



East Carolina University

Comprehensive Facilities Master Plan

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Eva Klein & Associates

Brailsford & Dunlavey

Kurt Salmon & Associates

RMF Engineers

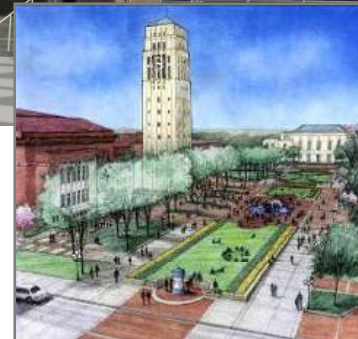
Martin Alexiou Bryson

Protection Engineering Group

ISES

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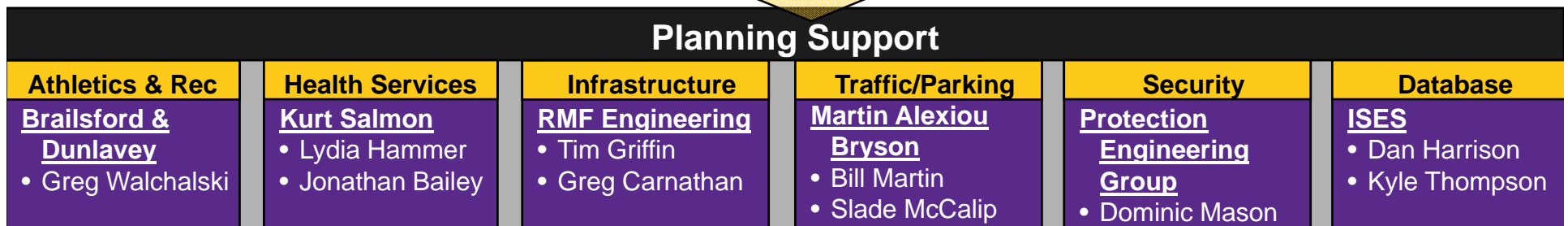
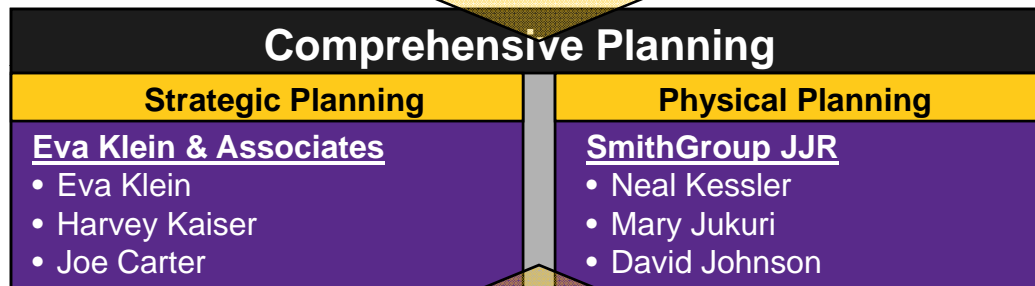
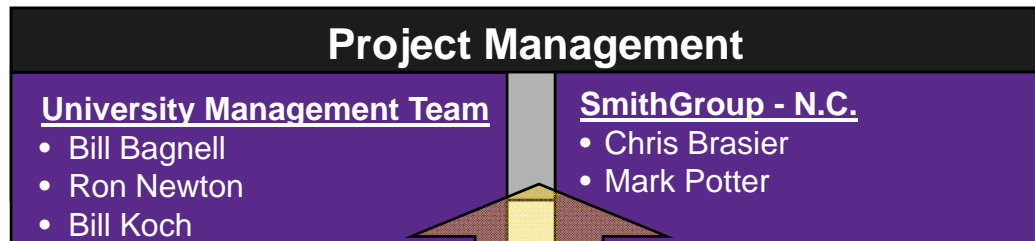
- Introductions
- Process/Participation
- Schedule Overview
- Your Campus/Your Vision
- Discussion



Agenda

Introductions

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The Planning Team

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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

Arizona State University
Auburn University
Baylor University
College of William & Mary
Grand Valley State University
Indiana State University
Indiana University
Kentucky State University
Michigan State University
Northern Illinois University
Northern Michigan University
Old Dominion University
Pennsylvania State University
South Dakota State University
Texas A&M University - Galveston
Texas Tech University - El Paso
University of Chicago
University of Connecticut
University of Louisville
University of Michigan
University of Nevada, Las Vegas
University of New Orleans
University of Wisconsin
Virginia Polytechnic University
Wayne State University
Western Michigan University

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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



Harvey H. Kaiser



Joe Carter

Eva Klein & Associates

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West Virginia University Recreation Center

Brailsford & Dunlavey

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



Kaiser Antioch MOB

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

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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

Yarborough Central Plant, NCSU



UNC-G

Martin Alexiou Bryson

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



RMF Engineering
Martin Alexiou Bryson

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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

