

UNIVERSITY SPACE COMMITTEE MEETING (USC)

Friday, July 16, 2021

Video Conference

10:00 AM - 11:30 AM

Members present: Warwick Arden; Charles Maimone; Jonathan Horowitz for Mladen Vouk

Staff Support present: Alicia Knight; Duane Larick; Imran Aukhil; Lisa Johnson; Lisa Van Roekel; Liz Moore; Sumayya Jones-Humienny

Guests: Adam Brueggemann; Barbara Moses;

Additional Distribution: Cameron Smith; Catherine Phillips; Don Hunt; Doug Morton; Emily Cummings; Jessie Askew; Katherine Stewart; Lori Johnson; Margery Overton;

Approval of the Minutes

The minutes of the May 3, 2021 meeting were approved and have been posted.

Approval of the Consent Agenda

N/A

Action Items

N/A

Information / Discussion Items

1. CED TELS Sublease of CHASS Psych Lease Space, 1033 Wade Ave., Strategic Lease Request #18-21: L. Van Roekel summarized the history of this strategic lease with the College of Humanities and Social Sciences (CHASS) subleasing their space, located at 1033 Wade Ave., to the College of Education (CED) Wolfpack Works, who recently lost their funding. CED and CHASS request early termination of their sublease and lease, respectively. URED has confirmed with the landlord an arrangement to terminate their lease at the end of July.
2. Centennial Campus Receipt-Supported Buildings (RSBs) Use, Management, and Space Principles (Info Item 21.01) A. Knight gave an update with a recap of previously presented key feedback, building use and transition targets, and operating model considerations for the eight RSBs. She presented a path forward with a proposed planning framework, space opportunities, and a glidepath for the transition of space allocations to occur over the next 5 years with the goal of expanding the inventory to help accommodate expected growth in university space needs. Discussion ensued about financial models to cover the true cost of ownership and the importance of focusing on the anticipated growth of faculty and undergraduate and graduate students in the College of Engineering (COE) with downstream instructional impacts on the College of Sciences (COS) and CHASS. Flex work initiatives must be understood as well as the backfill impacts from the new Integrative Sciences Building (ISB) and the Polk and Dabney renovations to determine how they may help solve space needs. *The committee urged moving forward with the proposed development of the glidepath as growth will occur quickly once the state government approves the budget.*

3. Holladay Hall, Office of General Counsel (OGC), (Info Item 21.08): L. Johnson explained the OGC is hiring another attorney to start in fall 2021 and needs an additional proximate office; however, any modification to the building will require more cutting into the load-bearing masonry walls, built in 1889, which is not advisable. *The committee noted that space in the building is very limited and recommended a review of people by function and unit within Holladay, Winslow, and Peele. They requested some scenario options for consideration by the committee for recommendation to the chancellor.*
4. College of Engineering (COE) Electrical and Computer Engineering (ECE) Quantum Institute, Center for Technology and Innovation (CTI) 127, Space Request #21-16: L. Moore presented the request for a new hire with the proposed establishment of the new Quantum Institute in CTI, which would require the upfit of shell space 127. Currently, the Non-Woven Institute's adjacent lease space is bundled with the shell lease space. *The committee directed Staff Support to table ECE's space request due to the prohibitive cost of the combined start-up and upfit package; however, they requested URED negotiate cost options with the landlord to bifurcate the Non-Woven Institute and the 127 shell spaces into separate leases and look at other upfit possibilities for the latter space.*
5. Hillsborough Building Office Efficiency Study Update, OIT, Space Request #20-12 for 125 Suite: L. Moore noted that when the Data Center, formerly located in the Hillsborough Building, moved to the cloud, OIT requested the use of the backfill space for conversion to office space. However, the building systems are well past their useful life and the building needs complete renovation to comply with current codes and improve space efficiency. These improvements will require significant funding. Staff Support recommends folding this property and the others north of Hillsborough Street into the Physical Master Plan effort, now underway, to assess the highest and best use of these resources. *The committee agreed with this recommendation.*
6. Physical Master Plan (Info Item 21.07): L. Johnson gave a presentation on the scope, timeline, and decision-making structure of the Physical Master Plan. Unlike with previous iterations done in-house, funding was allocated for the Office of the University Architect to hire the SmithGroup to facilitate the interactive, collaborative process and produce the final deliverable.

The scope includes the five precincts (North, Central, South, West and Centennial Campuses) and the Lake Wheeler Road Field Labs and Reedy Creek outlying areas. It will also include evaluation of the Centennial Campus Innovation District and Centennial Campus East (formerly known as Springhill). The timeline has six phases (Scope, Discover, Interpret, Ideate, Formulate, Refine, and Resolve) spanning approximately 18 months. The kickoff event with the campus community begins the week of September 13 and the PMP will conclude in the winter of 2022. The decision making structure hierarchy starts with the Board of Trustees followed by the Executive Committee, the Campus Design Review Panel and the University Council, then the Steering Committee, NC State's Core Planning Team coupled with the SmithGroup, and six Task Forces charged with providing specialized and technical expertise on six themes that support the university's strategic goals.

Discussion ensued regarding enrollment growth trends needing additional review while proceeding with the assumption that the COE expansion will receive funding. *The committee recommended the Chancellor's Cabinet replace the University Council and the Chancellor be updated frequently, especially prior to the Trustee updates. They requested that the Administrative Leadership Meeting (ALM) updates be included at strategic points in the process. The committee recommended changing the title of the theme based task force "Align Facilities with Academic and Research Vision" to "Align Facilities with the University Mission".*

Other Business

N/A

Next Meeting:

Monday, August 2, 2021, 2:00 PM – 3:30 PM

Meeting Adjourned at 11:35 AM.