NC State Board of Trustees

Buildings and Property Committee Meeting

February 17, 2022

Winslow Hall Conference Room
February 17, 2022 Buildings and Property Committee Meeting

Meeting Agenda

10:45 a.m.  1. Call to Order, Reading of Ethics Statement and Public Meeting Notice
            Ed Stack, Chair

            a. Ethics Awareness & Conflict of Interest Reminder

2. Roll Call
   Sarah Kwon, Board Professional

3. Approval of Minutes
   Ed Stack, Chair

   a. November 11, 2021 BPC Meeting Minutes

4. Property Matters
   Alicia Knight, Associate Vice Chancellor, Real Estate and Development

   a. Disposition by Lease. Amendment to Ground Lease with NC University Centennial Development, LLC to expand the Premises for the purposes of constructing a new short-course practice facility.

   b. Acquisition by Lease. Acquisition of up to 9,400 square feet (rentable) of office space for the Office of Research and Innovation (ORI) in the Venture Complex on Centennial Campus.

5. Designer and Construction Managers-at-Risk Selections
   Doug Morton, Associate Vice Chancellor, Facilities

   a. College of Veterinary Medicine Equine Hospital Designer Selection

   b. College of Veterinary Medicine Translational Research Facility Designer Selection

   c. Approval Designer Selections for Projects $1M or less since the 11/11/2021 meeting
Lisa Johnson, University Architect

a. Ricks Hall 2nd Floor Renovations - Plan review/approval  
   Action item for committee

b. Page Hall Mechanical & Electrical Upgrade - Plan review/approval  
   Action item for committee

c. Approval of Plans and Specifications of Formal Projects $2M or less since the 11/11/21 meeting  
   Action item for committee

7. Acceptance of Completed Buildings and Projects
Doug Morton, Associate Vice Chancellor, Facilities

a. Acceptance of Completed Buildings and Projects received since the 11/11/2021 meeting  
   Action item for committee

8. Non-appropriated Capital Projects Update
Doug Morton, Associate Vice Chancellor, Facilities

a. February 17, 2022 Approved Non-appropriated Capital Projects  
   Action item for committee

9. Informational Reports

a. Capital Projects and Status of Projects in Planning Update  
   Doug Morton, Associate Vice Chancellor, Facilities

b. Innovation District Update  
   Alicia Knight, Associate Vice Chancellor, Real Estate and Development

c. Adverse Weather  
   Doug Morton, Associate Vice Chancellor, Facilities

10. Discussion

11. Adjourn
Ed Stack, Chair
In accordance with the State Government Ethics Act, it is the duty of every [Board] member to avoid both conflicts of interest and appearances of conflict.

Does any [Board] member have any known conflict of interest or appearance of conflict with respect to any matters coming before the [Board] today?

If so, please identify the conflict or appearance of conflict and refrain from any undue participation\(^2\) in the particular matter involved.

\(^1\) N.C.G.S. §138A-15 (e): “At the beginning of any meeting of a board, the chair shall remind all members of their duty to avoid conflicts of interest and appearances of conflict under [Chapter 138A].” There is no set language required by the Act. Specific language can and should be tailored to fit the needs of each covered board as necessary.

\(^2\) “A public servant shall take appropriate steps, under the particular circumstances and considering the type of proceeding involved, to remove himself or herself to the extent necessary, to protect the public interest and comply with this Chapter, from any proceeding in which the public servant’s impartiality might reasonably be questioned due to the public servant’s familial, personal, or financial relationship with a participant in the proceeding.” See N.C.G.S. §138A-36 (c). If necessary, the Chairman or individual member involved should consult with his ethics liaison, legal counsel, or the State Ethics Commission to help determine the appropriate response in a given situation.
The Building and Property Committee of the Board of Trustees of North Carolina State University met at Winslow Hall on November 11, 2021.

Members present:

Ed Stack, Committee Chair
Robert “Chip” Andrews, III
James A. “Jim” Harrell, III
David Dee Herring
Timothy L. Humphrey
Ven Poole
Stanhope A. Kelly, Board Chair

Chair Stack called the meeting to order at 3:20 p.m. He reminded the Committee that the meeting will be conducted pursuant to the provisions of the Open Meetings Act that apply during states of emergency and that allow for public bodies to meet via electronic means. This law requires that all votes be taken via roll call. Chair Stack then reminded those in attendance that while the Committee meeting is a public meeting, it is not a meeting for public comment and only those on the agenda will be permitted to speak. Chair Stack also reminded all members of their duty to avoid conflicts of interest and appearances of conflicts of interest under the State Government Ethics Act and inquired as to whether there were any known conflicts of interest or appearances of conflict with respect to any matters coming before the Committee at this meeting. Chair Stack also acknowledged those who have served in uniform in honor of Veterans Day and remembered the passing of General Odierno. He then called on Sarah Kwon for the roll call.

ROLL CALL
Sarah Kwon called roll and certified that a quorum was present.

MINUTES
Trustee Poole made the motion, seconded by Trustee Humphrey, to approve the open session minutes of the September 9, 2021 meeting. Chair Stack called for a vote by roll call.

Andrews   AYE
Harrell   AYE
Herring   AYE
Humphrey  AYE
Poole   AYE

The motion passed.

PROPERTY MATTERS – ALICIA KNIGHT, ASSOCIATE VICE CHANCELLOR, REAL ESTATE AND DEVELOPMENT
Alicia Knight reviewed two property matters for the committee to recommend for full board approval.

DISPOSITION BY DEMOLITION
The disposition by demolition of the Solar Testing Facility at 1201 Gorman Street requested due to poor condition of the building. The demolition will accommodate expansion of the Varsity Drive parking lot.

Trustee Andrews made the motion, seconded by Trustee Humphrey, to recommend the disposition by demolition to the full board for approval. Chair Stack called for a vote by roll call.

Andrews   AYE
Harrell   AYE
The motion passed.

