

**NC STATE UNIVERSITY**

# March 2025 Buildings and Property Committee Special Meeting

March 17, 2025

Virtual via Zoom

<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 - March 2025 Buildings and Property Committee Special Meeting

### Agenda

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

Tim Humphrey, Chair

##### A. Ethics Statement

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#### 2. Executive Summary

##### A. Executive Summary

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#### 3. Roll Call

Archie Luce, Acting Board Professional

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#### 4. Designers and Construction Managers At-Risk Selections

Doug Morton, Associate Vice Chancellor, Facilities

##### A. Designer Selection - Cates West Development - Lead Design (DRAFT)

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 - Room 101 - 2101 Blue Ridge Road

##### B. College of Veterinary Medicine Research Building HEPA Filters Labs 428 and 440

##### C. Varsity Drive Corridor - Expansion

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#### 6. Discussion

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#### 7. Adjourn

Tim Humphrey, Chair



## NORTH CAROLINA STATE ETHICS COMMISSION

### SAMPLE<sup>1</sup>

### **ETHICS AWARENESS & CONFLICT OF INTEREST REMINDER**

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

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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 participation<sup>2</sup> in the particular matter involved.

Rev. 1-16-07

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<sup>1</sup> 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.

<sup>2</sup> “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  
March 17, 2025

Agenda Item: Designer and Construction Managers At-Risk Selections Page  
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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

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Agenda Item: Non-Appropriated Capital Improvement 6  
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

**Cates West Development – Designer Selection**

**Project #202420022**

Total Project Scope – \$870,000,000 (Housing and Dining Receipts)

- 12/13/24 Advertised in NC Purchase Directory
- Project Description: This project will provide new student housing and dining facilities in multiple phases to address increased demand driven by enrollment growth and the freshman live-on-campus requirement. The project will construct about 3000 traditional and semi-suite style student beds and a new 1500-seat dining facility on Central Campus and will have a focus on sustainability. It will also include a new regional utility plant, underground utility distribution, and considers rerouting a campus street.
- 1/29/25 Closing date for submittals  
(18 proposals received)
- 2/18/25-  
12/18/24 Selection Committee Review:  
Tim Humphrey, Trustee  
Ven Poole, Trustee  
Lisa Johnson, Assistant Vice Chancellor, Campus Planning and Strategic Investment  
Bill Davis, Director of Formal Design, Design and Construction  
Laura Zaytoun, Project Manager, Design and Construction  
Richard Berlin, Associate Vice Chancellor, Campus Enterprises  
Donna McGalliard, Associate Vice Chancellor and Associate Dean, Student Life and Advocacy, and Executive Director, University Housing  
Abinadi Ehrisman, Assistant Director, University Housing  
Pete Fraccaroli, Director, Facilities and Business Operations, University Housing  
Others who assisted in the review and shortlisting process  
Mark Michaelson, Manager, Formal Construction, Design and Construction  
Carla Daniels, Program Manager/HUB Coordinator, Design and Construction  
Thomas Skolnicki, Director, Land Planning, Campus Planning and Strategic Investment
- 2/18/25 Shortlist recommendation by Selection Committee:  
1. Hanbury with Vines Architecture – Raleigh, NC  
2. Duda Paine with VMDO – Durham, NC  
3. Lord Aeck Sargent with Mithun – Chapel Hill, NC  
4. LS3P with Ayers Saint Gross – Raleigh, NC
- 2/18/25 Shortlist approved by Tim Humphrey
- 3/3/25 Pre-interview briefing of Designers
- 3/13/24 Designers interviewed. Recommendation in priority order:  
1. TBD



March 17, 2025

**Memorandum**

**SUBJECT:** Lab Renovation - Room 101 - 2101 Blue Ridge Road

Total Project Cost ..... \$670,000  
Previous Authorization .....\$0  
Requested Authorization ..... \$670,000  
Authorization Type ..... Full  
Funding Source .....F&A

Renovation of approximately 870 SF of existing laboratory spaces, focusing on a single laboratory within this scope. The intended renovation aims to adapt the laboratory for new uses, necessitating minimal updates to interior finishes and utilities.



March 17, 2025

**Memorandum**

**SUBJECT:** HEPA Filters for BS3L Labs – CVM Research Building

Total Project Cost ..... \$625,000  
Previous Authorization .....\$0  
Requested Authorization ..... \$625,000  
Authorization Type ..... Full  
Funding Source...College of Veterinary Medicine Grant

This project will add HEPA filtration to the exhaust of BSL-3 laboratories, 428 (885sf) and 440 (892sf) located in the CVM Research Building, built in 2005. Adding HEPA filtration ensures that all potentially infectious aerosols from working with respiratory pathogens are properly filtered before being exhausted. Construction is anticipated to begin January 2026 with completion March 2026.



March 17, 2025

**Memorandum**

**SUBJECT:** Varsity Drive Corridor - Expansion

Total Project Cost ..... \$10,000,000  
Previous Authorization .....\$0  
Requested Authorization ..... \$500,000  
Authorization Type .....Advanced Planning  
Funding Source...Centennial Campus Trust Funds

This project will widen Varsity Drive between Avent Ferry Road and Western Boulevard. Widening this section of road will address sidewalk extensions, pedestrian lighting, public safety, and landscape development.