

## UNIVERSITY SPACE COMMITTEE MEETING (USC)

Monday, August 3, 2020

Video Conference

2:00 PM – 3:30 PM

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Staff Support present: Alicia Knight; Cameron Smith; Catherine Phillips; Doug Morton; Duane Larick; Harlan Stafford; Imran Aukhil; Jonathan Horowitz; Lisa Johnson; Lisa Van Roekel; Liz Moore; Louis Hunt; Sumayya Jones-Humienny

Guests: N/A

Additional Distribution: Barbara Moses; David Rainer; Katherine Stewart; Lori Johnson; Margery Overton; Matt Peterson

### Approval of the Minutes

The minutes of the June 1, 2020 meeting were approved and have been posted.

### Approval of the Consent Agenda

N/A

### Action Items

1. College of Design (COD), Brooks Vacated Space and Fitts-Woolard Backfill Plan for 111 Lampe Dr. (Info Item 18.12): Lisa Johnson presented the College of Design (COD) backfill plan for 15,700 ASF on the first floor of 111 Lampe Dr. (formerly Daniels Hall) to be vacated by the College of Engineering (COE) and the downstream backfill plan for Brooks and Leazar Halls. Per the space standards, COD Industrial Design (ID) needs about 20,000 ASF, but currently has 6,500 ASF of poor-quality space in the Matsumoto Wing of Brooks Hall. This additional space provides growth for 22 students per studio. COD ID fits well into the COE Industrial and Systems Engineering's (ISE) former space, but renovation is needed in two phases. Phase 1 will include the studio and presentation space and Phase 2 will include the office, exhibit, and gathering space, for a combined total cost of approximately one million dollars. Dean Hoversten will commence fund-raising for Phase 1.

The resultant downstream ID backfill plan involves three other COD departments. College Research will gain approximately 4,300 ASF in the Brooks Hall Matsumoto Wing, which needs architectural renovation including an HVAC system upgrade. Art and Design will gain approximately 750 ASF with their move from Brooks to Leazar Hall space. Graphic Design will gain approximately 1,400 ASF in Brooks Hall space. Funding for these downstream backfill plan renovations and moves is to be identified by COD.

L. Hunt noted COD is a gem, yet its facilities are not competitive with peer institutions. Improvements are needed for recruitment. D. Morton underscored concerns regarding the poor condition of the Matsumoto Wing HVAC system, which requires imminent replacement. *The committee approved the backfill plans and proceeding with the Phase 1 renovation for the studio and presentation space, with the understanding that COD will provide a funding plan. They also recommended further scoping of Brooks Hall backfill space to determine those renovation costs.*

### Information / Discussion Items

1. College of Agriculture and Life Sciences (CALS) NC Agriculture Research Service (NCARS) USDA Interregional Research Project No. 4 (IR-4), Strategic Lease Space Proximate to Venture IV or Varsity Research Building, Space Request #20-06 (Related to #19-25, #18-02, #13-04): University Real Estate & Development (URED) met with NCARS IR-4 leadership to explore options for backfilling vacated lease space still under contract and to consider different paradigms for working in person, given COVID-19 implications. IR-4's preferred location is Global Training Initiative's Venture IV Suites 210 and 220, due to its proximity to CALS Center for Integrated Pest Management (CIPM). The suite has less square footage than their current amount at Rutgers University, but with the addition of a chemical fire suppression system (a requirement for their document storage), they will agree to lease and assume all lease costs, including the addition of the chemical fire suppression system, until the term ends in October 2027. *Before proceeding with the IR-4 lease, the committee directed Staff Support to confirm that GTI would move to 2526 Hillsborough St. and consolidate personnel with the disbanded Intensive English Program's (IEP) remaining staff. Subsequent to*

*the meeting, D. Larick confirmed that GTI agreed to this proposal and the committee approved moving forward with IR-4's lease. Two MOAs need to be executed: one to memorialize the transfer of lease obligations from GTI to IR-4 and another to memorialize GTI's occupancy and associated contributions to rental payments at 2526 Hillsborough St. URED will assist with determining the details and drafting the MOAs for execution.*

2. CALS USDA Agriculture Research Service (ARS) Building at Lake Wheeler Rd Field Labs, Space Request #20-08 (Related to Info Item 19.10): L. Moore stated a ground lease is needed for the proposed building to be located at the northeast corner of the Lake Wheeler Rd. and Inwood Rd. intersection. Due to zoning restrictions, the building must be for field support use and cannot be for academic or office uses. In addition, USDA does not seek a high-profile location. The site has no City of Raleigh water or sanitary sewer infrastructure so the building must use well water and a septic system. The USDA did not travel to meet on site as scheduled due to Hurricane Isaias; therefore, other questions pertaining to site and building details are deferred until the meeting is rescheduled. *The committee requested Staff Support return with more information at a future meeting.*
3. CHASS Institute for Nonprofits Backfill, Hunt Library Space Request #20-07: S. Jones-Humienny presented Dean Braden's temporary request to continue use of the space CHASS is allocated in Hunt Library for organizational changes. CHASS is disestablishing the Institute for Nonprofits and reassigning employees to report to, and physically join, the School of Public and International Affairs (SPIA). The employees associated with the Social Entrepreneurship and Innovation (SIE) program will report to the Associate Dean for Research and Engagement. CHASS wishes to reassign the Institute for Nonprofits' space on the fifth floor to the reorganized units until Page Hall is available, sometime in the fall of 2022. The Office of Research will vacate lease space at 2526 Hillsborough St. and swing into Hunt instead of Broughton, thereby freeing up needed space for the CALS Ricks Hall 2<sup>nd</sup> Floor renovation and CED's AI Research projects. It remains Dean Braden's goal to consolidate all of his administration functions in Page Hall.

#### **Other Business**

N/A

#### **Next Meeting:**

Monday, September 14, 2020, 2:00 PM – 3:30 PM

**Meeting Adjourned at 3:30 PM.**