**DISPOSITION BY SALE**
The disposition by sale of 0.35 acres on Reedy Creek Road to USEF Edwards Mill Owner, LLC to allow for the expansion of Reedy Creek Road at the intersection with Edwards Mill Road.

Trustee Humphrey made the motion, seconded by Trustee Harrell, to recommend the disposition by sale to the full board for approval. Chair Stack called for a vote by roll call.

Andrews  AYE  
Harrell  AYE  
Herring  AYE  
Humphrey  AYE  
Poole  AYE

The motion passed.

**DESIGNER AND CONSTRUCTION MANAGERS-AT-RISK SELECTIONS – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES**

**APPROVAL OF DESIGNER SELECTIONS FOR PROJECTS $1 MILLION OR LESS SINCE THE SEPTEMBER 9, 2021 MEETING**
Doug Morton presented one project for approval of designer selections for projects for $1 million or less that are not on the Open-End Service Agreement Designer list.

Trustee Poole made the motion, seconded by Trustee Harrell, to approve the designer selection for projects $1 million or less. Chair Stack called for a vote by roll call.

Andrews  AYE  
Harrell  AYE  
Herring  AYE  
Humphrey  AYE  
Poole  AYE

The motion passed.

**BUILDING SITE, PLAN, AND SPECIFICATION REVIEW/APPROVAL – LISA JOHNSON, UNIVERSITY ARCHITECT**

**APPROVAL OF PLANS AND SPECIFICATIONS OF FORMAL PROJECTS $2 MILLION OR LESS**
Lisa Johnson presented two projects for formal acceptance of plans and specifications costing $2 million or less. The list represents projects received since the September 9, 2021 meeting for

Trustee Harrell made the motion, seconded by Trustee Andrews, to approve the plans and specifications of formal projects $2 million or less. Chair Stack called for a vote by roll call.

Andrews  AYE  
Harrell  AYE  
Herring  AYE  
Humphrey  AYE  
Poole  AYE
ACCEPTANCE OF COMPLETED BUILDINGS AND PROJECTS – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES
Doug Morton presented the Acceptance of Completed Buildings and Projects. The University and Office of State Construction have accepted twelve completed buildings and projects with dollar values greater than $2,000,000. All are recommended to the Buildings and Property Committee for formal acceptance. The listing represents buildings and projects received since the September 9, 2021 meeting.

Trustee Herring made the motion, seconded by Trustee Harrell, to approve the Acceptance of Completed Buildings and Projects. Chair Stack called for a vote by roll call.

Andrews   AYE
Harrell   AYE
Herring   AYE
Humphrey  AYE
Poole   AYE

The motion passed.

NON-APPROPRIATED CAPITAL PROJECTS UPDATE – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES
The UNC Board of Governor’s delegated authority to approve and administer non-appropriated capital improvement projects funded entirely with non-general fund money that are projected to be less than $750,000. Doug Morton requested ratification of the one electronically approved project.

Trustee Harrell made the motion, seconded by Trustee Andrews, to approve the Non-appropriated Capital Projects Update. Chair Stack called for a vote by roll call.

Andrews   AYE
Harrell   AYE
Herring   AYE
Humphrey  AYE
Poole   AYE

The motion passed.

INFORMATIONAL REPORTS
CAPITAL PROJECTS AND STATUS OF PROJECTS IN PLANNING UPDATE – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

INNOVATION DISTRICT UPDATE – ALICIA KNIGHT, ASSOCIATE VICE CHANCELLOR, REAL ESTATE AND DEVELOPMENT
Alicia Knight presented an informational update on the Innovation District Project. She indicated that the project’s developer-partner, Lincoln Harris, was in the process of conducting pre-development due diligence activities. Ms. Knight also shared that the developer’s current planning efforts are focused on site infrastructure (e.g., roads, sidewalks, utilities) and design of the first building project, currently
anticipated as a life science building. Specific proposals from the developer will be presented to the Endowment Fund’s Board of Trustees for review and approval, given the Endowment Fund’s ownership of the land associated with the project.

PHYSICAL MASTER PLAN – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES
Doug Morton presented on the Physical Master Plan update. He gave an overview of the task forces and presented the survey results from students, staff, and faculty in regards to the culture and identity of NC State and locations on campus where it does not feel safe.

R&R BUDGET PRIORITIES – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES
Doug Morton presented the R&R Budget Priorities and showed the integrative priority list and the annual spend plan.

With no further business, Chair Stack announced the meeting adjourned at 4:50 p.m.

Respectfully submitted,

_______________________
Secretary

Approved:

_______________________
Chair of the Committee
Disposition by Lease

Amendment to the Lonnie Poole Golf Course Lease Agreement (between the State of North Carolina and NC State University Centennial Development, LLC)
Amendment to Lonnie Poole Golf Course Lease Agreement

Background Information

• The State of North Carolina leases land to NC State University Centennial Development, LLC (an affiliated entity of NCSU) for operation of Lonnie Poole Golf Course
  • 195 acres
  • Lease through April 30, 2106

• NC State University Centennial Development, LLC is working with NCSU Athletics on a project to develop enhanced practice facilities for the NCSU Golf Team, including a short game facility and a player clubhouse, which requires additional land

• NCSU golf practice facilities are currently split between Lonnie Poole Golf Course (driving range/simulation) and NCSU University Club (short-course facility and clubhouse)
  • Impacts from the I-440 widening project have significantly impacted the NCSU University Club land and resulted in negative impacts to the short-course and practice facilities located there
    • Complete loss of tree buffer between the clubhouse and the (planned, under construction) exit ramp from I-440 to Hillsborough Street
    • Significant increase in noise and impacts from adjacent traffic
Amendment to Lonnie Poole Golf Course Lease Agreement
Proposed Lease Amendment

