

NC STATE UNIVERSITY

November 2024 Buildings and Property Committee Meeting

November 21, 2024

Dorothy and Roy Park Alumni Center

Chancellor's Reception Room

Raleigh, NC, 27607

Tim Humphrey, Chair

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

NC STATE UNIVERSITY

November 2024 Buildings and Property Committee Meeting Book

Agenda

10:00 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. Meeting Minutes

Tim Humphrey, Chair

A. September 5, 2024 Open Session Meeting Minutes

B. October 31, 2024 Open Session Special Meeting Minutes

Action Item for Committee

5. Property Matters

Alicia Knight, Senior Associate Vice Chancellor, Finance and Administration

A. Acquisition by Lease. Space to Accommodate Displaced Poe Hall Occupants.

B. Acquisition by Purchase. Acquisition of property in Raleigh, NC for a bus maintenance and operations facility for NC State Transportation.

Action Item for Committee and Full Board

6. Approval of Designer Selections \$2M or Less

Doug Morton, Associate Vice Chancellor, Facilities

A. Approval of Designer Selections \$2M or Less since September 5, 2024

Action Item for Committee

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

Doug Morton, Associate Vice Chancellor, Facilities

A. 111 Lampe Drive Renovation - Construction Managers At-Risk Selection

Action Item for Committee

<p>8. Approval of Plan and Specifications of Formal Projects \$2M or Less Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment</p> <p>A. Approval of Plan and Specifications since September 5, 2024</p>	<p>Action Item for Committee</p>
<p>9. Acceptance of Completed Buildings and Projects Doug Morton, Associate Vice Chancellor, Facilities</p> <p>A. Acceptance of Completed Buildings since September 5, 2024</p>	<p>Action Item for Committee</p>
<p>10. Non-appropriated Capital Improvement Projects Doug Morton, Associate Vice Chancellor, Facilities</p> <p>A. Main Switchboard Replacement and Relocation – Owen Residence Hall</p> <p>B. Cates West Development - Advance Planning</p> <p>C. Waterproofing and Crack Repairs - Coliseum Parking Deck</p> <p>D. Assessment and Repairs - Monteith Engineering Research Center (MRC) Parking Deck</p>	<p>Action Item for Committee</p>
<p>11. Campus Design Review Panel Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment</p> <p>A. Revisions to Campus Design Review Panel Guidelines</p>	<p>Action Item for Committee</p>
<p>12. Reports</p> <p>A. Capital Projects and Status of Projects in Planning Update Doug Morton, Associate Vice Chancellor, Facilities</p> <p>B. Campus Development Process Doug Morton, Associate Vice Chancellor, Facilities</p> <p>C. Nuclear Test Reactor Feasibility Study Doug Morton, Associate Vice Chancellor, Facilities</p> <p>D. Innovation District Update Alicia Knight, Senior Associate Vice Chancellor, Finance and Administration</p>	
<p>13. Discussion</p>	
<p>14. Adjourn Tim Humphrey, Chair</p>	



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
November 21, 2024

	Page
Agenda Item: Meeting Minutes	7
Presenter: <i>Tim Humphrey, Chair</i>	
Summary: Meeting minutes from September 5, 2024 open session meeting and October 31, 2024 open special meeting.	
Action: Committee Approval	
<hr/>	
Agenda Item: Property Matters	12
Presenter: <i>Alicia Knight, Senior Associate Vice Chancellor, Finance and Administration</i>	
Summary: Approval and recommendation to the full board for approval for property matters of (A) Acquisition by Lease – Space lease to continue accommodating the office space needs of university personnel displaced from main campus, and (B) Acquisition by Purchase – Acquisition of property in Raleigh, NC providing a stable and long-term facility in support of NC State University’s transit system (bus maintenance and operations).	
Action: Committee and Full Board Approval	
<hr/>	
Agenda Item: Approval of Designer Selections for Projects \$2 million or less	18
Presenter: <i>Doug Morton, Associate Vice Chancellor, Facilities</i>	
Summary: Approval of Designer Selections for Projects \$2M or less since the September 5, 2024 meeting.	
Action: Committee Approval	
<hr/>	
Agenda Item: Designer and Construction Managers At-Risk Selections	19
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

Agenda Item: Approval of Plan and Specifications of Formal Projects \$2M or less 20
Presenter: *Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment*

Summary: Approval of Plan and Specification of Formal Projects \$2M or less since the September 5, 2024 meeting.

Action: Committee Approval

Agenda Item: Acceptance of Completed Buildings and Projects 22

Presenter: *Doug Morton, Associate Vice Chancellor, Facilities*

Summary: The list of 29 projects acceptance with a total of \$6,461,178 follows the University and State Construction Office certification.

Action: Committee Approval

Agenda Item: Non-appropriated Capital Improvement Projects 23

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: Campus Design Review Panel 29

Presenter: *Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment*

Summary: Revisions to the Campus Design Review Panel guidelines, which was last amended on April 15, 2021.

Action: Committee Approval

OPEN SESSION MINUTES

Buildings and Property Committee
Board of Trustees
North Carolina State University
September 5, 2024

The Building and Property Committee of the Board of Trustees of North Carolina State University met at the Chancellor's Reception Room, Park Alumni Center on September 5, 2024.

Members present:

James A. "Jim" Harrell III
James L. "Jim" Holmes, Jr.
Wendell Murphy
Ven Poole
Edwin J. "Ed" Stack III
Allison Markert
Ghazale Johnston, Acting Committee Chair

Members absent:

Timothy L. Humphrey

Acting Chair Johnston called the meeting to order at 10:00 a.m. Acting Chair Johnston reminded those in attendance while the Committee meeting is a public meeting, it is not a meeting for public comment and only those on the agenda will be permitted to speak. Acting Chair Johnston requested any present media representatives to identify themselves to the Board Professional, Sarah Kwon. Acting Chair Johnston also reminded all members of their duty to avoid conflicts of interest and appearances of conflicts of interest under the State Government Ethics Act and inquired as to whether there were any known conflicts of interest or appearances of conflict with respect to any matters coming before the Committee at this meeting. No members identified any conflicts or perceived conflicts and Acting Chair Johnston then called on Sarah Kwon for the roll call.

ROLL CALL

Sarah Kwon called roll and certified that a quorum was present.

MEETING MINUTES

Trustee Holmes made the motion, seconded by Trustee Stack, to approve the April 25, 2024, open session meeting minutes, the June 6, 2024, July 18, 2024, and August 19, 2024 special open session meeting minutes. With no further discussion, the motion passed unanimously.

