MEETING OF THE BOARD OF TRUSTEES
APPALACHIAN STATE UNIVERSITY
HICKORY CAMPUS

Friday, December 2, 2022
5th Floor Boardroom
1:00 p.m.

AGENDA

1. Call to Order
   Chair Kimberly M. Shepherd

2. Roll Call & Recognition of Visitors
   Chair Kimberly M. Shepherd

3. Approval of Absences
   Chair Kimberly M. Shepherd

4. Remarks from Chancellor Sheri Everts

5. Report from Academic Affairs Committee
   Chair James M. Barnes

6. Report from Athletics Committee
   Chair R. Thomas Sofield

7. Report from Audit Committee
   Chair Steven D. Wyatt

8. Report from Finance and Operations Committee
   Chair J. Jeffries Chesson

9. Report from Student Affairs Committee
   Chair Fairley Bell Cook

10. Consent Agenda
    Chair Kimberly M. Shepherd

    Approval of the 9.16.22 Meeting Minutes
    Tuition & Fees – (Exhibit D-1)
    Innovation District Phase 1 Resolutions - (EXHIBIT D-2)
    Self-Liquidating Bonds Resolution for Athletics Projects $95M - (EXHIBIT D-3)
    Capital Projects Approval - (EXHIBIT D-4)

11. Closed Session

12. Reconvene in Open Session

13. Adjournment

ACTION

INFORMATION

ACTION

INFORMATION

ACTION

ACTION
MEETING OF THE ACADEMIC AFFAIRS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, December 2, 2022
9:00 a.m.
2nd Floor – Meeting Room A
Hickory Campus

AGENDA

1. Call to Order
2. Introductions
3. Review and Approval of Minutes
4. University Libraries Presentation
5. Office of Diversity Annual Report
6. Adjournment

ACTION
INFORMATION
ACTION
INFORMATION
ACTION
MEETING OF THE ATHLETICS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, December 2, 2022
10:00 a.m.
2nd Floor – Meeting Room B
Hickory Campus

AGENDA

1. Call to Order in Open Session
   ACTION

2. Approval of Minutes
   ACTION

3. Student-Athlete Profile
   INFORMATION

4. Comments from Director of Athletics
   Doug Gillin
   INFORMATION

5. Closed Session
   INFORMATION

6. Reconvene in Open Session
   ACTION

7. Adjournment
   ACTION
MEETING OF THE AUDIT COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Thursday, December 2, 2022
11:00 a.m.
2nd Floor – Meeting Room A
Hickory Campus

AGENDA

1. Call to Order
2. Approval of Minutes
3. Summary of FY ‘23 Audit Plan and Recent Internal Audit Activity Update
4. Summary of External Audits Completed and In-Progress
5. Adjournment

ACTION
ACTION
INFORMATION
INFORMATION
ACTION
MEETING OF THE FINANCE AND OPERATIONS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, December 2, 2022
9:00 a.m.
2nd Floor – Meeting Room B
Hickory Campus

AGENDA

1. Call to Order

2. Approval of Minutes

3. Proposed Tuition and Fee Increases FY2024 - (EXHIBIT D-1)

4. Innovation District Phase 1 Resolutions - (EXHIBIT D-2)

5. Self-Liquidating Bonds Resolution for Athletics Projects $95M - (EXHIBIT D-3)

6. Capital Projects Approval - (EXHIBIT D-4)
   a. Parking Repair and Paving - $700,000
   b. Campus Master Plan - (Boone and Hickory) - $724,000
   c. Mountain Laurel HVAC Replacement - $1,000,409

7. Capital Project Update

8. Adjournment
### General Fees

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<tr>
<td>Educational and Technology (E&amp;T) Fee</td>
<td>576.00</td>
<td>576.00</td>
<td>576.00</td>
<td>576.00</td>
<td>576.00</td>
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<td>Athletics Fee</td>
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<tr>
<td>- General Fee</td>
<td>755.00</td>
<td>778.00</td>
<td>778.00</td>
<td>778.00</td>
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<tr>
<td>- Marching Band</td>
<td>5.00</td>
<td>5.00</td>
<td>5.00</td>
<td>5.00</td>
<td>5.00</td>
<td>(5.00)</td>
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<tr>
<td>Total Athletics Fee</td>
<td>760.00</td>
<td>783.00</td>
<td>783.00</td>
<td>783.00</td>
<td>783.00</td>
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<td>Health Services Fee</td>
<td>325.00</td>
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<td>325.00</td>
<td>335.00</td>
<td>335.00</td>
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<td>Student Activities</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>- Student Services, Rec, Union, and REI</td>
<td>604.00</td>
<td>614.00</td>
<td>614.00</td>
<td>614.00</td>
<td>614.00</td>
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<td>- Cultural Affairs</td>
<td>42.00</td>
<td>45.00</td>
<td>45.00</td>
<td>45.00</td>
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<td>-</td>
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<tr>
<td>- Marching Band</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>10.00</td>
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<tr>
<td>Total Student Activities Fee</td>
<td>646.00</td>
<td>659.00</td>
<td>659.00</td>
<td>659.00</td>
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<td>Campus Security Fee</td>
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<td>60.00</td>
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<td>Assoc. of Student Gov'ts Fee (rate set by UNC BOG)</td>
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<td><strong>General Fees</strong></td>
<td>2,338.00</td>
<td>2,374.00</td>
<td>2,374.00</td>
<td>2,414.00</td>
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### Indebtedness Fees

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<td>Athletic Facilities</td>
<td>245.00</td>
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<td>Dining Facilities</td>
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<td>Infrastructure Improvements</td>
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<td>Leadership Annex</td>
<td>14.00</td>
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<td>Sanford Hall Renovation</td>
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<td>Student Recreational Center</td>
<td>84.00</td>
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<td><strong>Indebtedness Fees</strong></td>
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<td><strong>Total Mandatory Fees</strong></td>
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<td>3,008.00</td>
<td>3,008.00</td>
<td>3,048.00</td>
<td>3,048.00</td>
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### Miscellaneous Service Charges

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<th>Service Type</th>
<th>2018-19</th>
<th>2019-20</th>
<th>2020-21</th>
<th>2021-22</th>
<th>2022-23</th>
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<tr>
<td>Housing</td>
<td>4,470.00</td>
<td>4,620.00</td>
<td>4,666.00</td>
<td>4,713.00</td>
<td>5,662.00</td>
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<tr>
<td>Dining</td>
<td>2,714.00</td>
<td>2,794.00</td>
<td>2,892.00</td>
<td>2,892.00</td>
<td>5,360.00</td>
<td>268.00</td>
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<tr>
<td><strong>Total Room &amp; Board (rates reported for cost of attendance purposes)</strong></td>
<td><strong>7,184.00</strong></td>
<td><strong>7,414.00</strong></td>
<td><strong>7,558.00</strong></td>
<td><strong>7,605.00</strong></td>
<td><strong>11,022.00</strong></td>
<td><strong>552.00</strong></td>
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<td>Textbook Rental Fee</td>
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<td>Transportation Fee</td>
<td>150.00</td>
<td>160.00</td>
<td>160.00</td>
<td>160.00</td>
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(a) In prior years, this fee was separated into 2 components: Ed, Rec, and REI and Student Union Operations. Beginning in FY24, they will be aggregated for consistency with fund management and UNC System Office reporting.

