

## UNIVERSITY SPACE COMMITTEE MEETING

Wednesday January 14, 2015

Holladay Hall, Chancellor's Conference Room

3:30 p.m. – 5:00 p.m.

Present: Warwick Arden; Charles Leffler; Mladen Vouk; Steve Arndt; Lisa Johnson; Sumayya Jones-Humienny; Liz Moore; Katie Perry; Louis Hunt; Michael Harwood; and Ralph Recchie.

Guests: Duane Larick; Laura Severin; Lori Johnson; Sylvia Blankenship; and Reid Evans

### Approval of the Minutes

The minutes of the November 12, 2014 meeting were approved and will be posted.

### Action Items

1. CALS Lake Wheeler Field Lab Master Plan, Mid Pines Rd., Requests #13-18 & 13-19 and (Info Item 13.12): Request #13-18 is for the former DHHS property comprised of two Dix irrigation ponds of 7.5 acres and 2.0 acres, the conditioned 2,942 SF Dix Activity Center (now named the Lake Wheeler Activity Center), and the 1,845 SF open-air shelter. Request #13-19 is for the former NCDA property comprised of 358 acres of woodland intermixed within the Lake Wheeler Road Field Laboratory. When these requests were initially reviewed at the 9/26/2013 USC meeting, the committee directed CALS to produce a master plan demonstrating their current and long-range needs and growth to justify why this additional land is warranted. CALS administration (Sylvia Blankenship and Reid Evans) and USC staff support (Liz Moore) have worked extensively since then with the college community to exhaustively study these issues and the college has approved the Master Plan. They presented this Master Plan to show how the additional property and amenities accommodate CALS' objectives and strategic goals for education, research, outreach and public-private partnerships. Handouts, dated 1/12/2015, included: a written Master Plan summary document with objectives, strategic goals and a project initiatives list for interdisciplinary, animal, ecology and plant programs as well as infrastructure requirements and improvements; benchmark analyses for all the programs; a needs analysis itemizing existing programs and additional requirements for anticipated growth and partnership opportunities; an existing conditions map; and a master plan concept map identifying areas for teaching, research, outreach and partnership opportunities, as well as required areas for stormwater management, irrigation, animal feed, animal waste, and consolidation and reduction of disparate storage areas needing relocation, including those from Varsity Dr. and Reedy Creek. Some programs include other colleges and units, including CVM (animals), CHASS (forensics), CNR (ecology) and University Dining (food waste composting). *The committee requested time to review this substantial amount of information and to revisit it at the 3/2/2015 meeting. Subsequent to the meeting, the space requests were sent via email for reference.*
2. ORIED Office of Technology Transfer (OTT), HQ Raleigh, 310 Harrington St., Raleigh, NC 27603, Strategic Lease Request #14-18: OTT needs ~99 SF for a shared office suite with access to professional service providers. The intent is to rotate incubator start-up participants through HQ to benefit from being part of larger entrepreneurial network in a shared collaborative environment. They cannot time share with PCOM's HQ lease space. After considering American Underground, HQ Raleigh is the only option that meets their needs. The lease includes two parking spaces for staff and access to the HQ tenant parking options. Blackstone Entrepreneurs Network will fund the \$10,000 fixed-fee, one-year strategic lease with a gift. *The committee approved the request.*

1. Provost Office, Ombuds Office, 112 Cox Ave., Raleigh, NC 27605, Strategic Lease Request #15-01: The Office of the Provost needs a two-room office suite for a faculty ombuds, an approved new resource. Due to the confidential nature of faculty interaction with the Ombuds, off-campus lease space close to the North Campus Precinct is warranted. The 7-month strategic lease at approximately \$1,000 per month including upfit and parking will be on a trial basis starting 2/1/2015. *The committee approved the request with the stipulation that the Provost review it again in 7 months.*

### **Information / Discussion Items**

1. Advance Analytics vacation of Venture II, Request #14-13 and Backfill by GTI: M. Harwood noted a correction to the handout and information given at the 9/10/2014 USC meeting: the 4<sup>th</sup> floor space of Venture II vacated by Advance Analytics will not be taken by I-Cubed; therefore the lease obligation for the 4<sup>th</sup> and 5<sup>th</sup> floor Advanced Analytics vacated space will be \$1.5 million, not \$429,000, through November of 2018. The Global Training Initiative (GTI), who works with SKEMA, located in Venture II, may be a good backfill option as they must vacate Harrelson prior to its demolition slated for summer 2016. GTI anticipates a 7/1/2015 move. GTI is funded by special fees, which will cover the rent. CCDO will tour the vacated space with DELTA and GTI to determine how to meet their respective space requirements. *The committee prefers non-university tenants in the mix of backfill tenants and cautions that GTI's funding is dependent on enrollment, which is a Provost fund source.*
2. CHASS, Khayrallah Center: Relocation of Office of Research and Engagement from Withers 332 to Strategic Lease Space, (Info Item 14.03): R. Recchie stated that the only lease space available with proximity to Caldwell Hall meeting Research's needs is the Electric Co. Mall. The time line depends on which available space option is selected as two of them need more upfit work than the third. The deadline condition stipulated in the Khayrallah gift is for occupancy in August of 2015. To allow adequate time to renovate Withers 332 for the Khayrallah Center, Research must move out by June 2015. *The committee approved the request with the stipulation that REO apply the university space standards to the lease space for the total square footage required.*
3. CNR, Biltmore Lab Renovation Update (Info Item 15.01): L. Severin and staff gave an update on the status of the project and CFEP hires. Four to six of thirteen CFEP clusters comprising 12-24 positions (3-4 positions per cluster) will be funded. Three of the top six hire candidates are in CNR, so it is most likely that this lab space will be needed in Biltmore for a CFEP hire by fall of 2016. *The committee requested verification of project intent, cost estimate figures and schedule. Subsequent to the meeting, the following verification notes were emailed to the USC:*

Design to maximize efficiency and provide improved lab space with daylighting is underway and funded by the Provost's CFEP account through the Construction Document (CD) phase for three first-floor labs, two of which are designated for reoccupation by CNR faculty for the Tree Improvement Program (TIP) and the Molecular Tree Breeding Lab. The third lab is slated for a CNR CFEP hire. The total area impacted is 5,567 GSF and includes 2,044 ASF of space identified in the Strategic Space Reserve. Currently, the total project budget is \$1.8 million: \$ 540,000 is for soft costs, swing space (location to be determined) and associated construction costs (work performed by NC State personnel) and \$1.26 million is for construction costs (work performed by outside contractors). These cost estimates are for a combined Phase 1 and 2 delivery. CD final approval is scheduled to complete on 6/2/2015. When funding is allocated, full authority must be requested and approved before the project can be bid and will take 8-12 weeks depending on how the timing of the request correlates with Board of Governors' meeting dates. (This process can overlap to some extent with completion and review of

CDs.) Construction is slated for 8 +/- months. Options are under consideration for providing adequate swing space, which will be an associated sub-project to address any modifications needed to meet specific lab requirements. This sub-project will also impact the schedule. For these reasons, a funding decision is needed in February to meet the goal of making space ready by fall of 2016 for one of the CNR CFEP hires.

### **Other Business**

1. L. Hunt revisited the need for the Admissions Office to vacate Peele Hall and colocate with Advancement. Committee and staff discussed the issue of higher costs than anticipated to upfit 3501 Avent Ferry Rd. due to a failed mechanical system and extensive code upgrades. Currently, there is inadequate funding allocated to address these issues in order to relocate Admissions and Advancement there.

**Meeting Adjourned at 5:00 p.m.**