COMMITTEE RESPONSIBILITIES AND PROCEDURES – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented the committee responsibilities and procedures and the annual committee calendar. He thanked the trustees for their time and involvement in the special meetings to prevent project delays.

PROPERTY MATTERS – ALICIA KNIGHT, ASSOCIATE VICE CHANCELLOR, REAL ESTATE AND DEVELOPMENT

Alicia Knight reviewed three property matters for the committee to recommend for full board approval.

ACQUISITIONS BY LEASE

Recommendation of approval of an acquisition by lease for the Institute for Advanced Analytics ("IAA") on Centennial Campus and an acquisition by lease for Digital Education and Learning Technology Applications ("DELTA") Testing Center on Centennial Campus.

DISPOSITION BY LEASE

Recommendation of approval of a disposition by lease for a non-exclusive ground lease to USDA-ARS at Central Crops Research Station.

Trustee Poole made the motion, seconded by Trustee Harrell, to recommend the three property matters to the full board for approval. With no further discussion, the motion passed unanimously.

APPROVAL OF DESIGNER SELECTIONS FOR PROJECTS \$2M OR LESS - DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented ten designer selections of projects for \$2 million or less since the April 25, 2024 meeting.

Trustee Stack made the motion, seconded by Trustee Holmes, to approve the Approval of Designer Selections for Projects \$2 Million or Less. With no further discussion, the motion passed unanimously.

APPROVAL OF PLAN AND SPECIFICATIONS OF FORMAL PROJECTS \$2M OR LESS – LISA JOHNSON, ASSISTANT VICE CHANCELLOR, CAMPUS PLANNING AND STRATEGIC INVESTMENT

Lisa Johnson presented the Plan and Specifications of Formal Projects \$2 million or less since the April 25, 2024 meeting.

Trustee Holmes made the motion, seconded by Trustee Poole, to approve the Plan and Specifications of Formal Projects \$2 million or less. With no further discussion, the motion passed unanimously.

ACCEPTANCE OF COMPLETED BUILDINGS AND PROJECTS– DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented the 30 buildings and projects that were accepted. He emphasized the JC Raulston Arboretum fencing at Beryl Road and near the I-440 and the Weisiger-Brown Athletic Facility weight room flooring and equipment renovation.

Trustee Stack made the motion, seconded by Trustee Harrell, to approve the acceptance of completed buildings and projects. With no further discussion, the motion passed unanimously.

BUILDING SITE, PLAN, AND SPECIFICATION REVIEW/APPROVAL – LISA JOHNSON, ASSISTANT VICE CHANCELLOR, CAMPUS PLANNING AND STRATEGIC INVESTMENT

Lisa Johnson presented two plan approval requests for the College of Veterinary Medicine Equine Hospital and Mann Hall Renovation.

Trustee Poole made the motion, seconded by Trustee Harrell, to approve the proposed plans for the College of Veterinary Medicine Equine Hospital and Mann Hall Renovation. With no further discussion, the motion passed unanimously.

NON-APPROPRIATED CAPITAL IMPROVEMENT PROJECTS – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented two non-appropriated capital improvement projects for approval: 2nd and 3rd Floor Renovations – Witherspoon Student Center and the Gate 6 Carter Finley Stadium.

Trustee Murphy made the motion, seconded by Trustee Markert, to approve the two non-appropriated capital improvement projects. With no further discussion, the motion passed unanimously.

REPORTS

ACQUISITION BY LEASE. SPACE LEASE FOR THE BELK CENTER FOR COMMUNITY COLLEGE LEADERSHIP AND RESEARCH CENTER LOCATED AT 706 HILLSBOROUGH STREET.

Alicia Knight provided an informational report regarding the lease extension of two leases for the Belk Center for Community College Leadership and Research Center. While the transactions do not meet the threshold for Board review/approval (due to two separate leases entered into at different times with slightly different terms), the leasing information was provided to the Board for awareness.

CAPITAL PROJECTS AND STATUS OF PROJECTS IN PLANNING UPDATE – DOUG MORTON,
ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented on the Capital Projects-at-a-Glance as of June 21, 2024. He presented the projects progress via site photos of the Structural Repairs Mann Hall, Roof Replacement – Reynolds Coliseum, Domestic Water Line Replacement – North/Central Campus, University Towers Residence Hall Renovation, Electrical Distribution Upgrade, and South Tower Exterior Envelope Waterproofing Phase 1.

PHYSICAL MASTER PLAN AND CAMPUS DEVELOPMENT PROCESS – DOUG MORTON,
ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton briefed the 2023 Physical Master Plan continued effort including the guidelines, online orientation courses, and the campus development process. He emphasized the campus' involvement in the process including the campus development committee.

INNOVATION DISTRICT UPDATE – ALICIA KNIGHT, ASSOCIATE VICE CHANCELLOR, REAL
ESTATE AND DEVELOPMENT

Alicia Knight provided an update on the status of the plans for the innovation district project, including developer's continued progress on the project's design and permitting, as well as developer's engagement of a public relations/marketing firm for the project. These activities continue as Developer tracks improvement in the capital markets and begins to pursue pre-leasing activities, which are anticipated to be required prior to groundbreaking.

Without further objection, Acting Chair Johnston adjourned the meeting at 11:19 a.m.

Respectfully submitted,

Secretary

Approved:

Chair of the Committee

OPEN SESSION MINUTES

Buildings and Property Committee
Board of Trustees
North Carolina State University
October 31, 2024

The Building and Property Committee of the Board of Trustees of North Carolina State University met virtually via Zoom on October 31, 2024.

Members present:

James L. "Jim" Holmes, Jr.
Ghazale Johnston
Wendell Murphy
Edwin J. "Ed" Stack III
Ven Poole
Timothy L. Humphrey, Chair

Members absent:

James A. "Jim" Harrell III
Allison Markert

Chair Humphrey called the meeting to order at 9:32 a.m. Chair Humphrey reminded those in attendance while the Committee meeting is a public meeting, it is not a meeting for public comment and only those on the agenda will be permitted to speak. Chair Humphrey also reminded all members of their duty to avoid conflicts of interest and appearances of conflicts of interest under the State Government Ethics Act and inquired as to whether there were any known conflicts of interest or appearances of conflict with respect to any matters coming before the Committee at this meeting. He then called on Sarah Kwon for the roll call.

ROLL CALL

Sarah Kwon called roll and certified that a quorum was present.

