		19,339	new
UNCW	MS Computer and Information Systems	5,159	6,378	1,219	20,335	22,464	2,129

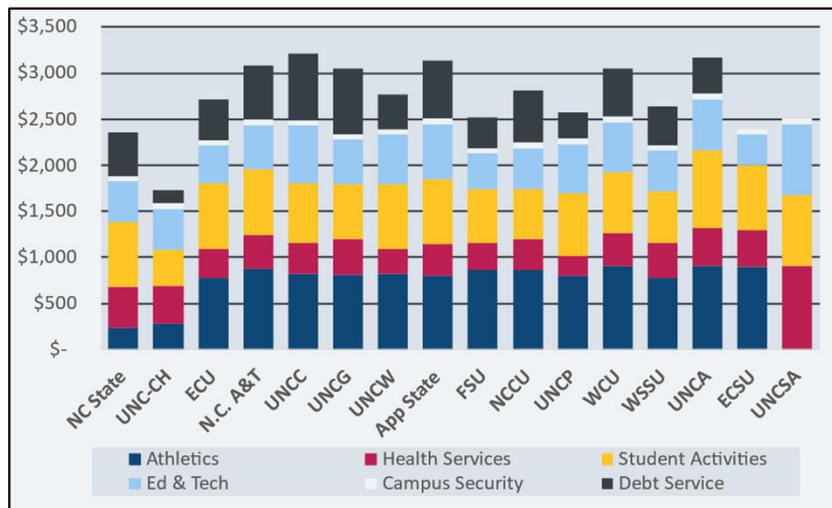
2024-25 Fee Proposals

2024-25 Fee Proposals

Mandatory Fees

- Athletics
- Health Services
- Student Activities
- Educational and Technology
- Campus Security
- Debt Service *(Debt Service fees are subject to the 3% cap and are addressed by the Board when approving capital projects paid from non-appropriated sources.)*
- Association of Student Governments (\$1)

2023-24 Mandatory Fee Rates



In addition to the fees shown above, each student also pays a \$1 ASG Fee.

Summary of 2024-25 Fee Proposals

Institution	2024-25 Proposed Mandatory Fee Changes							2024-25 Total Fees	\$ Change	% Change
	2023-24 Mandatory Fees	Athletics	Health Services	Student Activities	Ed & Tech	Campus Security	Debt Service			
NC State	\$ 2,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96)	\$ 2,265	\$ (96)	(4.1%)
UNC-CH	1,733	-	-	13	-	-	-	1,746	13	0.7%
ECU	2,719	-	-	-	-	-	-	2,719	-	0.0%
N.C. A&T	3,086	-	-	75	15	-	-	3,176	90	2.9%
UNCC	3,212	20	-	-	-	-	(25)	3,207	(5)	(0.2%)
UNCG	3,046	32	15	24	19	-	-	3,136	90	3.0%
UNCW	2,771	-	-	12	52	-	-	2,835	64	2.3%
App State	3,139	24	10	39	-	-	(40)	3,172	33	1.1%
FSU	2,525	-	60	-	-	-	-	2,585	60	2.4%
NCCU	2,815	-	-	-	-	-	-	2,815	-	0.0%
UNCP	2,571	17	60	-	-	-	-	2,648	77	3.0%
WCU	3,063	(86)	-	-	-	-	177	3,154	91	3.0%
WSSU	2,643	-	55	-	-	-	(63)	2,635	(8)	(0.3%)
UNCA	3,171	-	40	-	-	-	-	3,211	40	1.3%
ECSU	2,392	-	-	-	-	-	-	2,392	-	0.0%
UNCSA	2,510	N/A	-	-	-	-	-	2,510	-	0.0%
Avg. Inc.		\$ 0	\$ 15	\$ 10	\$ 5	\$ -	\$ (3)		\$ 28	1.0%
Avg. Fee	\$ 2,735	\$ 762	\$ 402	\$ 669	\$ 506	\$ 60	\$ 411	\$ 2,763		

2024-25 Fee Proposals (Athletics)

Athletics fee increases will be used to support:

- **Inflationary impacts for athletic travel, supplies and materials, and equipment**
- **Unfunded salary and benefit increases for athletic personnel**
- **Title IX costs (UNCC)**

WCU's reduction is a planned swap for debt service to fund the athletic facility overhaul.

Institution	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
NC State	\$ 232	\$ -	\$ 232	0.0%
UNC-CH	279	-	279	0.0%
ECU	773	-	773	0.0%
N.C. A&T	870	-	870	0.0%
UNCC	824	20	844	2.4%
UNCG	811	32	843	3.9%
UNCW	820	-	820	0.0%
App State	801	24	825	3.0%
FSU	858	-	858	0.0%
NCCU	862	-	862	0.0%
UNCP	802	17	819	2.2%
WCU	903	(86)	817	-9.5%
WSSU	780	-	780	0.0%
UNCA	906	-	906	0.0%
ECSU	899	-	899	0.0%
UNCSA	N/A	N/A	N/A	N/A
Average	\$ 761	\$ 0	\$ 762	0.1%

2024-25 Fee Proposals (Health Services)

Health Services fee increases will be used to support:

- Inflationary impacts for medical supplies
- Unfunded salary and benefit increases for health services personnel
- Equipment maintenance and replacement
- Maintaining mental health and telehealth services



Institution	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
NC State	\$ 445	\$ -	\$ 445	0.0%
UNC-CH	410	-	410	0.0%
ECU	319	-	319	0.0%
N.C. A&T	370	-	370	0.0%
UNCC	335	-	335	0.0%
UNCG	387	15	402	3.9%
UNCW	270	-	270	0.0%
App State	345	10	355	2.9%
FSU	296	60	356	20.3%
NCCU	338	-	338	0.0%
UNCP	215	60	275	27.6%
WCU	365	-	365	0.0%
WSSU	375	55	430	14.7%
UNCA	415	40	455	9.6%
ECSU	395	-	395	0.0%
UNCSA	908	-	908	0.0%
Average	\$ 387	\$ 15	\$ 402	3.9%

25

2024-25 Fee Proposals (Student Activities)

Student Activities fee increases will be used to support:

- Inflationary impacts
- Unfunded salary and benefit increases
- Labor market impacts to student wages
- Maintenance and repair of equipment

The rates shown are for undergraduate students. NCCU and UNC-CH charge different rates for graduate students. UNC-CH's graduate student rate is also proposed to increase by \$13 to match the undergraduate increase.



Institution	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
NC State	\$ 708	\$ -	\$ 708	0.0%
UNC-CH	394	13	407	3.3%
ECU	718	-	718	0.0%
N.C. A&T	714	75	789	10.5%
UNCC	650	-	650	0.0%
UNCG	600	24	624	4.0%
UNCW	709	12	721	1.6%
App State	705	39	744	5.5%
FSU	582	-	582	0.0%
NCCU	536	-	536	0.0%
UNCP	678	-	678	0.0%
WCU	657	-	657	0.0%
WSSU	568	-	568	0.0%
UNCA	839	-	839	0.0%
ECSU	711	-	711	0.0%
UNCSA	770	-	770	0.0%
Average	\$ 659	\$ 10	\$ 669	1.5%

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2024-25 Fee Proposals (Ed & Tech)

Educational and Technology fee increases will be used to support:

- **Inflationary impacts**
- **Unfunded salary and benefit increases**
- **Maintenance, repair and replacement of classroom technology**

Institution	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
NC State	\$ 439	\$ -	439	0.0%
UNC-CH	442	-	442	0.0%
ECU	403	-	403	0.0%
N.C. A&T	483	15	498	3.1%
UNCC	622	-	622	0.0%
UNCG	480	19	499	4.0%
UNCW	535	52	587	9.7%
App State	593	-	593	0.0%
FSU	393	-	393	0.0%
NCCU	448	-	448	0.0%
UNCP	534	-	534	0.0%
WCU	544	-	544	0.0%
WSSU	436	-	436	0.0%
UNCA	556	-	556	0.0%
ECSU	326	-	326	0.0%
UNCSA	771	-	771	0.0%
Average	\$ 500	\$ 5	\$ 506	1.1%

2023-24 Fee Proposals (Debt Service)

Sunsetting debt agreements:

- *NC State: Derr Complex*
- *UNCC: Student Health Center*
- *App State: Sanford Hall, Student Union*
- *WSSU: Civitan Park*

WCU proposes a \$177 increase to the fee to support the planned athletic facility overhaul. This includes an \$86 planned swap from the athletics fee.

Institution	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
NC State	\$ 476	\$ (96)	\$ 380	(20.2%)
UNC-CH	147	-	147	0.0%
ECU	445	-	445	0.0%
N.C. A&T	588	-	588	0.0%
UNCC	720	(25)	695	(3.5%)
UNCG	707	-	707	0.0%
UNCW	376	-	376	0.0%
App State	634	(40)	594	(6.3%)
FSU	335	-	335	0.0%
NCCU	570	-	570	0.0%
UNCP	281	-	281	0.0%
WCU	523	177	700	33.8%
WSSU	423	(63)	360	(14.9%)
UNCA	394	-	394	0.0%
ECSU	-	-	-	0.0%
UNCSA	-	-	-	0.0%
Average	\$ 414	\$ (3)	\$ 411	(0.7%)

2024-25 Fee Adjustments (Special Fees)

Institution	Special Fee	2023-24 Rate	2024-25 Rate Change	2024-25 Proposed Rate	%
ECU	Dental Materials	\$ 150	\$ 426	\$ 576	(4%)
ECU	Preclinical Materials	450	(450)	-	
ECU	Dental Instruments	3,525	(1,125)	2,400	(32%)
N.C. A&T	Doctoral Nursing Program		1,000	1,000	new
UNCW	Software Engineering		918	918	new
WCU	Honors College	15	15	30	100%

ECU's Dental Materials fee and Preclinical Materials fee are being combined into one fee. The total rate for the combined fee is a 4% decrease compared to the two prior fees.

THANK YOU

QUESTIONS?

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AGENDA ITEM

A-4. 2023 Millennial Campus ReportJennifer Haygood

Situation: The University of North Carolina Board of Governors adopted Section 600.1.6 of the UNC Policy Manual, *Policy on Millennial Campuses*, on April 7, 2022. The policy requires submittal of a comprehensive annual report on millennial campus activities.

Background: G.S. 116—198.34(8a) and (8b) provides the Board the authority to designate real property and appurtenant facilities to be included as part of a millennial campus to support the institution’s research, teaching, and service missions as well as enhance the economic development of the region.

Section 600.1.6 of the UNC Policy Manual, *Policy on Millennial Campuses*, requires each institution with a designated millennial campus to report specific information annually to include the location and acreage of millennial campus property, real property transactions, buildings, capital projects, public-private partnership (P3) agreements, debt issuances, and financial information. The millennial campus report includes information collected from the millennial campuses in the UNC System.

Assessment: The 2023 Millennial Campus Report corrects certain campus acreage designations and provides specific total acreage for the Centennial Campus at NC State University and the Horace Williams Campus at the University of North Carolina at Chapel Hill. It is recommended that the Board accept the 2023 Millennial Campus Report and approve the corrected information as the basis for future amendments and revisions to millennial campus designations.

Action: This item requires a vote by the committee, with a vote by the full Board of Governors through the consent agenda.

2023 MILLENNIAL CAMPUS REPORT

Committee on Budget and Finance

January 24, 2024

What is a Millennial Campus?

- All real property designated by the Board of Governors as part of a Millennial Campus
- Designation shall be based on the express finding by the Board of Governors that:
 - The institution has the administrative and fiscal capability to create and maintain such a campus
 - The creation of the campus will enhance the institution's research, teaching, and service missions as well as enhance the economic development of the region served by the institution.

Millennial Campus Authority

In addition to **approving** Millennial Campus designations, the **Board of Governors** approves:

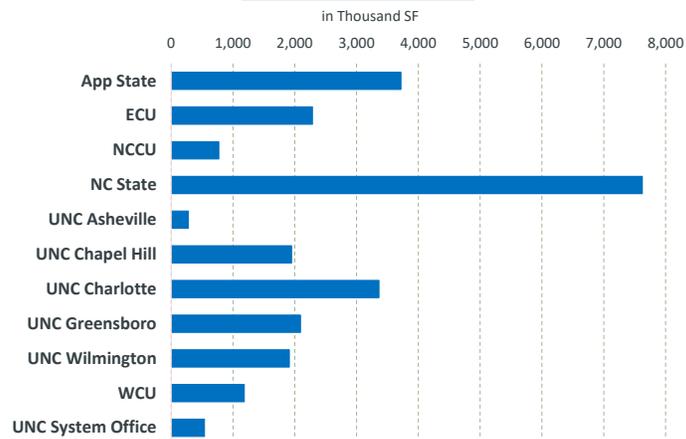
- Location and character of Millennial Campus projects
- Contracts and agreements related to the acquisition and construction of projects
- Issuance of revenue bonds payable with Millennial Campus revenues
- Acquisition and disposal of property by leases

Millennial Campus Policy

In April 2022, the Board adopted Section 600.1.6, ***Policy on Millennial Campuses*** which requires institutions with designated millennial campuses to annually report the following:

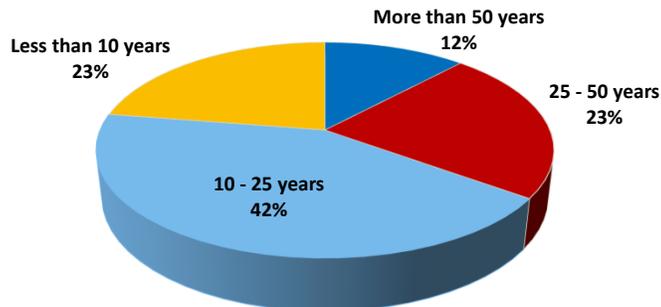
- Location, acreage and buildings on millennial campus property
- Real property transactions
- Capital construction projects and P3 agreements
- Debt issuances
- Financial information

Building Square Footage by Institution



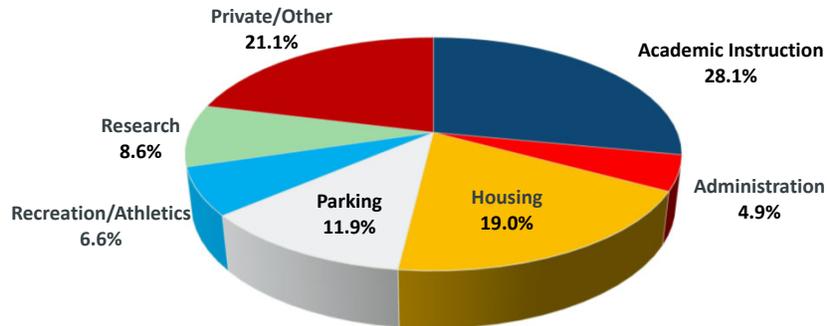
The millennial campuses include over 600 buildings totaling approximately 25.7 million SF.

Building Square Footage by Age



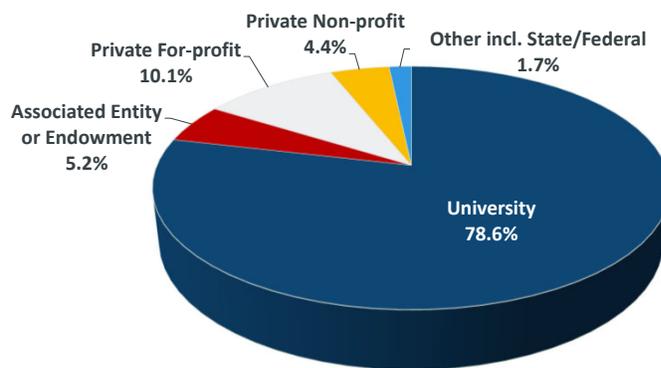
Approximately 35 percent of the buildings are 25 years or older and an additional 41 percent are 10 to 25 years old.

Primary Building Use by Category



Academic instruction, housing, and parking are the primary uses by the institutions. Private/other uses include buildings for state and federal use.

Building Ownership



The majority of the buildings are owned by the university, or approximately 79 percent.

QUESTIONS?

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2023 Millennial Campus Report

ISSUE OVERVIEW

G.S. 116—198.34(8a) and (8b) provides the University of North Carolina Board of Governors the authority to designate real property and appurtenant facilities to be included as part of a millennial campus to support the institution's research, teaching and service missions as well as enhance the economic development of the region.

The Board of Governors adopted Section 600.1.6 of the UNC Policy Manual, *Policy on Millennial Campuses*, on April 7, 2022. The policy requires submittal of a comprehensive annual report on millennial campus activities including the following:

- the location and acreage of millennial campus property,
- real property transactions,
- buildings,
- capital projects,
- public-private partnership (P3) agreements,
- debt issuances, and
- financial information.

The 2023 Millennial Campus Report includes an executive summary and compilation of the millennial campus activities for the University of North Carolina System as of June 30, 2023.