- Proposed amendment adds approximately 14 acres to the existing lease, bringing the total to approximately 209 acres
  - ~6 acres previously earmarked for a contemplated new I-40 interchange (no longer planned)
  - ~8 acres of additional land on the northern boundaries of the course, adjacent to the existing operation, south of Main Campus Drive
- Additional land will accommodate a golf practice facility, a relocation/redesign of Hole 2 on the golf course and other minor modifications to reflect current conditions/operations
- No change to other terms of the existing Lease
DISPOSITION
OF REAL PROPERTY

LEASE

GRANTOR  State of North Carolina on behalf of North Carolina State University

GRANTEE  NC State University Centennial Development, LLC

LOCATION  Centennial Campus

SIZE  +/- 14 acres

RATE  $1

TERM  Coterminous with existing lease which will terminate April 30, 2106

USE  The subject property will be added to the existing lease agreement for operation of the Lonnie Poole Golf Course. This addition will allow for the addition of a short-game facility and club house for use by the NC State Golf Team. The new facilities will also require the redesign of the second hole of the existing golf course.
STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION  
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University  
Date: February 18, 2022

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), (lease), (rental), or (land exchange):

This disposition is recommended for the following reasons:

NC State University Centennial Development, LLC is requesting additional acreage be added to the current lease for Lonnie Poole Golf Course to allow for the addition of a short-game facility and club house for use by the NC State Golf Team. The new facilities will also require the redesign of the second hole of the existing golf course.

Description of Property: (Attach additional pages if needed.)

NC State University Centennial Development, LLC currently leases 195 acres on Centennial Campus for operation of the Lonnie Poole Golf Course. The proposal is for an amendment to the lease to add an additional +/- 14 acres, bringing the total leased area to approximately 209 acres, as generally depicted on the attached map. Exact acreage and location of lease boundaries to be determined by final survey following facility design.

Estimated value: $3,200,000.00

Where deed is filed, if known: Wake County Register of Deeds

If deed is in the name of agency other than applicant, state the name: N/A

Rental income, if applicable, and suggested terms: N/A

Funds from the disposal of this property are recommended for the following use: N/A

Action recommending this transaction was taken by the Board of Trustees at its meeting held on February 18, 2022.

Signature _________________________  
Chancellor
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-2
Preparation Date: 2/18/2022

Request: Assent to addition of approximately 14 acres of property on Centennial Campus to the existing lease with NC State University Centennial Development, LLC for Lonnie Poole golf course to bring the total leased area to 209+/- acres.

Institution NORTHERN CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU (Chancellor’s Signature)

RECOMMENDED BY COMMITTEE ON BUILDINGS AND PROPERTY (Chairman’s Signature)

RECOMMENDED BY BOARD OF TRUSTEES, NCSU (Chairman’s Signature)

RECOMMENDED BY BOARD OF GOVERNORS (Secretary’s Signature)
Acquisition by Lease
Office of Research and Innovation (ORI) at Venture Center
Acquisition by Lease – Office of Research & Innovation (ORI)

- ORI currently occupies 9,382 square feet of office space in the Venture Center on Centennial Campus under a lease expiring June 15, 2022.

- Request approval of a new lease for up to 9,382 rentable square feet of office space in the Venture Center to meet ongoing space needs associated with the unit’s partnerships on Centennial Campus.

**Key Lease Terms** (1):

- **Term:** Up to 10 years, including all renewal options
- **Rate:** Approximately $39.00 per rentable SF per year, full service, escalating annually by no more than 3.0%
- **Tenant Improvements:** Landlord to provide tenant improvement work associated with the lease “turn-key” (up to $85/sf)
- **Other Concessions:** N/A

(1) – Lease terms reflect market-rate terms. NC State University has engaged the services of Jones Lang LaSalle (JLL) as our tenant broker and advisor for this transaction.
ACQUISITION
OF REAL PROPERTY

ACQUISITION OF REAL PROPERTY BY LEASE

LESSOR Centennial Campus Property, LLC

LESSEE The State of North Carolina, North Carolina State University

LOCATION Venture Center, Main Campus Drive, Raleigh NC, Wake County

SIZE Up to 9,382 RSF of office space

RATE Approximately $39/RSF/Year, full service, escalating annually by up to 3.0%

TERM Up to 10 years, including all renewal options

USE Requesting acquisition of space to meet ongoing space needs associated with the unit’s partnerships on Centennial Campus.
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION

*ACQUISITION OF REAL PROPERTY

Institution or Agency: **North Carolina State University**  Date: **February 17, 2022**

The Department of Administration is requested, as provided by GS §146-22 et seq., to acquire the real property herein described by **lease**.

This Property is needed for the following reasons and purposes: North Carolina State University requests permission to acquire space by lease on behalf Office of Research and Innovation (ORI), to meet ongoing space needs associated with the unit’s partnerships on Centennial Campus.

Name and Address of Present Owner: Centennial Campus Property, LLC (Landlord), Venture Center, Main Campus Drive, Raleigh NC

Description of Property: Up to 9,382 rentable square feet within Venture Center on Centennial Campus; as per a publicly advertised request for proposal in accordance with UNC Policy Manual 600.1.3.1[R]

Term: Up to ten (10) year term, including renewal options, commencing on June 15, 2022

Rental price (if applicable): Not to exceed $39.00 per rentable square feet (~$370,000 in Year 1) with 3% annual increases.

Funding: NC State’s F&A Strategic Research Fund

In the event the above-described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details. No.

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of **Trustees** and is recorded in the minutes thereof on _____ (date).

Signature: ____________________________________________
Title: **Chancellor**

*The term “real property” includes timber rights, mineral rights, etc. (GS §146-64)
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-1
Preparation Date: January 19, 2022

Request: Acquisition by Lease for up to 9,382 rentable square feet of office space for the Office of Research and Innovation (ORI) in the Venture Center on Centennial Campus.