DESIGNER AND CONSTRUCTION MANAGERS AT-RISK SELECTIONS – DOUG MORTON, ASSOCIATE VICE CHANCELLOR, FACILITIES

Doug Morton presented the construction manager at-risk selections for Kilgore, Scott & Thomas Hall HVAC Renovations and Poole College of Management New Building.

Trustee Holmes made the motion, seconded by Trustee Murphy, to approve the designer selections. Chair Humphrey called for a vote by roll call.

Harrell	ABSENT
Holmes	AYE
Johnston	AYE
Murphy	AYE
Poole	AYE
Stack	AYE
Markert	ABSENT
Humphrey	AYE

The motion passed.

Without further objection, Chair Humphrey adjourned the meeting at 9:41 a.m.

Respectfully submitted,

Secretary

Approved:

Chair of the Committee

**ACQUISITION
OF REAL PROPERTY**

ACQUISITION OF REAL PROPERTY BY LEASE

LESSOR VTR LS CTI, LP limited partnership and is managed by Ventas, Inc

LESSEE The State of North Carolina, North Carolina State University

LOCATION 1010 Main Campus Drive (Center for Technology and Innovation), second and third floors, Raleigh NC, 27606, Wake County

SIZE Approximately 40,035 RSF of office space

RATE Year 1 Rent of \$33.06 per rentable SF, full service; annual rent escalation of approximately 3.25%.

TERM Term of sixty-two (62) months; September 1, 2025 – October 31, 2030.
Two (2) Tenant options to renew for 12 months each at a 3% escalation.

USE Requesting acquisition to continue to accommodate the office space needs of university personnel displaced from main campus.

Form PO-1
Rev. 10/01
Original and one copy to State Property Office

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

***ACQUISITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: November 21, 2024

The Department of Administration is requested, as provided by GS §146-22 et seq., to acquire the real property herein described by ~~purchase, lease, rental, or other~~ (specify). lease

This Property is needed for the following reasons and purposes: North Carolina State University requests permission to acquire space by lease to accommodate the office and administrative needs of personnel being displaced from Poe Hall.

Name and Address of Present Owner:

VTR LS CTI, LP, a Delaware limited partnership and is managed by Ventas, Inc based in Louisville, Kentucky.

Description of Property: Approximately 40,035 rentable square feet located at the Center for Technology and Innovation, 1010 Main Campus Drive, second and third floors. Given the location, this transaction is considered a site-specific, strategic location in accordance with UNC Policy Manual 600.1.3.1[R]

Term: Lease term of sixty-two (62) months; September 1, 2025 through October 31, 2030. Two (2), one-year options to renew beyond the initial term, at a fixed 3% increase, if exercised at NC State's election.

Rental price (if applicable):

- Year 1 rental rate of \$33.06 per rentable SF, full service; annual rent escalation of approximately 3.25% per year
- Full-service rent includes utilities, janitorial services, and required maintenance; excludes internet and Premises security.
- Landlord will replace the carpet and repaint the Premises or provide turnkey improvements of equal value (\$300,000) at Tenant election.

Funding: Central University Funding

Item:

In the event the above-described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details. No.

(Complete if Agency has a Governing Board.)

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

Signature: _____

Title:

**Assistant Secretary
Board of Trustees**

*The term "real property" includes timber rights, mineral rights, etc. (GS §146-64)

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Number: PO-1

Preparation

Date: November 21, 2024

Request: Acquisition Lease of approximately 40,035 rentable square feet of office space located at the Center for Technology and Innovation on Centennial Campus.

Institution NORTH CAROLINA STATE UNIVERSITY

.....

RECOMMENDED BY CHANCELLOR, NCSU

W.M. 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)

.....

**ACQUISITION
OF REAL PROPERTY
PURCHASE**

GRANTOR Triangle Real Estate, LLC

GRANTEE The State of North Carolina, NC State University

LOCATION 101 Petfinder Lane, Raleigh, NC, 27603 and 115 Petfinder Lane, Raleigh, NC, 27603

SIZE Approximately 8.13 acres, improved with an office and industrial building of approximately 18,800 gross square feet.

RATE \$6,100,000

TERM Perpetual

USE This Property will provide a stable and long-term facility in support of NC State University's transit system (bus maintenance and operations). The location of this facility is roughly 5 miles from the university and is located to limit time and mileage for out of services busses. The facility also offers adequate space for storage and maintenance of busses and can accommodate growth, as needed.

PO-1

Original and one copy to
State Property Office

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
RALEIGH**

***ACQUISITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: November 1, 2024

The Department of Administration is requested, as provided by GS 146-22 et seq. to acquire the real property herein described, by (purchase), (lease), (~~rental~~) or (~~other specify~~):

101 & 115 Petfinder Lane, Raleigh, NC

This Property is needed for the following reasons and purposes: (attach additional sheets if necessary).

This Property will provide a stable and long-term facility in support of NC State University’s transit system (bus maintenance and operations). The location of this facility is roughly 5 miles from the university and is located to limit time and mileage for out of services busses. The facility also offers adequate space for storage and maintenance of busses and can accommodate growth, as needed.

Name and Address of Present Owner:

Triangle Real Estate Holdings, LLC
101 Petfinder Lane, Raleigh, NC, 27603 and 115 Petfinder Lane, Raleigh, NC, 27603

Description of Property: (attach additional sheets if necessary).

All parcels of land located at 101 Petfinder Lane, Raleigh, NC and 115 Petfinder Lane, Raleigh, NC, together with buildings and improvements, containing approximately 8.13 acres, with the buildings having a combined 18,800 square feet.

Term: Perpetual

Acquisition Price: \$6,100,000.00

Funding: Transportation Reserve Funds

Item _____, Other _____.

In the event the above-described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details. **No.**

Action, recommending the above request, was taken by the Board of Trustees and is recorded in the minutes thereof on November 22, 2024.

Signature _____
Assistant Secretary, Board of Trustees

*The term “real property” includes timber rights, mineral rights, etc. (GS 146-64)

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form
Number: PO-2

Preparation
Date: November 1, 2024

Request: Approval for acquisition by purchase of real property located at 101 & 115 Petfinder Lane, Raleigh NC in support of NC State University's transit system (bus maintenance and operations).

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)

.....

Approval of Designer Selections for Projects \$2M or Less

Note: The projects below are submitted to the Board of Trustees Buildings and Property Committee for formal approval of designer selections for projects for \$2M or less that are not on the OESAD list. This listing represents designers selected since September 5, 2024.

