

UNIVERSITY SPACE COMMITTEE MEETING (USC)

Wednesday, June 22, 2022

Video Conference

10:00 AM – 11:30 AM

Attendance and Distribution

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Staff Support present: Alicia Knight; Christopher Ross; Don Hunt; Doug Morton; Jonathan Horowitz; Lisa Van Roekel; Liz Moore; Margery Overton; Sumayya Jones-Humienny | Not present: Adrian Day; Cameron Smith; Jessie Askew; Lisa Johnson

Guests present: Adam Brueggemann; Barbara Moses; Catherine Phillips | Not present: Lori Johnson

Approval of the Minutes

The minutes of the May 26, 2022 meeting were approved and have been posted.

Approval of the Consent Agenda

N/A

Action Items

1. Plant Sciences Backfill Plan (Info Item 19.03): L. Moore presented the updated “CALs Backfill Planning” document dated May 26, 2022. After conversation with Rob Dunn, he agreed to the following:
 - a. In concept, space held in Thomas Hall for the Chancellor’s Faculty Excellence Program (CFEP) should be used for the highest and best use and reviewed on a case-by-case basis.
 - b. With the CFEP PI’s move from the Toxicology Building to the Plant Sciences Building, Biological Sciences CFEP personnel should backfill the vacated space with the Center for Human Health and the Environment (CHHE).
 - c. The backfill of Partners II suite 1200 needs further investigation as there are multiple competing requests.

Of the 42,360 ASF to be vacated, CALS requests to retain ~18,700 ASF with the goal of moving fume hood-intensive wet labs from poor-condition space in Gardner to better-condition space in Williams and Thomas Halls. The intermediate-term plan for Gardner Hall is for its use as swing space and the long-term plan is for its removal to improve the west-to-east approach to the Brickyard. SmithGroup, the facilitator of the 2020 Physical Master Plan, is studying this concept. The next steps are to complete the USDA ARS facility at Lake Wheeler, currently in design, and implement the next phase for the Varsity Research Building to renovate Modules 9 and 10 for Entomology and Plant Pathology. *The committee approved these recommendations and stressed the importance of a long-term plan to re-energize North Campus and complement the Integrative Sciences Building. All assignments for the remaining vacated space shall return to the committee for their review and determinations.*

2. Poole College of Management (PCOM), Entrepreneurship Clinic, Raleigh Founded, 310 Harrington St., Raleigh, NC, Strategic Lease, Request #22-10: L. Van Roekel stated the current lease expires in July, 2022 and PCOM wishes to move within the same building to a suite on the first floor with more visibility but less RSF. Although there is no cost savings, they are obtaining a below-market lease rate. *The committee approved the strategic lease on condition that the funding source and type are confirmed. [Subsequent to the meeting, University Real Estate & Development confirmed the funds are discretionary as denoted on the space request.]*
3. Holladay Hall Administrative Principles (Info Item 21.08), Recommendations Related to Space Requests:
 - a. #18-14 University Advancement Fundraising Campaign Growth Space, Co-locate Development on North Campus
 - b. #21-15 Office of General Counsel, Holladay Hall
 - c. #21-31 Institutional Strategy and Analysis, Peele Suite 306
4. Jones-Humienny presented floor plans and photos with recommendations for a three-phase approach to alleviate space pressures for office space in the Holladay, Peele, and Winslow Halls neighborhood. The Holladay Hall Administrative principles guiding this approach are: the Chancellor’s cabinet members should remain in Holladay Hall with their key support staff; those who frequently work in-person with the Chancellor

take priority; and those who have a lesser need to work frequently in person with the Chancellor should relocate elsewhere.

The three-phase approach includes the following time frames and steps.

