

NC STATE UNIVERSITY

Buildings and Property Committee Special Meeting

May 4, 2023

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

Meeting Book - May 4, 2023 Buildings and Property Committee Special Meeting

Meeting Agenda

2:30 PM

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

Ven Poole, Chair

2. Roll Call

Board Professional

3. Property Matters

Alicia Knight, Associate Vice Chancellor, Real Estate
and Development

Action item for
committee and
full board

4. Non-appropriated Capital Improvement Projects

Doug Morton, Associate Vice Chancellor, Facilities

Action item for
committee

5. Designers and Construction Managers-at-Risk
Selections

Doug Morton, Associate Vice Chancellor, Facilities

Action item for
committee

6. Discussion

7. Adjourn

Ven Poole, Chair

STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION

DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University

Date: April 26, 2023

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. Lease

This disposition is recommended for the following reasons:

Lease of Unit A in Chapter Commons (Greek Village) to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University. This disposition furthers a robust Greek Life program at NC State University through the lease of 25-person units located in a building constructed and owned by NC State/State of North Carolina within Greek Village.

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

Chapter Commons – Unit A (516-A Dan Allen Drive)

Estimated value: Base Rent of \$227,000 for Initial Term (with potential offset for limited vacancies, as outlined below)

Where deed is filed, if known: N/A

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

N/A

Rental income, if applicable, and suggested terms:

Lease Term:

- Initial Term of ten (10) months
- A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

Rent:

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
- Leases may include a rent offset for vacancies of up to five (5) beds at a rate of \$3,800 per vacancy, per semester, to aid smaller or growing chapters as they begin their lease term.

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

Proceeds to be retained by University Fraternity & Sorority Life.

(Complete if Agency has a Governing Board.)

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

Signature: _____

Title:

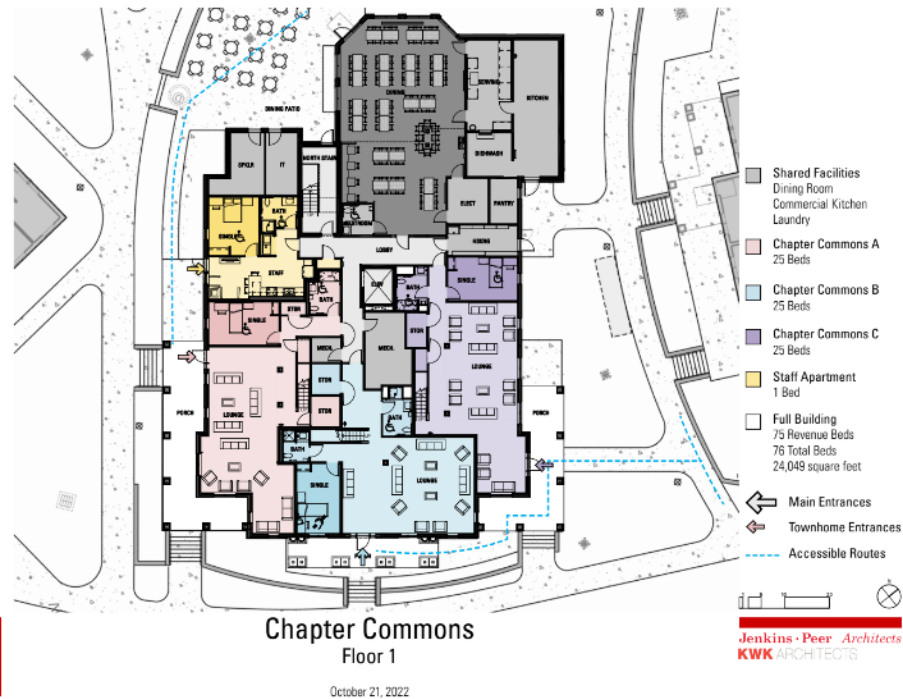
Assistant Secretary

Context Map: Chapter Commons Building (516 Dan Allen Drive)



Premises: Chapter Commons Building Unit A (516-A Dan Allen Dr.)

Unit A is shown in PINK on the below floorplans.



**DISPOSITION
OF REAL PROPERTY**

DISPOSITION OF REAL PROPERTY BY LEASE

LESSOR The State of North Carolina, North Carolina State University

LESSEE Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

LOCATION Chapter Commons, Unit-A (516-A Dan Allen Drive)

SIZE 25 Bed Unit

RATE

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
- Leases may include a rent offset for vacancies of up to five (5) beds at a rate of \$3,800 per vacancy, per semester, to aid smaller or growing chapters as they begin their lease term.

