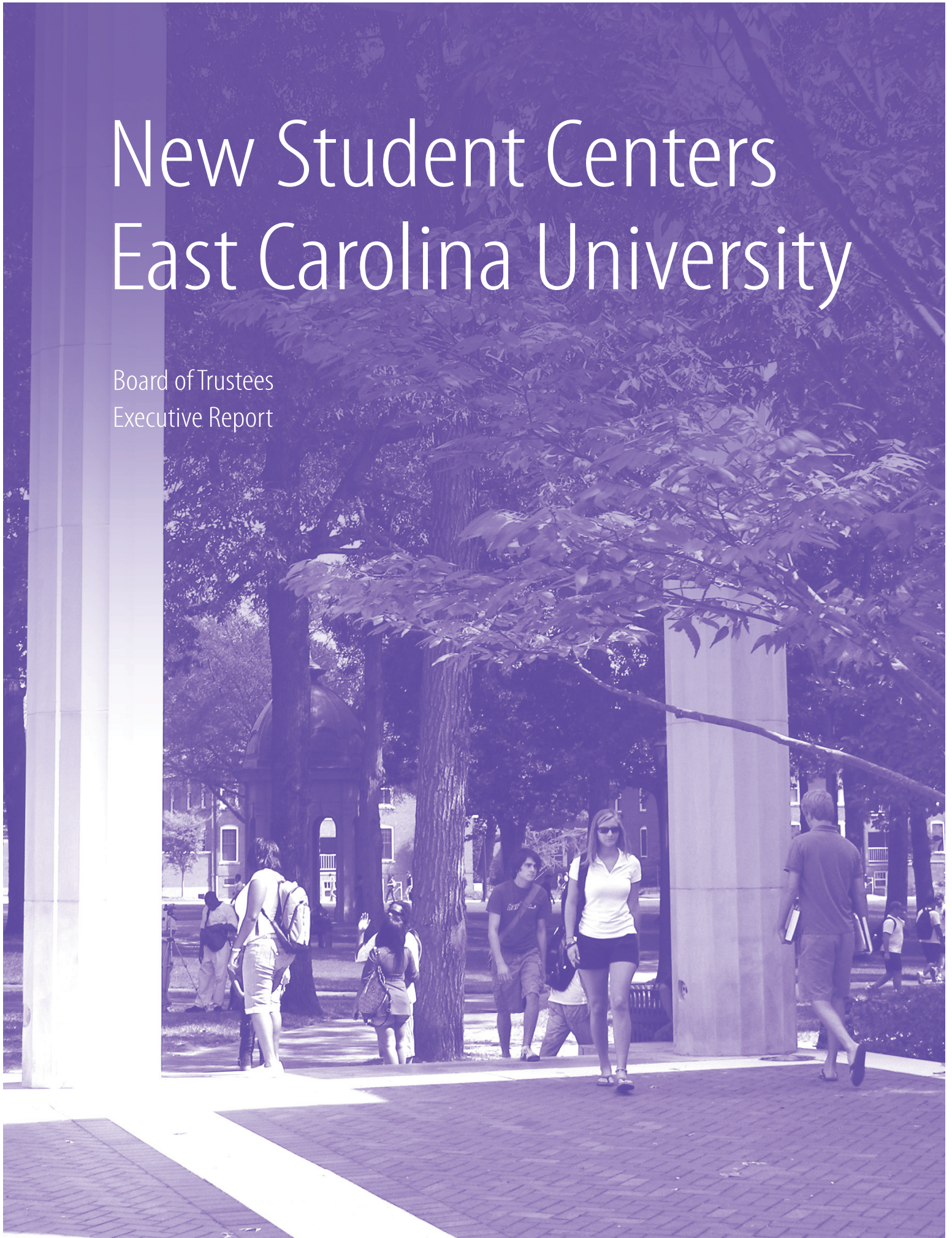


New Student Centers East Carolina University

Board of Trustees
Executive Report



Main Campus Student Center



The proposed Student Center project will transform the main campus of East Carolina University. It will be the epicenter of student life and the gathering place for all members of the campus community. This dynamic facility will be the new 'Front Door' for the University. It will welcome visitors, prospective students and families and provide a vibrant first impression of the Student Life Experience.

The project is the next important step in realizing the 2011 Campus Master Plan. The master plan identified the need to construct a new student center as a replacement facility for the existing outdated Mendenhall Student Center. The strategic location of this proposed facility gives the institution a stronger presence along Tenth Street and Wendell Smiley Way. The immediate proximity of the new Student Center to Joyner Library reinforces the living/learning mission of the University. The Rec Center – Student Center adjacency will reinforce a mutual synergy between student wellness and other student life programs.

The project vision combines many of the student life programs currently

housed in Mendenhall with a new Ledonia Wright Cultural Center, an expanded bookstore, and other key services and amenities.

