

Campus Development Committee

Friday, February 23, 2024
Holladay Hall, Conference Room 18
2:00 PM – 3:30 PM

Attendance and Distribution

Members present: Warwick Arden; Charles Maimone; Genevieve Garland for Mladen Vouk

Subcommittee representatives present: Allen Boyette; 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 January 22, 2024 meeting were approved and have been posted with the following addition to item 3.c.ii Poole College of Management New Building:

Performing the site selection analysis is a university priority and can be concurrent with the designer selection process.

Approval of the Consent Agenda

1. N/A

Campus Planning Subcommittee Information Items

1. Delegated Authority Space Approvals: N/A
2. Action Items: N/A
3. Planning Updates: See associated presentation “2024-02-23 CamDevCmte Pres” for additional information L. Johnson presented.
 - a. Poole College of Management New (PCOM) Building (#Info Item 22.02): The study has completed and \$4.5 M in funding was awarded to start Advance Planning. Site selection must factor in course taking patterns to determine whether to move PCOM to Centennial Campus or keep it on North Campus. *[Subsequent to the meeting, Institutional Strategy and Analysis provided the course taking pattern information in **bold** below.]*
 - i. 25% of the program is allocated to office space. The Committee asked for more discussion on implementing different strategies to improve efficiencies, such as smaller offices, while remaining competitive with other institutions. The Administrative Space Analysis underway will inform office space for future projects. See 3.b below.
 - ii. **Most undergraduate courses taught by PCOM occur on Main Campus. North hosts 71% and Central Campus hosts 9% for total of 80%, whereas Centennial hosts only 1% and 18% are off campus/virtual. Conversely, most graduate courses taught by PCOM are off campus/virtual at 71%. North hosts 28%, Central hosts less than 1%, and Centennial hosts 1%, for a total of about 29% on campus.**
 - iii. Centennial Campus does not have the capacity to accommodate dining, housing, and student service needs for engineering growth plus the relocation of over 4,000 PCOM students.
 - iv. *Performing the site selection analysis is a university priority and can be concurrent with the designer selection process.*

- b. Administrative Services Neighborhood Space Analysis (#202313017 – Info Item 24.03): Quantitative data collection started on February 2, 2024 with the installation of Occuspace sensors. Meetings and questionnaires underway will provide qualitative data. Every unit has different functional work, operational, and adjacency requirements. The design team, Buro Happold (who acquired Brightspot Strategies) will give an update at the March 18 meeting.
4. Campus Development Needs Request Memo Update:
 - a. The memo went out to the 2-digit OUC campus partners on January 29, 2024. There have been several inquiries since and Planning Subcommittee members have met with DASA, COE, EMAS, and CNR. The deadline for submissions is March 5, 2024. During project development, an effort to include enabling projects in the discussions for future projects is important and should be included in the evaluation of the upcoming “Call for Needs.”

Project Execution Subcommittee Information Items - See associated presentation “2024-02-23 CamDevCmte Pres” for additional information C. Smith presented.

1. Project Status Updates:

- a. Wood Residence Hall HVAC Upgrades
- b. Baseball Renovation & Addition – Doak Field
 - i. Pre-engineered Building to be constructed first will provide short-term swing space for the indoor batting/pitching facility. Long-term, this building will provide storage for Baseball equipment and Athletics’ Grounds/Facilities equipment.
- c. University Towers Residence Hall Renovation & Parking Deck
 - i. Project is currently \$22.4M. A \$3M increase in project authority will be submitted for the April Board of Governors’ Meeting. The additional funds are from University Transportation accounts and will be allocated specifically for renovations to the parking deck on site: this is not currently funded with the \$22.4M allocation.
- d. Page Hall Renovation
- e. CVM Equine Hospital
 - i. The project is currently tracking over budget on both the Hospital and the Central Utility Plant (CUP) scopes.
 - ii. CVM is making tough decisions on complex scope reductions to keep the project within the \$100M budget (total project cost).
 - iii. Facilities is working on scope reductions for the CUP, understanding that N+1 reliability is a critical need for the CVM Campus and the University as a whole. Future development on the CVM Campus (including the current Hospital expansion in design) relies upon renovation and expansion of the CUP to provide safe and reliable utilities.
- f. Small Animal and Metabolism Education Unit Relocation
 - i. The current design for replacement of facilities is approximately \$27M. This estimated cost provides necessary services but includes a reduction in square footage. Cost escalation is due in part to requirements to comply with current building codes that have become more stringent since the building was constructed and not to the expansion of the facilities’ scope.
 - ii. While the lease on the existing property expires in 2031, remediation of the existing site will take 2 years to complete after the facility is vacated and the animals are relocated.
 - iii. Vice Chancellor Maimone stated that the University has \$10M to put toward the relocation of the ruminants’ program and cannot support anything more. Any additional funding for the project must come from CALS.
- g. Electrical Distribution Upgrades (Power Forward)

