

## Facilities Implementation Plan

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### INTRODUCTION

The tenth goal in *University Directions* states that East Carolina will "provide effective stewardship of the University". This stewardship includes not only human and financial resources but also the institution's physical resources, consisting of real property, buildings, and associated infrastructures. Facilities planning and management are continuing processes based on well defined goals and policies which give direction for facilities maintenance and improvement and promote action to address new requirements. Facilities, while primarily brick and mortar, are indeed the foundation of the University in that they assist in creating an atmosphere on campus conducive to learning, research, and public service. The primary purpose of the Facilities Implementation Plan is to support the goals in *University Directions* and to provide guidance to strategic planning units by establishing institutional facility priorities that will condition the manner in which each planning unit will achieve its priorities.

### CURRENT ASSESSMENT

While initial elements of facilities planning in the early 1900's are still evident on campus, tremendous growth in the fifties, sixties, and seventies have superseded an orderly master planning process. Today, the campus consists of 372 acres (330 East Campus, 42 West Campus) and 79 buildings which house academic, research, clinical, residential, and support functions. There are a number of new, modern, and well-equipped buildings in addition to those constructed in the University's formative years. With few exceptions, the older buildings are in substantial need of maintenance, modernization, refurbishing, and reallocation of space. The physical character of many buildings could be enhanced considerably through improved coordination of design, furnishings, lighting, and landscaping. While there have been recent efforts to refurbish and enhance older campus facilities,

including residence halls, these facilities need additional renovation and maintenance. Adequate funding is a prerequisite to this goal since there exists a historical pattern of underfunding for maintenance, capital projects, renovations, and improvements. With strategic goals of increased distinction in undergraduate education, strengthened teaching effectiveness, expansion of selected doctoral programs and strengthening of research, the requirement for adequate facilities will continue to be a pressing need.

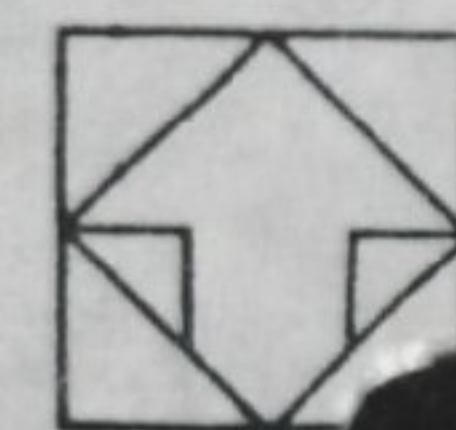
#### *Land*

The University's east campus is presently landlocked with residential areas on the eastern, northern, and southern borders, and downtown commercial property to the west. The athletic complex and allied health area offer some opportunity for expansion. The west campus (Health Sciences) enjoys a more enviable position, however, being located in an area where rapid development is occurring for those able to pay the high price of the property.

#### *Academic Classrooms, Offices, and Laboratories*

With the construction and occupancy of the General Classroom Building in 1988 and the Sports Medicine Complex in 1989, desperately needed classrooms and offices were provided on the east campus. Generally, classroom and office spaces are of reasonable quality and quantity relative to size and basic function, with the noticeable exception of furnishings in all older buildings. However, projected enrollment growth will adversely impact the ability of existing facilities to achieve the goals stated in *University Directions*. Currently there is no systematic plan to address classroom and office assignment and utilization or furniture replacement needs. Laboratories on both the east and west campuses are in disrepair and in need of additional space, modernization, and new equipment.





### *Administrative Space*

Administrative space is not adequate at present, particularly for those areas that should be centrally located by function such as Admissions, Financial Aid, Registrar, Cashier's Office, Student Loans, Career Placement, Counseling Center, Student Life Offices, General College and Housing Operations. Close proximity and adequate facilities for these units would greatly enhance student services. In addition, there is need for other administrative space throughout the campus.

### *Libraries*

Joyner Library facilities are the number one priority for capital construction. Although the Health Sciences Library's facilities are currently adequate, space is very inadequate in Joyner Library for stacks, research, and study areas. Furthermore, Joyner's facilities do not adequately support undergraduate, graduate, doctoral, or research programs. Information technology facilities are also inadequate in the Joyner facility.

### *Recreational Space*

Indoor recreational space for students, faculty, and staff is inadequate. Memorial Gymnasium is in major disrepair. The use of Minges Coliseum is inappropriate and inconvenient to function both as a home for intercollegiate athletics and academic programs. The absence of a suitable student recreational facility on the east campus is a major problem, and recreational facilities on the west campus are nonexistent. Mendenhall Student Center with its recent addition and renovations is an asset for student, faculty, and staff recreational use. Outdoor recreational areas currently existing should be preserved.

### *Residence Halls*

Driven by the desire to keep housing costs at a minimum, the University's 16 residence halls are in varying states of disrepair as a result of years of neglect. Current housing reserves are inadequate to address this problem. Many halls need major renovation or refurbishing. Occupancy rates have remained relatively steady in recent years, with increasing competition from the private housing sector.

### *Dining Facilities*

Mendenhall Student Center dining facilities, with recent renovations, have greatly improved. The Jones Hall dining facility needs refurbishing and major renovation of food preparation areas. Seating is insufficient in both facilities to support current student and staff populations. Additional facilities will be required to address the proposed comprehensive meal plan for the University community, including facilities for the west campus.

### *Outpatient Clinical Facilities*

Space is very inadequate for the School of Medicine clinical facilities currently housed in the Brody Medical Sciences Building.

