ACTION ITEM: Authorization for Implementation of Strategic Housing Plan Phase I

BACKGROUND INFORMATION:

On August 17, 2009, the Board of Trustees endorsed the Strategic Housing Plan.

Execution of Phase I of the Strategic Housing Plan consists of three projects:

Renovation of the Quad residential buildings
The university will renovate the existing buildings in the Quad. Work will include interior demolition and comprehensive renovation of all seven buildings, converting the double rooms into suites; (i.e. 1-2 bedrooms with an adjacent bathroom) and construction of new learning spaces. Also included in the project will be the installation of new fire sprinkler systems and fire alarm systems in each building. The preliminary cost of this project is $52.5 million, funded by a combination of cash and long term debt.

Construction of Tower Village II
A new residence hall with approximately 400 beds will be constructed on a portion of the site west of Kenilworth Street, south of Spring Garden Street, north of Oakland Avenue, and east of the existing Tower Village complex. (Board approval to designate this site for housing is included in agenda item BAC-1.) The residence hall will include resident beds in a suite/apartment style lay out with learning and program spaces. The Strategic Housing Plan suggests additional beds in a second residence hall to be constructed at a later time on the remaining portion of this site. The preliminary cost of this project is $30 million and is planned to be constructed through the Capital Facilities Foundation, Inc. (see item BAC-3).

Exploration of options near campus for new housing and recreational neighborhood
The university will investigate the development of a new housing and recreational neighborhood west or south of the core campus (housing, recreation center, possibly recreation fields, potentially other neighborhood support facilities and programs.) The possible locations of the new neighborhood (west or south) will be evaluated in the coming months in consultation with the master plan team, and the first steps will be informed also by the results of a housing demand study to be completed during 2009-2010. The preliminary cost of this project is pending a program definition and site selection.

RECOMMENDED ACTION:

The Board of Trustees of The University of North Carolina at Greensboro authorizes and directs the administration to proceed with the renovation of the Quad, the construction of Tower Village II and the exploration of new neighborhood options to accommodate additional residential and
recreational space. Further, the Board authorizes the administration to seek approvals from the President/Board of Governors and work with State Property Office as required under State law and Board of Governors regulations for this work.

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