(b) Athletics and Student Affairs have agreed to shift the Marching Band fee from Athletics to Student Activities beginning in FY24.
RESOLUTION OF THE APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES IN SUPPORT OF APPALACHIAN STATE UNIVERSITY ENTERING INTO A GROUND LEASE AND RELATED AGREEMENTS WITH THE HOUSING PROJECT OWNER (AS DEFINED BELOW) FOR THE DEVELOPMENT OF A FACULTY AND STAFF HOUSING PROJECT DESCRIBED HEREIN AS PART OF PHASE ONE OF APPALACHIAN’S INNOVATION DISTRICT

WHEREAS, by Chapter 116 of the General Statutes of North Carolina (the “Act”), the Board of Governors of The University of North Carolina (the “UNC Board of Governors”) is vested with general control and supervision of the constituent institutions, as defined in the Act, which includes Appalachian State University (“Appalachian”); and

WHEREAS, under N.C. Gen. Stat. § 116-1, the stated purposes of The University of North Carolina are to foster the development of a well-planned and coordinated system of higher education, to improve the quality of education, to extend its benefits, and to encourage an economical use of the State’s resources; and

WHEREAS, the UNC Board of Governors is authorized under N.C. Gen. Stat. § 116-198.34 to (1) designate real property held by a constituent institution as a "Millennial Campus" of said institution, (2) acquire, hold, lease and dispose of real property in the exercise of its powers to engage in the construction of projects located on the Millennial Campus, and (3) enter into contracts, leases and other agreements related to the construction and operation of such projects; and

WHEREAS, under N.C. Gen. Stat. § 116-198.34(8b) the UNC Board of Governors may only designate real property held by a constituent institution as a Millennial Campus upon an express finding by the UNC Board of Governors that the designation of property as 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; and

WHEREAS, at the request of the Board of Trustees of Appalachian (the “Appalachian Board”), and in accordance with N.C. Gen. Stat. § 116-198.34(8b), the UNC Board of Governors previously designated a portion of Appalachian’s campus as a Millennial Campus to facilitate the development of an innovation district (“Innovation District Project Site”); and

WHEREAS, Appalachian has created an Innovation District Project Site master plan to guide the development of the Innovation District Project Site in phases; and

WHEREAS, the first phase will include three asset types, including an academic building, employee housing, and a district energy system (collectively the “Phase 1 Improvements”) delivered with a combination of public and private funding; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the employee housing component, will serve the strategic needs of Appalachian by providing, among other things, new essential housing for its employees and addressing a housing shortfall in the region served by Appalachian including the Town of Boone and Watauga County; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the employee housing component, are necessary for enhancing its research, teaching, and service missions by allowing it to recruit and retain talented employees, as well as enhancing the economic development of the region served by Appalachian by promoting the health and general welfare of the residents of the region served by Appalachian, and the creation of jobs, commerce, industry, and additional housing
for the Town of Boone and Watauga County and their respective residents; and

WHEREAS, upon approval of the UNC Board of Governors, Appalachian will have the full legal authority to develop, own and operate the Phase 1 Improvements on its own under applicable laws, rules, regulations, statutes, codes, and ordinances; and

WHEREAS, the North Carolina General Assembly appropriated funds to Appalachian during the 2021-2022 legislative session for use in the construction of a Conservatory for Biodiversity Education and Research ("Conservatory") and other improvements as part of the Phase 1 development of the Innovation District Project Site; and

WHEREAS, Appalachian conducted a competitive selection process which included a request for qualifications followed by requests for proposals to solicit public-private partnership proposals for the development of faculty and staff housing facilities and related surface parking (the "Housing Project"), as well as a zero-carbon, renewable and resilient district energy system, utilizing proven technologies in innovative configuration (the "DES Project") (collectively, the "Innovation District Project") as part of the Phase 1 the development of the Innovation District Project Site and has selected Radnor Property Group ("Radnor") and Harrison Street Real Estate Capital LLC ("Harrison Street") (collectively the "Development Team") to deliver Phase 1, with Radnor being responsible for delivering the Housing Project and Harrison Street being responsible for delivering the DES Project; and

WHEREAS, Appalachian is unwilling and unable to incur any debt beyond the amounts appropriated for the Conservatory to fund the remainder of the Phase 1 Improvements, which are integral and critical to the Innovation District Project, and therefore has asked Radnor to develop the Housing Project, and engage a third-party 501(c)(3) entity (the "Housing Project Owner") to ground lease land, provide financing for development and construction costs, and to own the Housing Project improvements for the term of the ground lease, under a financing structure wherein Appalachian will not be liable or responsible in any manner for the debt incurred by the Housing Project Owner to develop the Housing Project; and

WHEREAS, the Conservatory will be developed by Appalachian with State-appropriated funds, utilizing development management services provided by Radnor; and

WHEREAS, the DES Project will be developed by the Development Team using private funds and in order to take advantage of tax credits available for the DES Project; and

WHEREAS, Appalachian previously received support from the Appalachian Board, and UNC Board of Governors’ approval, authorizing certain Appalachian officials to (1) enter into a Development Management Agreement with Radnor for assistance in the development of the Conservatory; (2) enter into pre-development agreements to authorize the Development Team to engage in advance project design and regulatory due diligence; and

WHEREAS, Appalachian now seeks support from the Appalachian Board for the authorization of certain Appalachian officials to (1) ground lease a portion of the Innovation District Project Site to the Housing Project Owner for development of the Housing Project; and (2) enter into those agreements anticipated by the ground lease, or that are necessary to bring Phase 1 of the Innovation District Project, including the Conservatory, the Housing Project and other related improvements to completion; and

WHEREAS, THE FOREGOING RECITALS ARE HEREBY INCORPORATED INTO THE BODY OF THE RESOLUTION BY REFERENCE HERETO.

NOW, THEREFORE, BE IT RESOLVED by the Appalachian Board as follows:
Section 1. **Support for Authorization of a Ground Lease Agreement.** The Appalachian Board supports authority being granted to the Chancellor of Appalachian, or the Chancellor’s designee(s) (the “Authorized Officers”) by the UNC Board of Governors to enter into a Ground Lease Agreement with the Housing Project Owner for the development of the Housing Project. The form and content of such Ground Lease Agreement shall be consistent with the material terms and provisions of the term sheet made available to the UNC Board of Governors and shall be in a form acceptable to the Authorized Officer executing the Ground Lease Agreement.

Section 2. **Support for Authorization of a Cooperation and Services Agreement.** The Appalachian Board supports authority being granted by the UNC Board of Governors to the Authorized Officers to enter into a Cooperation and Services Agreement with the Housing Project Owner that facilitates information exchange and coordination in the marketing and operation of the Housing Project. Appalachian will collaboratively develop a leasing plan with the Housing Project Owner and assist the Housing Project Owner with marketing the Housing Project to Appalachian faculty and staff.

Section 3. **Support for General Authorization.** The Appalachian Board supports a grant of authority by the UNC Board of Governors to the Authorized Officers to enter into those agreements that are necessary for financial closure of the Housing Project.

