MINUTES
The University of North Carolina at Greensboro
Board of Trustees
Business Affairs Committee
April 19, 2011

MEMBERS PRESENT: Susan Safran, chair, Randall Kaplan, David Sprinkle, William Pratt, and Martin Weissburg (via phone)

OTHER BOARD MEMBERS/GUESTS: Rebecca Adams, Keith Ayscue, Kate Barrett, Alan Boyette, Bonita Brown, Mike Byers, Cherry Callahan, Howard Doyle, Carolyn Ferree, Jill Hillyer, Donna Honeycutt, Katie Marshall, Mike Murray, Fred Patrick, Dave Perrin, Jorge Quintal, Steve Rhew, Steve Serck, Terri Shelton, Reade Taylor, and David Wagner.

PROCEEDINGS: Ms. Safran called the meeting to order at 10:11 a.m. The minutes from the February 8, 2011 and the phone meeting of March 4 were approved as distributed.

ACTION ITEM
Designer Selection for UNCG Campus Police Building (BAC-1)

Mr. Quintal reported that the project for the building has a budget of $10 million, which includes the cost of land and site development. This will allow the Police Department to consolidate the current three locations and move Risk Management into a single location in the UNCG Mixed Use Village along Lee Street.

Thirty-three letters of interest were received, five from Guilford County. Six firms were invited for review and presentation. ADW Architects of Charlotte, NC was selected due to 1) their numerous examples of recent projects that were similar in size and scope, 2) their exceptional understanding of current trends in police facility design, including Subject Arrest and Control Techniques (SACT), hard and soft interview room design for detainees and family members, secure storage space, community engagement space, bicycle maintenance and storage areas as well as sustainable designs, and 3) creative examples for determining program requirements such as "a day in the life of a cadet" recently applied in the design of the NC Highway patrol project.

Mr. Kaplan moved and Mr. Sprinkle seconded the motion. With the unanimous vote, this will be moved to the consent agenda for the May 5, 2011 meeting.

Exterior Design of Railroad Pedestrian Underpass BAC-2

Mr. Quintal reported that in 2001 the Master Plan for UNCG introduced the idea of expanding our campus to Lee Street and the idea of a pedestrian crossing toward that area. This was confirmed by the 2007 master plan update. Now we have begun the New Village in the Glenwood neighborhood that will include 1400 beds, a recreation center, mixed use retail space and the police building. An underpass under the railroad tracks from Forest Street will give connectivity, safe access and a sense of place with the rest of campus from the Lee Street area.
The budget for this project is $8.3 million and designer was approved by this board in September 2009.

Mr. David Wagner and Mr. Mike Murray from Wagner Murray presented the renderings of the site in preparation for bids. The construction documents will be presented to Norfolk and Southern for review.

The underpass will be 140 feet long, 14 feet high and 11 feet wide. The design is to make the underpass a positive experience, neither intimidating nor dark. The vaulted top will have a mosaic design with LED lights that will change with color and design. The entrance on Forest extends 140 feet to comply with ADA regulations. The grade on Lee Street will encompass both wide stairs and a bike ramp.

Ms. Marshall asked what the impact would be on commuters on Lee Street. This construction will take place on the current parking lot and will not impede traffic. Ms. Ferree expressed concern about students crossing Lee Street. Mr. Murray showed where, in the future, the underpass could be expanded under Lee Street. Mr. Taylor advised that the city is renovating Lee Street and a median will be added between the lanes of traffic. Mr. Pratt asked if there would be a drainage problem with the underpass due to the slopes. Mr. Murray explained that there were continuous trench drains and a sump pump on the east side to take care of any drainage.

There being no further questions, Mr. Kaplan moved and Mr. Sprinkle seconded the motion. This will be moved to the consent agenda for May 5, 2011.

Authorization of agreements related to the acquisition and construction of student-housing facilities in the new Village (BAC-3)

Mr. Taylor reminded the committee that at the September 2009 meeting the Board of Trustees approved the acquisition of property and to begin planning the New Neighborhood in the Glenwood Community. Now the Capital Facilities Foundation needs to acquire financing. A better rate can be secured in a lease with the state of North Carolina is in place. A thirty-year lease is requested even though CFF plans to sell the property back to the state in three to five years, decreasing debt to CFF and freeing the foundation to begin phases two and three of the Village. He recommended the Board approve the resolution authorizing agreements related to the acquisition and construction by Capital Facilities Foundation of private housing facilities adjacent to the campus of UNCG.

Mr. Moore recused himself from the vote due to a possible conflict of interest, since the Weaver Foundation has lent funds to CFF for the acquisition of land. Mr. Kaplan also recused himself as chair of the Capital Facilities Foundation.

Mr. Sprinkle moved and Mr. Pratt seconded the motion to approve the resolution. With no questions, the motion was passed. This item will be placed on the consent agenda for the May 5, 2011 meeting.

There was no additional business. The meeting was adjourned at 10:35 a.m.

Respectfully submitted

Donna Honeycutt