The report includes specific information on the acreage and buildings located on the millennial campuses designated at each institution. The report revealed two discrepancies in the total acreage at two institutions as listed below:

- Appalachian State University – In September 2015, the Board approved an expansion to the millennial campus designation of approximately 50 acres. The actual acreage of the tract of land was 76.98 acres. The correct total acreage is 582.7 acres.
- Western Carolina University – In May 2018, the Board approved an expansion to the millennial campus designation, but the acreage was not provided. The correct total acreage is 792.79 acres.

The report also provides definitive boundaries for the Centennial Campus at NC State University and the Horace Williams Campus at the University of North Carolina at Chapel Hill as follows:

- NC State University – The Centennial Campus was established by statute and did not include the actual acreage. The correct total acreage, including Board-approved modifications, is 1,329.0 acres.
- University of North Carolina at Chapel Hill – The Horace Williams Campus was established by statute and did not include the actual acreage. The correct total acreage, including Board-approved modifications, is 1,197.80 acres.

It is recommended that the Board accept the report and the information included as the basis for future amendments or revisions to the millennial campus designations.

RECOMMENDATION

The 2023 Millennial Campus Report corrects the acreage designations as provided above and provides specific total acreage for the Centennial Campus at NC State University and the Horace Williams Campus at the University of North Carolina at Chapel Hill. It is recommended that the Board of Governors accept the 2023 Millennial Campus Report and approve the information included as the basis for future amendments and revision to millennial campus designations.



THE UNIVERSITY OF NORTH CAROLINA SYSTEM

REPORT: 2023 MILLENNIAL CAMPUS REPORT

January 24, 2024

University of North Carolina System
Raleigh, North Carolina

Millennial Campus Authority

The concept of millennial campuses as a special property designation for the University of North Carolina System began with the allocation of 355 acres of the Dorothea Dix Hospital property to NC State University in 1984 by Gov. Jim Hunt. The following year, Gov. James Martin expanded the allocation by an additional 450 acres. In 1987, General Statute 116 Article 21B specifically identified the property as NC State University's Centennial Campus and created the Horace Williams Campus at the University of North Carolina at Chapel Hill. The statute granted specific property acquisition, disposition, and leasing parameters, debt financing, and treatment of revenues for projects in these special districts. In 2000, revisions to the statute provided the University of North Carolina Board of Governors the authority to expand these provisions by designating millennial campuses at other UNC System institutions. For this report, the Centennial Campus at NC State and the Horace Williams Campus at UNC-Chapel Hill are included with the Board-designated millennial campuses because of the similar characteristics and authorities granted.

By statute, the designation of a millennial campus includes:

“... all real property and appurtenant facilities designated by the Board of Governors as part of a Millennial Campus of a constituent institution of The University of North Carolina other than North Carolina State University or the University of North Carolina at Chapel Hill. The properties designated by the Board of Governors do not have to be contiguous with the constituent institution to be designated as part of the institution's Millennial Campus.” (G.S. 116-198.33 (4b))

The statute further requires the Board of Governors to ascertain that institutions seeking establishment of a millennial campus have administrative and fiscal capabilities and to determine that a millennial campus will “enhance the institution's research, teaching, and service missions as well as enhance the economic development of the region served by the institution.” (G.S. 116-198.34 (8b)) Millennial campus designations may include buildings, auxiliary structures, infrastructure, utilities, parking, and real property.

Further revisions to G.S. 116-198 and 116-36.5 modified the millennial campus provisions to include the following:

- Delegates authority to the Board of Governors to approve property acquisitions by lease for periods of 10 years or less or dispositions of 99 years or less without additional approval by the Governor and Council of State. (G.S. 116-198.34)
- Delegates authority to the Board of Governors to issue revenue bonds not exceeding 40 years for Millennial Campus projects, subject to approval of the Director of the Budget. (G.S. 116-198.35)
- Requires funds received through development of Millennial Campuses remain in a special continuing, non-reverting institutional trust fund at the relevant institution, to be used for further development of that Millennial Campus, including operational development. (G.S. 116-36.5)
- Exempts millennial funds, similar to institutional trust funds, from the State Budget Act. (G.S. 143C)

- Provides relief from restrictions on the sale of merchandise or services by governmental units that would otherwise be in competition with private enterprise and the citizens of the state. (G.S. 68-58 (b) (8) g. h., and i., also known as The Umstead Act)

For institutions without a designated millennial campus and areas outside of the millennial campus designation, the following requirements apply:

- Governor and Council of State approval for all property transactions, including leases for 10 years and less, and acquisitions, dispositions, and easements unless the Board of Governors has specifically approved additional delegated real property authority to the institution.
- Statutory approval for debt financing from non-appropriated funds.
- Moneys received from state real property leases, sales, or other property transactions revert to the State's general fund.
- Sales of goods and services in competition with citizens of the state is prohibited, with only specific exceptions involving serving university students, employees, their families, and guests.

Adoption of Millennial Campus Policy

On April 7, 2022, the University of North Carolina Board of Governors adopted Section 600.1.6 of the UNC Policy Manual, *Policy on Millennial Campuses*. The policy defines the Board's authority in support of G.S. 116-198.31 and clarifies the Board's authority over millennial campus designation, as well as approvals related to issuing debt, acquisition and disposition of real property, capital projects, public-private partnership projects (P3 projects), and other related matters at the Centennial Campus, the Horace Williams Campus, and designated millennial campuses. The policy also includes an annual reporting requirement on millennial campus activities, including debt issuance, real property transactions, millennial campus real property and capital assets, and status of capital projects. The full text of the policy is available [here](#).

The UNC Policy Manual, Section 600.1, *Real Property*, includes policy and guidelines for real property transactions and capital improvement projects, which also apply to millennial campuses.

Millennial Campus Designations

UNC System institutions have requested approval from the Board of Governors for millennial campus designation or expansions numerous times in the years since the statute first defined the concept. Institutions have been motivated by desires to partner with private industry in providing research and educational opportunities for students, provide service to industry, strengthen the institution's relationship with and the fabric of the local community, and enhance economic development.

The flexibility afforded by a millennial campus designation has permitted a variety of project approaches, tailored to suit the needs of the institutions and their specific projects. Projects have included a range of solutions from an industry leasing space in a university-owned building to ground leases with facilities constructed by other partners. Privatized student housing has been a part of millennial campuses at

Appalachian State University, North Carolina Central University, and University of North Carolina Wilmington in the form of public-private partnerships.

The institutions with millennial campus designations and the UNC System are listed below:

Institution	Acreage (approx.)	Date Authorized	Additional Authorizations
Appalachian State University	582.73	2002	2015, 2016, 2018, 2021
East Carolina University	536.05	2015	2018
NC Central University	30.60	2018	
NC State University	1329.00	1987	1998, 2004, 2010, 2022
UNC Asheville	210.17	2021	
UNC-Chapel Hill	1197.80	1987	2020
UNC Charlotte	377.37	2002	2007, 2014, 2023
UNC Greensboro	71.71	2017	2017
UNC Wilmington	249.80	2007	2018, 2021
Western Carolina University	792.79	2006	2008, 2018, 2019
UNC System	269.0	2003	2022
TOTAL	5647.02		

Maps showing the locations, acreage and buildings on each millennial campus are included in **Appendix A**. Several campuses have designated millennial campus zones for specific uses within their overall millennial campus and these are noted on the campus maps.

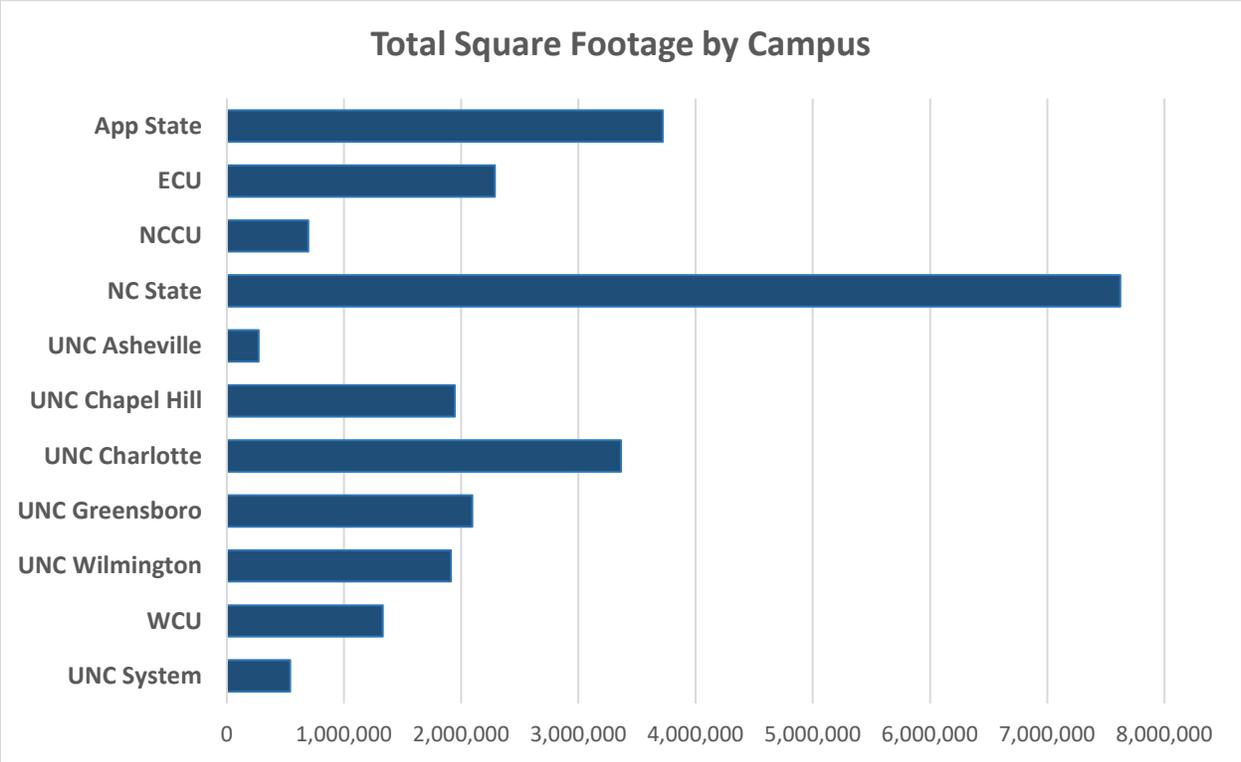
Real Property Transactions

Each campus submitted a list of real property transactions, including leases, acquisitions, and dispositions, that were active or completed before June 30, 2023. The summary of all real property transactions on all millennial campuses is included in **Appendix B**.

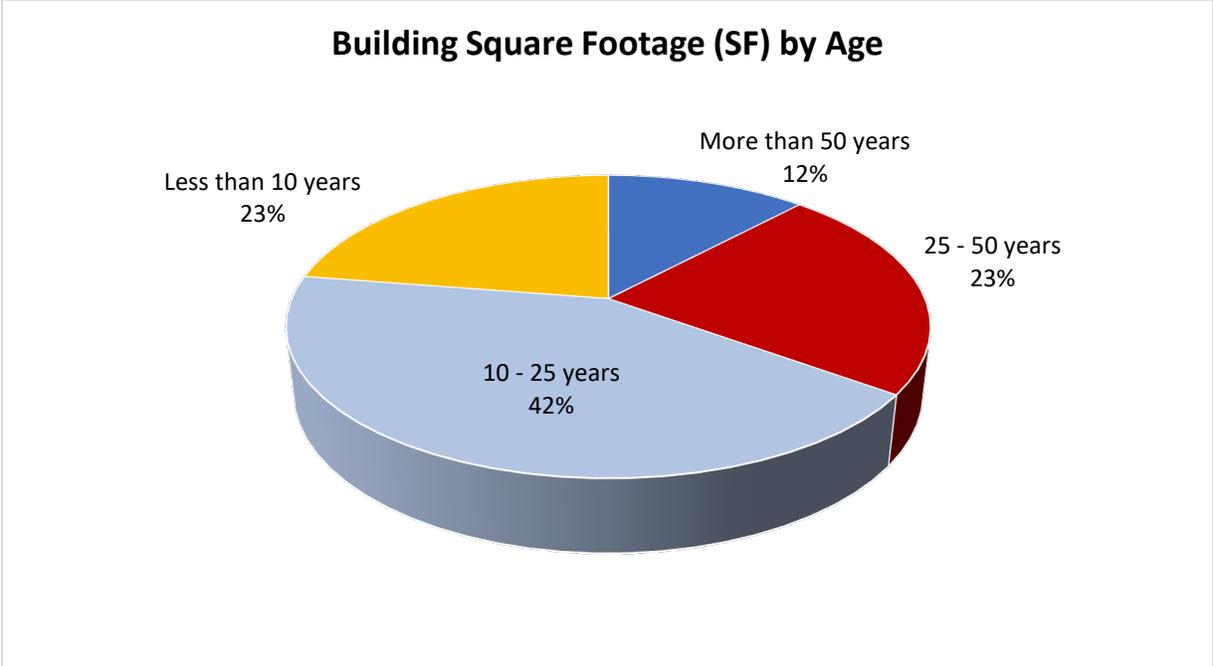
Buildings

The millennial campuses include over 600 buildings totaling approximately 25.7 million square feet. The tables below show the number of buildings and square feet for each millennial campus.

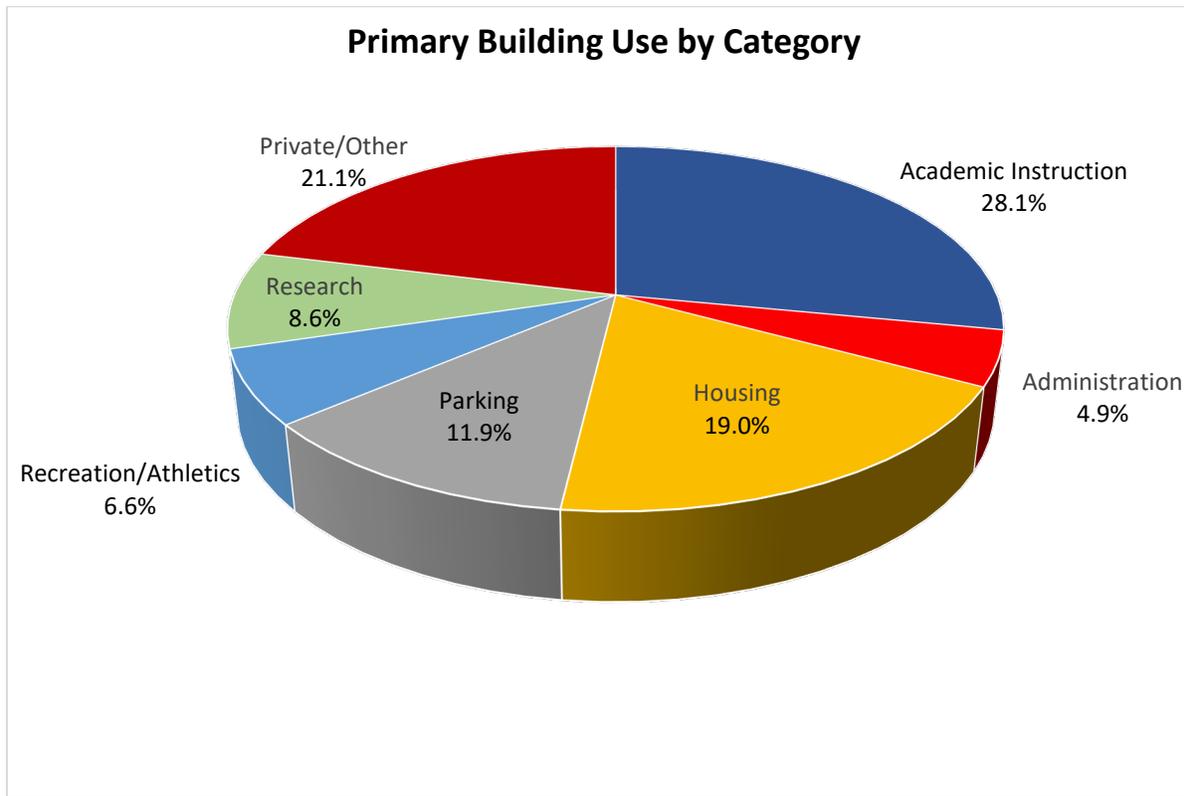
Institution	Number of Buildings	Estimated Total Square Feet (SF)
Appalachian State University	80	3,718,196
East Carolina University	55	2,286,739
NC Central University	12	771,392
NC State University	134	7,623,837
UNC Asheville	29	277,825
UNC-Chapel Hill	117	1,950,057
UNC Charlotte	76	3,362,722
UNC Greensboro	42	2,094,081
UNC Wilmington	46	1,913,291
Western Carolina University	17	1,183,190
UNC System	16	540,336
TOTAL	624	25,721,666



The institutions reported the age of the buildings located on millennial campuses. As shown below, approximately 35 percent of the buildings are 25 years or older and an additional 41 percent are 10 to 25 years old.



