

## Campus Development Committee

January 22, 2024

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

The minutes of the December 18, 2023 meeting were approved and have been posted.

**Campus Planning Subcommittee Information Items** – see the associated 2024-01-22 Campus Development Committee presentation for additional information.

1. Approval of the Consent Agenda: N/A

2. Action Items:

- a. McKimmon Center Modernization Study: The NC State Continuing and Lifelong Education (NCSCaLE) program requests a \$125,000 study for a 10-year roadmap to address: changing programmatic and AV needs; interior refurbishment; MEP and Fire Protection systems upgrades/replacements; exterior envelope maintenance; site/landscape improvements; and long-term maintenance strategies. As one of the most public-facing buildings on campus and the only one able to host conferences of substantial size, it is very outdated with only minor interior renovations since its construction in 1976. The Physical Master Plan shows it to remain, its structure is sound, and a plan for abatement of any hazardous materials will be addressed. A 1983 memo outlines its funding structure to be from the general fund (vs. self-liquidating), however, B. Moses suggested convening a group to determine if the structure is still appropriate or if changes should be considered and she offered to convene that discussion. *The Committee approved the study.*
- b. Wolfline Bus Operations and Maintenance Facility Site Selection Criteria Study: Transportation requests a \$50,000 study to identify programmatic and land needs and develop a basic concept plan to site a facility on ~ 4 to 5 acres of state-owned land or privately owned land to be purchased. Wake County Transit may match funds. The anticipated cost for the facility is \$20M - \$30M. The current lease located on Highway 54 in Reedy Creek expires in 5.5 years. University Real Estate & Development (URED) is reviewing purchase opportunities. Ensuing discussion noted owning a facility would not indicate that NC State would self-perform the operation of the bus line, but that the facility would be utilized by the selected contractor. *The Committee approved the study to better identify the needs.*

3. Planning Updates:

a. Poe Hall:

- i. The Center for Technology and Innovation (CTI) sublease of Bandwidth's 40,000 SF vacated space to the College of Education (CED) and College of Humanities and Social Sciences Psychology (CHASS Psych) expires in the summer of 2025. The landlord has or will soon begin to market that space for occupancy beginning in September 2025, so the Poe remediation timeline needs to be determined. It will take at least two months to complete

the Main Distribution Frame (MDF) project and restart the HVAC system to assess the extent of further contamination and verify that the contaminant source is in the internal duct insulation mastic. It is then up to the EPA to determine the remediation requirements.

- ii. With Facilities' collaboration, Registration and Records has begun the process of scheduling CED's and CHASS Psych's relocated class sections for the Fall 2024 semester. Because several classrooms are undergoing renovation, there will be a shortage of swing space, triggering the need to extend the scheduling window and share more. The Committee should issue this directive.
- iii. *The Committee confirmed that CED and CHASS Psych will continue in the CTI building swing space through the summer of 2025. They requested the Planning Subcommittee work with Registration and Records to provide the language for a memo directive to extend class scheduling and share more departmental teaching labs and conference rooms.*

b. Cates West Development:

- i. A \$200K - \$250K financial analysis for cost modeling is needed before pre-design to determine the best project delivery method. The project involves self-liquidating components of housing and dining and state-appropriated components of infrastructure (roads, utilities, plant capacity, etc.) with other student services. Since enrollment growth is a major priority for the university, the project goals (500-600 additional beds) need to balance with revenue streams/debt service means and respective timeline considerations.
- ii. A public-private partnership, like William and Mary's, is under consideration; however, if the University must guarantee occupancy, then it would not meet the goals of limiting balance sheet impacts of the project. The committee discussed that to be off-balance sheet, P3 structures generally require that non-university residents be allowed to occupy if university demand does not meet the supply available, and this structure is not viewed as compatible with freshman housing. More discussion and investigation will occur during the study.
- iii. *The Committee advised that the stakeholders must synchronize this project with Enrollment Management and Services' (EMAS's) enrollment growth plan.*

c. Poole College of Management New Building:

- i. Since the completed study identified the need for a new 200K – 225K GSF building, the state legislature appropriated \$4.5 M for the Advance Planning phase. Designer selection will begin in February, but the site has not yet been selected and the funding model needs to be determined.
- ii. *The Committee noted that they have asked Institutional Strategy and Analysis for course taking patterns needed for PCOM and the other colleges they service as this impacts the campus locations that should be considered during site selection. They also recommended a meeting with Dean Buckless to determine how much the college can fundraise for this project. Performing the site selection analysis is a university priority and can be concurrent with the designer selection process.*

d. Engineering Classroom Building:

- i. The \$200M to be awarded in FY 2026-27 is neither enough nor coming soon enough to address proposed growth. Pre-design funds are needed to determine the vision, scope, and long-term future building's needs in addition to campus utility impacts. *The Committee stated the goal is to request in the short session the move of planning funds to the current FY.*

e. Nuclear Research Reactor Feasibility Study:

- i. Designer selection is underway to study a ten mega-watt reactor facility with research space. A status report is due to the state legislature midway through the effort, with a targeted completion in 18 months. The facility will cost more than federal funds will provide and the Nuclear Engineering Department may want to move the department to the new facility.

- f. BTEC 2.0: NC Facility for Advanced Biomanufacturing (NCFAB) Study:
    - i. The Provost approved establishing a Biopharmaceutical Manufacturing Cluster with five faculty hires; however, the communication loop did not cover the need for additional space proximate to the Biomanufacturing Training and Education Center (BTEC) building. The existing BTEC programs provide training, whereas the new cluster will also perform research.
    - ii. A study is needed to identify the site and total project cost for the proposed new 100,000 GSF building housing research and process labs, classrooms, offices, GMP space, etc. The estimated recurring \$6M cost in research expenditures is in addition to the current expenditures.
  - g. Administrative Services Neighborhood Space Analysis:
    - i. *Due to a shortage of time, this item will be covered at the next meeting.*
  - h. Schenck Forest Multi-Purpose Building Study:
    - i. *Due to a shortage of time, this item will be covered at the next meeting.*
4. Campus Development Needs Request Memo:
- a. The call for needs memo requests the top three priorities without regard to funding source and will be sent to the two-digit OUC campus partners upon approval by the Committee. *The Committee approved sending the memo with the verbiage “without regard to funding source (appropriated or non-appropriated)” and to “contact Campus Planning and Strategic Investment for questions and assistance with the process.”*

#### **Project Execution Subcommittee Information Items**

5. Project Status Updates:
- a. CVM Equine Hospital:
    - i. The \$120M project is now estimated at \$150M including escalation. The Centennial Campus central utility plant is degrading and at the end of its service life. It is not severable from the rest of the project. The hospital is settling for less than the needed program while CVM has not raised any funds. In any case, the cooling towers need to be fixed but they won't have the additional capacity needed.
  - b. Dabney Hall Renovation:
    - i. The Broughton Swing Space renovation needs \$20M. Dabney and Cox should be in the next Capital Plan submission to request additional funds.
  - c. Electrical Distribution Upgrade (EDU):
    - i. This project needs \$1M reimbursement for the last phase's bid coming in over budget and escalation that will use up previous phase savings and the current contingency amount.

#### **Other Business**

- 6. Recently Awarded or Soon-to-be Awarded Research Grants:
  - a. M. Vouk reviewed the most recent list of projects and those that will need space.
- 7. Bill Davis, Design and Construction Director of Formal Design, was introduced as a member of the Project Execution Subcommittee and a Subcommittee Representative to attend Campus Development Committee meetings.

