AGENDA
ECU Board of Trustees
Finance and Facilities Committee
November 29, 2012

I. MINUTES

Finance and Facilities Committee Meeting of September 20, 2012 Action

II. ADMINISTRATION AND FINANCE

A. Lease Clinical Office Space at Vidant Medical Center Action

B. Lease Clinical Office Space at 108 West Firetower Road Action

C. Lease Two Clinical Office Space at:
   a. 2280 Hemby Lane
   b. 402 Bowman Gray Drive Action

D. Waterline Easement – Coastal Studies Institute Action

E. Waterline Easement – Minges Coliseum Action

F. Waterline Easement – Health Sciences Campus Action

G. Purchase Dental Clinic Site Action

H. Belk Residence Hall Building Elevations Action

I. Tuition & Fees Action

J. Potential Bond Refunding Information

K. Women’s & Children’s Clinic Facility Update Information

L. Student Union Update Information

M. Hospitality Facilities Committee Update Information

N. Other Information
The Finance and Facilities Committee meeting was called to order at 1:30 p.m. by Chairman Mabe, who read the conflict of interest statement. No conflicts were identified. The minutes of the July 19, 2012, Finance and Facilities Committee meeting were approved.

**Lease agreements**

The Committee reviewed a request to implement increased real property by Lease Flexibility Policy. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

The Committee reviewed a request to lease a + 3,500 SF Office Space for the Office of Personnel and Resource Administration to relieve overcrowding and growth needs. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

**Sell of Property**

The Committee reviewed a request to sell two family medicine clinical properties to the town of Bethel, NC. The physical locations are 113 West Railroad Street and 7439 Main Street, both in Bethel, NC. Mr. Buck was available for questions. The Committee approved a motion to recommend that the full Board approve the request.

**Designer Selection**

The committee reviewed a designer selection for Clement Residence Hall Renovations. The pre-selection committee recommends in this order, Davis Kane Architects P.A., RND Architects P.A., Perkins + Will, and Lord Aeck Sargent. Mr. Bagnell was available for questions. The Committee approved a motion to recommend that the full Board approve the request.
**Information**

Dr. Niswander mentioned the short term lease of two family medicine clinical buildings to the town of Bethel beginning October 1, 2012 not to exceed six months until the approval and closing process is complete. Mr. Buck was available for questions.

Dr. Niswander mentioned the Designer Selection recommendation for Fleming Residence Hall. Mr. Bagnell was available for questions.

Dr. Niswander discussed the Capital Projects update and the priorities for Board of Governors. Mr. Bagnell was available for questions.

Dr. Niswander provided an update on the Tuition and Fees process, peer analysis data, and current 2013-14 comparison. He was available for questions.

The Committee meeting was adjourned at 2:35 p.m.
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<tr>
<th>Session</th>
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</table>
| Responsible Person       | Vice Chancellor for Administration and Finance  
                           | Frederick Niswander             
                           | Associate Vice Chancellor for Business Services 
                           | Scott Buck                   |
| Agenda Item              | II.A.                            |
| Item Description         | Lease Clinical Office Space at Vidant Medical Center |
| Comments                 | N/A                              |
| Action Requested         | Committee approval               |
| Disposition              |                                  |
| Notes                    |                                  |
MEMORANDUM

TO: Rick Niswander

FROM: Scott Buck

DATE: October 15, 2012

SUBJECT: Request ECU Board of Trustees Approval to Lease ± 1,185 SF of Clinical Office Space at Vidant Medical Center, Greenville, NC.

Request ECU Board of Trustees approval to enter into a strategic lease for ± 1,185 SF of clinical office space occupied by the billing coding staff of ECU Physicians clinical departments operating at Vidant Medical Center.

The lease rate shall be $17.73 SF annually inclusive of janitorial and utilities. The lease term shall be for a term of three (3) years, with two (2), one (1) year renewal options. The lease agreement will allow for moderate adjustments in space requirements over the lease term.

This lease has been approved by the ECU Physicians Property Review Committee and the Dean, Brody School of Medicine.

