

## 2024-05-29 Campus Development Committee Meeting

### Campus Planning Subcommittee

- Campus Call For Needs
  - Formal Engagement Process
  - Submittals Review Continued
  - Scoring Methodology
- PCOM Site Options

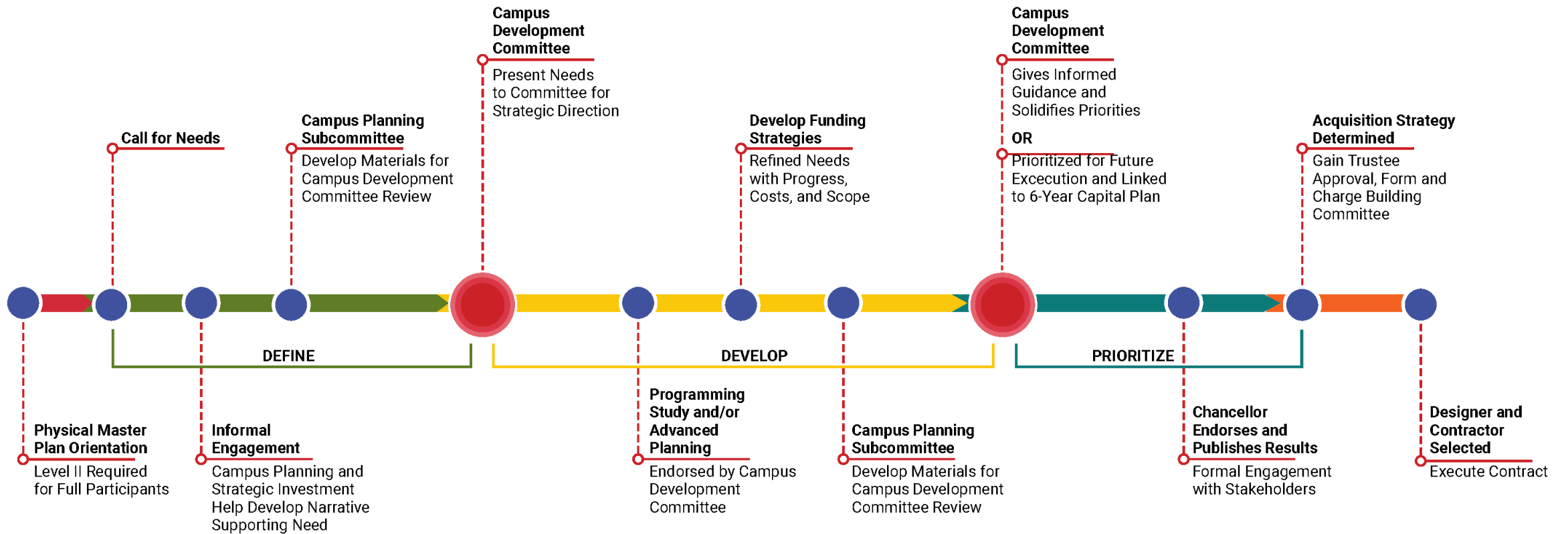
### Project Execution Subcommittee

- Poe Hall Next Steps
- 2101 Blue Ridge Rd. Bldg.
- Reds & Whites Art



# CAMPUS DEVELOPMENT PROCESS | PLANNING

## ● Stakeholder Involvement



# Campus Development Needs Submissions

## Formal Engagement

### **Dates** (open sessions):

- May 30<sup>th</sup> (3:00 to 5:00) in Winslow Hall
- June 3<sup>rd</sup> (3:00 to 5:00) in Talley Student Union (4280)
- June 6<sup>th</sup> (3:00 to 5:00) in Winslow Hall

### **Format:**

- Five-minute presentation per request
- Five-minute question-and-answer session per college/unit

### **Addressing:**

- The need
- Why it is important
- Its impact on your college/unit, the university, and beyond
- Partnership opportunities

# Campus Development Needs Request Submissions

Appropriated Requests (Continued from April Meeting)

## NC State Libraries

1. DH Hill Jr. Library Concourse
2. DH Hill Jr. Library East Wing Improvements
3. DH Hill Jr. Library West Wing Improvements

## Enrollment Management and Services

1. 110 Classroom Maintenance and Renovations

## Facilities Division

1. Critical Campus Infrastructure
  - District Energy
  - Building Systems
  - Building Envelopes

# Campus Development Needs Request Submissions

## Non-Appropriated Requests

### Athletics

1. Carter Finley Stadium East Renovation and Addition
2. Basketball Practice Facility

### Division of Academic and Student Affairs

1. Cates-West Redevelopment (Housing)
2. Performing Arts Center
3. Centennial Student Services Building

### Environmental Health & Public Safety (Transportation)

1. Wolfline Bus Operations and Maintenance Facility

### University Real Estate and Development

1. Partners 1 Lab Co-Working Incubator project
2. Varsity Drive Streetscape Connectivity Improvements
3. South Main Campus Drive Multimodal Improvements

### Campus Enterprises (Dining)

1. Dining Expansion (Cates West) and Renovations (multiple locations)
2. Student Centers Expansion (Cates West) and Renovations

# Campus Development Needs Requests – Evaluation Matrix

## Key Drivers

- Customer Ranking
- Urgency
- Enabling Project
- Strategic Initiative

## University Strategic Goals (7)

## Physical Master Plan Guiding Principles (6)

Formal Engagement – Each subcommittee member scores for importance and impact

OUC	Proposal	Requesting Unit	Funding Category	Cross-Listed Request	Proposal Drivers						Subtotal		
					Customer Ranking	Urgency		Enabling Project		Strategic Initiative			
					List the requestor's priority ranking of its proposal(s)  First = 3 points, Second = 2 points, Third = 1 point	Select if the proposal is driven by time-sensitive deadline, funding, or other urgency	If previous box checked, assign a score based on the proposal's urgency  Score 1 (low) - 10 (high)	List the time sensitivity date, requirement or urgent need	Select if the proposal would enable other specific projects	List the projects that this proposal would enable		Select if the proposal is a strategic initiative	List the strategic initiative
14	<a href="#">Applied AI in Engineering and CS - Engineering Expansion</a>	COE	Appropriated		First	TRUE	10	Legislative mandate to expand engineering	FALSE		TRUE	Legislative mandate to expand engineering	23
32	<a href="#">110 Classroom Maintenance and Renovation</a>	EMAS	Appropriated		First	TRUE	9	Not enough classroom space that is growing more problematic with planned growth	FALSE		TRUE	Tied to COE Growth and changing pedagogy.	22
44	<a href="#">Critical Campus Infrastructure - Repair and Expansion</a>	Facilities	Appropriated		First	TRUE	10	No new growth can happen without expansion. Renovations required for systems past useful life	TRUE	All other projects need infrastructure improvements	FALSE		19
24	<a href="#">Cates West Redevelopment</a>	DASA	Non-Appropriated		First	TRUE	9	Accommodates strategic growth. Lease expires in 2025.	FALSE		TRUE	COE Growth strategic initiative	22
33	<a href="#">Permanent Home for Testing Services Center</a>	DELTA	Appropriated		First	TRUE	8	Needs permanent location identified - likely in DH Hill. Must renovate first	FALSE		FALSE		11
17	<a href="#">Connecting Toxicology to the Centennial Central Utility Plant</a>	COS	Appropriated	In Critical Campus Infrastructure Proposal	First	TRUE	9	Standalone equipment is failing	FALSE		FALSE		12
13	<a href="#">New Education Building at NC State University</a>	CED	Appropriated		First	TRUE	10	CTI lease expires in June 2026 and need permanent space. Poe was vacated as emergency project. Need to renovate Poe.	FALSE		FALSE		13
16	<a href="#">Adequate Space for the Department of Psychology</a>	CHASS	Appropriated		First	TRUE	10	CTI lease expires in June 2026 and need permanent space. Poe was vacated as emergency project. Need to renovate Poe.	FALSE		FALSE		13
25	<a href="#">D.H. Hill Jr. Library West Wing Improvements</a>	NCSU Libraries	Appropriated	Connected to Campus Enterprises renovation proposal	Third	TRUE	5	Building Systems are past useful life. Impacts Dining. Review against Campus Enterprises' requests for Cates West & Erdahl Cloud	FALSE		FALSE		6

# Campus Development Needs Requests – Evaluation Matrix

## Top Tier Needs (before formal engagement)

- New Education Building at NC State University (CED)
- Adequate Space for the Department of Psychology (CHASS)
- Engineering Expansion - Applied AI in Engineering and CSC (COE) – CUP expansion/distribution
- Critical Campus Infrastructure - Repair and Expansion (Facilities)
- Cates-West Redevelopment (DASA and CE) - CUP expansion/distribution
- 110 Classroom Maintenance and Renovation (EMAS)
- Brooks/Kamphoefner – Safety and Accessibility
- Wolfline Bus Operations and Maintenance Facility
- Connect Toxicology to the Centennial Central Utility Plant (COS)
- Permanent Home for Testing Services Center (DELTA)

