

## MINUTES

**The University of North Carolina at Greensboro  
Board of Trustees  
Business Affairs Committee  
February 15, 2012**

**MEMBERS PRESENT:** Susan Safran, chair, Nathan Duggins, Randall Kaplan, Lee McAllister, David Sprinkle and Martin Weissburg.

**OTHER BOARD MEMBERS/GUESTS:** Kate Barrett, Charles Blackmon, Linda Brady, Bonita Brown, Cherry Callahan, James Clotfelter, Jonnelle Davis, Rollin Donelson, Howard Doyle, Nathan Duggins, Carolyn Ferree, Helen Hebert, Jamie Herring, Jill Hillyer, Donna Honeycutt, Isaac Miller, Fred Patrick, Dave Perrin, Jim Powell, Jorge Quintal, Cindy Reed, Steve Rhew, Steve Serck, Don Skeen, Patricia Stewart, Mike Tarrant, Reade Taylor, Cheryl Walker

**PROCEEDINGS:** Ms. Safran called the meeting to order at 1:07 p.m. The minutes from the December 1, 2011 meeting were approved as distributed.

### **ACTION ITEM**

#### Exterior Design and Site Selection Approval for the Campus Police Building (BAC-1)

Mr. Quintal introduced Jim Powell of ADW Architects, Charlotte, NC to present the exterior elevations of the proposed police building to be constructed in the New Village. This building will be located on the north side of Lee Street, east of the McCormick Street intersection and west of the proposed plaza.

Mr. Powell noted that public parking would be to the west of the building off of McCormick Street with restricted and secured parking in the rear of the building for police access only. The designer worked to incorporate the curve of the plaza from the pedestrian underpass into the building, which is constructed primarily of brick to fit with the rest of campus. Metal panels as used in the Sullivan Science Building are also used in the design. The building is two stories parallel to Lee Street with a one story area near McCormick Street.

The public entrance is at the top of the ramp from the plaza and is a tall, glass structure that can be lit at night as a beacon of safety to the students. Mr. Kaplan asked about signage signifying that this is a police building.

Mr. Powell advised that we had envisioned using standard UNCG signs. Mr. Kaplan recommended that we revisit that and plan for a large, very visible sign near the top of the glass tower that proclaimed the building as police. This sign should be visible to drivers along Lee Street as well as students.

Dr. Barrett invited Mr. Kaplan to view the new signage on the Cone Building, advertising the Weatherspoon Art Museum. Ms. Hiatt asked about the ADA access to the building. Mr. Powell pointed out the accessibility from the ramp coming out of the plaza. The street slopes in that area to our advantage and access is quite easy.

Mr. Weissburg asked if there were pictures of the rear elevation of the building in the presentation. At this point there are not, but there are two or three entrances for police-only to bring in suspects or witnesses privately and to access the evidence room without having to go through the public areas of the building.

Mr. Sprinkle asked if accommodations had been made for bicycles. There are areas in the rear for the police bicycles and adequate room in the area near the public entrance to install bike loops.

Mr. Duggins asked if there was a stop light near the entrance. A traffic light already exists at the intersection of Glenwood and Lee Street.

Dr. Ferree asked the size of the building. It is planned for 27,000 square feet. Dr. Brady asked Police Chief Herring to explain the need to the Board. He advised that currently the police are in four different locations – an old bank building at the corner of Tate and Spring Garden, an old dentist office on Spring Garden Street for administration, the old Two Men and Truck location on Lee Street for investigation and other equipment is housed in the basement of the Becher-Weaver building. Last year the police made 1,100 arrests. We have 31 full-time police officers, four part-time officers and a number of civilian security officers. The coordination of communication is difficult with so many disparate locations. He further advised that the building will also house the Enterprise Risk Management office and the Emergency Management office. There will also be an emergency coordination area for crisis situations rather than using the Chancellor's office, which is not equipped for such usage. This also makes the entire section of Lee Street safer for the occupants.

Ms. Hiatt asked what was around the building, to try to get a sense of where it will be in the Village. Currently the building in the plan shown beside the police building is designated as a "future" building and is merely a place holder. Dr. Brady advised that in the future she envisioned more of the non-student areas of administration would move to the Lee Street corridor. This would include Business Affairs and possibly even the Chancellor's Office in the future to free up Mossman Building for more student related offices.

