

UNIVERSITY SPACE COMMITTEE (USC) MEETING

Monday, February 3, 2020

Holladay Hall, Conference Room 18

2:00 PM – 3:30 PM

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Staff Support present: Imran Aukhil; Jonathan Horowitz; Lisa Johnson; Sumayya Jones-Humienny; Duane Larick; Liz Moore; Doug Morton; Cameron Smith; Harlan Stafford

Guests: Lori Johnson; Catherine Phillips; Lisa Van Roekel

Additional Distribution: Louis Hunt; Margery Overton; Matt Peterson; David Rainer; Katherine Stewart

Approval of the Minutes

The minutes of the December 2, 2019 meeting were approved and have been posted.

Approval of the Consent Agenda

There were no items on the agenda.

Action Items

1. 2020 Budget Status Impacts on Projects (Info Item 20.02): D. Morton explained that NC State will not receive either the requested \$13.9M in Repair and Renovation (R&R) funds or the \$4M Fitts-Woolard maintenance and operations (M&O) funds because the state legislature did not approve the budget. Fitts-Woolard M&O costs are estimated at more than \$4M per year. These costs include police, security, housekeeping, grounds, waste stream, and building systems M&O services plus utility costs. Vacating all of Page and Mann Halls and a portion of Daniels Hall may help to offset some of these Fitts-Woolard costs. Fitts-Woolard will open on time in August of 2020, but administration will have to determine how to address these costs in the absence of the requested funding.
2. Working Backfill Plan for Fitts-Woolard Update (Info Item 18.12): Lisa Johnson re-distributed the proposed Page and Daniels Halls working backfill plan previously approved by the USC on March 4, 2019, but stated their approval had been with the understanding that funding would be forthcoming. Any backfill plan in Mann Hall was dependent upon the structural determinations of a study that investigated damage to the concrete columns and building envelope. The study recommended that with repair, costing approximately \$4.5M, Mann could last another 20 – 30 years. The vacated buildings need new building systems and infrastructure, but going beyond these in-kind replacements for the additional needs of space efficiency renovations and updates will trigger building code and accessibility compliance requirements. The best time to renovate these buildings is while they are vacant. *The USC committed to adhering to the proposed backfill plan and renovating Page as quickly as possible with approximately \$5.75M to be allocated over the next 2-3 years. Mann and Daniels renovations will follow, with a new understanding that in the absence of full renovation funding, the university will have to allocate funds for these improvements over a longer period than originally anticipated. The committee directed Staff Support to communicate these plans to all impacted parties and bring back the Daniels backfill plan for further review.*

3. College of Engineering (COE), Burlington Laboratory, Fitts-Woolard Backfill Space, Space Request #18-29: L. Moore presented COE's request for the Burlington Laboratory space to be vacated when Civil, Construction, and Environmental Engineering (CCEE), Fitts Industrial and Systems Engineering (ISE), and Operations Research (OR) move to Fitts-Woolard Hall in August of 2020. COE's Nuclear Engineering department has grown and continues to hire more faculty and increase enrollment. They wish to consolidate in Burlington by moving the Consortium for Advanced Simulation of Light Water Reactors (CASL) from Engineering Building III (EB III) and the Consortium for Nonproliferation Enabling Capabilities (CNEC) from Research Building II, thereby relinquishing approximately 3,000 ASF of rental space. *The committee approved the request, except for Lab 1141, with the understanding that COE would pay for any renovations needed in Burlington and the Nuclear Department would relinquish lease space in Research II. The USC would also like to see the proposed reuse of the vacated space in EB III.*
4. Proactive Strategic Acquisition – 2702 Hillsborough St. (Info Item 19.14): I. Aukhil explained that approximately 6,000 RSF have become available at the recently renovated 2702 Hillsborough Street building that has parking underneath. The building does not have an accessible means of entry, but its location is good and it could have synergies with NC State's adjacent Hillsborough Building and two parking lots. *The committee sees potential in this possible strategic acquisition and directed Staff Support to continue exploring it.*

Information / Discussion Items

1. Jordan Hall Library (Info Item 20.01): *The committee deferred this presentation due to time constraints.*
2. Capital Projects Status (Info Item 16.10): C. Smith distributed a handout and highlighted the status of some projects.

Other Business

N/A

Next Meeting:

The March 2, 2020 meeting was canceled due to a light agenda.

Monday, April 6, 2020 from 1:00 – 2:30 video conference due to shelter-in-place condition.

Meeting Adjourned at 3:30 PM.