

Campus Development Committee

January 27, 2025

Holladay Hall, Conference Room 18

1:30 PM – 3:00 PM

Attendance and Distribution

Committee Members Present: Warwick Arden; Charles Maimone; Alyson Wilson

Subcommittee Representatives Present: Alicia Knight; Allen Boyette; Barbara Moses; Bill Davis; Cameron Smith; ~~Dana Harris~~; Doug Morton; Eduardo Lorente; Lisa Johnson; Patrick Deaton; Sumayya Jones-Humienny

Guests: N/A

Approval of the Minutes

The minutes of the December 16, 2024 meeting were approved and have been posted.

Consent Agenda (N/A)

Project Execution Subcommittee Information Items

- 1) Project Status Updates: C. Smith presented the attached “2025-1-27 CamDevCmte Pres” [pdf slide] presentation (See the associated "2025-01-27-CamDevCmte-Minutes-and-Presentations.pdf") for the following projects:
 - a. Electrical Distribution Upgrade
 - b. Woodson Hall
 - c. Mann Hall Renovation
 - d. CVM Equine Hospital
 - e. Dabney Hall Renovation
 - f. 111 Lampe Renovation
 - g. Poe Hall Renovation

Campus Planning Subcommittee Information

1. Delegated Authority Determinations: (N/A)
2. Action Items:
 - a. OIT New AI Data Center Study (Campus Development Needs Request): L. Johnson and D. Morton presented the request. Discussion ensued and the Committee approved the study moving forward with the understanding it will be jointly funded by University and OIT resources. *The Committee gave the following directions:*
 - i. *Provide life-cycle cost analyses for cloud solutions compared to the realistic total cost of ownership for on-site facilities (including all infrastructure first-costs and ongoing maintenance and utility costs), plus a combination of both as a potential long-term solution. The concern is the large, continuous investment required for on-site facilities that may become obsolete quickly versus cloud facilities that continuously upgrade to stay competitive in the market.*
 - ii. *OIT should continue working to clearly define and document campus demand for AI infrastructure. This demand should be done with enough granularity to distinguish "need" versus "want" and to distinguish the varying requirements for AI methodological developers and AI applications users. This effort must be within NC State's context for locations and costs.*
 - iii. *Benchmarking should refine the peer list to more similar institutions, such as Virginia Tech.*
 - iv. *The governance structure should be determined for requests, like the one by the College of Sciences, to have their own stand-alone HPC facilities.*
 - v. *The two biggest AI users noted are the College of Engineering and College of Agriculture and Life Sciences, but their needs should not box out others' needs.*

- vi. *Include Alyson Wilson on the study committee.*
 - b. Poe Hall Main Distribution Frame (MDF) #202424004: D. Morton and L. Johnson presented the request.
 - i. The Committee understands due to IT physical limitations and funding constraints, the MDF will temporarily move to Winston Hall during Poe Hall's renovation and will permanently relocate back to Poe Hall after construction is completed. *The Committee stated before a decision can be made on the location of an expanded server room, first the OIT Study must be completed and Poe Hall's mechanical requirements must be determined.*
 - c. Holladay Hall Occupants and Administrative Principles (Info. Item 21.08): S. Jones-Humienny presented the attached "CP2c 21.08 Holladay NeighbdSpPrin Rev2024-12-16v1" [pdf] (See the associated "2025-01-27-CamDevCmte-Minutes-and-Presentations.pdf") clarifying revisions.
 - i. Holladay Hall Space Principles Revisions: *The Committee approved the revisions.*
 - ii. Advancement's Space Requests #24-09 and #18-14 Memo: *The Committee did not approve Advancement's space requests based on the Holladay Hall Occupants & Administrative Principles. The Committee will execute a memo to Advancement indicating their final decision.*
3. Information Items:
- a. Campus Development Committee Process (Info Item 24.03): L. Johnson presented the updates for the following items.
 - i. Project Execution Check-ins
 - ii. Cadence of meetings
 - iii. Capital Development Report
 - b. Campus Planning Subcommittee Charge Update (Info Item 24.03): L. Johnson presented the attached "CP3b B1.0 CDC - Campus Planning Subcommittee Charge 2025-01-27 DRAFT" [pdf] (See the associated "2025-01-27-CamDevCmte-Minutes-and-Presentations.pdf"), updates arising from the January 14, 2025 Administrative Leadership Meeting (ALM).

