

Monday, November 27, 2023
Holladay Hall, Conference Room 18
1:30 PM – 3:00 PM

Attendance and Distribution

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Subcommittee representatives present: Alicia Knight; Barbara Moses; Bill Davis; Cameron Smith; ~~Dana Harris~~; Doug Morton; Lisa Johnson; ~~Patrick Deaton~~; Sumayya Jones-Humienny

Guests: N/A

Approval of the Minutes

This is the first meeting of the Campus Development Committee.

Approval of the Consent Agenda

N/A

Action Items

1. Space/Lease Requests:

- a. #16-03 Institute for Advanced Analytics Strategic Space Lease: A. Knight stated the current lease expires in June of 2025 and they are requesting approval to pursue a lease renewal in the Alliance Building or to pursue a new lease. The space was upfitted for their teaching needs, is fully occupied, and the Budget Office has verified Advanced Analytics has enough funding to cover lease costs with an expected marginal increase. *The committee approved this request.*

Campus Planning Subcommittee Info Items – see the attached 2023-11-27 Campus Development Committee Meeting Presentation:

1. Poe Hall Update (Info Item 17.05): Due to the recent discovery of PCBs inside Poe Hall, D. Morton explained the urgency of finding the replacement spaces for 17 generally-scheduled classrooms (plus several teaching and computer labs) for the College of Education's (CED) and College of Humanities and Social Sciences (CHASS) Psychology's classes for the spring 2024 semester. Inquiries are coming in about safety concerns in other colleges and buildings. Legal counsel must be brought in for advisement. The timeline is challenging without a subject matter expert (SME) on board to provide testing, cleaning, and safety/personal protective equipment (PPE) protocols.

Campus Planning is leading the replacement space effort with outstanding needs under review and the following considerations underway:

- a. Classrooms, Teaching Labs, and Computer Labs:
 - i. To increase the inventory, the Facilities Division is creating some new classrooms in 111 Lampe while Registration and Records tries to reschedule as many Poe classes as possible in existing classrooms elsewhere on campus.
 - ii. For the remaining deficit of teaching and computer lab space, they are investigating other colleges' teaching labs and conference rooms in the neighborhood for suitability and availability.
- b. CED:
 - i. CED is visiting the Hillsborough Building and Center for Technology and Innovation (CTI) for vacant, furnished space immediately available on the 2nd and 3rd floors for administrative and academic office space. *[Subsequent to the meeting, the determination was made that Hillsborough Building cannot be vacated or made ready in time for spring semester but can be available further out. The determination was later made to assign CED to CTI 3rd floor and CHASS Psychology to CTI 2nd floor available space.]*
 - ii. The Libraries has offered space for CED's Research and Advising needs in D.H. Hill, Jr. Library.
- c. CHASS Psychology:
 - i. Psychology has not submitted their complete list of space needs yet. *[They subsequently submitted a more comprehensive list of needs and toured Gardner, Hillsborough Building, and CTI 2nd floor.]*

Campus Development Committee

- ii. Their Psychoeducational Clinic will go to space on the Research IV suite 3100. The space is vacant but not move-in ready.
- iii. Some of their sponsored research can go in Research IV suite 2050; however, the College of Engineering (COE) also requested this suite.

The committee approved the assignment of Research IV Suite 2050 to CHASS Psychology and asked how they could help.

2. Projects/Campus Needs Discussion:

- a. Cates-West Development: L. Johnson noted that the Physical Master Plan (PMP) orientation will complete before the call for needs goes out. The Cates-West Development rose to the top of priority projects from the PMP due to the anticipated growth of the university and poor housing and dining inventory. This project envisions removal of three residence halls, a dining hall, and the West Dunn building without the net loss of beds over multiple. The project will consider all neighborhood needs and project delivery methods, utility impacts, and transportation demands. Per the new Campus Development process, it will include many stakeholders.

The scope comprises approximately one million square feet of buildout, depending on the number of stories, ranging from three to seven. The net growth of beds will be at least 500. The project will primarily be funded from auxiliary sources.

- b. Poole College of Management (PCOM) New Building: L. Johnson explained that the program shows the worst-case scenario with all the classrooms needed if the building is sited on Centennial Campus, which is currently short on classroom space. If sited on North Campus, then it can leverage the use of existing facilities for classrooms and student services. Siting on North Campus will likely require the removal of poor-condition buildings as the PMP envisions. The funding source is undetermined so consideration may be given to constructing a smaller new building and renovating Nelson Hall.