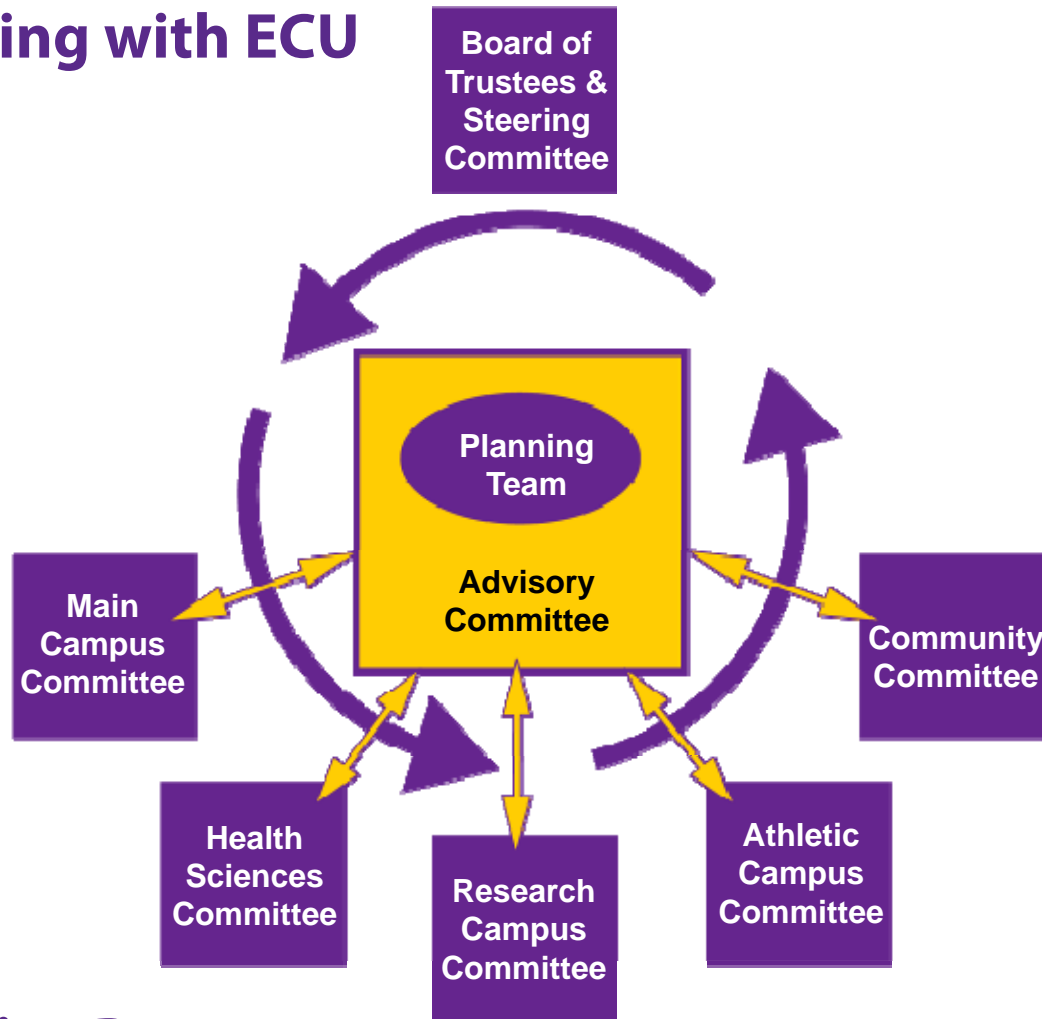


After

Protection Engineering Group ISES

Process

Working with ECU



Inclusive Process

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Master Plan - Microsoft Internet Explorer provided by SmithGroup+JJR

http://www.ecu.edu/masterplan/

East Carolina University SEARCH WebsitePeople

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](#)

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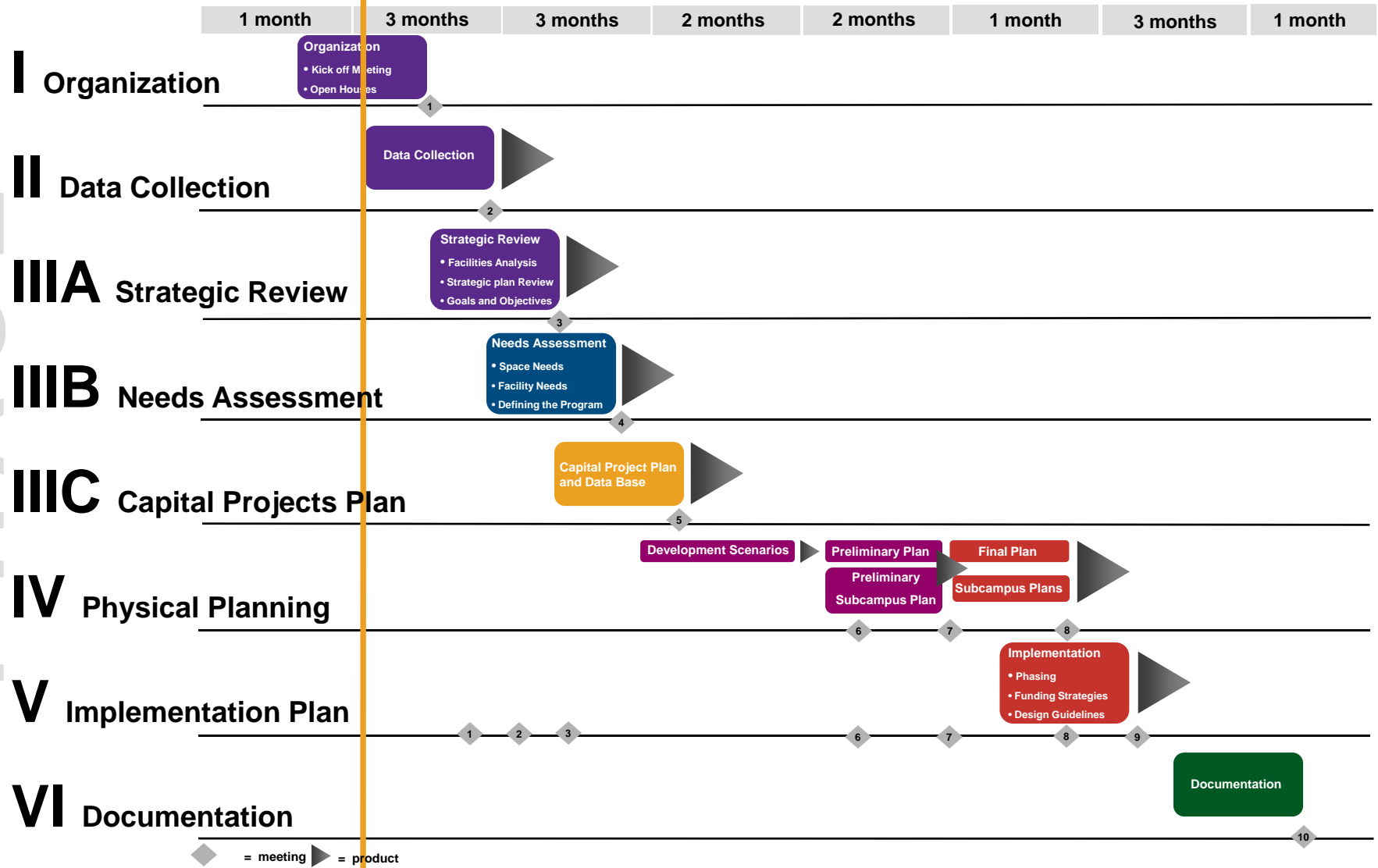
Communication

www.ecu.edu/masterplan

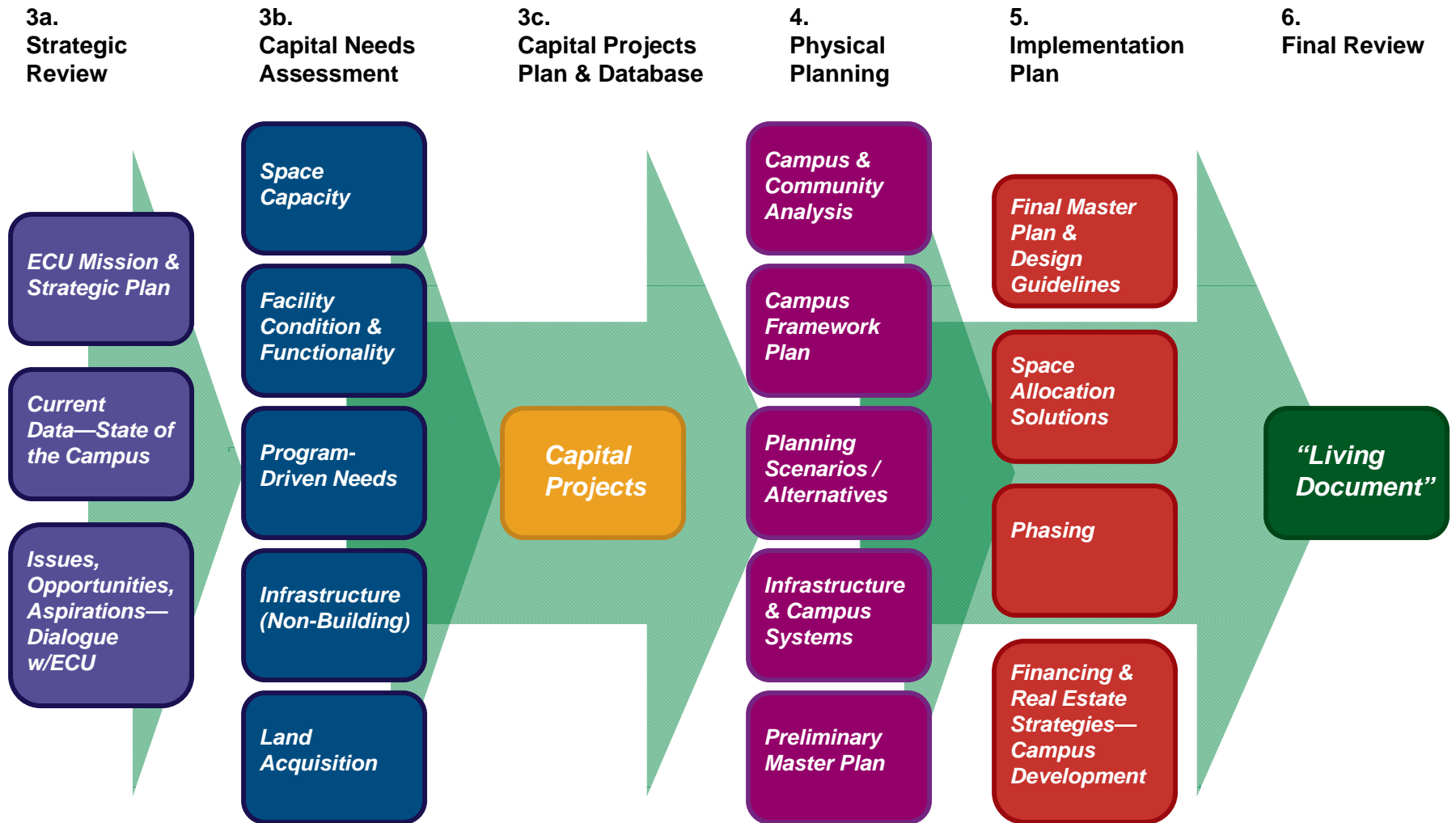
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PHASE