TERM Initial Term of ten (10) months. A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

USE This disposition furthers Greek life at NC State University through the creation of Greek living communities in new 25-person units. Units are located in buildings that have been constructed and are owned by NC State/State of North Carolina.

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Number: PO-2

Preparation

Date: April 26, 2023

Request: Disposition by Lease of Chapter Commons-Unit A (516-A Dan Allen Drive) consisting of 25 beds of Greek Housing to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

Institution NORTH CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU

W. Randy Wood
(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)

STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION

DISPOSITION OF REAL PROPERTY

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Date: April 26, 2023

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. Lease

This disposition is recommended for the following reasons:

Lease of Unit B in Chapter Commons (Greek Village) to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University. This disposition furthers a robust Greek Life program at NC State University through the lease of 25-person units located in a building constructed and owned by NC State/State of North Carolina within Greek Village.

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

Chapter Commons – Unit B (516-B Dan Allen Drive)

Estimated value: Base Rent of \$227,000 for Initial Term (with potential offset for limited vacancies, as outlined below)

Where deed is filed, if known: N/A

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

N/A

Rental income, if applicable, and suggested terms:

Lease Term:

- Initial Term of ten (10) months
- A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

Rent:

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
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(Complete if Agency has a Governing Board.)

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

Signature: _____

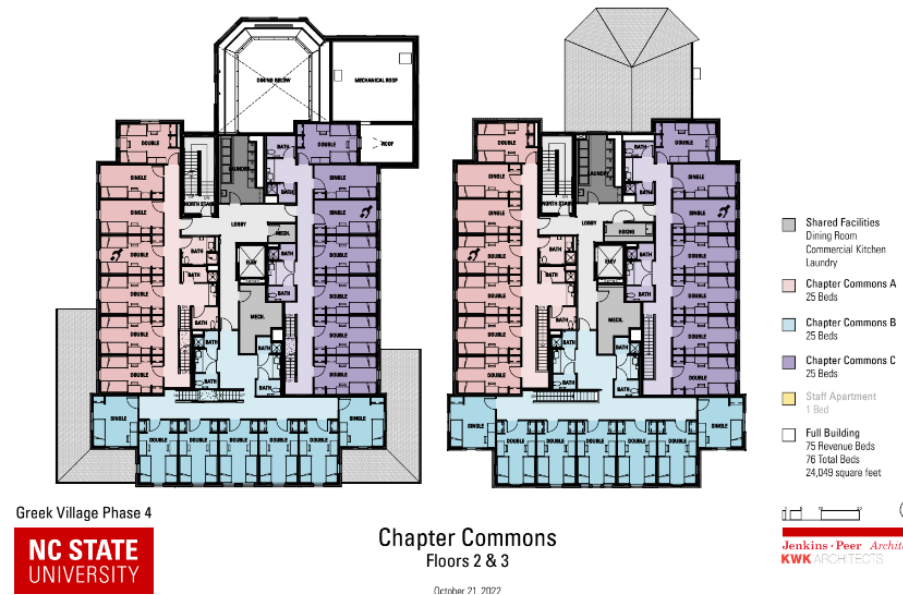
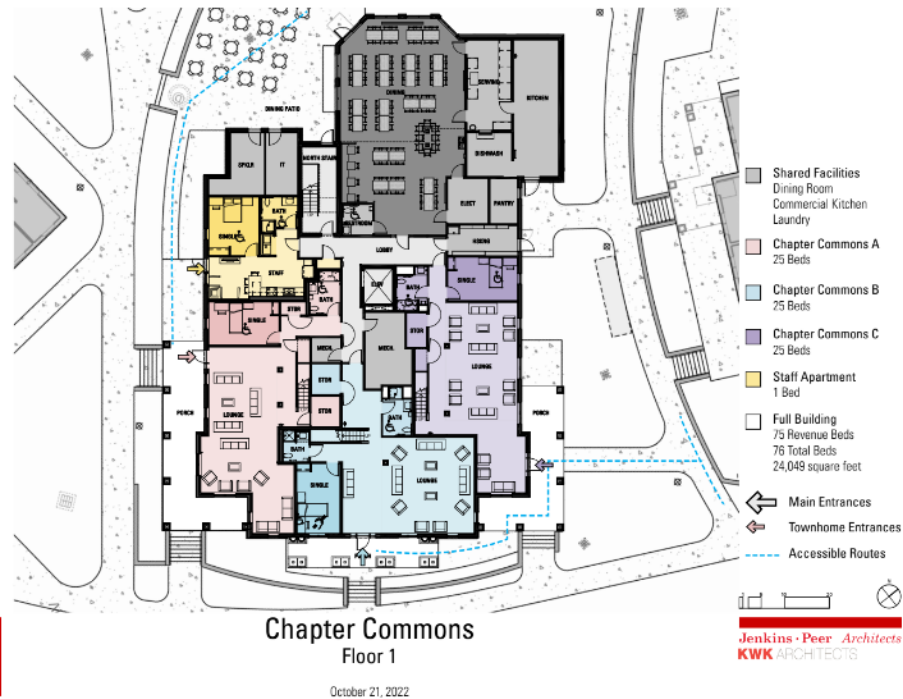
Title: Assistant Secretary