# Pooler College of Management New Building North Campus Site Planning Options



## Assumptions:

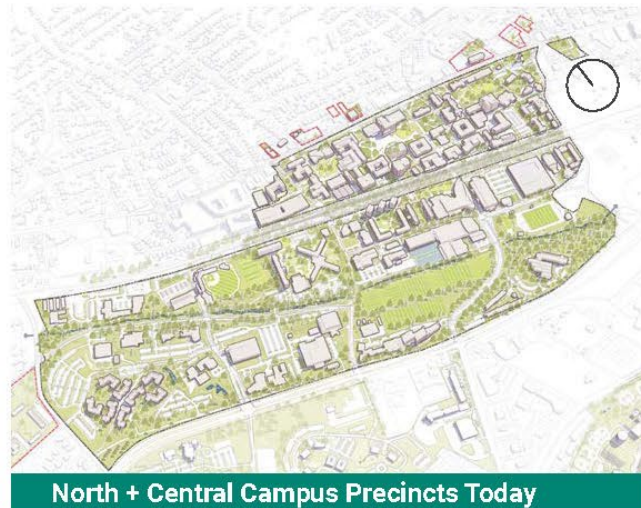
- North Campus Scenarios only – guidance from the Development Committee
- PMP guided the site considerations (demolitions, future opportunities, etc.)
- Best site for PCOM – adjacencies, visibility, site capacity, etc.
- Preferred site will require a site study and possible swing space options.
- Nelson Hall will require a renovation and space reallocation study.



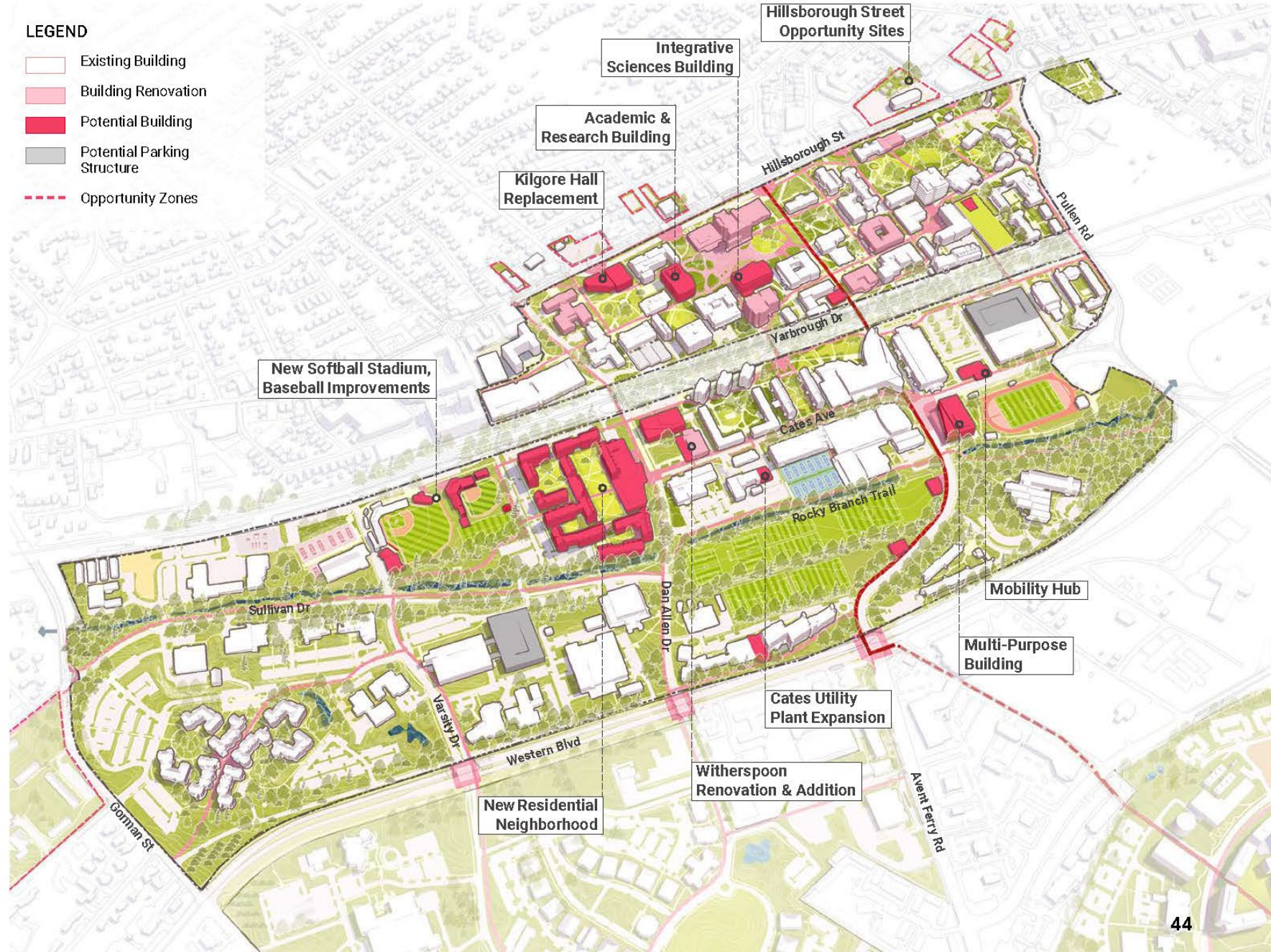
# POTENTIAL DEVELOPMENT

The Physical Master Plan seeks to strategically align academic, research, and student life facilities on North and Central Campus Precincts with both current and future needs. The Plan suggests a combination of new buildings, repurposing strategies, and significant renovations to better position NC State for success over the next decade. New construction focuses on creating dynamic interdisciplinary, multi-purpose, flexible facilities to replace aging single-purpose buildings. Initiatives also include reimagining the student life experience and providing best-in-class athletic and recreation facilities. Renovation strategies focus on improving energy efficiency and reliability across campus, while also providing improved teaching and research space.

- LEGEND**
- Existing Building
  - Building Renovation
  - Potential Building
  - Potential Parking Structure
  - Opportunity Zones



North + Central Campus Precincts Today



# NEIGHBORHOOD HUBS

A key concept of the NC State Physical Master Plan is to celebrate the “polycentric campus” organization of the institution, given it spans across Wake County, encompassing five Campus Precincts and two field labs. Rather than attempt to duplicate amenities and services at each location, the Plan suggests an approach centered around the establishment of Neighborhood Hubs.

Each Neighborhood Hub takes on a different, unique identity composed of the characteristics and qualities of the area it represents with a special focus placed upon addressing needs identified during the planning process. The Plan suggests nine Neighborhood Hubs with the goal of nurturing increased activity and vibrancy in these specific areas of campus.

The overarching vision is to express NC State’s commitment to “Think and Do” by putting collaboration and innovation more fully on display across the university. Neighborhood Hubs celebrate the experiential convergence of academics, research, and student life to create vibrant hubs of activity.

The concept can be achieved in a number of different ways through various hub typologies ranging from a collection of multiple adjacent buildings to development of a new stand-alone facility to renovation of a portion of an existing building. The Neighborhood Hub concept can be scaled to appropriately support an area as needed.

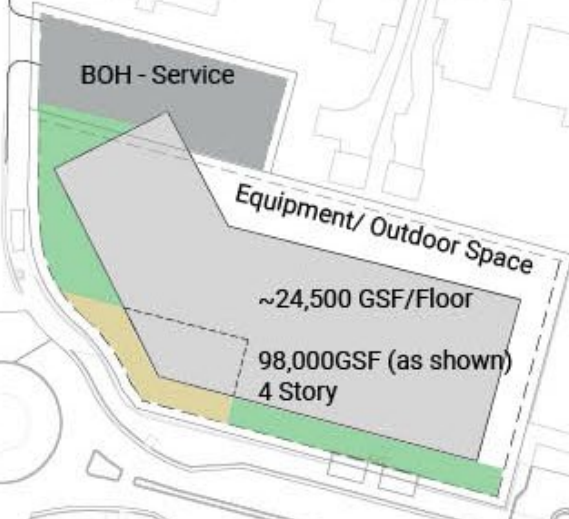
## LEGEND

- Existing Building
- Building Renovation
- Potential Building
- Opportunity Zones
- Neighborhood Hubs



## Brooks Lot – Option 1A

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



### Considerations:

- Location of academic programs on North side of Hillsborough Street
- PCOM operating out of two buildings
- Requires Nelson to fit full program

### Pros:

- New building site requires minimal swing space or enabling projects
- Prominent site on Hillsborough St. that begins to form a gateway once the Kilgore site is developed
- Parking at Dan Allen Deck – relatively close

### Cons:

- Utilities – off campus or significant investment to extend from campus
- Removes a parking option
- Limited open space

## Brooks Lot – Option 1B

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



### Considerations:

- Location of academic programs on North side of Hillsborough Street
- PCOM operating out of two buildings
- Requires Nelson to fit full program

