

UNIVERSITY SPACE COMMITTEE MEETING

Monday, July 10, 2017

Holladay Hall, Conference Room 18

2:00 PM – 3:30 PM

Present: Warwick Arden; Scott Douglass; Alan Rebar; Jeff Bandini; Lisa Johnson; Sumayya Jones-Humienny; Lauren Joyner; Liz Moore; Margery Overton; Cameron Smith; Harlan Stafford.

Guests: None.

Additional Distribution: Louis Hunt; Doug Morton; Matt Peterson; Cynthia Williford.

Approval of the Minutes

The minutes of the June 12, 2017 meeting were approved and have been posted.

Approval of the Consent Agenda

There were no items on the agenda.

Information / Discussion Items

1. Plant Sciences Initiative (PSI) Building – Program Review (Info Item 16.11): L. Johnson presented a handout of the PSI Building Advanced Planning (AP) phase program, site diagram and building blocking-and-stacking plans. Because of current market conditions, the project cannot build as much square footage as originally anticipated; therefore, the design team and building committee worked to reduce the gross square footage (GSF) to approximately 187,000 to meet the project budget. The GSF reductions did not affect any academic research or greenhouse space, but reduced the following: the partner labs by two teams of six staff (12 staff total); the support labs by one module; the large conference room from 150 seats at tables to 135; and pre-doc assigned workstations to a hoteling model. The Cellular and Molecular Imaging Facility (CMIF) and administration areas had minor increases in GSF. The building is laid out efficiently with mostly open office space; furthermore, lab, core, meeting, and back-of-house service zones stack for economical utility distribution and HVAC supply/exhaust. The primary CMIF will be located in the PSI Building, with a satellite facility to continue having a presence in the north campus precinct. The building is set back from the street to address management of the quantity and quality of storm water on site as much as possible. The committee wants to promote scheduling of classes in the 135-seat conference room to increase space utilization. *The committee commended the design team and building committee for their innovative approach to office space reduction in order to preserve the highest priority of academic research and greenhouse space. The committee endorsed staff support to discuss the scheduling of classes in the 135-seat conference room with the building committee.*
2. Engineering Building Oval (EBO) – Design Progress Review (Info Item 14.02): L. Johnson presented a handout of the EBO Design Development (DD) phase schedule, program, site plan, floor plans, renderings and precedent images. The project is on schedule and within budget at approximately 224,000 GSF, which is more GSF than previously anticipated. The DD submittal is currently out for review. Early Site & Grading and Structural bid packages will allow for ground breaking as soon as winter 2017, with the full bid documents set slated for March 2018. The site slopes down from north to south 27 feet, which allows for two major entries on two levels: one from The Oval and one from Partners Way.

Dealing with storm water management (SWM) is important to the Civil, Construction and Environmental Engineering (CCEE) program as a visible learning tool. On The Oval side, a series of weirs captures half the roof rainwater. On the Partners Way side at the low point, a structured wetland captures the remaining roof and site rainwater, as storm water ponds do not work very well. A 16,000 cu. ft. underground storage tank (UST) will also be required, as both SWM devices' capacities are not adequate to handle this site's quantity by themselves. A separate study for regional devices must address quality treatment before stormwater can be discharged into Lake Raleigh. The plans integrate an "Engineering on Display" theme that draws people through the building with strategic views into labs and public spaces. The exterior building design strives to transition from the more traditional architectural style of Engineering Buildings I, II and III to the more modern and iconic style of Hunt Library. One of the major design challenges is articulating such a long and large building mass, which is necessary to accommodate all the program requirements. The committee expressed concern over the lack of design character and articulation at this stage. More design development is under way to add the next layers of detailing and finish selection prior to the Campus Design Review Panel (CDRP) meeting on July 26th. The committee also expressed concern over the long-term maintenance and appearance of the structured wetland. A contingent of the project stakeholders is visiting other sites to glean lessons learned and apply best management design principles.

3. Carmichael Addition and Renovation – Design Progress Review (Info Item 16.14): L. Johnson presented a handout of the Carmichael Schematic Design (SD) phase schedule, program, site plan, floor plans, and renderings. This project will track faster than PSI and EBO as it smaller and less complex. The project will demolish and reconstruct the building at the intersection of Cates Avenue and Morrill Drive. The "moat" will be filled in, head-in parking removed adjacent to the building to improve safety, and a portion of the Cates Avenue Master Plan will be implemented. The new building will seamlessly integrate with the existing complex, providing a connection to the 1961 portion while opening up vistas into the basketball courts and bridging over to the 2007 addition fitness space. The architectural character ties to the 2007 building's and Talley's style with brick, metal and glass elements. There will be a direct connection from the Carmichael entry to the Talley entry across Cates Avenue. The update to the 1961's Cates Avenue façade was dropped due to budget limitations. The committee stated they liked the direction in which the design was proceeding.
4. Capital Projects Status (Info Item 16.10): C. Smith distributed a handout and answered questions regarding the current status of some projects. He stated that the Case Commons Residence Hall is under redesign to meet the project budget by reducing square footage and they hired Barnhill as the new Construction Manager at Risk (CMR). The Bureau of Mines project hired Holt Brothers, a HUB firm, as the CMR. The Academic Success Center at DH Hill Library hired Holder as the CMR. A "perfect storm" is brewing for congestion occurring at the intersection of Cates Avenue and Morrill Drive with the Case Commons, Carmichael, and Case Academic Center Dining Addition and Renovation projects all overlapping during construction.

Meeting Adjourned at 3:30 PM.