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Data Collection

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

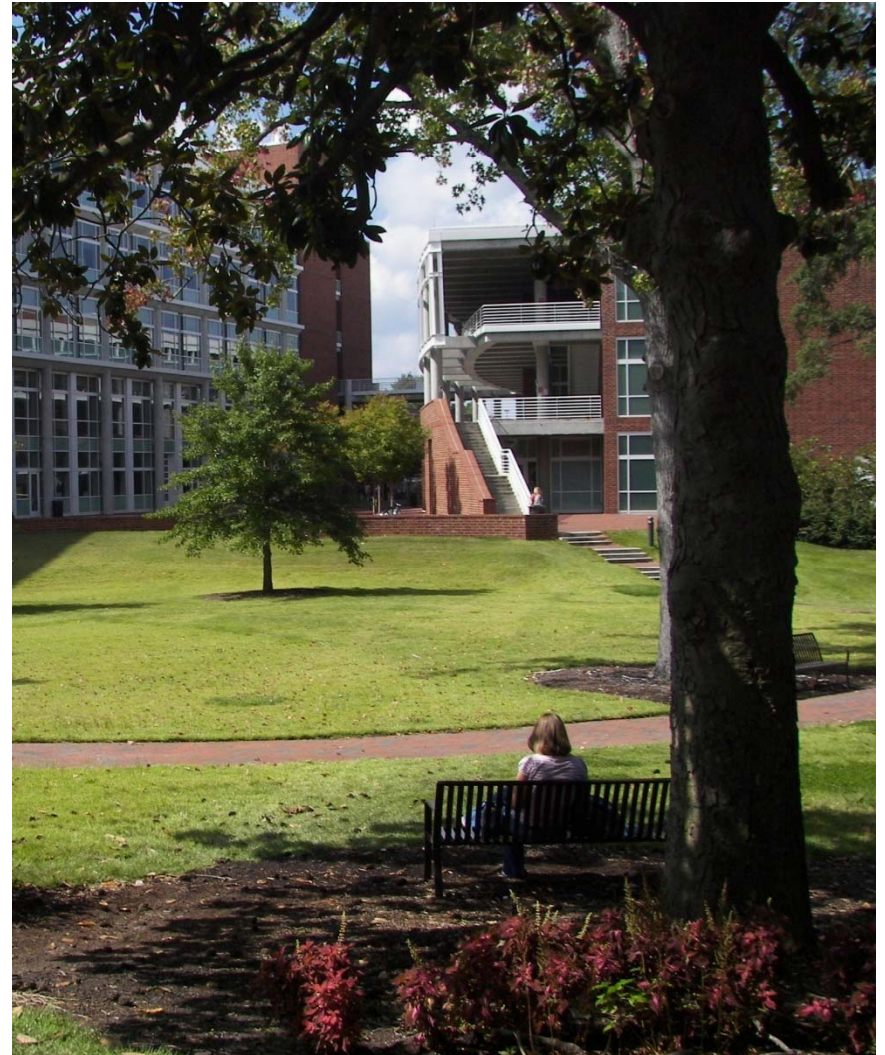
- NC Facilities Inventory
- ECU's internal space inventories and analyses
- Most recent FCAP report
- Most Recent Master Plans
- Current planning studies, e.g. housing, parking, athletics, recreation
- Engineering studies—buildings & infrastructure
- Base maps and/or surveys for all campuses and precincts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



Strategic Review

Interpret *ECU Tomorrow*:

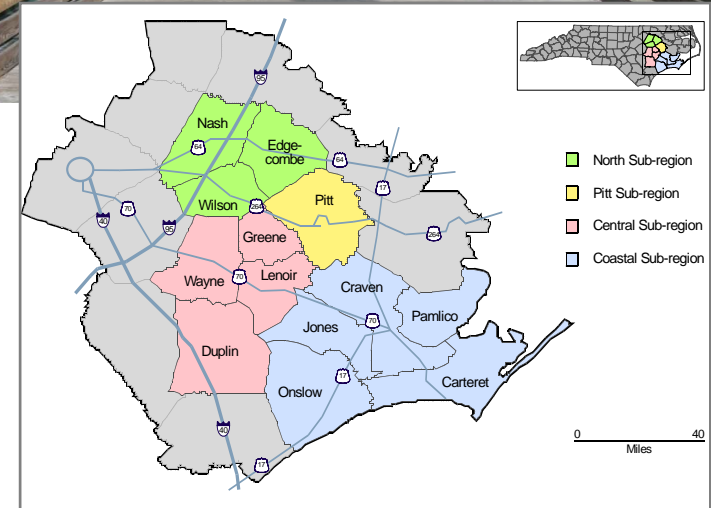
- Develop campus vision and physical planning principles to express institutional vision
- Identify important program priorities:
 - Academic Affairs
 - Health Sciences
- Consider projected enrollment and program growth patterns
- Discuss “system-level” mandates, priorities, and policies to be considered—e.g. 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:

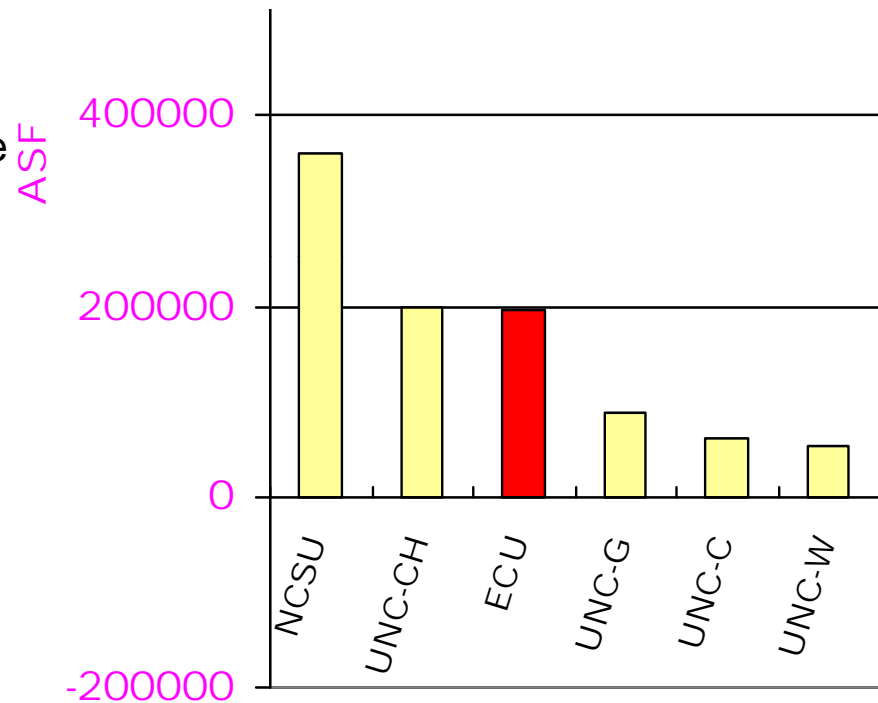
- North Carolina Eastern Region
 - Vision Plan, Economic Development Strategy, 2006
- East Carolina University
 - Organization / Management Studies, 1999
 - UNC system-wide capital studies, 1996 - 2004



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.

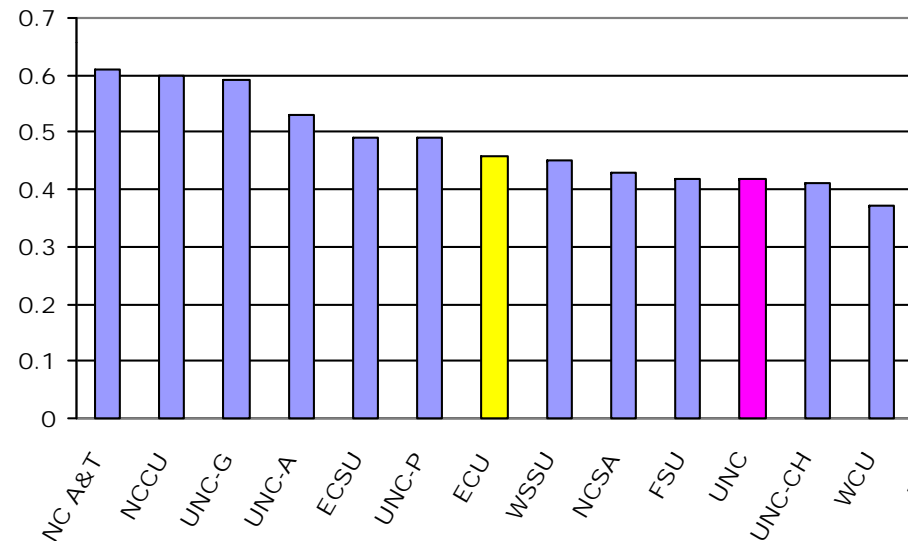
Now, new enrollment projections, recent space additions, and planned projects would be used to update actual capacity and to define future space expansion needs.

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

Facility Condition and Quality Index for East Carolina, UNC Average, and All UNC Institutions



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

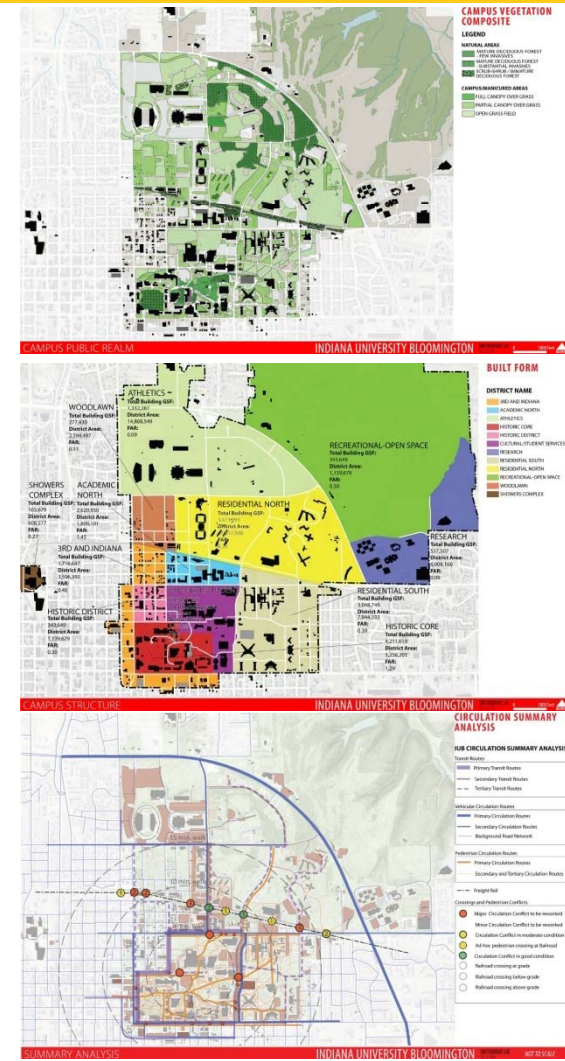
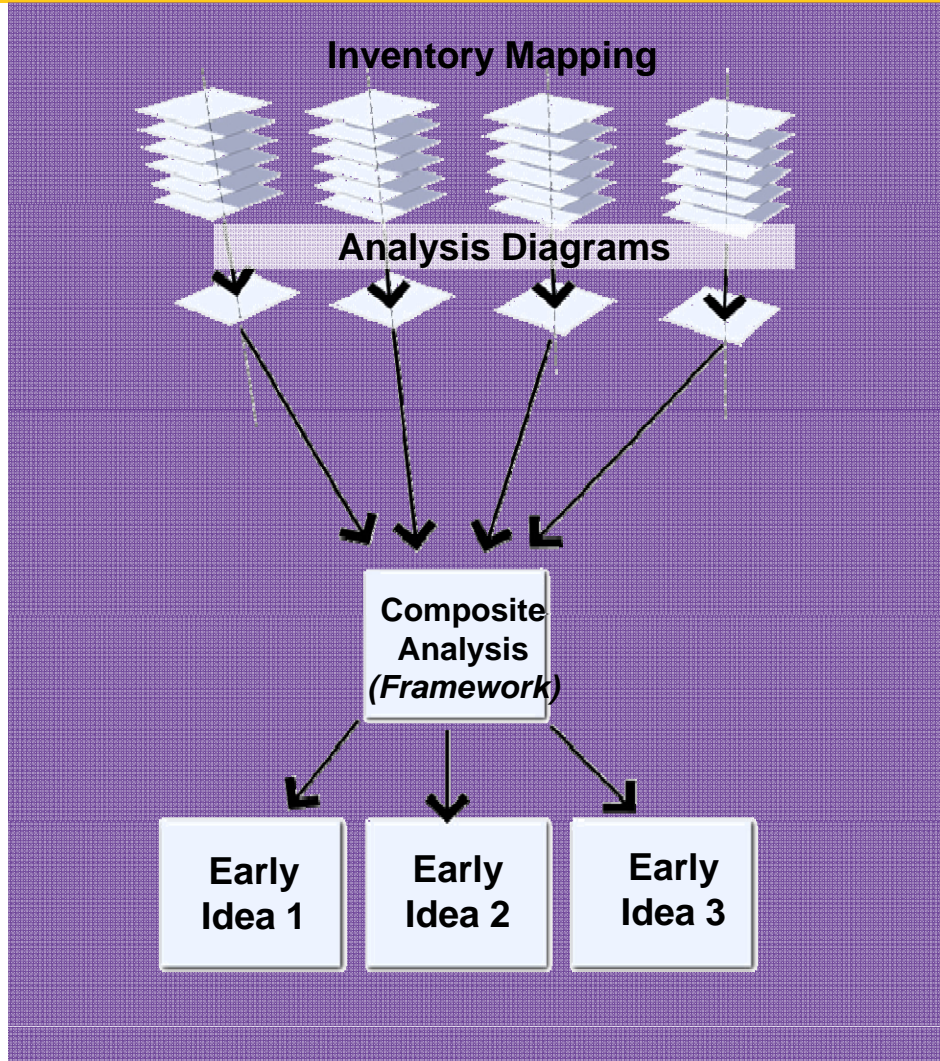