- h. Dabney Hall Renovation
 - i. College of Sciences (COS) brought a concern to the Provost and requested that the project "slow down" to provide more time for the Chemistry Department PIs/Faculty to relocate to swing space. In addition, one PI requested to remain in Dabney Hall on a floor that will be under construction.
 - ii. The project has been in design since 2022 and programming information has been requested of the department with mixed/poor responses.
 - iii. Some PIs missed several meetings and/or declined to provide comprehensive data for their labs' needs.
 - iv. During construction, the affected areas under construction must be unoccupied. Accommodation for PIs who "don't want to move" cannot be provided.
 - v. *The Committee does not support slowing down the project as COS requested; therefore, the project will move forward in a quick but prudent fashion with the following directives:*
 - 1. *Chemistry PIs/Faculty are requested to fully comply with the needs of the project design team and support the project schedule and requirements for swing space relocations.*
 - 2. *Chemistry PIs/Faculty must relocate to swing space while areas affecting their space are under construction.*
 - 3. *The Campus Development Committee will issue the above project "Statement of Support" that will be distributed and discussed at the upcoming "Town Hall" Meeting currently scheduled for April 9, 1:30-3:00 pm.*

2. State Construction Infrastructure Fund (SCIF) Milestone Updates

Other Business

1. Poe Hall Status:

- a. The initial phase of testing for building materials containing polychlorinated biphenyls (PCBs) has been completed. Air and surface samples were collected with the HVAC system turned off. Each of the indoor air samples were below the Environmental Protection Agency's (EPA's) established exposure levels for evaluating PCBs in school indoor air environments like Poe Hall. About two-thirds of surface samples collected had undetectable concentrations of PCBs. About one-third had detectable levels, and all but one of those were well below the EPA threshold. Concentrations for both air and surface samples were low overall but were generally higher on floors 3 through 7 than on floors 1 and 2, which is consistent with the division of HVAC circulation zones in Poe Hall.
- b. Next steps include additional evaluation of the building with the HVAC system turned on after the Telecommunications Main Distribution Frame (MDF) project in Poe is completed. This next phase will also involve a review of building materials used in Poe Hall to identify the potential sources of the PCBs being detected. This testing should provide a better understanding of the building overall, including potential issues, for development of a strategy for any needed mitigation in partnership with the EPA. These testing results will also inform the timeline.