A new 700-car parking garage is also planned adjacent to the proposed student center. The garage structure will provide an additional 400 new spaces and replace the 300 spaces in the current surface parking lot displaced by the new student center. These parking spaces will provide easy access to the bookstore and other retail venues as well as a prime location for those accessing the Large Event Space.

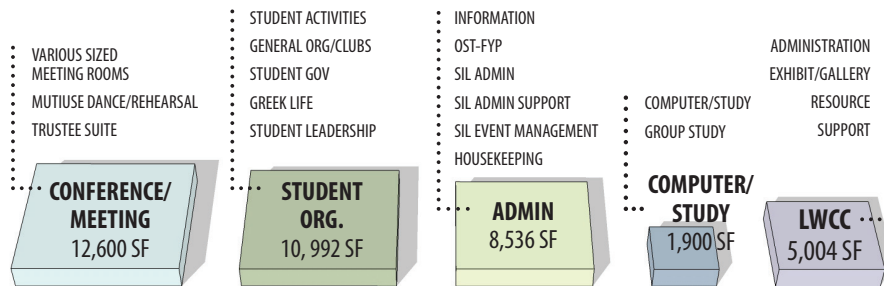
The development of the space program for the proposed facility included input from students, staff,

university administrators, and representatives from the Board of Trustees. It was facilitated by the planning team of Smith Group JJR, WTW Architects, and Brailsford & Dunlavy. The programming process included data gathering, a value/needs assessment, constituent input, and strategic discussions within the institution. It was completed in December 2012.

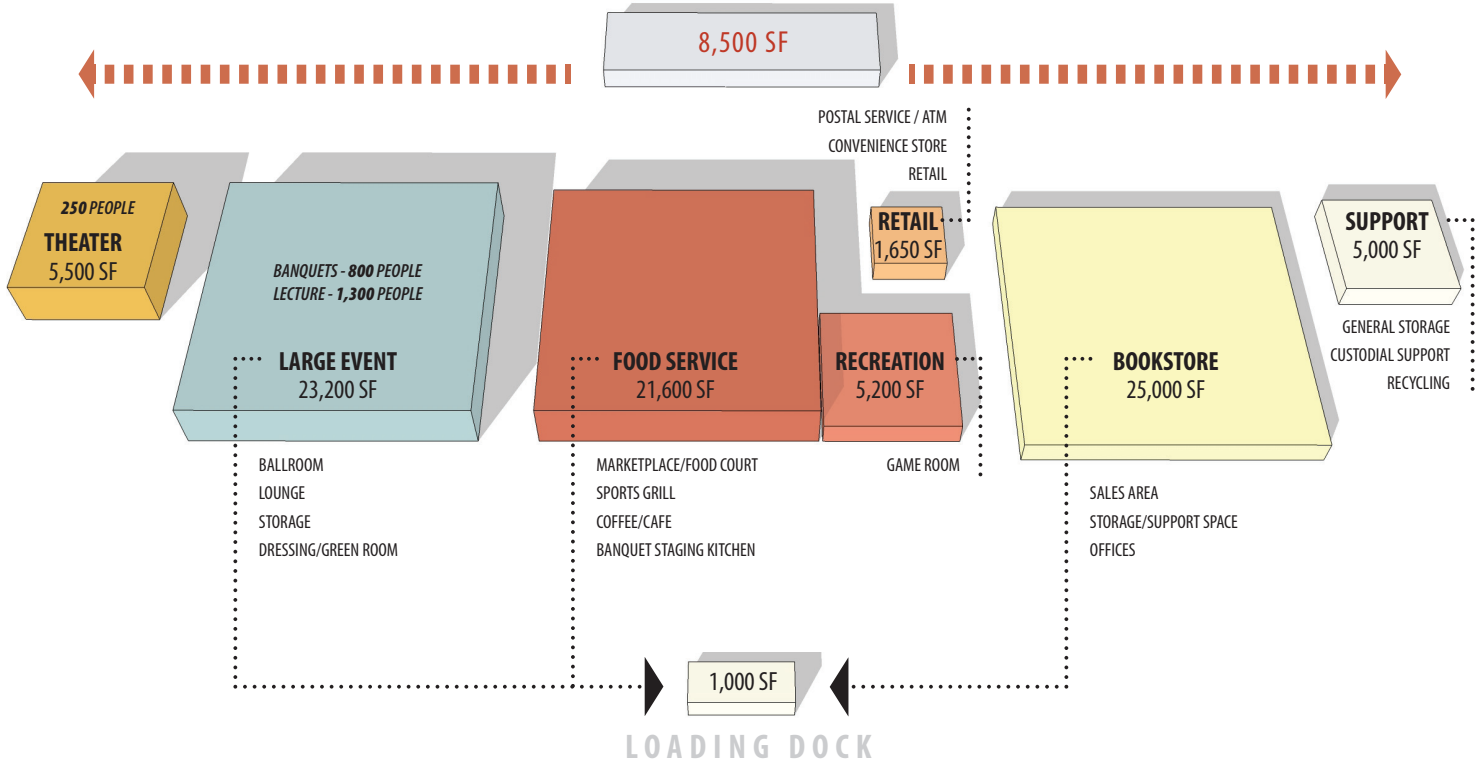
As the next step in the Campus Master Plan, the new center will become a strategic landmark for the University and an important amenity for the East Carolina region. Upon completion, the new Student Center will be the gathering place for the entire ECU community.