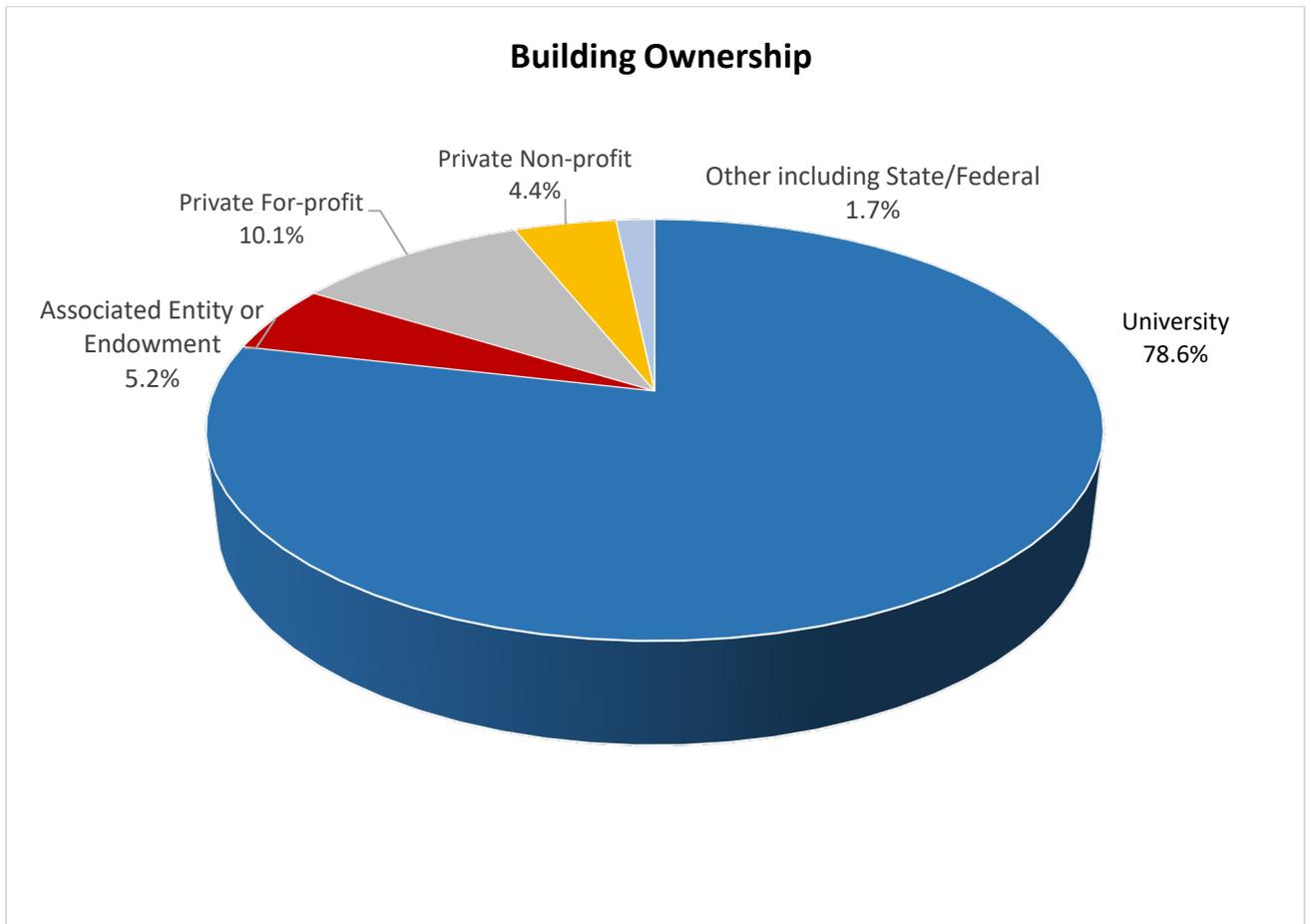
The institutions also reported the primary and secondary uses of the buildings located on millennial campuses. Systemwide, academic instruction, housing, and parking were the predominant uses, but the primary uses varied at each institution. The chart below illustrates the primary uses systemwide.



The table below provides a breakdown of the square footage by primary uses for each millennial campus.

Institution	Academic Instruction	Admin	Housing	Parking	Recreation/Athletics	Research	Private/Other	TOTAL
App State	1,010,848	59,388	1,458,655	468,632	360,373	316	359,984	3,718,196
ECU	1,186,985	81,051	-	-	76,258	239,747	702,428	2,286,739
NCCU	76,608	2,612	514,186	25,080	144,386	-	8,520	771,392
NC State	1,125,263	339,584	551,270	975,164	4,640	1,483,220	3,144,696	7,623,837
UNCA	34,697	50,421	2,779	64,242	5,027	-	120,659	277,825
UNC-CH	19,371	384,885	760,364	-	-	288,411	497,026	1,950,057
UNCC	1,905,648	2,258	-	973,090	448,491	-	33,235	3,362,722
UNCG	724,461	69,402	596,854	234,101	231,460	15,753	221,050	2,094,081
UNCW	548,818	34,236	595,165	308,801	197,566	165,386	63,319	1,913,291
WCU	480,840	76,883	399,289	-	219,113	-	7,065	1,183,190
UNC System	105,100	148,392	-	-	-	17,031	269,913	540,336
TOTAL	7,218,539	1,249,112	4,879,562	3,049,110	1,687,584	2,209,864	5,427,895	25,721,666

The institutions reported on the ownership of buildings located on millennial campuses. The chart below shows building ownership by category and approximately 79 percent of all buildings are university owned.



The table below indicates the square footage on each millennial campus by ownership category.

Institution	University Owned	AE or Endowment	Private For-profit	Private Non-profit	Other incl. State/Federal	TOTAL
App State	3,060,596	265,089	-	392,511	-	3,718,196
ECU	2,127,945	44,178	-	114,616	-	2,286,739
NCCU	551,708	219,684	-	-	-	771,392
NC State	4,948,811	43,313	2,155,387	60,417	415,909	7,623,837
UNCA	258,610	15,315	-	3,900	-	277,825
UNC-CH	1,950,057	-	-	-	-	1,950,057
UNCC	3,351,351	-	-	-	11,371	3,362,722
UNCG	2,026,949	67,132	-	-	-	2,094,081
UNCW	869,506	600,909	-	442,876	-	1,913,291
WCU	783,901	8,935	200,000	117,534	-	1,183,190
UNC System	299,530	-	240,806	-	-	540,336
TOTAL	20,228,964	1,337,555	2,596,193	1,131,674	427,280	25,721,666

A list of all buildings and additional details for each millennial campus are included in **Appendix C**.

Institutions were also asked to report on capital construction projects and public-private partnership (P3) projects active as of June 30, 2023. The capital construction projects and P3 projects are contracts executed with the university as the owner. There are close to 50 active construction projects totaling approximately \$505 million. In addition, there are 13 P3 projects, which are primarily housing projects. A list of construction projects by campus is included in **Appendix D** and the list of P3 projects is included in **Appendix E**.

Debt and Financial Statements

The institutions submitted financial information including debt issuances and financial statements for the millennial campuses. A summary of debt issuances by campus is included at Appendix F.

G.S. 116-36.5 requires money received from the lease or rental of real property on a millennial campus to be placed in a special trust fund. The millennial campuses were asked to submit financial statements as of June 30, 2023.

The financial statements that were received are included in **Appendix G**.

Summary

The 2023 Millennial Campus Report is the first annual report that focuses solely on the assets and activity on the millennial campuses established within the UNC System. The report provides a comprehensive summary of millennial campuses assets and activities as of June 30, 2023, and establishes a baseline for comparison of future transactions. Such information will help inform the future decisions of the institutions and leverage the ability to utilize millennial campuses to strengthen and reinforce the academic and research missions.

AGENDA ITEM

A-5. Sale of Millennial Campus Revenue Bonds –

Appalachian State University Jennifer Haygood and Dan Layzell

Situation: Appalachian State University (“App State”) requests that the University of North Carolina Board of Governors issue millennial campus revenue bonds (the “2024 Bonds”) in a principal amount not to exceed \$25 million, plus an additional amount not to exceed 5 percent of such principal amount, for the purpose of (a) paying all or a portion of the costs of the acquisition, construction, and equipping of a new indoor practice facility (the “Project”) located on the millennial campus to replace the existing indoor practice facility and (b) paying the costs of issuing the 2024 bonds.

Background: On September 9, 2016, pursuant to the Millennial Campuses Financing Act, Article 21B of Chapter 116 of the General Statutes, the Board expanded App State’s millennial campus designation to include Kidd Brewer Stadium, the current indoor practice facility, and several west campus residence halls. The millennial campus bond will provide funding to replace the current indoor practice facility, which has reached the end of its useful life.

App State’s expected cost of funds to finance the project is approximately 4.42 percent.

Assessment: App State currently has an issuer credit rating of “Aa3” with a negative outlook from Moody’s Investor Service. App State’s outstanding millennial campus revenue bonds carry a rating of “A1” with a negative outlook from Moody’s Investor Service. App State is currently not rated by Standard & Poor’s Global or Fitch Ratings. This transaction is not expected to have any impact on App State’s credit rating.

Action: This item requires a vote by the committee, with a vote by the full Board through the consent agenda.

Indoor Practice Facility Project

UNC System Board of Governors Meeting
January 24, 2024

APPSTATE

Presentation Overview

- Project Overview
- Project Financing Plan
- Project Schedule
- Summary

1. Project Overview

3

App State Indoor Practice Facility Project

4/18/19

Project Need

- Due to App State's unique campus topography, the only general-use practice areas currently available on campus are Kidd-Brewer Stadium and the Sofield Family Indoor Practice Facility
- The current indoor facility only has a 50-yard field, significantly limiting utilization during inclement weather or when others are using it (e.g., ROTC, other varsity sports, University Recreation)
- The Project will provide a much-needed upgrade for the benefit of App State's student-athletes and other campus constituencies

4

App State Indoor Practice Facility Project

01/24/2024



New practice facility on the site of the existing facility and Women's Softball

5

App State Indoor Practice Facility Project

01/24/24



New Women's Softball location under construction as part of App 105 Sports Complex

6

App State Indoor Practice Facility Project

01/24/24

Project Scope and Cost

Project Scope

- New 85,000 SF pre-engineered building including:
 - 100-yard practice field
 - Athletics training space
 - Space for a physical therapy clinic (*up to 10,000 SF*)

Project Cost

- \$25 million total
 - Construction (*incl. commissioning*): \$21.0M
 - Planning & Design: \$2.4M
 - Contingencies & Cost Escalation: \$1.6M

7

App State Indoor Practice Facility Project

01/24/24



8

App State Indoor Practice Facility Project

01/24/24

2. Project Financing Plan

Project Financing Summary

- 30-Year Millennial Campus Revenue Bond Issuance (“2024 Bonds”), with a projected all-in true interest cost of 4.42%¹
- Par Amount – \$22.325 million²
- Total Estimated Debt Service over the 30-year term – \$43.886 million³
- Total Estimated Debt Service through 10-year call date - \$13.796 million

¹On October 3, 2023, App State and its General Revenue Bonds were affirmed at an “Aa3” rating from Moody’s, and its outstanding Millennial Campus Revenue Bonds were likewise affirmed at an “A1” rating from Moody’s. Moody’s likewise assigned an “A1” rating to the 2024 Bonds during this credit review.

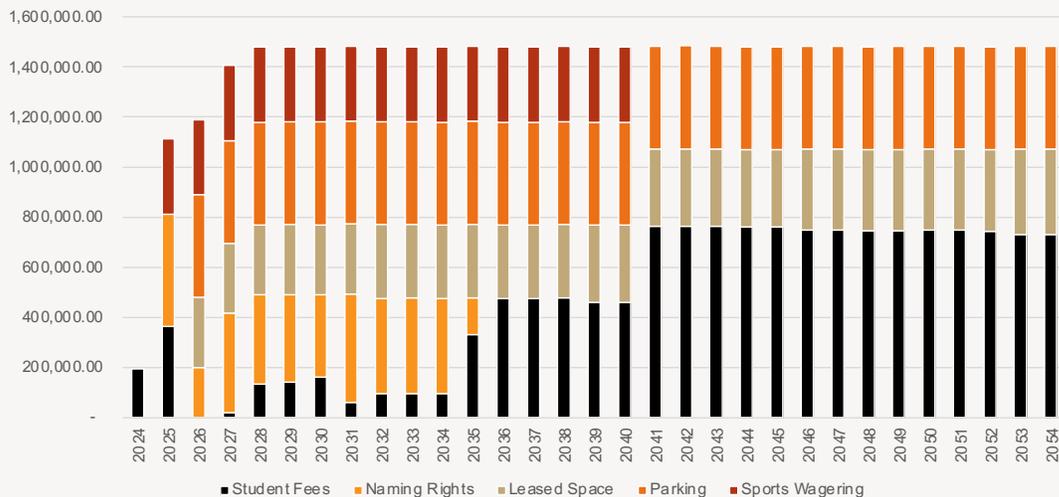
²Approximately \$1.9 million of the 2024 Bonds will be in the form of taxable bonds to account for the portion of the annual debt service that will come from proceeds arising from private business use of the facility (i.e., the physical therapy clinic leased space).

³The financing plan assumes extending University’s Athletics Debt Service fee sunset date from 2040 to 2054. The University has included a \$40 decrease in other debt service fees in its FY 2025 tuition and fee request and will continue to examine the possibility of additional debt service fee reductions in future years as bonds mature or if fund balances see substantial growth beyond reserve needs due to enrollment changes or refinancing opportunities.

Rationale for Utilizing the Millennial Campus Revenue Bond Structure

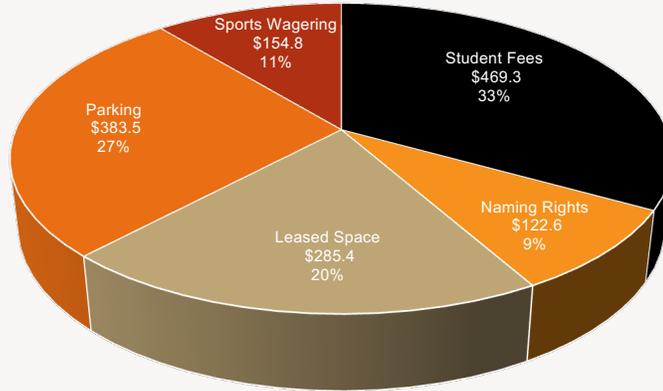
- Plans for the Indoor Practice Facility were not far enough along in late 2022/early 2023 for the University to include the project on the 2023 self-liquidating bill;
- Including the project in the 2024 self-liquidating bill would require App State to wait until the Fall 2024 timeframe to borrow, which could expose App State to interest rate risks;
- The Millennial Campus enabling legislation allows for a longer bond maturity period than for traditional General Revenue bonds, providing additional flexibility in structuring the debt repayment if needed; and,
- The new facility will contain space available for lease to house a physical therapy clinic, a use which aligns with the spirit of designating campus land as a “Millennial Campus”

Annual Debt Service and Associated Revenue Sources



Note: Debt service projection based on interest rates as of 12/29/2023 market close.

Average Annual Debt Service by Revenue Source
(dollars in thousands)



Total - \$1.416 Million

Note: Average annual debt service projection based on interest rates as of 12/29/2023 market close.

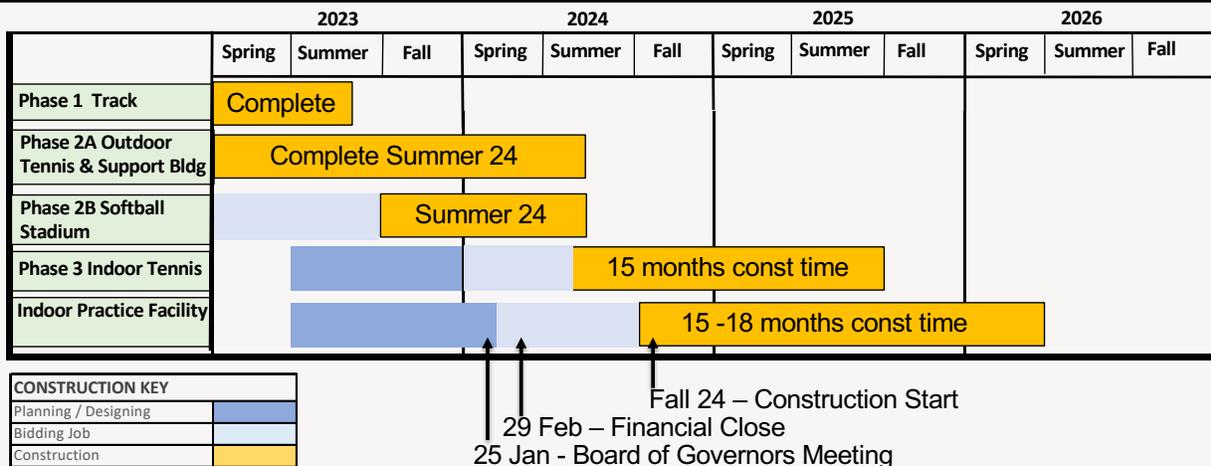
Benefits from Issuing Now vs. Later

- Mitigates against future interest rate risk¹
- Provides ability to pre-purchase long lead-time commodities for the Project (e.g., pre-engineered building components, electrical equipment)
- Provides ability to commence construction sooner if schedule allows

¹While the University will accrue interest cost on the bond proceeds during the interim period prior to construction, the \$24.9 million project fund would generate \$1.170 million in interest earnings during this period when assuming a conservative 4.0% interest rate, largely off-setting the estimated \$1.307 million in interest costs accrued during the same period.