For example, assessment of ECU's Special Purpose Needs in 1998 Yielded a Highly Varied List of Program-Driven Capital Projects:

- 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

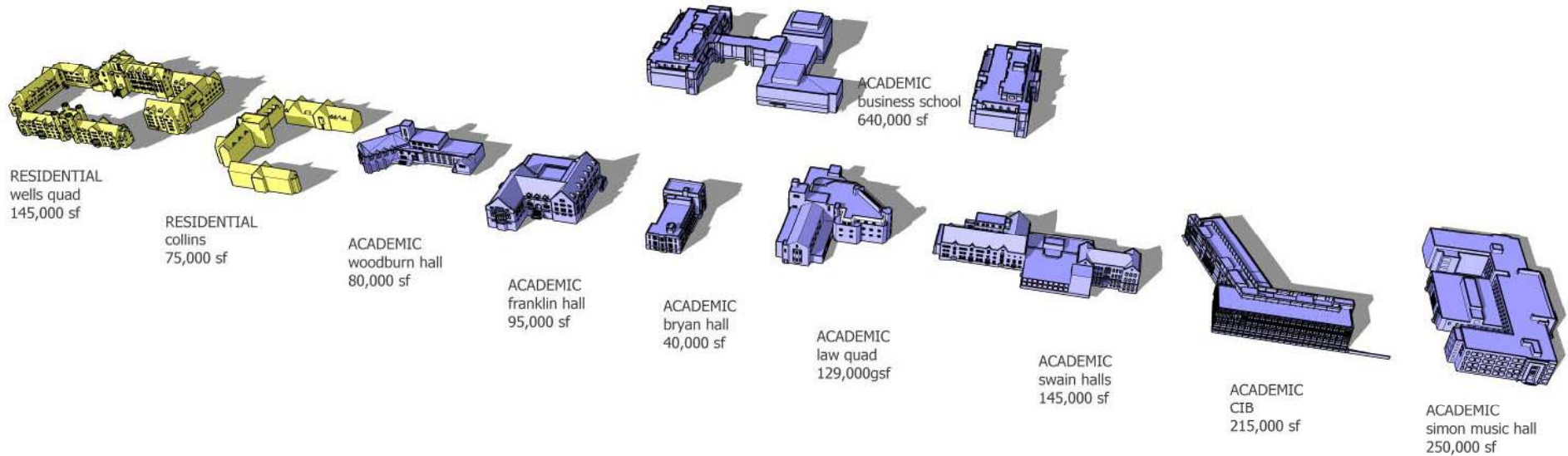
Physical Planning

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Initiation and Discovery

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Understanding the program and fitting the program to the land, ... what goes in the 'box'?



Infill / density
"put more in the box"



Land expansion
"get a bigger box"

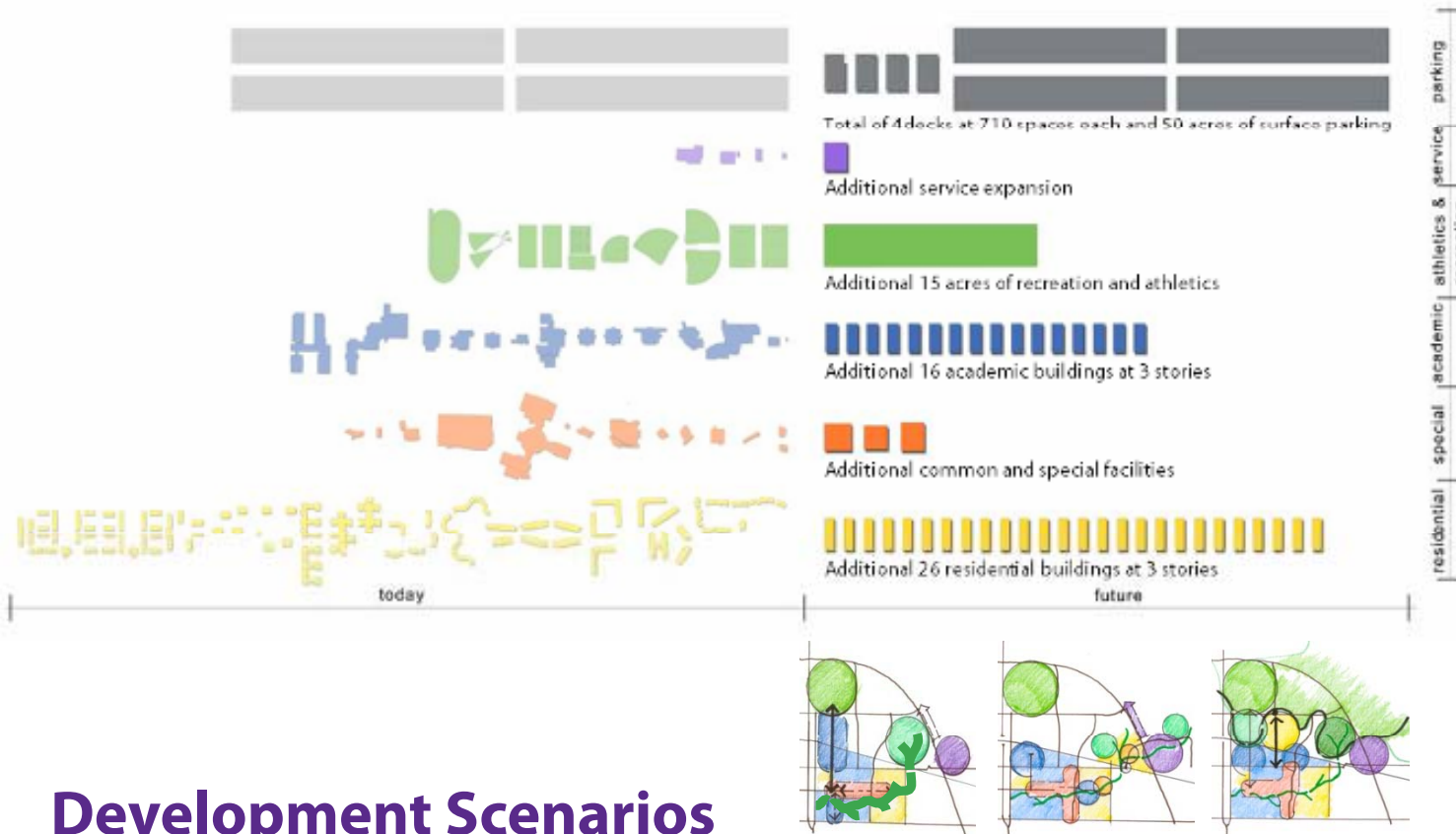


Satellite campuses
"get more boxes"

