

2020-21 Non-Appropriated Capital Improvement Projects

ISSUE OVERVIEW

Non-appropriated capital projects are financed by the university and include the construction, repair, or renovation of facilities such as residence halls, dining facilities, research buildings, athletic facilities, and student health buildings. Legislative approval is required for the issuance of debt; these “self-liquidating” capital projects are approved by the legislature after the passage of the Appropriations Act. These projects, if approved by the Board, are submitted for legislative action. Legislative approval is not required for non-appropriated capital projects that do not require debt issuance.

Project	Total (\$)	Cash/GO Bond/ Other (\$)	Debt (\$)	Source of Funds
University of North Carolina at Chapel Hill				
Morehead Chemistry Laboratory HVAC Upgrades	\$22,000,000	-	\$22,000,000	Institutional Trust Funds
Campus-wide Life Safety Upgrades-Phase 1	\$6,500,000	-	\$6,500,000	Institutional Trust Funds
<i>UNC-CH Subtotal</i>	<i>\$28,500,000</i>	-	<i>\$28,500,000</i>	
Western Carolina University				
Lower Campus Residence Halls-Phase 2	\$20,000,000	-	\$20,000,000	Housing Receipts
<i>WCU Subtotal</i>	<i>\$20,000,000</i>	-	<i>\$20,000,000</i>	
Grand Total	<i>\$48,500,000</i>	-	<i>\$48,500,000</i>	

ADDITIONAL DETAIL

University of North Carolina at Chapel Hill

Project: Morehead Chemistry Laboratory HVAC Upgrades
 Total Cost: \$22,000,000
 Description: This project includes the replacement of outdated equipment that is unsuitable to maintain acceptable indoor environmental quality. The scope includes additional conditioned air to all laboratories, replacement of original, internally lined ductwork, removal of re-circulated air systems, improvements to the chilled water infrastructure, current high-rise code compliance, and fume hoods replacement to meet minimum air changes required by code.
 Funding: The funding source for this project is institutional trust funds currently used for debt service that will be retired.

Project: Campus-wide Life Safety Upgrades-Phase 1
 Total Cost: \$6,500,000
 Description: This project includes replacement of UNC-Chapel Hill’s central fire alarm communicator system with a new network including new transmitters from each building to a new receiving station at the Public Safety and EHS Emergency Operations Center. The project also includes replacement of obsolete control systems no longer supported or upgraded by the manufacturer in a portion of the buildings on campus.

APPENDIX J

Funding: The funding source for this project is institutional trust funds currently used for debt service that will be retired.

Western Carolina University

Project: Lower Campus Residence Halls – Phase 2

Total Cost: \$20,000,000

Description: In 2019, H.B. 402 authorized Western Carolina University to issue \$60,000,000 in debt for the construction of three new residence halls totaling up to 800 beds and 200,400 sf (+/-) to replace aging residence halls and accommodate future growth. WCU is increasing the number of beds to 932 and increasing the building size to 235,000 sf (+/-). WCU is requesting approval to increase the debt by \$20,000,000 for the additional beds. The total project cost is estimated at \$87,000,000. Of the \$87,000,000, \$7 million will be paid via the university's housing reserves.

Funding: The funding source for this project is housing receipts.

RECOMMENDATION

It is recommended that the non-appropriated capital projects be approved and submitted for legislative approval of debt issuance.