Main Campus Student Center Program



COMMON/PUBLIC SPACES



PROGRAM:

Food Service	21,600 nsf	Dining options will include a 330 person multi-station Dining Marketplace and a Sports Grille.
Large Event Space	23,200 nsf	The new Ballroom will accommodate banquets of 800 and lecture seating up to 1,300 persons.
Meeting Rooms	12,600 nsf	Conference/meeting rooms have been planned of various sizes and capabilities.
Bookstore	25,000 nsf	The existing Bookstore will be relocated from the Wright Building into the new student center.
Retail Services	1,650 nsf	A new convenience store, ATMs and future retail are proposed for the new facility.
Theater	5,500 nsf	The new multi-use Student Activities Theater will seat 250 persons.
Game Room	5,200 nsf	The existing game room in Mendenhall will be relocated into the new center adjacent to the Sports Grill.
Lounge Space	8,500 nsf	The new facility is planned with more abundant lounge space than currently exists in Mendenhall.
Computer Lounge/ Study Rooms	1,900 nsf	A computer lounge and accompanying small group study rooms have been programmed into the new center.
Student Organizations	10,992 nsf	The new facility will become a focal point for student involvement and leadership.
Administration	8,536 nsf	New offices are planned for the administrative functions needed to operate the proposed center.
Multicultural	5,004 nsf	The existing Ledonia Wright Cultural Center will be relocated to the new facility and will continue to have prominent and identifiable presence.
Support	5,000 nsf	Receiving, general storage, custodial and recycling facilities will be provided.
Subtotal nsf	134,682 nsf	
Other	74,075 sf	
TOTAL gsf	208,757 gsf	

