AGENDA

OPEN SESSION

ACTION ITEMS

1. Approval of the Minutes of November 8, 2023
   Marty Kotis, Chair

INFORMATION ITEMS

1. Board of Governors Facility Inventory and Utilization Study
   Nathan Knuffman, Vice Chancellor for Finance and Operations
Chair Kotis called the meeting to order at 11:41 a.m. in the Chancellor’s Ballroom at the Carolina Inn. Assistant Secretary Chris McClure called the roll. The following committee members were present:

Chair Marty Kotis  
Vice Chair Rob Bryan  
Brad Briner  
Jennifer Halsey Evans  
Perrin Jones  
Ralph Meekins  
John Preyer  
Ramsey White

The following item was presented for information only:

**Guest Presentation**  
Chair Kotis welcomed and introduced Jenna A. Robinson, President of the James G. Martin Center for Academic Renewal who presented on Free Speech, Civic Education, and Academic Transparency at UNC-Chapel Hill.

Questions and discussion were entertained.

Chair Kotis shared that three resolutions related to freedom of speech, academic transparency, and civics education would be distributed to the committee in BoardEffect for review and discussion but would not be presented for a vote at the meeting. Chair Kotis stated that the resolutions would be reviewed and modified as needed for further discussion in January.

**ADJOURNMENT**

There being no further business to come before the committee, Chair Kotis adjourned the meeting at 12:02 p.m. without objection.
Board of Governors Facility Inventory and Utilization Study

Nathan Knuffman, Vice Chancellor for Finance and Operations Strategic Initiatives Committee, Board of Trustees

January 2024
Agenda

• Facilities Utilization Overview
  • Space Profile
  • Building Condition
  • Building Age

• Classroom Utilization
  • System Office Utilization Metrics
  • Preliminary Takeaways
  • Classroom and Lab Modernization
Space Profile

UNC System Capital Assets

- The UNC System has approximately **92 million gross square feet** of capital assets.
- This includes close to **3,012 buildings**.*
- Current replacement value exceeds **$27.4 billion**.

### Number of Buildings by Fund Type
- 1964 Appropriated
- 1,048 Non-appropriated
- 3,012 Total

### Gross Square Feet (GSF) – in millions
- 47.4 Appropriated
- 44.6 Non-appropriated
- 92.0 Total

* Includes all 16 university institutions, excluding UNC Hospitals

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UNC-Chapel Hill Capital Assets
Appropriated and Non-Appropriated

**Distribution of Total Space, 20.1 GSF**

- **HA**: 6.5M GSF
- **RS**: 5.9M GSF
- **HOUSING**: 3.2M GSF
- **AA**: 4.5M GSF

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**Average Building Size**

<table>
<thead>
<tr>
<th>Source: Gordian ROPA 2022 Data</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Buildings</strong>: 357</td>
</tr>
<tr>
<td><strong># of Bldgs</strong>:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>AA</td>
</tr>
<tr>
<td>133</td>
</tr>
<tr>
<td>HA</td>
</tr>
<tr>
<td>60</td>
</tr>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>55</td>
</tr>
<tr>
<td>RS</td>
</tr>
<tr>
<td>109</td>
</tr>
</tbody>
</table>

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We make Carolina go.
Building Condition Appropriated Space

- Over 50% of UNC-Chapel Hill space is in severe or poor condition.
- Building Condition is determined by dividing deferred maintenance backlog by the current replacement value.

Appropriated Building Condition

- UNC-Chapel Hill: 3.6 (Severe) 2.5 (Poor) 3.7 (Fair) 1.2 (Good)
- UNC System: 6.7 (Severe) 8.8 (Poor) 15.4 (Fair) 16.3 (Good)

Chronic deferred maintenance continues to be the primary challenge for all campuses, particularly among appropriated facilities.
Building Age

UNC System Age of Buildings by Appropriation Type, GSF (in Millions)

<table>
<thead>
<tr>
<th>Appropriation Type</th>
<th>GSF (in Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriated</td>
<td>47,418,754</td>
</tr>
<tr>
<td>Non-Appropriated</td>
<td>44,629,140</td>
</tr>
</tbody>
</table>

| 0-10 Years                  | 47,418,754        |
| 10-19 Years                 | 44,629,140        |

Source: Gordian ROPA 2022 Data

UNC-Chapel Hill Building Age

- Health Affairs Renovation Age
- Academic Affairs Renovation Age
- UNC Renovation Age
- UNC Construction Age

Source: Gordian ROPA 2022 Data
Classroom Utilization
System Office Methodology

- Looks at UNC System facilities with a focus on three key areas:
  - Utilization of instructional space
  - Room space characteristics
  - Building characteristics
- Goal is to gauge the capacity and utilization of space with two primary measures:
  - Weekly room utilization
  - Seat fill
Classroom Utilization – Weekly Hours

In 2021, total average weekly hours of instruction systemwide in classrooms was 21.8 hours per week. Total average weekly hours of instructions systemwide in class labs was 13.0 hours per week.
Classroom Utilization – Use of Work Stations

In 2021, UNC total average use of student stations for classrooms was 56.2%. In 2021, UNC total average use of student stations for class labs was 58.6%.
PRELIMINARY TAKEAWAYS

• Classroom utilization exceeds the UNC system average.
• Lab utilization appears to fall short of UNC system average and target.
  • Efforts underway to improve data collection and accuracy.
• We recognize that technology and layout flexibility of the space impact utilization.
Classroom and Lab Modernization

Phase One – 2018
• $200K annually in GPC classroom furniture maintenance
• Carroll 111 Renovation
• Morehead Chemistry convert lab space to lab/class

Phase Two 2024-25 (Proposed)
• Comprehensive renovation Sitterson Classroom $1.7M
• Stone Center Basement Design and Construction $3.15M
• Convert (4) Classrooms to General Purpose
• Instructional Space Study
Classroom and Lab Utilization Improvements Underway

The University is taking a phased approach to increase classroom and lab scheduling efficiency:

• Phase 1 Spring 2024:
  • All classroom and lab space assignments entered into ConnectCarolina
  • Developed and rolled out departmental classroom and lab utilization dashboard

• Phase 2 Fall 2024: Standardizing class start times and balancing classes to non-peak hour
Additional Information from Provost/Registrar