Other Business (N/A)

Next Meeting: Monday, March 24, 2025, 1:30 PM – 3:00. *[Subsequent to the meeting, the February meeting was canceled due to a lack of agenda items.]*

Meeting Adjourned: 3:00 PM

2025-1-27 Campus Development Committee Meeting

1. Projects in Execution
 - a. Electrical Distribution Upgrade
 - b. Woodson Hall
 - c. Mann Hall Renovation
 - d. CVM Equine Hospital
 - e. Dabney Hall Renovation
 - f. 111 Lampe Renovation
 - g. Poe Hall Renovation



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 (Phases 3 & 4)**
 - Anticipated completion – Sep 2025
 - Construction (90%)
 - **Budget - \$58.8M**
 - \$58.8M in various (six) funding sources
 - **Designer**
 - RMF Engineering
 - **Construction Manager at Risk**
 - Balfour Beatty



Projects in Construction

- **Woodson Hall (formerly Integrative Sciences Building)**
 - **Scope**
 - Provide a new 165,000 GSF STEM (science, technology, engineering, and mathematics) teaching and research space to promote creativity, collaboration, and showcase the sciences at NC State. It will be a flexible, interdisciplinary sciences building with a focus on chemistry, biochemistry and biotechnology
 - **Schedule**
 - Anticipated completion – Feb 2027
 - Construction (40%)
 - **Budget - \$180M**
 - \$90M in SCIF Legislative Funding
 - \$90M in University Funding
 - **Designer**
 - Moseley Architects + ZGF
 - **Construction Manager at Risk**
 - Skanska Building USA



Projects in Design

- **Mann Hall Renovation**

- **Scope**

- Renovation to the existing Mann Hall (1964). The project renovates the building to accommodate College of Engineering growth and high-bay space for E-Sports. Address deficient mechanical, electrical, plumbing, and fire protection systems and make code compliant

- **Schedule**

- Anticipated completion – Aug 2027
 - Design (Construction Documents)
 - Construction start – Spring 2025

- **Budget - \$66.25M**

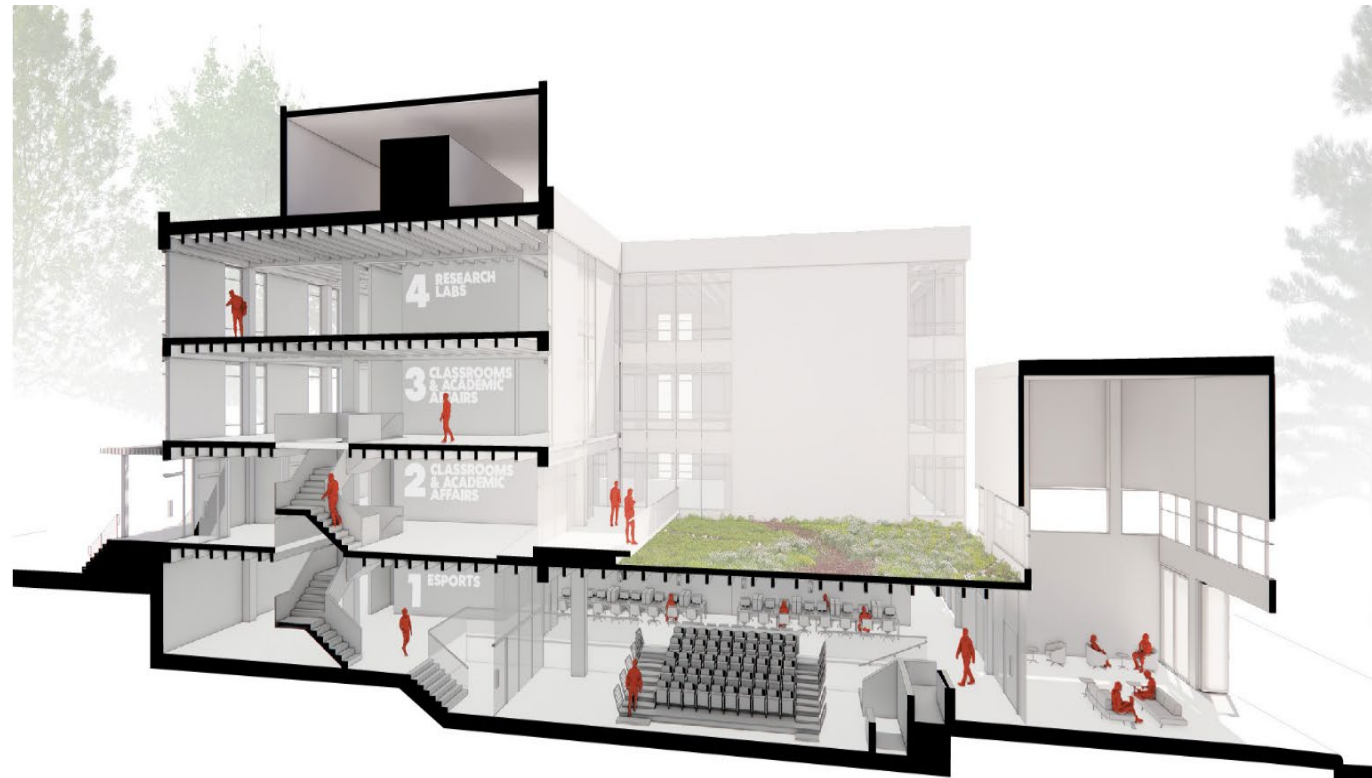
- \$54.25M in SCIF Legislative Funding (Mann Hall)
 - \$12M in SCIF Legislative Funding (E-Sports)