3. Project Schedule

App State Athletics Projects Timeline: App 105 and Indoor Practice Facility



4. Summary

Summary

- The new Indoor Practice Facility will provide a much-needed upgrade for the benefit of App State's student-athletes and other campus constituencies
- The Project will be financed through 30-Year Millennial Campus Revenue Bonds which will be repaid through various revenue streams
- Issuing the Bonds now rather than closer to construction will help mitigate against future interest rate risk and also enable the University to secure long lead-time commodities for the Project, further benefiting the Project schedule

Sale of Millennial Campus Revenue Bonds – Appalachian State University

ISSUE OVERVIEW

The University of North Carolina Board of Governors is authorized to issue millennial campus revenue bonds payable from any leases, rentals, charges, fees, and other revenues of a project located on a millennial campus as defined in the Millennial Campus Financing Act (“Act”), Article 21B of Chapter 116 of the General Statutes.

App State requests that the Board of Governors issue millennial campus revenue bonds (the “2024 Bonds”) in a principal amount not to exceed \$25 million , plus an additional amount not to exceed 5 percent of such principal amount for the purpose of (a) paying all or a portion of the costs of the acquisition, construction, and equipping of the Project, which will replace the existing indoor practice facility project (“the Project”), and (b) paying the costs of issuing the 2024 Bonds. The 2024 Bonds will be serviced with a combination of athletics facilities debt service fees, donations, third-party lease receipts, and other athletics-generated revenues as follows: 33 percent debt service fees; 18 percent restricted gifts; and 58 percent rental income, parking, and other revenues.

On September 9, 2016, pursuant to the Millennial Campuses Financing Act, the Board expanded App State’s millennial campus designation by approximately 88 acres, which included Kidd Brewer Stadium, the current indoor practice facility, and several west campus residence halls. The millennial campus bond will provide funding to replace the current indoor practice facility, which has reached the end of its useful life. The current facility is utilized by App State’s football team and other campus constituencies including other student athlete teams, marching band, and physical education and recreation. Due to the facility’s substandard 50-yard field size, inclement weather requires App State’s football team to hold separate practices for its offensive and defensive units, and non-football groups are not able to use the facility during football practice.

The proposed facility will replace the current facility with a full 100-yard indoor practice field, training space, and lease space for a sports medicine clinic. App State has begun advanced planning for the Project. The Project will be completed in three phases: (1) demolition of App State’s softball field, which will be moved to the App 105 property, beginning as early as May 2024, (2) demolition of App State’s existing indoor practice facility, beginning no later than January 2025, and (3) construction of the Project on the site vacated by the softball field and current indoor practice facility, beginning immediately after all demolition work is completed and lasting approximately 15 to 18 months.

App State is seeking to fund the project with millennial campus revenue bonds for the following reasons: (1) plans for the project were not far enough along to be included in the FY 2024 self-liquidating bill; (2) pursuing self-liquidating authority in FY 2025 will delay borrowing until fall 2024 and delay construction progress; and (3) the project will include lease space, which aligns with the millennial campus designation.

In the current market, millennial campus revenue bonds carry yields that are approximately 0.10 percent higher than general revenue bonds. Funding the project with a millennial campus revenue bond issuance closing February 2024 would cost App State approximately \$12,100 per year in additional annual debt service relative to a general revenue bond issuance closing in September 2024. This equates to an incremental present value cost of approximately \$92,000.

The 2024 Bonds will be sold in the public market by Truist Securities, Inc., who was selected through a competitive RFP (request for proposal) process.

App State currently has an issuer credit rating of “Aa3” with a negative outlook from Moody’s Investor Service. App State’s outstanding millennial campus revenue bonds carry a rating of “A1” with a negative outlook from Moody’s Investor Service. App State is currently not rated by Standard & Poor’s Global or Fitch Ratings. This transaction is not expected to have any impact on either credit rating.

McGuireWoods LLP is bond counsel, and First Tryon Advisors is the financial advisor.

RECOMMENDATION

Pursuant to the Board’s authority to issue millennial campus revenue bonds, it is recommended that the president, or his designee, be authorized to sell the special obligation bonds through the attached resolution.

**RESOLUTION OF THE UNIVERSITY OF NORTH CAROLINA BOARD OF
GOVERNORS AUTHORIZING THE ISSUANCE OF MILLENNIAL CAMPUS
REVENUE BONDS TO FUND THE INDOOR PRACTICE FACILITY PROJECT
FOR APPALACHIAN STATE UNIVERSITY**

WHEREAS, by Chapter 116 of the General Statutes of North Carolina, the University of North Carolina Board of Governors (the “Board”) is vested with general control and supervision of the constituent institutions of the University of North Carolina System (the “UNC System”); and

WHEREAS, the Board, pursuant to the Millennial Campuses Financing Act, Article 21B of Chapter 116 of the General Statutes (the “Act”), by resolution adopted on September 9, 2016, designated an 87.96-acre area of Appalachian State University (“App State”) that includes Kidd Brewer Stadium (the “Stadium”) and several west campus residence halls as a Millennial Campus (the “Millennial Campus”); and

WHEREAS, the Board is authorized by the Act to issue revenue bonds of the Board, payable from any leases, rentals, charges, fees, and other revenues of a “project” (as defined in the Act) on a Millennial Campus; and

WHEREAS, pursuant to a Master Trust Indenture, dated as of December 1, 2018 (the “Master Indenture”), between the Board and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), and Series Indenture, Number 1, dated as of December 1, 2018 (the “First Series Indenture”), between the Board and the Trustee, the Board previously issued its \$39,865,000 Appalachian State University Millennial Campus Revenue Bonds (End Zone Project), Series 2018 (the “2018 Bonds”) to (a) finance the acquisition, construction, and equipping of a mixed-use project located at the north end zone of the Stadium to replace the former Owens Field House, including campus dining and catering facilities, stadium club seats, an orthopedic health and training facility, and related steam system improvements (collectively, the “2018 Project”) and (b) pay the costs of issuing the 2018 Bonds; and

WHEREAS, the Board has also previously issued its \$2,552,000 aggregate principal amount of Appalachian State University Millennial Campus Revenue Bond (Field Turf Project), Series 2020 (the “2020 Bond”) under the Master Indenture and Series Indenture, Number 2, dated as of February 1, 2020 (the “Second Series Indenture”), between the Board and the Trustee to (a) pay all or a portion of the costs of the acquisition and installation of a field turf system at the Stadium (the “2020 Project”) and (b) pay the costs of issuing the 2020 Bond; and

WHEREAS, the Board has determined to issue Appalachian State University Millennial Campus Revenue Bonds (Indoor Practice Facility Project), Series 2024 in one or more series in an aggregate principal amount not to exceed \$25,000,000, plus an additional amount not to exceed five percent of such principal amount for the purpose of (a) paying all or a portion of the costs of the acquisition, construction, and equipping of a new indoor practice facility (the “Project”) located on the Millennial Campus which will replace the existing indoor practice facility and (b) paying the costs of issuing the 2024 Bonds; and

WHEREAS, by resolution adopted on January 25, 2024, and pursuant to the requirements of UNC Policy Manual 600.1.6 (*Policy on Millennial Campuses*) adopted by the Board on April 7, 2022, the Board approved the acquisition, construction, and equipping of a new indoor practice facility located on the Millennial Campus which will replace the existing indoor practice facility; and

WHEREAS, the Board has determined to issue the 2024 Bonds on a parity basis with the 2018

Bonds and the 2020 Bond under the Master Indenture and a Series Indenture, Number 3, dated as of February 1, 2024 (the “Third Series Indenture,” and together with the Master Indenture, the First Series Indenture, and the Second Series Indenture, the “Indenture”), between the Board and the Trustee; and

WHEREAS, the Board has determined that the 2024 Project constitutes a “Special Facility” under the Board’s General Trust Indenture dated as of May 1, 2003, between the Board and The Bank of New York Mellon Trust Company, N.A., as trustee, as amended and supplemented, pursuant to which the Board issues its Appalachian State University General Revenue Bonds (the “General Revenue Bond Indenture”); and

WHEREAS, the 2018 Bonds, the 2020 Bond, and the 2024 Bonds are payable solely from leases, rentals, charges, fees, and other revenues of the Project (the “Revenues”), as further specified in the Indenture, and in the Indenture the Board agrees to fix, revise, charge and collect fees, rents, and charges for the lease, use, occupancy, or operation of the Project to provide funds (i) to pay the cost of maintaining, repairing, and operating the Project, (ii) to pay the principal of and the interest on the 2018 Bonds, the 2020 Bonds, and the 2024 Bonds as the same shall become due and payable and (iii) to create and maintain reserves for such purposes; and

WHEREAS, Truist Securities, Inc., has been selected as the lead underwriter for the 2024 Bonds (the “Underwriter”), and is expected to purchase all of the 2024 Bonds pursuant to the terms of a bond purchase agreement (the “Purchase Agreement”) between the Board and the Underwriter; and

WHEREAS, there have been made available to the Board forms of the following documents (hereinafter collectively referred to as the “Board Documents”), which the Board proposes to approve, execute, and deliver, as applicable, to effectuate the financing:

1. the Master Indenture;
2. the Third Series Indenture;
3. the form of the 2024 Bonds, as set forth in the Third Series Indenture;
4. the Purchase Agreement; and
5. the Preliminary Official Statement (the “Preliminary Official Statement”) relating to the 2024 Bonds, which after the inclusion of certain pricing and other information will become the final Official Statement (the “Official Statement”), relating to the 2024 Bonds;

WHEREAS, the 2024 Bonds shall not be deemed to constitute a debt or liability of the State of North Carolina or any political subdivision thereof or a pledge of the faith and credit of the State of North Carolina or of any such political subdivision, but shall be payable solely from the funds herein provided therefor from the Revenues in compliance with Section 116-198.32 of the Act;

NOW, THEREFORE, BE IT RESOLVED by the University of North Carolina Board of Governors as follows:

Section 1. Authorization of Bonds. The Board hereby authorizes and approves the issuance of the 2024 Bonds in an aggregate principal amount not to exceed \$25,000,000, plus an additional amount not to exceed 5 percent of such principal amount, subject to the terms and conditions of this Resolution. The

2024 Bonds may be issued in one or more series of bonds, including any combination of tax-exempt bonds and taxable bonds, as the Senior Vice President for Finance and Chief Financial Officer of the UNC System, or her designee, in consultation with the appropriate officers at Appalachian, determines to be in the best interest of the UNC System and Appalachian.

Section 2. Designation of Special Facility. The Board hereby designates the 2024 Project as a “Special Facility” under the General Revenue Bond Indenture.

Section 3. Authorization of Board Documents. The form and content of the Board Documents are hereby in all respects authorized, approved, and confirmed, and the Chairman of the Board, the President of the UNC System, the Senior Vice President for Finance and Chief Financial Officer of the UNC System, the Secretary and the Assistant Secretary of the Board, and the Associate Vice President and Secretary of the UNC System (collectively, the “Authorized Officers”) are hereby authorized, empowered and directed, individually and collectively, to execute and deliver the Board Documents for and on behalf of the Board, including necessary counterparts, in substantially the form and content presented to the Board, but with such changes, modifications, additions, or deletions therein as any Authorized Officer may deem necessary, desirable, or appropriate, including such changes as may be necessary to reflect the terms of the 2024 Bonds (including, but not limited to, the setting of interest rates, whether fixed rate to one or more terms or to maturity, or variable rates, and the amortization of principal). The execution of the Board Documents shall constitute conclusive evidence of the Board’s approval of any and all such changes, modifications, additions, or deletions therein. From and after the execution and delivery of the Board Documents, the Authorized Officers are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Master Indenture and the Board Documents as executed.

Section 4. Authorization of Preliminary Official Statement and Official Statement. The form, terms, and content of the Preliminary Official Statement and the Official Statement hereby are in all respects authorized, approved, and confirmed, and the use of the Preliminary Official Statement and the Official Statement by the Underwriter in connection with the sale of the 2024 Bonds is hereby in all respects authorized, approved, ratified, and confirmed. The President of the UNC System and the Senior Vice President for Finance and Chief Financial Officer of the UNC System are hereby authorized, empowered and directed to approve, execute, and deliver the Preliminary Official Statement and the Official Statement for and on behalf of the Board, in connection with the sale of the 2024 Bonds in substantially the form and content of the Preliminary Official Statement presented to the Board, but with such changes, modifications, additions, or deletions therein as the President of the UNC System and the Senior Vice President for Finance and Chief Financial Officer of the UNC System may deem necessary, desirable, or appropriate. The execution of the Purchase Agreement by any of the officers listed above shall constitute conclusive evidence of the Board’s approval of such documents, and any and all such changes, modifications, additions, or deletions therein. The use of such Preliminary Official Statement and Official Statement by the Underwriter in connection with the sale of the 2024 Bonds to investors is hereby authorized, approved, and confirmed.

Section 5. General Authority. From and after the execution and delivery of the documents hereinabove authorized, the Authorized Officers are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of such documents as executed, and are further authorized to take any and all further actions to execute and deliver any and all other documents as may be necessary for the issuance and sale of the 2024 Bonds. The Authorized Officers are further authorized to take any and all further actions to

execute and deliver any and all other documents as may be necessary to the issuance and on-going administration of the 2024 Bonds. Any provision in this Resolution that authorizes more than one officer to take certain actions will be read to permit such officers to take the authorized actions either individually or collectively.

Section 6. Conflicting Provisions. All resolutions or parts thereof of the Board in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This Resolution is effective immediately on the date of its adoption.

**SECRETARY'S CERTIFICATE
OF AUTHENTICATION**

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Meredith R. McCullen, Associate Vice President and Secretary of the University of North Carolina System, DO HEREBY CERTIFY that (1) the foregoing is a full, true, and correct copy of the approving resolution adopted by the University of North Carolina Board of Governors (the "Board") at its regular meeting on January 25, 2024, and appearing in the minutes of such meeting, (2) notice of the meeting of the Board held on January 25, 2024, was sent to each member of the Board, and (3) a quorum was present at the meeting on January 25, 2024, at which time the foregoing Resolution was adopted.

WITNESS, my hand and the seal of The University of North Carolina System this 25th day of January 2024.

[SEAL]

Meredith R. McCullen, Associate Vice President and
Secretary of the University of North Carolina System

AGENDA ITEM

- A-6. FY 2023-24 State Capital and Infrastructure Fund (SCIF)
Maintenance Repairs and Renovations Capital Projects..... Katherine Lynn

Situation: In accordance with G.S. 143C-8-13 (b)(2), the University of North Carolina Board of Governors shall report to the Fiscal Research Division on the initial allocation of State Capital and Infrastructure Fund (SCIF) for repairs and renovations (R&R) projects prior to the expenditure of funds.

Background: On October 19, 2023, the Board approved the allocation of \$50 million in FY 2023-24 SCIF maintenance R&R funds based on the previously approved R&R allocation model. The Board of Governors must approve the SCIF maintenance R&R projects so that particular projects can be reported to the North Carolina General Assembly Fiscal Research Division.

Each constituent institution submitted their list of priority maintenance R&R projects to be funded from their allocation of the FY 2023-24 R&R funds. The compiled list of maintenance R&R capital projects is attached. Any remaining unassigned R&R funds from the constituent institution's FY 2023-24 R&R allocation are designated to the constituent institution's cost escalation and contingency reserve.

Assessment: It is recommended that the Board approve the FY 2023-24 SCIF maintenance R&R projects for submission to the Fiscal Research Division. It is further recommended that Board delegate to the president the approval to allocate unassigned cost escalation and contingency reserve and to reallocate funds between approved SCIF maintenance R&R projects upon request of the constituent institution. The reallocations and assignment of contingencies shall be included in the annual report of reallocated funds to the NCGA Fiscal Research Division.

Action: This item requires a vote by the committee, with a vote by the full Board of Governors through the consent agenda.