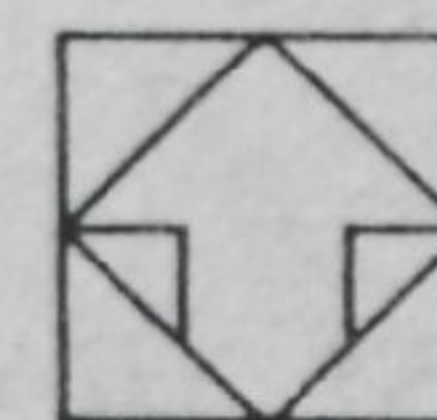
### *Service Facilities*

Service facilities are the most desperately required type of facility on campus. Facilities are totally inadequate for warehousing, receiving, physical plant, storerooms, printing and duplicating, and hazardous, infectious and radioactive wastes. Storage and incineration inadequacies will seriously impair the University's ability to achieve its strategic goals.

### *Safety and Security*

The campus is provided essential safety and security service almost entirely by the human effort of our campus police. Physical access to campus is virtually uncontrolled due to our location and geography. This creates an even greater need for technological supplements and safeguards. While our "blue light" emergency phone system is being expanded continually on the grounds, similar needs exist inside certain buildings. Keys and locks control access to exterior building doors where card or badge readers would be more effective. Combination locks are not used for interior doors. The current key system is not adequately organized and difficult to control. Campus lighting is currently being upgraded and trees and bushes trimmed. External and internal cameras, however, are not employed and, in select





locations, would greatly improve security. While not an unsafe environment by any means, additional security, especially for residential students, can best and most efficiently be provided by physical facility enhancements using modern technology.

### Parking

As with most University campuses, parking is a continuing problem. Parking for faculty, staff, and students is inadequate at peak periods on the east and west campus. Parking facilities, all surface lots, provide approximately 7,700 spaces for 14,000 registered vehicles. Additional parking facilities will be required to address increased demand.

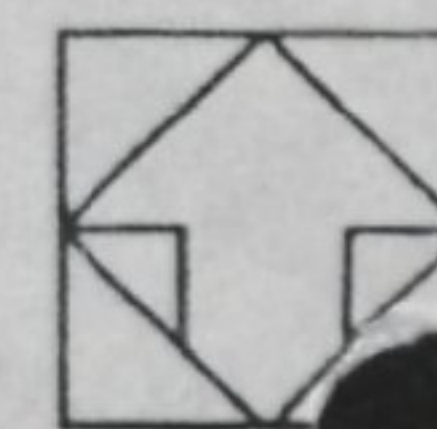
### Infrastructures

The campus facility infrastructures—utilities, electrical distribution systems, water distribution systems, heat, air conditioning, telephone cabling, and video information transmission systems—are in varying state of need and attention. While meeting existing codes at the time of construction, many of these systems are dated to the 1940's and 50's and do not meet current electrical codes, fire safety codes, or OSHA regulations.

## IMPLEMENTATION STRATEGIES

1. Develop a comprehensive facilities master plan for the east campus based on the University's strategic plan, and appropriately sequence renovations and capital improvements
2. Develop a comprehensive west campus master plan based on the strategic plan and clinical requirements
3. Develop a policy on and system for real property acquisition and disposal
4. Address space requirements of units consistent with *University Directions* and unit plans, including establishment of a process and policy for space allocation
5. Establish a system for identifying and communicating capital improvement priorities
6. Expand usage of facilities during nontraditional periods, such as evenings, weekends, and summers to fully utilize existing space
7. Develop a program to support a pedestrian-oriented east central campus which eliminates vehicle parking and traffic flow
8. Plan for improved amenities, parking, and beautification on the west campus
9. Improve accessibility to campus facilities for persons with disabilities
10. Improve security of all facilities with physical and technological solutions
11. Design a zoning plan that centralizes the academic and student service functions on east central campus with service functions on the periphery
12. Locate student support services such as Admissions, Financial Aid, Registrar, Cashier's Office, Student Loans, Career Placement, Counseling Center, Student Life Offices and Housing Operations in close proximity to each other in order to better serve the students
13. Respond to the changing needs and desires of students when designing, renovating, or evaluating the need for student residential and recreational space
14. Make access to information resources available to occupants of resident halls
15. Provide adequate parking and properly manage vehicular traffic flow
16. Upgrade research facilities throughout the campus, including medical, scientific, and computer laboratories
17. Establish a campuswide program for refurbishing classrooms, lobbies, and offices
18. Consider establishing third party partnerships for future capital construction





19. Reassess the physical proximity of health-related programs

20. Seek approval and funding by the legislature for the following major capital projects, (Projects are ranked within capital improvement categories designated by General Administration. Project descriptions and justifications are on file in the Office of the Vice Chancellor for Business Affairs.):

*A. Supplemental Projects*

- Renovation of Memorial Gymnasium

*B. Repairs, Renovation, & Improvements*

- Chiller Replacements
- Reroof Eleven Buildings
- Flanagan Phase I Renovations
- Electric Service
- Improvements to Steam Plant
- Academic Interior Renovations
- Graham Building Renovation
- North Tower Biology Renovation
- Water Well, Pump Station
- University Theatre Renovation
- University Mall
- Roads, Walks, & Drives

*C. OSHA and Barrier Removal*

- Elevators for Handicapped Access

*D. Automated Energy Management Systems*

- East Campus
- West Campus

*E. Land Acquisitions*

- Rose High School Property
- Additional East Campus Properties
- Additional West Campus Properties

*F. University-Wide Facilities Plan*

- Addition to Joyner Library
- Academic and Student Service Facility
- Third Floor Addition to Home Economics and Nursing Building
- Expansion of Life Sciences Building
- East Carolina Center for Regional Advancement
- Technical Services Building and Incinerator
- Campus Warehouses
- Comprehensive Master Plans

*G. Self Liquidating Projects*

- Student Recreation Center
- New Cafeteria
- Outpatient Clinic - Phase I
- Old Cafeteria Renovation