

NC STATE UNIVERSITY

October 2024 Buildings and Property Committee Special Meeting

October 31, 2024

Virtual Meeting

Tim Humphrey, Chair

Members: Jim Harrell, Jim Holmes, Ghazale Johnston,
Wendell Murphy, Ven Poole, Ed Stack, Allison Markert

NC STATE UNIVERSITY

Meeting Book - October 2024 Buildings and Property Committee Special Meeting

Agenda

9:30 a.m.

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

A. Ethics statement

2. Executive Summary

A. Executive Summary

3. Roll Call

Sarah Kwon, Board Professional

4. Approval of Designer and Construction Managers At-Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

A. Kilgore, Scott & Thomas Hall HVAC Renovations - Construction Managers At-Risk

B. Poole College of Management New Building - Construction Managers At-Risk

Action Item for Committee

5. Discussion

6. Adjourn

Tim Humphrey, Chair



NORTH CAROLINA STATE ETHICS COMMISSION

SAMPLE¹

ETHICS AWARENESS & CONFLICT OF INTEREST REMINDER

(to be read by the Chair or his or her designee at the beginning of each meeting)

In accordance with the State Government Ethics Act, it is the duty of every [Board] member to avoid both conflicts of interest and appearances of conflict.

Does any [Board] member have any known conflict of interest or appearance of conflict with respect to any matters coming before the [Board] today?

If so, please identify the conflict or appearance of conflict and refrain from any undue participation² in the particular matter involved.

Rev. 1-16-07

¹ N.C.G.S. §138A-15 (e): “At the beginning of any meeting of a board, the chair shall remind all members of their duty to avoid conflicts of interest and appearances of conflict under [Chapter 138A].” There is no set language required by the Act. Specific language can and should be tailored to fit the needs of each covered board as necessary.

² “A public servant shall take appropriate steps, under the particular circumstances and considering the type of proceeding involved, to remove himself or herself to the extent necessary, to protect the public interest and comply with this Chapter, from any proceeding in which the public servant’s impartiality might reasonably be questioned due to the public servant’s familial, personal, or financial relationship with a participant in the proceeding.” See N.C.G.S. §138A-36 (c). If necessary, the Chairman or individual member involved should consult with his ethics liaison, legal counsel, or the State Ethics Commission to help determine the appropriate response in a given situation.



Executive Summary for
Buildings and Property Committee
October 31, 2024

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Agenda Item: Designer and Construction Managers At-Risk Selections

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

Kilgore, Scott & Thomas Halls HVAC Renovations – Construction Manager At-Risk Selection

Project #202320011

Total Project Scope – \$24,300,000 (State Appropriated Funds)

- 7/15/24 Advertised in NC Purchase Directory
- Project Description: Kilgore, Scott and Thomas Halls is a combined and phased HVAC and laboratory renovations project addressing multiple needs across NC State's North Campus. The project will address deficient mechanical, electrical, plumbing, and fire protection systems and bring the buildings into compliance with the NC State Building codes and regulatory laboratory requirements.
- 8/9/24 Closing date for submittals
(14 proposals received)
- 9/10/24-
10/22/24 Selection Committee Review:
Jim Harrell, Trustee
Lisa Johnson, Assistant Vice Chancellor and University Architect, Campus Planning and Strategic Investment
Megan Jacob, Senior Associate Dean for Administration, College of Agriculture and Life Sciences
Cameron Smith, Assistant Vice Chancellor, Design and Construction
Bob Cwikla, Design Project Manager, Design and Construction
Others who assisted in the review and shortlisting process
Carla Daniels, HUB Program Manager, Design and Construction
Mark Michaelson, Construction Project Manager, Design and Construction
- 9/10/24 Shortlist recommendation by Selection Committee:
1. Brasfield & Gorrie, LLC – Raleigh, NC
2. LeChase Construction Services, LLC – Durham, NC
3. Messer Construction Co. – Raleigh, NC
- 9/11/24 Shortlist approved by Timothy Humphrey
- 10/9/24 Pre-interview briefing of Designers
- 10/22/24 Construction Managers At-Risk interviewed. Recommendation in priority order:
1. LeChase Construction Services, LLC – Durham, NC
2. Brasfield & Gorrie, LLC – Raleigh, NC
3. Messer Construction Co. – Raleigh, NC

Poole College of Management – New Building (Business School) – Construction Manager At-Risk Selection

Project #202420014

Total Project Scope – \$4,500,000 (State Appropriated Funds)

- 6/3/24 Advertised in NC Purchase Directory
- Project Description: This project provides a new state-of-the-art facility for the Poole College of Management currently located in Nelson Hall on the north campus precinct. The new facility will promote creativity and collaboration and will create versatile teaching environments, further organic collaboration between colleges while fostering entrepreneurship and research success. The new facility focused on collaboration, active learning, high-impact experiences, research, and industry engagement will allow students, faculty, and programs to thrive. The anticipated square footage of the new building will be around 200,000 sf.
- 6/28/24 Closing date for submittals
(10 proposals received)
- 8/22/24-
10/4/24 Selection Committee Review:
Ed Stack, Trustee
Lisa Johnson, Assistant Vice Chancellor and University Architect, Campus Planning and Strategic Investment
Cameron Smith, Assistant Vice Chancellor, Design and Construction
Richard Warr, Associate Dean for Faculty and Research, Poole College of Management
Maggie Merry, Assistant Dean of Finance & Administration, Poole College of Management
Jonathan Hennesey, Director of Strategic Projects, Poole College of Management
Others who assisted in the review and shortlisting process
Sumayya Jones-Humienny, Associate University Architect, Director, Campus Planning and Strategic Investment
Bill Davis, Director of Formal Design, Design and Construction
Jim Rains, Director of Formal Construction, Design and Construction
- 8/22/24 Shortlist recommendation by Selection Committee:
1. Barnhill Building Group – Raleigh, NC
2. Brasfield & Gorrie – Raleigh, NC
3. Skanska USA Building, Inc. – Raleigh, NC
- 9/2/24 Shortlist approved by Timothy Humphrey
- 9/19/24 Pre-interview briefing of Designers
- 10/4/24 Construction Managers At-Risk interviewed. Recommendation in priority order:
1. Barnhill Building Group – Raleigh, NC
2. Brasfield & Gorrie – Raleigh, NC
3. Skanska USA Building, Inc. – Raleigh, NC