- **Designer**

- Perkins & Will Architects

- **Construction Manager at Risk**

- Holder Construction

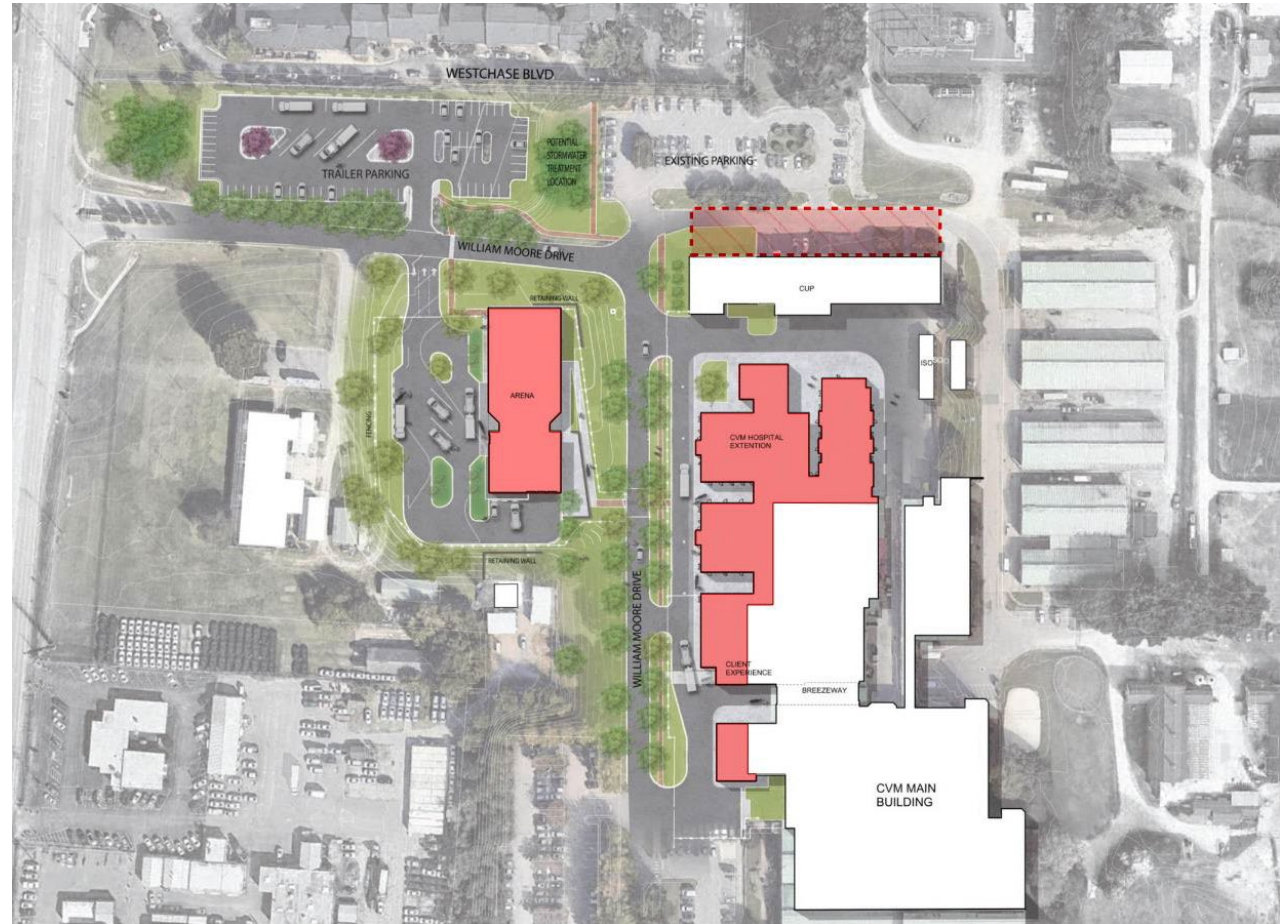


An interpretation of the reimagined interior of Mann Hall, with a new connecting stair, outdoor space, and Esports arena below.

Projects in Design

• CVM Equine Hospital

- Scope:
 - Renovation and addition to the existing large animal 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
- Schedule
 - Anticipated completion – Dec 2027
 - Design (Construction Documents)
 - Construction start – Spring 2025
- Budget - \$120M
 - \$70M in SCIF Legislative Funding
 - \$50M in CVM Receipts and Gifts
- Designer
 - Flad Architects
- Construction Manager at Risk
 - DPR Construction



Projects in Design

- **Dabney Hall Renovation**

- **Scope**

- Multi-phased occupied renovation of Dabney Hall (1969). The priority for the first phase of renovation includes building systems/exhaust upgrades and repair of the building envelope. The project will create a master plan for renovations to be implemented floor-by-floor in phases

- **Schedule**

- Anticipated completion – Spring 2029
 - Design (Construction Documents)
 - Construction start – Fall 2025

- **Budget - \$140M**

- \$140M in SCIF Legislative Funding

- **Designer**

- Lord Aeck Sargent

- **Construction Manager at Risk**

- New Atlantic Contracting



Projects in Design

- **111 Lampe Renovation**
 - **Scope**
 - Project will renovate approximately 67,000 GSF on the third and fourth floors to accommodate the College of Humanities and Social Sciences' Department of Psychology, including a mix of instructional, office, and shared spaces. Building systems, envelope, and non-compliant components will be upgraded.
 - **Schedule**
 - Anticipated completion – Spring 2028
 - Design (Programming/Schematic Design)
 - Construction start – Spring 2026
 - **Budget - \$73M**
 - \$42M in SCIF Legislative Funding