D. Morton recommended that the committee advise External Affairs, Partnerships and Economic Development on the amount of funding needed for this project and include them in the committee meetings. *The committee recommended PCOM fund a gift assessment study to help determine the gift funding opportunities. They encouraged experimenting with more efficient office space arrangements like those used by corporate America in the project pre-design. They advised submitting this project for the next Biennial Six-Year Capital request in fall of 2024.*

- c. Engineering Classroom Building: L. Johnson stated the College of Engineering (COE) project should start with visioning and site options analysis. The university previously invested heavily in site utility infrastructure for future academic development on the northwest end of Oval Drive prior to the decision to develop the Innovation District there. Conversely, there is no site utility infrastructure at the south end of The Oval, identified in the PMP for academic/research growth. This will need to be taken into consideration when budgeting for the project.

Discussion ensued regarding endowment land swaps and other site options vis-a-vis density. D. Morton noted that COE Dean Pfaendtner envisions a multi-building project to address programmatic and growth needs. *The committee is concerned about the timeline as COE has already reached about 35% of their growth goal. The committee advised discussions with External Affairs to request planning funding from the General Assembly's short legislature session in summer of 2024.*

- d. 111 Lampe Renovations: L. Johnson noted that funding allocated for the renovation of the 3rd and 4th floors was in the last biennium request two years ago. The renovation needs include building system upgrades, code compliance, and building envelope improvements for energy efficiency. The long-term program has not been finalized, but outstanding needs include moving Physics teaching

Campus Development Committee

from Fox Science Teaching Lab to 111 Lampe across from Riddick Hall, where their offices are located, plus the DELTA Testing Center that may now move to D.H. Hill long term as Venture IV is not a good fit for them in a private tenant building.

Given Poe's emerging needs, more classrooms and space for CED and Psychology will be allocated there for the short- to mid-term until Poe is occupiable again. *The Provost will discuss DELTA with Greg Raschke again and involve Campus Planning. They advised asking for all funding needed for Poe first, then using Lampe funding as a backup plan.*

- e. Nuclear Research Reactor Feasibility Study: D. Morton explained COE's need for a larger, more advanced reactor for research and experimentation regarding power production at a smaller scale. It cannot be consolidated with the existing reactor and its anticipated use is for the next 50 years. The study includes site recommendations and an environmental impact analysis. Two committees have been formed to assist with the study: a technical advisory committee and an external advisory committee to educate the public on the benefits.
- f. Athletics Self-Liquidating Authority Requests: S. Jones-Humienny reviewed the list of projects by category of security, AV, and technology in the areas of Carter-Finley, Reynolds Coliseum, Wolfpack Training Soccer Center, Dail Soccer, and Dail Softball. The projects total almost \$38M but these cost of work numbers do not include soft costs. Athletics has a retiring debt fee that they want to reinstitute, but this will need approval from the student body, UNC-SO and the Board of Governors. The debt service fee is different from the Athletic fee. They are approaching this as a fee development strategy versus a priority list of projects, as their project priorities shift with donor gift opportunities.

Other Business

1. D. Morton reiterated that the PMP Orientation course must complete before the call for needs goes out. Campus Planning is hiring a manager for the Campus Development process and interviews are underway. The new process manager will facilitate strategic projects through this process and encourage stakeholders to participate.

Next Meeting:

Monday, December 18, 2023, 3:00 PM – 4:30 PM for Project Execution agenda

Meeting Adjourned at 3:00 PM

2023-11-27 Campus Development Committee Meeting

1. Poe Hall Update
2. Space /Lease Requests
 1. Institute for Advance Analytics
3. Projects/Campus Needs
 - a. Cates West Development
 - b. PCOM New Building
 - c. Engineering Classroom Building
 - d. 111 Lampe Renovations
 - e. Nuclear Reactor Feasibility Study
 - f. Athletics Self-Liquidating Authority Requests



Poe Hall Update

- Testing discovered PCBs
- Impacts CED, CHASS Psychology, and (17) 110 Classrooms
- Restricted building access
- Academic continuity planning underway
- Classes moving online
- Relocating impacted units
- Hiring SME for guidance