### Pros:

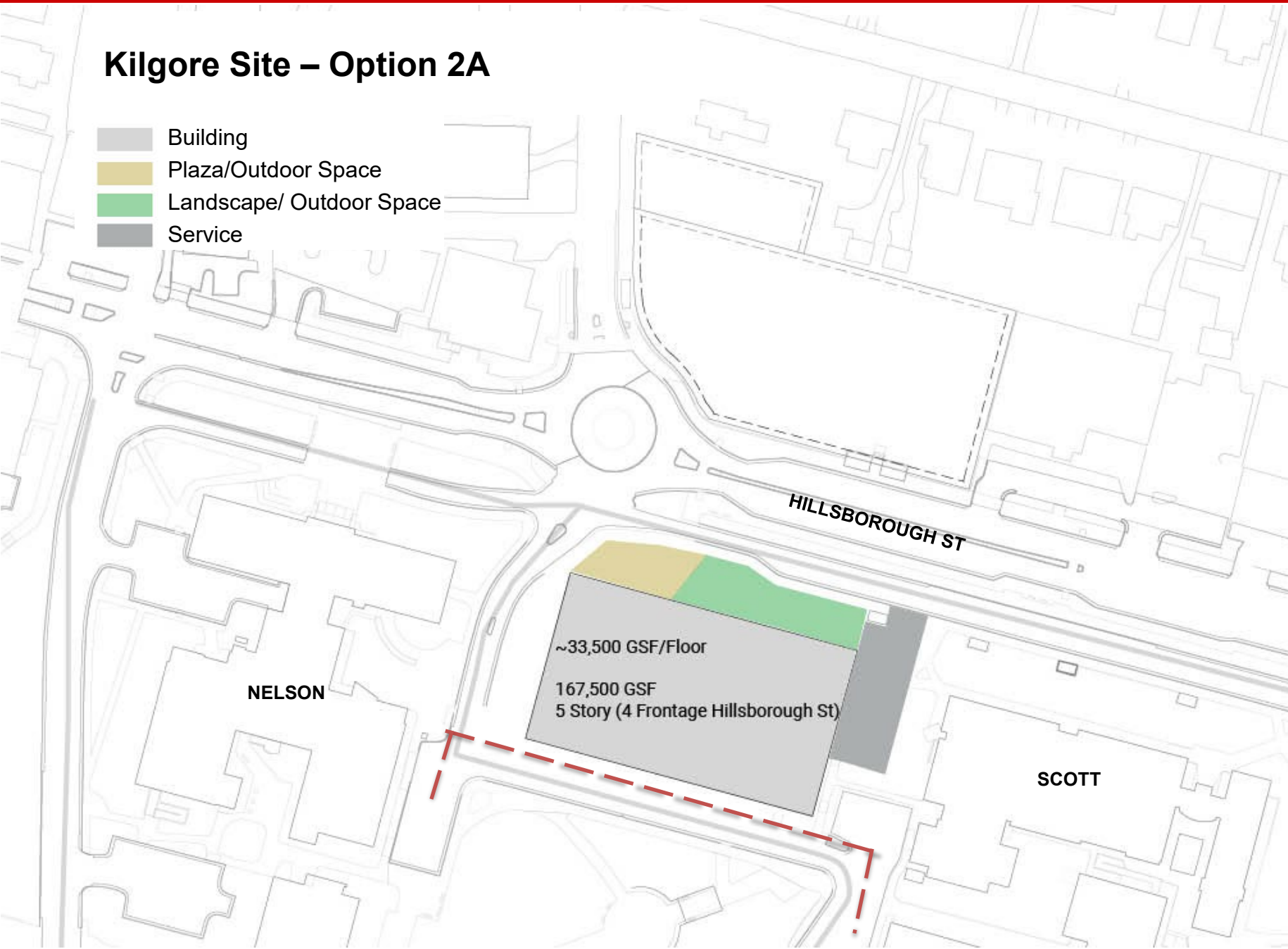
- New building site requires minimal swing space or enabling projects
- Prominent site on Hillsborough St. that begins to form a gateway once the Kilgore site is developed
- Parking at Dan Allen Deck – relatively close
- Provides open space for collaboration

### Cons:

- Utilities – off campus or significant investment to extend from campus
- Removes a parking asset

## Kilgore Site – Option 2A

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



### Considerations:

- Site will require swing space or enabling project(s) to occur first
- PCOM operating out of two buildings and remaining in a Science neighborhood
- 5-story limit (floor plate flexibility)
- Required Nelson to fit the full program

### Pros:

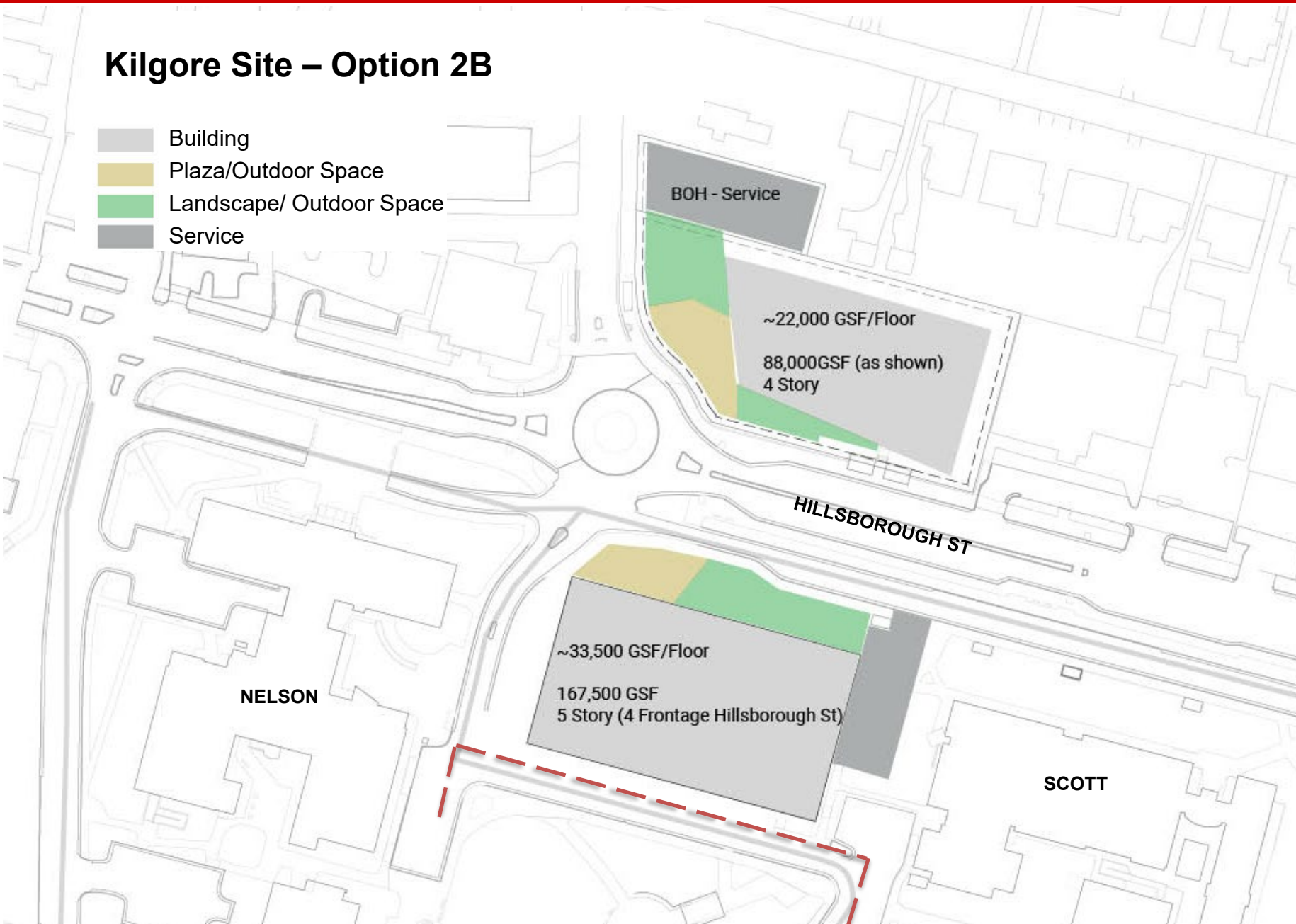
- Utilities – campus
- Physical Master Plan scenario for demo and replacement of Kilgore
- Prominent site on Hillsborough St.
- Parking close by

### Cons:

- Swing Space needed

## Kilgore Site – Option 2B

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



### Considerations:

- Site will require swing space or enabling project(s) to occur first
- PCOM operating out of two new buildings and remaining in a Science neighborhood
- 5-story height (floor plate flexibility)
- 4-story to meet zoning (Brooks Lot)

