Agenda

- Introductions
- Process/Participation
- Schedule Overview
- Your Campus/Your Vision
- Discussion
East Carolina University Comprehensive Facilities Master Plan

**Project Management**

University Management Team
- Bill Bagnell
- Ron Newton
- Bill Koch

SmithGroup - N.C.
- Chris Brasier
- Mark Potter

**Comprehensive Planning**

Strategic Planning
- Eva Klein & Associates
  - Eva Klein
  - Harvey Kaiser
  - Joe Carter

Physical Planning
- SmithGroup JJR
  - Neal Kessler
  - Mary Jukuri
  - David Johnson

**Planning Support**

Athletics & Rec
- Brailsford & Dunlavey
  - Greg Walchalski

Health Services
- Kurt Salmon
  - Lydia Hammer
  - Jonathan Bailey

Infrastructure
- RMF Engineering
  - Tim Griffin
  - Greg Carnathan

Traffic/Parking
- Martin Alexiou Bryson
  - Bill Martin
  - Slade McCalip

Security
- Protection Engineering Group
  - Dominic Mason

Database
- ISES
  - Dan Harrison
  - Kyle Thompson

**The Planning Team**
East Carolina University Comprehensive Facilities Master Plan

Campus Architects & Planners

- 150+ Years of Design Excellence
- 45 Years of Campus Planning Experience
- 200 Campus Master Plans Nationwide
- 200+ LEED Accredited Professionals
- 125 National & State Awards for Planning & Design
- 800+ Planning & Design Professionals
- 75% Work with Repeat Clients

SMITHGROUP JJR
Strategic Planners

Services
• Strategic Planning and Management
• Strategic Capital Planning & Financing
• Innovation & Technology Development Strategies
• Knowledge Communities – University led Real Estate Development

Specialties
• Strategic Plans
• Academic Programming
• Healthcare Programming
• Funding Strategies

Eva Klein & Associates

Eva Klein
Harvey H. Kaiser
Joe Carter
Brailsford & Dunlavey

- Athletic Campus analysis & planning
- Campus Life Facilities analysis & planning
- Student Housing analysis & planning

Kurt Salmon

- Health Services demand analysis
- Vision & strategy for outpatient clinical services
- Faculty demand – clinical & teaching
- Clinic patient demand – campus
- Clinic patient demand – satellite
- Ancillary services demand
- Operating principals
- Assess current functional capacity

Brailsford & Dunlavey
Kurt Salmon
RMF Engineering

- Infrastructure master plan
- Chilled water services
- Steam services
- Domestic water services
- Sanitary sewer services
- Storm water services
- Natural gas services
- Electrical services
- Telecom services

Martin Alexiou Bryson

- Transportation plan
- Vehicular
- Pedestrian
- Service/delivery circulation & access
- Pedestrian safety
- Parking

RMF Engineering

Martin Alexiou Bryson
Protection Engineering Group

• Security planning
• Analysis of existing physical protection systems
• Security principals & practices
• Security planning, operations, & design
• Security installation, maintenance, and service

ISES

• Facility condition analysis
• Facility analysis includes:
  • Exterior envelope, interior structure & finishes
  • Building site, fire/life safety, ADA compliance
  • MEP systems
  • Vertical transportation
  • Health related issues (asbestos, IAQ, etc.)
• ISES AMS WEB database system listing deficiencies, recommendations, and costs
East Carolina University \ Comprehensive Facilities Master Plan

Process
Working with ECU

Board of Trustees & Steering Committee

Planning Team

Advisory Committee

Main Campus Committee

Health Sciences Committee

Research Campus Committee

Athletic Campus Committee

Community Committee

Inclusive Process
East Carolina University

University Master Plan

Administration & Finance | Campus Operations

Feedback is welcome. Please send your comments, questions, and concerns to masterplan@ecu.edu.

Letter from the Chancellor

University Master Plan Documents:

Archive masterplan.pdf

Communication www.ecu.edu/masterplan
3a. Strategic Review

3b. Capital Needs Assessment
- Space Capacity
- Facility Condition & Functionality
- Program-Driven Needs
- Infrastructure (Non-Building)
- Land Acquisition

3c. Capital Projects Plan & Database
- Campus & Community Analysis
- Campus Framework Plan
- Planning Scenarios / Alternatives
- Infrastructure & Campus Systems
- Preliminary Master Plan

4. Physical Planning

5. Implementation Plan
- Final Master Plan & Design Guidelines
- Space Allocation Solutions
- Phasing
- Financing & Real Estate Strategies—Campus Development

6. Final Review

ECU Mission & Strategic Plan
Current Data—State of the Campus
Issues, Opportunities, Aspirations—Dialogue w/ECU

“Living Document”
Data Collection

Collect and organize data for analysis from existing sources, including:

- NC Facilities Inventory
- ECU’s internal space inventories and analyses
- Most recent FCAP report
- Most Recent Master Plans
- Current planning studies, e.g. housing, parking, athletics, recreation
- Engineering studies—buildings & infrastructure
- Base maps and/or surveys for all campuses and precincts
- Environmental/Ecological assessments
Strategic Review

Interpret *ECU Tomorrow*:

- Develop campus vision and physical planning principles to express institutional vision
- Identify important program priorities:
  - Academic Affairs
  - Health Sciences
- Consider projected enrollment and program growth patterns
- Discuss “system-level” mandates, priorities, and policies to be considered—e.g. high-demand occupations, serving regional needs
- Consider implications of outreach, regional economic engagement initiatives, and local community impact
Strategic Review

Understanding ECU’s role in the community and region:

• North Carolina Eastern Region
  • Vision Plan, Economic Development Strategy, 2006
• East Carolina University
  • Organization / Management Studies, 1999
• UNC system-wide capital studies, 1996 - 2004
Capital Needs Assessment

Space Capacity Needs:

• Review projected enrollments
• Review internally developed studies of space capacity and allocation
• Update projected space needs, using *UNC Space Planning Standards*
  - By space type
  - By school/college level
• Define capital projects for capacity expansion
• Determine space allocations (interim)

In 1998, ECU had a projected deficit of 200,000 ASF of space, based on then-current enrollment and enrollment projections. Now, new enrollment projections, recent space additions, and planned projects would be used to update actual capacity and to define future space expansion needs.
Capital Needs Assessment

Facility Condition & Functionality:

- Review most current FCAP data and other existing data on condition and functionality
- Review impact of Bond Program and other recent projects
- Evaluate buildings for qualitative needs
- Meet with users to discuss functional issues and needs
- Define projects to renovate, modernize, or update buildings

In 1998, ECU's condition and functionality needs were greater than the UNC average. Thus, many Bond Program projects were building modernizations.
Capital Needs Assessment

Program-Driven Capital Project Needs:
- Engage ECU leadership in dialogue about Strategic Plan
- Define programs requiring new, specialized facilities
- Evaluate identified needs and define facility concepts for these needs

For example, assessment of ECU’s Special Purpose Needs in 1998 Yielded a Highly Varied List of Program-Driven Capital Projects:
- Materials Warehouse
- Stadium Improvements
- New Strength and Conditioning Center
- Brody Outpatient Clinics modernization.
- Ledonia Wright Multicultural Center modernization and addition
- New West End Dining Hall
- New Center for Diabetes, Clinical Skills Assessment and Support Services
- New Family Practice Center (inc land)
- Mendenhall Dining/The Spot modernization
- New Central Campus Food Service Facility
- New Visitors Center
- Harrington Field Redevelopment
Physical Planning
Initiation and Discovery
Comprehensive Facilities Master Plan

Understanding the program and fitting the program to the land, … what goes in the ‘box’?

Development Scenarios

Infill / density  “put more in the box”

Land expansion  “get a bigger box”

Satellite campuses  “get more boxes”
Master Plan
Implementation Plan

Financing and Development Strategies

- Estimate capital costs—order of magnitude—to achieve the Master Plan
- Review ECU’s capital financing history (last 10 years)
- Consider current/expected state funding and private gift environments
- Develop financing matrix or analysis to identify feasible financing sources for various needs in the Master Plan
- Define creative strategies including private development partnerships

In 1998, EKA identified $842 million in capital needs for ECU. The above ECU financing matrix was the result of a financing strategy analysis, suggesting that the State should fund $190 million of ECU’s “Phase 1” projects.
### PHASE ONE
$251,000,000

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<th>Facilities</th>
<th>Metrics</th>
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<td>GSF Existing</td>
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<td>GSF Added</td>
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<td>Total GSF</td>
<td>4,540,500</td>
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<td>Student Enrollment Fall 2002</td>
<td>24,965</td>
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<td>Projected Growth at 5% Annual Avg.</td>
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<td>Total Projected Student Enrollment</td>
<td>30,345</td>
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<td>GSF per Student</td>
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### PHASE TWO
$337,000,000

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<td>Total GSF</td>
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<td>Student Enrollment Fall 2006</td>
<td>30,345</td>
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<tr>
<td>Projected Growth at 5% Annual Avg.</td>
<td>6,540</td>
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<td>Total Projected Student Enrollment</td>
<td>36,885</td>
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<td>GSF per Student</td>
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### PHASE THREE
$1,087,000,000

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<td>36,885</td>
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<td>GSF per Student</td>
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**Phasing Strategies**
• Architecture
• Landscape
• Sidewalks and roads
• Infrastructure and Utilities
East Carolina University \ Comprehensive Facilities Master Plan

Your Campus
East Carolina University \ Comprehensive Facilities Master Plan

Your Vision
Comprehensive Facilities Master Plan

1. Create a socially, economically, and environmentally sustainable campus plan that represents the hopes and aspirations of this region.
   - Integrate strategic, academic, and financial planning

2. Bring 4 diverse campus environments into a coherent and connected campus plan.
   - Academic Campus
   - Health Sciences Campus
   - West Research Campus
   - Athletic Campus

3. Utilize the campus to support and enhance the University and the community.
   - University as engaged resource

3 Key Themes
Discussion
“DOT” EXERCISE:

- Most Favorite Place on Campus
- Least Favorite Place on Campus

NEW QUESTIONS:

- Where is the “100% Corner” of Campus
- What are the Issues/Opportunities for Connections between campuses?
- What is the feature that most attracts students/faculty to ECU?
- What is the feature that least attracts students/faculty to ECU?
Email: masterplan@ecu.edu
Website: www.ecu.edu/masterplan