Space/Lease Requests

Institute for Advanced Analytics – Lease Space Renewal Req #23-18

- Advanced Analytics is a graduate-level program (since 2007) – Master of Science in Analytics
- Alliance Center lease (about 29,000 sf) expires June 2025
- Request a 10-year lease to 2035 with an estimated annual 3% increase
- Current rental rate is \$1.17M/year (\$97,463.51/month)
- Requires Board of Trustee Approval



Priority Projects/Needs

Cates West Development

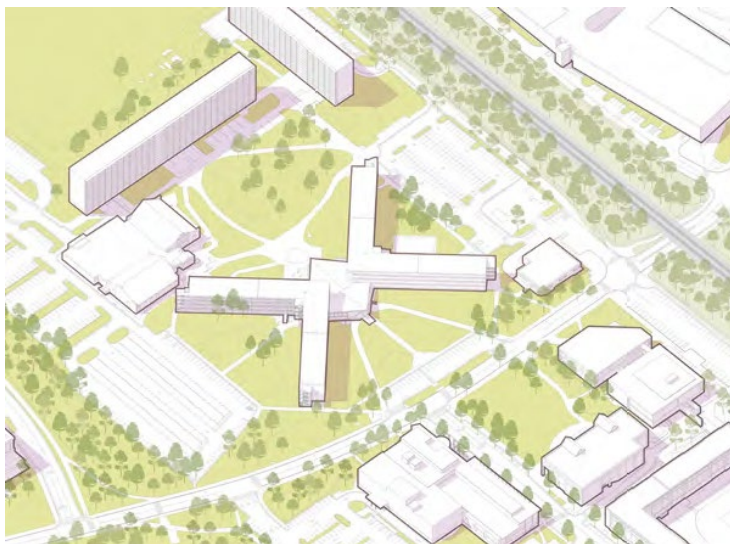
- Phased Implementation
 - No loss of beds
- Replaces poor inventory
- Demo Bragaw, Lee and Sullivan Residence Halls
- Housing
 - address growth and quality
- Dining
 - address growth, visibility, and quality
- Neighborhood needs
 - Student Services
 - Student Centers growth and adjacencies



