

NC STATE UNIVERSITY

March 28, 2023 Buildings and Property Committee Special Meeting

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

Meeting Book - March 28, 2023 Buildings and Property Committee Special Meeting

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

9:30 a.m.

1. Executive Summary

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. South Tower Exterior Envelope Waterproofing
Phase 2 – D.H. Hill Jr. Library

B. Roof Repairs Phase 2 (Drain Repairs) – CVM
Main Building

C. Roof Repairs – CBC Utility Plant

D. Data Science Academy Renovation – D.H. Hill Jr.
East Wing

E. 25 yard Pool HVAC Upgrades - Carmichael Gym

F. Interior Improvements – Talley Student Union

5. Designer and Construction Managers-at-Risk
Selections

Doug Morton, Associate Vice Chancellor, Facilities

Action item for
committee

A. University Towers Residence Hall Renovation

6. Discussion

7. Adjourn
Ven Poole, Chair



February 23, 2023

MEMORANDUM - Board of Trustees Authority

SUBJECT: South Tower Exterior Envelope Waterproofing -Phase 1 - D.H. Hill Jr. Library

Total Project Cost.. \$500,000
Previous Authorization \$0
Requested Authorization \$500,000
Authorization Type Full
Funding Source Carry Forward

South Tower of D.H. Hill Jr. Library was built in 1990 and is a 1,630 GSF building.

This waterproofing project repairs the South Tower of D.H. Hill Jr. Library. The project repairs deteriorated window heads, flashing, sheathing and masonry control joints to fix water leaking. The brick exterior masonry will be sprayed with a water-proofing material to halt moisture intrusion through the brick and masonry joints.

D.H. Hill Jr. Library is constructed into four sections: The East Wing (1953), the West Wing (Erdahl-Cloyd, 1954), the North Bookstacks, (dedicated in 1972) and the South Bookstacks (1990). Age and the weather elements have deteriorated the metal brick angles and flashing above the window heads, allowing water to intrude and cause interior damage. Control joints in the brick will be repointed to seal them. This repair focuses on the South Bookstacks that face the Brickyard.



February 23, 2023

MEMORANDUM - Board of Trustees Authority

SUBJECT: Roof Repairs Phase 2 (Drain Repairs)- CVM Main Building

Total Project Cost \$500,000
Previous Authorization \$0
Requested Authorization \$500,000
Authorization Type Full
Funding Source Carry Forward

This project repairs the roof at the College of Veterinary Medicine (CVM), built in 1983, Main Building with approximately 160,000 square feet of roof area. The failing roof drains, gutters, and expansion joints will be replaced/ repaired to correct leaking.

The College of Veterinary Medicine and was built in 1979-1982. The drains in the valleys of the pitched metal roof are 44 years old, past their useful life and needs recovering and repairs. Dams in the valleys will be removed to promote better drainage. As a hospital the CVM Main building must remain functional for its 24/7 activities.



February 23, 2023

MEMORANDUM - Board of Trustees Authority

SUBJECT: Roof Repairs - CBC Utility Plant

Total Project Cost..... \$600,000
Previous Authorization \$0
Requested Authorization \$600,000
Authorization Type Full
Funding Source Carry Forward

Centennial Biomedical Campus (CBC) Utility Plant was built in 1979 and is a 6,100 GSF building.

This project repairs pitched metal roof over the Utility Plant. The roof will be recovered in similar ribbed metal roofing that matches the Vet School's roofs. Gutters will be repaired.

The Utility plant serves the College of Veterinary Medicine (CVM) and was built in 1979. The pitched metal roof is 44 years old, past its useful life and needs recovering and repairs. A tarp has been placed over several electrical panels within the Plant due to the roof leaking above. The electrical panels must remain dry and operational to serve the Vet School's surgical, classroom and office spaces. Rainwater on the floor near electrical panels is a safety hazard and must be prevented. As a hospital the CVM Main building must have power for its 24/7 activities.