### Pros:

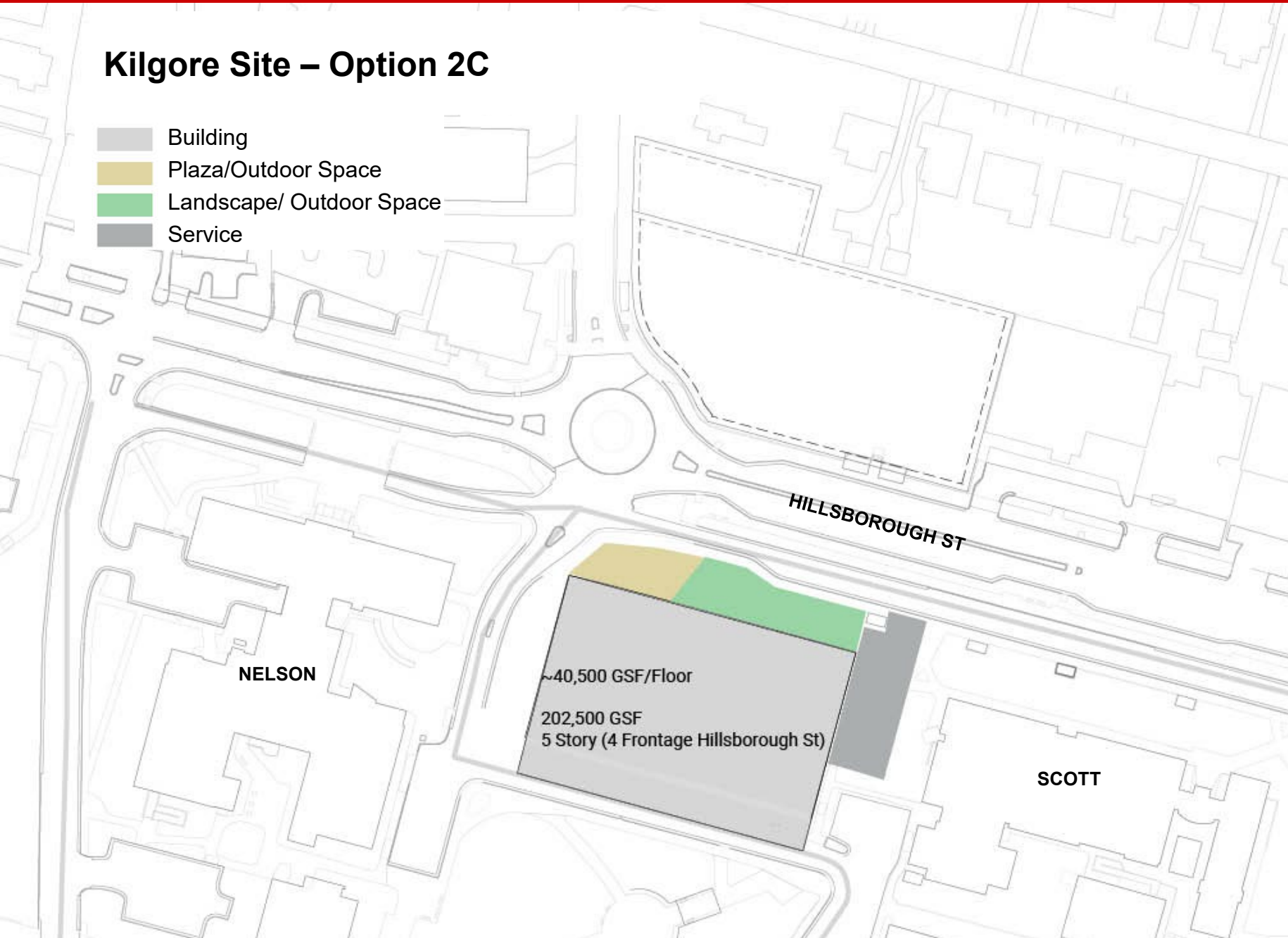
- Utilities – campus for Kilgore site
- Physical Master Plan scenario for demo and replacement of Kilgore
- Prominent sites on Hillsborough St.
- Parking at Dan Allen Deck – relatively close
- Allows Nelson to be fully renovated for other needs

### Cons:

- Multi-phases required to address Horticulture relocation
- Removes a parking asset

### Kilgore Site – Option 2C

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



#### Considerations:

- Site will require swing space or enabling project(s) to occur first
- Poole College will remain in a Science neighborhood
- 5-story height (floor plate flexibility)

#### Pros:

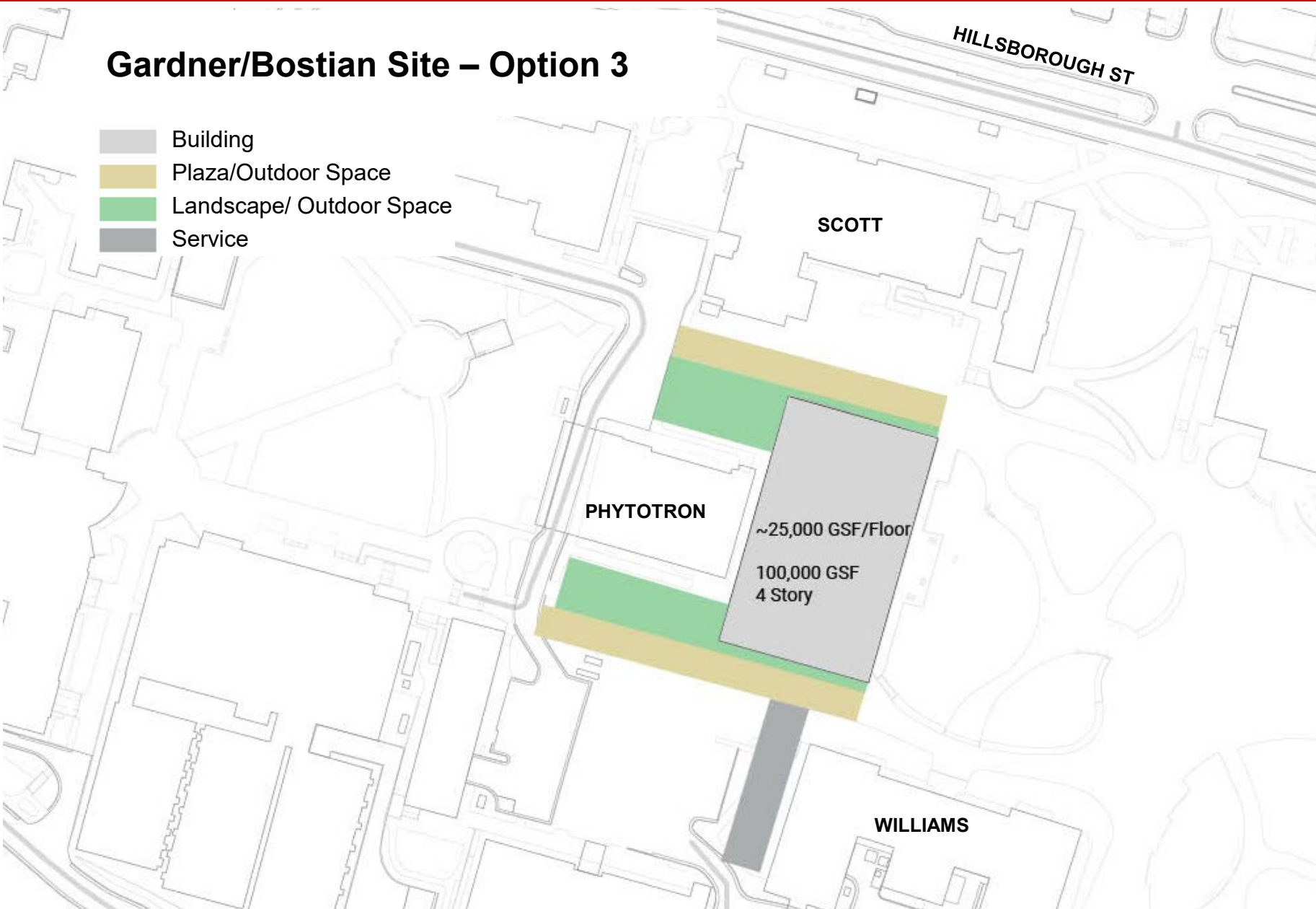
- Physical Master Plan scenario for demo and replacement of Kilgore
- Prominent site on Hillsborough St.
- Parking at Dan Allen Deck – relatively close
- Site fits the full program - allows Nelson to be fully renovated for other occupants

#### Cons:

- Swing space needed
- Requires the relocation of utilities

### Gardner/Bostian Site – Option 3

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



#### Considerations:

- More site analysis needed – context, Phytotron future, other higher need options (food service, teaching, etc.)
- 4-story height to fit neighborhood context

#### Pros:

- Utilities – campus
- Physical Master Plan scenario for demo and replacement of Gardner/ Bostian
- Prominent site on Brickyard
- Parking at Dan Allen Deck – relatively close

