

NC STATE UNIVERSITY

Special Meeting: Buildings and Property Committee

January 26, 2023

via Zoom - <https://go.ncsu.edu/botbuildings>

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

January 26, 2023 Buildings and Property Committee Special Meeting

Meeting Agenda - <https://go.ncsu.edu/botbuildings>

1. Executive Summary

A. Executive Summary

2:00 p.m.

2. Call to Order, Reading of Ethics Statement and Public Meeting Notice

Ven Poole, Chair

3. Roll Call

Sarah Kwon, Board Professional

4. Non-appropriated Capital Improvement Projects

Doug Morton, Associate Vice Chancellor, Facilities

Action item for committee

A. Men's Team Sports 2nd Floor Restroom and Shower Renovation - Weisiger-Brown

B. Tennis Team Locker Rooms Renovation - J.W.Isenhour Tennis Center

C. Roof Replacement - Owen Residence Hall

D. Roof Replacement - Lee Residence Hall

E. [TENTATIVE] Flex Factory - Textiles Complex

5. Designer and Construction Managers-at-Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

Action item for committee

A. Poole College of Management New Facility Study

6. Discussion

7. Adjourn

Ven Poole, Chair



Executive Summary for
Buildings and Property Committee
January 26, 2023

Agenda Item: Non-appropriated Capital Improvement **Page**
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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 9
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



December 9, 2022

MEMORANDUM – Board of Trustees Authority

SUBJECT: Men’s Team Sports 2nd Floor Restroom and Shower Renovation –
Weisiger-Brown

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

The Weisiger-Brown Athletics Facility was originally built in 1982, with additions in 1984 and 2006. It houses practice facilities, locker rooms, and offices for multiple team sports.

This project reconfigures the existing second floor restrooms and shower area used by the men’s team sports: wrestling, soccer, cross country, and track. The project will accommodate changing team needs and includes partial reconfiguration of the restrooms and showers, including upgrades with new partitions, tile replacement, wall painting and repair, and replacement of room accessories (mirrors, towel dispensers, etc.).

Additional funding information: \$495,000 Project 372920 Athletics Trust Fund



December 9, 2022

MEMORANDUM – Board of Trustees Authority

SUBJECT: Tennis Team Locker Rooms Renovation

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

The J.W. Isenhour Tennis Center officially opened in August of 2004. The 30,000 SF facility was designed for use by the men’s and women’s programs at NC State and meets all the standards set by the Intercollegiate Tennis Association.

This project reconfigures the existing Men’s and Women’s Tennis Team locker rooms, restrooms, and shower areas to accommodate changing team needs. The project includes installation of new partitions, tile replacement, wall painting and repair, and replacement of accessories (mirrors, towel dispensers, etc.).

Additional funding information: \$495,000 Project 372920 Athletics Trust Funds



January 10, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: Roof Replacement – Owen Residence Hall

Total Project Cost.....	\$750,000
Previous Authorization	\$0
Requested Authorization.....	\$750,000
Authorization Type	Full
Funding Source.....	Housing Receipts

Owen Residence Hall was built in 1947 and is a four-story 69,600 GSF building.

This project replaces and repairs the failing coating material on the roof, which is approximately twenty years old.



January 10, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: Roof Replacement – Lee Residence Hall

Total Project Cost.....	\$750,000
Previous Authorization	\$0
Requested Authorization.....	\$750,000
Authorization Type	Full
Funding Source.....	Housing Receipts

Lee Residence Hall was built in 1964 and is a ten-story 187,200 GSF building.

This project replaces and repairs the failing coating material on the roof, which is approximately twenty years old.



January 10, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: Flex Factory – Textiles Complex

Total Project Cost.....	\$6,000,000
Previous Authorization	\$0
Requested Authorization.....	\$180,000
Authorization Type	AP
Funding Source.....	F&A

The Textiles Complex is home of the Wilson College of Textiles, the only college of textiles at a University in North America. The College is an internationally recognized global leader in the field.

The building has not had a whole-building major renovation since it was constructed in 1990. The Flex Factory will accommodate new types of textile equipment for state-of-the-art teaching and research opportunities in an active textiles on-display environment. Project scope includes modifications to the architectural, mechanical, electrical, and plumbing systems.

PCOM New Facility Study – Designer Selection

Project #202213035

Total Project Scope – \$125,000 (Trust Fund)

- 10/04/22 Advertised in NC Purchase Directory
- Project Description: This study will provide the vision, goals, high-level space needs, and preliminary budgeting for a possible new facility for the Poole College of Management (PCOM). The study will identify interdisciplinary opportunities to strengthen the connections between PCOM and other units on campus. Building site opportunities and site analysis will be part of the scope of work as well as the evaluation of infrastructure needs for the future site. Building massing diagrams are part of the project scope.
- 11/04/22 Closing date for submittals
(6 proposals received)
- 11/29/22-
12/14/22 Selection Committee Review:
Erik Dixon, Trustee
Lisa Johnson, Assist. VC & University Architect, Campus Planning & Strategic Investments
Karen Creech, Facility Planner, Campus Planning & Strategic Investments
Richard Warr, Associate Dean for Faculty and Research, PCOM
Maggie Merry, Assistant Dean of Finance and Administration, PCOM
Vikas Anand, Associate Dean for Academic Programs, PCOM
Jonathan Hennessy, Director of Facilities, PCOM
Sumayya Jones-Humienny, Associate University Architect, Campus Planning & Strategic Investments
- 11/29/22 Shortlist recommendation by Selection Committee:
Moseley|RAMSA Architects – Raleigh, NC
Perkins & Will – Durham
William Rawn Associates, Architects, Inc. – Boston MA
- 12/02/22 Shortlist approved by Ven Poole
- 12/07/22 Pre-interview briefing of Designers
- 12/14/22 Designers interviewed. Recommendation in priority order:
Perkins & Will – Durham
Moseley|RAMSA Architects – Raleigh, NC
William Rawn Associates, Architects, Inc. – Boston MA