Context Map: Chapter Commons Building (516 Dan Allen Drive)



Premises: Chapter Commons Building Unit A (516-A Dan Allen Dr.)

Unit A is shown in PINK on the below floorplans.



**DISPOSITION
OF REAL PROPERTY**

DISPOSITION OF REAL PROPERTY BY LEASE

LESSOR The State of North Carolina, North Carolina State University

LESSEE Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

LOCATION Chapter Commons, Unit-B (516-B Dan Allen Drive)

SIZE 25 Bed Unit

RATE

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
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TERM Initial Term of ten (10) months. A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

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TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Preparation


Number: PO-2

Date: April 26, 2023

Request: Disposition by Lease of Chapter Commons-Unit B (516-B Dan Allen Drive) consisting of 25 beds of Greek Housing to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

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)

STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION

DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University

Date: April 26, 2023

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. Lease

This disposition is recommended for the following reasons:

Lease of Unit C in Chapter Commons (Greek Village) to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University. This disposition furthers a robust Greek Life program at NC State University through the lease of 25-person units located in a building constructed and owned by NC State/State of North Carolina within Greek Village.

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

Chapter Commons – Unit C (516-C Dan Allen Drive)

Estimated value: Base Rent of \$227,000 for Initial Term (with potential offset for limited vacancies, as outlined below)

Where deed is filed, if known: N/A

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

N/A

Rental income, if applicable, and suggested terms:

Lease Term:

- Initial Term of ten (10) months
- A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

Rent:

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
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Signature: _____

Title:

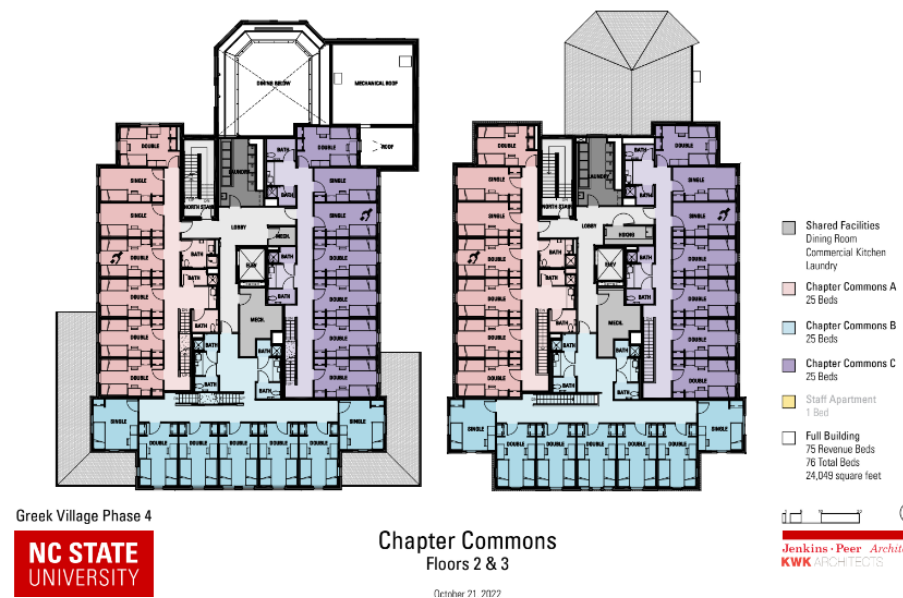
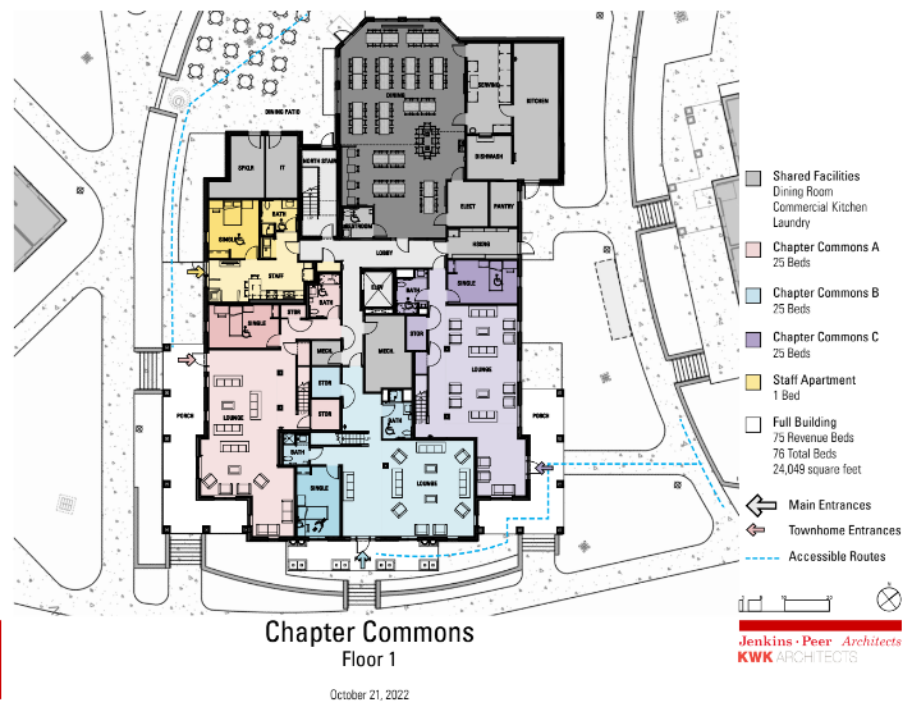
Assistant Secretary

