MEETING OF THE BOARD OF TRUSTEES
APPALACHIAN STATE UNIVERSITY
VIA VIDEO CONFERENCE & APP-TV LIVESTREAM

Friday, March 26, 2021
3:00 p.m.

AGENDA

1. Call to Order
   Chair Scott K. Lampe

2. Roll Call & Recognition of Visitors
   Chair Scott K. Lampe
   ACTION

3. Approval of Absences
   Chair Scott K. Lampe
   ACTION

4. Approval of the December 4, 2020 & February 12, 2021
   Meeting Minutes – Chair Scott K. Lampe
   ACTION

5. Report from Academic Affairs Committee
   Chair M. Lee Barnes
   ACTION

6. Report from Athletics Committee
   Chair R. Thomas Sofield
   ACTION

7. Report from Audit Committee
   Chair Charles V. Murray
   INFORMATION

8. Report from Business Affairs Committee
   Chair Kimberly M. Shepherd
   ACTION

9. Report from Student Affairs Committee
   Chair John M. Blackburn
   ACTION

10. Closed Session
    ACTION

11. Reconvene in Open Session

12. Report from Academic Affairs Committee
    Chair M. Lee Barnes
    ACTION

13. Report from Athletics Committee
    Chair R. Thomas Sofield
    ACTION

14. Report from Business Affairs Committee
    Chair Kimberly M. Shepherd
    ACTION

15. Adjournment
MEETING OF THE ACADEMIC AFFAIRS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, March 26, 2021
1:00 p.m.

OPEN SESSION

1. Call to Order ACTION
2. Review and Approval of Minutes ACTION
3. Bridge Strategic Plan ACTION
4. Closed Session ACTION
5. Reconvene Open Session
6. Adjournment ACTION
MEETING OF THE ATHLETICS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, March 26, 2021
2:00 pm

AGENDA

1. Call to Order ACTION
2. Approval of Minutes ACTION
3. University of North Carolina Intercollegiate Athletics Survey INFORMATION
4. Comments from Director of Athletics INFORMATION
   Doug Gillin
5. Closed Session ACTION
6. Reconvene in Open Session
7. Adjournment ACTION
MEETING OF THE AUDIT COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, March 26, 2021
9:00 a.m.

AGENDA

1. Call to Order

2. Review and Approval of Minutes

3. Presentation of the 2020 Financial Statement Audit Report and
   the 2020 Federal Compliance Audit (HEERF) Report
   - Mr. David Ehrlich, Assistant State Auditor - Supervisor,
     Office of the State Auditor

4. Summary of 2020-2021 Audit Plan and Recent Internal
   Audit Activity Update

5. Summary of Recently Completed External Audits

6. Enterprise Risk Management Update

7. Closed Session

8. Reconvene in Open Session

9. Adjournment
MEETING OF THE BUSINESS AFFAIRS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, March 26, 2021
11:00 a.m.

AGENDA

1. Call to Order

2. Approval of Minutes ACTION

3. Book Rental Fee Digital Course Material Program INFORMATION

4. Parking Enforcement Technology INFORMATION

5. Demolish Gardner and Coltrane Residence Halls - (EXHIBIT D-1) ACTION

6. Approval of Capital Projects ACTION

   a. Athletics End Zone 3rd Floor Build-Out - (EXHIBIT D-2)

7. Closed Session ACTION

8. Reconvene in Open Session

9. Moody’s Rating Update INFORMATION

10. Adjournment ACTION
STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION  
DISPOSITION OF REAL PROPERTY

Institution or Agency: Appalachian State University  
Date: 26 March 2021

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by purchase, lease, rental, or other (specify). Demolition

This disposition is recommended for the following reasons:

Appalachian State University ("University") is requesting the demolition of Gardner Residence Hall, a 53-year-old building used for student housing.

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over $114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately $71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Gardner Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phase 1 of the project is complete and Phase 2, which is currently underway, will replace the 281 beds previously provided in Gardner Hall. Demolition of Gardner Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Gardner Hall.

Description of Property: (Attach additional pages if needed.)

Built in 1968, Gardner Hall is a 9 story residence hall with 51,461 GSF and 42,163 assignable square feet. It is located at 191 Stadium Drive in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-86-4969-000. Gardner Hall’s fixed asset number is #00257554.


Where deed is filed, if known: Watauga County, a portion of 2900-86-4969-000

If deed is in the name of agency other than applicant, state the name:

N/A
Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on March 26, 2021 (date).

Signature: ___________________________
Title: Chairman
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: Appalachian State University  Date: 26 March 2021

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by purchase, lease, rental, or other (specify). Demolition

This disposition is recommended for the following reasons:

Appalachian State University ("University") is requesting the demolition of Coltrane Residence Hall, a 53-year-old building used for student housing.

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace it with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over $114,000 per bed. The construction cost for new replacement facilities through the P3 is approximately $71,000 per bed. The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Coltrane Residence Hall as part of the phased development) has previously been approved by all applicable State authorities. Phase 1 of the project is complete and Phase 2, which is currently underway, will replace the 282 beds previously provided in Coltrane Hall. Demolition of Coltrane Hall is being requested as part of Phase 3 of the project in order to provide surface parking on land currently occupied by Coltrane Hall.

Description of Property: (Attach additional pages if needed.)

Built in 1968, Coltrane Hall is a 9 story residence hall with 51,930 GSF and 45,769 assignable square feet. It is located at 193 Stadium Drive in Boone, NC, 28608. It occupies a portion of Watauga County parcel 2900-86-4969-000. Coltrane Hall’s fixed asset number is #00257563.


Where deed is filed, if known: Watauga County, a portion of 2900-86-4969-000

If deed is in the name of agency other than applicant, state the name:

N/A
Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on March 26, 2021 (date).

Signature:
Title: Chairman
Date: March 12, 2021

From: Nick Katers, Associate Vice Chancellor for Facilities Management

Re: Action Item – New Capital Improvement Authorization for Buildout of the New End Zone Facility 3rd Floor Part 2 – Football Team Room $649,666

This is an athletics foundation supported project to complete the second portion of the unfinished 3rd floor of the New End Zone Facility. The project will create a modern theater style team meeting room. The completion of the 3rd floor was originally part of the End Zone project but was removed in early 2019 in order to keep the rest of the project within the authorization limit. The current space is closed in and conditioned with some of the electrical, mechanical, and plumbing in place to support the overall building. The other half of the third floor is already being converted into a sports medicine clinic. This project will complete the End Zone to its original scope. The estimated cost of the project is $649,666 and falls within the approval threshold of the Appalachian State University Board of Trustees.

The scope of work includes the following: Standard up fit of the partially completed space for the App State Football Program to use as a team meeting room. The area includes approximately 4300 square feet of the available 9000 square feet of the End Zone 3rd floor. Modifications include completion of the HVAC, electrical, plumbing and framing. The room shall be designed for theater seating to accommodate 160 players and staff.

This project is time sensitive and needs to be completed during the summer this year to potentially allow for use by the 2021 football season. We anticipate a construction start of May 2021. Project duration is 3-4 months.
APPENDIX E

MEETING OF THE STUDENT AFFAIRS COMMITTEE
APPALACHIAN STATE UNIVERSITY
BOARD OF TRUSTEES

Friday, March 26, 2021
10:00 a.m.

AGENDA

1. Call to Order
2. Approval of Minutes ACTION
3. Health and Wellness Update INFORMATION
4. Capital Projects Update INFORMATION
5. Closed Session ACTION
6. Reconvene in Open Session
7. Adjournment ACTION