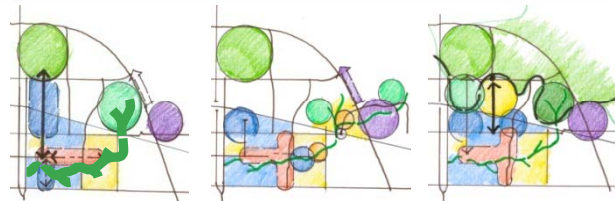
Development Scenarios

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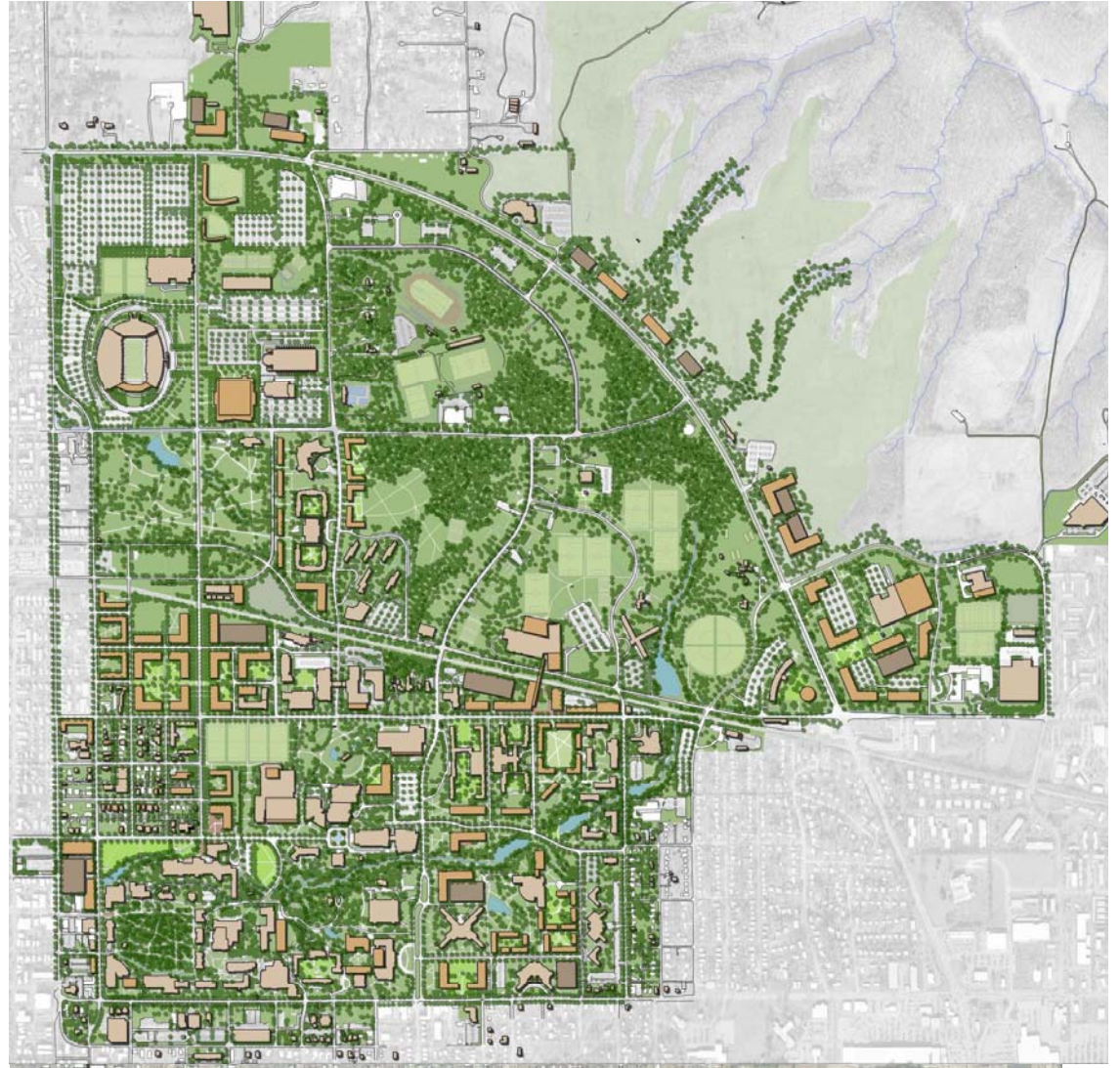
Building Blocks



Development Scenarios



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Master Plan

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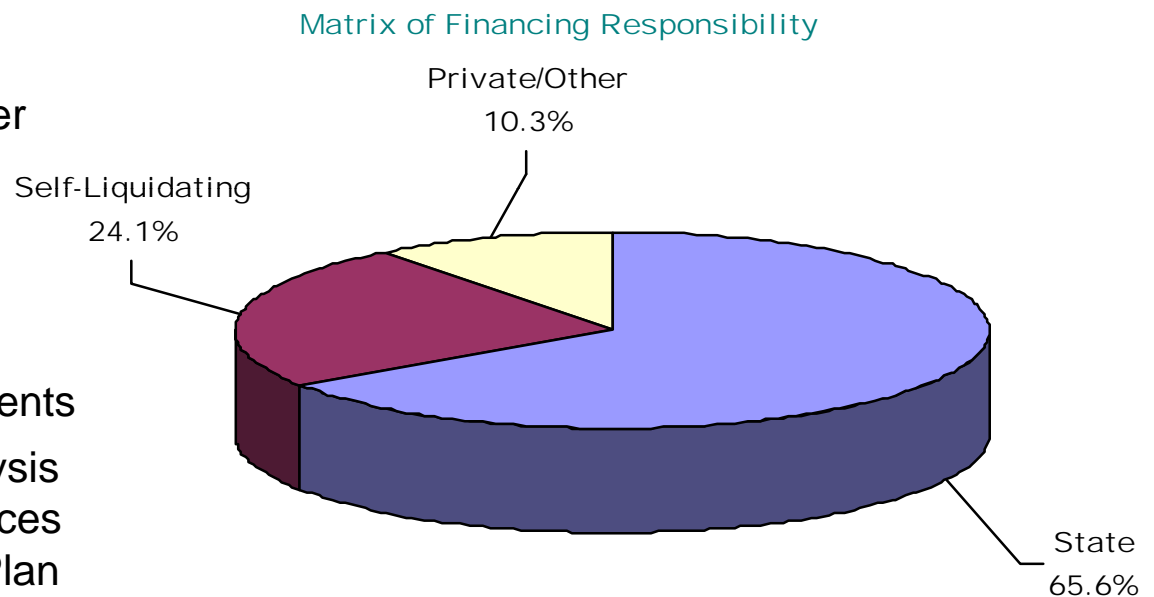
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Implementation Plan

