

UNIVERSITY SPACE COMMITTEE MEETING (USC)

Wednesday, December 7, 2022

Video and In-person Conference

10:30 AM – 12:00 PM

Attendance and Distribution

Members present: Warwick Arden; Charles Maimone; Mladen Vouk

Staff Support present: Adrian Day; Alicia Knight; Barbara Moses; Cameron Smith; Christopher Ross; Don Hunt; Doug Morton; Lisa Johnson; Lisa Van Roekel; Liz Moore; Sumayya Jones-Humienny

Staff Support absent: Jonathan Horowitz; Margery Overton

Guests: Catherine Phillips; Lori Johnson; with Alyson Goff, Neal Kessler, and Steve Schonberger from the SmithGroup

Guests absent: Adam Brueggemann

Approval of the Minutes

The minutes of the November 9, 2022 meeting were approved and have been posted.

Approval of the Consent Agenda

N/A

Action Items

1. Physical Master Plan (2020) - Space Needs Analysis Related to 2022 Academic Space Analysis (Info Item 22.04): Guests Neal Kessler, Alyson Goff, and Steve Schonberger presented SmithGroup's draft Space Needs Analysis, dated 12/07/2022. This report includes planning assumptions for growth from fall 2021 through 2030, associated needs analyses, and academic, research, student and other space recommended guidelines. The following *italicized* USC comments should be addressed and/or noted accordingly in the next report iteration:
 - a. Planning Assumptions – College/Units:
 - i. *The Office of the Executive Vice Chancellor and Provost should be shown.*
 - b. Academic And Academic Support Space – Needs Analysis and Space Guidelines:
 - i. The planning growth assumption needs are shown in both headcount (HC) and full-time equivalent (FTE) and their rates of growth are the same.
 - ii. The needs analysis reveals overages in academic and administrative office space. The SmithGroup's recommendation is to downsize the office space standards from the UNC System Office's 1998 version based on current national standards/best practices. Renovation is the most effective way to gain space efficiencies that the new space standards would provide. Additional review with pilot projects is needed to align space standards and hybrid work arrangements with each other, as a one-size-fits-all approach will not work across campus.
 - iii. *The USC approved the recommended space standards, but urged that the surplus office space in its current configuration be used differently to solve growth needs.*
 - iv. The needs analysis reveals a deficit in collaborative learning space, i.e., study space outside of the Libraries' purview. This type of space has proven to be successful for teaching and learning.
 - v. With the recommended standard of 35 hours per week at a 75% fill rate with 25 ASF/station for flexible arrangement style, a deficit will occur if additional classrooms are not provided or scheduling is not extended. Going above a 35 hour per week standard is not best practice as many classrooms are used for other activities (tutoring, seminars, lecture series, etc.).
 - vi. *The aggregated quantitative data for the classrooms across the campus does not highlight COE's expansion needs on Centennial Campus. Therefore, an analysis of the classroom "mix" required per neighborhood is needed for section sizes and types of pedagogy. Enrollment Management and Services' Registration and Records team should be included in this analysis effort. Specific courses also need lower student-to-teacher ratios.*
 - c. Research Space – Needs Analysis and Space Guidelines:
 - ii. *Because SmithGroup does not have uniform space standards for Animal Facilities and Greenhouses, the needs analysis table should show those surplus/deficit amounts as "TBD."*
 - ii. This physical master plan takes a high-level planning approach and is not intended for details at the building programming level. When the Academic Space Analysis goes forward, staff support will meet with the colleges to determine those needs.
 - d. Student Space – Needs Analysis and Space Guidelines:

- i. This space type is not double-counted with collaborative learning, but is not mutually exclusive either: it is counted by its primary use, as user behavior cannot be controlled.
 - ii. *The health care space type has some services open to faculty and staff in addition to students that were not factored in; therefore, some adjustments are needed. However, growth for strategic initiatives has been factored in. [Subsequent to the meeting, Staff support provided information to SmithGroup on the services that are open to faculty and staff for the needed adjustments.]*
 - e. Other Space – Needs Analysis and Space Guidelines:
 - i. This space type includes assembly and exhibit, physical plant, and miscellaneous space types, but does not include food services, which are included in student space.
 - f. Overall:
 - i. *The report needs to: disaggregate the combined data tables and provide a stronger narrative within the context of growth; add caveat verbiage describing the need to right size offices, classrooms, etc.; and note the amount of poor-quality space that could be better utilized with renovations to meet programmatic needs. It should also list strides made during the first two years of this ten-year analysis.*
 - g. Next steps:
 - i. The COE expansion deep dive study should be shared with the USC.
 - ii. Staff Support needs to socialize the next iteration of this report with the college deans as part of the Academic Space Analysis.
2. Apiculture Facility Site Selection, (Info Item 22.06): L. Moore reviewed the seven sites that the Apiculture Facility building committee considered and, by a process of elimination, selected site 3A. *The committee approved site 3A.*

Information / Discussion Items

1. DH Hill, Jr. Library Comprehensive Study Update (Info Item 22.05): Time ran out before S. Jones-Humienny could present this topic; therefore, it will be deferred until the next meeting.

Other Business

1. Centennial Campus Facilities Services Building, Temporary Site Location (Info Item 22.07): L. Johnson explained that the current facility site location, at the intersection of Oval Drive and Initiative Way, must be vacated for construction of the of the Innovation District. The permanent site, located at the intersection of Centennial Parkway and Achievement Drive, is not ready yet; therefore, a temporary site is needed. The proposed temporary sites are at the Partners II greenhouses for the modular office building location and within the fenced area behind the Centennial Campus Central Utility Plant for the material and equipment storage location. *The committee approved these temporary site locations until the permanent site is ready.*

Next Meeting:

Wednesday, January 25, 2023, 8:30 AM – 10:00 AM

Meeting Adjourned at 12:00 PM