**Next Meeting:** February 23, 2024, 1:30 PM – 3:00 PM

**Meeting Adjourned at 3:00 PM**



## 2024-01-22 Campus Development Committee Meeting

1. Campus Planning Subcommittee
  - Action Items – Studies
  - Updates
  - Call for Needs Memo
2. Project Execution Subcommittee
  - Updates



## McKimmon Center Modernization (Action Item)

- Continuing and Lifelong Education Program facility built in 1976 – 115,500 GSF
- **Request** initiating a \$125K study to provide a 10-year roadmap to address:
  - Changing programmatic needs
  - Interior refurbishment
  - MEP systems upgrades/replacement
  - Exterior envelope maintenance
  - Site/landscape improvements
  - Long-term maintenance strategies





## Wolfline Bus Operations and Maintenance Facility Site Selection Criteria Study (Action Item)

- Study to identify programmatic and land needs and develop a basic concept plan
- State land or purchase privately owned land – about 4 to 5 acres
- Possible matching funds from Wake Transit – anticipate \$20M to \$30M facility
- Existing lease ends in 5.5 years



## Poe Hall Update

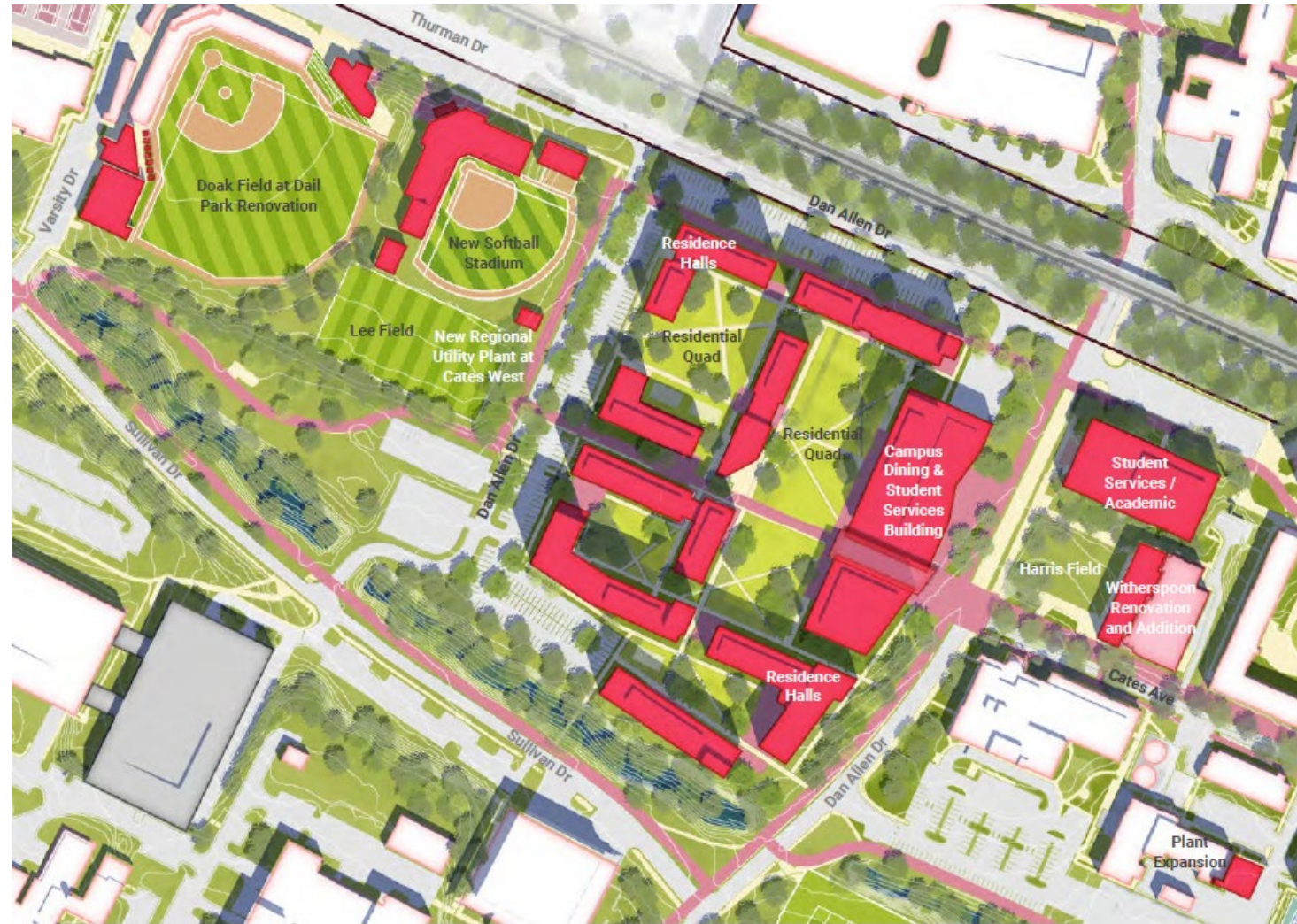
- Academic Continuity Plan
  - CTI Sublease (through summer 2025)
  - Research IV (2 suites)
  - 111 Lampe
  - DH Hill
  - Gardner Hall
  - Broughton Hall (spring)
- 240 Class Sections relocated
- Swing space impacts for other projects
- Consider central scheduling for conference rooms