Main Campus Student Center

Site Plan



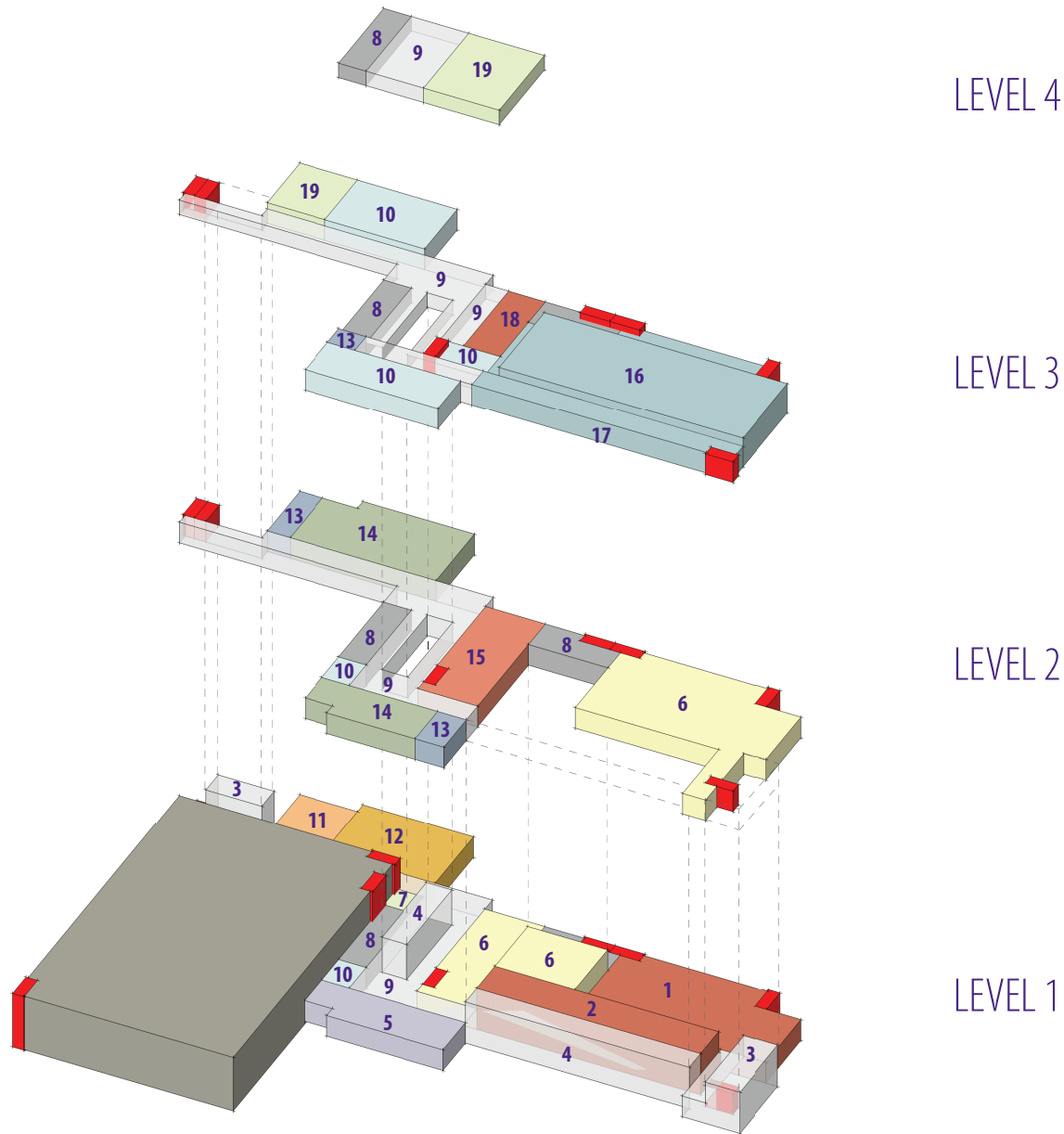
Existing Site Plan



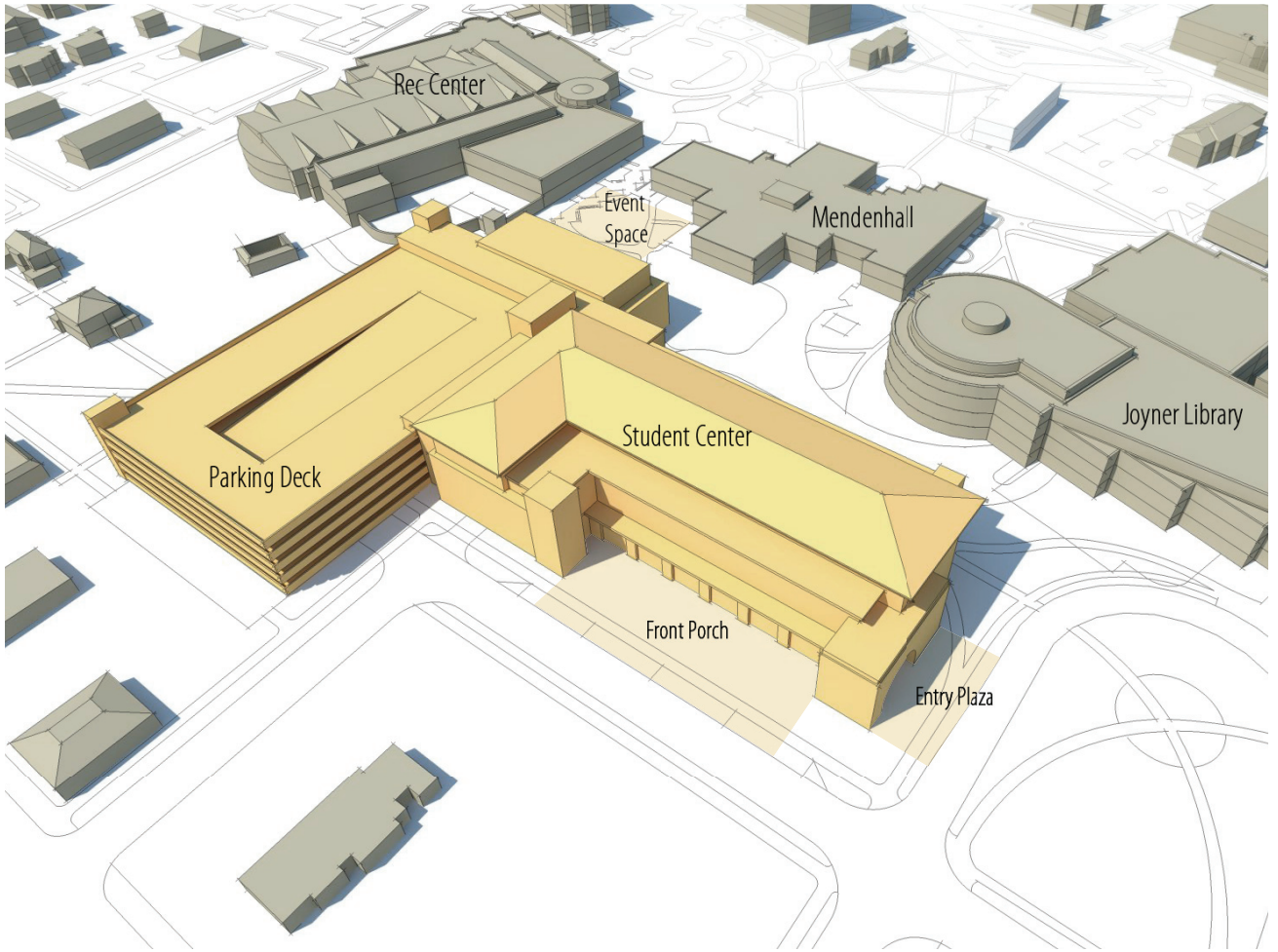
Proposed Site Plan

Main Campus Student Center

Blocking and Stacking



- | | | | |
|-----------------------|--------------------------------|------------------------------------|-----------------------------|
| 1 FOOD SERVICE | 6 BOOKSTORE | 11 RETAIL | 16 LARGE EVENT SPACE |
| 2 DINING | 7 INFO | 12 THEATER | 17 PRE-FUNCTION |
| 3 ENTRY | 8 SERVICE | 13 COMPUTER / STUDY | 18 BANQUET KITCHEN |
| 4 ATRIUM | 9 LOUNGE | 14 STUDENT ORGANIZATIONS | 19 ADMINISTRATION |
| 5 LWCC | 10 CONFERENCE / MEETING | 15 SPORTS GRILL / GAME ROOM | |



Massing Model

Health Sciences Campus Student Center