Source of funds shall be Medical Faculty Practice Plan funds.

cc: P. Horns
P. Cunningham
N. Benson
B. Jowers
G. Vanderpool
C. Erwin
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<tr>
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</table>
| Responsible Person          | Vice Chancellor for Administration and Finance
Frederick Niswander
Associate Vice Chancellor for Business Services
Scott Buck                   |
| Agenda Item                 | II.B.                           |
| Item Description            | Lease Clinical Office Space at 108 West Firetower Road |
| Comments                    | N/A                             |
| Action Requested            | Committee approval              |
| Disposition                 |                                  |
| Notes                       |                                  |
MEMORANDUM

TO: Rick Niswander
FROM: Scott Buck
DATE: October 15, 2012

SUBJECT: Request ECU Board of Trustees Approval to Lease 2,880 SF of Clinical/Office Space Located at 108 West Firetower Road

ECU Physicians Department of Pediatrics request ECU Board of Trustees approval to enter into a strategic lease for 2,880 SF of clinical/office space located at 108 West Firetower Road. The facility is adjacent to the UNC TEACCH Autism Center that will enhance professional collaboration and training opportunities for the Department of Pediatrics Family Autism Center and better enable us to leverage assets to help families in our region access autism resources from a central location.

The lease shall be at a rate of $10.00/SF for an annual rate of $28,800.00. ECU Physicians will pay for janitorial and utilities. Lease term shall be for three (3) years, with three (3), one (1) year renewal options.

This lease has been approved by the ECU Physicians Property Review Committee and the Dean, Brody School of Medicine.

Source of funds shall be Medical Faculty Practice Plan funding.

cc: P. Horns
    P. Cunningham
    G. Vanderpool
    N. Benson
    C. Erwin
    B. Jowers
    R. Perkin
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</table>
| Responsible Person | Vice Chancellor for Administration and Finance Frederick Niswander  
Associate Vice Chancellor for Business Services Scott Buck |
| Agenda Item | II.C. |
| Item Description | Lease Two Clinical Office Space at:  
a. 2280 Hemby Lane  
b. 402 Bowman Gray Drive |
| Comments | N/A |
| Action Requested | Committee approval |
| Disposition | |
| Notes | |
MEMORANDUM

TO: Rick Niswander
FROM: Scott Buck
DATE: October 15, 2012
SUBJECT: Request ECU Board of Trustees Approval to Enter Into Two (2) Leases: (1) 23,368 SF of Office/Clinical Space at 2280 Hemby Lane and (2) 4,650 SF MRI Facility at 402 Bowman Gray Drive

ECU Physicians request ECU Board of Trustees approval to enter into two (2) related strategic leases with Green Town Properties, Inc. The first lease request is for 23,368 SF of clinical/office space at 2280 Hemby Lane for $19.60/SF. The annual lease rate is $458,012.80. The second lease request is for a 4,650 SF MRI facility located at the 402 Bowman Gray Drive for $19.60/SF. The annual lease rate is $91,140.00.

Both leases shall be for a ten (10) year term, with one (1), 10 year renewal option with annual CPI rate adjustments. ECU Physicians shall be responsible for janitorial, utilities and interior updates.

These leases were prior approved by the ECU Physicians Property Review Committee and the Dean, Brody School of Medicine.

The source of funds shall be Medical Faculty Practice Plan funds.

cc: P. Horns
P. Cunningham
G. Vanderpool
N. Benson
C. Erwin
B. Jowers
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<td>Vice Chancellor for Administration and Finance Frederick Niswander Associate Vice Chancellor for Business Services Scott Buck</td>
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<td>Agenda Item</td>
<td>II.D.</td>
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<tr>
<td>Item Description</td>
<td>Waterline Easement –Coastal Studies Institute</td>
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<tr>
<td>Comments</td>
<td>N/A</td>
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<td>Action Requested</td>
<td>Committee approval</td>
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<td>Disposition</td>
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<td>Notes</td>
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MEMORANDUM

TO: Rick Niswander

FROM: Scott Buck

DATE: October 15, 2012

SUBJECT: Request ECU Board of Trustees Approval to Grant Waterline Easement on Coastal Studies Institute Campus to Dare County

Request ECU Board of Trustees approval to grant a waterline easement on the Coastal Studies Institute campus to Dare County per the attached survey map and written metes and bounds.

The easement shall be for $1.00 in consideration.

This easement approval is subject to UNC General Administration and Council of State approvals.

