Senate Minutes  
October 10th 2017

Chair: Alan Lee  
Secretary: Brigitte Kelly

1. Call to order  
a. 6:35pm  
b. Quorum met  
c. Dad Jokes video presentation

2. Roll Call  
a. Card Swipe for All Presenters Present

3. Approval of Minutes  
a. I move to amend the minutes that there are actually 300 shirts for ALF instead of 100  
i. All senators in favor of the amendment  
ii. Motion Passes  
b. Senator Neese Motion  
c. Senator Lee Franklin Consent  
d. Approved

4. Special Reports  
a. SOUL (Student Orientation Undergraduate Leadership)  
i. Acclimating students to come to boone  
ii. Help students with schedules and talking to parents  
iii. The coolest benefit is housing for free, a meal plan, a parking spot for the summer, free shoes and a patagonia  
iv. Really great experience to stay in Boone over the summer with free housing  
v. Extremely beneficial  
vi. Interacting with all different kinds of students and meeting all different kinds of student  
vii. Applications opens the 16th and close November 10th  
b. Laurel Roser  
i. Started a club called “Support, Bloom, Recover”  
ii. The highest mortality rate from mental disorders comes from eating disorders - committing suicide  
iii. ⅕ eating disorder deaths stem from anorexia
iv. Anorexia nervosa - when people restrict diet, not giving your body enough energy
v. Bulimia - doing anything to prevent weight gain, diet pills, laxatives and over exercising
vi. Binge eating - overeating
vii. Purpose - establish a context of shared experiences for students overcoming an eating disorders but this is not in place of professional help
viii. Eating disorders affects every gender
ix. And this is open to everyone no matter what gender
x. ASB - have you thought of meeting any other place besides the women’s center? Men might have a hard time approaching the center?
   1. Jackie Simmons - because we are a new club many of the rooms are already booked in the union and we are members of women’s center already
c. JJ Brown, Dr. Tom Kaine, Paul Forte
   i. JJ Brown Vice Chancellor of Student Affairs “thank you for investing in this organization” - special welcome to first year students
   ii. Paul Forte Vice Chancellor of Business Affairs
   iii. University Housing goes back before we were here and a study done in 2015 called for the renovation of seven residence halls
   iv. Looking at the renovation aspects of Gardner and Coltrane and space wise and square footage per room
      1. Exploring the replacement of those residence halls
      2. 1,800 beds to be replaced
      3. Growth for appalachian means increasing space to grow
   v. Want to switch the framework from traditional residence halls with one bathroom to a more suite style for all of campus and an aparment style for a small example
   vi. This is a big shift with a big footprint, it will take a number of things
      1. Exploring sites
      2. West side of campus - looking at what we can do within that footprint in terms of replacing those halls and also thinking about parking lots and those dorms
      3. East side of campus - legends is a site location and when you take a residence hall down you need a place to rebuild
      4. We want to be able to house transfer students
      5. Legends is not in the long term master plan and is one of the sites we are looking at, renovations are being put hold when there is a chance it will be torn down, it may be opened back up for meetings
vii. Cost wise
   1. Look at a way we can efficiently build and reduce cost
   2. Our housing department is in great housing shape, even though it may not seem so
   3. Public Private Partnership - a way to explore financing for a project like this
      a. E.G. academic buildings and renovations are out of our debt capacity so we look for a partner to build for us
      b. We would still be able to run all internal logistics
   4. RFQ - Request for Qualifications to business who we could potentially partner with
   5. RFP - Request for Proposal, the partner would give the university a plan with the bullet points of the plan

viii. First Phase
   1. Begin in Fall 2018 (Winkler)

ix. Paul came here from Charlotte which looked like a first class world class university
   1. NC System is really well supported financially
   2. But we need to get some outside investment in order to accomplish this
   3. Student and faculty representation -- upgrade 2,000 units
      a. One by one buildings coming down and new buildings going up

Questions:

Lee - in terms of P threes, what are we offering to developers, what is their incentive

Paul - they make money, companies make money, as a college and university we don’t build buildings often but these businesses do it efficiently and to the standard, this school doesn’t have the horses to complete this task on our own

Lee - selling debt?