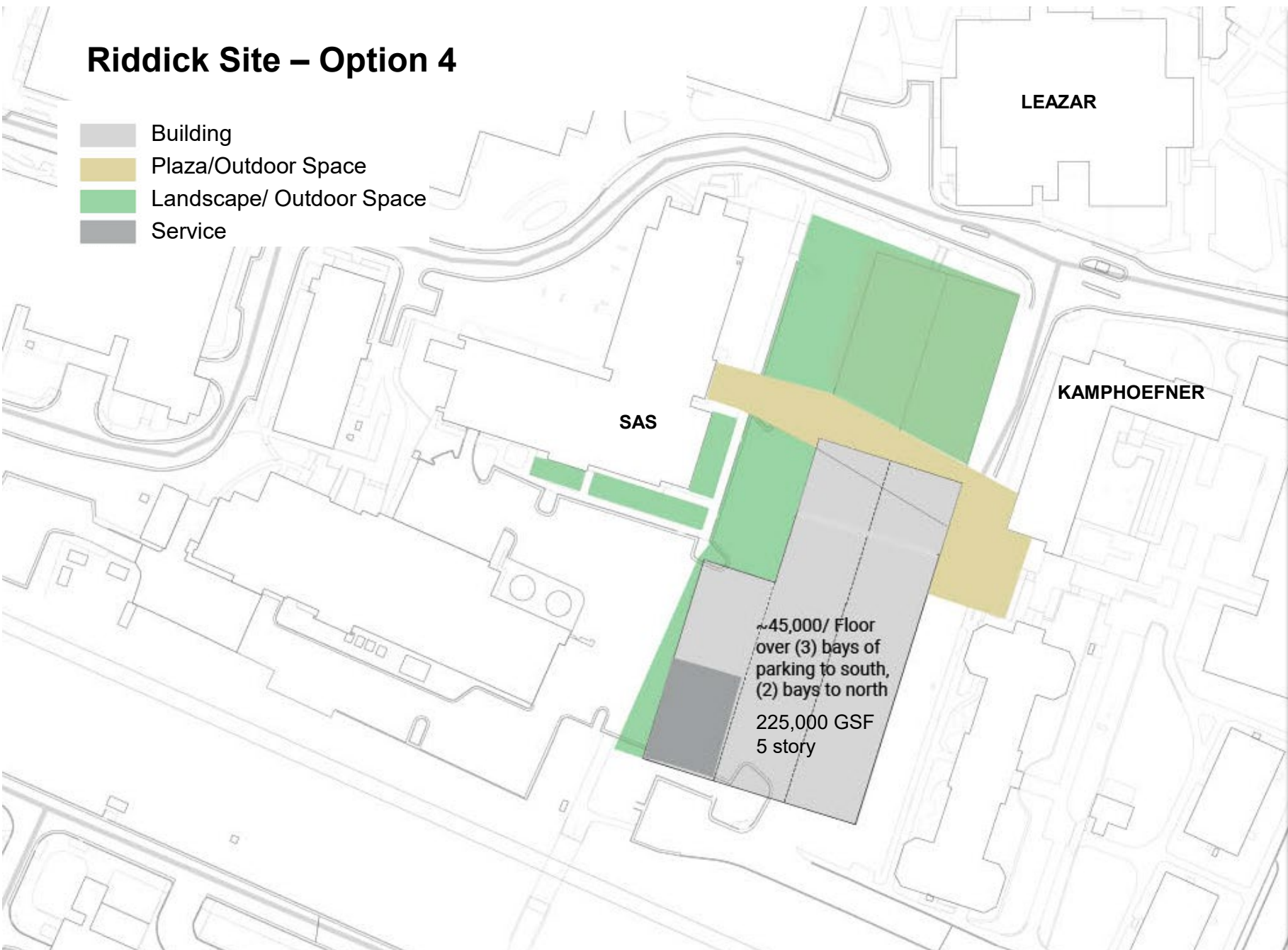
#### Cons:

- Does not fit the full program
- Requires demolition of two buildings
- Requires swing and enabling project(s)
- Less public visibility - no street front presence



## Riddick Site – Option 4

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



### Considerations:

- Further site analysis needed – context, utilities, parking, density, etc.
- Located in a Science, Arts & Humanities neighborhood.

### Pros:

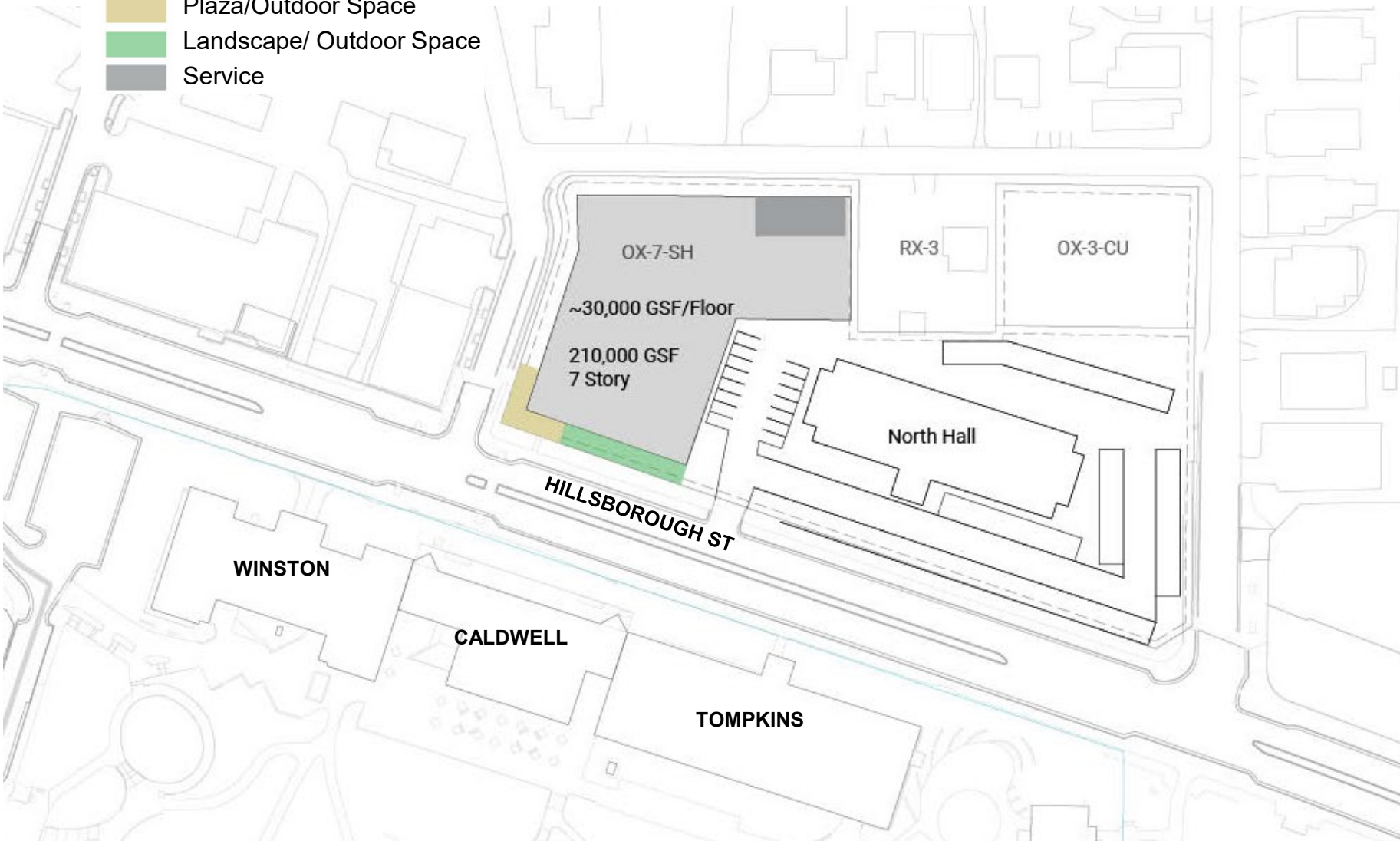
- Adjacencies with Math, Statistics, and Design
- New parking created as per PMP
- Infill site and creation of neighborhood connections
- Hub creation potential – food, collaboration, flexibility, classrooms, to serve the neighborhood
- The site could accommodate other programs
- Utilities – campus available

### Cons:

- Less public visibility than Hillsborough Street sites
- Parking funding
- Requires relocate sanitary sewer and Boney Drive re-alignment

### North Hall Site – Option 5A

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service



#### Considerations:

- Location of academic programs on the north side of Hillsborough Street
- Parking strategy needs more study
- Urban site