Institution  NORTH CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU  (Chancellor's Signature)

RECOMMENDED BY COMMITTEE ON BUILDINGS AND PROPERTY  (Chairman’s Signature)

RECOMMENDED BY BOARD OF TRUSTEES, NCSU  (Chairman's Signature)

RECOMMENDED BY BOARD OF GOVERNORS  (Secretary's Signature)
CVM Equine Hospital – Designer Selection
Project # 202120007
Total Project Scope – $90,000,000, currently $500,000 (CVM Trust Fund)

09/29/21 Advertised in NC Purchase Directory

11/02/21 Closing date for submittals
(8 proposals received)

11/16/21-01/12/22 Selection Committee Review:
David Herring, Trustee, Buildings & Property Committee
Lisa Johnson, University Architect
Doug Morton, Associate Vice Chancellor, Facilities Division
Laura Zaytoun, Project Manager, Capital Project Management
Cameron Smith, Director, Capital Project Management
Kathryn Meurs, Interim Dean, College of Veterinary Medicine
Anthony Blikslager, Department Head, College of Veterinary Medicine
Others who assisted in review and short listing process:
Sumayya Jones-Humienny, Associate University Architect
Kenneth Satterwhite, Site Director, College of Veterinary Medicine
Bill Davis, Associate Director, Formal Design, Capital Project Management
Jim Rains, Associate Director, Construction, Capital Project Management

11/16/21 Short list recommendation by Selection Committee:
BSA LifeStructures – Raleigh, NC
Flad Architects – Raleigh, NC
McMillan Pazdan Smith - Charlotte, NC

11/18/21 Shortlist approved by Ed Stack

12/10/21 Pre-interview briefing of Designers

01/12/22 Designers interviewed. Recommendation in priority order:
Flad Architects – Raleigh, NC
McMillan Pazdan Smith – Charlotte, NC
BSA LifeStructures – Raleigh, NC
CVM Translational Research Facility – Designer Selection
Project # 202120009
Total Project Scope – $6,777,542 (CVM Trust Fund)

11/22/21 Advertised in NC Purchase Directory

12/06/21 Closing date for submittals
(3 proposals received)

01/05/22-  Selection Committee review via teleconference:
02/09/22  Jim Harrell, Trustee
          Lisa Johnson, University Architect
          Mike Kapp, Project Manager, Capital Project Management
          Cameron Smith, Director, Capital Project Management
          Kathryn Meurs, Interim Dean, College of Veterinary Medicine
          Anthony Blikslager, Department Head, College of Veterinary Medicine
          Others who assisted in review and short listing process
          Sumayya Jones-Humienny, Associate University Architect
          Kenneth Satterwhite, Site Director, College of Veterinary Medicine
          Bill Davis, Associate Director, Formal Design, Capital Project Management
          Jim Rains, Associate Director, Construction, Capital Project Management

01/05/22 Short list recommendation by Selection Committee:
           CPL Architecture Engineers, PA, dba, CPL – Raleigh, NC
           HH Architecture – Raleigh, NC
           Wagner Architecture – New Hill, NC

01/05/22 Short list approved by Ed Stack

01/29/22 Pre-interview briefing of Designers

02/09/22 Designers interviewed. Recommendation in priority order:
           Wagner Architecture - New Hill, NC
           CPL Architects and Engineers - Raleigh, NC
           HH Architecture - Raleigh, NC
Approval of Designer Selections for Projects $1M or Less

**Note:** The projects below are submitted to the Board of Trustees Buildings and Property Committee for formal approval of designer selections for projects for $1M or less that are not on the OESAD list. This listing represents designers selected since November 11, 2021.

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jordan Hall HVAC Renovations</td>
<td>$84,300</td>
</tr>
<tr>
<td>Designer: Engineered Designs, Inc.</td>
<td></td>
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<tr>
<td>Source: F&amp;A</td>
<td></td>
</tr>
<tr>
<td>Water Line Modifications at Ligon Street Bridge</td>
<td>$13,000</td>
</tr>
<tr>
<td>Designer: RMF Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: I-440 Widening Project Reimbursement</td>
<td></td>
</tr>
<tr>
<td>Steam Tunnel Repairs between Park Shops &amp; Poe Hall</td>
<td>$11,410</td>
</tr>
<tr>
<td>Designer: RMF Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: Carry Forward</td>
<td></td>
</tr>
<tr>
<td>Yarbrough to Dunn 12” Water Line Replacement under RR Tracks</td>
<td>$45,000</td>
</tr>
<tr>
<td>Designer: RMF Engineering</td>
<td></td>
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<tr>
<td>Source: Utilities and Engineering Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>Pullen Road at Cates Avenue Roundabout Study</td>
<td>$50,000</td>
</tr>
<tr>
<td>Designer: Kimley-Horn</td>
<td></td>
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<tr>
<td>Source: Facilities AVC Appropriated Funds</td>
<td></td>
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<tr>
<td>Baseball Marketing Flythrough Video-Doak Field</td>
<td>$8,000</td>
</tr>
<tr>
<td>Designer: EwingCole</td>
<td></td>
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<tr>
<td>Source: Athletics Trust Funds</td>
<td></td>
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<tr>
<td>Toxicology BRF Study</td>
<td>$22,250</td>
</tr>
<tr>
<td>Designer: Wagner</td>
<td></td>
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<tr>
<td>Source: Biological Sciences Appropriated Funds</td>
<td></td>
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<tr>
<td>Feasibility Study Rollins Lab</td>
<td>$24,500</td>
</tr>
<tr>
<td>Designer: CPL</td>
<td></td>
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<tr>
<td>Source: CALS Repair &amp; Renovations</td>
<td></td>
</tr>
</tbody>
</table>
Agenda Item / Issue: Plan Approval Ricks Hall 2nd Floor Renovations - North Campus Precinct Project #202020033

Requested / Required Action: Approval

Functions: Ricks Hall (built 1922) will be renovated to improve inefficiently-configured office space on the second floor and a portion of the ground floor to accommodate a higher number of faculty and staff. This renovation will demolish most of the existing 2nd floor spaces to provide new areas for the Department of Agricultural & Human Sciences. The project will address deficient building systems including a new HVAC and fire protection systems on the 1st & 2nd floors.