Paul - there's all different financing methods, 401c3 they are building, delivering and operating is so they are constantly making a profit, UNCW and U Georgia is doing the same thing

Yelvington - where is the money coming from? Is this an increase in tuition
Paul - the standard rents units and those students pay, we have controls over the rate of increase, if we didn’t tell you it was a P3 project you wouldn’t know,

JJ - it would come from your housing rate, that’s where is would be packaged in, but what would this mean with costs and those rates, we don’t have those answers yet

Yelvington - do you have any say in the structural planning, Rankins bottom floor was flooded, how would you make sure these buildings are made to fit our local area and not just

Paul - our building regulations are regulated by the state, Boone would ramp up those regulations and be the regulator for agency

Lago - renovations for buildings, replace 2,200 beds

Kaine - Currently have 5,700 beds

Lago - how many students would be housed at the end

JJ - increase capacity 5700 6200 6700 housing all first year students and more options for sophomores and we are focusing on retention and that comes from great experiences in the first two years, we’ve had to turn away transfers that wants housing, scholarship students, seniors graduating in December and many other situations

Lago - more students, more parking how will you handle

Forte - final frontier, spend a lot of time, not health sciences building and making those changes out there, opened up 500 spaces that we are opening up at the high school, parking is another consideration for the endzone-P3 project we have a number of spaces that we are telling our developers that we need to have, perhaps joining with the town for a parking garage, talked to some parking companies and some self driving cars and uber, parking needs might begin to wane, hopefully we won’t build another garage

Cummings - what is projected cost

Paul - 150 million dollar range, we’re going to have a lot of competition, wood versus steel and those costs matter, does the footprint matter more or the cost per bed matter more, won’t be renovating just bul
Kaine - exploring the feasibility, what we know about cost is very small, by the time we get to March we’ll be able to give a much better answer.

Forte - lots of dynamics of construction inflation due to the hurricanes, 2008-10 cheap construction.

Cummings - what are you looking at in terms of sustain?

Kaine - silver if we can do better then we try to do better but that is what our companies would be presenting to us. Almost all our building codes are silver, but can we touch gold or platinum (LEAD criticant)

Fonville - contracts with developers, leasing stcily or leased owned.

Forte - the right to buy out a building, we have the right in thirty or forty years to buy the building and then it becomes a state building.

Erica - if legends is not in a master porgram, is there something being established for students programming.

JJ - Jeff has created a group to figure out that situation, we are still a long way away from figuring that out, your fees, can afford to build out of legends, old grocery store we bought thirty years ago, i dont know if we can afford to make another building work like this, we want to explore a lot of different optinosm think about the downtown theater and it’s space adn what we can use from it. All kinds of issues.

Wiliford - if we are decreasing energy consumption, there has been a 45 energy reduction in this building, putting rooms to sleep are these going to be put into place in these new buildings.

Paul - just went over new river electirc 230 to 200 megawatts 15% reduction of energy and less money spent, we’ve reduced 25 million dollars from 24 millino to 10 millin
Less cost for university, less revenue for electric company, what’s the cost benefits of eberything, we will do the best we can in residence halls but we will have to have air conditioning and doing that efficiency.

Wiliford - software systems, students leave units running over break, lets explore those optinos, mountaineer has experience great energy reductio from sensors.

Forte - its a win win.
Hughes - university was doing it self, with p3s is it wuicker

Kaine - in the past nine years we’ve tried to do a builidng a year and winkler has taken us 5 years, the probelm we run into is losing occupany and rsing costs and theres a point where you have to say tear it down , there is a positibilt this oul cbe done by 2424 not 2030

Asb - this could be argued that this could be changing the way our system is percieved

Kaine - i have not desrie to privitize my staff and our intent here is to be transparent, mountaineer was a 405c3 and studnts know, if we need a roof, plumbing, the owner and development fixes it, but internal issues will be fixed by the current staff’

Forte - there’s going to be a huge economic benefit to the town of boone, there has already been someone hired for paul forte just to hanlfes