#### Pros:

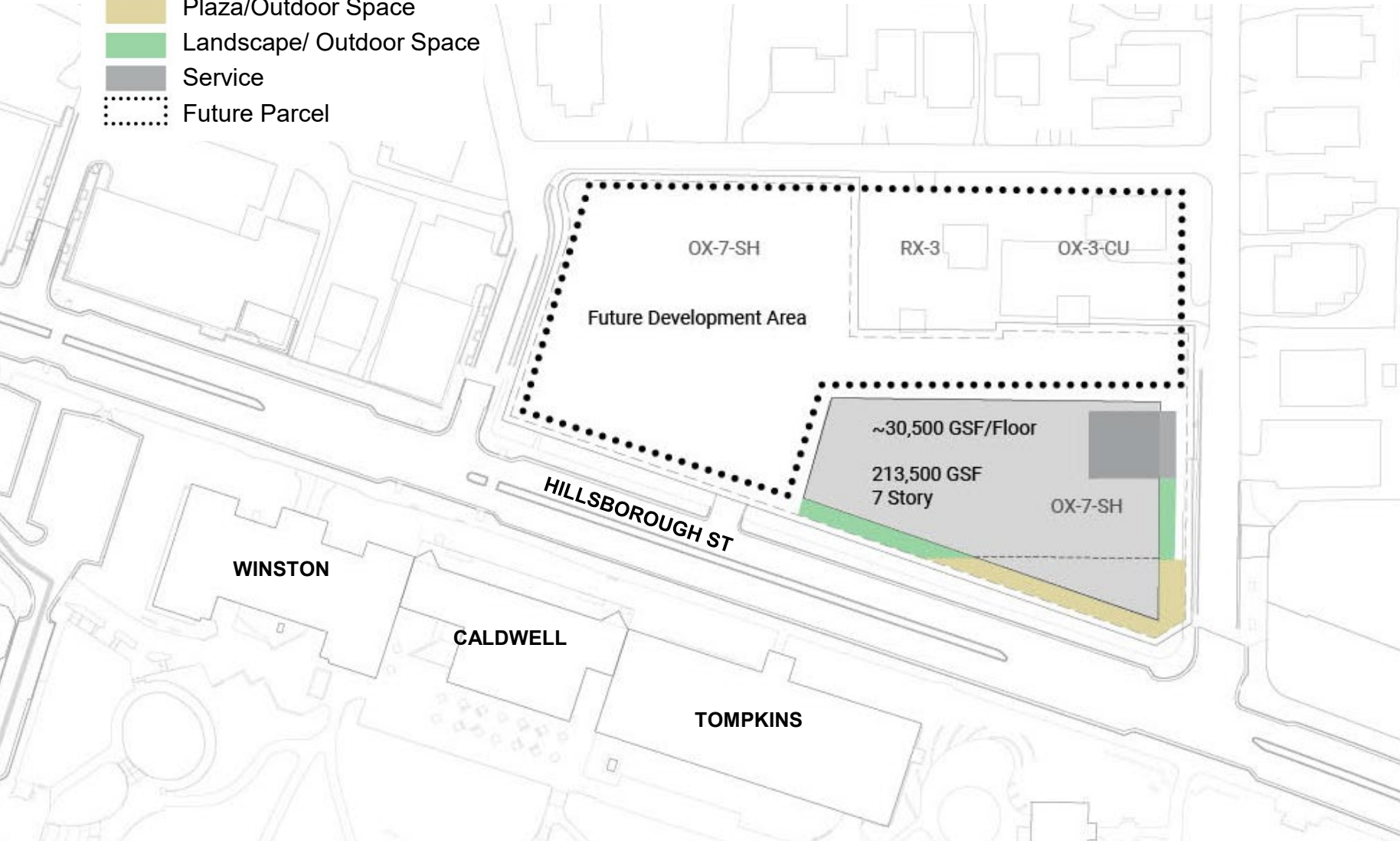
- New building site requires minimal swing space or enabling projects
- Likely fit full program
- Prominent site on Hillsborough St. adjacent to existing campus edge
- Currently zoned for 7 stories

#### Cons:

- 7 stories not desired by PCOM
- Utility extensions may be difficult
- Removes a parking
- Footprint would impact development options for the entire block
- Limited open space

### North Hall Site – Option 5B

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service
- Future Parcel



#### Considerations:

- Location of academic programs on the north side of Hillsborough Street
- Parking strategy needs more study
- Urban site

#### Pros:

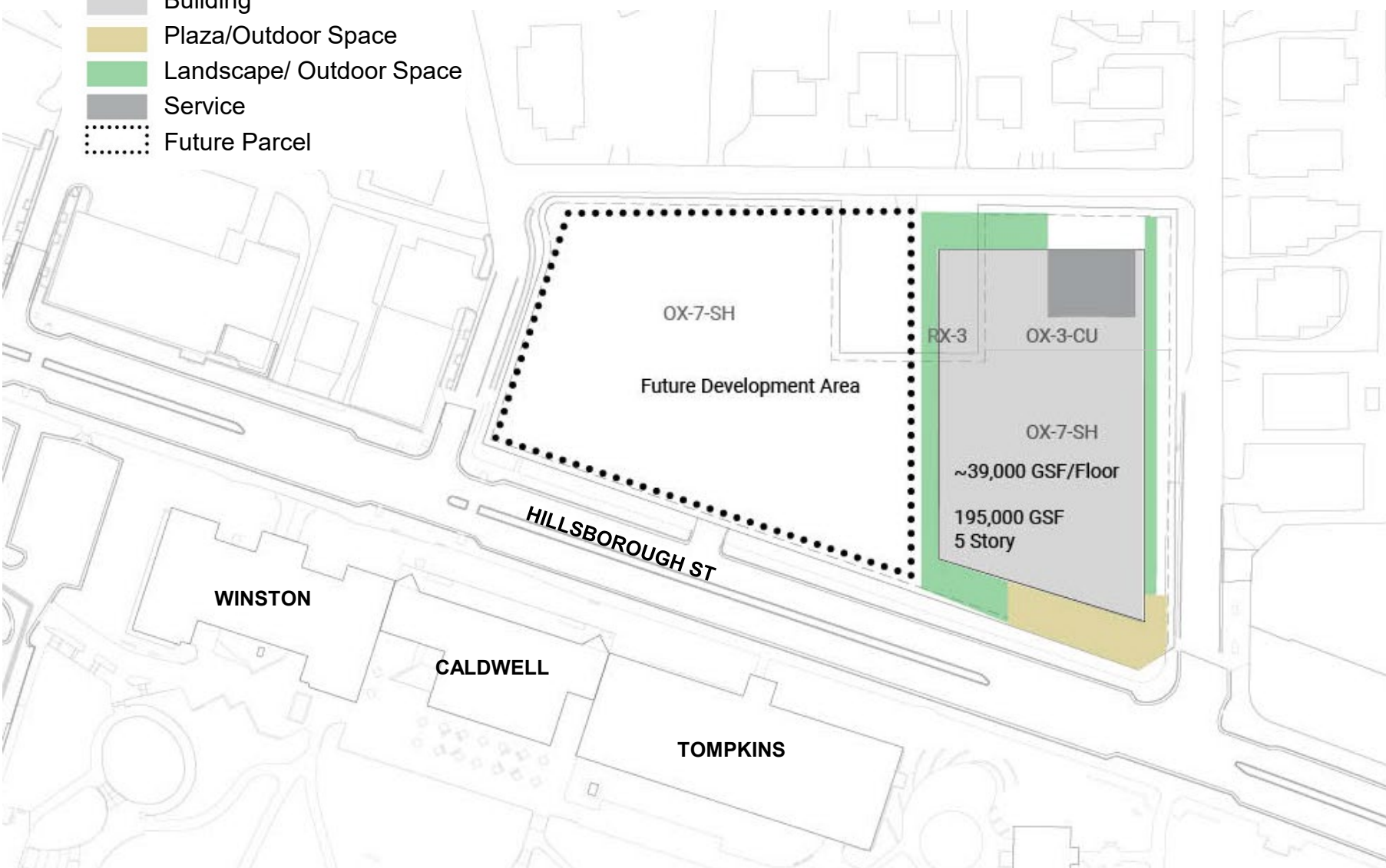
- Fits the full program
- Prominent site on Hillsborough St. adjacent to existing campus edge
- Parking at Ferndell Lot relatively close
- Currently zoned for 7 stories

#### Cons:

- Impacts housing bed count with the demolition of North Hall (impacts Cates-West financial model)
- Utility extensions may be difficult
- Footprint could impact development options for the entire block

## North Hall Site – Option 5C

- Building
- Plaza/Outdoor Space
- Landscape/ Outdoor Space
- Service
- Future Parcel



### Considerations:

- Location of academic programs on North side of Hillsborough Street
- Parking strategy needs more study

### Pros:

- New building site requires minimal swing space or enabling projects
- Potentially fits full program
- Prominent site on Hillsborough St. adjacent existing campus edge
- Parking – relatively close at Ferndell Lot
- Currently partially zoned for 7 stories

### Cons:

- Impacts housing bed count with the demolition of North Hall (impacts Cates-West financial model)
- Utility extensions may be difficult
- Requires rezoning from OX-3-CU and RX-3 to OX-7-SH
- Proposed footprint could impact future development potential

# Project Execution Subcommittee Updates

1. Poe Hall Next Steps
2. 2101 Blue Ridge Road Building
3. Reds and Whites Art Maintenance Fund



## Campus Development Committee

Wednesday, May 29, 2024  
Holladay Hall, Conference Room 18  
3:30 PM – 5:00 PM

### Attendance and Distribution

Subcommittee Representatives Present: Warwick Arden (virtual); 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 April 22, 2024 meeting were approved and have been posted.