Attachments (2)

cc: N. White  
    B. Bagnell  
    J. Fields  
    T. Ferovich
October 1, 2012

Legal Description: Proposed 10’ Waterline Easement

State of North Carolina to Dare County

Beginning at a point located at the Northeast corner of a proposed 10’ Waterline Easement, said point being on the North line of the lands of the State of North Carolina as described in DB 1802, Page 363, Dare County parcel number 025877000, and in the South line of the lands of Skyco Airport, LLC as described in DB 1514, Page 138, same being Parcel Two as shown on plat entitled “Johnnie M. Robbins, Jr. & Penelope C. Robbins – Division of Land – Skyco”, recorded in PC F, Slide 14; said point of beginning being located S53-35-39W, a distance of 558.97’, from an existing ½” iron rebar located at the Southern right of way of NC 345 at the Northeast corner of the lands of the State of North Carolina, and the Southeast corner of the Skyco Airport, LLC parcel; running thence from the point of beginning, S41-52-15E, a distance of 83.06’ to a point; thence S48-07-45W, a distance of 5.00’ to a ½” iron rod set in the centerline of the proposed Waterline Easement; thence continuing S48-07-45W, a distance of 5.00’ to a point; thence N41-52-15W, a distance of 84.02’ to a point located on the North line of the lands of the State of North Carolina and the South line of the lands of Skyco Airport, LLC; thence N53-35-39E, a distance of 5.02’ to a point located in the centerline of the proposed 10’ Waterline Easement; thence N53-35-39E, a distance of 5.02’ to the point of beginning, containing 835.4 sq. ft.
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| Responsible Person           | Vice Chancellor for Administration and Finance  
                                Frederick Niswander  
                                Associate Vice Chancellor for Business Services  
                                Scott Buck |
| Agenda Item                  | II.E.                             |
| Item Description             | Waterline Easement – Minges Coliseum |
| Comments                     | N/A                               |
| Action Requested             | Committee approval                |
| Disposition                  |                                   |
| Notes                        |                                   |
MEMORANDUM

TO: Rick Niswander

FROM: Scott Buck

DATE: October 30, 2012

RE: Request ECU Board of Trustees Approval to Grant Waterline Easement to Greenville Utilities Commission for Minges Coliseum

Request ECU Board of Trustees' approval to grant Greenville Utilities Commission a Waterline easement per the attached survey and written metes and bounds for the sum of $1.00.

This easement will allow expansion of Minges Coliseum for the new basketball practice facility as the existing waterline conflicts with the new building footprint.

Subsequent to ECU Board of Trustees' approval, easement is contingent on approvals from UNC General Administration and Council of State.

Attachments (2)

Cc: B. Bagnell
    J. Fields
    R. Still
    T. Ferovich
    T. Walton
Notes:
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. AREA DETERMINED BY COORDINATES.
3. PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. PETERS AND ASSOCIATES, INC. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. THIS MAP WAS PREPARED FOR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF ANY PARCEL SHOWN HEREON.
6. NO POINTS SET UNLESS OTHERWISE INDICATED.

VICINITY MAP (NOT TO SCALE)

STATE OF NORTH CAROLINA
P.N. 28890

SURVEY TIE INFORMATION
PRIMARY CONTROL AND TIES:

NGS FICKLENS (CONTROL/BENCHMARK) 63/86
NORTHING: 676.871,733 FEET
EASTING: 2,468,674,452 FEET
ELEVATION: 99.7 FT (NVD 29)

NGS STADIUM (CONTROL/BENCHMARK) 83/86
NAD 83/86 COORDINATES
NORTHING: 676.890,353 US FT
EASTING: 2,468,635,694 US FT

NGS FICKLENS TO NGS STADIUM
S 72°04'55" E 1,087.51' (GROUND TIE ONLY)
S 72°04'55" E 1,087.51' (GRID PUBLISHED)

EASEMENT POINT 1 TO NGS FICKLENS
S 79°50'45" E 1,398.97' (GROUND TIE ONLY)

REFERENCE
PARCEL NUMBER: 59468
RIVERS DRAWING 299

DRAWING NO. E-499-X
SCALE 1"=100' DRAFT

NORTH CAROLINA
PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDS IN BOOKS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLANTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; FURTHER CERTIFY PURSUANT TO G.S. 47-30 (11) THAT THIS PLAT IS OF ANOTHER CATEGOR" (EASEMENT PLAT) I WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER, 2012.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4286
LEGAL DESCRIPTION
STATE OF NORTH CAROLINA
GREENVILLE, NORTH CAROLINA

All that certain tract or strip of land lying and being situated in Greenville Township, Pitt County, North Carolina, being a Permanent G.U.C. Waterline/Maintenance Easement and being described by metes and bounds as follows:

BEGINNING at a point located in the southerly edge of an existing 10 foot Waterline Easement recorded in Map Book 40 Page 7, said point being located from North Carolina Geodetic Monument Ficklen S 78°50'45" E 1396.97 feet; thence from the POINT OF BEGINNING with a curve to the right, having a radius of 1061.97 feet, arc length of 186.04 feet and chord bearing of S 18°48'13" W 185.80 feet, S 59°38'02" E 265.83 feet to a point, S 14°38'02" E 38.56 feet to a point, S 30°21'58" W 136.85 feet to a point, S 59°38'02" E 74.27 feet to a point, S 30°21'58" W 19.19 feet to a point, N 59°38'02" W 13.70 feet to a point, N 30°21'58" E 9.19 feet to a point, N 59°38'02" W 60.57 feet to a point, S 30°21'58" W 12.30 feet to a point, N 59°38'02" W 22.75 feet to a point, N 30°21'58" E 22.30 feet to a point, S 59°38'02" W 5.75 feet to a point, N 30°21'58" E 21.41 feet to a point, N 75°21'58" E 9.90 feet to a point, N 30°21'58" E 104.29 feet to a point, N 14°38'02" W 30.28 feet to a point, N 59°38'02" W 265.82 feet to a point, N 65°57'45" W 38.73 feet to a point, N 24°02'15" E 17.97 feet to a point, S 65°57'45" E 10.00 feet to a point, S 24°02'15" W 7.97 feet to a point, S 65°57'45" E 23.95 feet to a point, with a curve to the left, having a radius of 1051.97 feet, arc length of 183.55 feet and chord bearing of N 18°47'36" E 183.32 feet to a point in the southerly line of the aforementioned existing 10 foot water line easement recorded in Map Book 40 Page 7, thence with the southerly line of the existing easement S 77°14'44" E 10.00 feet to the POINT OF BEGINNING, containing 8,239.9 square feet more or less and being a Permanent G.U.C. Water Line/Maintenance Easement located on a portion of the State of North Carolina property, Pitt County Parcel Number 28890, as shown on Rivers and Associates, Inc. drawing E-499-X entitled "Permanent Greenville Utility Commission Waterline/Maintenance Easement " dated October 24, 2012, which by reference is made a part hereof.
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<td>Agenda Item</td>
<td>II.F.</td>
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<tr>
<td>Item Description</td>
<td>Waterline Easement – Health Sciences Campus</td>
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<tr>
<td>Comments</td>
<td>N/A</td>
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<td>Action Requested</td>
<td>Committee approval</td>
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<td>Disposition</td>
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</table>
MEMORANDUM

TO:        Rick Niswander
FROM:      Scott Buck
DATE:      October 30, 2012
RE:        Request ECU Board of Trustees Approval to Grant a Waterline Easement to Greenville Utilities Commission for Health Sciences Campus Grounds Department Relocation

Request ECU Board of Trustees approval to grant Greenville Utilities Commission a waterline easement per the attached survey and written metes and bounds for the sum of $1.00.

This easement will allow for a new water main along Arlington Boulevard for fire hydrant and domestic water service for the Health Sciences Campus grounds facility. The original grounds facility complex was displaced due to construction of the Family Medicine Center.

Subsequent to ECU Board of Trustees' approval, easement is contingent on approval from UNC General Administration and Council of State.

Attachments (2)

cc:        B. Bagnell  
           J. Fields  
           R. Still  
           T. Ferovich  
           T. Walton
REFERENCE
D.B. 1417 PG 458
M.B. 58 PG 151
N.C.O.G.T. PLANS U-50189
N.C.O.G.T. PLANS U-4737
RIVERS DRAWING W-3286-B
UNSIGNED/UNSEATED SURVEY BY
TRIANGLE SURVEYORS, DATED JUNE 16,
2006, JOB NUMBER 08073.00.

STATE OF NORTH CAROLINA
D.B. 1417 PG 458
M.B. 58 PG 151A
PARCEL NO. 50468

ARLINGTON BLVD.
(120' PUBLIC R/W, DIVIDED MEDIAN, 73' B/B)

N 19'44.25" W 444.69'
S 19'44.25" E 441.69'

3" PERMANENT G.U.C. WATERLINE/MAINTENANCE
EASEMENT (AREA = 2,007.4 SF) /-/

END CONTROLLED R/W
ACCESS PER NC DOT PLAN
U-4737

R=776.20
L=225.49
C/R=238.49
N 11'24.47" E

R=779.20
L=226.37
C/R=224.70
N 11'24.47" W

W 86'54.27" E
3.00'

E.R.W.M.