JJ - uncw is ahead of were we are with handling it, and three aremore and more unvis inteh unc sytem that is more efficent

Yelvington - boone has a crowding issue when students come in, events like fall break cuase terrible traffic, with booone being so small and hard to build outward what are the logistics with transportaiton and roads can the infsstructure of boone

Forte - growth of university has been 1.5% per year, high school populations has been growing, the % of the populus with higher education degree is around 27%, our mission of th system is to educate more of our population so all of our schools have to grow in order for our system needs to reach the goal

Kaien - were doing this with the town of boone, here we are tlaking about when and wjere we are doing hings in rder to address traffic flow

Forte - i sit on the appal cart committee and we are wokring with them too, wokring more collaborting

Cummings - all these dorms will have air confition g sight

Kaine - yes

Nick wiliams - thnak you for being here two quesiotn s
1. What will be the responsibilities of maintaining the rights of privacy

Kaine - they have the same policies about

Nick - significant decrease of value, structural liability, would that mean students would have to be evacuated

Kaine - things are continuously changing, if occupancy were to go down we would tear down old buildings, but I don't have a crystal ball, the intent is they will be paid back

Forte - accountant and not an architect, environmentally sound, built better, buildings are getting better and better, residence halls, change can be significant, strict standards in the contracts, one advantage of a P3 that they will maintain those

Kaine - some schools plan a 50 year P3 plans

Nick - improving residence would be a great benefit to the Boone community, there's more of a supply on campus, high rental prices could go down

Jay - are these going to be first year dorms?

Kaine - we have not figured that out, but they would normally be first year, we are looking at semi-suite and apartment style, the hope is you would move up from suite to apartment, focusing on residential learning community

Jay - surge of students who are living on campus, what about students who can't find a place on campus, what resources

Kaine - high need students can always appeal, we will always house them, in regards to the other students, nine years ago if you didn't live at App you lived in Watauga county but there has been so much growth,

Scott - how much are the different levels

Kaine - depends on project and presentation

Forte - past the development stage we will know, it is very expensive to jump from silver to platinum, we will get proposals about actual numbers
Kaine - platinum are rainforests in south america, you do soething good but you don;t see it on the cmapu

Forte - delicate ablance but appsta e si really docused onn it, sustainable buildings

Kaine - we are in the bottom 3rd of unc housing rates, we want to stay in the bottomm tier, we do not want to do significant fee increase

Tomiwa - time table on these projects, ho wmany at time, during that constu=ruction phas eon campus it is going to be choatic, chance for student representatin

Kaine - developers liek to build fast and theu like to build large, we dont know, we just have to wait for what the developers would like to do

Forte - put up one first and then icrease capaticy in order to tear down and then build again

5. New Business
   a. The Senate Appropriations Act of 2017
      i. Senator Swanson Boyd move to send all new buniess to rules
      ii. Strahan second
      iii. Widner consent

6. Old Business
   a. None

7. Informal discsion
   a. Nick Williams
      i. Tommorwr is the last day to register to vote
      ii. Town Council forum next tuesday at 6:30 instead of senate, invite friends, professors - putting together questions, link on fb page to submit questions
   b. Walt
      i. If you are wokring on legislation, have an idea, meet with him and alan in the front corner
   c. Anderson
      i. Sending the platform and giving a platform update presentation next senate meeting
      ii. All the senators asked all the questions she had, it is encouraging seeing students looking so engaged
      iii. Appreciate everyone’s comments and questions
      iv. She is taking a list of names interested in being on that committee
      v. Have a safe and fun fall break - hope everyones midterms aren’t killing them
d. Alan
   i. We’ve gotten a lot done on our platforms
   ii. Senate is mandatory next week
   iii. Meet with alan and walt about legislation
   iv. Take out notecard - if you could do anything during the weekend write it down

e. Cassidy Chambers
   i. Western student was shot, he has passed away, there is a go fund me for him and she will put it in the senate page

8. Adjournment
   a. Cassidy chambers
   b. Lee franklin
   c. Kenedy singletary
   d. Meeting adjoruned 7:49pm