February 23, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: Data Science Academy Renovation – D.H. Hill Jr. East Wing

Total Project Cost.....	\$650,000
Previous Authorization	\$400,000
Requested Authorization.....	\$250,000
Authorization Type	Increase
Funding Source.....	FA (Libraries)

D.H. Hill Jr. Library East Wing was built in 1953 and this project will renovate 2,300 GSF of the building for a new Data Science Academy. The project will renovate suites 2144 and 2146, instead of the previously approved 2130 suite, to accommodate a counseling center for tutorial and analysis support. The adjacent open area will support collaborative programmatic activities.

D.H. Hill Jr. Library (East Wing), Building #047, was originally constructed in 1953. In 2021, NC State University announced the launch of its Data Science Academy and the authority request for this renovation project was approved. “Data science is integrated in subject matter and research programs across all 10 NC State colleges and is part of our think and do mindset. At NC State, we believe data science is for everyone,” said Chancellor Randy Woodson. “Our Data Science Academy will enhance the infrastructure, expertise and services needed to more effectively drive data-intensive research discoveries, enhance industry partnerships, and better prepare all of our graduates to lead in a data-driven economy.” In 2022, the program growth required a larger office space. Hence, this request for an increase in authority to construct the expanded office renovation.



February 28, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: 25-yard Pool HVAC Upgrades – Carmichael Gym

Total Project Cost.....	\$585,000
Previous Authorization	\$495,000
Requested Authorization.....	\$90,000
Authorization Type	Increase
Funding Source 1 (28.2%)	Carry Forward (CF)
Funding Source 2 (33.33%)	Athletic Trust Funds (AR)
Funding Source 3 (33.33%).....	Student Fees (SAF)
Funding Source 4 (5.13%).....	R&R Leftovers (RR)

The Willis R. Casey Natatorium within the Carmichael Gymnasium Complex was built in 1961 and is 10,000 GSF.

This project upgrades the south side HVAC system at the 25-yard pool in the Carmichael Gym. The upgrades include ventilation, heating and air circulation, and directional fans at the pool deck. The project will relocate the existing steam and condensate piping to accommodate new HVAC equipment.

The last significant renovation of the pool area was in 1987. This project will improve the air quality of the pool with improved ventilation for a healthier swimming experience.

March 2, 2023

MEMORANDUM - Board of Trustees Authority

SUBJECT: Interior Improvements - Talley Student Union

Total Project Cost.....	\$5,000,000
Previous Authorization	\$0
Requested Authorization	\$150,000
Authorization Type	AP
Funding Source	Dining Receipts

Talley Student Union was built in 1972 and had a major renovation and addition completed in 2015. This project will evaluate all dining venues and open lounge/study spaces in the building to determine the improvements needed to better serve the student population and to address dining capacity issues. A phased renovation is anticipated and will include associated building system improvements.

University Towers Residence Hall Renovation – Designer Selection

Project #202220030

Total Project Scope – \$22,400,000 (Housing Receipts)

01/04/23 Advertised in NC Purchase Directory

Project Description: This project renovates University Towers Residence Hall, a nine-story, 214,000 GSF building constructed in 1989. The scope includes upgrades to the fire alarm system, sprinkler system, mechanical system, and security systems to meet the NC Building Code and University standards.

01/27/23 Closing date for submittals
(4 proposals received)

02/17/23- Selection Committee Review:

03/10/23 **Ann Goodnight, Trustee**

Lisa Johnson, Assist. VC & University Architect, Campus Planning & Strategic Investments

Melanie Butler, Design Project Manager, Design & Construction

Donna McGalliard, Assist. VC & Executive Director, University Housing

Abinadi Ehrisman, Assistant Director of Housing Facilities, University Housing

Cameron Smith, Assistant Vice Chancellor, Design & Construction

Sumayya Jones-Humienny, Associate University Architect, Campus Planning & Strategic Investments

02/17/23 Shortlist recommendation by Selection Committee:

1. CMTA – Charlotte, NC
2. RND Architects – Durham, NC
3. The Wooten Company – Raleigh, NC

2/20/22 Shortlist approved by Ven Poole

03/01/23 Pre-interview briefing of Designers

03/10/23 Designers interviewed. Recommendation in priority order:

1. **CMTA – Charlotte, NC**
2. RND Architects – Durham, NC
3. The Wooten Company – Raleigh, NC