<u>Project:</u>	<u>Fee:</u>
DELTA Administrative Office Space Workplace Strategy Designer: LS3P Associates, Ltd. Fund Source: State Appropriation	\$49,620
Starbucks Supplemental Cooling – Talley Student Union Designer: Optima Engineering Fund Source: Trust Funds	\$7,400
CSC 2nd & 3rd Floor Office Renovations Designer: BSA LifeStructures Fund Source: State Appropriation	\$29,500
CLAWS – Utility Renovations to Rooms 106, 111, 127, and 255 – MRC Designer: Edmundson Engineers, PA Fund Source: F&A	\$28,000
Chilled Water Piping Replacement – Bird Wing – Scott Hall Designer: RMF Engineering, Inc. Fund Source: Repair and Renovation	\$32,500
Cates West Visioning Study Designer: Hanbury Fund Source: State Appropriation	\$50,000
Council Building Demolition Designer: RND Architects, PA Fund Source: Trust Funds	\$33,480
Poe Hall College of Education Visioning Study Designer: Duda Paine Architects Fund Source: State Appropriation	\$49,500
Gate 6 – Infrastructure – Carter Finley Stadium Complex Designer: Richard Grubb & Associates, Inc. Fund Source: Trust Funds	\$13,117
Rms. 133 & 135, 134 & 136, 137 & 139, 141 Renovations - Partners Bldg. III Designer: BHDP Architecture Fund Source: State Appropriation	\$12,300

111 Lampe Drive Renovation – Construction Manager At-Risk Selection

Project #202320013

Total Project Scope – \$42,000,000 (State Appropriated Funds)

- 9/6/24 Advertised in NC Purchase Directory
- Project Description: This project will renovate approximately 67,000 GSF on the third and fourth floors for the Department of Psychology. The program includes instructional, study, research, and office spaces. Failing and outdated building mechanical, electrical and plumbing systems will be replaced. ADA accessibility will be addressed.
- 10/4/24 Closing date for submittals
(13 proposals received)
- 10/23/24-
11/8/24 Selection Committee Review:
Ghazale Johnston, Trustee
Lisa Johnson, Assistant Vice Chancellor and University Architect, Campus Planning and Strategic Investment
Christopher Mayhorn, Department Head, Psychology and Interim Director, Center for Family and Community Engagement
Cameron Smith, Assistant Vice Chancellor, Design and Construction
Stephanie McArthur, Construction 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
- 10/23/24 Shortlist recommendation by Selection Committee:
1. Clancy & Theys Construction Co. – Raleigh, NC
2. Frank L. Blum Construction Company – Raleigh, NC
3. Messer Construction Co. – Raleigh, NC
- 10/24/24 Shortlist approved by Timothy Humphrey
- 10/31/24 Pre-interview briefing of Designers
- 11/8/24 Construction Managers At-Risk interviewed. Recommendation in priority order:
1. **Messer Construction Co. – Raleigh, NC**
2. Clancy & Theys Construction Co. – Raleigh, NC
3. Frank L. Blum Construction Company – Raleigh, NC

**Approval of Plans and Specifications of Formal Projects
\$2M of Less**

Note: The projects below are submitted to the Board of Trustees Buildings and Property Committee for formal acceptance of plans and specifications. This listing represents projects received since the September 5, 2024 meeting.

<u>Project</u>	<u>Construction Estimate</u>
Jordan Hall Project # 202220023 Emergency Masonry Stabilization - Jordan Hall Designer: Wiss, Janney, Elstner Associates Cary, NC Fund Source: State Appropriation	\$345,575
Kilgore Hall Project # 202435033 Rm 255 Renovation - Kilgore Hall Designer: CPL Architects and Engineers, PC Raleigh, NC Fund Source: State Appropriation	\$138,690
Witherspoon Student Center Project # 202324086 AHU 5 Replacement - Witherspoon Student Center Designer: Edmondson Engineers, PA Durham, NC Fund Source: Trust Funds	\$115,470
Partners Building III Project # 202435062 Renovation to Lab 167, 169, & 169A - Partners Building III Designer: Hanbury Raleigh, NC Fund Source: F&A	\$196,875
Monteith Engineering Research Center Project # 202435078 CLAWS - Utility Renovations to Rooms 106, 111, 127 and 225 – MRC Designer: Edmondson Engineers, PA Durham, NC Fund Source: F&A	\$217,800
Carter Finley Stadium Project # 202435063 Raleighwood Fan Zone - Carter Finley Stadium Designer: CRA Associates, Inc. Chapel Hill, NC Fund Source: Trust Funds	\$149,400
Brooks Hall Project # 202435056 Add Office 216B (between 216A and 216C) - Brooks Hall Designer: Atlantec Engineers, PA Raleigh NC Fund Source: State Appropriation	\$70,272

**Approval of Plans and Specifications of Formal
Projects \$2M or Less**

Fitts-Woolard Hall **\$1,565,550**

Project # 202420009
CoE Growth - Research Lab Renovation – FWH
Designer: BSA Lifestructures
Indianapolis, IN
Fund Source: State Appropriation

Fitts-Woolard Hall **\$100,926**

Project # 202435093
Renovate CCEE 3250-3254 Suite - Engineering Growth - FWH
Designer: ThoughtCraft Architects, PLLC
Chapel Hill, NC
Fund Source: State Appropriation

Infrastructure - Central Campus **\$140,400**

Project # 202435044
Morrill Drive Parking Revision - Central Campus
Designer: NV5 Engineers and Consultants, Inc.
Cary, NC
Fund Source: Trust Funds