The proposed Student Center on the Health Sciences campus will be a catalyst for community. It will be a place of shared amenities and common collaboration for health care professionals, educators, students, and visitors.

It will be the central gathering point for all members of the ECU healthcare community.

The future facility is the next important step in realizing the 2011 Master Plan. Planned to be located between the existing Health Sciences Building and the Heart Institute, the future Student Center will strategically anchor a new green quadrangle for the Health Sciences campus. As the centerpiece of this new health science quad, the proposed student center will become the pedestrian crossroads of the ECU healthcare community. The facility is planned to include a central lounge space, meeting and dining options, recreational amenities, Student Health Services and other student services.

Also included in the planning for the Health Sciences Campus Student Center is the cost of providing 200 parking spaces in a future parking structure proposed to also support the



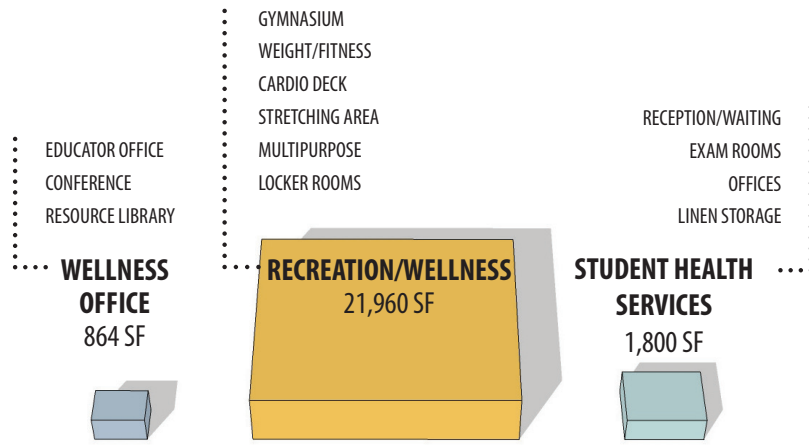
Women's and Children's Center.

The development of the space program for the proposed facility included input from students, staff, university administrators, and representatives from the Board of Trustees. It was facilitated by the

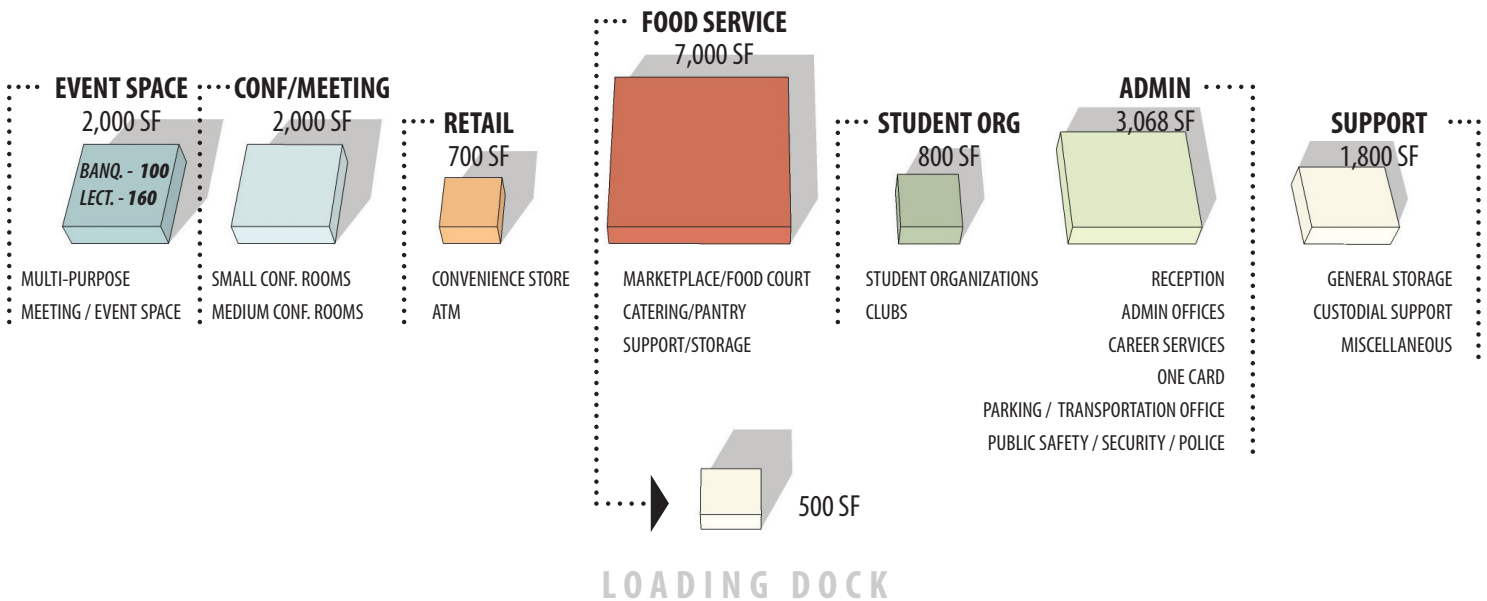
planning team of Smith Group JJR, WTW Architects, and Brailsford & Dunlavey. The programming process included data gathering, a value/needs assessment, constituent input, and strategic discussions within the institution. It was completed in December 2012.