Section 4. **Exclusive Benefit.** It is the purpose and intent of the Appalachian Board that this resolution constitutes the request of and approval by the Appalachian Board to engage the Housing Project Owner, Radnor, and/or Radnor’s affiliate or subsidiary to assist Appalachian in the development of the Innovation District Project to enhance Appalachian’s research, teaching, and service missions as well as to enhance the economic development of the region by Housing Project Owner’s ground leasing land, and owning, developing, constructing, operating, and managing the Housing Project improvements for the exclusive benefit of Appalachian.

Section 5. **No Indebtedness of Appalachian.** Nothing in this resolution shall be construed to create for Appalachian any liability for indebtedness incurred by the Housing Project Owner with respect to the financing or pertaining to the acquisition, ground leasing, development, construction, and operation of the Housing Project, and the payment of costs incurred in connection therewith. No statement, representation, or recital herein shall be deemed to constitute a legal conclusion or determination that any particular action or proposed action with respect to any such indebtedness is required, authorized, or permitted under the laws of the State or any other state, or the United States. The Housing Project financing will not constitute an indebtedness or pledge of Appalachian, The University of North Carolina, or the State of North Carolina within the meaning of any constitutional or statutory provision, and the owners of the Housing Project will not be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of Appalachian.

Section 6. **Effective Date.** This Resolution is effective immediately upon the date of its adoption.

ADOPTED AND APPROVED this 2nd day of December 2022.

THE BOARD OF TRUSTEES OF
Kimberly Shepherd, Chair

R. Thomas Sofield, Secretary
RESOLUTION OF THE APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES IN SUPPORT OF APPALACHIAN STATE UNIVERSITY ENTERING INTO A LONG-TERM UTILITY AGREEMENT AND RELATED AGREEMENTS WITH HARRISON STREET REAL ESTATE CAPITAL, LLC FOR THE DEVELOPMENT OF A DISTRICT ENERGY SYSTEM DESCRIBED HEREIN AS PART OF PHASE ONE OF APPALACHIAN'S INNOVATION DISTRICT

WHEREAS, by Chapter 116 of the General Statutes of North Carolina (the "Act"), the Board of Governors of The University of North Carolina (the “UNC Board of Governors”) is vested with general control and supervision of the constituent institutions, as defined in the Act, which includes Appalachian State University (“Appalachian”); and

WHEREAS, under N.C. Gen. Stat. § 116-1, the stated purposes of The University of North Carolina are to foster the development of a well-planned and coordinated system of higher education, to improve the quality of education, to extend its benefits, and to encourage an economical use of the State’s resources; and

WHEREAS, the UNC Board of Governors is authorized under N.C. Gen. Stat. § 116-198.34 to (1) designate real property held by a constituent institution as a "Millennial Campus" of said institution, (2) provide for the acquisition and construction of projects located on the Millennial Campus, and (3) enter into contracts and agreements related to the acquisition and construction of such projects; and

WHEREAS, under N.C. Gen. Stat. § 116-198.34(8b) the UNC Board of Governors may only designate real property held by a constituent institution as a Millennial Campus upon an express finding by the UNC Board of Governors that the designation of property as 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; and

WHEREAS, at the request of the Board of Trustees of Appalachian (the “Appalachian Board”), and in accordance with N.C. Gen. Stat. § 116-198.34(8b), the UNC Board of Governors previously designated a portion of Appalachian’s campus as a Millennial Campus to facilitate the development of an innovation district (“Innovation District Project Site”); and

WHEREAS, Appalachian has created an Innovation District Project Site master plan to guide the development of the Innovation District Project Site in phases; and

WHEREAS, the first phase will include three asset types, including an academic building, employee housing, and a district energy system (collectively the “Phase 1 Improvements”) delivered with a combination of public and private funding; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the district energy system component, will serve the strategic needs of Appalachian by assisting Appalachian with achieving objectives contained in its Climate Action Plan, as well as climate action initiatives in the broader Town of Boone and Watauga County area; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the district energy system component, are necessary for enhancing its research, teaching, and service missions, as well as enhancing the economic development of the region served by Appalachian by promoting the health and general welfare of the residents of the region served by Appalachian and the creation of jobs, commerce, industry, and additional housing for the Town of Boone and Watauga County and their
respective residents; and

WHEREAS, upon approval of the UNC Board of Governors, Appalachian will have the full legal authority to develop, own and operate the Phase 1 Improvements on its own under applicable laws, rules, regulations, statutes, codes, and ordinances; and

WHEREAS, the North Carolina General Assembly appropriated funds to Appalachian during the 2021-2022 legislative session for use in the construction of a Conservatory for Biodiversity Education and Research ("Conservatory") and other improvements as part of the Phase 1 development of the Innovation District Project Site; and

WHEREAS, Appalachian conducted a competitive selection process which included a request for qualifications followed by requests for proposals to solicit public-private partnership proposals for the development of faculty and staff housing facilities and related surface and structured parking (the "Housing Project"), as well as a zero-carbon, renewable and resilient district energy system, utilizing proven technologies in innovative configuration as part of the Phase 1 Improvements for the development of the Innovation District Project Site (the "DES Project") (collectively with the Conservatory, the "Innovation District Project") and selected the development team of Radnor Property Group ("Radnor") and Harrison Street Real Estate Capital, LLC ("Harrison Street") (collectively the "Development Team") to deliver Phase 1 Improvements, with Radnor being responsible for delivering the Housing Project and Harrison Street being responsible for delivering the DES Project; and

WHEREAS, Appalachian is unwilling and unable to incur any debt beyond the amounts appropriated for the Conservatory to fund the remainder of the Phase 1 Improvements, which are integral and critical to the Innovation District Project, and therefore has asked Harrison Street to develop the DES Project and to provide financing or arrange financing for the DES Project under a financing structure wherein Appalachian will not be liable or responsible in any manner for the debt incurred by Harrison Street to develop the DES Project; and

WHEREAS, the Conservatory will be developed by Appalachian with State-appropriated funds, utilizing development management services provided by Radnor; and

WHEREAS, the remainder of the Innovation District Project Site will be developed by Radnor using private funds in order to take advantage of tax-exempt financing available for the Innovation District Project Site; and

WHEREAS, Appalachian previously received support from the Appalachian Board, and UNC Board of Governors’ approval, authorizing certain Appalachian officials to enter into pre-development agreements to authorize Harrison Street to engage in advance project design and regulatory due diligence; and

WHEREAS, Appalachian now seeks support from the Appalachian Board for the authorization of certain Appalachian officials to (1) enter into a Long-Term Utility Agreement with Harrison Street for the development, design, building, financing, maintenance, and operation of the DES Project; and (2) enter into those agreements anticipated by the Long-Term Utility Agreement that are necessary to bring Phase 1 of the Innovation District Project, including the DES Project, and other related improvements to completion; and

WHEREAS, THE FOREGOING RECITALS ARE HEREBY INCORPORATED INTO THE BODY OF THE RESOLUTION BY REFERENCE HERETO.

NOW, THEREFORE, BE IT RESOLVED by the Appalachian Board as follows:
Section 1. **Support for Authorization of a Long-Term Utility Agreement.** The Appalachian Board supports authority being granted to the Chancellor of Appalachian, or the Chancellor’s designee(s) (the “Authorized Officers”) by the UNC Board of Governors to enter into a Long-Term Utility Agreement, pursuant to which Harrison Street will develop, design, build, finance, operate, and maintain the DES Project for the term of the agreement in exchange for a monthly utility fee to be paid by Appalachian. The form and content of such Long-Term Utility Agreement shall be consistent with the material terms and provisions of the term sheet made available to the UNC Board of Governors and shall be in a form acceptable to the Authorized Officer executing the Long-Term Utility Agreement.

