

NC STATE UNIVERSITY

February 2025 Buildings and Property Committee Special Meeting

February 17, 2025

Virtual Meeting: <https://go.ncsu.edu/botbuildings>

Tim Humphrey, Chair

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

NC STATE UNIVERSITY

Meeting Book - February 2025 Buildings and Property Committee Special Meeting

Agenda

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. Designers and Construction Managers At-Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

A. Poe Hall – Abatement & Deconstruction– Design-Builder Selection

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
February 17, 2025

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Agenda Item: Approval of Designer and Construction Managers At-Risk Selections 3

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 design-builder for a particular capital project. The list provides the approved demolition and abatement design-builder selection for ratification.

Action: Committee Approval

Poe Hall – Abatement & Deconstruction– Design-Builder Selection

Project # 202520003

Total Project Scope – \$8,353,103 (State Appropriated Funds)

1/22/25-
1/24/25

Informal meetings conducted with Design-Build teams

Project Description: Poe Hall is a seven-story, 150,982-GSF building with a concrete frame built in 1970. This project abates the existing hazardous materials and deconstructs all existing building components except the structure. NC State received an Emergency Declaration from the UNC System Office for this project in January 2025.

2/4/25

Closing date for Request for Qualifications (RFQ) proposals
(3 proposals received)

2/5/25-
2/6/25

Selection Committee Review:

Jim Holmes, Trustee

Doug Morton, Associate Vice Chancellor, Facilities Division

Cameron Smith, Assistant Vice Chancellor, Design and Construction

Mark Michaelson, Manager Formal Construction, Design and Construction

James Cox, Senior Project Manager, Design and Construction

Others who assisted in the review and shortlisting process

Amy Orders, Assistant Vice Chancellor, Environmental Health

Jordan Nance, Associate General Counsel

Carla Daniels, Director, Historically Underutilized Business (HUB) Program

2/6/25

Shortlist recommendation by Selection Committee:

1. Trifecta Services Co. + Davis Kane Architects – Raleigh, NC
2. Foss Demolition + Smith Sinnett Architecture – La Grange, NC
3. D.H. Griffin Wrecking + Kimley-Horn – Raleigh, NC

Shortlist approved by Trustee – Not Applicable

Pre-interview briefing of Design-Builders – Not Applicable

2/7/25

Design-Builders interviewed. Recommendation in priority order:

1. D.H. Griffin Wrecking + Kimley-Horn – Raleigh, NC

2. Trifecta Services Co. + Davis Kane Architects – Raleigh, NC

3. Foss Demolition + Smith Sinnett Architecture – La Grange, NC