## Cates West Development

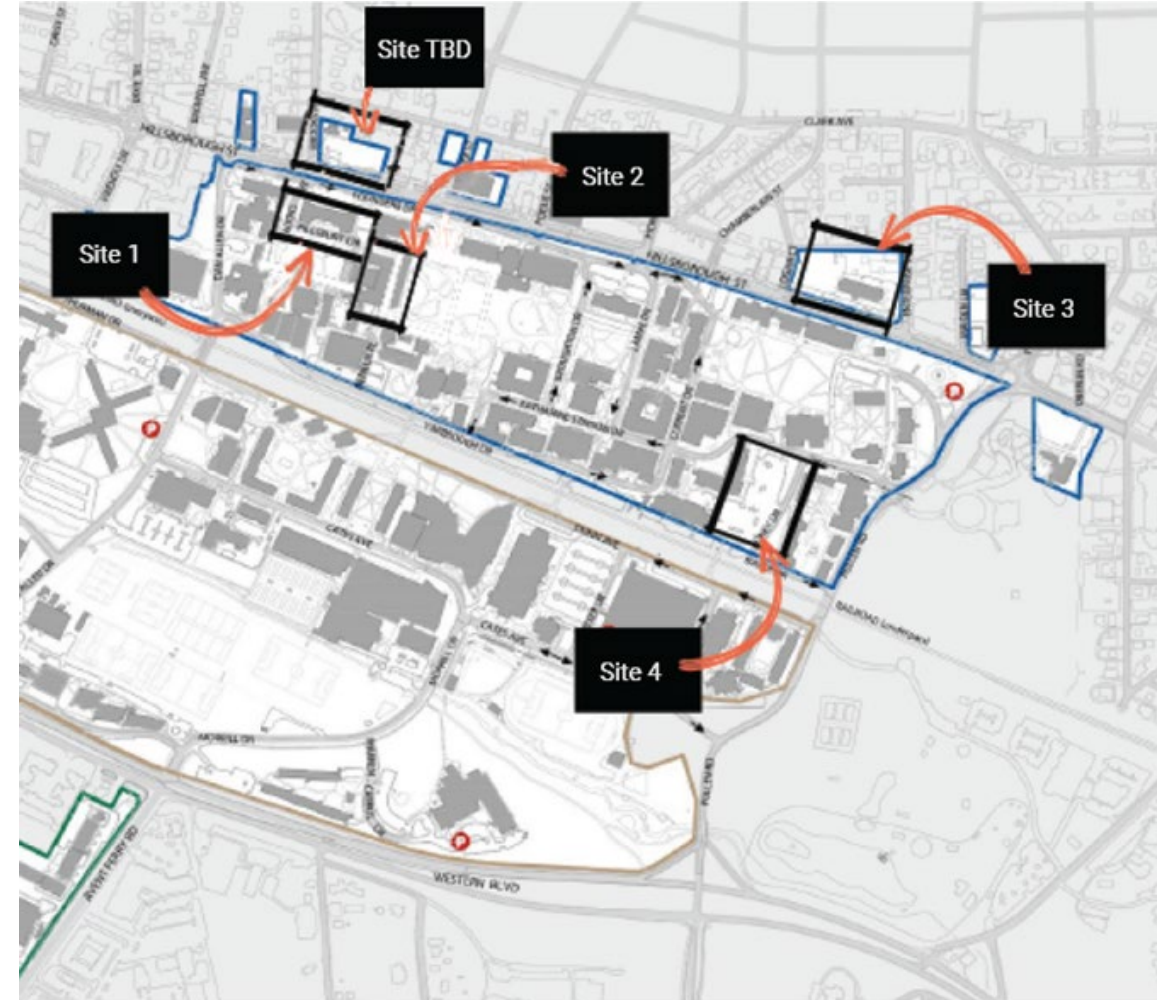
- Identify approximately \$200K to \$250K for financial analysis modeling before pre-design
- Determine project delivery method
- Pre-design
  - Neighborhood programming
  - Site development plan/phasing
  - Infrastructure impacts
  - Blocking/stacking diagrams
  - Financial modeling
- Utility Plant Capacity Study underway