**Buildings and Property Committee
Board of Trustees
Acceptance of Completed Buildings and Projects
November 21, 2024**

Code/Item	Project#	Location	Title	Cost of Work	University Acceptance
42124/374	202220005	Reynolds Coliseum	Women's Basketball Locker Room Renovation	\$766,836	7/27/2023
42224/304	202235066	Witherspoon Student Center, Room 126	Safety System Upgrades and Renovations	\$1,332,247	1/4/2024
N/A	202335078	Infrastructure - Centennial Campus	Lake Raleigh Wood Trails - Mountain Bike Skills Area	\$25,000	1/11/2024
42124/350	202135095	D.H. Hill Jr. Library (East Wing)	Data Science Academy Renovation - Suite 2144 & 2146	\$502,880	3/15/2024
N/A	202320006	D.H. Hill Jr. Library (South Bookstacks)	South Tower Exterior Envelope Waterproofing	\$441,550	4/30/2024
N/A	202335030	Patterson Hall	North Entry Door Replacement	\$142,215	6/11/2024
N/A	202335074	Carter-Finley Stadium - North End Zone	Fire Sprinkler Line Service for Restroom & Concession Bldgs.	\$157,537	6/28/2024
N/A	202424052	Infrastructure - Central Campus	Emergency Storm Line Repair on Dan Allen Drive	\$60,626	7/12/2024
N/A	202424019	Infrastructure - South Campus	Repaving of Lot - Varsity Parking Lot Phase 1	\$373,943	7/12/2024
N/A	202424040	TowneBank Center	RTU-6 Condenser Coil Replacement	\$27,748	7/16/2024
N/A	202424006	MAE Lab (at West Research Annex)	Garage Door & Concrete Pad Installation	\$64,509	7/18/2024
N/A	202435042	Monteith Engineering Research Center	Fume Hood Removal Rooms 227B and 223	\$9,128	7/18/2024
42224/338	202335017	Yarbrough Central Utility Plant	East Steam Tunnel Repair	\$212,482	7/24/2024
N/A	202424038	TowneBank Center	RTU-5 Condenser Coil Replacement	\$44,328	7/31/2024
N/A	202424021	TowneBank Center	Wallpaper Removal & Painting	\$78,345	7/31/2024
N/A	202424046	Broughton Hall	Additional Modifications to Lab 2101 in Diesel Wing	\$16,207	7/31/2024
N/A	202424057	Infrastructure - Central Campus	Spiideo Camera Installation	\$7,993	7/31/2024
42124/358	202220002	Metcalf Residence Hall	Tri-Towers Residential Fire Alarm System Replacement	\$1,375,722	7/31/2024
4324/311	202435036	Infrastructure - South Campus	Varsity Parking Lot Drainage Renovation	\$280,304	8/2/2024
N/A	202335028	Biltmore Hall (Robertson Wing)	ADA Compliance Renovations	\$117,812	8/5/2024
N/A	202435007	Witherspoon Student Center	Witherspoon 117 Stage Renovation	\$194,100	8/5/2024
N/A	202424043	CALS Breez Farm House - Hurdle Mills	Install Pre Engineered Pole Barn	\$12,672	8/5/2024
N/A	202324049	Poe Hall	Exterior Utilities Screening	\$45,232	8/8/2024
N/A	202424018	Howling Cow Dairy Education Center and Creamery	Install Power for New Wall Fans	\$5,493	8/13/2024
N/A	202424029	Talley Student Union	Install Dedicated Circuit on Loading Dock	\$4,400	8/15/2024
N/A	202416004	Holladay Hall	Spackle Repair/Replacement	\$34,240	8/16/2024
N/A	202435032	Partners Building II	Labs 2100, 2101, 3570 & 3580 Renovations	\$88,587	8/21/2024
N/A	202424063	Page Hall	Water Damange Remediation	\$23,800	9/9/2024
N/A	202424053	Talley Student Union	Demo Red Sky Display Case & Relocate Counter	\$15,241	9/9/2024
			TOTAL	\$6,461,178	



October 24, 2024

MEMORANDUM – Board of Trustees Authority

SUBJECT: Main Switchboard Replacement and Relocation – Owen Residence Hall

Total Project Cost	\$730,000
Previous Authorization	\$601,250
Requested Authorization.....	\$128,750
Authorization Type	Increase
Funding Source.....	Housing Receipts

Owen Hall is a four-story traditional hall-style residence building on the Central precinct of campus. It was originally built in 1947 to help house the unprecedented number of students enrolling after World War II.

This project replaces and relocates the outdated main switchboard equipment to meet current building code requirements. Minor landscaping and site modifications are included to isolate the equipment from pedestrian spaces.

An increase is required to provide funding for change orders reflecting the cost of repair and relocation of building roof drain piping not shown on original drawings and the demobilization and remobilization cost resulting from a scheduling conflict.



October 24, 2024

MEMORANDUM – Board of Trustees Authority

SUBJECT: Cates West Development

Total Project Cost.....	\$868,940,000
Previous Authorization	\$0
Requested Authorization.....	\$5,000,000
Authorization Type	AP
Funding Source.....	Housing, Dining

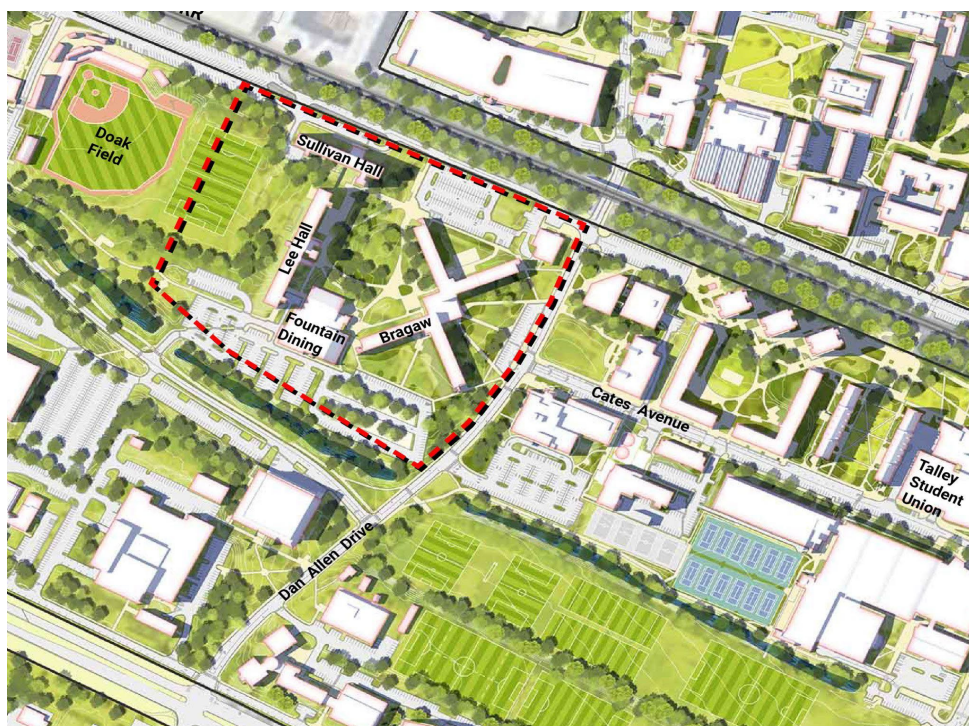
This project will provide new student housing and dining facilities in multiple phases to address increasing demand driven by enrollment growth and the freshmen live-on-campus requirement. The project will construct about 3,000 traditional and semi-suite style student beds and a new 1,500 seat dining facility on Central Campus. Three existing student housing buildings, a dining facility and a small service building at the end of their useful lives will be demolished as part of this multi-phases project. The goal is to continue to increase the bed count with each phase. The project includes a new regional utility plant and utility distribution.