FY2023-24 MAINTENANCE REPAIR AND RENOVATION PROJECTS

Proposed for Board Approval - January 25, 2024

	Project Authorization per S.L. 2021-180	Additional R&R Authorizations	FY21-22 \$60M	FY22-23 \$60M	FY23-24 \$50M	Reallocated funds
APPALACHIAN STATE UNIVERSITY	\$8,150,000	\$2,220,779	\$3,198,431	\$3,290,398	\$2,581,950	
Walker Hall HVAC Repair & Upgrades	\$500,000		\$500,000			
Campus-wide Electronic Door Access Installation	\$1,500,000		\$1,500,000			
Holmes Convocation Center Chiller	\$200,000		\$200,000			
BB Dougherty Chiller Repair	\$100,000		\$100,000			
Anne Belk Hall Hot Water Piping Replacement	\$500,000		\$500,000			
Holmes Convocation Center VAV Replacement	\$150,000		\$150,000			
Peacock Elevator Upgrade	\$200,000		\$200,000			
Walker Hall Envelope & Structural Repair	\$1,300,000			\$1,300,000		
Chapell Wilson Gutter/Soffit/Roof Replacement	\$600,000			\$600,000		
Smith Wright Hall Roof Repair & Replacement	\$1,000,000			\$1,000,000		
Facilities Operations/Motor pool Wall Repairs	\$300,000			\$300,000		
John E. Thomas Chiller Compressor Upgrades	\$250,000				\$250,000	
University Hall Sprinkler System	\$250,000				\$250,000	
Edwin Duncan Hall HVAC & Lighting Improvements	\$800,000					
John E. Thomas Envelope	\$300,000					
Howard Street Hall Road Opening	\$200,000					
Varsity Gym Exterior Doors		\$80,000				\$80,000
L.S. Dougherty Bldg Envelope/Mini-splits		\$750,000			\$750,000	
Watson Brummit Hall Roof Replacement		\$600,000			\$600,000	
Schaefer Center HVAC Upgrades		\$500,000			\$500,000	
Academic Building Chiller Replacements (Peacock)		\$290,779			\$231,950	\$58,829
2021-22 Cost Escalation and Contingency Reserve			\$48,431			-\$48,431
2022-23 Cost Escalation and Contingency Reserve				\$90,398		-\$90,398
2023-24 Cost Escalation and Contingency Reserve					\$0	
EAST CAROLINA UNIVERSITY	\$13,560,134	\$6,627,817	\$5,024,712	\$4,988,435	\$3,685,817	
Brody Building Freight Elevators-Emergency Power	\$250,000					
Science & Technology-Replace Roof	\$400,000					
Main Campus Steam Plant-Install Steam Blanket for Boilers	\$100,000					
Brewster-HVAC Controls Optimization/D Wing	\$400,000					
Central Chiller Plant w/Controls Upgrade	\$300,000					
Carol Belk Building-HVAC System (Specific Variable Air Volume	\$300,000					
Repair & Repave Service Drive at West End Dining/Behind White Residence Hall	\$150,000					
Warren Life Sciences-Replace Roof-Section B	\$300,000	\$89,354	\$375,000	\$25,000		-\$10,646
McGinnis Scene Shop-Replace Roof	\$100,000	\$67,920		\$200,000		-\$32,080
Old Cafeteria & Ragsdale Annex-Replace Roof	\$240,000	-\$142,597		\$240,000		-\$142,597
Health Science Campus Catwalks/Central Utility Plant	\$225,000		\$225,000			
Bate Upgrade Elevators (2)	\$350,000		\$350,000			
Christenbury-Replace Roof	\$410,000		\$410,000			
Brody Building Envelope Infiltration Repairs, Phase 1*	\$1,500,000		\$1,200,000			
Brody Chilled Water Loop Valve Replacement	\$100,000		\$100,000			
Jenkins Art North Building Envelope Repairs	\$1,750,000	\$200,000	\$1,750,000	\$200,000		
Old Cafeteria Building-Install Steam Manhole & Replace Piping	\$300,000	\$100,000	\$300,000	\$100,000		
Wright Building/Wright Auditorium-Fire Alarm System Upgrade	\$300,000	\$175,000	\$300,000	\$175,000		
Rivers-Replace Roof (complete roof replacement)	\$300,000	\$1,200,000		\$1,500,000		
Messick-Upgrade/Replace Elevator	\$150,000	\$150,000		\$300,000		
Building 127-Upgrade/Replace Elevator	\$150,000	\$150,000		\$300,000		
McGinnis Auditorium-Upgrade/Replace Elevator	\$300,000			\$300,000		
Warren Life Sciences-Extend Sprinkler System to Original Section	\$181,000	\$99,000		\$280,000		
Biotechnology Building-Upgrade Laboratory Exhaust System	\$452,000	\$448,000		\$700,000	\$200,000	
Brody School of Medicine-Replace Computer Room Air Conditioning Units	\$200,000			\$50,000		
Health Science Campus Central Utility Plant Transformers 1 & 2	\$404,000					
Brody-Inline Fan Replacement, Phase 1	\$200,000					
Jenkins Art-Replace Distribution Sub Panels, Westside Jenkins Art	\$225,000					
Coastal Studies Annex-Repair & Coat Siding & Roofing	\$100,000					
School of Dental Medicine/Comm. Svc. Learning Ctrs. Upgrades (HVAC & Indoor Air Quality)	\$203,000					
Greenville Centre-HVAC Controls Upgrade	\$300,000					
Old Cafeteria Building Controls Upgrade (Specific Direct Digital Control)	\$300,000					
Rivers Building-HVAC System (Specific Variable Air Volume)	\$300,000					
Austin Building-Air Handlers Replacement	\$1,500,000					
Main Campus-Replace Power Distribution System Steam Plant	\$250,000					
Biotechnology Building-Replace Exhaust Fans	\$130,134					
Cotanche Data Center - Renovation to Improve Fire Protection System in Data Rooms (Specific FM 200)	\$210,000					
Building 43-Upgrade Freight Elevator/Replace Shaft and Jack	\$230,000				\$180,000	
Jenkins Art Gray Gallery AHU-4 Replacement		\$445,323		\$260,000		\$185,323
Old Café Cashier's Office HVAC System Replacement		\$150,000		\$150,000		
Joyner Library AHU-1 Replacement (Legal Records)		\$280,000		\$90,000	\$190,000	
Old Cafeteria Replace Roof		\$1,316,567			\$1,316,567	
Speight Roof		\$175,000			\$175,000	
Brewster Fire Alarm Upgrade		\$300,000			\$300,000	
Beckwith Drive Sanitary Sewer Replacement		\$312,250			\$212,250	\$100,000
Ragsdale Upgrade Fire Alarm System		\$200,000			\$200,000	
Minges Pool AHU Replacement		\$349,000			\$349,000	
Biotechnology Building Replace Fire Alarm Control Panel and Devices		\$263,000			\$263,000	
Warren Life Sciences Envelope Repair		\$200,000			\$200,000	

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	Project Authorization per S.L. 2021-180	Additional R&R Authorizations	FY21-22 \$60M	FY22-23 \$60M	FY23-24 \$50M	Reallocated funds
<i>Ward Sports Medicine Storm Water Repair</i>		\$100,000			\$100,000	
<i>2021-22 Cost Escalation and Contingency Reserve</i>			\$14,712			-\$14,712
<i>2022-23 Cost Escalation and Contingency Reserve</i>				\$118,435		-\$85,288
<i>2023-24 Cost Escalation and Contingency Reserve</i>					\$0	
ELIZABETH CITY STATE UNIVERSITY	\$2,795,000	\$4,750,000	\$2,000,000	\$2,000,000	\$2,000,000	
Vaughn Center–Repair Student Phys. Ed. Learning Spaces–(Pool, flooring, ceilings & building envelope)	\$550,000					
Lester Hall–Demolition**	\$495,000					
Underground Infrastructure–(Replace all campus plumbing gate valves/infrastructure for fire pump)**	\$150,000					
Underground Infrastructure–(Replace 6-in. with 8-in. line to improve water volume/Campus North)**	\$300,000					
Jenkins Hall, Phase 2–Renovation of Laboratory and Classroom	\$400,000		\$400,000			
Fine Arts–Roof Replacement*	\$200,000		\$50,000			
Dixon Hall–Classroom & Laboratory Renovations*	\$400,000		\$100,000		\$100,000	
ITC–Air Handler Replacement	\$300,000	\$150,000		\$300,000		\$150,000
Jenkins Hall, Phase 3 - Renovation of Laboratory and Classrooms		\$300,000	\$300,000			
Dixon Hall Boiler Replacement and related controls		\$150,000	\$150,000			
Moore Hall Roof Replacement		\$500,000	\$200,000	\$300,000		
HVAC System Repairs Jenkins Science and Williams Hall		\$1,150,000	\$800,000	\$350,000		
Campus-Wide HVAC, Electrical, and Plumbing Repairs (Thomas Jenkins, IT Center, Vaughan, GR Little, Thorpe, KE White, Williams Hall, Trigg Hall, STEM, New Student Center, and Fine Arts)		\$374,000		\$374,000		
Campus-Wide Fire Safety Repairs (STEM, Jenkins Science, Vaughan Center, and Fine Arts)		\$188,000		\$188,000		
Campus-Wide Erosion Control, Drainage, and Stabilization (Wetlands, Williams Hall, Outdoor Classroom)		\$338,000		\$338,000		
G.R. Little Chiller Project - Chiller Loop Addition		\$450,000			\$450,000	
Campus-Wide Road Repairs (Teachers Way, Fine Arts Way, Fine Arts Circle, Science Drive, Muldrow Way)		\$450,000			\$450,000	
Campus-Wide HVAC, Electrical, and Plumbing Repairs (Thomas Jenkins, IT Center, Vaughan, GR Little, Thorpe, KE White, Williams Hall, Trigg Hall, STEM, New Student Center, and Fine Arts)		\$300,000			\$300,000	
Building Demolition (Old Ridley and Cardwell-Hoffler)		\$100,000			\$100,000	
Gilchrist Cooling Tower Repairs		\$150,000			\$150,000	
Campus-Wide ADA Signage Repairs/Upgrades		\$50,000			\$50,000	
Campus-Wide Accessibility Repairs - ADA Walking Path Repairs - (Historic Quad, Performance Pavilion, Welcome Green)		\$250,000			\$250,000	
<i>2021-22 Cost Escalation and Contingency Reserve</i>			\$0			
<i>2022-23 Cost Escalation and Contingency Reserve</i>				\$150,000		-\$150,000
<i>2023-24 Cost Escalation and Contingency Reserve</i>					\$150,000	
FAYETTEVILLE STATE UNIVERSITY	\$4,450,000	\$1,350,000	\$2,000,000	\$2,000,000	\$2,000,000	
Barber/Collins Admin Complex–Roof Replacement	\$200,000		\$200,000		\$75,000	
Campus-Wide Exterior Lighting Retrofit	\$400,000		\$400,000		\$250,000	
Campus-Wide Brick Paver & Concrete Walk Repairs	\$500,000		\$500,000		\$350,000	
Telecom–Roof Replacement	\$150,000		\$150,000		\$75,000	
Butler–Roof Replacement	\$650,000		\$650,000			
Telecom–MEP (Central Plant Tie, AHU, BAS, MDP, Generator)	\$750,000			\$750,000	\$200,000	
University Advancement–MEP (AHU, Heat Pumps, BAS, MDP)	\$600,000	\$550,000		\$850,000	\$300,000	
Chesnutt–MEP (Generator)*	\$400,000				\$100,000	
FM Complex–MEP (HVAC, MDP, Generator, Restrooms)	\$450,000					
Harris CBE–Precast Concrete Structural Repair	\$100,000				\$50,000	
Cook–Exterior Stairs & Patio Repairs	\$100,000					
J. Knuckles Science Annex–Roof Replacement	\$150,000					
University Advancement–Interior Fit-out for Campus Police		\$400,000		\$400,000		
Williams Hall Renovation		\$150,000			\$150,000	
Central Warehouse Fire Alarm Replacement		\$50,000			\$50,000	
Capel HPE Arena MEP (exhaust fans)		\$200,000			\$200,000	
<i>2021-22 Cost Escalation and Contingency Reserve</i>			\$100,000			
<i>2022-23 Cost Escalation and Contingency Reserve</i>				\$0		
<i>2023-24 Cost Escalation and Contingency Reserve</i>					\$200,000	
NORTH CAROLINA A&T UNIVERSITY	\$7,858,886	\$1,319,773	\$3,117,066	\$3,126,685	\$2,428,973	
General Classroom, B Side–Roof Repairs	\$1,241,107		\$1,241,107			
Boiler Replacement*	\$1,459,200		\$150,000	\$200,000	\$1,109,200	
Hines Hall–HVAC Modifications*	\$300,000		\$150,000			
Waterproofing Buildings	\$600,000		\$600,000			
IRC Building–HVAC Repairs/Replacement	\$705,274		\$705,274			
Elevator Repairs/Replacement (adding elevator to Benbow Hall)	\$450,000			\$1,500,000		
Campus-Wide Steam Leaks*	\$500,000		\$100,000	\$400,000		
Building Steam System Repairs (convert Sgt. Mitchell St. line from Laurel St. to Benbow Dr.)	\$200,000		\$100,000	\$926,685		
Dudley–HVAC Repairs/Controls	\$403,305					
McNair Hall–HVAC Repairs	\$250,000					
Moore Gym/Hodgin Hall/Fraiser Hall–Roof Repairs	\$1,000,000					
Price Hall/1020 Wendover/Hodgin Hall/Campbell Hall/C.H.						
Moore–Window Replacement	\$200,000					
1020 Wendover/Price/Corbett Sports Center/Campbell, & Carver–Asbestos Abatement	\$150,000					

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Campus-Wide--Back Flow Preventors	\$300,000					
Beef Barn/Bull Barn/Calf Barn/Dairy Barn	\$100,000					
Elevators - campus-wide		\$300,000			\$300,000	
Signage, Door Upgrades, Accessibility Upgrades - Campus-wide		\$119,773			\$119,773	
IRC Roof (Additional funding)		\$300,000			\$300,000	
Campus-wide HVAC, Electrical, and Plumbing Repairs (Thomas Jenkins, IT Center, Vaughan, GR Little, Thorpe, KE White, Williams Hall, Trigg Hall, STEM, New Student Center, and Fine Arts)		\$600,000			\$600,000	
2021-22 Cost Escalation and Contingency Reserve			\$70,685			
2022-23 Cost Escalation and Contingency Reserve				\$100,000		
2023-24 Cost Escalation and Contingency Reserve					\$0	
NORTH CAROLINA CENTRAL UNIVERSITY	\$5,696,300	\$2,277,775	\$2,147,192	\$2,158,775	\$2,000,000	
Art Museum--Roof Replacement	\$250,000		\$250,000			
Sanitary Sewer System--(Locate/assess terra-cotta pipes; stop inflow and infiltration)	\$100,000		\$100,000			
Hubbard Totton Building--Elevator Replacement	\$350,000	\$128,000	\$350,000		\$128,000	
Campus-Wide ADA Compliance Upgrades, Phase 2	\$100,000		\$100,000			
Campus-Wide Annual Flat Roof Diagnostics, Prev. Maint., & Leak Repairs	\$300,000		\$300,000			
Fire Alarm Systems Upgrades & Repairs	\$250,000		\$250,000			
Miller Morgan Building--VFDs Replacement	\$80,000		\$0			
B.N. Duke Auditorium--Steam to Natural Gas Conversion	\$350,000	\$472,775	\$350,000	\$472,775		
Campus-Wide Steam System Repairs (Steam Traps, Valves, Leaks, Piping & Insulation Replacement, MHs)*	\$600,000		\$365,000	\$235,000		
Walker PE Complex--Elevator Replacement	\$350,000			\$350,000		
Roof Gutters & Vent Repairs	\$310,000			\$310,000		
Taylor Building--Repair & Restore Brick Façade	\$161,000			\$161,000		
Asbestos/Mold Remediation & Contaminants Removal	\$300,000			\$100,000		
Shepard Library--ITS/NOC/HVAC Upgrades	\$230,000			\$230,000		
Fine Arts Building--Fire Alarm System Replacement	\$495,000				\$495,000	
Robinson Science Building--Repair & Restore Brick Façade	\$300,000					
William Jones Building--HVAC Upgrades	\$450,000					
Water System--Re-route South and East Sides/Increase Capacity	\$135,000					
Steam Plant--Roof Repair	\$40,000					
B.N. Duke Auditorium--Repair & Restore Brick Façade	\$300,000					
Edmonds Building--Brick Façade Repair & ADA Access (Ease of Entry & Code Compliant Steps and Handrails)	\$245,300					
Mill Morgan Fire Alarm Replacement		\$300,000		\$300,000		
Steam System Repairs at Multiple Locations (Steam Traps, Valves, Leaks, Piping & Insulation Replacement, MHs)		\$125,000			\$125,000	
Mary Townes Sciences Complex and BRITE DI Water System		\$50,000			\$50,000	
BBRI Fire Pump Replacement and Line Repair		\$150,000			\$150,000	
Asbestos/Mold Remediation & Contaminants Removal		\$100,000			\$100,000	
H.M. Michaux Jr. School of Education - Cooling Tower Replacement		\$476,000			\$476,000	
Albert L. Turner Law Building - Chiller Replacement		\$476,000			\$476,000	
2021-22 Cost Escalation and Contingency Reserve			\$2,192			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
NORTH CAROLINA SCHOOL OF SCIENCE AND MATHEMATICS	\$2,500,000	\$4,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
Cafeteria Renovation*	\$2,500,000		\$2,000,000			
Elevators (Bryan 2 elevators)		\$900,000		\$900,000		
Cooling Towers(Replace ETC tower, Demolish 2 Bryan towers)		\$200,000		\$200,000		
Sidewalk Repair(internal campus wide)		\$50,000		\$50,000		
Water Heater (Royall)		\$75,000		\$75,000		
Roof Repairs(Reynolds D)		\$100,000		\$100,000		
Flooring Replacement- Watts(2nd & 3rd floors), ETC (2nd & 3rd floors)		\$500,000		\$500,000		
Infrastructure Repair - Ornamental Fountain (pumps, controls, nozzles, ETC pressure washing)		\$75,000		\$75,000		
Steamline Repairs(Campuswide)		\$100,000		\$100,000		
Hunt Building - Water Infiltration		\$495,000			\$495,000	
Phase 2 Elevator Replacements (Reynolds, Watts, Hill, and Hunt)		\$705,000			\$705,000	
ETC State Structural Fire Protection Safety Repair (Emergency)		\$800,000			\$800,000	
2021-22 Cost Escalation and Contingency Reserve			\$0			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
NORTH CAROLINA STATE UNIVERSITY	\$19,601,000	\$14,379,814	\$9,842,614	\$9,862,207	\$7,674,700	
CVM Equine AHU Replacement	\$300,000					
Yarborough--Chiller Controls Upgrade	\$146,000					
Research Building III--HVAC Upgrades 1	\$900,000	\$2,662,500	\$3,562,500			
Original Campus--Domestic Water Line Repair Under RR Tracks	\$270,000	\$130,000	\$400,000			
Brooks Hall--Renovation, Phase 1	\$1,500,000	\$375,000	\$1,875,000			
McKimmon--ADA Improvements/Restrooms	\$500,000	\$125,000	\$625,000			
Morrill Drive Domestic Water Line Replacement ²	\$661,000	\$1,156,614	\$1,817,614			
Nelson, Park Alumni, Beef Ed. Unit, Schaub, CVM Research--Fire Alarm Panel Replacement	\$250,000	\$0	\$250,000			
Don Ellis, Brooks--BAS Controls Upgrade, Phase 1	\$100,000	\$25,000	\$125,000			
Centennial Campus--Repair Steam Leaks	\$550,000	\$137,500	\$687,500			
Campus Cooling Tower Refurbish at CBC	\$250,000	\$62,500	\$312,500			
Scott Hall Labs--Renovation	\$2,500,000	\$1,300,000		\$3,800,000		