Project Scope:

<table>
<thead>
<tr>
<th>Costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design/Consultant Costs</td>
<td>$ 780,000</td>
</tr>
<tr>
<td>Construction</td>
<td>$ 6,400,000</td>
</tr>
<tr>
<td>Contingency/Other Project Costs</td>
<td>$ 1,320,000</td>
</tr>
<tr>
<td>Total Project Budget</td>
<td>$ 8,500,000</td>
</tr>
</tbody>
</table>

Design Team:

- HH Architecture – Lead Designer
- Salas O’Brien – Mechanical, Electrical, and Plumbing

Master Plan Summary: Stewardship: Repurpose space to maximize space utilization and improve the efficiency of mechanical and electrical systems.

Recommendation: Approval recommended. Note: Interior renovation only. CDRP review was not required.

Suggested Motion: Move approval of plans for the Ricks Hall 2nd Floor Renovations improvements.

Funding Source: Compensation from DOT for the I-440 Widening Project

Responsible University unit: Office of Finance and Administration, Facilities Division

University Presenter/Contact: Lisa Johnson, University Architect
RICKS HALL 2ND FLOOR RENOVATIONS – Graduate Students
RICKS HALL 2ND FLOOR RENOVATIONS – Pocket Lounge
RICKS HALL 2ND FLOOR RENOVATIONS – Elevator / Reception
Plan Approval Page Hall Mechanical & Electrical Upgrade -
North Campus Precinct Project #202020003

Requested / Required Action: Approval

Functions: The main focus of the Page Hall (built 1922) project is to completely replace the existing mechanical, electrical, and plumbing systems while making selective enhancements to improve the thermal envelope. Interior renovations will include two floors of minimal but judicious modifications to the existing floor plans to accommodate the needs of the College of Humanities and Social Sciences Dean’s administrative offices and the Office of Global Engagement. The interior renovations include new LED lighting, a new sprinkler system, elevator modernization, accessibility upgrades, and new finishes.

Project Scope:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design/Consultant Costs</td>
<td>$ 800,000</td>
</tr>
<tr>
<td>Construction</td>
<td>$ 6,200,000</td>
</tr>
<tr>
<td>Contingency/Other Project Costs</td>
<td>$ 1,000,000</td>
</tr>
<tr>
<td>Total Project Budget</td>
<td>$ 8,200,000</td>
</tr>
</tbody>
</table>

Design Team: McMillan Pazdan Smith Architecture – Lead Designer
Formerly Watson Tate Savory Architects
Optima Engineering – Mechanical, Electrical, and Plumbing

Master Plan Summary: Stewardship: Improve the efficiency of mechanical, electrical, and plumbing systems.

Recommendation: Approval recommended. Note: Interior renovation only. CDRP review was not required.

Suggested Motion: Move approval of plans for the Page Hall Mechanical and Electrical Upgrade project.

Funding Source: Carry Forward and F&A

Responsible University unit: Office of Finance and Administration, Facilities Division
University Presenter/Contact: Lisa Johnson, University Architect
Level 3 Study Abroad
Level 3 International Studies
Note: The projects below are submitted to the Board of Trustees Buildings and Property Committee for formal acceptance of plans and specifications. This listing represents projects received since the November 11, 2021 meeting.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
</tr>
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<tbody>
<tr>
<td>College of Veterinary Medicine</td>
<td>$ 950,000</td>
</tr>
<tr>
<td>Project #202120002</td>
<td></td>
</tr>
<tr>
<td>Swine Holding Facility</td>
<td></td>
</tr>
<tr>
<td>Designer: CPL (Clark Patterson Lee)</td>
<td></td>
</tr>
<tr>
<td>Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: CVM Trust Funds</td>
<td></td>
</tr>
</tbody>
</table>

| North Campus                                      | $ 295,000              |
| Project # 202135099                               |                        |
| Steam Tunnel Repairs Between Park Shop & Poe Hall |                        |
| Designer: Dewberry Engineers Inc.                 |                        |
| Raleigh, NC                                       |                        |
| Fund Source: University Carry Forward              |                        |
### Acceptance of Completed Buildings and Projects

<table>
<thead>
<tr>
<th>Code/Item</th>
<th>Project#</th>
<th>Location</th>
<th>Title</th>
<th>Cost of Work</th>
<th>University Acceptance</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>202135039</td>
<td>Talley Student Union</td>
<td>Rooms 4105, 4101 &amp; 4200E Renovation</td>
<td>$308,716</td>
<td>10/22/2021</td>
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<tr>
<td>41924/318</td>
<td>202035001</td>
<td>Scott Hall</td>
<td>Sterilization Core Renovation</td>
<td>$369,029</td>
<td>8/30/2021</td>
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<tr>
<td>N/A</td>
<td>202124074</td>
<td>Holladay Hall</td>
<td>Door Security and Camera Installation</td>
<td>$251,008</td>
<td>12/2/2021</td>
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<tr>
<td>N/A</td>
<td>202035089</td>
<td>Coliseum Parking Deck</td>
<td>Coliseum Parking Deck Addition Repairs</td>
<td>$277,305</td>
<td>7/28/2021</td>
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<tr>
<td>N/A</td>
<td>202035073</td>
<td>Lee Hall</td>
<td>Fire Pump and Equipment Replacement</td>
<td>$222,210</td>
<td>7/19/2021</td>
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<td>N/A</td>
<td>201924079</td>
<td>Deep Creek Landing Timber Bridge</td>
<td>Bridge Repair</td>
<td>$120,241</td>
<td>11/15/2021</td>
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<tr>
<td>41524/313</td>
<td>201520025</td>
<td>Fitts-Woolard Hall</td>
<td>Fitts- Woolard Hall</td>
<td>$105,723,507</td>
<td>11/5/2021</td>
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<tr>
<td>N/A</td>
<td>202135002</td>
<td>Kilgore Hall</td>
<td>Covert Storage Room 66 to Office Space</td>
<td>$123,518</td>
<td>8/30/2021</td>
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<tr>
<td>N/A</td>
<td>202024034</td>
<td>Carter Finley Stadium</td>
<td>Seating Replacement- South End Zone</td>
<td>$361,860</td>
<td>10/22/2021</td>
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</tbody>
</table>