 - **Designer**
 - Walter Robbs Architects (a Michael Graves Co.)
 - **Construction Manager at Risk**
 - Messer Construction



Projects in Planning

- **Poe Hall Renovation**
 - **Scope**
 - Project will renovate the seven-story, 150,982 GSF, high-rise building built in 1970. Due to recent hazardous materials detected in the building and the subsequent displacement of the College of Education and Department of Psychology, the building will be abated, deconstructed, and renovated to accommodate the College of Education.
 - **Schedule**
 - Anticipated completion – TBD
 - Design-Build selection (Demolition and Abatement)
 - Construction start – Summer 2025
 - **Budget - \$180M**
 - \$8.4M in SCIF Legislative Funding
 - **Design-Builder (Demolition)**
 - TBD (interviews scheduled for February 5, 2025)
 - **Design-Builder (Renovation)**
 - TBD (awaiting capital authority to proceed)



Holladay Neighborhood Administrative and Space Principles

Information Item 21.08

June 22, 2022

Revised December 16, 2024

At their February 25, 2022 meeting, the Campus Development Committee (formerly the University Space Committee) stated that the multiple space requests received to date for additional space allocations to accommodate new hires within the Holladay Hall administrative neighborhood, including Winslow and Peele Halls, could not be solved without occupancy changes requiring some personnel or units to relocate elsewhere. They directed Campus Planning Subcommittee (formerly Staff Support) staff to continue to investigate how to best address this matter by meeting with each unit's Vice Chancellor/delegate to understand their unit's programmatic needs and remote work arrangements. They also requested that administrative and space principles be developed to assess the operational efficiencies and functional synergies regarding who must remain in Holladay Neighborhood.