Section 2. **Support for General Authorization.** The Appalachian Board supports a grant of authority by the UNC Board of Governors to the Authorized Officers to enter into those agreements that are necessary for financial closure of the DES Project.

Section 3. **Exclusive Benefit.** It is the purpose and intent of the Appalachian Board that this resolution constitutes the request of and approval by the Appalachian Board to engage Harrison Street or its affiliate or subsidiary to assist Appalachian in the development of the Innovation District Project to enhance Appalachian’s research, teaching, and service missions as well as to enhance the economic development of the region by Harrison Street’s owning, developing, designing, building, financing, operating, maintaining, and managing the DES Project for the term of the Long-Term Utility Agreement for the exclusive benefit of Appalachian.

Section 4. **No Indebtedness.** Nothing in this resolution shall be construed to create any obligation, or liability of Appalachian in any respect whatsoever arising out of or pertaining to the financing or pertaining to the acquisition, development, construction, and operation of the DES Project, and the payment of costs incurred in connection therewith. No statement, representation, or recital herein shall be deemed to constitute a legal conclusion or determination that any particular action or proposed action is required, authorized, or permitted under the laws of the State or any other state, or the United States. The DES Project financing will not constitute an indebtedness or pledge of Appalachian, The University of North Carolina, or the State of North Carolina within the meaning of any constitutional or statutory provision, and the owners of the DES Project will not be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of Appalachian.

Section 5. **Effective Date.** This Resolution is effective immediately upon the date of its adoption.

ADOPTED AND APPROVED this 2nd day of December 2022.

THE BOARD OF TRUSTEES OF
APPALACHIAN STATE UNIVERSITY

______________________(signature)
Kimberly Shepherd, Chair

______________________(signature)
R. Thomas Sofield, Secretary
RESOLUTION OF THE APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES IN SUPPORT OF APPALACHIAN STATE UNIVERSITY ENTERING INTO A LONG-TERM UTILITY AGREEMENT AND RELATED AGREEMENTS WITH HARRISON STREET REAL ESTATE CAPITAL, LLC FOR THE DEVELOPMENT OF A DISTRICT ENERGY SYSTEM DESCRIBED HEREIN AS PART OF PHASE ONE OF APPALACHIAN’S INNOVATION DISTRICT

WHEREAS, by Chapter 116 of the General Statutes of North Carolina (the “Act”), the Board of Governors of The University of North Carolina (the “UNC Board of Governors”) is vested with general control and supervision of the constituent institutions, as defined in the Act, which includes Appalachian State University (“Appalachian”); and

WHEREAS, under N.C. Gen. Stat. § 116-1, the stated purposes of The University of North Carolina are to foster the development of a well-planned and coordinated system of higher education, to improve the quality of education, to extend its benefits, and to encourage an economical use of the State’s resources; and

WHEREAS, the UNC Board of Governors is authorized under N.C. Gen. Stat. § 116-198.34 to (1) designate real property held by a constituent institution as a “Millennial Campus” of said institution, (2) provide for the acquisition and construction of projects located on the Millennial Campus, and (3) enter into contracts and agreements related to the acquisition and construction of such projects; and

WHEREAS, under N.C. Gen. Stat. § 116-198.34(8b) the UNC Board of Governors may only designate real property held by a constituent institution as a Millennial Campus upon an express finding by the UNC Board of Governors that the designation of property as 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; and

WHEREAS, at the request of the Board of Trustees of Appalachian (the “Appalachian Board”), and in accordance with N.C. Gen. Stat. § 116-198.34(8b), the UNC Board of Governors previously designated a portion of Appalachian’s campus as a Millennial Campus to facilitate the development of an innovation district (“Innovation District Project Site”); and

WHEREAS, Appalachian has created an Innovation District Project Site master plan to guide the development of the Innovation District Project Site in phases; and

WHEREAS, the first phase will include three asset types, including an academic building, employee housing, and a district energy system (collectively the “Phase 1 Improvements”) delivered with a combination of public and private funding; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the district energy system component, will serve the strategic needs of Appalachian by assisting Appalachian with achieving objectives contained in its Climate Action Plan, as well as climate action initiatives in the broader Town of Boone and Watauga County area; and

WHEREAS, Appalachian has determined that the Phase 1 Improvements, specifically the district energy system component, are necessary for enhancing its research, teaching, and service missions, as well as enhancing the economic development of the region served by Appalachian by promoting the health and general welfare of the residents of the region served by Appalachian and the creation of jobs, commerce, industry, and additional housing for the Town of Boone and Watauga
WHEREAS, upon approval of the UNC Board of Governors, Appalachian will have the full legal authority to develop, own and operate the Phase 1 Improvements on its own under applicable laws, rules, regulations, statutes, codes, and ordinances; and

WHEREAS, the North Carolina General Assembly appropriated funds to Appalachian during the 2021-2022 legislative session for use in the construction of a Conservatory for Biodiversity Education and Research ("Conservatory") and other improvements as part of the Phase 1 development of the Innovation District Project Site; and

WHEREAS, Appalachian conducted a competitive selection process which included a request for qualifications followed by requests for proposals to solicit public-private partnership proposals for the development of faculty and staff housing facilities and related surface and structured parking (the "Housing Project"), as well as a zero-carbon, renewable and resilient district energy system, utilizing proven technologies in innovative configuration as part of the Phase 1 Improvements for the development of the Innovation District Project Site (the "DES Project") (collectively with the Conservatory, the "Innovation District Project") and selected the development team of Radnor Property Group ("Radnor") and Harrison Street Real Estate Capital, LLC ("Harrison Street") (collectively the "Development Team") to deliver Phase 1 Improvements, with Radnor being responsible for delivering the Housing Project and Harrison Street being responsible for delivering the DES Project; and

WHEREAS, Appalachian is unwilling and unable to incur any debt beyond the amounts appropriated for the Conservatory to fund the remainder of the Phase 1 Improvements, which are integral and critical to the Innovation District Project, and therefore has asked Harrison Street to develop the DES Project and to provide financing or arrange financing for the DES Project under a financing structure wherein Appalachian will not be liable or responsible in any manner for the debt incurred by Harrison Street to develop the DES Project; and

WHEREAS, the Conservatory will be developed by Appalachian with State-appropriated funds, utilizing development management services provided by Radnor; and

WHEREAS, the remainder of the Innovation District Project Site will be developed by Radnor using private funds in order to take advantage of tax-exempt financing available for the Innovation District Project Site; and

WHEREAS, Appalachian previously received support from the Appalachian Board, and UNC Board of Governors’ approval, authorizing certain Appalachian officials to enter into pre-development agreements to authorize Harrison Street to engage in advance project design and regulatory due diligence; and

WHEREAS, Appalachian now seeks support from the Appalachian Board for the authorization of certain Appalachian officials to (1) enter into a Long-Term Utility Agreement with Harrison Street for the development, design, building, financing, maintenance, and operation of the DES Project; and (2) enter into those agreements anticipated by the Long-Term Utility Agreement that are necessary to bring Phase 1 of the Innovation District Project, including the DES Project, and other related improvements to completion; and

WHEREAS, THE FOREGOING RECITALS ARE HEREBY INCORPORATED INTO THE BODY OF THE RESOLUTION BY REFERENCE HERETO.

