

UNIVERSITY SPACE COMMITTEE MEETING (USC)

September 14, 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; Imran Aukhil; Jonathan Horowitz; Lisa Johnson; Liz Moore; Louis Hunt; Matt Peterson; Sumayya Jones-Humienny

Guests: Barbara Moses; Lori Johnson; Katherine Stewart; Harry Daniels; Jessie Askew

Additional Distribution: Lisa Van Roekel; Margery Overton

Approval of the Minutes

The minutes of the August 3, 2020 meeting were approved and have been posted.

Approval of the Consent Agenda

There were no items on the agenda.

Action Items

College of Agriculture and Life Sciences (CALS), USDA Agriculture Research Service (ARS), Building at Lake Wheeler Rd Field Labs, Space Request #20-08 (Related to Info Item 19.10):

H. Daniels explained the US Congress has approved funding for this project. The ground lease request is for 10 – 15 acres at the intersection of Lake Wheeler and Inwood Roads for a new ARS building. Access to the site will be from Inwood Road. This project is CALS's highest priority for the area, as plans for the Demonstration Ag Building are much longer range. L. Moore noted the ground lease will encompass all site and infrastructure needs, including the building, any ancillary structures, parking, well water, and septic field, as there is no access to City of Raleigh utilities. J. Askew stated the ground lease request for Board of Trustees approval should include the upper limit of acreage as any increase request later could delay the project. L. Johnson remarked this is a prominent site and design should go through review by the Campus Design Review Panel. L. Moore added the USDA does not anticipate the need for future expansion to the building: the building will accommodate 25 people primarily from the Reedy Creek site and is for hands-on, fieldwork labs. *The committee approved the allocation of space on the condition that a term sheet is created with an overview of key terms of the ground lease (which shall be included in the Board of Trustees' review of the project), the terms of which shall include:*

- a. *Construction planned on the site will be required to go through the university's standard design approval process,*
- b. *The university will be granted appropriate access to both the site for the necessary movement of equipment and any road constructed to access other portions of the LWRFL that remain under the control and management of NC State, and*

- c. *The university has appropriate property disposition options at lease termination. Board of Trustees for its November meeting.*

The university's Office of Real Estate & Development will facilitate this ground lease transaction including the creation of the term sheet, the receipt of necessary pre-lease approvals, and assuming approvals are received, the execution of the ground lease itself.

Information / Discussion Items

1. Capital Projects Space Impacts (Info Item 17.03): L. Johnson explained how complex the ripple effects are when tying capital projects to backfill space. The intent is to investigate options to improve unit adjacencies and synergies. She underscored the importance of the USC continuing to approve programs for large capital projects and downstream backfill projects. L. Moore presented a draft spreadsheet listing the major projects and their downstream backfill impacts, with net space gains and vacations of space. S. Jones-Humienny noted this methodology will improve tracking of space allocations and that swing space in Broughton Hall will be a separate but related ongoing exercise. Discussion ensued regarding who makes the determinations in new buildings, such as the Plant Sciences Building (PSB) that is incorporating a new interdisciplinary model, to move researchers out (when research funding declines). PSB will employ an MOU based on various examples including Purdue's Discovery Park. Vacated space backfill plans will continue to be vetted through Staff Support and the USC. *The committee endorsed the new methodology and format. They requested that a line be added for unassigned space decision points and remarks be added for space-related details such as the units/departments designated to occupy the buildings.*

Other Business

1. Funding is needed to move the College of Engineering (COE) Academic Affairs, ITECS, and EOL units from Page Hall to 111 Lampe Drive (formerly Daniels Hall) as part of the Fitts-Woolard backfill plan.

Next Meeting:

Monday, October 5, 2020, 2:00 PM – 3:30 PM

Meeting Adjourned at 3:00 PM.