Cates West Development Project

The Cates West project, located at the intersection of Cates Avenue and Dan Allen Drive, activates one of the strategic elements of the university's physical master plan designed to support the first-year on-campus residential experience. Community building and student success will be the primary drivers of this residential and dining neighborhood anchoring the western part of main campus.

We seek \$5M for advance planning authority to design the Cates West site, determine the feasibility of the financial modeling assumptions, establish project phasing, and refine the overall project budget. Project highlights include:

- Construction of 3,000+ beds to accommodate the AY2030 university enrollment growth targets. These beds would replace 2,300 beds in Lee, Sullivan, and Bragaw residence halls and add approximately 780 beds to the existing housing inventory, addressing the planned increases of the first-year class.
- Construction of a 1,500-seat dining hall to replace Fountain Dining Hall and the University Towers dining facility. Combining these two dining venues is net positive both operationally and financially, and it provides a net increase of 248 seats to address increasing enrollment.
- Configure the dining facility with multipurpose space that supports food service growth and unmet demand for event and activity space at Talley Student Union and other venues.
- Affordable housing and dining options that result in less than 5% annual rate increases. Both organizations are well positioned within the local market, the UNC system, and in comparison to peer institutions to propose these rate increases and still provide affordable options.
- Replacement of existing facilities that will address building conditions, accessibility, and aging infrastructure: Lee (1964), Sullivan (1966), and Bragaw (1958) Residence Halls, Fountain Dining Hall (1982), and West Dunn Building (1958).
- Requirement of a multi-phased approach. This project is large in scope, infrastructure, financial investment, and land mass. Phasing of this project must ensure constructability and no decrease in bed count or dining capacity.



Asset	Scale	Objective	Anticipated Funding Mechanism	Debt Amount Approx. \$767M
Housing	3,014 beds – Net Increase 778 beds 784,000 GSF – Net Increase 288,000 GSF	<ul style="list-style-type: none"> Replace Lee, Sullivan, and Bragaw Halls Address growth of the first-year cohort 	University Housing Cash and Debt	\$533M
Dining*	1,500 seats – Net Increase 248 seats 101,000 GSF – Net Increase 51,355 GSF	<ul style="list-style-type: none"> Replace Fountain and University Towers Dining Increase Central Campus dining capacity to serve more first-years Capture ancillary growth in Central Campus dining needs 	Campus Enterprises Cash and Debt	\$134M
Student Center*	23,000 GSF	<ul style="list-style-type: none"> Address overall campus enrollment growth Provide meeting and event space to address unmet demand Strategically locate student-supporting space 	Campus Enterprises Debt	\$18.8M
Student Services	42,000 GSF	<ul style="list-style-type: none"> Address overall campus enrollment growth Strategically locate student-supporting space 	Appropriation	N/A
Infrastructure	Cates Utility Plant Expansion Cates Utility Plant Equipment Central Campus Regional Plant & Equipment Central Campus Thermal Distribution	<ul style="list-style-type: none"> Support densification of district development Bring all buildings onto campus loop 	Appropriation, University Debt, <u>and/or</u> Auxiliary Debt	\$80.1M

*Overall Dining Hall and Student Center Space needs may be reduced through design of multi-function spaces that can accommodate both uses.



October 25, 2024

MEMORANDUM – Board of Trustees Authority

SUBJECT: Waterproofing and Crack Repairs – Coliseum Parking Deck

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

This project will assess existing cracks and water intrusion areas on the parking deck roof. Water is transferring down to the lowest levels of the deck. The project includes the development of construction documents that detail the required improvements to repair the cracks and arrest water intrusion. The construction is expected to be executed in the summer of 2025 after graduation in May 2025. The original Coliseum deck was built in 1974, and the addition was completed in 2003. There were previous assessments and repairs as part of maintenance work completed in 2020.



October 25, 2024

MEMORANDUM – Board of Trustees Authority

SUBJECT: Assessment and Repairs – MRC Parking Deck

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

This project will assess existing cracks and water intrusion areas on the parking deck roof. Water is transferring down to the lowest levels of the deck. The project includes the development of construction documents that detail the required improvements to repair the cracks and arrest water intrusion. The construction is expected to be executed in the summer of 2025 after graduation in May 2025. The Parking Deck was built in 1997, and some repairs were carried out in 2021. Serves the MRC building on Centennial campus on Main Campus drive.

The Campus Design Review Panel

Amended: ~~April 15, 2021~~ November 21, 2024

Panel Charge

This Panel serves as an advisory committee to the Trustees Buildings and Property Committee. It reviews and recommends approval of campus design projects that have an aesthetic impact to the physical campus. The Panel reviews the designs of exterior campus spaces, buildings, and other exterior structures to ensure alignment with the Physical Master Plan. A recommendation of design approval is required prior to a project being placed on the Buildings and Property Committee agenda for review and final approval.

Scope of Responsibility

The Panel reviews, makes recommendations, and approves projects that impact the aesthetic quality of the campus and ensures project designs are in keeping with the Physical Master Plan. The Panel's scope includes:

1. Review of design projects that have an impact on the exterior appearance of campus buildings or grounds.
2. Review of projects that have an impact on or change to the physical master plan
3. Review of project plans for responsiveness to master plan standards and guidelines.
4. Advise on exterior material selections for campus projects
5. Participate in peer review of the physical master plan and master plan updates.

Membership

The composition of the Campus Design Review Panel brings campus expertise and greater continuity to the design process. Faculty appointees and campus area representatives are expected to have professional credentials or experiences that will contribute to the design review process. The Board of Trustees appointment will be scheduled every even year in July, with formal notice provided via email; however, the service will officially commence in August. The composition of this panel includes the following membership on staggered terms. Terms vary in length as noted below and end on the last day of July.