Health Sciences Campus Student Center

Program



COMMON/PUBLIC SPACES



PROGRAM:

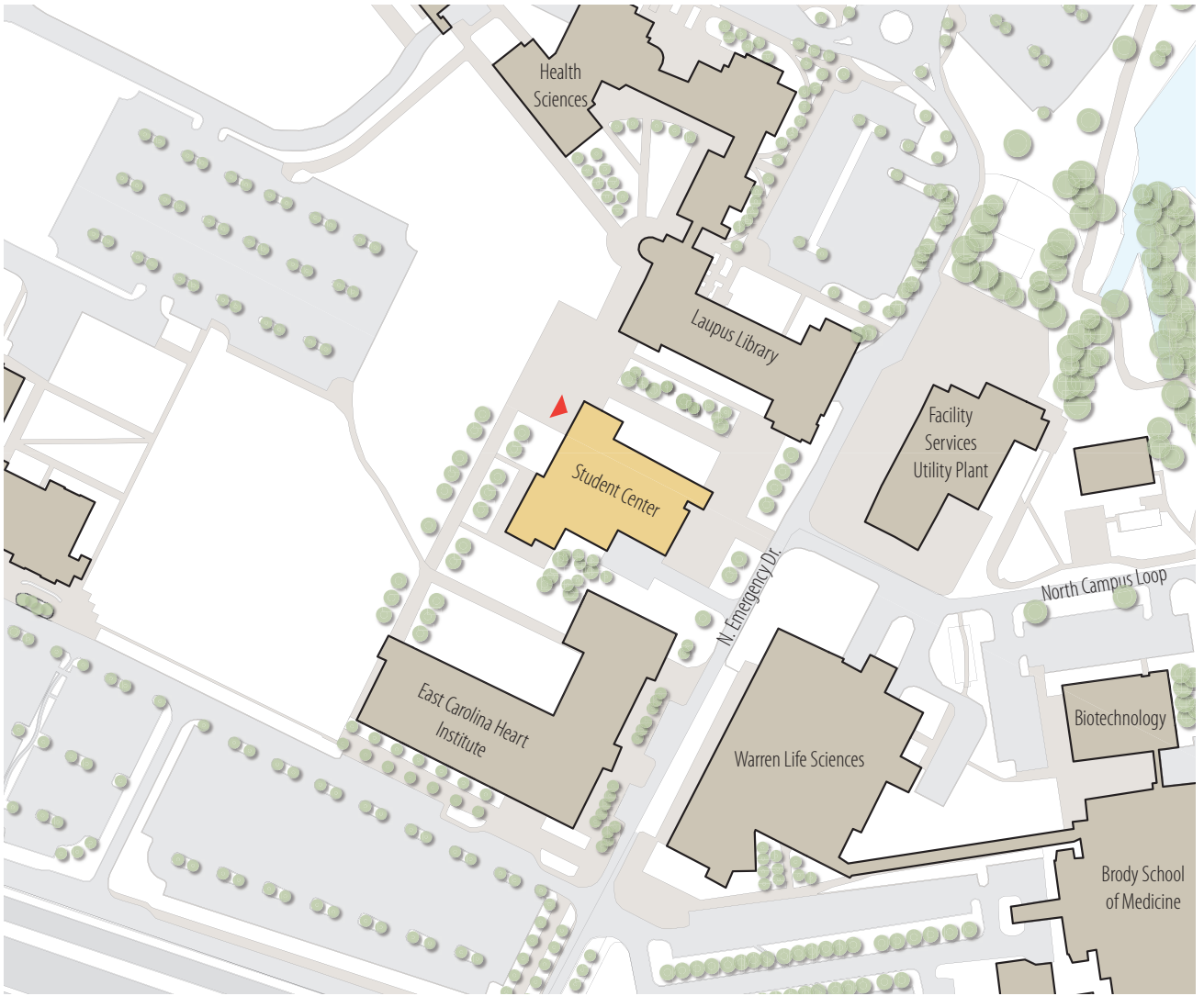
Food Service	7,000 nsf	Dining options will include a 100 person multi-station food court.
Multipurpose Space	2,000 nsf	The new multiuse meeting space will accommodate banquets of 100 and lecture seating up to 160 persons
Meeting Rooms	2,000 nsf	Conference/meeting rooms have been planned of various sizes and capabilities.
Convenience	700 nsf	A new convenience store and an ATM are proposed for the new facility.
Wellness Center	864 nsf	The new Wellness Office will include a health/wellness resource area.
Recreation Center	21,960 nsf	A cardio-vascular area, weight and fitness rooms will provide recreational opportunities for students. A 6,000 square foot multi-purpose gymnasium, located adjacent to the multi-purpose room, will permit large Health Sciences Campus events to held within the facility.
Lounge Space	3,200 nsf	The new central lounge space will be a focal point and meeting place for the health sciences campus.
Student Organizations	800 nsf	Some small group meeting/seating spaces are planned.
Administration	3,068 nsf	New offices are planned for the administrative functions and student services.
Student Health Services	1,800 nsf	The proposed health center will accommodate two service providers.
Support	1,800 nsf	Receiving, general storage, and custodial.
Subtotal nsf	45,192 nsf	
Other	22,596 sf	
TOTAL gsf	67,788 gsf	