### Approval of the Consent Agenda

1. N/A

**Campus Planning Subcommittee Information Items** – see the attached 2024-05-29 Campus Development Committee Presentation for additional information:

1. Action Items:

a. N/A

2. Planning Updates:

a. Campus Development Call for Needs (Info Item 24.03)

i. **Formal Engagement Process:** L. Johnson explained the planning process has been refined into three phases: define, develop, and prioritize. Now at the fourth milestone overall and the third within the define phase, the Campus Planning Subcommittee decided to hear directly from the needs submitters by introducing “formal engagement” sessions. These sessions give submitters five minutes to present each need in person or virtually with an additional five-minute period after they present their need/s to address any questions.

ii. **Appropriated Submittals Review** (continued from April meeting): L. Johnson and S. Jones-Humienny presented the remainder of the thirty-seven needs submittals. The needs are listed in the submitter’s priority order.

1. NC State Libraries: If the second or third priority are implemented first, then the first priority loading dock improvements must be incorporated into that project as well.

a. DH Hill Jr. Library Concourse

i. The renovation/addition between the North and South Bookstacks and the West/Erdahl Cloyd wing improves the unsafe, inefficient loading dock area and addresses increasing dining and libraries service needs with enrollment growth.

ii. Replaces the hard-to-find handicapped entrance from the Brickyard with a prominent, universally accessible main entrance that improves wayfinding and level changes for both buildings.

iii. Adds study seats and a new collaboration area to help meet the additional 500 study seats needed for enrollment growth.

b. DH Hill Jr. Library East Wing Improvements

i. The new addition on the south side, the infill addition on the second and third floors, and the renovation of all four floors add a larger makerspace adjoining the exterior courtyard, new learning labs for

- more experiential learning, and additional study seats needed for enrollment growth.
- ii. Staff areas on lower floors will be converted to student spaces for better wayfinding and accessibility. Staff will relocate to the upper floors of the North and South Bookstacks.
- iii. Improves vertical connectivity within the East Wing and lateral connectivity between the East Wing and the Bookstacks towers.
- c. DH Hill Jr. Library West Wing Improvements
  - i. Renovates the first and second floors to provide a larger food service area on the first floor to address enrollment growth.
  - ii. Renovates the second floor for a new multipurpose space and adds study space to the west side with windows to create daylighting and views to the adjacent heritage tree landscaped area.
  - iii. Improves lateral connectivity and wayfinding between the West Wing and the North and South Bookstack towers.

## 2. Enrollment Management and Services

- a. 110 Classroom Maintenance and Renovations
  - i. The classroom inventory affects course availability, section sizes, faculty pedagogical needs, the student experience, and could impact four-year graduation rates.
  - ii. Currently have a 51,500 ASF deficit (per 2023 Academic Space Analysis using 2022 data). The deficit will grow to over 81,000 ASF based on the anticipated enrollment growth across colleges projected to 2030. (These deficits do not factor in the sudden shutdown of Poe Hall's classrooms – see below.)
  - iii. The current average station size is less than 20 ASF/station. The new station size standard is 25 ASF/station to accommodate flexible classrooms for active and experiential learning.
  - iv. On Main Campus, Broughton Hall renovations cause the loss of two classrooms, Dabney-Cox will convert steep slope classrooms to flat-floor multipurpose rooms and reduce the seat count to accommodate larger seat widths and HC accessibility standards, and the sudden shutdown of Poe Hall reduced the inventory of (17) 110 classrooms plus (1) Digital Education classroom that may take years to address.
  - v. On Centennial Campus, there is a shortage of 50+ seat classrooms, which is a substantial portion of what COE needs. Due to these constraints, departments must rearrange their course schedules or cancel sections. COE growth will increase demand, causing even greater challenges.
  - vi. Need to plan to renovate and add classrooms to avoid a deficient inventory and address enrollment growth needs by classroom type, size, and neighborhood.

[Note: Low utilization may occur for a number of reasons: inappropriate size, configuration for pedagogy requested, AV capability, and neighborhood location. The annual budget of \$110,000 for maintenance and renovation has remained constant for twenty years and is grossly inadequate for the current 233 generally-scheduled (110) classroom inventory, which is in 44 buildings with 14,000 seats. The average classroom renovation costs over \$200,000.]

*The Committee recommended CPS bifurcate the needs for renovation and new construction to expand inventory and address the needed funding accordingly. The Committee/CPS can submit a University Strategic Budget Initiation (USBI) request for each category as appropriate.*

*They requested CPS address maintenance/renovation as one priority and new growth as another while concentrating on existing classroom space to increase utilization.*

*For the baseline on classroom utilization, they requested a current classroom utilization report. M. Overton can assist with providing this information. They also asked to investigate extending the scheduling window.*

*[Note: Subsequent to the meeting, further discussion with Registration and Records clarified they would develop a scheduling policy to create a more balanced meeting pattern distribution throughout the week between MW/MWF and TH class sections. Currently, "prime time" is defined as classes beginning between 9:35am-1:55pm Monday-Friday, with an average of 66% of classes scheduled during this span when averaging the last fall and spring semesters.]*

### 3. Facilities Division

Critical Campus Infrastructure: Infrastructure is the foundation for all campus operations and is a fundamental prerequisite for growth. Investments must be made in three essential areas to ensure campus infrastructure reliably meets current and future needs.

#### a. District Energy - Phase I

- i. Plant Expansions provide initial capacity to enable Engineering Growth, Cates-West Development, and the PCOM new building.
- ii. Utility Distribution: Connects stand-alone main campus buildings (Holladay Hall neighborhood and Toxicology/Partners II) to district energy providing reliability and energy savings.
- iii. Electrical Systems improvements provide Reliability and Redundancy. Scope includes another transformer at the CBC substation and installs a direct feed from the Centennial Substation to the Centennial Utility Plant.
- iv. Aligns with COS's development request to connect Toxicology to central utilities to assure reliability for research.

#### b. Building Systems - Phase I

- i. Includes three comprehensive building systems renovations (Holladay, Brooks, and Biltmore).
- ii. Replaces the top 22 worst elevators.
- iii. Replaces boilers and chillers at remote locations.
- iv. Building controls: replaces obsolete systems, addressing IT security and human comfort - provides significant energy savings that can be reinvested.
- v. The Brooks and Biltmore systems renovations align with requests from COD and CNR.

#### c. Building Envelopes - Phase I

- i. Roof replacements for the top 10 worst roofs.
- ii. Window replacements
- iii. Envelope repairs and waterproofing
- iv. Phases II and III address next-tier needs.

The Committee questioned the amount of need and the top priorities. D. Morton responded the amount is \$400M and the top infrastructure priorities are: the new COE building/s; the CVM Equine Hospital; makeup to address current needs on campus; and additional growth.

Discussion ensued regarding how the state legislature apportions funds for infrastructure needs across the UNC system. D. Morton explained only during the 2000 Higher Education Bond did they apportion funding based on the number of facilities per institution and allow each some flexibility in spending those funds. Now the legislature uses a \$250M pot for pay-as-you-go for cash flow



funding. L. Johnson added they used to use a formula based on size, complexity/intensity and age to determine funding needs. She noted the needs (Engineering Growth, PCOM new building, etc.) must be paired with the Central Utility Plant (CUP) expansions.

*The Committee directed CPS to explain the need and prioritization for the next six years broken out annually and include staffing projections to address increasing project management workloads.* C. Smith questioned how many highest priority projects Facilities would be managing as typically no projects are declined.

iii. **Non-appropriated Submittals Review:** The needs are listed in the submitter's priority order.

1. Athletics

a. Carter-Finley Stadium East Renovation and Addition

- i. The addition of a 5-story building will provide office space for administrative needs. Employees vacated lease space and are currently working in TowneBank Center (formerly Vaughn Towers) suites. They must move out on football home game days, which is very disruptive and limits community building. They do not have space to relocate them elsewhere.
- ii. The renovation of E side stadium would provide additional fan amenities for food and beverage services and create premium spaces for seating that could also be used by the campus for meeting and entertainment purposes.

b. Basketball Practice Facility

- i. Serves both Men's and Women's teams with a footprint approximately same size as EBI (44,200 GSF) at approximately 130'x340'.
- ii. (1) full and (2) half-sized courts (13,000 GSF each)
- iii. Includes weight rooms, locker rooms, team rooms, and offices for both teams, approximately 36,000 GSF on 2 floors.
- iv. Would upgrade training programs and relieve scheduling pressure in Reynolds that is shared by Wrestling, Volleyball, and Gymnastics.
- v. Would allow for additional scheduling of events in Reynolds for graduation, campus events, political rallies, and concerts.