Next Meeting: Monday, March 18, 2023, 3:00 PM – 4:30 PM

Meeting Adjourned at 3:23 PM

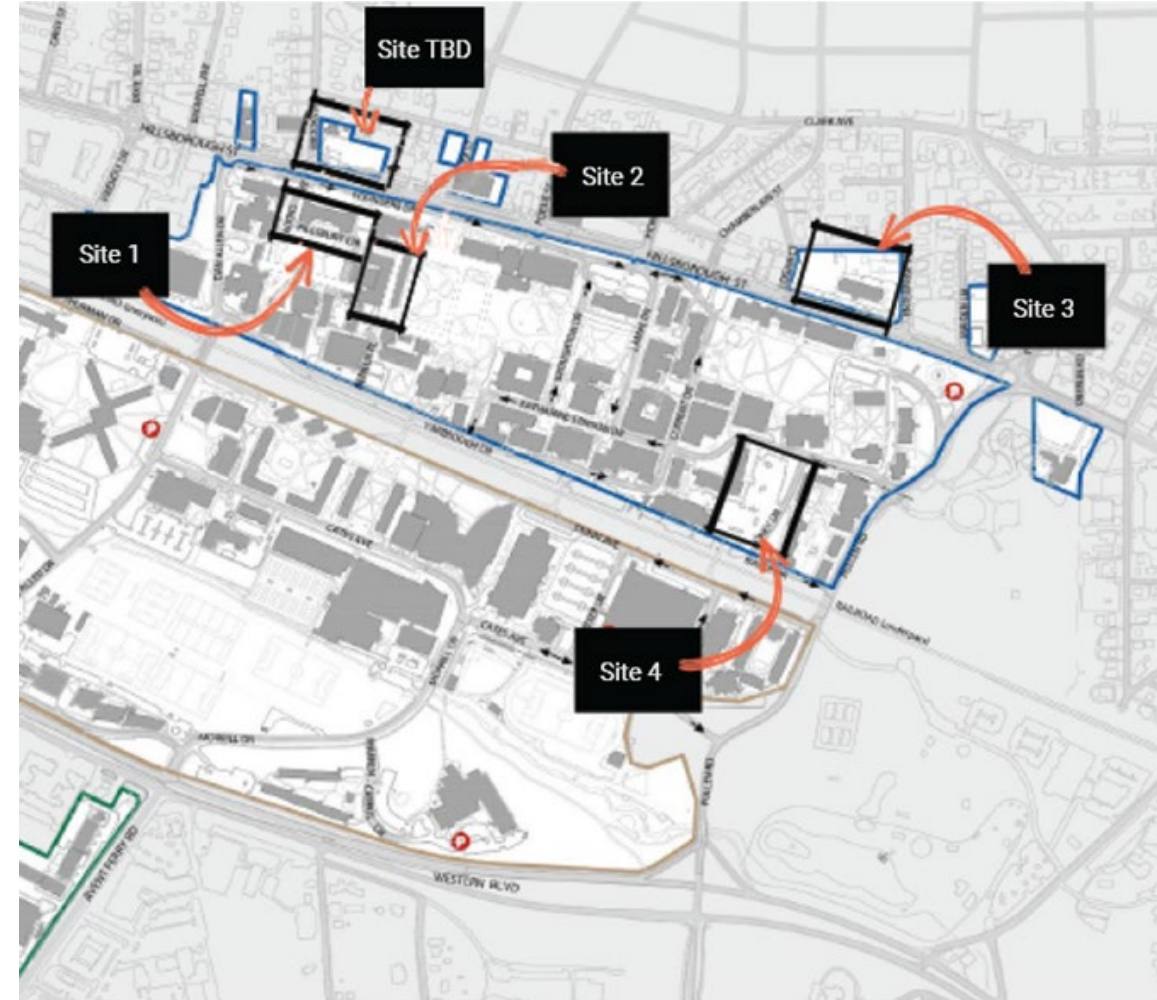
2024-02-23 Campus Development Committee Meeting

1. Campus Planning Subcommittee
 - Updates
2. Project Execution Subcommittee
 - Updates



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



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



Projects in Design

- **Wood Residence Hall HVAC Upgrades**

- **Scope:**

- This project renovates the HVAC system in Wood Residence Hall, a 114,400 GSF building built in 1983. The HVAC will be converted from the existing two-pipe system to a four-pipe system for increased reliability and efficiency, including new fan coil units and rooftop equipment.

- **Phase – Construction Documents**

- **Budget - \$10M**

- \$10M in Housing Trust Funds

- **Talking Points**

- Construction over the next two summers (two buildings)
- Equipment (fan-coil units and electrical panels/VFDs) has been pre-purchased to expedite
- Bid opening scheduled for mid-March



Projects in Design

- **Baseball Renovation & Addition – Doak Field**

- **Scope:**
 - This project will upgrade outdated and undersized baseball facilities and add enhanced fan game-day amenities, including improved seating, concourse, enlarged sports medicine room and weight room and a field replacement. A new 12,400 GSF addition includes a performance center (pitching lab and batting cage), locker rooms, players' lounge, concourse and expanded concession amenities.
- **Phase – Construction Documents**
- **Budget - \$15M**
 - \$15M in Athletics Receipts and Gifts
- **Talking Points**
 - Construction phased over multiple seasons
 - Expediting procurement of the Prefabricated Metal Building
 - Bid opening scheduled for late-March
 - Target completion August 2025