Health Sciences Campus Student Center

Site Plan



Existing Site Plan



Proposed Site Plan

Health Sciences Campus Student Center

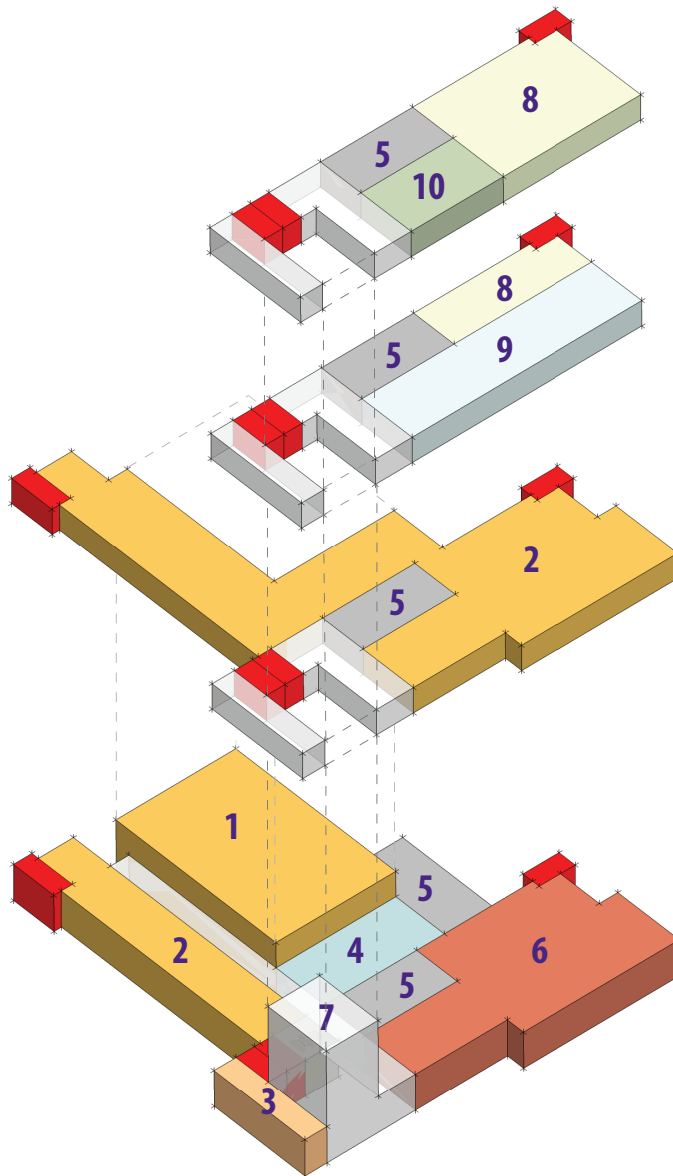
Blocking and Stacking

LEVEL 4

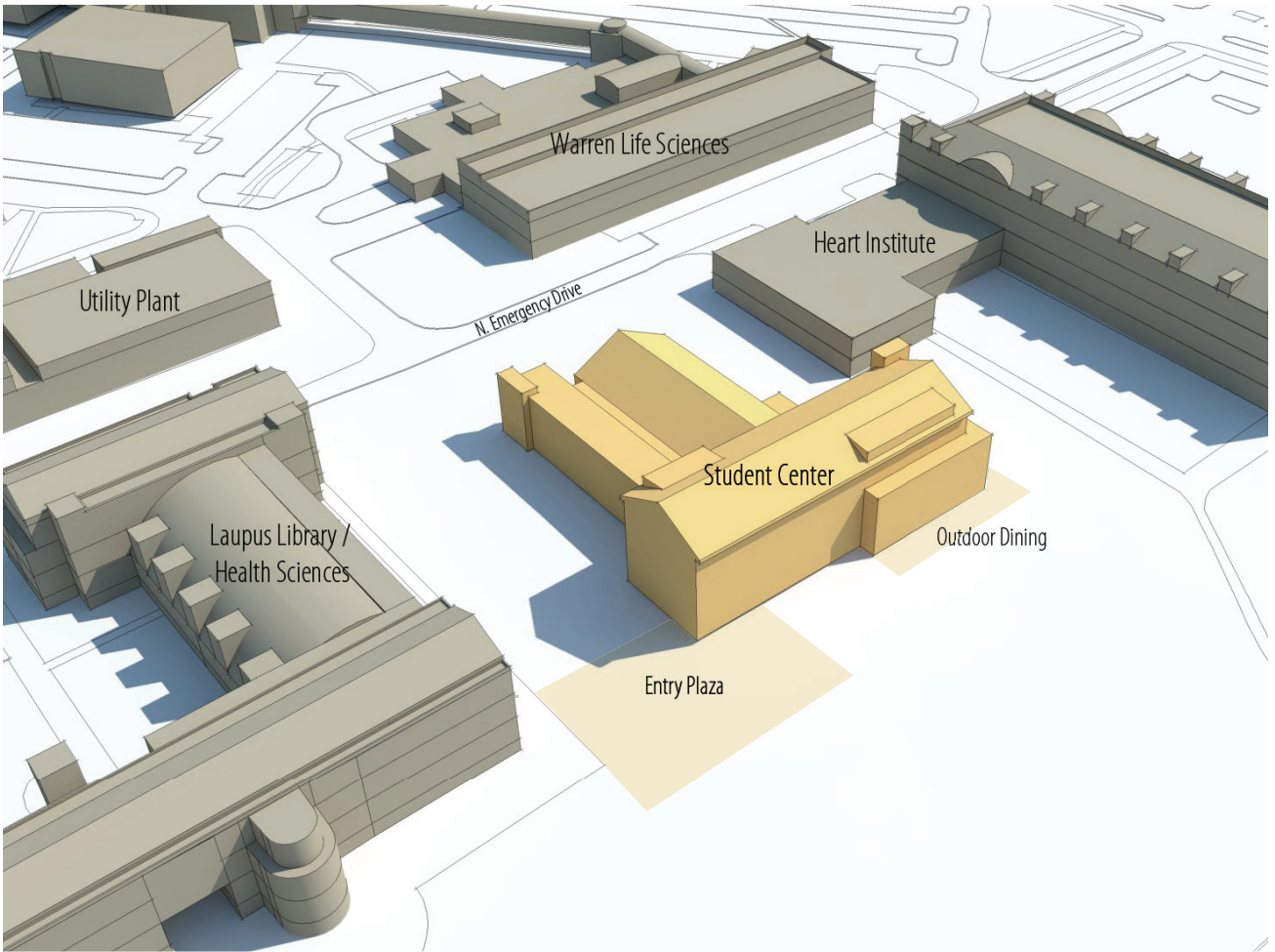
LEVEL 3

LEVEL 2

LEVEL 1



- | | | | |
|---------------------|-----------------------|-------------------------------|---------------------------------|
| 1 GYM | 4 EVENT | 7 LOUNGE / ATRIUM | 10 STUDENT ORGANIZATIONS |
| 2 RECREATION | 5 SUPPORT | 8 ADMINISTRATION | |
| 3 RETAIL | 6 FOOD SERVICE | 9 CONFERENCE / MEETING | |



Massing Model

Total Project Cost

Cost Category	East Campus Building	East Campus Parking	West Campus Building	West Campus Parking	Total
Construction Costs	\$59,200,000	\$14,000,000	\$19,900,000	\$4,000,000	\$97,100,000
Construction Contingency	\$7,600,000	\$400,000	\$2,400,000	\$100,000	\$10,500,000
Site Costs	\$10,800,000	\$1,400,000	\$3,600,000	\$400,000	\$16,200,000
Soft Costs	\$19,100,000	\$1,800,000	\$6,500,000	\$500,000	\$27,900,000
Inflation	\$5,300,000	\$2,600,000	\$1,700,000	\$900,000	\$10,500,000
Total	\$102,000,000	\$20,200,000	\$34,100,000	\$5,900,000	\$162,200,000
Partner Contributions	(\$15,000,000)	(\$7,500,000)	(\$5,000,000)	(\$2,500,000)	(\$30,000,000)
Bondable Amount	\$87,000,000	\$12,700,000	\$29,100,000	\$3,400,000	\$132,200,000