

**UNIVERSITY SPACE COMMITTEE MEETING**  
**Wednesday, August 05, 2015**  
**Holladay Hall, Chancellor's Conference Room**  
**3:30 p.m. – 5:00 p.m.**

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

Guests: Duane Larick and Lori Johnson

**Approval of the Minutes**

The minutes of the June 8, 2015 meeting were approved and will be posted.

**Action Items**

1. COE: Center for Nonproliferation Enabling Capabilities (CNEC), Research II Rooms 109, 120, and 121, Lease Space Request #15-19 with Guests John Gilligan and John Royal: To provide laboratories for new faculty, primarily Dr. Robert Hayes, who is relocating his laboratory from MIT, and for expansion of the college's current research activities / programs, the use of these three labs is requested, as they are proximate to CNEC's existing space. Since Dr. Hayes' research will generate full overhead, the college requests a Facilities & Administrative (F&A) subsidy on the lease costs with a split of 63.5% paid by ORIED and 36.5% paid by COE; however, this arrangement excludes Operations and Maintenance (O&M) costs. M. Harwood explained that a non-sustainable O&M financial model occurs when a greater ratio of lease space is taken by university tenants who do not pay O&M costs versus private tenants who do. The target is 60/40, but the ratio has evolved to about 75/25. The question arose as to the consistency in treatment of university tenants required to pay O&M costs in buildings managed by the Centennial Campus Development Office (CCDO). *The committee approved the lease and F&A subsidy. Additional rent, including O&M expenses, is under further review.*

*The committee requested M. Harwood and Lori Johnson review the rent models for the 8 CCDO buildings to verify consistency, finalize additional rents and return at a later date to explain in further detail how the O&M funds are allocated to cover the operational expenses attributable to university tenants.*

2. COE, Nuclear Engineering, Space Request #15-20, Burlington Engineering Labs Rooms 1141 and 2160: This request was deferred by COE and COS to the 9/24/2015 meeting. [*The meeting was subsequently rescheduled to 9/14/2015.*]
3. COE, Computer Science (CSC), Lease Space Request #15-21, Venture II Suite 530 with Guests Todd Gardner, John Gilligan and John Royal: Computer Science is vacating their (6) office spaces in the Monteith Engineering Research Center (MRC) to allow additional Advanced Self-Powered Systems of Integrated Sensors and Technologies (ASSIST) Center personnel to move in. Moreover, CSC will have (5) new Visual Narrative CFEP faculty hires coming in Fall 2015 and the Digital Games Research Center needs more space for their expanding operation. This Institute for Advanced Analytics Institute backfill space allows for CSC's long term growth, and has the ability to house (3) additional cluster hires in a collaborative and contiguous space. Minor upfit is needed but no allowance is included in the rent unless the lease term is extended beyond its October 2018 expiration. For annual rent, COE will cover \$100,000, and is seeking \$150,000 from the Provost. CSC will pay the difference of \$38,000. For one-time upfit costs, CSC seeks \$200,000 - \$330,000 in funding from the Provost Office for cluster hire space. *The committee approved the one-time upfit and lease costs through October 2018 with the provision that state employees must pay for their own parking and an internal collection methodology must be determined for the 20 parking spaces included in the lease. Subsequent to the meeting, staff support are to determine that the amount of space allocated is compliant with the UNC-GA space standards.*

4. COE, Chemical and Biomolecular Engineering (CBE), Systems and Synthetic Biology (S&SB) CFEP Cluster, Lease Space Request #15-22, Partners II Suite 3900 with Guests John Gilligan and John Royal: This space is an alternate solution to that proposed earlier with the adjacent Incubator labs, which were not approved. Lab 3900 is also adjacent to Lab 3700, which has been approved for the S&SB cluster, and requires relocation of the Plant Transformation Lab (PTL) to the Phytotron Building. The move triggers a renovation project in Phytotron involving a new generator for emergency power backup of 14 growth chambers and creation of an office space in Kilgore. Concerns were raised about the schedule: the Phytotron and Partners II Lab 3900 renovations will complete after the new hires arrive in January. The Provost Office has arranged for and communicated a phased solution: both hires will share Lab 3700 until Lab 3900 completes in spring 2016. *The committee approved the lease and F&A subsidy. Additional rent, including O&M expenses, is under further review.*

*The committee requested M. Harwood and Lori Johnson review the rent models for the 8 CCDO buildings to verify consistency, finalize additional rents and return at a later date to explain in further detail how the O&M funds are allocated to cover the operational expenses attributable to university tenants.*