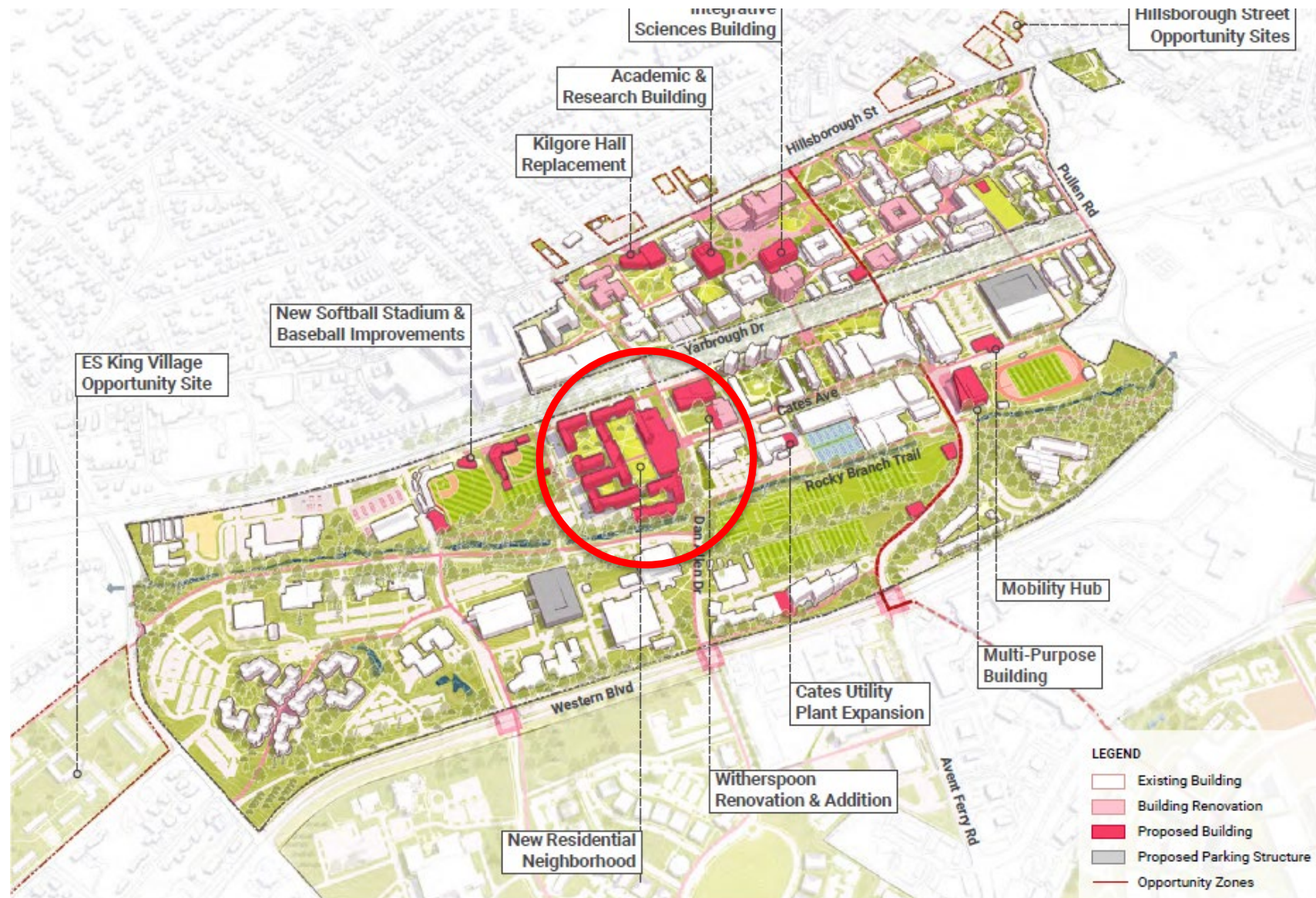
Priority Projects

Cates West Development

- Project delivery
- Utility Impacts
- Financial Strategies
- Stakeholders



Cates West Existing Conditions



North and Central Campus Precincts form the historic core of academic and student life. Important recommendations include enhancing the vibrancy of the Brickyard, renovation of key facilities, creation of several hubs of activity, prioritizing pedestrians over vehicles, connecting campus and community, optimizing land use, incorporating sustainable features, and reinventing student life.

CATES WEST HUB

Witherspoon Student Center Renovation & Addition

The Witherspoon Student Center is the home to the African American Cultural Center, Student Media Center, Military & Veteran Resource Center, and Cinema. Significant renovations are needed to achieve the vision of providing a welcoming, vibrant, and safe place for students, faculty, staff, and community members of diverse race, ethnic, and experiential backgrounds to gather and engage for cultural, intellectual, and community enrichment and support.

Harris Field Academic Building

Pullen Hall currently houses Student Affairs and operations for Student Housing, while Harris Hall serves as the primary student service resource hub for NC State students. As a long-term strategy, the goal is to migrate many of these student services to either a new Dining & Student Services Building or elsewhere on campus. This would allow these buildings to be replaced, potentially with a new academic facility that will further add to the diverse mix of campus uses in this area. The front door of a new building would ideally be placed to open onto Harris Field, framing and adding activity to this important space.