NOW, THEREFORE, BE IT RESOLVED by the Appalachian Board as follows:
Section 1. **Support for Authorization of a Long-Term Utility Agreement.** The Appalachian Board supports authority being granted to the Chancellor of Appalachian, or the Chancellor’s designee(s) (the “Authorized Officers”) by the UNC Board of Governors to enter into a Long-Term Utility Agreement, pursuant to which Harrison Street will develop, design, build, finance, operate, and maintain the DES Project for the term of the agreement in exchange for a monthly utility fee to be paid by Appalachian. The form and content of such Long-Term Utility Agreement shall be consistent with the material terms and provisions of the term sheet made available to the UNC Board of Governors and shall be in a form acceptable to the Authorized Officer executing the Long-Term Utility Agreement.

Section 2. **Support for General Authorization.** The Appalachian Board supports a grant of authority by the UNC Board of Governors to the Authorized Officers to enter into those agreements that are necessary for financial closure of the DES Project.

Section 3. **Exclusive Benefit.** It is the purpose and intent of the Appalachian Board that this resolution constitutes the request of and approval by the Appalachian Board to engage Harrison Street or its affiliate or subsidiary to assist Appalachian in the development of the Innovation District Project to enhance Appalachian’s research, teaching, and service missions as well as to enhance the economic development of the region by Harrison Street’s owning, developing, designing, building, financing, operating, maintaining, and managing the DES Project for the term of the Long-Term Utility Agreement for the exclusive benefit of Appalachian.

Section 4. **No Indebtedness.** Nothing in this resolution shall be construed to create any obligation, or liability of Appalachian in any respect whatsoever arising out of or pertaining to the financing or pertaining to the acquisition, development, construction, and operation of the DES Project, and the payment of costs incurred in connection therewith. No statement, representation, or recital herein shall be deemed to constitute a legal conclusion or determination that any particular action or proposed action is required, authorized, or permitted under the laws of the State or any other state, or the United States. The DES Project financing will not constitute an indebtedness or pledge of Appalachian, The University of North Carolina, or the State of North Carolina within the meaning of any constitutional or statutory provision, and the owners of the DES Project will not be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of Appalachian.

Section 5. **Effective Date.** This Resolution is effective immediately upon the date of its adoption.

**ADOPTED AND APPROVED** this 2nd day of December 2022.

THE BOARD OF TRUSTEES OF
APPALACHIAN STATE UNIVERSITY

__________________________________________________ (signature)
Kimberly Shepherd, Chair

__________________________________________________ (signature)
R. Thomas Sofield, Secretary
RESOLUTION OF THE BOARD OF TRUSTEES OF APPALACHIAN STATE UNIVERSITY ENDORSING THE CONSTRUCTION OF INDOOR/OUTDOOR TENNIS COURTS, A NEW SOFTBALL FIELD, A NEW INDOOR FOOTBALL PRACTICE FACILITY, AND A NEW TOWER ON THE EAST SIDE OF THE FOOTBALL STADIUM, AND REQUESTING THAT THE GENERAL ASSEMBLY OF NORTH CAROLINA APPROVE SUCH PROJECT AND THE ISSUANCE OF SPECIAL OBLIGATION BONDS OR OTHER LONG-TERM DEBT IN AN AMOUNT NOT TO EXCEED $95,000,000, AND REQUESTING THAT THE UNIVERSITY OF NORTH CAROLINA BOARD OF GOVERNORS ISSUE BONDS IN THE AMOUNT NOT TO EXCEED $95,000,000 TO FINANCE SUCH PROJECT

WHEREAS, Appalachian State University ("Appalachian") is a constituent institution of The University of North Carolina (the "University"); and

WHEREAS, pursuant to Article 3, Section 116D of the General Statutes of North Carolina (the "Act"), the Board of Governors of the University (the "Board of Governors") may issue special obligation bonds for the purpose of paying all or any part of the cost of acquiring, constructing, or providing a special obligation bond project for the benefit of Appalachian; and

WHEREAS, Appalachian intends to undertake certain capital expenditures in order to make improvements to its campus, including construction of indoor/outdoor tennis courts, a new softball field, a new indoor football practice facility, and a new tower on the east side of the football stadium (the "Project"), in an estimated amount of Ninety-Five Million Dollars ($95,000,000); and

WHEREAS, Appalachian desires that the Board of Governors request the North Carolina General Assembly to authorize and approve the Project in accordance with Chapters 116D and 143C of the General Statutes of North Carolina; and

WHEREAS, Section 116D-26(b) of the Act provides that the Board of Governors shall not issue any special obligation bonds for a project at a constituent institution unless the board of trustees of that institution has approved the issuance of the bonds for that project; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Appalachian as follows:

1. The Board of Trustees hereby endorses the construction of the Project as a capital improvement project of the University to improve the campus athletic facilities, and advises the Chancellor, or her designee, to submit such information as may be required in order to obtain approval from the North Carolina General Assembly and Board of Governors for such Project.
2. Appalachian intends to utilize proceeds of the Bonds or other indebtedness to pay some or all of the costs of the Project and reasonably expects that the proceeds of the Bonds or other indebtedness will be used to reimburse Appalachian for any expenditures relating to the Project (“Expenditures”) that are paid by Appalachian on or after the date that is no more than sixty (60) days prior to the date of this Resolution.

3. The Board of Trustees approves the issuance of the Bonds by the Board of Governors, in one or more series with appropriate designations, in the aggregate principal amount not to exceed Ninety-Five Million Dollars ($95,000,000) to provide funds for the Project, and hereby requests that the Board of Governors issue such Bonds.

4. The Board of Trustees authorizes and directs the Chancellor, or her designee, to take all appropriate further action necessary or desirable in connection with the issuance of the Bonds, including approving, executing, and delivering all documents relating to the issuance of the Bonds on Appalachian’s behalf.

5. Appalachian intends to make a reimbursement allocation (which is a written allocation by Appalachian that evidences Appalachian’s use of proceeds of the Bonds or other debt to reimburse an Expenditure) no later than eighteen (18) months after the later of the date on which an Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three (3) years after the date on which the Expenditure is paid. Appalachian recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, and expenditures for construction of at least five (5) years.

6. Appalachian intends that the adoption of this resolution confirms Appalachian’s “official intent” within the meaning of U.S. Treasury Regulations Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.

7. All previous actions taken by the Board of Trustees or other Appalachian representatives in connection with the approval and issuance of the Bonds are hereby ratified and approved.

8. This resolution shall take effect immediately upon its passage.
ADOPTED AND APPROVED this 2<sup>nd</sup> day of December, 2022.