Projects in Design

- **University Towers Residence Hall & Parking Deck**
 - Scope
 - Renovates UT Residence Hall (1989). Upgrades the fire alarm, mechanical, and security systems to meet state standards and building code requirements
 - Phase – Construction Documents
 - Budget - \$22.4M
 - \$22.4M in Debt Service Fees (Housing and Dining Revenues)
 - Talking Points
 - Purchase of building to close May 2024
 - Schedule is critical...occupancy required for Fall 2024
 - Phased over two summers with potential for occupied renovation in common areas
 - Dining component on top level (minimal scope)
 - Bid opening scheduled for late-March
 - Equipment is being pre-purchased to expedite
 - Seeking an increase in capital authority (April BOG) to add the Parking Deck Renovation (\$3M) for use FY25-26



Projects in Design

- **Page Hall Renovation**

- **Scope**

- Renovation of Page Hall to provide 31,000GSF of office space for the College of Humanities and Social Sciences Dean's Office and Global Engagement. Project will focus on upgrades to the mechanical, electrical, and building envelope systems, while also addressing building code and accessibility deficiencies

- **Schedule – Construction Contract**

- **Budget - \$15,718,948**

- \$4,000,000 in SCIF Legislative Funding
 - \$7,819,813 in Carry Forward Funding
 - \$3,899,135 in F&A Funding

- **Talking Points**

- Changed delivery methods to CM@Risk
 - Deficient mechanical, electrical, and plumbing building systems
 - Holistic approach
 - Bid opening scheduled for early- April
 - Target completion August 2025



Projects in Design

- **CVM Equine Hospital**

- **Scope:**

- Renovation and addition to the existing Equine Hospital. The project expands research capabilities and provides services for equine veterinary care and surgical response. The project also includes expansion to the CVM Central Utility Plant

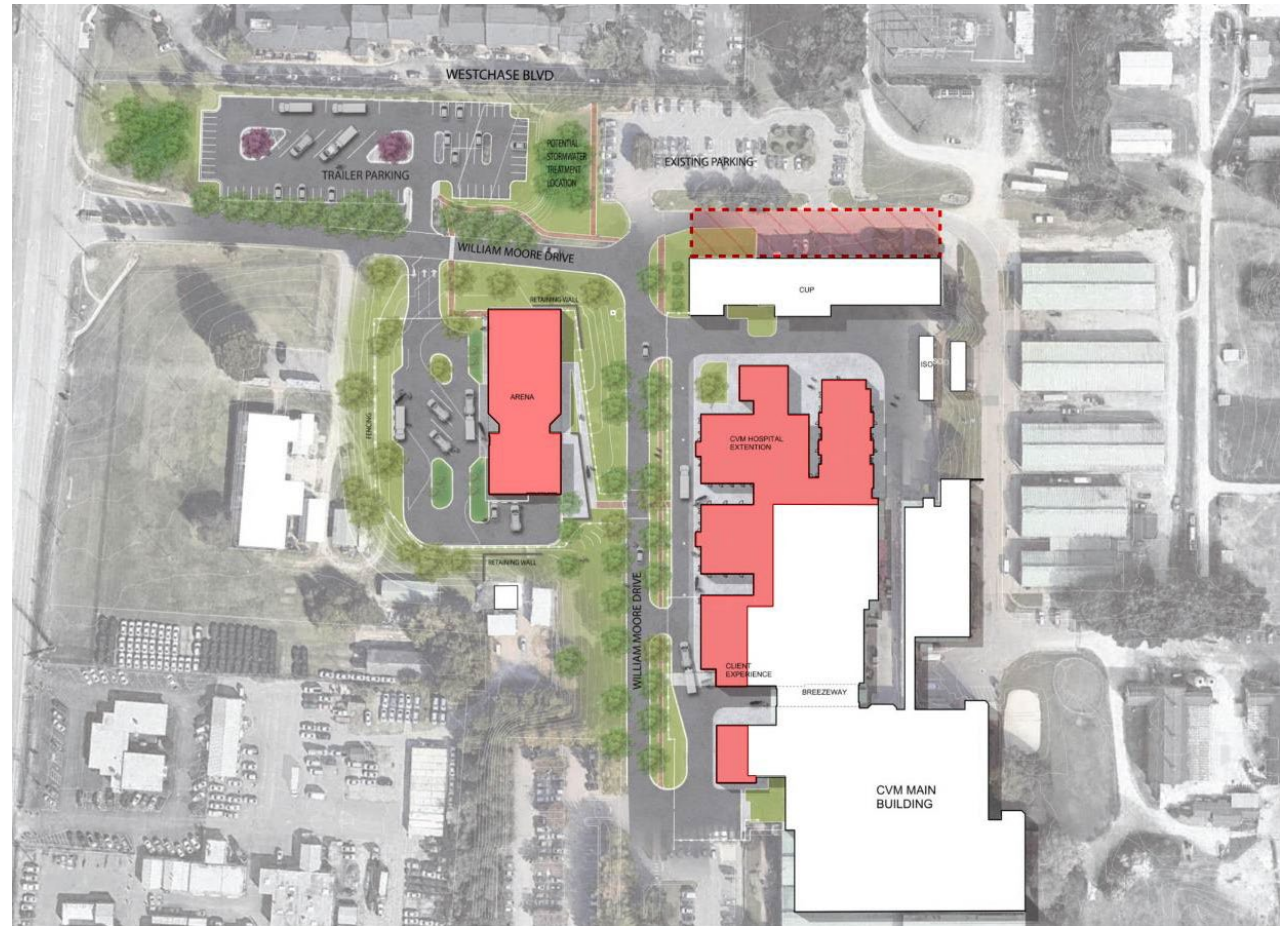
- **Phase – Schematic Design (value analysis)**

