

**NC STATE UNIVERSITY**

# NC State Board of Trustees

## Buildings and Property Committee Special Meeting

March 20, 2024

Virtual Meeting

Ven Poole, Chair

Members: Marie Arcuri, Derick Close, Erik Dixon, David Herring, Timothy Reid, David Powers

# NC STATE UNIVERSITY

## March 2024 Buildings and Property Committee Special Meeting

### Agenda

10:30 a.m.

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

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2. Executive Summary

A. Executive Summary

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3. Roll Call

Sarah Kwon, Board Professional

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4. Designer and Construction Managers At Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

A. Interior Improvements - Talley Student Union

B. Open-Ended Service Agreement Designer Selections 2024-2025

Action Item for Committee

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

Action item for committee

A. Lab Renovation and Equipment Replacement - MRC

B. Council Building Demolition

C. Isenhour Tennis Facility Renovation

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6. Discussion

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7. Adjourn

Ven Poole, Chair



Executive Summary for  
Buildings and Property Committee  
March 20, 2024

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Agenda Item: Designer and Construction Managers-at-Risk Selections	4
Presenter: <i>Doug Morton, Associate Vice Chancellor, Facilities</i>	
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	
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Agenda Item: Non-appropriated Capital Improvement	9
Presenter: <i>Doug Morton, Associate Vice Chancellor, Facilities</i>	
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.	
Action: Committee Approval	

**Interior Improvements – Talley Student Union – Designer Selection**

**Project #202320007**

Total Project Scope – \$100,000-125,000 (Dining Trust Fund)

12/4/23

Advertised in NC Purchase Directory

Project Description: Talley Student Union (307,000 GSF) is the heart of student life at NC State. The first phase of this project is Advanced Planning predesign for a comprehensive study to evaluate all dining venues and open lounge/study/pre-function spaces in the building to improve efficiency and effectiveness. Although the Talley Renovation & Addition project was completed less than 10 years ago, programming and dining capacity changes are required to keep pace with the growing and evolving student population. This project will analyze current space utilization and food service throughput, while investigating opportunities to improve space efficiencies, dining throughput, and expanded services at Talley Student Union, to plan and execute a path forward to accommodate campus growth. The current major uses in the building are collaboration/study space; event/meeting space; student organization space; dining; retail; and office space.

1/5/24

Closing date for submittals  
(9 proposals received)

1/24/24-  
2/21/24

Selection Committee Review:

**David Herring, Trustee**

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

Richard Berlin, Associate Vice Chancellor, Campus Enterprises

Shawn Hoch, Senior Director, University Dining

Cameron Smith, Assistant Vice Chancellor, Design and Construction

Laura Zaytoun, Project Manager – Formal Design, Design and Construction

Others who assisted in the review and shortlisting process

Donna McGalliard, Associate Vice Chancellor, University Housing

Bill Davis, Director – Formal Design, Design and Construction

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

Jeff Halliburton, Senior Director, Campus Enterprises

Shelly Brown Dobek, Director, Fraternity and Sorority Life

Tim Hogan, Director, Student Centers, Campus Enterprises

Jimmy Wright, Director of Operations and Planning, Campus Enterprises

1/24/24

Shortlist recommendation by Selection Committee:

1. BHDP – Charlotte, NC
2. Duda|Paine Architects PA – Durham, NC
3. Perkins&Will – Raleigh, NC

1/25/24

Shortlist approved by Ven Poole

2/2/24

Pre-interview briefing of Designers

1/26/24

Designers interviewed. Recommendation in priority order:

1. **Perkins&Will – Durham, NC**
2. Duda|Paine – Durham, NC
3. BHDP – Charlotte, NC

**Firm Type**  
**B: Black**  
**D: Disabled**  
**F: Female**  
**H: Hispanic**  
**AA: Asian American**  
**AI: American Indian**  
**SED: Disadvantaged**  
**SBE: Small Business**

The 2024-2025 Open-Ended Service Agreement Designer Selections:

**Architecture:**

310 Architecture + Interiors	Raleigh, NC	
Clearscapes, PA	Raleigh, NC	F
IA Interior Architects	Raleigh, NC	
Notch Design, PLLC	Carrboro, NC	
Skinner Farlow Kirwan Architecture	Raleigh, NC	
Studio Archibene, PLLC	Durham, NC	
ThoughtCraft Architects		

**Asbestos/Environmental/Hazardous Materials:**

A1 Consulting Group, Inc.	Morrisville, NC	AA
ECS Southeast, LLC	Raleigh, NC	
Froehling & Robertson, Inc.	Raleigh, NC	AI
S&ME, Inc.	Raleigh, NC	
Terracon Consultants, Inc.	Raleigh, NC	

**Commissioning:**

AKF Group	Raleigh, NC	
Hanson Professional Services, Inc.	Raleigh, NC	
MBP Carolinas, Inc.	Raleigh, NC	
System WorCx, PLLC	Carrboro, NC	