GRAPHIC SCALE

1 inch = 60 ft.

REVISES:

NORTH CAROLINA

1. PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER
MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN BOOKS
REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN
AS BROKEN LINES PLotted FROM INFORMATION FOUND IN BOOKS
REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+. I
FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11) THAT THIS PLAT IS
OF ANOTHER CATEGORY (EASEMENT PLAT). WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF OCTOBER,
2012.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4882

EASEMENT MAP
PERMANENT GRENVILLE UTILITY COMMISSION
WATERLINE/MAINTENANCE EASEMENT
PROPERTY OWNER:
STATE OF NORTH CAROLINA
116 WEST JONES STREET
RALEIGH NC 27602

PH. (919) 765-8233
FAX (919) 765-8234

RIVERS & ASSOCIATES, INC.
LEGAL DESCRIPTION
STATE OF NORTH CAROLINA
GREENVILLE, NORTH CAROLINA

All that certain tract or strip of land lying and being situated in Greenville and Falkland Township, Pitt County, North Carolina, being a 3 foot wide Permanent Greenville Utilities Commission WaterLine/Maintenance Easement and being described by metes and bounds as follows:

BEGINNING at a point in the located in the westerly right of way of Arlington Boulevard, said point being located N 41°12'45" W 238.94 feet from an existing right of way monument in the easterly right of way of Arlington Boulevard; thence from the POINT OF BEGINNING with the westerly right of way of Arlington Boulevard, a curve to the left, having a radius of 776.20 feet, arc length of 225.49 feet, chord bearing and distance of S 11°24'47" E 224.70 feet; S 19°44'25" E 441.69 feet to the point of intersection of a sight distance right of way of Macgregor Downs and Arlington Boulevard; thence running with the sight distance right of way S 25°18'30" W 4.24 feet to a point; thence leaving the sight distance right of way N 19°44'25" W 444.69 to a point; thence with a curve to the right having a radius of 779.20 feet, arc length of 226.37 feet, chord bearing and distance of N 11°24'47" W 225.57 feet to a point; thence cornering N 86°54'27" E 3.00 feet to the POINT OF BEGINNING, being a 3 foot Permanent G.U.C. Waterline/Maintenance Easement located on the State of North Carolina Property, recorded in Deed Book 1417 page 458 and Map Book 58 Page 151A, containing 2,007.4 square feet and shown on Rivers and Associates, Inc. drawing E-498-X entitled "Easement Map Permanent Greenville Utility Commission Water/Maintenance Easement" dated October 24, 2012 which by reference is made a part hereof.
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</table>
| Responsible Person | Vice Chancellor for Administration and Finance Frederick Niswander  
Associate Vice Chancellor for Business Services  
Scott Buck |
| Agenda Item | II.G. |
| Item Description | Purchase Dental Clinic Site |
| Comments | N/A |
| Action Requested | Committee approval |
| Disposition | |
| Notes | |
MEMORANDUM

TO: Rick Niswander

FROM: Scott Buck

DATE: October 16, 2012

SUBJECT: Request ECU Board of Trustees Approval to Purchase ± 2.26 Acre Dental Clinic Site Located at Davidson County Community College

Request ECU Board of Trustees approval to purchase ± 2.3 acres from Davidson County Community College (DCCC) to site a dental clinic in Davidson County on the campus of DCCC for the sum of $1.00. DCCC is located on Road (SR 1929) in the southeast corner of the campus.

Attached is a survey map along with written metes and bounds depicting the site.

Subsequent to ECU Board of Trustees approval, purchase is contingent on approvals from the UNC-General Administration, Joint Commission on Governmental Operations and the Council of State.

