



Campus Development Committee Agenda

Date: September 23, 2024
Members: Warwick Arden, Charles Maimone, Alyson Wilson
Subcommittee Allen Boyette, Alicia Knight, Barbara Moses, Bill Davis, Cameron Smith, Dana Harris, Doug Morton, Lisa Johnson, Patrick Deaton, Sumayya Jones-Humienny
Representatives: Morton, Lisa Johnson, Patrick Deaton, Sumayya Jones-Humienny
Guests: Donna McGalliard; Pete Fraccaroli; Rich Berlin; Brad Noyes and Kevin Mara (Brailsford & Dunlavey)

Approval of the Minutes W. Arden
(1 min)

Consent Agenda Approval: Two Items on p. 2 W. Arden
(5 mins)

Campus Planning Subcommittee Items

- 1. Information Items
 - a. Cates West Development Update (Info. Item 24.01) D. McGalliard and R. Berlin (60 mins.)
- 2. Delegated Authority Determinations: One Item on p. 2 For Reference Only
- 3. Action Items
 - a. FY 2025-27 Six Year Capital Plan Submission (Info Item 24.03) L. Johnson (10 mins.)

Project Execution Subcommittee Items

- 1. Execution Updates: Project in Execution Requiring Additional Funding
 - a. University Towers C. Smith (5 mins.)

Other Business

Next Meeting: October 28, 2024, from 1:30 pm to 3:00 pm

CONSENT AGENDA

ALL ITEMS ARE RECOMMENDED FOR APPROVAL

- 1) **PCOM Jenkins Graduate Program, 105 Brooks Avenue Lease Extension, Space Request #24-17**
 - a) **Description:** This lease extension would mitigate severe space constraints for the Jenkins Graduate Program, which has been in this location since 2018 and has grown since that time. Currently, employees are doubled and tripled in offices in Nelson Hall, thus leading to a space deficit if we were to relocate Jenkins Graduate Program staff back to Nelson in the event of a non-renewal.
 - b) **Strategic Lease Requirements:** This space is conveniently located across Hillsborough Street from Nelson Hall, which would allow the Jenkins team to maintain a contiguous location experience with the rest of the college while addressing the overcrowding challenge presented in Nelson Hall.
 - c) **Location:** 105 Brooks Avenue, Raleigh, NC (Milton Small Building)
 - d) **Square Feet:** 4,700 RSF for office and conference space.
 - e) **Lease Terms:** Lease terms are currently being negotiated; however, the expected rental rate would be +/- \$24.21/SF (4700*24.21= \$113,787/yr) and would escalate by 3% each year. In addition to rent, Jenkins MBA is responsible for the payment of utilities and janitorial services within the space.
 - f) **Funding Source:** Account 301535
 - g) **Duration:** Five-year term with a three-year optional extension.
 - h) **Timing:** Starting November 2025.
 - i) **Other:** Adequate parking exists on site or nearby on campus. All existing SLAs with university offices, such as OIT, Housekeeping, etc., would remain in effect.
- 2) **COE Computer Science Visual Narrative and Digital Learning, Venture IV Suite 400 Lease Renewal, Space Request #24-18**
 - a) **Description:** The current lease expires November 30, 2025 for the Visual Narrative Faculty Cluster and the Digital Games Research group, who have added numerous collaborative research focuses that include (but are not limited to): AI Assisted Learning Lab, CEREAL Lab (Computing Education Research Engaging All Learners), and the Innovative Educational Computing Laboratory. Because of our rapid growth we need to create additional office space to accommodate new faculty with additional student requirements. We would ask the property management company for a construction allowance to modify the existing square footage to allow for incoming faculty office needs. There is also a need for additional office space for post-docs and staff, workstation areas for additional research students, and additional meeting rooms.
 - b) **Strategic Lease Requirements:** Proximity to EB I, EB II and EB III for faculty that teach in those buildings.
 - c) **Location:** The current location in Venture IV Suite 400 remains a suitable location.
 - d) **Square Feet:** ~ 7,400 ASF
 - e) **Lease Terms:** Request approval to begin negotiations for the lease renewal terms and the much-needed upfits. The anticipated lease/upfit cost is approximately \$120,000 per year.
 - f) **Funding Source:** Account 201501
 - g) **Duration:** TBD
 - h) **Timing:** Negotiations and upfit design / implementation will take time, so negotiations need to begin as soon as possible.
 - i) **Other:** There are ample parking and transportation options available at the current location, and we would require no additional provisions. The Venture buildings provide an allocation of parking spots in their deck.

DELEGATED AUTHORITY APPROVALS

- 1) **COE Relocation of Office of Faculty and Development and Success from EBII to RBI; Backfill of EBII by ECE, Space Request #24-15:**
 - a) The Campus Planning Subcommittee approved the requested allocation of new lease space in RBI and backfill of existing appropriated space in EBII for the College of Engineering's Growth on the condition that a space analysis be performed to optimize the college's use of space.