1. One ~~current or former~~-Trustee either currently or previously from on the Buildings and Property Committee
Appointed by the Chair of the Buildings and Property Committee (2-year term)
2. One current or former Trustee at Large
Appointed by the Chair of the Board of Trustees (1-year term)
3. The Associate Vice Chancellor for Facilities*
4. Assistant Vice Chancellor, Campus Planning and Strategic Investment~~The University Architect~~, Designated as the Chair of the Panel*
5. ~~The Senior~~ Associate Vice Chancellor for University Real Estate and Development*
6. One faculty member from the Department of Architecture
Appointed by the Dean of the College of Design (3-year term)
7. One faculty member from the Department of Landscape Architecture
Appointed by the Dean of the College of Design (3-year term)
8. One faculty member from the campus at large and one faculty or staff member of each of the campus precincts (North, South, West, Central and Centennial)
Appointed by the Chancellor from candidates nominated by the University Architect (3-year terms)
9. ~~The Associate University Architect and University Landscape Architect~~Director of Capital and Space Planning, Campus Planning and Strategic Investment
- 9-10. Director of Land Planning, Campus Planning and Strategic Investment**
- 10-11. ~~The Senior Director of Capital Project Management~~Assistant Vice Chancellor, Design and Construction**

- *Standing Members
- **Ex officio Members

Meeting Frequency

The Campus Design Review Panel meetings are scheduled on monthly basis and may be canceled due to the lack of agenda items.

Approved: April 16, 1998
Amended: September 18, 2003
Amended: September 18, 2008
Amended: February 18, 2010
Amended: April 15, 2021
Amended: November 21, 2024