Mr. Weissburg moved for acceptance, and Mr. Kaplan asked that the action item be revised in order to accommodate the change in signage. With that change, Lee McAllister seconded the motion. The vote was unanimous and the item will be moved to the consent agenda.

#### Construction Manager at Risk Selection for Railroad Pedestrian Underpass (BAC-2)

This project is to construct a new bicycle and pedestrian underpass located at the southern end of the UNCG campus near Forest Street and Oakland Avenue. This underpass will be located under the North Carolina railroad corridor.

This project was advertised on the NC General Administration website and eight letters of interest were received, one from Guilford County. Three firms were invited for interview and presentations. New Atlantic Contracting, Inc. of Winston Salem was recommended due to the most relevant pedestrian underpass experience including expertise in shoring, waterproofing and reinforced concrete construction; the use of the building information modeling (BIM) as a tool to help explain the required scope of work; and the firm's emphasis and understanding of safety procedures necessary when working with active railroad tracks.

Susan Safran, Committee Chair, asked if there were any questions. There were none. Mr. Sprinkle moved and Mr. Weissburg seconded the motion to approve the siting and external elevations for the Police Building. The vote was unanimous and the item will be moved to the consent agenda.

#### Lease Terminations and Property Acquisition of Jefferson Suites (BAC-3)

At the September 10, 2009 meeting, this Board authorized the University to construct a new 400-bed residence hall, later named Jefferson Suites. On April 15, 2010 this Board approved and authorized the University to proceed with a ground lease of state land for the residence hall to the Capital Facilities Foundation, Inc. The state of North Carolina entered into a 30-year lease with a 10-year renewal option with CFF on April 22, 2010. The residence hall is now open and occupied. The University has determined that this is the appropriate time to exercise the option to purchase Jefferson Suites from CFF for the amount required to discharge the obligation of CFF to Bank of America.

Chair Safran asked if there were any questions. There were none. Mr. McAllister moved and Mr. Sprinkle seconded the motion that the Board approve the termination of the ground and operating leases, proceed with the purchase of Jefferson Suites from CFF, and authorize the administration to complete this transaction. The vote was unanimous and the item will be moved to the consent agenda.

#### Modifications to the Exterior Building Elevations of Dining Hall (BAC-4)

On September 15, 2010 this Board approved the exterior elevations for the dining hall renovation. As a strategy to reconcile the project cost with the project budget, recommendations for modification of the exterior are requested. Mr. Quintal introduced Cheryl Walker of Gantt Huberman Architects. Ms. Walker presented the elevations that were originally approved, which included a large gateway into the entrance of the dining hall. The new design is a curved metal and glass canopy, but no gateway, giving the entrance a more open, clean look.

Mr. Weissburg asked if the change was for aesthetic or financial reasons. Mr. Quintal replied that this was merely a budgetary change that would save the project between \$350,000-\$400,000. Dr. Barrett asked what materials made up the canopy. Ms. Walker advised that the framework would be steel with a translucent, glass-like material with UV protection for diffused light.

Mr. Kaplan moved and Mr. Weissburg seconded the motion to approve the revised exterior elevation for the Dining Hall. The vote was unanimous and the item will be moved to the consent agenda.

### **INFORMATION ITEM**

#### New Village Housing Phase I Update (BAC-5)

Mr. Quintal reported that demolition has begun along Lee Street where some fifty properties are being razed. Prior to this activity, six houses were relocated to other areas and the Greensboro Fire Department was allowed to practice fighting fires in enclosed spaces at six other homes. Also Architectural Salvage investigated each property and removed any historical or salvageable item, such as hardware, fixtures, etc. for use in other homes. It is estimated that we were able to keep 400 tons of refuse from the landfill with these activities.

This demolition will be completed by March when site maintenance and grading will begin. Foundations will begin in late April and the buildings should be out of the ground by August. We plan for occupancy to begin in August, 2013 over the nearly eight acres of this project.

Mr. Kaplan asked if Mr. Quintal could also give a short update on the Quad project. Mr. Quintal advised that we are on target for occupancy in August, 2012. A virtual city of workers has been at the site since the afternoon of graduation in May, 2011. These are old buildings and daily decisions have had to be made but the project is nearing completion. A mock room should be available for touring in time for the April Board meeting.

There being no further business, Ms. Safran adjourned the meeting at 1:37 p.m.

Respectfully submitted

---

Donna Honeycutt