- **Budget - \$120M**

- \$70M in SCIF Legislative Funding
- \$50M in CVM Receipts and Gifts

- **Talking Points**

- ~\$22M over budget
- Value analysis underway with CVM to decrease the scope of the hospital renovation/addition to within the budget (\$100M)
- Central Utility Plant requires expansion to support chilled water needs for the renovated hospital. Additional funds are needed to provide the reliability and redundancy in accordance with the campus standard (N+1).



Projects in Design

- **Small Ruminant & Metabolism Education Units**
 - **Scope:**
 - This project relocates the Small Ruminant & MEU from the Trenton Road area to the Lake Wheeler Road Field Labs, including construction of animal housing, administration, education, and animal support spaces. The site work includes extension of utilities, creation of animal pastures, and construction of new roads to this area of the field labs.
 - **Phase – Schematic Design (on hold)**
 - **Budget - \$27M**
 - \$300K in F&A Funding for Advanced Planning only
 - Balance of funds TBD
 - **Talking Points**
 - Exchange of real property to Reedy Creek Investments, LLC
 - Clock is “ticking”...NCSU is leasing the property with the lease set to expire July 2031
 - Need to complete the design and begin construction to meet the deadline unless there is an appetite to extend the lease



Projects in Construction

- **Electrical Distribution Upgrade**
 - **Scope**
 - Multi-year, multi-phased project to upgrade the electric distribution system on Central Campus and North Campus. As one of the biggest public research universities in North America, we depend on a steady, secure supply of power to every building, from student residence halls to cutting-edge research labs. The project will organize the system to reduce operational risk, enhance reliability, improve safety and position campus for future growth
 - **Schedule – Construction (Phases 3 & 4)**
 - **Budget - \$58.8M**
 - \$58.8M in various (six) funding sources
 - **Talking Points**
 - Construction activities primarily on North Campus
 - Significant vehicular and pedestrian detours
 - Phase 4 construction start forthcoming
 - Projecting a funding need of ~\$2.5M to replenish contingency (unforeseen conditions, market escalation, and NC Railroad fees)
 - Target completion August 2025



SCIF Milestone Updates

CAPITAL PROJECT CONSTRUCTION MILESTONES - SCIF R&R (MAJOR, NAMED AND MAINTENANCE PROJECTS)