In the subsequent months, the Campus Planning Subcommittee staff met with Holladay Hall leadership representatives from all units (except for External Affairs, Partnerships, and Economic Development, who was unable to meet during that time frame) to interview them. Campus Planning Subcommittee staff derived the administrative and space principles below from recommendations made during this series of interviews.

At their June 22, 2022, meeting, the Campus Development Committee, by the Chancellor's delegated authority, approved the following principles.

1. The Chancellor's cabinet members should remain in the Holladay Neighborhood with their key support staff; moreover, the Chancellor must have direct access to the Executive Vice Chancellor and Provost and the Executive Vice Chancellor for Finance and Administration, and they in turn, need access to their leadership teams and support staff.
2. Personnel who frequently work in-person with the Chancellor take priority for remaining in the Holladay Neighborhood.
3. Personnel who have a lesser need to work frequently in person with the Chancellor should relocate elsewhere.

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Campus Planning Subcommittee Campus Development Committee

Charge

This Campus Planning Subcommittee (CPS) serves in an advisory role to the Campus Development Committee. It reviews Capital Needs Requests and Space Requests and makes recommendations to the Campus Development Committee based on the highest and best needs of the university. The CPS ensures that requests are evaluated based on the Physical Master Plan Guiding Principles to ensure strategic investments in campus buildings and grounds reflect the vision, values, and goals of the NC State Strategic Plan. Space allocations are based on the Campus Development Committee's Space Principles.

Scope of Responsibility

Requests are submitted to the Facilities Division via the Campus Development Needs Request Form and Space/Lease Request Form. The CPS Working Group, comprised of team members from University Real Estate & Development and Campus Planning & Strategic Investment, evaluates the Space requests, makes recommendations, and sets the Consent Agenda for subsequent review and determination by the Campus Planning Subcommittee.

The Subcommittee's scope includes:

1. Reviewing strategic capital needs requests greater than \$4M or those highly impactful to campus.
2. Evaluating capital needs requests through the lens of the PMP Guiding Principles using qualitative metrics.
3. Evaluating key drivers and the value each request brings to the university.
4. Considering interdisciplinary synergies.
5. Reviewing/identifying financial impacts.
6. Evaluating Building Committee member recommendations.
7. Review of strategic space requests guided by the Space Principles.

Membership

The composition of the Campus Planning Subcommittee brings campus expertise and continuity to the Capital Development and Space Allocation processes. **College members serve a 2-year term ending in December of even years.**

1. Senior Vice Provost, Institutional Strategy Analysis
2. Senior Vice Provost, Enrollment Management and Services
3. Associate Vice Chancellor and Associate Dean, Student Life and Advocacy
4. Associate Director, Learning Spaces & Capital Management, Provost's Office Space Liaison
5. Associate Vice Chancellor, Budget & Resource Management
6. Associate Vice Chancellor and Treasurer, Treasurer's Office
7. Associate Vice Chancellor, Research Administration
8. Associate Vice Chancellor, Facilities
9. Associate Vice Chancellor, University Real Estate and Development
10. Associate Vice Chancellor, Campus Enterprises
11. Designated Chair, Assistant Vice Chancellor, Campus Planning and Strategic Investment
12. Assistant Vice Chancellor, Design and Construction
13. Assistant Vice Chancellor, Campus Operations and Maintenance
14. Director of Architectural Planning, Campus Planning and Strategic Investment
15. Director of Transportation
16. **Sr. Associate Athletics Director**
17. **Assistant Dean of Finance and Administration, PCOM**
18. **Senior Associate Dean, Administration, CALS**
19. **Director of Facilities, COE**
20. Stakeholders as needed for specific agenda items

Created 08/14/2023	Revision 1: 09/18/2023	Revision 2: 8/28/2024
Revision 3: 01/14/2024	Revision 4: 01/27/2025	

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The CPS has delegated authority to make space decisions for allocations of university space for up to 10,000 ASF and/or up to \$300,000 in total project costs. The CPS will make recommendations to the Campus Development Committee for strategic space requests. The CPS has delegated authority to make lease space decisions for leases under \$150,000 annual cost with a lease term of no more than five years.

Meeting Frequency

The Campus Planning Subcommittee meets monthly or as needed for the completion of the Six-Year Capital Plan. Meetings may be canceled due to the lack of agenda items.

Created 08/14/2023	Revision 1: 09/18/2023	Revision 2: 8/28/2024
Revision 3: 01/14/2024	Revision 4: 01/27/2025	