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Mann Hall—Electrical Upgrades	\$950,000	\$550,000		\$1,500,000		
Thomas Hall Labs—Renovation	\$1,000,000	\$500,000		\$1,500,000		
Caldwell Hall—Pointing & Caulking	\$100,000	\$600,000		\$700,000		
Mann Hall—Fire Sprinkler System	\$500,000	\$250,000		\$750,000		
Campus Upgrade Sanitary/Storm Water System, Phase 1	\$844,000	\$656,000		\$1,500,000		
Campus-Wide Domestic Water Line & Valve Replacement, Phase 2²	\$650,000	\$550,000			\$1,200,000	
CVM Main—Fire Alarm Upgrade, Phase 3	\$400,000	\$250,000			\$650,000	
Campus Steam Leak Repair—MH13	\$200,000	\$50,000			\$250,000	
Campus Chilled Water System Improvements	\$575,000				\$575,000	
Campus-Wide Asbestos Removal Steam System	\$650,000					
Research Building I—AHU Replacement ¹	\$850,000					
Research Building IV—HVAC Upgrades ¹	\$1,100,000					
Gardner Labs—Renovation	\$480,000					
Textiles—COT Pod 2, South Side Foundation Waterproofing	\$350,000					
Biltmore—Code Deficiencies	\$2,000,000					
Kilgore—Foundation Waterproofing	\$350,000					
Cox—Pointing & Caulking	\$300,000					
Tompkins Hall—Above-Grade Waterproofing/Pointing	\$200,000					
Campus Sewer Line Replacement/Court of NC	\$175,000					
EB 1 Roof Replacement		\$2,500,000			\$2,500,000	
DH Hill Freight Elevator Modernization		\$400,000			\$400,000	
HVAC Controls Upgrade - Cates Plant and Nelson Hall		\$275,000			\$275,000	
Campus Storm Water Device Improvements		\$300,000			\$300,000	
Classroom Improvements (Enrollment Growth)		\$500,000			\$500,000	
HVAC Component Replacements		\$500,000			\$500,000	
College of Textiles - Modernize 3 Elevators		\$250,000			\$250,000	
Monteith Research Center (MRC) Elevator Modernization		\$274,700			\$274,700	
2021-22 Cost Escalation and Contingency Reserve			\$187,500			
2022-23 Cost Escalation and Contingency Reserve				\$112,207		
2023-24 Cost Escalation and Contingency Reserve					\$0	
UNIVERSITY OF NORTH CAROLINA AT ASHEVILLE	\$4,299,974	\$2,587,855	\$2,000,000	\$2,000,000	\$2,000,000	
Rework Intersection at Edgewood & University Heights	\$250,000					
Campus-Wide—Arc Flash Compliance, Phase II	\$150,000		\$150,000			
Replace Walkways in Tennent Park/ADA Accessible Path to Main Quadrangle/Carmichael Hall	\$250,000		\$250,000			-\$603
Repair Concrete at Carmichael Plaza & Walk Along Ramsey/Tennent Park	\$200,000		\$200,000			-\$6,100
Reuter Center/Riverside Warehouse—Roof Replacements (FCAP #14433)	\$475,000		\$475,000			-\$109,456
Underground Waterline Repairs—(Replace Domestic Waterline/Valves & Assoc. Work)	\$506,000		\$506,000			
Utility Location Survey/Installation of Underground Utility Markers*	\$200,000		\$100,000	\$100,000		
Zageir Hall—Replace Machinery w/new HE Models (FCAP #31124)	\$225,000			\$225,000	\$246,670	\$3,330
Campus-Wide—Implement Interoperable Communications/911 Commission	\$250,000			\$250,000	\$75,000	
Weizenblatt Hall—Replace Low Slope Roof w/New Membrane Roof	\$175,000			\$175,000		
118 W.T. Weaver—HVAC Replacement (Replace Major HVAC Equip./Update Controls)	\$518,974	\$100,000		\$518,974	\$100,000	
Campus-Wide—Replace Deteriorated/Rusted Handrails w/Aluminum	\$250,000				\$53,330	
Replace & Upgrade Fueling Station/Compliant Storage Tanks & System (FCAP #31053)	\$150,000	\$50,000			\$200,000	
Replace Pedestrian Paths/Main Quad to Owen Hall	\$250,000					
Reuter Center—Replace BAS; Add VFD to AHU (FCAP #31131)	\$150,000					
Campus-Wide—Install Sub-Metering in all Buildings: Gas, Electric, Domestic Hot Water, Rain Water Systems, & Heating	\$150,000				\$50,000	
Replace Sidewalks at Zageir Hall	\$150,000					
Kellogg Roof Repairs		\$0	\$5,000			-\$5,000
Ramsey Library Emergency Generator Replacement		\$100,000	\$95,000			\$5,000
Weizenblatt & Sherrill Center Fire Panel Upgrades		\$20,642	\$22,000			-\$1,358
Phillips Hall Exterior Lighting Replacement Asbestos Abatement, Door		\$18,010	\$22,000			-\$3,990
Whitesides Hall Heat Pump Replacement		\$10,995	\$11,000			-\$5
Zageir Multistack Heat Exchanger Replacement		\$10,000	\$10,000			
Zeis Hall Dehumidification Filter Membrane Replacement		\$9,000	\$9,000			
Rhoades-Robinson Hall Heat Harvester Compressor Replacement		\$5,959	\$6,500			-\$541
Ramsey Library Replace carpet and stair nosing on main staircase		\$29,104	\$32,500			-\$3,396
Sam Millar Overhead Door Repairs		\$5,068	\$6,000			-\$932
Sherrill Center Boiler Replacement		\$175,201	\$100,000	\$101,026		-\$25,825
Zeis Vista Switch Repair				\$50,000		-\$50,000
Library Lane Vista Switch Replacement		\$520,000		\$320,000		\$200,000
Carol Belk Roof Replacement		\$250,000		\$250,000		
Zeis Hall Chiller Variable Speed Drive Repair		\$8,876		\$10,000		-\$1,124
Belk HVAC Retrofit		\$700,000			\$700,000	
Robinson Envelope Repairs		\$75,000			\$75,000	
Sherrill Center Exterior Concrete Stair Repair		\$150,000			\$150,000	
Carol Belk Roof Phase 2		\$300,000			\$300,000	
3D Printer Lab Renovations		\$50,000			\$50,000	
2021-22 Cost Escalation and Contingency Reserve			\$0			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL	\$20,448,094	\$13,792,166	\$8,151,456	\$8,007,341	\$6,198,839	

FY2023-24 MAINTENANCE REPAIR AND RENOVATION PROJECTS

Proposed for Board Approval - January 25, 2024

	Project Authorization per S.L. 2021-180	Additional R&R Authorizations	FY21-22 \$60M	FY22-23 \$60M	FY23-24 \$50M	Reallocated funds
12 Carroll Hall—Replace Roofing/Built-Up Roof, Sector C	\$406,823	\$300,000	\$406,823		\$300,000	
27 Memorial Hall—Replace Barrel Roof	\$330,000	\$1,170,000	\$1,500,000			
5 South Building—Replace Metal Roof/Gutters & Install Fall Protection	\$927,239		\$927,239			
228 Brinkhous-Bullitt Building—Electrical Service & Distribution (Replace Main/Sub-Distribution)*	\$4,843,986		\$1,029,513			
41 Coastal Process Environmental Health Lab Building—System						
Cumulative Deficiencies	\$675,000	\$200,000	\$675,000		\$200,000	
24 Wilson Library—Replace AHU 7 HVAC System*	\$5,086,299		\$508,000			
12 Carroll Hall—Repair & Renovate Elevator #1618	\$746,929	\$149,386	\$746,929	\$149,386		
12 Carroll Hall—Repair & Renovate Elevator #6442	\$464,850	\$92,970	\$464,850	\$92,970		
13 Davie Hall—Replace Air Handling Unit 1A, 1st Floor, 1967 Bldg.	\$428,865	\$350,000	\$428,865	\$350,000		
13 Davie Hall—Replace Air Handling Unit 1B, 1st Floor, 1967 Bldg.	\$169,045	\$150,000	\$169,045	\$150,000		
13 Davie Hall—Replace Air Handling Unit 1C, 1st Floor, 1967 Bldg.	\$225,461	\$200,000	\$225,461	\$200,000		
14 Dey Hall—Repair & Renovate Elevator #4576	\$407,206	\$81,441	\$407,206	\$81,441		
462 Art Studio Building—Install Fire Sprinkler System	\$326,540	\$123,460	\$326,540	\$81,635		\$41,825
13 Davie Hall-Fire Alarm Systems: Replace Fire Alarm Control Panel	\$135,985	\$200,000	\$135,985	\$200,000		
498 Kenan Center -Fire Alarm Systems: Replace Initiating Devices & Control Panel	\$200,000	\$300,000	\$200,000	\$300,000		
462 Art Studio Bldg.—Steel Roof	\$219,772				\$219,772	
625 ITS Building-Manning—Replace Roofing/Built-Up Roof	\$672,719				\$672,719	
211 Brauer Hall—Fire Alarm Systems: Replace Fire Alarm Initiating Devices & Control Panel	\$565,868				\$565,868	
369 Friday Center—Replace Heating/Cooling Air Handling Units: AHU 02/Mail/Book Room, 1st Floor	\$272,402					
209 First Dental—Replace Roofing/Slate Roof	\$565,120					
166 General Storerroom—Replace Roofing/Built-Up Roof, Sector 5	\$577,490					
226 Old Clinic—Replace Built-Up Roof	\$283,355					
3 Ackland Art Museum—Install Bldg. Automation System	\$236,625					
369 Friday Center—Replace Heating/Cooling Air Handling Units: AHU 01/Office, 1st Floor	\$255,456					
3 Ackland Art Museum—Air Handling Units: (AHU 2, Rear Galleries, Admin, 1983 Building)	\$419,748					
3 Ackland Art Museum—Replace Windows/Painted Wood Window	\$484,785					
328 Bingham Facility (Building 1)—Replace Roofing/EPDM Roof	\$225,560					
228 Brinkhous-Bullitt Building—Provide Roof Fall Protection	\$156,547					
229 Burnett-Womack Building—Provide Roof Fall Protection	\$138,419					
Alumni Hall, Jackson Hall, Tarrson Hall, Koury Oral Sciences-Envelope		\$1,826,909		\$1,826,909		
Brinkhous-Bullitt, Lineberger Cancer Center, Hamilton-Elevator Repairs		\$1,700,000		\$1,700,000		
EHS Building Roof Replacement		\$875,000		\$625,000	\$250,000	
Campus Life Safety Phase 2 - EMCS		\$1,800,000		\$1,800,000		
Lineberger Cancer Center and Old Clinic-Fire Alarm Replacement		\$293,000		\$293,000		
Marsico Hall Repair Foundations		\$200,000			\$200,000	
Window Replacement - Phillips Hall 1960 Sector		\$950,000			\$950,000	
Kenan Labs AHU Replacement		\$250,000			\$250,000	
Elevator #4643 & Elevator #7429 (1962) Modernization - Rosenau Hall		\$1,000,000			\$1,000,000	
Roof Replacement & Fall Protection - Graham Memorial		\$230,000			\$230,000	
Roof Replacement - Fordham Hall		\$650,000			\$650,000	
Campuswide Envelope Repairs (New East, New West, Old Playmakers, Hooker)		\$700,000			\$700,000	
2021-22 Cost Escalation and Contingency Reserve			\$0			
2022-23 Cost Escalation and Contingency Reserve				\$157,000		-\$41,825
2023-24 Cost Escalation and Contingency Reserve					\$10,480	
UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE	\$10,632,260	\$3,504,883	\$4,162,870	\$4,201,421	\$3,240,526	
Reese—Roof	\$226,100		\$226,100			
Friday—Roof	\$1,011,000		\$1,011,000			
Reese—Fire Systems	\$773,500	\$126,500	\$773,500	\$126,500		
Memorial Hall—Fire Systems	\$327,250	\$50,000	\$327,250	\$50,000		
Duke—HVAC & Controls	\$654,500	\$100,000	\$654,500	\$100,000		
Reese—Envelope	\$995,269	\$750,000	\$995,269	\$150,000	\$600,000	
Rowe—Electrical	\$154,042	\$25,000	\$154,042	\$25,000		
RUP-2—HVAC & Controls	\$416,500	\$157,486		\$481,500	\$92,486	
Fretwell—HVAC & Controls	\$1,574,009	\$250,000		\$1,824,009		
Memorial Hall—Envelope	\$120,311	\$79,689		\$140,311	\$59,689	
Memorial Hall—Roof	\$188,792	\$136,208		\$218,792	\$106,208	
King—Envelope	\$839,459			\$400,000		
Rowe—Elevators	\$156,334	\$25,000		\$181,334		
Fretwell—Fire Systems	\$362,670	\$55,000		\$417,670		
Grigg—HVAC & Controls	\$561,202				\$561,202	
Atkins—Roof	\$911,250					
King—Fire Systems & Abatement	\$729,000					
Friday—Fire Systems	\$631,072					
Sanitary Sewer System Repair and Replacement (South Village)		\$1,750,000			\$1,750,000	
2021-22 Cost Escalation and Contingency Reserve			\$21,209			
2022-23 Cost Escalation and Contingency Reserve				\$86,305		
2023-24 Cost Escalation and Contingency Reserve					\$70,941	
UNIVERSITY OF NORTH CAROLINA AT GREENSBORO	\$8,874,845	\$2,564,491	\$3,447,594	\$3,462,667	\$2,644,450	
MHRA Building—Fire Alarm System Replacement	\$985,327					
Petty Bldg.—Portico Waterproofing	\$712,031	\$150,000	\$712,031		\$150,000	

