

NC STATE UNIVERSITY

December 12, 2022 Buildings and Property Committee Special Meeting

Online via Zoom

Ven Poole, Committee Chair

Members: Erik L. Dixon, Ann B. Goodnight, McKenzy Heavlin, David Dee Herring, and Edwin J. “Ed”
Stack III

NC STATE UNIVERSITY

December 2022 Special Meeting: Buildings and Property Committee

Meeting Agenda

2:00 p.m.

1. Call to Order, Reading of Ethics Statement and Public Meeting Notice
Ven Poole, Chair

2. Executive Summary

A. Executive Summary

3. Roll Call

Sarah Kwon, Board Professional

4. Non-appropriated Capital Improvement Projects
Doug Morton, Associate Vice Chancellor, Facilities

Action item for committee

A. Building Systems Upgrade Lab 2007 - Research Building II

B. Esports Pilot Facility - Hunt Library Suite 4403

C. bookBot Lighting Replacement - Hunt Library

D. Classroom Renovation D236 and D239 - College of Veterinary Medicine Main Building

E. Renovations to Dean's Suite - Poe Hall

F. Suite 1601 Renovation - Carmichael Gymnasium

G. University Towers Residence Hall Renovation

5. Designer and Construction Managers-at-Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

Action item for committee

A. Brooks Hall Renovation, Phase 1

B. CVM Equine Hospital - Construction Manager-at-Risk

C. Baseball Addition & Renovations - Doak Field - Construction Manager-at-Risk

6. Discussion

7. Adjourn

Ven Poole, Chair



Executive Summary for
Buildings and Property Committee
December 12, 2022

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Agenda Item: Non-appropriated Capital Improvement

Presenter: *Doug Morton, Associate Vice Chancellor, Facilities*

Summary: 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 cost greater than \$300,000 and less than \$750,000. The list provides the approved non-appropriated capital projects for ratification.

Action: Committee Approval

Agenda Item: Designer and Construction Managers-At-Risk Selections

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Presenter: *Doug Morton, Associate Vice Chancellor, Facilities*

Summary: All new major new buildings, major additions, and comprehensive renovation projects (cost greater than \$2,000,000) require one current or former Trustee on the selection committee. All projects require that the same selection committee, which interviewed and evaluated the designers for a particular capital project, also serve as selection committee for the construction manager-at-risk for that project. The list provides the approved designer and construction managers-at-risk selection for ratification.

Action: Committee Approval



November 3, 2022

MEMORANDUM

SUBJECT: Building Systems Upgrades Lab 2007 – Research Building II

Total Project Cost.....	\$498,000
Previous Authorization	\$400,000
Requested Authorization.....	\$98,000
Authorization Type	Increase
Funding Source.....	F&A & Student Fees, 50/50

The Research Building II was completed in 1991 on Centennial Campus. The Research Buildings provide offices and laboratories for university research and collaboration with industry corporations.

This project increase is requested due to bids coming in higher than expected. The project upgrades include plumbing, mechanical, and electrical building systems in the Lab 2007 high bay space to accommodate the future installation for a hot-press furnace for diffusion bonding for the College of Engineering’s shared research facility. There are no changes to the project scope.

Additional Funding Information for increase:
271241: F&A Springboard Innovation Hub Operating \$49,000
361002: COE Program Enhancement Fee \$49,000

Existing Funding:
257258: F&A – VC, ORI \$200,000 – funds drawn into CI last FY
361002: COE Program Enhancement Fee \$200,000



October 27, 2022

MEMORANDUM

SUBJECT: Esports Pilot Facility – Hunt Library Suite 4403

Total Project Cost.....	\$499,900
Previous Authorization	\$0
Requested Authorization.....	\$499,900
Authorization Type	Full
Funding Source.....	F&A

The James B. Hunt, Jr. Library was completed in 2012 on Centennial Campus and captures the forward-looking spirit of NC State University. Esports, short for electronic sports, is a wildly popular form of competition using video games.

This project renovates Suite 4403 in the Library for an Esports gaming pilot facility. The project will set up and test a software management system, equipment, and components to inform the design of the permanent Esports space within the proposed Mann Hall Renovation.