THE BOARD OF TRUSTEES OF
APPALACHIAN STATE UNIVERSITY

_______________________(signature)
R. Thomas Sofield, Secretary

_______________________(signature)
Kimberly M. Shepherd, Chair
Date: December 2, 2022

To: Dan Layzell, Vice Chancellor of Finance and Operations

From: Nick Katers, Associate Vice Chancellor for Facilities Management

Re: Action Item -- New Capital Improvement Authorization for Campus Parking Repairs and Paving $700,000

This is a transportation and parking receipt initiated and supported project to replace and upgrade approximately 5,000 linear feet of paved asphalt road and parking areas across various locations across campus. It is the intent to spend approximately $500 - $700K each year from the transportation fund to deal with the worst areas on campus and make upgrades to our parking areas. The estimated cost of the project is $700,000 and falls within the approval threshold of the Appalachian State University Board of Trustees.

The scope of work includes the demolition of over 50K square feet of failing asphalt. Re-grading and drainage improvements to the base, subbase, and storm sewer systems. Additional site work and removal of unsuitable materials may be necessary as well as installation of new curb and gutters where appropriate. New placement of asphalt by local contractor.

This project is not time sensitive. The work must occur during the summer months to limit the disruption of campus traffic as much as possible. The estimated construction start is May 2023 with a three-month duration.
The University of North Carolina System
Project Justification Form

1. Institution: Appalachian State University

2. Project Title: 2023 Campus Parking and Paving Repairs

3. Project Type: Major R&R

4. Was Advanced Planning authorized by legislation or Board of Trustees?
   No
   Advanced Planning Status?
   If in progress, percent completed:

5. Building Name: (infrastructure)
   (Not required for infrastructure projects)
   a. Estimated gross square feet:
   b. Current Use of Building:
   c. List departments and programs currently using the building:

   d. Proposed Use of Building:
   e. List proposed departments and programs that will use the building:

6. Describe proposed project scope:
   This project will repair and/or replace deteriorating paving and related amenities to improve safety and
   serviceability of parking lots, driveways and campus streets. This is an annual maintenance and repair program.

7. If project includes new construction, what is proposed use or disposition of existing building?

8. Estimated total project budget: $700,000
   a. Proposed source(s) of funding: TR - Transportation and Parking

9. Is project included in university's master plan? No
   a. If yes, provide link or reference.

10. Does project support UNC Strategic Plan?
    a. If so, provide details.
The University of North Carolina System  
Request for Advance Planning, New, or Increase in Capital Improvement Project

Institution: Appalachian State University  
Project Title: 2023 Campus Parking and Paving Repairs

Advance Planning Request

X New Capital Project

Increased Authorization: ___________  
Code: ___________  
Item: ___________  
From: ___________  
To: ___________  
Total: $0  
Source of Funds: TR - Transportation and Parking

Project Cost: $700,000

<table>
<thead>
<tr>
<th>Fund Type Category</th>
<th>Appropriated</th>
<th>R&amp;R</th>
<th>Carry Forward</th>
<th>Student Fees</th>
<th>Trust Funds (incl. donations/gifts)</th>
<th>Debt Service Fees</th>
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</tbody>
</table>

(If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached. Sum of all sources should equal 100%.)

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:
   This project will repair and/or replace deteriorating paving and related amenities to improve safety and serviceability of parking lots, driveways and campus streets.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).

3. An estimated schedule for the completion of the project (enter dates mn/dd/yr).

   Designer Start: ___________  
   Constr. Start: ___________  
   Constr. Complete: ___________

4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

<table>
<thead>
<tr>
<th>FY/Quarters</th>
<th>FY1-FY2-Q1</th>
<th>FY1-FY2-Q2</th>
<th>FY1-FY2-Q3</th>
<th>22-23-Q4</th>
<th>23-24-Q1</th>
<th>24-25-Q2</th>
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</table>

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests).

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
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</tbody>
</table>

6. An estimate of revenues, if any, likely to be derived from the project, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests).

7. An explanation of the means of financing (i.e. cash reserves using the fund sources identified above, campus debt financing to be retired with the identified fund source, etc.).

Transportation and Parking

8. This is to certify that this capital improvement request was duly authorized on:  

   ____________________________   
   (Signature)

   12/2/2022   
   (Date)

   Nicholas W. Katers, AVC Facilities Mgmt    
   (Printed name/title)
STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIAL 2021-2023

DEPARTMENT and DIVISION: Appalachian State University
PROJECT IDENTIFICATION: 2023 Campus Parking and Paving Repairs
PROJECT CITY or LOCATION: 
PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

This project will repair and/or replace deteriorating paving and related amenities to improve safety and servicesability of parking lots, driveways and campus streets.

(Definitions/explanations are provided on pg 2 to assist in completion of this form. Lump sums are not to be used as a unit of cost unless further substantiating breakdown is provided.)

CURRENT ESTIMATED CONSTRUCTION COST

<table>
<thead>
<tr>
<th>QTY</th>
<th>UNIT</th>
<th>COST PER UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

A. Land Requirement
B. Site Preparation
   1. Demolition
   2. Site Work
C. Construction
   1. Utility Services (describe)
   2. Building Construction (new space)
   3. Building Construction (existing)
   4. Plumbing (specify existing or new space)
   5. HVAC (specify existing or new space)
   6. Electrical
   7. Fire Suppression and Alarm Systems
   8. Telephone, Data, Video
   9. Associated Construction Costs (describe)
   10. Other (Facilities Ops Work Orders)

| 9900 | SY  | $65.00 | $643,500 |

D. Equipment
   1. Fixed (describe)
   2. Moveable (describe)

|       |      |        |       |

$649,500

Total Cost of Work

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in $ field and explain.

| DESIGN FEE | 0 % | (% of Estimated Construction Costs) | $ - |
| PRECONSTRUCTION COSTS | 0 % | (% of Estimated Construction Costs [1% for CM@Risk] ) | $ - |
| COMMISSIONING | 0 % | (0.5% simple; 1% moderate; 1.5% complex) | $ - |
| SPECIAL INSPECTIONS/MATERIALS | 0 % | (1.25% estimated) | $ - |
| SUSTAINABILITY | 0 % | (3% LEED Gold, 2% LEED Silver) | $ - |
| ADVANCE PLANNING | 0 % | (% of Estimated Construction Costs) | $ - |
| CONTINGENCIES | 4 % | (% of Estimated Construction Costs [3% New or 5% R&R] ) | $26,144 |

$675,644

ESTIMATED COSTS (% of Estimated Construction Costs + Contingencies + Design Fee)

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) 9 months 5.0 % annually beginning on month 1

$24,356

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase)

$700,000

APPROVED BY: [Signature] (Governing Board or Agency Head)

TITLE: AUC Facilities Mgmt

DATE: 12/2/2022
Date: December 2, 2022
To: Dan Layzell, Vice Chancellor of Finance and Operations
From: Nick Katers, Associate Vice Chancellor for Facilities Management
Re: Action Item – New Capital Authorization for AppState Campus Master Plan (Boone and Hickory) $724,000

This is a new project authorization for the creation of a updated campus master plan focused on whatAppState should be in the future. The previous campus master plan was completed in 2017 and since that time there have been several major developments in campus operations that are not reflected in the current plan. Since 2017, we have acquired the property at App 105, used a P3 to build four new residence halls, and most significantly started an entirely new campus in Hickory. It is essential to have an updated master plan to reference as we request authorization and funding for projects that support the Boone campus and the creation and expansion of the Hickory campus. The estimated cost of the project is $724,000 and falls within the approval threshold of the Appalachian State University Board of Trustees. This project will be funded through facilities and administrative overhead.