Cates Utility Plant Expansion

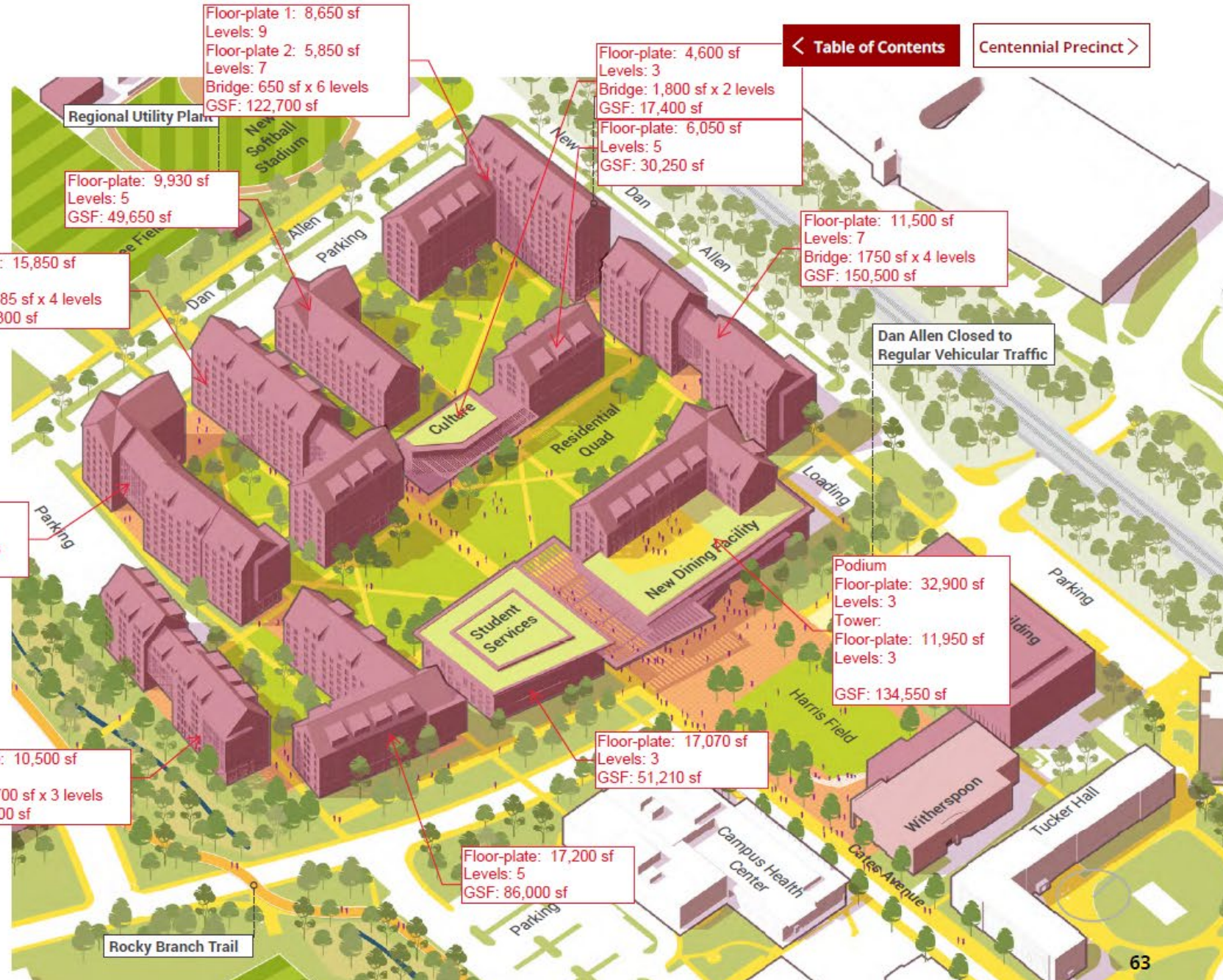
The Plan identifies the need to expand capacity of the existing Cates Utility Plant. Recommendations include a building expansion to the east and additional cooling towers adjacent to those already existing, south of the plant.



CATES WEST HUB

Cates West provides a formative experience for many NC State first-year students as the neighborhood supports the greatest concentration of undergraduate housing on campus. Many of these residence halls lack adequate access and modern student life amenities. The buildings exist as objects in the landscape with little relationship to one another.

This area also includes the primary residential dining facility on campus, Fountain Dining, which is outdated and over-capacity. The Campus Health Center, Witherspoon Student Center, and various student services located within Pullen and Harris Halls are also located within this area. The Plan presents a transformative vision for this neighborhood, focused on supporting shared uses and a sense of community and connectivity.