Additional Funding Information:
\$499,900: Project 264021-82051 F&A – University Libraries



October 27, 2022

MEMORANDUM

SUBJECT: bookBot Lighting Replacement – Hunt Library

Total Project Cost.....	\$721,653
Previous Authorization	\$0
Requested Authorization.....	\$721,653
Authorization Type	Full
Funding Source.....	F&A

The James B. Hunt, Jr. Library was completed in 2012, with a state-of-the-art robotic book storage and retrieval system that extends from the basement area to the fourth floor. This project will upgrade the bookBot area by replacing the existing fluorescent lighting with new LED light fixtures, remote driver cabinets, and a lighting control system to improve reliability, allow easier maintenance accessibility, and reduce energy consumption.

Additional Funding Information:
\$721,653: Project 264021-82050 F&A – University Libraries



October 27, 2022

MEMORANDUM

SUBJECT: Classroom Renovation D236 & D239 – CVM Main Building

Total Project Cost..... \$495,000
Previous Authorization \$0
Requested Authorization..... \$495,000
Authorization Type Full
Funding Source..... Gifts

The CVM Main Building was completed in 1983 and serves as the main teaching building for the College of Veterinary Medicine. The College is increasing cohort sizes from 100 to 120 students. This renovation will combine classrooms D236 and D239 to create a new 120-seat classroom with interactive teaching space and enhanced technology. The renovation will also convert all lighting to LED, which will save energy.

Additional Funding Information:
\$495,000: Project 664190 – Donations and Gifts – Terry Foundation



November 30, 2022

MEMORANDUM

SUBJECT: Renovations to Dean’s Suite – Poe Hall

Total Project Cost.....	\$400,000
Previous Authorization	\$0
Requested Authorization.....	\$400,000
Authorization Type	Full
Funding Source.....	F&A

Poe Hall was built in 1970 and houses the College of Education (COE) and the Department of Psychology. The Building borders the Court of North Carolina and faces Katherine Stinson Drive.

This project renovates approximately 2400 SF in the COE Dean’s Suite. The project reconfigures the space to provide acoustical privacy between personnel for student and staff meetings. It also creates more collaborative space for staff. Renovations include upgrade to the HVAC for improved air quality and energy saving lighting addition. This project was bid as a small project on November 8, 2022 and bids came in significantly over budget, hence Board of Trustees Approval is required before the contract can be awarded.

Additional Funding Information:
\$400,000: 251430 – COE Dean’s Office F&A



November 30, 2022

MEMORANDUM

SUBJECT: Suite 1601 Renovation – Carmichael Gymnasium

Total Project Cost.....	\$499,900
Previous Authorization	\$0
Requested Authorization.....	\$499,900
Authorization Type	Full
Funding Source.....	Student Fees

The Carmichael Recreation Center of Carmichael Gymnasium was built in 2007 as an addition to the building. With the recent reorganization within the Division of Academic and Student Affairs, the Wellness and Recreation Services staff will relocate to allow for programmatic units to be in a highly visible location.

This project renovates the underutilized multipurpose room 1601 into an office suite. The 2200 SF renovation includes architectural, electrical, mechanical, and life safety modifications.

Additional Funding Information:
\$499,900: 375992-1000 Wellness and Recreation Facilities and Operations – Student Fees



December 2, 2022

MEMORANDUM

SUBJECT: University Towers Residence Hall Renovation

Total Project Cost..... \$22,000,000
Previous Authorization \$0
Requested Authorization..... \$700,000
Authorization Type Advanced Planning (AP)
Funding Source..... Housing Receipts

The University Towers Residence Hall was built in 1989 and is located at 111 Friendly Drive, adjacent to the university. The university is seeking authority to purchase the building.

This project renovates the building to meet University standards and building code requirements. The comprehensive renovation will include the fire alarm system, sprinklers, mechanical systems, and security systems. This advanced planning authority will enable the university to evaluate the building and its component parts and determine the scope of required repairs and/or upgrades to meet current building codes.

Brooks Hall Renovation, Phase 1 – Designer Selection

Project #202220022

Total Project Scope – \$1,875,000 (SCIF, F&A, R&R)

08/12/22 Advertised in NC Purchase Directory

Project Description: Phase one of this project renovates the first floor of Brooks Hall's Matsumoto Wing to create flexible research space for the College of Design. The scope includes a rooftop dedicated outdoor air handler (DOAH) system and distribution duct for all three floors.

