

UNIVERSITY SPACE COMMITTEE MEETING
Thursday, May 26, 2022
Video Conference
2:30 PM – 4:00 PM

Approval of the Minutes

Arden
(5 mins)

Consent Agenda (Two Item(s))

Arden
(5 mins)

Action Items

N/A

Information / Discussion Items

1. DELTA Testing Center, Brickyard Neighborhood, Updated Space Request #15-06
L. Johnson
(15 mins)
2. Capital Project Requests
L. Johnson
(15 mins)
3. Plant Sciences Backfill Plan
(Info Item 19.03)
Lisa Johnson
(30 mins)
4. Holladay Hall Administrative Principles
(Info Item 22.01) Related to Space Request (Related to Space Requests # OGC Holladay #21-15 and ISA Peele #21-31)
Lisa Johnson
(20 mins)

Other Business:

Next Meeting: Wednesday, June 22, 2022, 10:00 AM – 11:30 AM

Adjourn

UNIVERSITY SPACE COMMITTEE MEETING
Thursday, May 26, 2022
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2:30 PM – 4:00 PM

CONSENT AGENDA

ALL ITEMS ARE RECOMMENDED FOR APPROVAL

1. **Small Business and Technology Development Center - Western Carolina (SBTDC-WC"), Strategic Lease Request #22-07**
 - a. **Description:** SBTDC-WCU, which is part of the broader SBTDC program of the UNC system, has leased space in Asheville since early 2000. They request to either extend the term of the existing lease for an additional 3-5 year period or relocate to an alternate location, similar in size and cost, within the Asheville business district. The existing lease will expire September 30, 2022.
 - b. **Strategic Lease Requirements:** This space is a strategic lease acquisition in order to be located within a business district in Buncombe County to serve its client base.
 - c. **Location:** Near the business district in Asheville, NC (Buncombe County).
 - d. **Square Feet:** 1500-1600 rentable square feet.
 - e. **Lease Terms:** Desired rent rate is in the range of +/- \$31,000/year. 3 year initial term (Oct 2022 - September 2025), with options to renew for an additional 2 years (through September 2027).
 - f. **Funding Source:** Lease costs are funded from State Appropriations 211011-54995.
 - g. **Duration:** 3-5 year term (including renewals).
 - h. **Timing:** New lease or renewal of existing lease extension should be executed before September 2022.
 - i. **Other:** SBTDC-WCU will work with URED to negotiate market lease terms.

2. **Small Business and Technology Development Center - State Admin Office (SBTDC-SAO), Strategic Lease Request #22-08**
 - a. **Description:** SBTDC-SAO, which is the statewide headquarters of the SBTDC program of the UNC System, has leased space in downtown Raleigh at 5 West Hargett Street since June 2001. They request to either extend the term of the existing lease for an additional 3-5 year period or relocate to an alternate location. The existing lease will expire December 31, 2022.
 - b. **Strategic Lease Requirements:** This space is a strategic lease acquisition in order to be located within a central business district with proximity to NC State University and State governmental agencies.
 - c. **Location:** 5 West Hargett Street, Raleigh, NC.
 - d. **Square Feet:** The current space is approximately 5,662 rentable square feet, which meets the space requirements of the unit.
 - e. **Lease Terms:** Desired rent rate is in the range of \$80,000-\$120,000/year. Three-year initial term (January 2023 - December 2025) with options to renew for an additional two years (through December 2027).
 - f. **Funding Source:** Lease costs are funded from 36% SBTDC-SAO Admin funds (211022-54994) and 64% SBTDC-SAO Program funds (211022-54995).
 - g. **Duration:** 3-5 year term (including renewals).
 - h. **Timing:** New lease or renewal of existing lease extension should be executed before December 2022.
 - i. **Other:** SBTDC-SAO will work with URED to negotiate market lease terms.