NORTH CAROLINA STATE UNIVERSITY

Capital Projects at a Glance
as of September 18, 2024

Upcoming Projects
Bid 2024
Bid 2025
Bid 2026
Bid 2027
In Construction

		SCIF Funding				
Bidding	Project Name	Total Project Budget	Phase	Bid	Expected Acceptance	Remarks
2024	CoE Growth - Informal Projects	\$3,020,000	2 - Design	Varies	Varies	Multiple Projects
2025	CoE Growth - Lab and Office Renovation - RE4 Room 111	\$452,000	2 - Design	5/26/2025	1/2/2026	Programming/Planning
Study	Nuclear Study	\$3,000,000	0 - Study	TBD	TBD	Study Underway
2024	Baseball Renovation & Addition - Doak Field	\$15,000,000	2 - Design	10/1/2024	12/1/2025	Bidding Underway
2024	Polk Hall Renovations	\$73,000,000	2 - Design	12/10/2024	12/1/2026	Ph1 2024-25, Ph2 2025-27
2025	Jordan Hall - HVAC Renovation	\$1,450,000	2 - Design	2/20/2025	8/20/2025	Preparing for Bidding/Prequal
2025	B121 Research Lab Renovation - Burlington Labs	\$1,700,000	2 - Design	7/3/2025	5/3/2026	Design Phase Underway
2025	Scott Hall, Kilgore Hall, Thomas Hall - HVAC Renovation	\$24,300,000	2 - Design	12/11/2025	8/15/2027	Pre-Design Phase Underway
Construction	McKimmon Center Restroom Renovations	\$1,430,000	3 - Construction		4/3/2025	23% Construction Complete
Construction	Baseball Renovation & Addition - Doak Field - Practice Building		3 - Construction		12/31/2025	0% Construction Complete
Construction	STEM Building - Integrative Sciences Building	\$180,000,000	3 - Construction		1/29/2027	26% Construction Complete
	New Engineering Building	\$200,000,000	0 - Study	TBD	TBD	Funded in FY26-27
2024	Roof Replacement - Mills River Horticulture Building	\$1,600,000	2 - Design	11/1/2024	4/1/2025	SCO Review Underway
2024	USDA ARS Research Facility (CALs)	\$30,400,000	2 - Design		TBD	USACE Project - Ground Lease
Upcoming	Roof Replacement - EB1	\$2,500,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
2025	Kitchen Renovation - Murphy Center	\$5,000,000	2 - Design	7/25/2025	7/26/2026	DD Phase Underway
2025	Isenhour Tennis Facility Renovation	\$4,000,000	2 - Design	2/9/2026	4/13/2027	SD/DD Phase Underway
2025	Workplace Hybrid Office Renovations - Avent Ferry Tech Center	\$3,000,000	2 - Design	TBD	TBD	Programming Underway
Construction	4H and FFA Building - Beryl Road	\$4,500,000	3 - Construction		9/17/2025	0% Construction Complete
2024	Tri-Towers Residential Fire Alarm System Replacement, Phase 3 (Carroll)	\$3,100,000	2 - Design	11/7/2024	8/15/2025	SCO Review Underway
Complete	Tri-Towers Residential Fire Alarm System Replacement, Phase 2 (Metcalf)		4 - Complete			Construction Complete
2024	Brooks Hall Renovation Phase 1	\$2,495,324	2 - Design	12/4/2024	10/17/2025	Responding to SCO Comments
2025	Utility Plant Capacity Expansion - Yarbrough Chiller Plant	\$9,370,000	2 - Design	2/7/2025	1/5/2026	December BOG for add'l Authority
2025	Morrill Drive Domestic and Campus Water Line Improvements	\$3,017,614	2 - Design	10/16/2025	1/9/2027	SD/DD Phase Underway
2025	Poe Hall Fire Protection	\$3,500,000	2 - Design	TBD	TBD	Project On Hold
2026	Research Building I, III, and IV - HVAC Upgrades	\$3,562,500	2 - Design	1/8/2026	11/25/2026	Designer Selection Underway
2026	Tri-Towers Mechanical Systems Upgrades (Phase 1: Bowen)	\$4,225,000	2 - Design	2/7/2026	7/31/2026	CD Phase Underway
2026	Ligon Street - Beryl Road Water Line (I-440 Impact)	\$1,500,000	2 - Design	3/6/2026	1/25/2027	November BOG Authority
2026	Tri-Towers Mechanical Systems Upgrades (Phase 2: Carroll)		2 - Design	11/23/2026	7/31/2027	CD Phase Underway
2026	Utility Plant Capacity Expansion - Cates Chiller Plant	\$15,000,000	2 - Design	TBD	TBD	Utility Study Underway
2027	Tri-Towers Mechanical Systems Upgrades (Phase 3)		2 - Design	11/23/2027	7/31/2028	CD Phase Underway
Construction	Roof Replacement - Reynolds Coliseum	\$2,500,000	3 - Construction		10/22/2024	95% Construction Complete
Construction	Domestic Water Line Replacement - North/Central Campus	\$4,303,000	3 - Construction		1/31/2025	65% Construction Complete
Construction	Clinic & Class Lab Renovation - VRB	\$1,236,565	3 - Construction		4/2/2025	0% Construction Complete
Complete	Energy Savings Improvement - Carter Finley Complex	\$1,800,000	4 - Complete	Varies	Varies	Power Demand Limiting Analysis
Construction	Roof Repairs - Phase 2, CVM Main	\$500,000	3 - Construction		9/25/2024	90% Construction Complete
Construction	Roof Repairs - CBC Utility Plant	\$600,000	3 - Construction		10/15/2024	96% Construction Complete
Complete	Ground Floor Renovation - Nelson Hall	\$2,100,000	4 - Complete			Construction Complete
Complete	Engineering Growth - Renovate Shell Space to Classroom 4134 Fitts	\$628,000	4 - Complete			Construction Complete
Complete	South Tower Exterior Envelope Waterproofing, Phase 1	\$500,000	4 - Complete			Construction Complete
2025	Small Ruminants and Education Unit Relocation	\$10,000,000	2 - Design	5/23/2025	4/18/2027	Rescoping Phase 1
2025	Facilities Services Relocation - Centennial Campus	\$5,300,000	2 - Design	TBD	TBD	Awaiting Funding
Complete	Centennial Campus Plaza	\$2,500,000	4 - Complete			Construction Complete
Upcoming	Cates West Development	\$855,000,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
Upcoming	D235 Clinical Lab Renovation - CVM Main	\$1,750,000	1 - Pending	TBD	TBD	on hold per CVM
2025	CVM Equine Hospital	\$120,000,000	2 - Design	7/22/2025	1/8/2028	DD Phase Underway
2025	Dabney Hall Renovation - Phase 1	\$140,000,000	2 - Design	9/5/2025	3/16/2029	CD Phase Underway
Construction	CVM Translational Research Facility	\$6,777,542	3 - Construction		3/3/2025	67% Construction Complete
Construction	Page Hall Mechanical & Electrical Upgrade	\$15,718,948	3 - Construction		10/14/2025	4% Construction Complete
Construction	Broughton Swing Space (Dabney Hall Renovation)		3 - Construction		3/16/2029	0% Construction Complete
2024	Centennial Campus Substation Reconstruction	\$5,550,000	2 - Design	10/2/2024	11/14/2025	Bidding Underway
2024	Emergency Masonry Stabilization - Jordan Hall	\$1,750,000	2 - Design	11/13/2024	7/18/2025	LIDAR Scan under design review
Construction	Structural Repairs Mann Hall	\$7,000,000	3 - Construction		11/1/2024	91% Construction Complete
Construction	Electrical MDP Upgrades Phase 1	\$675,000	3 - Construction		5/30/2025	0% Construction Complete
Construction	Short Term Repairs - Coliseum Parking Deck	\$750,000	3 - Construction		8/2/2025	60% Construction Complete
Construction	Electrical Distribution Upgrade (Distribution Package #1,#2,#3, #4)	\$58,800,000	3 - Construction		8/31/2025	85% Construction Complete
2025	Transformer Replacement & Main Electrical Switch Replacement - DH Hill	\$2,150,000	2 - Design	1/28/2025	8/1/2025	Equipment on Order/Bid Prep
Construction	Bookbot Lighting Replacement - JB Hunt Library	\$721,653	3 - Construction		1/28/2025	Procured through State Contract
2025	Mann Hall Renovations	\$66,250,000	2 - Design	2/3/2025	8/23/2027	Design Underway. 1st Demo Pkg.
2025	CoE Growth - Teaching Lab Renovation - EB2	\$1,341,000	2 - Design	8/25/2025	4/3/2026	Programming/Planning
2025	CoE Growth - ECE Lab Renovation - MRC	\$1,376,000	2 - Design	11/24/2025	7/3/2026	Programming/Planning
2026	CoE Growth - Counseling Suite and AI Lab Renovation - EB3	\$552,000	2 - Design	2/23/2026	10/2/2026	Programming/Planning
Construction	University Towers Residence Hall Renovation	\$25,400,000	3 - Construction		9/15/2025	67% Construction Complete
2024	Mist Chamber - Textiles Complex	\$3,000,000	2 - Design		TBD	Turnkey Project Underway
2025	Flex Factory Textiles Complex	\$6,000,000	2 - Design	2/4/2025	12/12/2025	CD Phase Underway
2025	Apiculture Facility	\$4,000,000	2 - Design	2/11/2025	1/28/2026	CD Review Underway
2026	111 Lampe Drive Renovation	\$42,000,000	2 - Design	5/12/2026	5/11/2028	SD Phase Underway
2027	Poole College of Management - New Building	\$4,500,000	2 - Design	TBD	TBD	CMR Selection Underway
Construction	Roof Replacement - Owen Residence Hall	\$750,000	3 - Construction		10/18/2024	95% Construction Complete
Construction	Roof Replacement - Lee Residence Hall	\$750,000	3 - Construction		10/18/2024	92% Construction Complete
Construction	Exterior Lighting LED Conversion South & Centennial Camp.	\$2,992,833	3 - Construction		12/13/2024	30% Construction Complete
Construction	Don Ellis Building Renovations	\$3,949,000	3 - Construction		6/24/2025	0% Construction Complete
Construction	Wood Residence Hall HVAC Upgrades	\$10,000,000	3 - Construction		8/7/2026	19% Construction Complete
2024	CoE Growth - Research Lab Renovation - FWH	\$1,800,000	2 - Design	12/5/2024	7/29/2025	SD/DD Phase Underway
2025	Council Building Demolition	\$800,000	2 - Design	4/14/2025	2/24/2026	SD/DD Phase Underway
2025	CoE Growth - Phased Renovations - RE4 1st Floor	\$7,108,000	2 - Design	8/21/2025	2/12/2027	SD/DD Phase Underway
2025	Research Support Facility	\$6,000,000	2 - Design	9/9/2025	1/1/2027	Designer Selection Underway
Cancelled	Lab Renovations and Equipment Replacement - MRC (CLAWs)					Executed Informally
2024	Campus Upgrade Sanitary/Storm Water System- Phase 1	\$1,500,000	2 - Design	Varies	Varies	Multiple Projects

Study	Talley Interior Improvements - Talley Student Union	\$5,000,000	0 - Study	TBD	TBD	Study Underway
Uocoming	New Glycol Loop - Talley Student Union	\$875,000	1 - Pending	TBD	TBD	January BOG
Upcoming	DH Hill South Tower Waterproofing	\$2,000,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
Upcoming	Roof Repairs Phase 3 - CVM Main	\$1,000,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
Upcoming	CVM Main Fire Alarm	\$650,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
Upcoming	Caldwell Pointing and Caulking	\$700,000	1 - Pending	TBD	TBD	Preparing for Designer Selection
Upcoming	Campus Chilled Water Improvements	\$575,000	1 - Pending	TBD	TBD	Preparing for Designer Selection

CAMPUS DEVELOPMENT PROCESS