**TOTAL**: $107,757,394
### Approval of Non-Appropriated Capital Improvement Projects Less Than $750,000

February 17, 2022

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Total Project Cost ($)</th>
<th>Previous Authorization ($)</th>
<th>Requested Authorization ($)</th>
<th>Authorization Type</th>
<th>Funding Source</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Short Term Repairs - Coliseum Parking Deck</td>
<td>$495,000</td>
<td></td>
<td>$495,000</td>
<td>Full</td>
<td>Transportation Trust Funds (TR)</td>
<td>This project performs short-term repairs to the original parking deck (built in 1974) as part of the recommendations from the structural assessment. It includes new deck coating, expansion joint repairs, structural support repairs, concrete spalling repairs, etc.</td>
</tr>
<tr>
<td>Centennial Campus Substation – Reconstruction and Upgrades</td>
<td>$5,550,000</td>
<td></td>
<td>$275,000</td>
<td>AP</td>
<td>Utility Trust Funds</td>
<td>This project replaces electrical equipment damaged in recent fire and upgrades the capacity of the substation to provide a parallel redundant system for Centennial Campus.</td>
</tr>
<tr>
<td>4H and FFA Building – Beryl Road</td>
<td>$3,500,000</td>
<td></td>
<td>$175,000</td>
<td>AP</td>
<td>Compensation from DOT for I-440 Widening Project</td>
<td>This project constructs an 8,000 square foot new facility to house NC State extension units: 4-H and Future Farmers of America. The new facility provides office and support space for units displaced by the NC DOT I-440 widening project.</td>
</tr>
<tr>
<td>Description</td>
<td>Cost 1</td>
<td>Cost 2</td>
<td>Funding</td>
<td>Description</td>
<td></td>
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<td>-----------------------------------------------------------------------------</td>
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<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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<tr>
<td><strong>Waterproofing Repairs Coliseum – Additional Parking Deck</strong></td>
<td>$485,000</td>
<td>$485,000</td>
<td>Full Housing Trust Funds (HR)</td>
<td>This project performs waterproofing repairs to the parking deck addition (built in 2003) as part of ongoing maintenance and repairs for the structure. It includes replacement of sealant joints (horizontal and vertical), install/repair drains and piping, and seal cracks, etc.</td>
<td></td>
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<tr>
<td><strong>Ceiling Renovation 3rd Floor – Alexander Hall</strong></td>
<td>$450,000</td>
<td>$450,000</td>
<td>Full Housing Trust Funds (HR)</td>
<td>This project installs a new ceiling and makes minor renovations above the ceiling on the third floor of Alexander Residence Hall. The project will require modifications to the mechanical, attic ventilation, electrical, and life safety systems.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Solar Photovoltaic Array – Fitts-Woolard Hall</strong></td>
<td>$509,625</td>
<td>$370,000</td>
<td>Increase/Full Other Trust Funds (OTF): Engineering and Sustainability Trust Funds</td>
<td>This project will install a solar photovoltaic array on the roof of Fitts-Woolard Hall. This project will install the infrastructure, optimizers and solar panel modules to provide approximately 166 kW of electricity connected to the building and the Centennial Campus Power Grid. The inverters will be connected to displays within Fitts-Woolard Hall as a component of the &quot;Engineering on Display&quot; theme of the building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Description</td>
<td>Cost</td>
<td>Funding Authority</td>
<td>Source Fund</td>
<td>Project Details</td>
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</tr>
<tr>
<td>----------------------------------------------------------</td>
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<td>------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring Renovation – Carroll Residence Hall</td>
<td>$450,000</td>
<td>Full Authority</td>
<td>Housing Receipts (HR)</td>
<td>To abate and remove asbestos composite material (ACM) flooring. New vinyl composite tile (VCT) and bae will be installed on approximately 40,000 square feet of Carroll Residence Hall.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseball Renovation &amp; Addition – Doak Field</td>
<td>$15,000,000</td>
<td>Advanced Planning Authority</td>
<td>Athletics Trust Fund (AR)</td>
<td>To upgrade outdated and undersized baseball facilities and add fan game-day amenities. This project will include improvements to the seating, concourse, enlarged sports medicine room and weight room as well as a field replacement. A new 12,400 gross square foot addition will include a performance center (pitching lab and batting cage), locker rooms, players’ lounge, concourse and expanded concession amenities. The exiting Indoor Batting Cage will be demolished for the new addition.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data Science Academy Renovation – DH Hill Jr. East Wing Suite 2130</td>
<td>$400,000</td>
<td>$400,000</td>
<td>Full Authority</td>
<td>Library Trust Funds (OTF)</td>
<td>To renovate suite 2130 in the East Wing of the DH Hill Jr Library for a new Data Science Academy. The 2130 suite space will accommodate a consulting center for a variety of services including tutorial and analysis support and the adjacent open area will support collaborative programmatic activities.</td>
<td></td>
</tr>
</tbody>
</table>
# Capital Projects at a Glance