	Project Authorization	Construction Document Submittal Date	Proposed Bid Date	Notice to Proceed Date	Construction Contract Completion Date	% Obligated	% Spent
2021-23 SCIF MAJOR R&R PROJECTS							
North & Central Campus-Domestic Water Line Replacement (42124-341)	\$4,303,000	Complete	Complete	11/1/2023	11/22/2024	80%	5%
Poe Hall-Fire Protection System (42124-343)	\$3,500,000	Complete	TBD	TBD	TBD	10%	4%
Page Hall-Building Envelope Repairs & Plumbing Upgrades (41924-326)	\$15,718,948	Complete	3/1/2024	5/1/2024	8/1/2025	10%	6%
Dabney Hall (42124-316)	\$140,000,000	12/22/2023	5/26/2024	7/22/2024	3/25/2027	5%	2%
Polk Hall (42124-344)	\$73,000,000	5/31/2024	10/3/2024	12/1/2024	12/19/2025	1%	0%
Mann Hall-HVAC & Plumbing Renovation (42124-340)	\$52,000,000	7/19/2024	3/11/2025	5/1/2025	6/1/2027	1%	0%
Scott Hall-HVAC Renovation (42124-319)	\$5,000,000	TBD	TBD	TBD	TBD		
Kilgore Hall-HVAC Renovation	\$10,000,000	TBD	TBD	TBD	TBD	10%	0%
Thomas Hall-HVAC Renovation	\$4,000,000	TBD	TBD	TBD	TBD		
111 Lampe Drive Renovation (42124-314)	\$42,000,000	TBD	TBD	TBD	TBD	0%	0%
2021-23 SCIF NAMED APPROPRIATED CAPITAL IMPROVEMENT PROJECTS							
Apiculture Facility (42124-315)	\$4,000,000	8/15/2023	4/30/2024	7/1/2024	5/6/2025	9%	3%
E-Sports Facility	\$12,000,000	7/19/2024	3/11/2025	5/1/2025	6/1/2027	1%	0%
E-Sports Truck	\$4,000,000	TBD	TBD	TBD	TBD	0%	0%
S.T.E.M. Building - Integrative Sciences Building (ISB) (42024-301)	\$180,000,000	Complete	Various	5/15/2023	8/18/2026	85%	10%
2021-23 SCIF MAINTENANCE R&R PROJECTS							
Research Building III-HVAC Upgrades (includes Research Bldgs. I & IV - HVAC Upgrades) (42124-320)	\$3,562,500	TBD	TBD	TBD	TBD	0%	0%
Original Campus-Domestic Water Line Repair Under RR Tracks (42124-321)	\$400,000	Complete	11/15/2023	12/15/2023	5/1/2024	75%	10%
Scott Hall Labs-Renovation	\$3,800,000	TBD	TBD	TBD	TBD	10%	0%
Brooks Hall-Renovation, Phase 1 (42124-322)	\$2,495,324	5/1/2024	8/28/2024	10/28/2024	3/4/2026	10%	1%
Mann Hall-Electrical Upgrades	\$1,500,000	7/19/2024	3/11/2025	5/1/2025	6/1/2027	1%	0%
Thomas Hall Labs-Renovation	\$1,500,000	TBD	TBD	TBD	TBD	10%	0%
McKimmon-ADA Improvements/Restrooms (42124-323)	\$1,430,000	9/27/2023	12/19/2023	3/1/2024	5/21/2025	8%	4%
Morrill Drive Domestic Water Line Replacement (42124-324)	\$1,817,614	TBD	TBD	TBD	TBD	0%	0%
Nelson, Park Alumni, Beef Ed. Unit, Schaub, CVM Research-Fire Alarm Panel Replacement	\$250,000	N/A	Complete	Complete	Complete	100%	100%
Don Ellis, Brooks-BAS Controls Upgrade, Phase 1	\$125,000	N/A	Complete	Complete	11/30/2023	100%	100%
Caldwell Hall - Pointing & Caulking (42224-322)	\$700,000	TBD	TBD	TBD	TBD	0%	0%
Centennial Campus-Repair Steam Leaks	\$687,500	Complete	Complete	Complete	12/1/2023	100%	56%
Mann Hall-Fire Sprinkler System	\$750,000	7/19/2024	3/11/2025	5/1/2025	5/15/2027	3%	0%
Campus Cooling Tower Refurbish at CBC	\$312,500	N/A	N/A	Complete	12/31/2023	100%	85%
Campus Upgrade Sanitary/Storm Water System, Phase 1	\$1,500,000	Various	Various	Various	Various	20%	0%