**Estimating:**

DJG, Inc.	Raleigh, NC	
Red Bird Preconstruction Services	Cary, NC	F

**Electrical Engineering:**

BAI Engineering, PLLC	Raleigh, NC	
DSA Engineering, PC	Durham, NC	
Engineered Designs, Inc.	Cary, NC	F
NV5 Engineers and Constultants, Inc.	Cary, NC	
Sigma Engineered Solutions, PC	Raleigh, NC	
Wiley Wilson	Raleigh, NC	

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The 2024-2025 Open-Ended Service Agreement Designer Selections:

**GIS/Surveying:**

Avineon, Inc. (GIS only)	Banner Elk, NC	
SAM	Raleigh, NC	
Stewart	Raleigh, NC	H
Timmons Group, Inc.	Richmond, VA	

**Lab Design:**

IHR Architecture, Inc.	Durham, NC	
HDR Architecture, Inc.	Raleigh, NC	
Integrated Design, PA	Raleigh, NC	
JacobsWyper Architects, LLP	Raleigh, NC	F

**Landscape Architecture/Civil Engineering:**

A. Morton Thomas and Associates, Inc.	Raleigh, NC	
Andropogon Associates, Ltd	Raleigh, NC	
LJB Engineering PC	Garner, NC	
Wetherill Engineering, Inc.	Raleigh, NC	F

**Mechanical:**

Atlantec Engineers, P.A.	Raleigh, NC	
CPL Architects and Engineers, P.C.	Raleigh, NC	
Edmondson Engineers, PA	Durham, NC	
HEAPY	Raleigh, NC	
Newcomb & Boyd, LLP	Durham, NC	
Sud Associates, P.A.	Durham, NC	

**Move Planning:**

35 North	Durham, NC	D
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**Roofing:**

Atlas Engineering, Inc.	Raleigh, NC	
Fleming & Associates, PA	Fayetteville, NC	

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The 2024-2025 Open-Ended Service Agreement Designer Selections:

**Structural Engineering:**

Ardurra Group North Carolina  
Little Diversified Architectural Consulting, Inc.  
Uzun + Case, PLLC

Raleigh, NC  
Durham, NC  
Raleigh, NC

**Testing:**

ESP Associates, Inc.  
Kleinfelder, Inc.  
NOVA Engineering and Environmental, Inc.

Morrisville, NC  
Cary, NC  
Raleigh, NC



<i>Project Title</i>	<b>Lab Renovation and Equipment Replacement - MRC</b>
<i>Total Project Cost</i>	\$745,000
<i>Previous Authorization</i>	\$0
<i>Requested Authorization</i>	\$745,000
<i>Authorization Type</i>	Full Authority
<i>Funding Source</i>	Finance & Administration (F&A), Other Auxiliary Trust Funds

**Description:**

NC State was successful in winning a Department of Defense Microelectronics Hub: Commercial Leap Ahead Technologies for Wide bandgap Semiconductors (CLAWS) led by faculty from the Electrical and Computer Engineering department. CLAWS will help enable breakthroughs in areas such as 5G/6G communication, quantum computing, artificial intelligence, clean energy, and more.

Our university houses state-of-the-art cleanroom facilities on the ground floor and plaza level of the Larry K. Monteith Engineering Research Center (MRC), which supports the College of Engineering nanotechnology and semiconductor research.

This project renovates approximately 13,180 SF of research labs in MRC to modify required electrical, mechanical exhaust, and equipment utilities to support the new Department of Defense funded semiconductor characterization equipment.

**Buildings and Property Committee meeting date:** March 20, 2024

<i>Project Title</i>	<b>Council Building Demolition</b>
<i>Total Project Cost</i>	\$800,000
<i>Previous Authorization</i>	\$0
<i>Requested Authorization</i>	\$40,000
<i>Authorization Type</i>	Advanced Planning
<i>Funding Source</i>	Other Trust Funds (OTF)

**Description:**

The Council Building, constructed in 1939, has been vacant, boarded and secured for a while. Significant renovation would be necessary for NC State occupancy. Renovation cost is estimated to exceed \$12,000,000. Instead of renovation, removal of the building will facilitate future expansion and development of the Spring Hill Precinct of NC State's Centennial Campus and will eliminate the risk associated with this vacant and deteriorated structure.

This project includes the demolition of the Council Building, capping of all associated utilities, and some site restoration of landscaping upon removal of the building.

**Buildings and Property Committee meeting date:** March 20, 2024

<i>Project Title</i>	<b>Isenhour Tennis Facility Renovation</b>
<i>Total Project Cost</i>	\$4,000,000
<i>Previous Authorization</i>	\$0
<i>Requested Authorization</i>	\$250,000
<i>Authorization Type</i>	Advanced Planning
<i>Funding Source</i>	Athletics

**Description:**

The J.W. Isenhour Tennis Center is a tennis facility, built in 2004, featuring indoor court, locker rooms, restrooms, and shower for both the men’s and women’s tennis teams. In 2011, the complex was expanded with the addition of the Dail Outdoor Tennis Stadium.

The 3,800 SF expansion will add a new building featuring a players' lounge, nutrition space, coaches' offices, a conference room, a conditioning space, and an outdoor terrace.

The renovation scope includes transforming the 34,251 SF existing, outdated locker rooms, restrooms, and showers into offices for the coaching staff and dedicated team function areas.

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