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Cone Art Bldg.–Replace Gallery Lighting/Light Controls, Phases 2 & 3	\$861,750		\$861,750			
Armfield-Preyer/Visitor's Center–Exterior Renovation & Waterproofing	\$435,000	\$178,385	\$435,000			\$178,385
Mossman Bldg.–Roof Replacement	\$773,128	\$256,479	\$648,271	\$601,729		-\$220,393
Sullivan Science Bldg.–Replace HVAC/Greenhouse	\$683,434	\$100,000	\$683,434	\$100,000		
Campus-Wide ADA Compliance–Restrooms/Entrances, etc.	\$400,000			\$250,000		
UNCG State Building–Exterior Envelope Repairs	\$762,000			\$762,000		-\$178,385
Campus-Wide–Pedestrian Crosswalks Repair & Upgrade	\$486,000			\$100,000		
Coleman Bldg.–VCT Flooring Abatement & Replacement	\$250,000			\$250,000		-\$90,000
Campus-Wide Asbestos & Lead Abatement	\$240,000					\$100,000
Petty Bldg.–Replace EST QuickStart Fire Alarm System	\$400,000				\$400,000	
Sink Bldg./Maintenance Compound–Asphalt Replacement	\$140,000				\$140,000	
996 Spring Garden/1605 Spring Garden/535 Tate Street/2900 Oakland Ave.–Fire Alarm Upgrade	\$250,000				\$250,000	
Cone Arts/Lecture Hall, Room 103–Seating, Flooring, Lighting, Other Upgrades	\$187,000				\$187,000	
Replace Generator Diesel Fuel Tank	\$839,175					
Campus-Wide–Replace Property-Line Fences/Replace Underground Piping for Roof Drainage	\$230,000					
Campus-Wide Walks and Hardscape Improvements	\$240,000					
<i>Additional funding for Coleman Fire Alarm Replacement</i>				\$469,640		
<i>Additional funding for Steam Distribution Replacement, Phase IV-B</i>				\$884,622		
Campus Wide Access Controls-Blackboard Updates		\$590,000			\$590,000	
119-127 McIver Building Demolition		\$120,000			\$80,000	\$40,000
Campuswide Flooring Replacement (Sullivan Science, Grey Home Management House, HHP, Sink Building, Eberhart, Music Building)		\$199,234			\$187,450	\$11,784
Campuswide Structural Repairs (UNCG Auditorium, Bryan Building, Cone Arts, 840 Neal Street)		\$350,000			\$350,000	
Campuswide Roofing Repairs (UNCG Auditorium, MHRA, Stone Building)		\$50,000			\$50,000	
Campuswide Utilities Infrastructure (Water mains repairs)		\$570,393			\$260,000	\$310,393
2021-22 Cost Escalation and Contingency Reserve			\$107,108			-\$107,108
2022-23 Cost Escalation and Contingency Reserve				\$44,676		-\$44,676
2023-24 Cost Escalation and Contingency Reserve					\$0	
UNIVERSITY OF NORTH CAROLINA PEMBROKE	\$5,096,500	\$1,921,280	\$2,103,128	\$2,060,329	\$2,000,000	
Honors College–Renovation	\$250,000					
Jones–Ceiling Repaint	\$110,000			\$5,328		-\$5,328
Jones Auxiliary Gym/Dance Studio–Flooring/Studio Upgrades³	\$625,000		\$338,000			-\$207,323
Jones Pool–HVAC Replacement	\$1,300,000	\$302,558	\$1,300,000		\$83,606	\$218,952
Lumbee Hall & Old Main–Elevator Replacement	\$465,000		\$465,000			
Livermore & Jones–Generator	\$424,500			\$424,500		
Education–Boiler Replacement	\$110,000			\$110,000		
Moore Hall & Chavis–Boiler Replacement	\$190,000			\$190,000		
Jones/Livermore/Lumbee/Old Main–FACP Replacement	\$682,000	\$100,000		\$782,000		
Campus Gas Line Replacement	\$550,000				\$550,000	
Chavis–Air Handlers	\$390,000	\$124,509			\$514,509	
<i>Mary Livermore Library Special Collections (Increase in funding)</i>		\$542,328		\$542,328		
Replacement of Fire Alarm Panels (Lowry, Locklear, Moore, Oxendine, UC, Pinchback)		\$332,000			\$332,000	
DF Lowry Sewer Project		\$519,885			\$519,885	
2021-22 Cost Escalation and Contingency Reserve			\$128			-\$128
2022-23 Cost Escalation and Contingency Reserve				\$6,173		-\$6,173
2023-24 Cost Escalation and Contingency Reserve					\$0	
UNC SCHOOL OF THE ARTS	\$4,032,000	\$2,534,719	\$2,000,000	\$2,000,000	\$2,000,000	
Film School, Buildings 1 & 2–Repair & Replace Windows	\$202,000		\$202,000			-\$41,207
Drainage & Landscape Improvements/Common Area at Moore & Gray Building–Remove Boilers	\$397,000			\$311,000		-\$397,000
Commons Building–Upgrade Air Distribution & Controls	\$123,000			\$123,000		-\$1,734
Commons Building–Upgrade Air Distribution & Controls	\$93,000			\$93,000		-\$6,778
Gray Building–New Electrical Service Main	\$256,000		\$256,000			
Workplace–Renovate Drama Studios	\$448,000		\$448,000			
Workplace–Renovate Drama Administrative Offices	\$323,000		\$323,000			
Film Archives Building–A/C & Controls	\$485,000	\$400,000	\$485,000		\$400,000	
Film School, Building 3–Theater Dimmers	\$232,000		\$232,000			
Design and Production/Workplace/Film Building 3–Life Safety Code Correction	\$134,000			\$134,000		
Admin/Aquarius/Facilities/D&P Storage/Workplace West V/Demille–Install Exit/Egress Lighting	\$115,000			\$115,000		
Facilities Management–Install Shop Exhaust & Heating System	\$95,000			\$95,000		
Performance Place, Film 2–Provide Heating/Cooling to Control Booth and Foley Booth	\$87,000			\$87,000		
Gray Building–Modifications to Heating/Ventilation/AC System for Police	\$101,000			\$101,000		
Film School–Paint Rooftop Components	\$81,000	\$41,207		\$81,000		\$41,207
Facilities Management–Resurface Drives/Vehicle Staging	\$75,000			\$75,000		
Design & Production–Renovate Administrative/Faculty Offices	\$162,000			\$162,000		
Design & Production–Mechanical System Retrocommissioning	\$134,000			\$134,000		
Campus-Wide ADA/Misc. Improvements	\$39,000			\$39,000		
300 Waughtown–Exterior Waterproofing & Repairs	\$73,000			\$73,000		
Hanes Student Commons–Motor Control Center	\$150,000	\$8,512		\$150,000		\$8,512
Commons–Partial Interior Renovation	\$75,000			\$75,000		
Residence Halls A-F–Replace Floor Slabs, Sidewalks, & Stairs	\$118,000			\$118,000		

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Chapel St. Buildings–Roof Replacement	\$34,000					
Improvements to meet ADA		\$54,000	\$54,000			
University Housing Repair		\$34,000		\$34,000		
Demille Theater HVAC Repair		\$500,000			\$500,000	
Workplace BAS Upgrade and New Switch Gear		\$300,000			\$300,000	
Welcome Center, School of Music, Performance Place, Sculpture & DeMille Fire Alarm Upgrade		\$475,000			\$475,000	
Watson Hall, Film Archives & Connector BAS Upgrade		\$175,000			\$175,000	
Welcome Center Chiller Replacement & BAS Upgrade		\$150,000			\$150,000	
Kudzu Valley Bridge Abutment Repair		\$397,000				\$397,000
2021-22 Cost Escalation and Contingency Reserve			\$0			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
UNIVERSITY OF NORTH CAROLINA WILMINGTON	\$7,414,440		\$2,949,049	\$2,958,745	\$2,294,746	
Warehouse/Receiving–Replace Fire Alarm System	\$161,000					
West Side Energy Plant Modernization*	\$3,926,440		\$2,949,049	\$977,391		
Wagoner/Hurst/Hamilton Roadways–Storm Water Refurbishment	\$2,500,000			\$1,361,354		
Alderman Hall–Replace Windows	\$280,000	\$340,000		\$620,000		
Telecommunications–Replace Fire Alarm System	\$62,000					
Kenan Auditorium–Fire/Life Safety Improvements	\$75,000					
Isaac Bear Bldg.–Fire Sprinkler	\$410,000					
Lab Facilities-HVAC Control Systems Refurbishments (Teaching Lab, MARBIONC, McNeil Hall, & Friday Hall)					\$2,294,746	
2021-22 Cost Escalation and Contingency Reserve			\$0			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
WESTERN CAROLINA UNIVERSITY	\$5,853,000	\$3,085,886	\$2,355,889	\$2,382,997	\$2,000,000	
HFR Building–Roof Replacement	\$660,000	\$1,000,000	\$660,000	\$1,000,000		
Campus-Wide Fire Alarm System Upgrades*	\$300,000		\$150,000	\$150,000		
Reid Building–Gym Floor Replacement	\$275,000		\$275,000			
Undersized Water Main Replacements/Non-Functioning Valves/Upgrade Lines*	\$3,000,000		\$1,000,000			
Ramsey Activities Center–Elevator Replacement	\$250,000		\$250,000			
Highlands Biological Station–Structural Repairs	\$250,000			\$250,000		
HFR Building–Chiller Replacement	\$200,000	\$303,886		\$503,886		
Hunter Library–Cooling Tower Replacement	\$175,000	\$325,000		\$500,000		
Facilities Management Building–Roof Replacement	\$193,000	\$307,000			\$500,000	
Old Student Union–Foundation & Exterior Repair	\$450,000				\$350,000	
Campus-Wide Egress Lighting/Exit Light Replacement	\$100,000					
Ramsey Center - ADA Drive Improvement		\$375,000			\$375,000	
Campus Wide - Sidewalk Repairs		\$100,000			\$100,000	
Forsyth Building - Cooling Tower Replacement		\$225,000			\$225,000	
Ramsey Center - Cooling Towers		\$450,000			\$450,000	
2021-22 Cost Escalation and Contingency Reserve (allocated to HFR Building-Chiller Replacement)			\$20,889			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
WINSTON-SALEM STATE UNIVERSITY	\$4,445,000	\$1,555,000	\$2,000,000	\$2,000,000	\$2,000,000	
Computer Science–Roof Repair	\$120,000		\$120,000			
Gaines Complex–Roof Replacement	\$660,000		\$160,000	\$500,000		
Computer Science–Exterior Wall Repairs	\$110,000		\$110,000			
W.B. Atkinson–Exterior Wall Repairs	\$125,000		\$125,000			
Elva Jones Computer Science–HVAC Upgrades/BAS Controls Replacement	\$1,450,000			\$500,000	\$950,000	
O’Kelly Library–Upgrade HVAC Make-Up Air System	\$375,000		\$375,000			
1600 Lowery St.–Add Fire Alarm System	\$125,000		\$125,000			
Campus-Wide Fire Alarm System Upgrades	\$750,000			\$750,000		
R.J. Reynolds–Roof Replacement	\$205,000		\$205,000			
Coltrane Hall–Exterior Wall Repairs/Door & Window Replacement	\$275,000		\$275,000			
O’Kelly Library–Upgrade Electrical System	\$250,000	\$5,000		\$255,000		
Coltrane Hall Roof Replacement		\$500,000	\$500,000			
Hill Hall Lighting		\$740,000			\$740,000	
Gaines Complex - Roof Replacement (Phase 2)		\$200,000			\$200,000	
Campuswide Pavement Improvements and/or Replacement		\$110,000			\$110,000	
2021-22 Cost Escalation and Contingency Reserve (allocated to O’Kelly Library-Upgrade Electrical System)			\$5,000			
2022-23 Cost Escalation and Contingency Reserve				\$0		
2023-24 Cost Escalation and Contingency Reserve					\$0	
SYSTEM OFFICE			\$1,500,000	\$1,500,000	\$1,250,000	
PBS-NC		\$977,556				
Replace underground supply and return piping for Main Building		\$130,000	\$130,000			
Halon System replacement/abatement		\$306,875		\$306,875		
PBS NC Physical Security Improvements		\$253,000		\$253,000		
FAA Tower Lighting Upgrade - WUNG Concord Aviation Lighting		\$263,692			\$263,692	
FAA Tower Lighting Upgrade - Wendell Aviation Lighting Upgrade		\$11,961			\$11,961	
FAA Tower Lighting Upgrade - Wilson Aviation Lighting Upgrade		\$12,028			\$12,028	
Total for PBS-NC	\$0		\$130,000	\$559,875	\$287,681	
NORTH CAROLINA ARBORETUM		\$1,840,000				
Replace Operations Center Roof		\$200,000	\$200,000			

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<i>Baker Visitor Center Heat Pump Replacement</i>		\$0	\$70,000			-\$70,000
<i>Baker Visitor Center Heat Pump Renovation</i>		\$125,000	\$200,000			-\$75,000
<i>Fire Alarm System Replacement (completed with other funds)</i>		\$0	\$150,000			-\$150,000
<i>Replace Education Center Roof</i>		\$520,000		\$520,000		
Greenhouse Boiler Replacement (Adv planning/design)		\$60,000			\$60,000	
Headhouse Roof Replacement		\$350,000			\$350,000	
Education Chiller and Air Handler		\$210,000			\$210,000	
Electrical infrastructure upgrades incl. emergency power (Adv Planning)		\$80,000			\$80,000	
Baker Visitor Center Door, Frame & Hardware Replacement and Front Entrance and Education Center Plaza Design (Adv Planning only)		\$150,000				\$150,000
		\$145,000				\$145,000
Total for NC Arboretum	\$0		\$620,000	\$520,000	\$700,000	\$0
<i>UNC System 2021-22 Cost Escalation and Contingency Reserve</i>			\$750,000			
<i>UNC System 2022-23 Cost Escalation and Contingency Reserve</i>				\$420,125		
<i>UNC System 2023-24 Cost Escalation and Contingency Reserve</i>					\$262,318	
TOTAL OF FY2023-24 MINOR R&R PROJECTS INCL. CONTINGENCY RESERVE					\$50,000,000	

LEGEND

Project has been completed.

Projects in italics were not included in the 2021 Budget Act and are additional R&R projects.

Projects in bold will be funded from FY23-24 SCIF or are requesting an adjustment to prior year SCIF funding.

* Project will be phased over multiple years.

** Project will be completed with other funding.

ADDITIONAL NOTES

¹ NC State has combined the following projects into a single project: Research Building III–HVAC Upgrades 1, Research Building I–AHU Replacement, and Research Building IV–HVAC Upgrade.

² NC State has combined the following projects into a single project: Morrill Drive Domestic Water Line Replacement and Campus-Wide Domestic Water Line & Valve Replacement, Phase

³ UNC Pembroke has completed the Jones Auxiliary Gym project. 2021-22 R&R funding will complete the project.

AGENDA ITEM

A-7. Capital Improvement Projects..... Katherine Lynn

Situation: North Carolina Agricultural and Technical State University, NC State University, University of North Carolina at Charlotte, and Western Carolina University have requested six new capital improvement projects, and Appalachian State, East Carolina University, Fayetteville State University, North Carolina A&T State University, NC State, University of North Carolina at Greensboro, and University of North Carolina at Pembroke have requested increased authorization for nine capital improvement projects.

Background: The University of North Carolina Board of Governors may authorize capital construction projects at University of North Carolina System institutions using available funds.

Assessment: App State, ECU, FSU, N.C. A&T, NC State, UNC Charlotte, UNC Greensboro, UNC Pembroke, and WCU are requesting projects that meet statutory requirements. It is recommended that the Board approve the projects and the method of funding. It is further recommended that these projects be reported to the North Carolina Office of State Budget and Management as non-appropriated projects that do not require any additional debt or burden on state appropriations.

Action: This item requires a vote by the committee, with a vote by the full Board of Governors through the consent agenda.

Capital Improvement Projects – Appalachian State University, East Carolina University, Fayetteville State University, North Carolina Agricultural and Technical State University, NC State University, University of North Carolina at Charlotte, University of North Carolina at Greensboro, University of North Carolina at Pembroke, and Western Carolina University

ISSUE OVERVIEW

University of North Carolina System institutions are required to request authority from the University of North Carolina Board of Governors to proceed with non-appropriated projects using available funds (non-general funds). Non-appropriated capital projects are funded by the institution and include the construction, repair, or renovation of facilities such as residence halls, dining facilities, research buildings, athletic facilities, and student health buildings.

Nine UNC System institutions have requested 15 capital improvement projects: six new projects and nine projects for increased authorization.