## Poole College of Management New Building

- Completed study identified the need for a 200,000 to 225,000 GSF building
- Advanced Planning funded at \$4.5M
- Initiate designer selection – February
- Site selection
- Identify funding strategies (state-appropriated or split funded)
- Legislature involvement



## Engineering Classroom Building

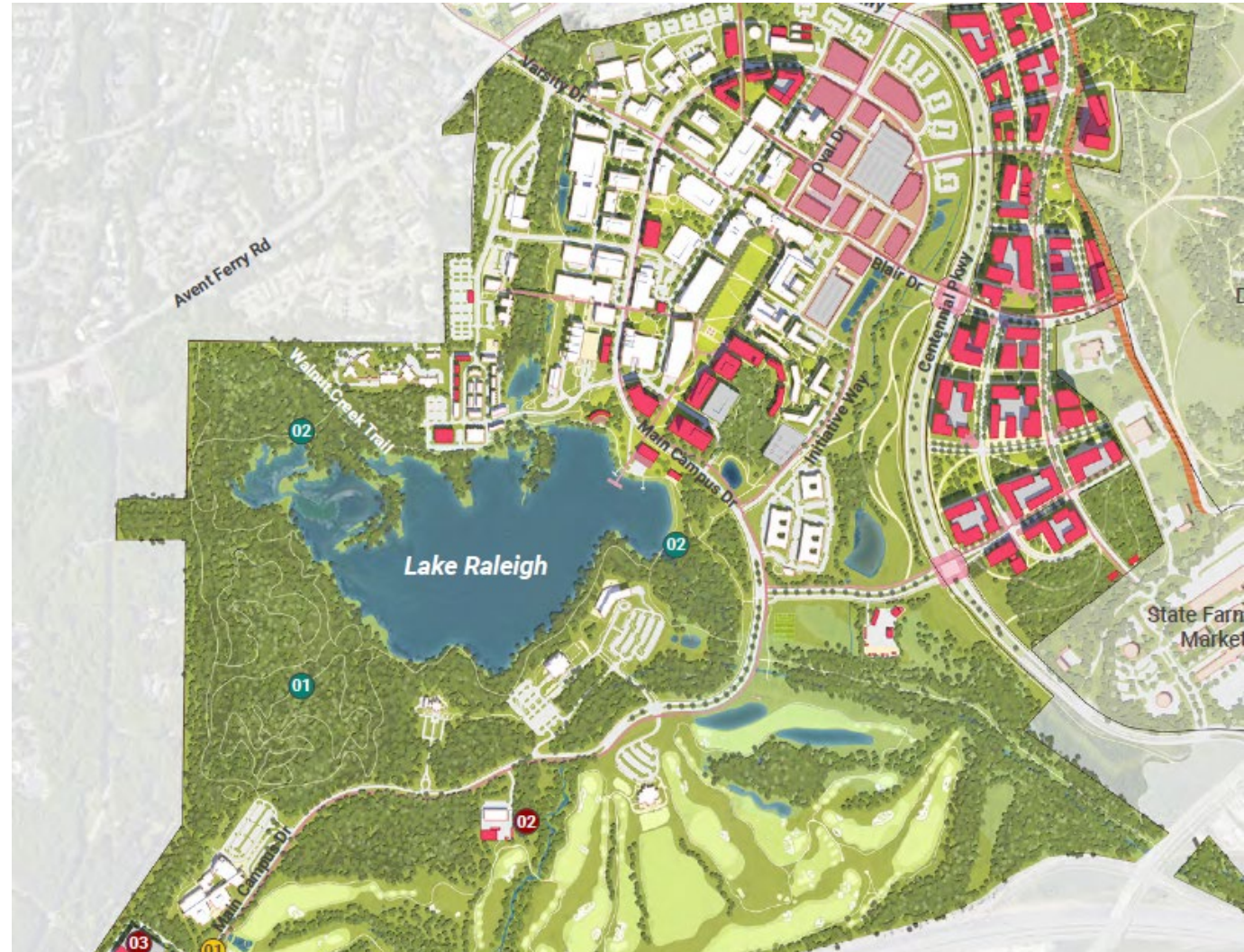
- Addresses COE enrollment growth
- \$200M - FY27
- Identify predesign **funding** to determine the vision, scope, site, and long-term future buildings needs
- Identify **funds** to study campus utility plant impacts