Context Map: Chapter Commons Building (516 Dan Allen Drive)



Premises: Chapter Commons Building Unit C (516-C Dan Allen Dr.)

Unit C is shown in PURPLE on the below floorplans.



**DISPOSITION
OF REAL PROPERTY**

DISPOSITION OF REAL PROPERTY BY LEASE

LESSOR The State of North Carolina, North Carolina State University

LESSEE Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

LOCATION Chapter Commons, Unit-C (516-C Dan Allen Drive)

SIZE 25 Bed Unit

RATE

- Base Rental Rate of \$227,000 for Initial Term.
- Rental rate for any Renewal Terms shall be adjusted to reflect the prevailing room rate as established through the university's annual Miscellaneous Service Charges approval process.
- Leases may include a rent offset for vacancies of up to five (5) beds at a rate of \$3,800 per vacancy, per semester, to aid smaller or growing chapters as they begin their lease term.

TERM Initial Term of ten (10) months. A maximum of four (4) additional ten-month Renewal Terms upon mutual agreement of Lessor and Lessee.

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TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Number: PO-2

Preparation

Date: April 26, 2023

Request: Disposition by Lease of Chapter Commons-Unit C 516-C Dan Allen Drive)consisting of 25 beds of Greek Housing to a Fraternity or Sorority House Corporation whose undergraduate chapter is in good standing with NC State University.

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)



April 5, 2023

MEMORANDUM – Board of Trustees Authority

SUBJECT: East Steam Tunnel Repair

Total Project Cost.....	\$356,697.07
Previous Authorization	\$0
Requested Authorization	\$356,697.07
Authorization Type.....	Full
Funding Source.....	R&R, F&A, CF Leftovers

The Yarbrough Drive Steam Plant was built in 1924. In 2005, the building was renovated to expand the chiller plant capacity. With a more than 40,000-square-foot addition, the facility added 2,000 tons of refrigeration capacity and a cooling tower. In 2014, another major renovation occurred to retrofit and replace equipment in the steam plant. NC State has removed a failed section of high-pressure steam piping due to an expansion joint failure. The project repairs the joint, associated piping, and surrounding supports. This will allow NC State to restore the loop configuration of its steam distribution system.

Flex Factory – Textiles Complex – Designer Selection

Project #202220031

Total Project Scope – \$6,000,000 (F&A)

01/04/23 Advertised in NC Purchase Directory

Project Description:

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

03/27/23-
04/18/23 Selection Committee Review:
David Herring, Trustee

Lisa Johnson, Assistant Vice Chancellor, University Architect, Campus Planning and Strategic Investment

Sumayya Jones-Humienny, Associate University Architect, Campus Planning and Strategic Investment

Bill Davis, Director of Formal Design, Design and Construction

Danelle Gambrell, Director of Informal Construction, Design and Construction

Michael Ward, Executive Director of NC Textiles Foundation, Wilson College of Textiles

Andre West, Associate Professor, Director of Zeis Textiles Extension, Wilson College of Textiles