I. NEW PROJECTS

Institution/Project Title		Total Project Cost	Previous Authorization	Requested Authorization	Funding Source
North Carolina A&T State University					
1.	E-Sports Interior Renovation	\$2,197,059	\$0	\$2,197,059	Title III
2.	Football Locker Room Renovation	\$1,999,966	\$0	\$1,999,966	Athletics Receipts
3.	Radio Tower Relocation	\$1,990,439	\$0	\$1,990,439	Auxiliary Trust Funds
<i>N.C. A&T Subtotal</i>		<i>\$6,187,464</i>	<i>\$0</i>	<i>\$6,187,464</i>	
NC State University					
4.	Research Support Facility (Materials Storage) (9,300 square feet)	\$6,000,000	\$0	\$6,000,000	F&A
<i>NC State Subtotal</i>		<i>\$6,000,000</i>	<i>\$0</i>	<i>\$6,000,000</i>	
University of North Carolina at Charlotte					
5.	Sanford Residence Hall Demolition	\$8,300,000	\$0	\$8,300,000	Housing Receipts
<i>UNCC Subtotal</i>		<i>\$8,300,000</i>	<i>\$0</i>	<i>\$8,300,000</i>	
Western Carolina University					
6.	Hunter Library - Chiller Replacements	\$950,000	\$0	\$950,000	Carry-forward
<i>WCU Subtotal</i>		<i>\$950,000</i>	<i>\$0</i>	<i>\$950,000</i>	
Grand Total		\$21,437,464	\$0	\$21,437,464	

II. INCREASED AUTHORIZATION

Institution/Project Title		Total Project Cost	Previous Authorization	Requested Authorization	Funding Source
Appalachian State University					
7.	Wey Hall Comprehensive Renovations and Modernization	\$24,179,094	\$21,000,000	\$3,179,094	SCIF Appropriations (79%)/ Carry-forward (21%)
<i>App State Subtotal</i>		\$24,179,094	\$21,000,000	\$3,179,094	
East Carolina University					
8.	Mendenhall Renovation Phase 2	\$18,253,625	\$17,653,625	\$600,000	Carry-forward (89%)/ Other Trust Funds (11%)
<i>ECU Subtotal</i>		\$18,253,625	\$17,653,625	\$600,000	
Fayetteville State University					
9.	McLeod Hall 2-Pipe to 4-Pipe Conversion	\$5,769,184	\$5,569,184	\$200,000	Housing Receipts (8%)/ HEERF (92%)
<i>FSU Subtotal</i>		\$5,769,184	\$5,569,184	\$200,000	
North Carolina A&T State University					
10.	Barnes Hall Renovation	\$1,100,000	\$1,100,000	\$0	Title III (Fund Source Change)
11.	Hines Renovation	\$1,300,000	\$1,300,000	\$0	Carry-forward (85%)/ Title III (15%) (Fund Source Change)
<i>N.C. A&T Subtotal</i>		\$2,400,000	\$2,400,000	\$0	
NC State University					
12.	HVAC Upgrades - Wood Residence Hall	\$10,000,000	\$5,000,000	\$5,000,000	Housing Receipts
<i>NC State Subtotal</i>		\$10,000,000	\$5,000,000	\$5,000,000	
University of North Carolina at Greensboro					
13.	Cone Art Building Lighting and Controls Replacement - Phases 2 & 3	\$1,353,750	\$961,750	\$392,000	SCIF R&R (64%)/ Trust Funds (36%)
<i>UNCG Subtotal</i>		\$1,353,750	\$961,750	\$392,000	
University of North Carolina at Pembroke					
14.	Jones Pool HVAC Replacement	\$1,682,650	\$1,300,000	\$382,650	SCIF R&R (95%)/ Carry-forward (5%)
15.	DF Lowry Sewer Line Replacement	\$1,073,035	\$553,150	\$519,885	Appropriations (52%)/ SCIF R&R (48%)
<i>UNCP Subtotal</i>		\$1,682,650	\$1,300,000	\$382,650	
Grand Total		\$63,638,303	\$53,884,559	\$9,753,744	

RECOMMENDATION

All projects and associated funding sources are in compliance with G.S. 143C-8-12 (State Budget Act).

It is recommended that these projects be authorized and reported to the North Carolina Office of State Budget and Management as non-appropriated projects that do not require any additional debt or burden on state appropriations.

III. REPORTING

The following projects are being reported to the Board of Governors and Fiscal Research Division in compliance with GS 143C-8-13 (d) which permits chancellors to authorize Repairs and Renovation projects less than \$600,000 in 13 allowable categories.

Institution/Project Title		Amount	Fund Source	R&R Category
East Carolina University				
1.	Wright Auditorium Elevator - ADA Improvement	\$520,000	Appropriations	(5) Improvements to meet the requirements of the Americans with Disabilities Act
2.	Minges & Ward Sports Medicine Office Renovations	\$495,000	Appropriations	(9) Improvements and renovations to improve use of existing space
3.	Rawl & Austin Problem Based Learning Classroom Renovations	\$525,000	Appropriations	(9) Improvements and renovations to improve use of existing space
4.	Brody Lab Room 6W-60 Renovation	\$321,826	Appropriations	(9) Improvements and renovations to improve use of existing space
5.	Variable Frequency Drive Replacement - Various Buildings	\$357,000	Appropriations	(11) Improvements to roads, walks, drives, and utilities infrastructure

AGENDA ITEM

A-8. Acquisition of Property by Lease – University of North Carolina Wilmington Katherine Lynn

Situation: The University of North Carolina Wilmington Board of Trustees requests authorization to acquire property by lease of the 75,000 square foot apartment complex, Plato’s Lofts Apartments, at 4810 Randall Parkway, Wilmington, North Carolina. The proposed lease will provide approximately 216 additional student housing beds. The lease term is for two years with three one-year options and the lease rate is \$1.944 million annually with a 3 percent annual escalation rate.

Background: The property is approximately 5.7 acres and includes 54 fully furnished, four-bedroom/four-bathroom apartment units and 218 parking spaces. In Fall 2023, UNC Wilmington had an increased demand for student housing by approximately 200 beds. The acquisition will provide additional student housing within walking distance that will be managed by UNC Wilmington and will be available Fall 2024.

Assessment: The proposed lease is for comparable accommodations at a reasonable rate and will provide an immediate option to meet the growing demand for additional student housing.

Action: This item requires a vote by the committee, with a vote by the full Board of Governors through the consent agenda.

Acquisition of Property by Lease – University of North Carolina Wilmington

ISSUE OVERVIEW

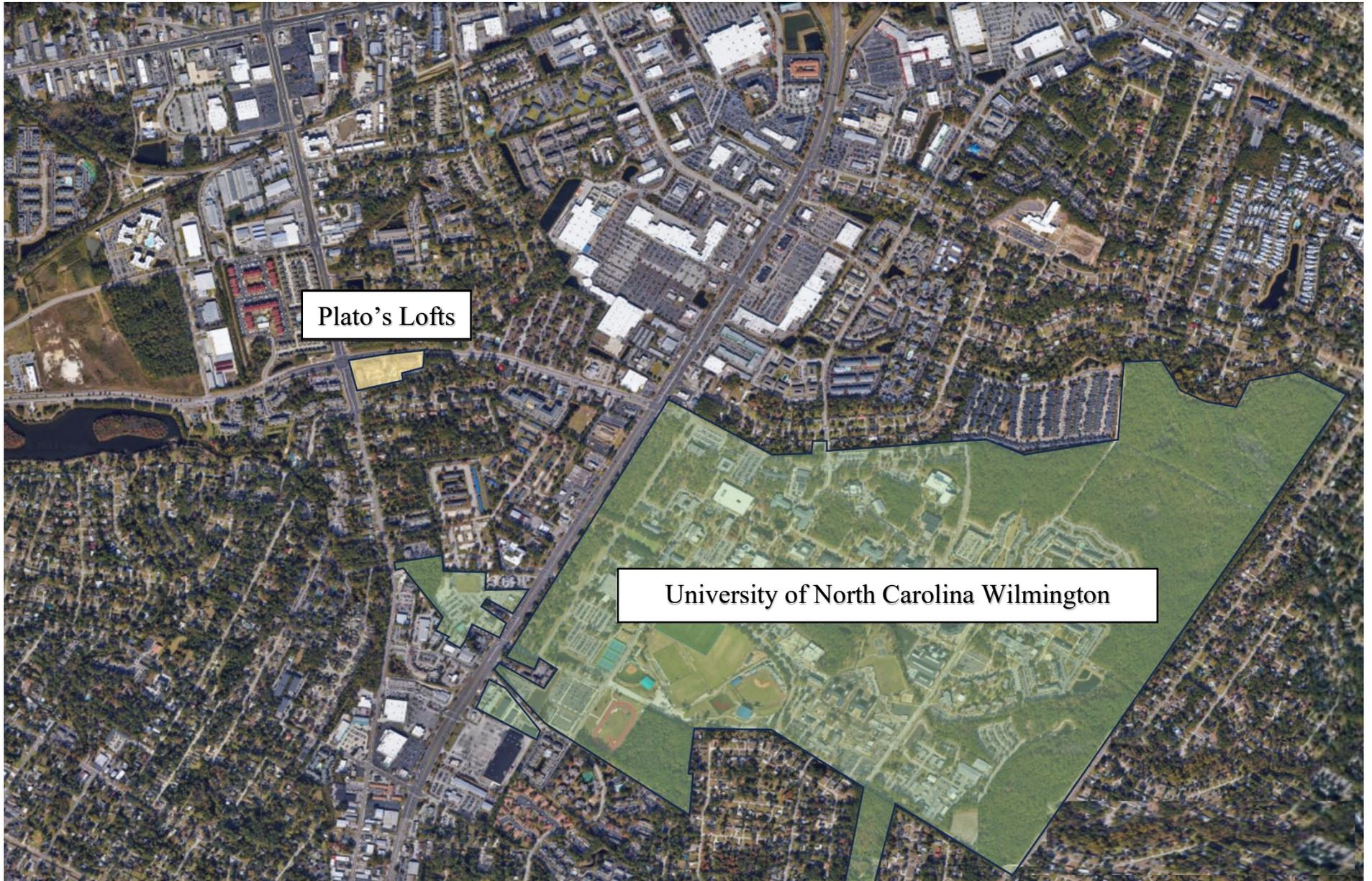
The University of North Carolina Wilmington Board of Trustees requests authorization to acquire property by lease of the 75,000 square foot apartment complex, Plato's Lofts Apartments, located at 4810 Randall Parkway, Wilmington, North Carolina. The property is approximately 5.7 acres and includes 54 fully furnished, four-bedroom/four-bathroom apartment units and 218 parking spaces. The acquisition will provide 216 additional beds for student housing. The lease term is for two years with three one-year options, and the lease rate is \$1.944 million annually with a 3 percent annual escalation rate.

The property is located within walking distance of the main campus and the acquisition will allow UNC Wilmington's student housing office to manage the entire complex. The property was identified through a strategic leasing process that prioritized proximity to campus, capacity to relieve student housing overflow demand, and a safe student living environment that will be available for Fall 2024. In Fall 2023, UNC Wilmington had an increased demand for student housing that required the use of approximately 200 overflow beds. The acquisition will allow UNC Wilmington to respond to increased demand for student housing with better housing options.

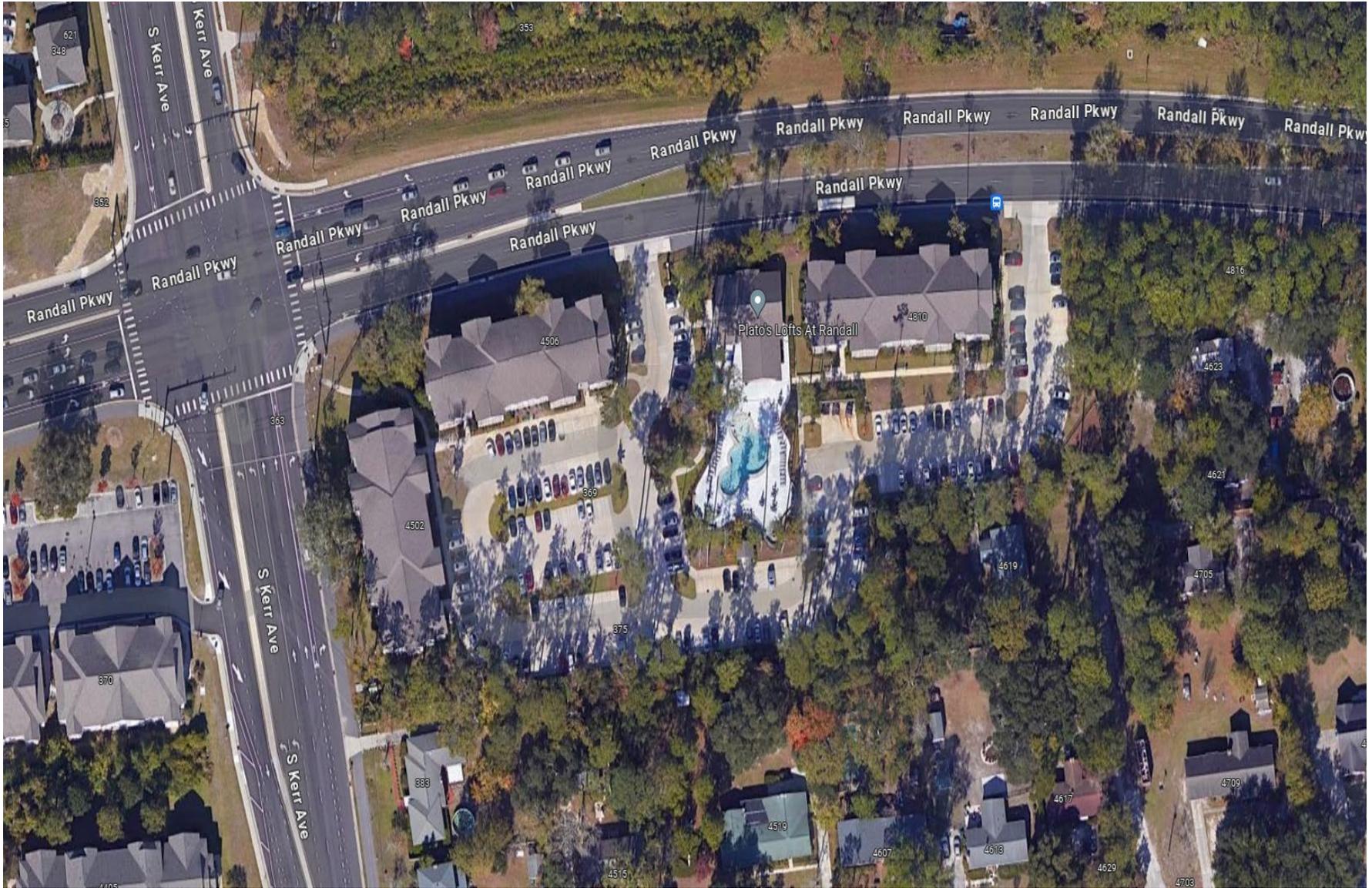
RECOMMENDATION

It is recommended that the Board of Governors approve this request.

Plato's Lofts Relative to UNC Wilmington



Aerial View – Plato's Lofts



**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

***ACQUISITION OF REAL PROPERTY**

Institution or Agency: University of North Carolina at Wilmington

Date: 01/25/2024

The Department of Administration is requested, as provided by GS §146-22 et seq., to acquire the real property herein described by *purchase, lease, rental, or other (specify)*. Lease

This Property is needed for the following reasons and purposes: *(Attach additional pages if needed.)*

To address growing demand for university managed housing, the university intends to enter into an agreement with Plato's Loft, LLC (owner of Plato's Lofts) – enabling UNCW to master lease the entire 216 bed facility located at 4810 Randall Parkway beginning in the summer of 2024 (prior to the start of the fall semester).

Name and Address of Present Owner:

Physical Address of Property

Plato's Loft LLC (Owner)
4810 Randall Parkway
Wilmington, NC 28403

On-Site Administrative Office Address

Plato's Loft LLC
4608 Randall Parkway
Wilmington, NC 28403

Description of Property : (Attach additional pages if needed.)

The property is located on 5.7 acres at 4608 Randall Parkway and consists of approximately 75,000 residential square feet, including 54 fully furnished residential four-bedroom/four-bathroom apartment units (each including stainless steel appliances, a 50-inch flat-screen television, and full-size washer and dryers). The property also includes the following appurtenances: resort-style pool, 24-hour residential business center with free printing, 24-hour fitness center, TV and media room, grilling and picnic pavilion, dog park, and 218 parking spaces (10 of which are designated for handicap parking).

Estimated value:	<u>\$1,944,000 (Year 1 lease value)</u>	Rental price (if applicable):	<u>\$1,944,000 (Year 1)</u>
	<u>\$2,002,320 (Year 2 lease value)</u>		<u>\$2,002,320 (Year 2)</u>

Funds for the acquisition of this property are available in our budget under **Code: 318500** , **Item: 924120**

Other: Housing funds

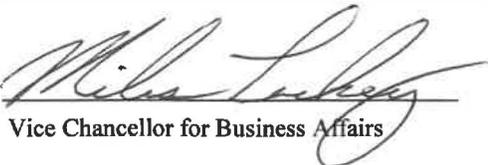
In the event the above described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details. N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of UNCW and is recorded in the minutes thereof on 12/15/23

Signature:

Title:


Vice Chancellor for Business Affairs

*The term "real property" includes timber rights, mineral rights, etc. (GS §146-64)