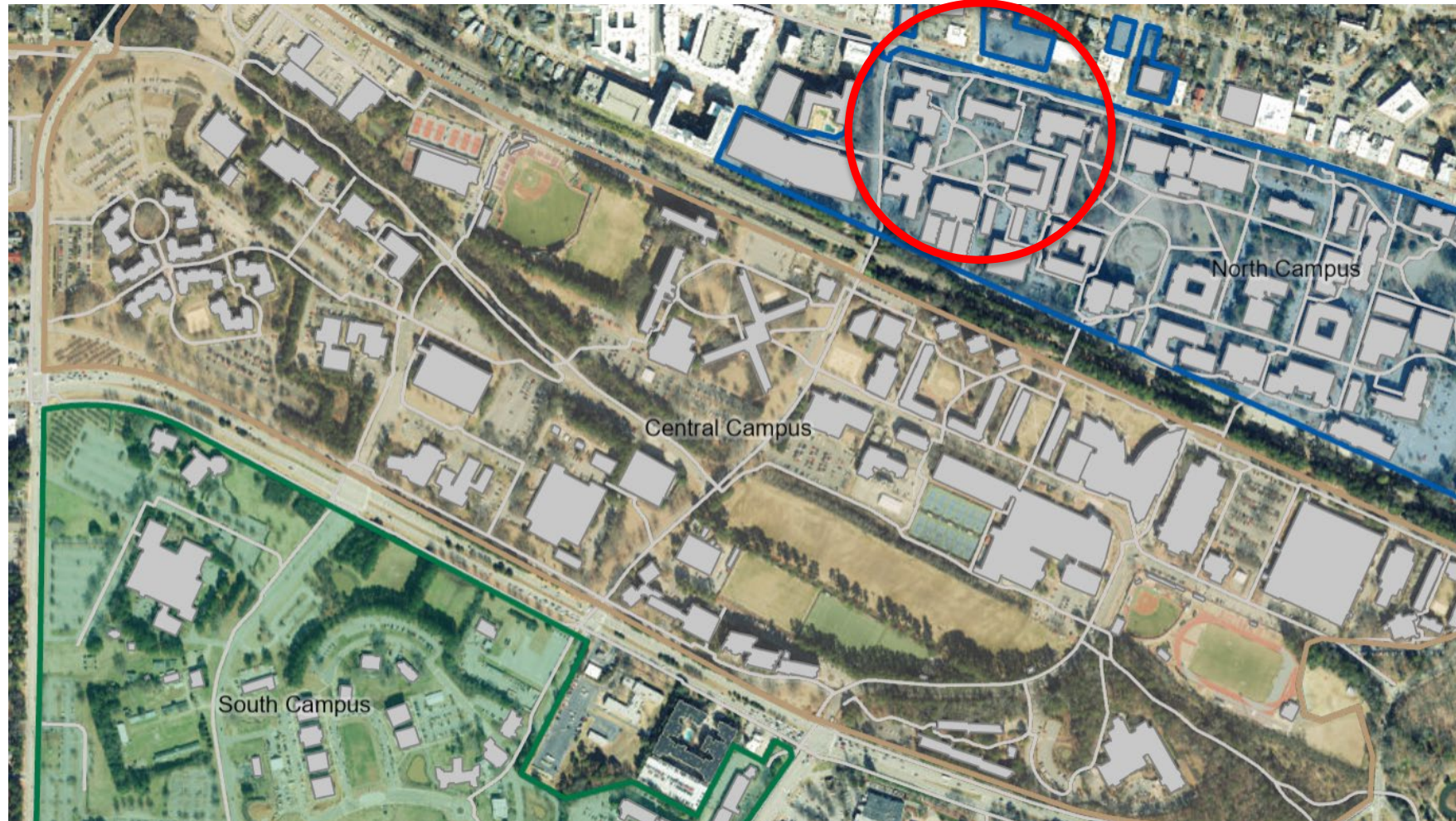


Cates West Existing Conditions

Priority Projects/Needs

Poole College of Management New Facility

- Completed Study
- Site Considerations – North or Centennial Campus
- Advanced Planning for Site Selection and Program Refinement (\$4.5M)
- Leverage existing classrooms and infrastructure on North Campus



Priority Projects/Needs

Assumptions in Program

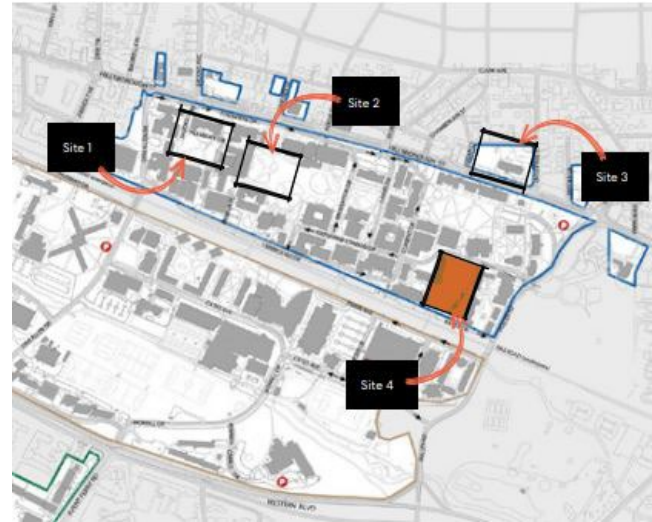
- Meet all classroom needs in building, until site is selected.
- Target of 50 GSF/ student benchmark for other business schools between 40-60 GSF/ student.