## NORTH CAROLINA STATE UNIVERSITY

### as of December 31, 2021

<table>
<thead>
<tr>
<th>Code/Item</th>
<th>Project Name</th>
<th>Phase</th>
<th>Bid</th>
<th>Expected Acceptance</th>
<th>Total Project Budget</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>42024 303</td>
<td>Lake Wheeler MDF</td>
<td>Design</td>
<td>2/8/22</td>
<td>7/5/22</td>
<td>$800K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41924 305</td>
<td>Ricks Hall 2nd Floor Renovation</td>
<td>Design</td>
<td>2/10/22</td>
<td>4/14/23</td>
<td>$8.5M</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>42024 324</td>
<td>HVAC Upgrades - Thomas Hall</td>
<td>Design</td>
<td>2/16/22</td>
<td>4/8/23</td>
<td>$500K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41324 320</td>
<td>HVAC Renovations Matsumoto Wing - Brooks Hall</td>
<td>Design</td>
<td>2/25/22</td>
<td>10/31/22</td>
<td>$565K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41924 326</td>
<td>Page Hall Mechanical &amp; Electrical Upgrade</td>
<td>Design</td>
<td>3/10/22</td>
<td>5/12/23</td>
<td>$8.2M</td>
<td>CD Phase Underway</td>
</tr>
<tr>
<td>41924 317</td>
<td>Varsity Drive Parking Lot Expansion</td>
<td>Design</td>
<td>3/29/22</td>
<td>3/30/23</td>
<td>$5.5M</td>
<td>CD Phase Underway</td>
</tr>
<tr>
<td>41924 310</td>
<td>Water Line Modifications at Ligon Street Bridge</td>
<td>Design</td>
<td>4/7/22</td>
<td>7/14/22</td>
<td>$550K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>42024 308</td>
<td>Swine Holding Facility - CVM</td>
<td>Design</td>
<td>4/18/22</td>
<td>1/16/23</td>
<td>$1M</td>
<td>SD Underway</td>
</tr>
<tr>
<td>41924 303</td>
<td>Electrical Distribution Upgrade (Distribution Package #2)</td>
<td>Design</td>
<td>4/18/22</td>
<td>3/13/25</td>
<td>$58.8M</td>
<td>CD Underway</td>
</tr>
<tr>
<td>42024 312</td>
<td>Jordan Hall - HVAC Renovation</td>
<td>Design</td>
<td>TBD</td>
<td>TBD</td>
<td>$700K</td>
<td>Fee Proposal Underway</td>
</tr>
<tr>
<td>42024 301</td>
<td>Main Campus Utility Infrastructure Upgrades</td>
<td>Design</td>
<td>TBD</td>
<td>TBD</td>
<td>$3M</td>
<td>Scope Review Underway</td>
</tr>
<tr>
<td>42124 305</td>
<td>CVM Translational Research Facility</td>
<td>Design</td>
<td>2/21/23</td>
<td>9/10/24</td>
<td>$6.7M</td>
<td>Designer Selection Underway</td>
</tr>
<tr>
<td>42024 301</td>
<td>STEM Building - Integrative Sciences Building</td>
<td>Design</td>
<td>4/28/23</td>
<td>10/6/26</td>
<td>$160M</td>
<td>SD Underway</td>
</tr>
<tr>
<td>42124 304</td>
<td>CVM Equine Hospital</td>
<td>Design</td>
<td>2/20/24</td>
<td>4/30/26</td>
<td>$90M</td>
<td>Designer Selection Underway</td>
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<tr>
<td>41824 334</td>
<td>Library Renovations Jordan Hall</td>
<td>Construction</td>
<td>1/14/22</td>
<td>1/14/22</td>
<td>$1.5M</td>
<td>99% Construction Complete</td>
</tr>
<tr>
<td>41724 316</td>
<td>Steam Phase VIIIC</td>
<td>Construction</td>
<td>1/26/22</td>
<td>1/26/22</td>
<td>$1.7M</td>
<td>98% Construction Complete</td>
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<tr>
<td>41824 333</td>
<td>Lab &amp; Building Systems Modifications VRB</td>
<td>Construction</td>
<td>2/4/22</td>
<td>2/4/22</td>
<td>$1.5M</td>
<td>50% Construction Complete</td>
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<tr>
<td>41524 314</td>
<td>Plant Sciences Building</td>
<td>Construction</td>
<td>3/28/22</td>
<td>3/28/22</td>
<td>$150.6M</td>
<td>92% Construction Complete</td>
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<tr>
<td>41524 338</td>
<td>Dabney Upgrade Ph 3 8th Floor HVAC</td>
<td>Construction</td>
<td>4/4/22</td>
<td>4/4/22</td>
<td>$1M</td>
<td>0% Construction Complete</td>
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<tr>
<td>42024 324</td>
<td>Scott Hall HVAC Upgrades - Phase 2</td>
<td>Construction</td>
<td>5/22/22</td>
<td>5/22/22</td>
<td>$1.1M</td>
<td>0% Construction Complete</td>
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<tr>
<td>42024 306</td>
<td>Equine CT Room Renovation - CVM</td>
<td>Construction</td>
<td>7/13/22</td>
<td>7/13/22</td>
<td>$900K</td>
<td>0% Construction Complete</td>
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<tr>
<td>41824 318</td>
<td>Dairy Facility at CVM</td>
<td>Construction</td>
<td>9/27/22</td>
<td>9/27/22</td>
<td>$5.5M</td>
<td>11% Construction Complete</td>
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<tr>
<td>41824 317</td>
<td>Structural Repairs Mann Hall</td>
<td>Construction</td>
<td>1/13/23</td>
<td>1/13/23</td>
<td>$5M</td>
<td>Scope Review &amp; Award in Process</td>
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<tr>
<td>41824 319</td>
<td>Greek Village Phase 4 Infrastructure, Townhomes, Apts</td>
<td>Construction</td>
<td>6/30/23</td>
<td>6/30/23</td>
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<td>34% Construction Complete</td>
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<tr>
<td>41924 303</td>
<td>Electrical Distribution Upgrade (Distribution Package #1)</td>
<td>Construction</td>
<td>3/13/25</td>
<td>3/13/25</td>
<td>$58.8M</td>
<td>0% Construction Complete</td>
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### STATUS OF PROJECTS IN PLANNING