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



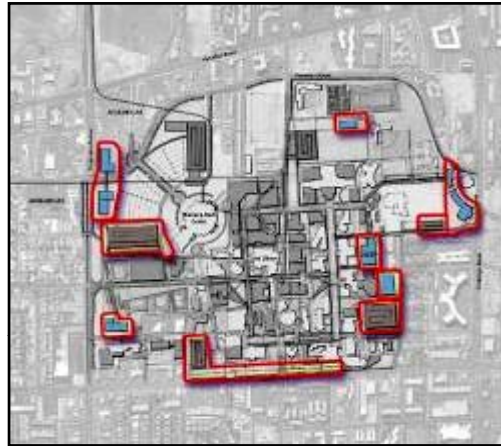
In 1998, EKA identified \$842 million in capital needs for ECU. The above ECU financing matrix was the result of a financing strategy analysis, suggesting that the State should fund \$190 million of ECU’s “Phase 1” projects.

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PHASE ONE
\$251,000,000

Facilities	Metrics
GSF Existing	3,815,500
GSF Added	725,000
Total GSF	4,540,500
Student Enrollment Fall 2002	24,965
Projected Growth at 5% Annual Avg.	5,380
Total Projected Student Enrollment	30,345
GSF per Student	150



PHASE TWO
\$337,000,000

Facilities	Metrics
GSF Existing	4,540,500
GSF Added	670,000
Total GSF	5,210,500
Student Enrollment Fall 2006	30,345
Projected Growth at 5% Annual Avg.	6,540
Total Projected Student Enrollment	36,885
GSF per Student	141



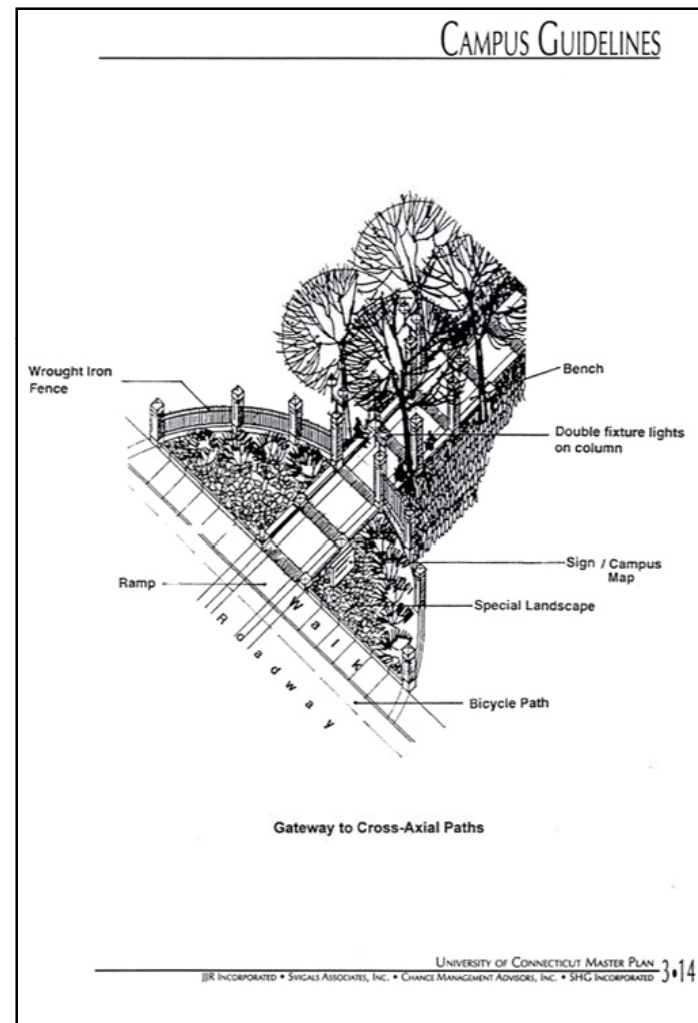
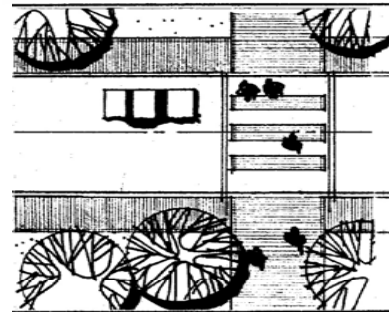
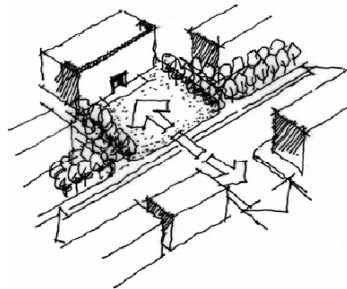
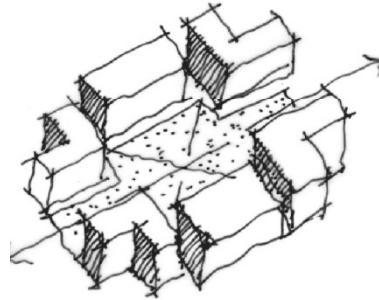
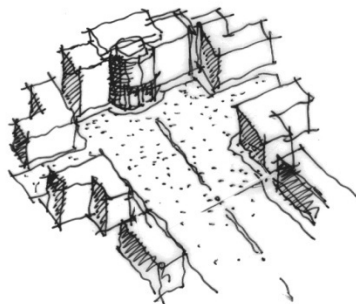
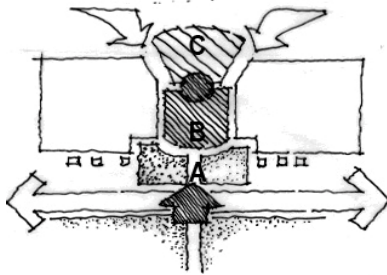
PHASE THREE
\$1,087,000,000

Facilities	Metrics
GSF Existing	5,210,500
GSF Added	2,229,000
Total GSF	7,439,500
Student Enrollment Fall 2010	36,885
Projected Growth	TBD
Total Projected Student Enrollment	36,885
GSF per Student	202

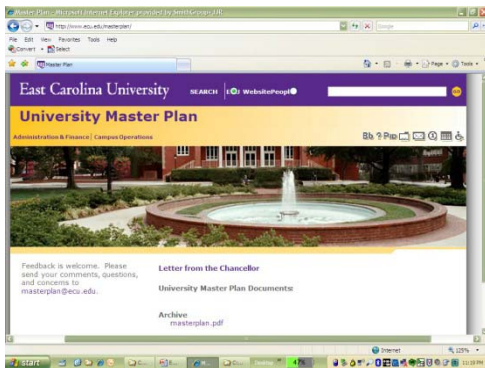
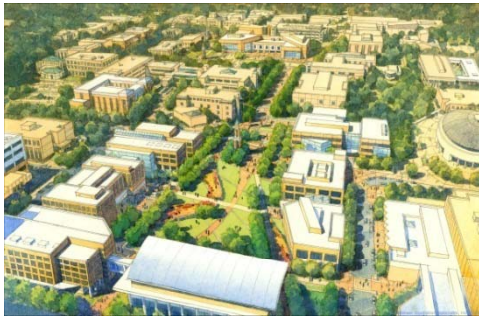
Phasing Strategies