Proposed Program Summary	
Instructional Spaces	48,750 SF
Poole College of Management Administration	6,708 SF
Departmental Administrative & Faculty Offices	32,578 SF
Student Services & Programs	12,557 SF
Initiatives + Outreach + Engagement	10,238 SF
Common Areas	19,875 SF
Shared Facilities	3,630 SF
Building Support Spaces	91,348 SF
TOTAL	225,684 GSF 50 GSF / Student

Priority Projects/Needs

Poole College of Management New Facility

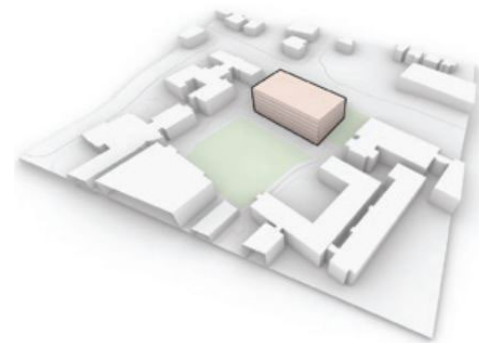
- North and Centennial Campus Sites Considered



Site 4: Riddick Lot Site



Site 1 (Alternative): Kilgore Site



Priority Projects/Needs

Engineering Classroom Building

- Address enrollment growth
4,000 students and 100+ faculty
- \$200M FY27 funding
- AP – Predesign funding needed for project visioning, program and site options
- Utility Impacts



Priority Projects/Needs

Engineering Enrollment Projections

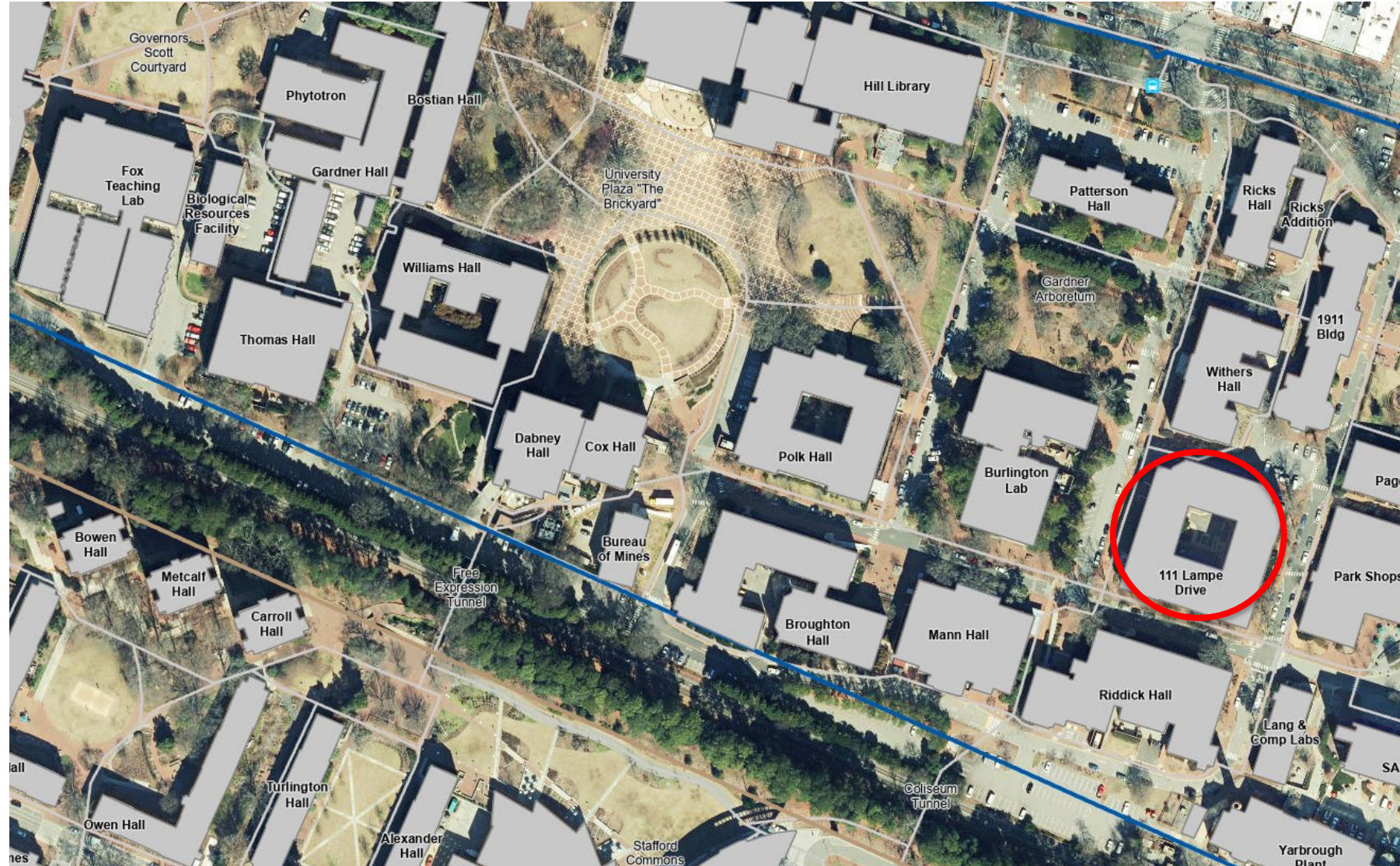
STUDENT ENROLLMENT			
Department	Fall 2021 Enrollment	Enrollment Increase	Projected Enrollment
College (undergraduates are first year)	2,150	841	2,991
Biomedical Engineering	615	-101	514
Chemical and Biomolecular Engineering	640	180	820
Civil, Construction and Environmental Engineering	891	312	1,203
Computer Science	1,816	1,516	3,332
Electrical and Computer Engineering	1,583	-377	1,206
Industrial and Systems Engineering	606	193	799
Materials Science and Engineering	238	117	355
Mechanical and Aerospace Engineering	1,610	477	2,087
Nuclear Engineering	226	17	243
College of Engineering Total	10,375	3,175	13,550