Cassandra Kwon, Research Assistant Professor, Wilson College of Textiles

Amanda Mills, Research Assistant Professor, Wilson College of Textiles

Rebecca Callimanis, Facilities Operations Manager, Wilson College of Textiles

Melissa Diamond, Design Project Manager, Design and Construction

03/27/23 Shortlist recommendation by Selection Committee:

1. BHDP – Charlotte, NC
2. Clearscapes, PA – Raleigh, NC
3. ThoughtCraft Architects, PLLC – Durham, NC

03/27/23 Shortlist approved by Ven Poole

04/04/23 Pre-interview briefing of Designers

04/18/23 Designers interviewed. Recommendation in priority order:

- 1. Clearscapes, PA – Raleigh, NC**
2. ThoughtCraft Architects, PLLC – Durham, NC
3. BHDP – Charlotte, NC

Mann Hall Renovation – Construction Manager At-Risk Selection

Project #202220021

Total Project Scope – \$34,000,000 (SCIF)

01/30/23 Advertised in NC Purchase Directory

Project Description: Mann Hall, approximately 80,000 GSF, was built in 1964 with no major interior renovations to date. The building will be renovated in phases to accommodate a portion of the anticipated College of Engineering growth. The scope includes interdisciplinary, hood-intensive engineering teaching and research labs, classrooms, computer labs, and faculty offices. The high-bay space on the first floor will be the home for NC State eSports with flexible gaming competition space as well as a production studio, break-out/practice rooms, and associated teaching space. The project will address deficient mechanical, electrical, plumbing, and fire protection systems and will bring the building into compliance with the NC State Building and Accessibility codes.

02/24/23 Closing date for submittals
(12 proposals received)

03/21/23-
04/26/23 Selection Committee Review:
McKenzy Heavlin, Trustee

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

Jerome Lavelle, Associate Dean, Academic Affairs

Marc Hoit, Vice Chancellor & CIO, Office of Information Technology

Cameron Smith, Assistant Vice Chancellor, Design and Construction

Joanna Norton, Director, Building Operations and Maintenance

Jill Sexton, Associate Director for Digital & Organizational Strategy, Libraries

Todd Kroesen, Facilities Maintenance Manager, Building Maintenance and Operations

Mark Michaelson, Construction Project Manager, Design and Construction

Mike Bell, Design Project Manager, Design & Construction

03/21/23 Shortlist recommendation by Selection Committee:
1. Frank L. Blum Construction Company – Raleigh, NC
2. Holder Construction Group, LLC – Charlotte, NC
3. LeChase Construction – Durham, NC

03/28/23 Shortlist approved by Ven Poole

04/17/23 Pre-interview briefing of Construction Managers At-Risk

04/26/23 Construction Managers At-Risk interviewed. Recommendation in priority order:
1. Holder Construction Group, LLC – Charlotte, NC
2. Frank L. Blum Construction Company – Raleigh, NC
3. LeChase Construction – Durham, NC

Page Hall Mechanical & Electrical Upgrades – Construction Manager At-Risk Selection

Project #202020003

Total Project Scope – \$12,200,000 (SCIF)

01/30/23 Advertised in NC Purchase Directory

Project Description: The project scope includes new mechanical, electrical, and plumbing systems; new LED lighting; roof replacement; building insulation and window upgrades; and minor architectural modifications and interior finish upgrades. The building will not be occupied during the renovation. The design is 100% complete, so the precon phase will only include a constructability review, site logistics review, and cost estimate.

03/03/23 Closing date for submittals
(8 proposals received)

03/15/23-
04/17/23 Selection Committee Review:
Ann Goodnight, Trustee

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

Cameron Smith, Assistant Vice Chancellor, Design and Construction

Joanna Norton, Director, Building Maintenance & Operations

Bill Davis, Director, Formal Design, Design and Construction

Jake Terrell, Construction Project Manager, Design and Construction

Liz Moore, Facility Planner, Campus Planning and Strategic Investments

Laura Zaytoun, Design Project Manager, Design and Construction

03/15/23 Shortlist recommendation by Selection Committee:
1. Bordeaux Construction Company – Morrisville, NC
2. BridgePoint General Contracting – Durham, NC
3. Samet – Raleigh, NC

03/16/23 Shortlist approved by Ven Poole

04/05/23 Pre-interview briefing of Construction Managers At-Risk

04/17/23 Construction Managers At-Risk interviewed. Recommendation in priority order:
1. Samet – Raleigh, NC
2. Bordeaux Construction Company – Morrisville, NC
3. BridgePoint General Contracting – Durham, NC