C. Smith added that after meeting with Athletics, they determined the Carter-Finley Stadium East project is roughly estimated to be \$80M, partly to be paid from student fees and the remainder from revenues. *The non-appropriated needs should be separated from the appropriated needs.*

2. Division of Academic and Student Affairs (DASA)

a. Cates-West Redevelopment (Housing)

- i. The redevelopment of this area of campus is one of the "big ideas" arising from the PMP.
- ii. NC State's future depends on meeting the needs of students both inside and outside the classroom. It was determined in 2008 that Lee and Sullivan Residence Halls needed to be demolished as it would require a great investment to bring them up to ADA and building code requirements and even then the open balconies and building configurations are problematic.
- iii. To keep up with enrollment growth, Housing needs to increase the number of beds. Housing currently has a waitlist of over 2,000 upper-class students who want to live on campus.
- iv. Housing is in the process of hiring a consultant to do financial modeling for Housing, Dining (Campus Enterprises (CE)), and Student

Center space to help us determine the best way to deliver this project and the timing.

- b. Performing Arts Center
  - i. This is driven by the need for the new Department of Performing Arts and Technology (collaboration with COE) and the need for adequate and code-compliant space for NC State Arts programs. Music and Dance are in three separate locations, Price, Broughton, and Carmichael. Another new major, Dance Science, is being considered.
  - ii. The arts on campus provide students with the opportunity to explore interests outside their majors and to participate on the field, courtside, and in national competitions - enhancing the university brand.
  - iii. DASA anticipates the new facility to be primarily supported by donor funding. State funding is preferred but they understand this facility may not rise to the top considering all the campus needs. There is an academic component associated with this request (credit courses taught.)
  - iv. Vacating Price Music could allow for possible student center space growth. Vacating Broughton would allow more swing space for projects under construction.
  - v. Over 50% of students participate in arts programming (classes, workshops, performances, instruction) during their time at NC State.
- c. 3. Centennial Student (CC) Services Building
  - i. Currently CC offers very limited student service spaces outside individual colleges. This was one of the main themes that came from students during the PMP effort.
  - ii. Students who spend the majority of their time on CC have to travel to central campus for services.
  - iii. With the continuing student growth of CC, there is even greater pressure for counseling, support services, recreation, student activities, etc. There is no student gathering space on CC.
  - iv. The satellite Campus Health Services is embedded in Wolf Ridge Apartments, is hard to find, and is taking up much-needed bed space.

### 3. Environmental Health & Public Safety – Transportation

- a. Wolfline Bus Operations and Maintenance Facility
  - i. Existing lease expires in five years. A long-term lease is uncertain due to the surrounding development.
  - ii. A new four- to five-acre site needs to be identified. A study is underway to determine the facility needs and site options.
  - iii. This facility provides long-term stability to Wolfline operations which is hugely important for a large, spread-out campus.

### 4. University Real Estate and Development (URED)

- a. Partners 1 Lab Co-Working Incubator project
  - i. Converts approximately 20,000 RSF of outdated office/lab space to a modern lab incubator to meet the strong and consistent demand for wet lab space on Centennial Campus.
  - ii. The space could also serve as short-term temporary lab space for a research grant while permanent space is fit-up elsewhere on campus.
  - iii. Paid for by Centennial Trust Fund and receipts.
  - iv. URED is moving forward with an RFI to produce an economic model.
- b. Varsity Drive Streetscape Connectivity Improvements

- i. The Varsity Streetscape Connectivity Project ("Varsity Connect") will transform the stretch of Varsity Dr. between Western Blvd. and Avent Ferry Rd by redeveloping the street as a two-lane divided roadway, adding a dedicated cycle tracks and providing missing pedestrian walks.
- ii. Provides safer and more efficient connections between campus precincts.
- iii. Triggered by adding 2M GSF on CC per zoning requirements.
- c. South Main Campus Drive Multimodal Improvements
  - i. Redevelops a portion of Main Campus Dr. between Achievement Dr. and Trailwood Dr. - addresses pedestrian and cycling needs.
  - ii. Triggered by adding 2M GSF on CC per zoning requirements.

5. Campus Enterprises – Dining

- a. Dining Expansion (Cates West) and Renovations (multiple locations)
  - i. This is an aggregated request for insufficient dining facilities to address current population and future growth needs.
  - ii. NC State offers 2 types of facilities: Traditional “all you care to eat” dining halls and “retail” food establishments.
  - iii. Traditional is growing in popularity and needs to be expanded.
  - iv. Retail needs to be refreshed with new concepts to serve students, faculty, staff, and visitors to campus.
  - v. Have started Pre-Design phase for this in Talley Student Union. Need to study/address other venues (Atrium, Fountain vs. Cates West, Case Academic Center, Clark Hall).
- b. Student Centers Expansion (Cates West) and Renovations
  - i. This is an aggregated request for insufficient student center space to address current population and future growth needs.
  - ii. Talley has reached capacity in 10 years with up to 20,000 visitors per day. Campus Visits tours start and end here for prospective students, faculty and staff and other visitors.
  - iii. Witherspoon completed two studies: 1 in 2017 and the other in 2022. It is a poor-quality building that needs an addition and renovation, but there is no appetite for taking this on without major donor funding when Cates West is a top priority.
  - iv. Programming needs must address dining, student interaction, study, and meeting space needs.
  - v. The Talley Interior Improvements project has started its Pre-Design phase to study how to gain throughput efficiencies for dining and look for opportunities to relocate other administrative functions elsewhere on campus to free up space for student needs.

D. Morton noted addressing these needs should be in concert with addressing DASA’s needs, as neither is a standalone solution.

- iv. **Scoring Methodology:** The scoring methodology has undergone numerous iterations and is still in development. The key drivers include the customers’ rankings, urgency/emergency factors, whether it is an enabling project, and strategic goals and initiatives. Initially, the PMP Guiding Principles were also considered. After evaluating them related to the needs requests, it was determined they should be applied later when the needs evolve into projects, as that is their intent – to guide how a project develops.

As part of the formal engagement process, the Campus Planning Subcommittee (CPS) members will be able to score each need for its importance and impact on campus and beyond, two elements each presenter was asked to address. This is a new tool to provide more perspective from each CPS member. The score summary will average the scores and can be input into the current scoring spreadsheet at a weighting value to be determined. This will be evaluated to assess whether it is valuable to the scoring process.

- b. Poole College of Management (PCOM) New Building Site Options (Info Item 22.02)
  - i. Five sites are currently under review for the best location to house the new PCOM building. Enhancing the PMP Neighborhood Hubs, promoting partnerships and synergies with other colleges, and leveraging site capacities and features are more important for the best long-term solution versus ease of implementation.
  - ii. Considerations include PCOM's partnership with the College of Sciences Statistics department and the College of Design plus 19% of PCOM's courses are taught in the Court of North Carolina neighborhood.
  - iii. Three designers have been shortlisted for interviews in July. The CMR advertisement is posted with submittals due at the end of June.

*The Committee requested that direct feedback be received from Dean Buckless on the site evaluations and options.*

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

1. Project Status Updates: See attached presentation 2024-05-29 for additional information.
  - a. Poe Hall Next Steps
    - i. The second phase of test results are due June 3<sup>rd</sup>.
    - ii. Next steps include moving the remaining items out of the building, drafting an emergency letter, developing a high-level budget based on phasing, and issuing an RFP for abatement.
  - b. 2101 Blue Ridge Road Building
    - i. A small renovation was completed for a researcher concerned about indoor air quality. An in-depth assessment is needed to determine any next steps. The building is currently vacant.
    - ii. The university leadership, partnering with Environmental Health and Safety, is putting protocols in place that should be used during the assessment.
  - c. Reds and Whites Art Maintenance Fund
    - i. The art project has been completed and accepted. The next steps are to determine who funds the cleaning/maintenance and who provides the cleaning/maintenance services.
    - ii. The plaza itself also needs funding to be identified for cleaning/maintenance.
    - iii. Jude DesNoyer with Real Estate & Development currently manages the space reservations for the plaza space. Discussion of plaza maintenance roles and responsibilities is also underway.

### **Other Business**

1. A. Knight stated one year is left on the subsidized lease space for the Non-Wovens Institute and the sub-leases for the relocated College of Education and CHASS Psychology Department in the Center for Technology and Innovation (CTI). More information is needed to determine how to approach the landlord if lease extensions or new leases are required.

*Pending a determination on the specific scope of repairs to Poe Hall, the Committee requested CPS consider the potential for space accommodation for these groups for the next 3-5 years - including teaching spaces - to determine if the borrowed space is sustainable and/or whether additional spaces could be identified/created. Consideration should also be given to how we best service the colleges to address their unmet needs.*

**Next Meeting:** June 24, 2024, 1:30 PM – 3:00 PM

**Meeting Adjourned at 5:00 PM**