### **Information / Discussion Items**

1. Varsity Research Building (VRB) Study for Plant Pathology Update (Info Item 13.06) and related relocations for WRRRI and Sea Grant: Lisa Johnson reviewed The Varsity Research Building Planning Update handout dated 8/5/2015 and discussed funding for the pre-cursor Toxicology renovation project to accommodate the vacation of Module 1, plus the Phase 1 - 4 VRB renovation projects. \$395,000 has been identified for Toxicology construction costs, but \$286,000 for systems furniture has not. VRB Phase 1 has \$250,000 in Advance Planning funding identified, but needs an additional \$2,650,000. To accommodate the Lommel/Pesic-VanEsbroeck Lab renovations, \$462,000 has been identified, but \$125,660 in shared equipment costs has not. Additional funds will be required to complete VRB phases 2 – 3. Phase 2 requires relocation of NC Clean Energy Technology Center Proposal Development Unit from Modules 6 & 7. Phase 3 requires consolidation of COS labs into Modules 9 and 10. The completion of any or all phases depends on funding procurement timing. *The committee noted that with such an investment of funds by the university, more financial participation from CALS may be warranted to realize these projects and has directed staff support to contact all other units to consolidate and/or relocate elsewhere.*
2. PowerAmerica Next Generation Power Electronics Manufacturing Innovation Institute Related to Space Request #14-04: A Space Request Form has not been submitted yet, but 15,000 GSF of high-bay space proximate to MRC (so students are within walking distance) is being requested by General Nickolas Justice and John Muth of PowerAmerica for assembly line production and high-voltage testing of electronic components. Since the federal DOE grant requires the institute be sustainable by year 5, they are seeking free to low rent. (This manufacturing space was not mentioned with the original Space Request for 9,000 GSF office space in Venture Place, apparently due to confidentiality requirements.) They are gearing up to procure equipment in the next 6 months and initially wanted space to be ready FY 2015-16, but may be able to wait until Behnam Pourdeyhimi vacates the College of Textiles to backfill his space. More will be known about the schedule after their second quarter review in August.
3. Holladay Hall Follow-up, Space Request #12-01: Mike Mullen has indicated that he will be moving himself and other DASA personnel out of Holladay Hall into Park Shops and consolidating the people currently located in office suites 7 and 9 into suite 1, thereby opening these spaces up for others who have expressed interest in them. These include Advancement, the Office of General Counsel, and Office of Information Technology (OIT). Advancement requested via email message suites 7 and 9 for relocation of Taylor Jeffries plus 3 staff from Park Alumni to Holladay. Marc Hoit indicated that room 7 would be good for the OIT technician, who temporarily moved to the Hillsborough Building, but could easily be relocated to Primrose Hall. The Office of General

Counsel is hiring a position that must be located proximate to their 3<sup>rd</sup> Floor offices. In addition, the Office of Institutional Equity and Diversity (OIED) is hiring two Title IX compliance positions funded by the Chancellor and needs more office space in Winslow. Advancement has had one office vacancy in Winslow for a relatively long period. *The committee directed staff support to: encourage the OIT support person to be located in Primrose Hall; verify whether the DASA personnel left in Holladay need to remain there or can be located elsewhere; and further investigate Winslow for allocation to OIED as needed.*

4. DH Hill Library Backfill Space Update, Info Item 09.04: Lisa Johnson noted that she will meet with Louis Hunt and Susan Nutter to discuss the incorporation of tutorial space and career advising within a One-Stop Student Success Center on the 4<sup>th</sup> Floor of the Hill stack space.

#### **Other Business**

1. R. Recchie requested a lease renewal for the Small Business and Technology Transfer Development Center (SBTDC) who is renting 1,589 FSF of leased office space at 49 Haywood Street, Asheville, NC. The current lease expires September 25, 2015. There are no renewal options. The lessor, FIRC Haywood Park, LLC is agreeable to a new 1-year lease with the annual rent staying the same at \$24,999. *The committee approved the lease under delegated authority.*
2. D. Larick shared an email from David Bristol regarding concern for core drilling occurring over expensive laser equipment in the basement of Cox Hall for the SCALE-UP Lab relocation project. He will circulate the memo for further discussion on how to address this issue. *Subsequent to the meeting, D. Larick emailed the memo to Facilities support staff.*
3. Charles Leffler's last day as Vice Chancellor for Finance and Administration before retiring is September 30<sup>th</sup>; however, his last day in the office is September 18<sup>th</sup>.

**Meeting Adjourned at 5:10 p.m.**