# Nuclear Research Reactor Feasibility Study

- Designer selection underway – interviews February 28<sup>th</sup>
- Reactor Feasibility Task Force
- 18-Month Completion Target
- Legislative reporting required midway





## BTEC 2.0

### NC Facility for Advanced Biomanufacturing (NCFAB)

- Establishing a Faculty Cluster in Biopharmaceutical Manufacturing (Provost approved)
- Interdisciplinary cohort – five faculty members
- New 100,000 GSF building includes research and process development labs, classrooms, offices, GMP space, etc.
- Funding: state-appropriated, Golden LEAF, donors
- Recurring costs: state (estimate \$6M/Year)
- Study needed to identify the site and total project cost





# Administrative Services Neighborhood Space Analysis

- Develop programmatic needs and functional work requirements
- Consider adjacency requirements, flexible work schedules, and a mix of task-based individual and shared workspaces
- Goals
  - Improve space utilization and efficiency
  - Develop workplace space standards
  - Create highly effective and vibrant workplace environments
  - Establish methodologies to measure and evaluate workplace performance
- Occupant Sensor Data





# Schenck Forest Multi-Purpose Building Study - Complete



- Front door for the Forest and College
- Increase research, instruction, and extension in a managed forest setting
- Venue to host college events and activities
- Estimated budget: \$11M
- Site 5 selection under consideration
- Fold Study into the new Process

Sites Considered





# Campus Development Needs Request Memo

SUBJECT: Campus Development Needs Submissions

**DRAFT**

DATE: January 22, 2024

The Campus Development Committee utilizes the process laid out in the [Physical Master Plan](#) to ensure that transformative projects are prioritized, input is inclusive, strategic criteria are used, and reporting on results is transparent. The process guides high-impact construction, renovation, and infrastructure projects with budgets over \$4 million and calls for collaboration across colleges, divisions, disciplines, and perspectives.

We are requesting each college/unit submit its top three prioritized needs for consideration in the 2025-27 Six-Year Capital Plan Submission and for prioritizing the university's appropriated and non-appropriated capital needs. All requests should utilize the Campus Development Request form located on the [Campus Development Committee](#) website. Unfunded or partially funded projects or those with completed design studies should be included with your submission if they are a priority.

Submissions are due by March 1, 2024. If you have questions or need assistance, please contact Campus Planning and Strategic Investment at [group-campus-dev-request@ncsu.edu](mailto:group-campus-dev-request@ncsu.edu)

# Project Execution Subcommittee Updates

1. CVM Equine Hospital
  - Central Utility Plant
2. Dabney Hall Renovation
  - Broughton Hall Swing Space
3. Electrical Distribution Upgrade