09/15/22 Closing date for submittals
(6 proposals received)

10/11/22- Selection Committee Review:

11/16/22 **David Herring, Trustee**

Lisa Johnson, University Architect

David Hammock, Project Manager, Design & Construction

Cameron Smith, Senior Director, Design & Construction

Sharon Joines, Associate Dean, College of Design

Jonas McCoy, Director of Operations, College of Design

Others who assisted in the review and shortlisting process

Bill Davis, Assoc. Director of Formal Design, Design & Construction

Jim Rains, Assoc. Director of Formal Construction, Design & Construction

Tih-Yuan Wang, Technology Support Specialist, College of Design

Robert Watson, Facilities Maintenance Supervisor, College of Design

10/11/22 Shortlist recommendation by Selection Committee:

Cannon Architects, PC – Raleigh, NC

in situ studios – Raleigh, NC

RND Architects, PA – Durham, NC

10/11/22 Shortlist approved by Ven Poole

10/25/22 Pre-interview briefing of Designers

11/16/22 Designers interviewed. Recommendation in priority order:

in situ studios – Raleigh, NC

RND Architects, PA – Durham, NC

Cannon Architects, PC – Raleigh, NC

CVM Equine Hospital – Construction Manager at Risk – Designer Selection

Project #202120007

Total Project Scope – \$90,000,000 (CVM Trust Fund)

08/25/22 Advertised in NC Purchase Directory

Project Description: This project will construct a new 103,600 GSF Equine Hospital on the Centennial Biomedical Campus (CBC) that replaces outdated facilities lacking in vital units for critical care and sports medicine. The new hospital will include in-patient, outpatient, emergency, orthopedics, surgery, and ICU services with an isolation building, arena, and horse barns. It will house equine clinical teaching as well as integrated research laboratories for regenerative medicine and gastrointestinal health.

09/23/22 Closing date for submittals
(6 proposals received)

10/11/22- Selection Committee Review:
11/15/22 **Ven Poole, Trustee**
Lisa Johnson, University Architect
Laura Zaytoun, Design Project Manager, Design & Construction
Cameron Smith, Senior Director, Design & Construction
Kathryn Meurs, Dean, CVM
Anthony Blikslager, Head, Dept. of Clinical Sciences, CVM
Others who assisted in the review and shortlisting process
Sumayya Jones-Humienny, Assoc. University Architect
Ken Satterwhite, Site Director, CVM
Bill Davis, Assoc. Director of Formal Design, Design & Construction
Jim Rains, Assoc. Director of Formal Construction, Design & Construction
Lynn Swank, Project Manager, Design & Construction

10/11/22 Shortlist recommendation by Selection Committee:
DPR Construction – Durham, NC
LeChase Construction Services, LLC – Durham, NC
Skanska USA Building – Durham, NC

10/13/22 Shortlist approved by Ven Poole

11/01/22 Pre-interview briefing of Designers

11/15/22 Designers interviewed. Recommendation in priority order:
DPR Construction – Durham, NC
LeChase Construction Services, LLC – Durham, NC
Skanska USA Building – Durham, NC

Baseball Additions & Renovations – Doak Field – Construction Manager at Risk Selection
Project #202120007

Total Project Scope – \$15,000,000 (Athletics Receipts)

09/21/22 Advertised in NC Purchase Directory

Project Description: This multi-phase, multi-building project that will focus on improving competitive team performance spaces with a new indoor batting/pitching lab facility, team lounge/locker rooms, and other facility support components. New fan experience amenities include seating, concessions, restrooms, shade structures, and premium entertainment spaces.

10/20/22 Closing date for submittals
(11 proposals received)

10/31/22-
11/18/22 Selection Committee Review:
Ed Stack, Trustee
Lisa Johnson, University Architect
Bob Cwikla, Design Project Manager, Design & Construction
Cameron Smith, Senior Director, Design & Construction
Boo Corrigan, Director of Athletics
John Portland, Senior Associate Athletic Director for Facilities & Operations
Others who assisted in the review and shortlisting process
Ray Brincefield, Assistant Athletic Director
Bill Davis, Assoc. Director of Formal Design, Design & Construction
Jim Rains, Assoc. Director of Formal Construction, Design & Construction
Lynn Swank, Project Manager, Design & Construction
George Bushy, Project Manager, EwingCole

10/31/22 Shortlist recommendation by Selection Committee:
Frank L. Blum Construction – Raleigh, NC
Romeo Guest, A New South Company – Durham, NC
T.A. Loving Company – Raleigh, NC

11/02/22 Shortlist approved by Ven Poole

11/08/22 Pre-interview briefing of Designers

11/18/22 Designers interviewed. Recommendation in priority order:
Romeo Guest, A New South Company – Durham, NC
Frank L. Blum Construction – Raleigh, NC
T.A. Loving Company – Raleigh, NC