The scope of work includes a yearlong planning study facilitated by an experienced master planning architect. There will be two plans that focus on Boone and Hickory linked together by the university strategic plan. The plans will be written towards a horizon of 2030-2035.

This project is not time sensitive. The work should start during the summer of 2023 in order to take advantage of the lighter tempo on campus which should allow more faculty and staff to participate in the planning study. The plan will be delivered in the spring of 2024.
1. Institution: Appalachian State University

2. Project Title: Campus Master Plan for Boone and Hickory 2023

3. Project Type: Comprehensive Renovation

4. Was Advanced Planning authorized by legislation or Board of Trustees? 
   Advanced Planning Status?
   If in progress, percent completed:
   No

5. Building Name: AppState Campus (Boone/Hickory)
   (Not required for infrastructure projects)
   a. Estimated gross square feet: Campus wide
   b. Current Use of Building:
   c. List departments and programs currently using the building:
      All Departments/ Programs
   d. Proposed Use of Building: NA
   e. List proposed departments and programs that will use the building:
      All Departments/ Programs

6. Describe proposed project scope:
   10yr Master Plans for both Boone and Hickory Campuses

7. If project includes new construction, what is proposed use or disposition of existing building?
   No

8. Estimated total project budget: $724,000
   a. Proposed source(s) of funding: FA - Facilities and Administrative

9. Is project included in university's master plan? No
   a. If yes, provide link or reference.

10. Does project support UNC Strategic Plan? Yes
   a. If so, provide details.
   Access: Continue North Carolina's proud heritage of providing students from diverse backgrounds access to higher education.
   Affordability and Efficiency: Ensure that a UNC System education remains among the most affordable in the nation.
The University of North Carolina System

Request for Advance Planning, New, or Increase in Capital Improvement Project

Institution: Appalachian State University
Project Title: Campus Master Plan for Boone and Hickory 2023
x Advance Planning Request

New Capital Project

Increased Authorization:
From: $724,000
To: $0
Total: $0
Source of Funds: FA

Fund Type Category:

<table>
<thead>
<tr>
<th>Fund Source Code</th>
<th>Appropriated</th>
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</tbody>
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(If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached. Sum of all sources should equal 100%).

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:
   This is to request authority to start a new 10yr master plan for both the Boone and Hickory Campuses.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).

3. An estimated schedule for the completion of the project (enter dates mm/dd/yr).

4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).

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<tr>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
</tr>
<tr>
<td>$ Amount</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests).

6. An explanation of the means of financing (i.e. cash reserves using the fund sources identified above, campus debt financing to be retired with the identified fund source, etc.).

Facilities and Administrative

7. This is to certify that this capital improvement request was duly authorized on:

   [Signature]

8. 12/7/2023
   (Date)

Nicholas W. Katers AVC Facilities Mgmt
(Printed name/title)
STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIAL 2021-2023

DEPARTMENT and DIVISION: Appalachian State University  
PROJECT IDENTIFICATION: Campus Master Plan (Boone/Hickory) 2023  
PROJECT CITY or LOCATION: Boone, NC  
PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)  
Develop New 10yr Master Plan for both the Boone and Hickory Campuses

(Definitions/explanations are provided on pg 2 to assist in completion of this form. Lump sums are not to be used as a unit of cost unless further substantiating breakdown is provided.)

<table>
<thead>
<tr>
<th>CURRENT ESTIMATED CONSTRUCTION COST</th>
<th>QTY</th>
<th>UNIT</th>
<th>COST PER UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Land Requirement (Master Planning Professional Services)</td>
<td>2</td>
<td>Ea</td>
<td>$350,000.00</td>
<td>$700,000</td>
</tr>
<tr>
<td>B. Site Preparation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Site Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Utility Services (describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Building Construction (new space)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Building Construction (existing)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Plumbing (specify existing or new space)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. HVAC (specify existing or new space)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Fire Suppression and Alarm Systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Telephone, Data, Video</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Associated Construction Costs (Surveys)</td>
<td>2 ea</td>
<td>$</td>
<td>12,000.00</td>
<td>$24,000</td>
</tr>
<tr>
<td>10. Elevator Modernization</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Fixed (describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Moveable (describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cost of Work</td>
<td></td>
<td></td>
<td></td>
<td>$724,000</td>
</tr>
</tbody>
</table>

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in $ field and explain.

| DESIGN FEE | 0 % | (% of Estimated Construction Costs) |
| PRECONSTRUCTION COSTS | 0 % | (% of Estimated Construction Costs [1% for CM@Risk]) |
| COMMISSIONING | 0 % | (0.5% simple; 1.0% moderate; 1.5% complex) |
| SPECIAL INSPECTIONS/MATERIALS | 0 % | (1.25% estimated) |
| SUSTAINABILITY | 0 % | (3% LEED Gold, 2% LEED Silver) |
| ADVANCE PLANNING | 0 % | (% of Estimated Construction Costs) |

Includes programming, feasibility, analysis

| CONTINGENCIES | 0 % | (% of Estimated Construction Costs [3% New or 5% R&R]) |

Escalation = percent per month multiplied by number of months

(From Estimate Date as entered above on this form to mid-point of construction) = 0 months 5.0% annually beginning on month 1

<table>
<thead>
<tr>
<th>ESCALATION COST INCREASE</th>
<th>(Total of Estimated Construction Costs x Escalation %)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$724,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL ESTIMATED PROJECT COSTS</th>
<th>(Estimated Construction Costs + Escalation Cost Increase)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$724,000</td>
<td></td>
</tr>
</tbody>
</table>

APPROVED BY: [Signature]
(Governing Board or Agency Head)

TITLE: AVC Facilities Mgmt

DATE: 12/02/2022
Date: December 2, 2022
To: Dan Layzell, Vice Chancellor of Finance and Operations
From: Nick Katers, Associate Vice Chancellor for Facilities Management
Re: Action Item – New Capital Improvement Authorization for Mountain Laurel Hall HVAC Upgrades $1,000,409

This is a housing receipt supported project to conduct repairs and upgrades to the HVAC system at Mountain Laurel Residence Hall. This project is addressing air quality management in a residence hall that was converted from a hotel several years ago. This request falls within the approval authority of the Board of Governors and if approved today will be presented at the January Board of Governors meeting. The attached project justification, OC-25 and CI-1 includes the estimated cost for the overall project at $1,000,409.

This project includes replacement of the inadequate, failing and aged out make up air system with new dedicated outside air units and associated electrical, controls, and ducting to provided humidity management and improve indoor air quality.