<table>
<thead>
<tr>
<th>SUBMITTAL NUMBER</th>
<th>PROJECT NAME</th>
<th>SCOPE</th>
<th>DESIGNER</th>
<th>TRUSTEE’S BPC SITE SELECTION</th>
<th>CAMPUS DESIGN REVIEW PANEL</th>
<th>TRUSTEE’S BPC REVIEW</th>
<th>PLAN</th>
<th>CONSTRUCTION DURATION</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>FIRM NAME</td>
<td>DATE SELECTED</td>
<td>REVIEW</td>
<td>APPROVAL</td>
<td>REVIEW</td>
<td>RECOMMENDATION</td>
</tr>
<tr>
<td>170</td>
<td>Integrative Sciences Building</td>
<td>$160,000,000</td>
<td>Moseley Architects / ZGF</td>
<td>Dec. 2020</td>
<td>4/15/21</td>
<td>4/15/21</td>
<td>3/31/21</td>
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<tr>
<td>173</td>
<td>Ricks Hall 2nd Floor Renovations</td>
<td>$5,000,000</td>
<td>HH Architecture</td>
<td>March 2020</td>
<td>NA</td>
<td>N/A</td>
<td>N/A</td>
<td>2/17/22</td>
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<tr>
<td>174</td>
<td>Page Hall Mechanical &amp; Electrical Upgrade</td>
<td>$5,700,000</td>
<td>Watson Tate Savory</td>
<td>August-20</td>
<td>NA</td>
<td>NA</td>
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<td>2/17/22</td>
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#### Upcoming Projects

<table>
<thead>
<tr>
<th>SUBMITTAL NUMBER</th>
<th>PROJECT NAME</th>
<th>SCOPE</th>
<th>DESIGNER</th>
<th>TRUSTEE’S BPC SITE SELECTION</th>
<th>CAMPUS DESIGN REVIEW PANEL</th>
<th>TRUSTEE’S BPC REVIEW</th>
<th>PLAN</th>
<th>CONSTRUCTION DURATION</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>FIRM NAME</td>
<td>DATE SELECTED</td>
<td>REVIEW</td>
<td>APPROVAL</td>
<td>REVIEW</td>
<td>RECOMMENDATION</td>
</tr>
<tr>
<td>172</td>
<td>USDA-ARS Building at Lake Wheeler Field Labs (Land lease - federally funded)</td>
<td>$30,500,000</td>
<td>Clark Nexsen</td>
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<td>3/30/22</td>
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<tr>
<td>175</td>
<td>Dabney Hall Renovation</td>
<td>$60,000,000</td>
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<tr>
<td>111</td>
<td>111 Lamp Drive Renovation</td>
<td>$42,000,000</td>
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<tr>
<td>176</td>
<td>Scott Hall HVAC</td>
<td>$5,000,000</td>
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<td>177</td>
<td>Kilgore Hall HVAC</td>
<td>$10,000,000</td>
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<tr>
<td>178</td>
<td>Thomas Hall HVAC</td>
<td>$4,000,000</td>
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<tr>
<td>179</td>
<td>eSports Facility</td>
<td>$12,000,000</td>
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<tr>
<td>180</td>
<td>Apiculture Facility</td>
<td>$4,000,000</td>
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<tr>
<td>181</td>
<td>Centennial Campus Plaza</td>
<td>$2,000,000</td>
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<tr>
<td>182</td>
<td>CVM Translational Research Facility</td>
<td>$6,777,542</td>
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<tr>
<td>183</td>
<td>CVM Equine Hospital</td>
<td>$90,000,000</td>
<td>Fald Architects</td>
<td>January-22</td>
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#### Approved Projects

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<tr>
<th>SUBMITTAL NUMBER</th>
<th>PROJECT NAME</th>
<th>SCOPE</th>
<th>DESIGNER</th>
<th>TRUSTEE’S BPC SITE SELECTION</th>
<th>CAMPUS DESIGN REVIEW PANEL</th>
<th>TRUSTEE’S BPC REVIEW</th>
<th>PLAN</th>
<th>CONSTRUCTION DURATION</th>
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<td></td>
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<td>FIRM NAME</td>
<td>DATE SELECTED</td>
<td>REVIEW</td>
<td>APPROVAL</td>
<td>REVIEW</td>
<td>RECOMMENDATION</td>
</tr>
<tr>
<td>164</td>
<td>Varsity Drive Parking Lot</td>
<td>$5,500,000</td>
<td>Draper Aiden Associates</td>
<td>March 2020</td>
<td>11/21/19</td>
<td>11/21/19</td>
<td>5/26/21</td>
<td>9/9/21</td>
</tr>
<tr>
<td>171</td>
<td>Mann Hall Structural Repairs (window replacement)</td>
<td>$5,500,000</td>
<td>SKA Engineers</td>
<td>April 2019</td>
<td>4/15/21</td>
<td>4/15/21</td>
<td>3/31/21</td>
<td>5/26/21</td>
</tr>
<tr>
<td>168</td>
<td>Greek Village Phase IV - Infrastructure, Townhouses and Apartments</td>
<td>$47,500,000</td>
<td>Jenkins Pooch Architects</td>
<td>September-19</td>
<td>9/10/20</td>
<td>9/10/20</td>
<td>5/26/21</td>
<td>7/29/20</td>
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<tr>
<td>151</td>
<td>Plant Sciences Building</td>
<td>$160,200,000</td>
<td>Flad Architects</td>
<td>09/15/16</td>
<td>2/15/18</td>
<td>2/15/18</td>
<td>3/23/18</td>
<td>04/19/18</td>
</tr>
</tbody>
</table>

*Updated January 2022*
Innovation District Update

Alicia Knight, Associate Vice Chancellor
Real Estate and Development
ADVERSE WEATHER

Doug Morton
Associate Vice Chancellor, Facilities
Facilities Winter Weather Plan

To provide the University with safe traveling conditions on roadways and pedestrian corridors by responding with an effective plan for clearing and control of snow or ice.
Extreme Cold Weather Strategy

- 4 out of 5 utility plants switched to backup fuel sources
- Refill fuel storage tanks
- Determine the optimal equipment to operate in each plant in order to minimize overall utility costs to the University
Facilities First Responders

- Energy Systems
- Business Systems
- Building Services
- Grounds Services
- Housekeeping

Priorities are roadways, ADA ramps, primary walkways and entrances