

UNIVERSITY SPACE COMMITTEE MEETING (USC)

Monday, January 26, 2022

Video Conference

10:00 AM – 11:30 AM

Attendance and Distribution

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Staff Support present: Adrian Day; Alicia Knight; Cameron Smith; Christopher Ross; Don Hunt; Doug Morton; Emily Cummings; Jonathan Horowitz; Lisa Johnson; Lisa Van Roekel; Liz Moore; Margery Overton; Sumayya Jones-Humienny

Guests: Adam Brueggemann; Barbara Moses; Catherine Phillips; David Rainer

Additional Distribution: Jessie Askew; Lori Johnson

Approval of the Minutes

The minutes of the September 24, 2021 meeting were approved and have been posted.

Approval of the Consent Agenda

N/A

Action Items

1. DASA TRIO On-Campus Space, Space Request #21-13: E. Cummings reviewed TRIO's request for on-campus space, but given the lack of available space, University Real Estate & Development pursued lease space options. *The committee approved a new lease for less square footage and cost than at its previous rental location for space located at National Drive. The term is for five years with an option to end early at three years.*
2. Office of Research and Innovation (ORI), PowerAmerica, Venture Place, Suite 200, Strategic New Lease, Space Request #21-25: E. Cummings presented ORI's request for its continued occupancy of leased space on Centennial Campus (currently leasing approximately 9,328 square feet in Venture Place). *The USC approved moving forward to finalize terms of a new (replacement) lease for not more than 9,328 square feet to be located in the Venture Complex. The term shall be for no greater than 10 years, including any renewals.*

Information / Discussion Items

1. College of Engineering (COE) Enrollment Growth, (Info Item 21.12): M. Overton gave a status update on the latest growth projections for undergraduate, graduate, and doctoral students, and associated faculty, and staff for COE. She also noted other colleges' general education courses would need modest classroom changes in physical and/or scheduling optimization accommodations. Lisa Johnson emphasized the importance of defining the scope for big-picture planning and understanding incremental growth needs along the five-year timeline with the breakdowns of low-intensive/computational versus high-intensive/wet lab demands for faculty research. She reiterated COE's goal for all departments, except for the Nuclear Reactor Program, to be located on Centennial Campus, although the short-term plan may require allocating more space on main campus. She recommended that SmithGroup, the designer for the Physical Master Plan, incorporate the COE growth into the big-picture roadmap.

A. Knight stated Research Building IV (RBIV) has the most currently-vacant space in the Receipt-Supported Buildings (RSBs) portfolio, with more becoming available in the next five years; however, some space improvements and/or renovations will be needed. M. Overton said COE does not have the capacity to pay more rent. A. Knight responded the recent conversations about restructuring occupancy of the RSBs has contemplated an updated financial model for the buildings and that she is tasked to provide some recommendations to VC Maimone for consideration this calendar quarter. A. Knight also added that when considering space availability in the RSBs, we must also consider university users occupy a significant amount of square footage already, and assigning additional space to COE will require the committee to identify different space for university departments already located there. The committee inquired about the ability to build additional square footage. D. Morton explained the current budget funding does not allow for constructing new square footage for COE. *The committee noted recurring funding for the proposed total number of fac-*

ulty hires must be confirmed, but gave direction to proceed with looking for space for 15 faculty with the assumption that approximately 50-60% do intensive research. For instructional needs, the committee urged that all meeting and classroom space be reviewed to optimize scheduling. They agreed to have the Smith-Group incorporate COE growth into their master planning effort.

2. FY 2021-22 Repair & Renovation Projects Update, (Info Item 21.05): Lisa Johnson presented the project list (with funding amounts in parentheses) noting that most were for building system and envelope upgrades. She highlighted several projects: Page Hall Envelope Repairs (\$4M); Dabney Hall (\$30M for FY2021-22 and FY 2022-23, totaling \$60M); Polk Hall (\$10M); Mann Hall (\$10M); Apiculture Facility (\$4M); E-Sports Facility (\$6M for FY2021-22 and FY 2022-23, totaling \$12M); 111 Lampe Drive (\$42M anticipated in April/May); and College of Engineering Growth (\$15M for FY2021-22 and FY 2022-23, totaling \$30M for
3. Space Priorities in Holladay Hall Neighborhood:
 - a. Office of General Counsel, Holladay Hall, Space Request #21-15:

S. Jones-Humienny gave a summary of the September committee meeting discussions, noting that further direction was needed from the Chancellor regarding priorities in the Holladay Hall administrative neighborhood and that Staff Support recommended a holistic study of the neighborhood and the Cherry Building. Provost Arden and VC Warwick stressed the need for prioritizing space needs with multiple units in the administrative neighborhood growing despite certain efforts to centralize services.
 - b. Provost Office, Institutional Strategy and Analysis, Peele Hall Suite 306, Space Request #21-31:

M. Overton presented the request, formalizing the need for additional space for the re-organized and growing Institutional Strategy and Analysis department (formally the Office of Institutional Research and Planning). Prior to the pandemic, she worked with OUA to study ways to maximize efficiencies, but the constraints of the building layout limit potential improvements. Flexible work arrangements are under consideration but future arrangements are uncertain. She acknowledged this request should be incorporated into the holistic study of the neighborhood.

C. Maimone stated the need for a principled approach toward space allocation specific to this neighborhood. *The committee agreed and charged Staff Support to proceed in this direction.*
4. Cherry Building Backfill (Info Item 21.06): L. Moore presented two backfill scenarios for the building, vacated this month by the Wake Co. STEM Early College High School.

The committee stated that the highest priority is to address COE growth. The Cherry Building also presents an opportunity for use as swing space; however, it needs further assessment for flexible work arrangement stipulations.
5. CALS Center for Applied Aquatic Ecology (CAAE), MOU with NCDA for Use of Rollins Animal Disease Lab, 2101 Blue Ridge Rd, Raleigh, NC 27607, Space Request #21-23, Related to #17-03: L. Moore stated a study is underway to understand the renovation scope and costs for CAAE to relocate to the one-story Rollins Lab building. The remaining space could be used for swing space for some of the forthcoming Repair and Renovation projects. Building system issues need to be addressed as part of the renovation scope. Remaining in their current location would double the rent for CAAE due to increase in market rates for lab space. NC State is currently negotiating with NCDA on the terms and will assess each option to determine the path forward.
6. COS Biological Sciences, CO6 NIH Grant Study (Info Item 21.13): L. Moore presented the study to evaluate the feasibility of the vivarium expanding in the Toxicology building in order to accommodate a possible CO6 NIH grant application submittal by COS Biological Sciences. J. Horowitz noted the latest RFP has new requirements for which only one CO6 NIH grant can be awarded to a university at any given time. Therefore, Biological Sciences must wait on its submittal.
7. DASA Student Health Services/Emergency Management and Mission Continuity (EMMC), COVID-19 Temporary Testing Site Extensions through Spring 2022, Magnolia Cottage and Research Building II Room 313, Space Request 21-06: S. Jones-Humienny stated that with the sharp rise of the Covid-19 Omicron variant at spring semester start, EMMC requested extension of its use of Magnolia Cottage, this time for meal distribution. D. Morton approved the request with emergency authorization in anticipation of a large number of students going into quarantine or isolation. Other sites continuing use as testing locations include: 111 Lampe

Drive; Witherspoon Student Center; Research II; and CVM Main Building. *The committee formalized approval for continued use of these facilities for spring semester.*

Other Business

N/A

Next Meeting:

Friday, February 25, 2022, 9:30 AM – 10:30 AM

Meeting Adjourned at 11:32 AM.