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- Architecture
- Landscape
- Sidewalks and roads
- Infrastructure and Utilities



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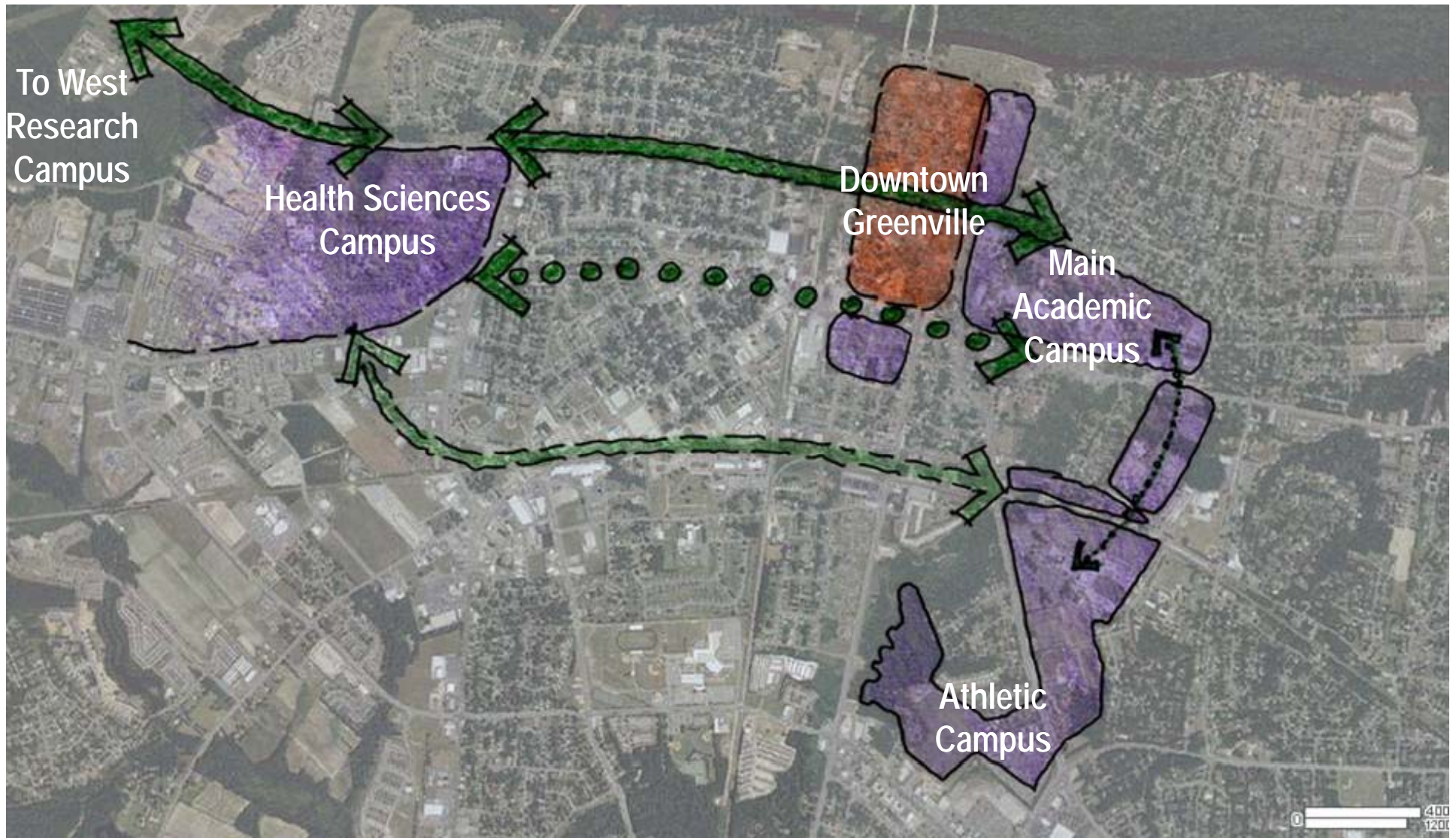


Documentation



Your Campus

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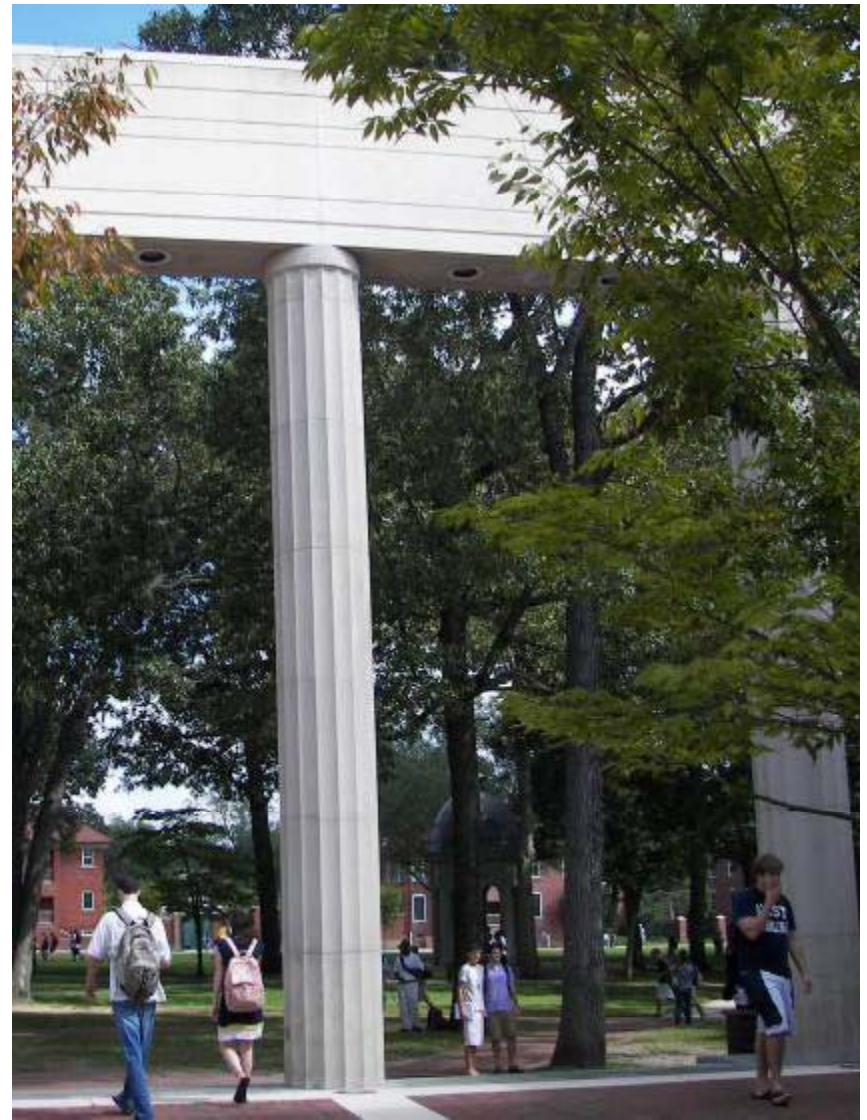
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Your Vision

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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?



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