- a. Short-term:
 - i. Relocate as soon as feasible some University Advancement personnel from the north side of Holladay Ground Floor to available swing space in Broughton that needs no renovation.
 - ii. Two options were presented for backfilling the vacated space. The preferred option is to shift some University Advancement personnel from the south side of Holladay Ground Floor and consolidate them in the vacated space on the north side of Holladay Ground Floor. Providing touchdown space for those who vacate this suite is recommended.
 - iii. Backfill the vacated space on the south side of Holladay Hall Ground floor with the key personnel who work with the Chancellor the most, which may include personnel from different units.
 - iv. This phase will address Space Request #21-15 for the Office of General Counsel and for some space needs expressed by the Office of the Provost.
- b. Intermediate-term:
 - i. Consolidate and share similar space functions in the Butler Building, such as lounge, collaboration, break, and meeting space, to make space available for additional workstations and offices. Some design and minor renovations may be needed depending on the number of personnel requiring hard-walled offices.
 - ii. This phase will address some of the intermediate growth needs of Space Request #18-14 for University Advancement's Fundraising Campaign Growth Space.
- c. Long-term:
 - i. Renovate approximately 9,150 ASF on the 2nd Floor of the Cherry Building with a preliminary cost estimate of about \$5-7M. This floor already has spaces right-sized for hard-walled offices, medium and large conference rooms, and open workstation areas. This option will be significantly less expensive than building an addition or a new building, but renovation must include building system improvements, a new elevator, repair of some walls, and new doors and finishes.
 - a. The renovation could last 15-20 years and provide an option for University Development while they pursue their preferred long-term solution, before development of Centennial Campus East begins in earnest that may follow/overlap somewhat with the build-out of the Centennial Campus Innovation District.
 - ii. University Development's preferred long-term/permanent solution is to build an addition onto the Park Alumni Center and co-locate their units, currently in six buildings spread across campus, into fewer locations.
 - iii. With either long-term step above, University Advancement would be able to vacate Winslow Hall, freeing up offices and associated office support space to relieve pressure within this administrative neighborhood. This phase will address Space Requests #18-14 for University Advancement's Fundraising Campaign Growth Space, #21-31 for Institutional Strategy and Analysis, Peele Suite 306, some space needs expressed by the Office of the Provost, and potentially other needs with additional shifts of personnel.

The committee approved the preferred option for the short-term move of some of University Advancement's personnel from Holladay Hall to Broughton Hall. They approved in concept the intermediate-term plan, noting that more analysis is needed on the flex work arrangements for each unit. They also approved initiating two studies to better define the program, scope, and cost of:

- a. *Renovating the 2nd Floor of the Cherry Building. The study shall be to be funded by Facilities*
- b. *Building an addition onto the Park Alumni Center. The study shall be to be funded by University Advancement.*

For the Cherry Building, the committee will review options for the highest and best use of this space if renovations are implemented

Information / Discussion Items

1. OIT eSports, Mann Hall 1st Floor, Space Request #22-02: D. Morton informed the committee that after investigation of several options, the best proposed location for the eSports facility is the high-bay space on the Ground Floor of Mann Hall, which is centrally located near the Talley Student Union. Mann Hall ties to Talley with a pedestrian connection via the Coliseum Tunnel. A visual connection between the two buildings will be strengthened by strategically clearing trees either side of the railroad tracks on NC State's property.

Because Mann Hall was completely vacated with COE's move to Fitts-Woolard, the timing is good to make the major improvements needed for eSports, COE Growth, repair of the structure and building envelope, and compliance with building and accessibility codes. The \$12M eSports appropriation will go towards improving the high-bay space, access to it, and the associated adjacent spaces. An additional \$12M from the \$30M COE Growth appropriation will renovate the building for programmatic needs. Mann is already undergoing a \$5M structural repair and a \$10M new HVAC system project. Another \$500,000 and \$950,000 are identified for new sprinkler and electrical systems, respectively. However, more funding will be needed to adequately address all the building's programmatic needs, including much-needed intensive wet-lab space on the 4th Floor. Another challenge is requesting permission from the UNC System Office to combine these different fund sources to manage the design and construction holistically. D. Morton will start the Board of Trustees approval process now to request Advance Planning (AP) authority in order to hire a designer. As part of the AP effort, the designer will identify the scope and cost gap for D. Morton to then request additional funds for the remainder of the work.

The committee stated that Rob Dunn should be involved in the inter-disciplinary eSports effort as other colleges and organizations have interest in eSports, including COD, CHASS, COS and OIT. The committee approved the location of Mann Hall for eSports.

2. Capital Project Requests, Update on Academic Space Analysis (Info Item 22.03): S. Jones-Humienny apprised the committee that the next steps in the process are to receive the data needed from ISA for the Academic Space Analysis, which informs the Capital Plan and SACS accreditation. OUA is working with ISA to resolve questions regarding the details to meet the June 30th deadline. The update on the timeline, per the UNC SO, is the call for the Six-Year Capital plan will likely occur earlier than typical this fall, as early as August or September. For the Academic Space Analysis, OUA and ISA would typically meet with each college's leadership in an iterative process to review the findings and obtain their feedback prior to submitting the Capital Projects list; however, given the time constraints, the meetings may have to occur after the Capital Plan submission is due. Therefore, the top-ranked Integrated Priority List (IPL) of projects will inform this submission as it did for the last one. The IPL projects will be scored this summer. If the feedback from the colleges warrants revisions, they will be made for the record and for informing the next Capital Project submission. For SACS accreditation, Facilities is drafting the narratives in response to the questions and will use placeholders for the data in the meantime. *The committee agreed with this approach.*

Other Business

N/A

Next Meeting:

Wednesday, August 24, 2022, 10:00 AM – 11:30 AM

Meeting Adjourned at 11:10 AM.