Attachments (2)

cc: G. Chadwick
   G. Vanderpool
   T. Feravich
   T. Walton
LEGAL DESCRIPTION

Commencing at a 1” iron pipe found (having NC Grid coordinates, NAD 83, of N: 772,033.86’ and E: 1,651,288.86’) on the northern right of way of U.S. Highway 29-70, the southeast corner of Davidson County Community College; THEN, with the northern right of way of U.S. Highway 29-70, South 69 degrees 00 minutes 12 seconds West for a distance of 230.12 feet to a 1.25” iron pipe set; THEN, with the northern right of way of U.S. Highway 29-70, South 69 degrees 00 minutes 12 seconds West for a distance of 309.05 feet to a 1.25” iron pipe set in said right of way, the POINT and PLACE of BEGINNING, said iron pipe being located North 69 degrees 00 minutes 12 seconds East for a distance of 37.22 feet from a 1” iron pipe found; THEN, a new line through DCCC, North 21 degrees 27 minutes 47 seconds West for a distance of 325.77 feet to a 1.25” iron pipe set; THEN, a new line through DCCC, North 68 degrees 32 minutes 13 seconds East for a distance of 311.71 feet to a 1.25” iron pipe set; THEN, a new line through DCCC, South 20 degrees 59 minutes 48 seconds East for a distance of 296.56 feet to a 1.25” iron pipe set; THEN, a new line through DCCC, South 58 degrees 23 minutes 40 seconds West for a distance of 172.40 feet to a calculated point on the Northern right of way of U.S. Highway 29-70; THEN, with the northern right of way of U.S. Highway 29-70, South 69 degrees 00 minutes 12 seconds West for a distance of 139.60 feet to the Point and Place of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.268 acres more or less. Being a portion of the Davidson County Community College property, as shown in Deed Book 415 Page 66, Deed Book 416 Page 420, Deed Book 422 Page 27 & 30, Deed Book 461 Page 202, Deed Book 476 Page 892, Deed Book 624 Page 746 & 747, Deed Book 869 Page 342. According to a survey by Michael Green Associates PA, dated 06-12-12 (revised 11/05/12), Job No. 3930, entitled “ECU Campus at DCCC”.

[ SEAL ]

MICHAEL M. GRIER
PROFESSIONAL LAND SURVEYOR
NO. L-3604
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<td>Item Description</td>
<td>Belk Residence Hall Building Elevations</td>
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<td>N/A</td>
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ECU Board of Trustees
Finance and Facilities Committee
November 28, 2012

Agenda Item I.
Belk Hall Building Elevations

On February 24, 2012 the Board of Trustees approved selection of the architectural firm of Ratio
Architects for advanced planning and design of Belk Residence Hall Demolition and Replacement.

Images of the recommended building elevations have been developed and are attached. These designs are
in keeping with the ECU Master Plan and are being presented to the Board of Trustees for review. Approval is
requested.
GROUND FLOOR PLAN

1. Multipurpose Room
2. Pre-Function Space
3. Neighborhood Service Desk
4. Mail Center
5. Retail
6. Computer Lab
7. Common Social Space
8. Lobby
9. Living Room
10. Reading Area
11. Conference Room
12. Kitchen
13. Staff Office
14. Laundry
15. Hall Coordinator’s Apartment
16. Guest Apartment
17. Informal Gathering
18. Additional Program Space
19. Mechanical Building
20. Quiet Reading Area
21. Main Electrical Room
22. Electrical Closet
23. Telecommunication Room
24. Furniture Storage Room
25. Main Telecommunication Room
26. Studio Apartment
27. Trash Room
28. Housekeeping
29. Main Trash Room
30. Resident Advisor (RA)
31. Public Restroom
32. Janitor Closet
33. Music Practice Room
34. Vending
35. Spa Bathroom
36. Mechanical Yard

Legend:
- Apartments
- Traditions
- Double Semi-Suites
- Support
- Social Space
- Community Program
ECU ARCHITECTURAL GUIDELINES REVIEW & COMPARISON:

Cotten Hall  Fleming Hall  West End Dining  Jarvis Hall  Croatan Building

Open Space  Symmetry & Balance  Proportion

Design Guidelines

Repetition  Roof Character  Material Palette  Window Language

View along 14th Street  Exterior Elevation  View up College Hill  Entry Plaza

Proposed Materials Palette
ELEVATIONS:

1. NORTH ELEVATION: WEST BUILDING

2. SOUTH ELEVATION: EAST BUILDING

1. NORTH ELEVATION: EAST BUILDING

2. SOUTH ELEVATION: WEST BUILDING
5. CENTRAL ELEVATION
VIEW OF THE ENTRY PLAZA AT NIGHT
<table>
<thead>
<tr>
<th>Session</th>
<th>Finance and Facilities Committee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible Person</td>
<td>Vice Chancellor for Administration and Finance Frederick Niswander Assistant Vice Chancellor for Operations Stephanie Coleman</td>
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<td>Agenda Item</td>
<td>II.I.</td>
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<td>Item Description</td>
<td>Tuition &amp; Fees</td>
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<td>Associate Vice Chancellor for Business Services</td>
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<td>Scott Buck</td>
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<td>Potential Bond Refunding</td>
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<td>Bill Bagnell</td>
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<td>Women’s &amp; Children’s Clinic Facility Update</td>
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ECU Board of Trustees  
Finance and Facilities Committee  
November 28, 2012

Agenda Item K.  
Women and Children’s Clinical Facility Update

On July 20, 2012 the Board of Trustees approved selection of the architectural firm of LS3P to conduct a program study and advanced planning for ECU Women’s and Children’s health care services. These services are currently housed in multiple locations across ECU and the Greenville area. ECU Physicians desire to consolidate these services into one facility located on the Health Sciences Campus.

This study is nearing completion and has been conducted in compliance with the ECU Master Plan. It includes complete clinical program needs and adjacency requirements as well as building siting options, phasing, square footage requirements, building characteristics (such as number of building stories), parking needs, and the estimated total project cost. The study identifies the need for a 141,000 square foot building and generates a parking need of approximately 800 vehicles to be contained in a parking structure on the Health Sciences Campus. The final study will be presented at the February, 2013 Board of Trustees meeting.

This project will be submitted in this year’s self liquidating bill through UNC-General Administration.
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<td>Student Union Update</td>
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</table>
On February 24, 2012 the Board of Trustees approved selection of the architectural firm of SmithGroup JJR to conduct a program and advanced planning study for new ECU Student Unions located on the Main and Health Sciences Campuses.

This study is nearing completion and has been conducted in compliance with the ECU Master Plan. It includes complete program needs and adjacency requirements as well as building site options, phasing, square footage requirements, building characteristics (such as number of building stories), parking needs, estimated total project cost and impacts to student fees. The final study will be presented at the February, 2013 Board of Trustees meeting.
One Giant Leap

“ECU is the people’s University.”

Dr. Virginia Hardy
Main Campus Union Program

Total Assignable Area: 134,682 SF

Total Gross Area: 208,757 SF
Health Sciences Campus Union Program

Total Assignable Area: 42,298 SF

Total Gross Area: 63,447 SF
Benchmarking Data

National Benchmarking:
  New Construction Student Unions (since 2000):
  $455/SF Average Project Cost  (N=35)

Local Benchmarking (South):
  New Construction Student Unions (since 2000):
  $431/SF Average Project Cost  (N=15)

Recent Example:
  NCA&T New Student Center (at Advanced Planning):
  175,000 SF  Project Cost = $89,719,502
  $513/SF Project Cost

* Not all projects are LEED Certified
## Student Fee Projections

<table>
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<tr>
<th>Cost Category</th>
<th>East Campus Building</th>
<th>East Campus Parking</th>
<th>West Campus Building</th>
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<td>Construction Costs</td>
<td>$59,200,000</td>
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<td>Site Costs</td>
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<td>Soft Costs</td>
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<td>Inflation</td>
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<td>$1,700,000</td>
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<td>Total</td>
<td>$102,000,000</td>
<td>$22,400,000</td>
<td>$32,600,000</td>
<td>$5,900,000</td>
<td>$162,900,000</td>
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<p>|                         | ($18,400,000)       | ($12,200,000)       | ($5,200,000)         | ($3,500,000)        | ($39,300,000) |
| Partner Contributions  | ($18,400,000)       | ($12,200,000)       | ($5,200,000)         | ($3,500,000)        | ($39,300,000) |
| Bondable Amount        | $83,600,000         | $10,200,000         | $27,400,000          | $2,400,000          | $123,600,000 |
| Annual Debt Payment    | $5,752,131          | $701,815            | $1,885,268           | $165,133            | $8,504,346   |
| Enrollment             | $21,200             | $21,200             | $21,200              | $21,200             | $21,200      |
| Annual Debt Fee        | $271.33             | $33.10              | $88.93               | $7.79               | $401.15      |
| Fee Reduction (TBD based on ECU Numbers) | ($50)       | ($50)               | ($100)               | ($50)               | ($50)        |
| Fee Total              | $201.15             |</p>
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