The Fall 2021 base year includes some growth towards the 40% College of Engineering enrollment increase by 2030; therefore, some departments seem to show negative enrollment increases. For example, Biomedical Engineering grew by 110 students between 2019 and 2021 (to a total enrollment of 615 in Fall 2021).

Priority Projects/Needs

111 Lampe Drive Renovation

- Renovates 3rd and 4th Floors about 43,000 ASF
- Addresses building envelope condition and building systems
- Potential occupants – Physics, COE growth, DELTA Testing, and classrooms
- Classrooms off-line during construction



Priority Projects/Needs

111 Lampe Drive Renovation



Priority Projects/Needs

Feasibility Study for an Advanced Nuclear Reactor (\$3M)

Section 40.1.(v)

1. Assessment of site selection
2. Study and analysis of potential environmental impacts
3. Analysis of licensing requirements for a reactor
4. Engineering and construction evaluation of a reactor and associated laboratories, including cost estimates
5. Utilization analysis, including capability development for advanced nuclear power generation in the State.
6. Vendor contractor evaluation
7. Identification of potential for collaboration with industry, other academic institutions, and State and federal entities.



Priority Projects/Needs

Athletics Self-Liquidating Authority Requests

• Carter-Finley Stadium Gate Enhancement (Security)	\$20,000,000
• Carter-Finley Stadium New South Endzone Video Board / Moving Videoboards (AV)	\$4,300,000
• Carter-Finley Stadium Fan Amenities (Technology)	\$2,750,000
• Carter-Finley Stadium WiFi (Technology)	\$1,500,000
• Carter-Finley Stadium Metal Detectors (Security)	\$650,000
• Carter-Finley Stadium Signage improvements (Security)	\$550,000
• Reynolds Coliseum - Video, Lighting, & Sound Upgrades (AV)	\$1,750,000
• Wolfpack Training Soccer Center Lighting Upgrade (AV)	\$650,000
• Dail Soccer / Track Lighting Upgrade to LED (AV)	\$625,000
• Softball Lighting Upgrade (AV)	\$425,000
• All Athletic Facilities Conversion from Sonitrol Security to Campus SAT Security (Security)	\$1,900,000
• All Athletic Facilities Broadcast Production Switchers (AV)	\$1,200,000
• <u>All Athletic Facilities Broadcast Audio Console (AV)</u>	\$450,000
• Total	\$36,750,000