This project is time sensitive in order to get a designer under contract this January. The estimated construction start will coincide with spring move out in May 2023. Construction duration is estimated at 4 months and will seek to minimize impact on residents that will continue to occupy the building during the construction.
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Institution:</strong></td>
<td>Appalachian State University</td>
</tr>
<tr>
<td>2. <strong>Project Title:</strong></td>
<td>Mountain Laurel Hall HVAC Upgrades</td>
</tr>
<tr>
<td>3. <strong>Project Type:</strong></td>
<td>Major R&amp;R</td>
</tr>
<tr>
<td>4. <strong>Was Advanced Planning authorized by legislation or Board of Trustees?</strong></td>
<td>No</td>
</tr>
<tr>
<td>Advanced Planning Status?</td>
<td>If in progress, percent completed:</td>
</tr>
<tr>
<td>5. <strong>Building Name:</strong></td>
<td>Mountain Laurel Hall</td>
</tr>
<tr>
<td><em>(Not required for infrastructure projects)</em></td>
<td></td>
</tr>
<tr>
<td>a. Estimated gross square feet:</td>
<td>104,951</td>
</tr>
<tr>
<td>b. Current Use of Building:</td>
<td>Residence Hall</td>
</tr>
<tr>
<td>c. List departments and programs currently using the building:</td>
<td>HR - Student Housing</td>
</tr>
<tr>
<td>d. Proposed Use of Building:</td>
<td>Student Housing</td>
</tr>
<tr>
<td>e. List proposed departments and programs that will use the building:</td>
<td>Student Housing</td>
</tr>
<tr>
<td>6. <strong>Describe proposed project scope:</strong></td>
<td>Replacement of the inadequate, failing and aged-out make-up air system with dedicated outside air units and associated electrical, controls and ducting to provide humidity management and improve indoor air quality.</td>
</tr>
<tr>
<td>7. <strong>If project includes new construction, what is proposed use or disposition of existing building?</strong></td>
<td>N/a</td>
</tr>
<tr>
<td>a. Is this cost included in total project budget?</td>
<td></td>
</tr>
<tr>
<td>8. <strong>Estimated total project budget:</strong></td>
<td>$1,000,409</td>
</tr>
<tr>
<td>a. Proposed source(s) of funding:</td>
<td>Appropriated Funds</td>
</tr>
<tr>
<td>9. <strong>Is project included in university's master plan?</strong></td>
<td>No</td>
</tr>
<tr>
<td>a. If yes, provide link or reference.</td>
<td></td>
</tr>
<tr>
<td>10. <strong>Does project support UNC Strategic Plan?</strong></td>
<td>No</td>
</tr>
<tr>
<td>a. If so, provide details.</td>
<td></td>
</tr>
</tbody>
</table>
The University of North Carolina System

Request for Advance Planning, New, or Increase in Capital Improvement Project

Institution: Appalachian State University
Project Title: Mountain Laurel Hall HVAC Upgrades

Advance Planning Request

X New Capital Project

Increased Authorization: 

From: 
To: 
Total: $0

Project Cost: $1,000,409
Source of Funds: HR - Housing

Fund Type Category:

<table>
<thead>
<tr>
<th>Fund Category</th>
<th>Appropriated</th>
<th>R&amp;R</th>
<th>Carry Forward</th>
<th>Student Fees</th>
<th>Trust Funds (incl. donations/gifts)</th>
<th>Debt Service Fees</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ Amount</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,000,500</td>
<td>$0</td>
<td>$1,000,500</td>
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<tr>
<td>Percent</td>
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<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>100.0%</td>
<td>0.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

(If multiple funding sources are used, identify source and distribution across sources. Refer to list of fund sources attached. Sum of all sources should equal 100%.)

For each advance planning project or capital construction project, please provide the following:

1. A detailed project description and justification:
   Replacement of the inadequate, failing and aged-out make-up air system with dedicated outside air units and associated electrical, controls and ducting to provide humidity management and improve indoor air quality.

2. An estimate of acquisition, planning, design, site development, construction, contingency and other related costs (attach a completed OC-25 form).

3. An estimated schedule for the completion of the project (enter dates mm/dd/yr).

4. An estimated schedule of cash flow requirements over the life of the project by FY quarters (omit for advance planning requests).
<table>
<thead>
<tr>
<th>FY/Qtr</th>
<th>23-24-Q1</th>
<th>23-24-Q2</th>
<th>23-24-Q3</th>
<th>23-24-Q4</th>
<th>24-25-Q1</th>
<th>24-25-Q2</th>
<th>PY2-FY3-Q2</th>
<th>PY2-FY3-Q3</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ Amount</td>
<td>$250,010</td>
<td>$100,041</td>
<td>$291,786</td>
<td>$291,786</td>
<td>$291,786</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

5. An estimate of maintenance and operating costs and source of funding to support these costs, including personnel, covering the first five years of operation (omit for advance planning and non-general fund requests, required for general fund requests).
<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>$ Amount</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

6. An explanation of the means of financing (i.e. cash reserves using the fund sources identified above, campus debt financing to be retired with the identified fund source, etc.).

HR - Housing

7. This is to certify that this capital improvement request was duly authorized on:

[Signature] 12/2/2022

Nicholas W. Katers, AVC Facilities Mgmt
(Printed name/title)
STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION
STATE CONSTRUCTION OFFICE
PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT
BIENNIAL 2021-2023

DEPARTMENT and DIVISION: Appalachian State University
PROJECT IDENTIFICATION: Mountain Laurel Hall HVAC Upgrades
PROJECT CITY or LOCATION: Boone, NC
PROJECT DESCRIPTION & JUSTIFICATION: Replacement of the Dedicated Outside Air Supply System with Air Handling Units, Associated Electrical and Controls System Upgrades to provide Humidity Management.

(Definitions/explanations are provided on pg. 2 to assist in completion of this form. Lump sums are not to be used as a unit of cost unless further substantiating breakdown is provided.)

CURRENT ESTIMATED CONSTRUCTION COST

<table>
<thead>
<tr>
<th>QTY</th>
<th>UNIT</th>
<th>COST PER UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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<td>$375,000.00</td>
<td>$375,000.00</td>
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<td>$95,000.00</td>
<td>$95,000.00</td>
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<td>$100,000.00</td>
<td>$100,000.00</td>
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<tr>
<td></td>
<td></td>
<td>$118,750.00</td>
<td>$118,750.00</td>
</tr>
</tbody>
</table>

D. Equipment
1. Fixed (describe) - furniture
2. Moveable (describe)

Total Cost of Work
$ 688,750

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in $ field and explain.

DESIGN FEE 10 % (% of Estimated Construction Costs)
PRECONSTRUCTION COSTS 0 % (% of Estimated Construction Costs [1% for CM@Risk])
COMMISSIONING 1.5 % (0.5% simple; 1.0% moderate; 1.5% complex)
SPECIAL INSPECTIONS/MATERIALS 1.25 % (1.25% estimated)
SUSTAINABILITY 0 % (3% LEED Gold, 2% LEED Silver)
ADVANCE PLANNING 2.5 % (% of Estimated Construction Costs)
CONTINGENCIES 5 % (% of Estimated Construction Costs [3% New or 5% R&R])

ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %) = $ 688,750 x 5.0% annually beginning on month 1

TOTAL ESTIMATED PROJECT COSTS (Estimated Construction Costs + Escalation Cost Increase) $ 1,000,409

APPROVED BY: [Signature]
(TITLE: AVC Facilities Mgmt)

DATE: 12/2/2022
MEETING OF THE STUDENT AFFAIRS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, December 2, 2022
10:00 a.m.
2nd Floor – Meeting Room A
Hickory Campus

AGENDA

1. Call to Order
2. Approval of Minutes
3. University Recreation Space Needs Update
4. University Housing Planning
5. Food Insecurity Support
6. Adjournment

ACTION
ACTION
INFORMATION
INFORMATION
ACTION