AGENDA

CALL TO ORDER
Chip Andrews, Chair, Buildings and Property Committee
- Roll Call
- Reading of the State Government Ethics Act

1. 2016-2017 COMMITTEE PLAN OF WORK  
   TAB 1
   Kevin MacNaughton, Interim Associate Vice Chancellor for Facilities
   - Review of 2016-2017 Committee Plan of Work 5.1.A

2. COMMITTEE RESPONSIBILITIES AND PROCEDURES  
   TAB 2
   Kevin MacNaughton, Interim Associate Vice Chancellor for Facilities
   - Review of Committee Responsibilities 5.2.A

3. MINUTES  
   TAB 3
   Chip Andrews, Chair, Buildings and Property Committee
   - Approval of April 21, 2016 meeting minutes 5.3.A

4. PROPERTY MATTERS  
   TAB 4
   Harlan Stafford, Director, Real Estate & Development
   - Disposition by Ground Lease: ±9 acres to the Tammy Lynn Memorial Foundation, Inc. The property is located on Centennial Campus, at 739 Chappell Drive, Raleigh, NC 27606. The lease will continue Tammy Lynn Memorial Foundation’s use of this property. It will also include termination of an access easement adjacent to the land that currently impairs further development of North Shore Project, and provide a limited license to access adjoining trail on NC State land. 5.4.A.1
   - Disposition by Lease: ±6,809 rentable square feet (RSF) of office space to Freese + Nichols for ±$149,798 per year for 5 years beginning December 1, 2016 with one 5 year renewal option. The property is located on Centennial Campus at Partners Building I, 1017 Main Campus Drive, Suite 1200, Raleigh, NC 27606. The lease will further programmatic connectivity between private firms locating on Centennial 5.4.A.2

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
Campus and the University at large.

- Disposition by Lease: ±6,332 RSF of office space to the National Weather Service for a term of +/- 10 years for $188,400 per year beginning on December 15, 2016 with no renewals. The property is located on Centennial Campus at Research Building III, 1005 Capability Drive, Suite 300, Raleigh, NC 27607. The lease will further programmatic connectivity between private firms locating on Centennial Campus and the University at large.

- Disposition by Demolition: One-story frame house and one wood/metal garage constructed in 1952 and 1979 respectively, along with associated improvements as requested by the College of Agriculture and Life Sciences. The house and garage are located at 4901 and 4903 Reedy Creek Road. Demolition will be managed by the University.

DESIGNER SELECTIONS

Kevin MacNaughton, Interim Associate Vice Chancellor for Facilities

Designer Selections
- Engineering Building Oval – Commissioning Agent – Centennial Campus Precinct
- NC State Athletics Multimedia Production Facility – West Campus Precinct
- Engineering Building Oval – GeoTech/CMT/SI – Centennial Campus Precinct
- Owen Hall Renovations – Central Campus Precinct
- Dabney Hall HVAC Evaluation – North Campus Precinct
- Reedy Creek Equine Farm Therio Phase A
- Approval of Designer Selections Less Than $500,000

5. ACCEPTANCE OF COMPLETED BUILDINGS AND PROJECTS

Kevin MacNaughton, Interim Associate Vice Chancellor for Facilities

- The University and Office of State Construction have accepted the attached list of completed buildings and projects with dollar values greater than $2,000,000. The University has accepted the attached list of completed buildings and projects with dollar values less than $2,000,000. All are recommended to the Buildings and Property Committee for formal acceptance. This listing represents buildings and projects received since the April 21, 2016 meeting.

6. PROPERTY MATTERS (Received after Full Board Mailing)

✓ Requires full board approval
¹ Materials will be distributed to committee members at the meeting
7. SITE SELECTION REVIEW AND APPROVAL
   Lisa Johnson, University Architect
   • Case Commons Residence Hall – Central Campus Precinct 5.8.A

8. PLAN REVIEW AND PLAN APPROVAL
   Lisa Johnson, University Architect
   Plan Review
   • Case Commons Residence Hall – Central Campus Precinct 5.9.A
   Plan Approval
   • Approval of Plans and Specifications of Formal Projects less than $2 million 5.9.B

9. INFORMATIONAL REPORTS
   TAB 10
   • Real Estate and Development Update (Jeff Bandini, Associate Vice Chancellor, Real Estate and Development) 5.10.A.1
   • Capital Projects Update (Cameron Smith, Director, Capital Project Management) 5.10.A.2
   • Status of Projects in Planning (Lisa Johnson) 5.10.A.3

ADJOURN

✓ Requires full board approval
† Materials will be distributed to committee members at the meeting
**September**

- Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.II.a.vi) [Acceptance]
- Acquisition and Disposition of Interests in Real Property (UNC Pol. Ch. 100.1, App.1 (VI)), (NC State Pol 01.05.1, App 1.II.a.vii) (Consider and approve property matters in a timely fashion to avoid adverse impact to the business of the University.)
- Architect Selection (NC State Pol 01.05.1, App 1, II.ii) and Construction Managers at Risk Selection (NC State Pol 01.05.1, App 1, II.iii) (Participate in designer, developer, and CMR selection interviews and approve selections in a timely manner to avoid impacts to project schedules.)
- Building Site, Plan and Specification Approval (NC State Pol 01.05.1, App 1, III.iv.v) (Review of project design plans for responsiveness to the vision of the physical master plan. Review and approve design projects in a timely manner to avoid impact to project design and construction schedule.)
- Capital Projects Update (UNC Pol., Ch. 100.1, App.1 (VI)) (Receive periodic updates and comment as warranted.)
- Projects in Planning Status (Receive periodic updates and comment as warranted.)
- Review Committee Responsibilities (Annually)

**November**

- Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.II.vi) [Acceptance]
- Acquisition and Disposition of Interests in Real Property (UNC Pol. Ch. 100.1, App.1 (VI)), (NC State Pol 01.05.1, App 1.II.vi) (Consider and approve property matters in a timely fashion to avoid adverse impact to the business of the University.)
- Architect Selection (NC State Pol 01.05.1, App 1, II.ii) and Construction Managers at Risk Selection (NC State Pol 01.05.1, App 1, II.iii) (Participate in designer and CMR selection interviews and approve selections in a timely manner to avoid impacts to project schedules.)
- Building Site, Plan and Specification Approval (NC State Pol 01.05.1, App 1, III.iv.v) (Review of project design plans for responsiveness to the vision of the physical master plan. Review and approve design projects in a timely manner to avoid impact to project design and construction schedule.)
- Capital Projects (UNC Pol., Ch. 100.1, App.1 (VI) and Centennial Campus Update) (Receive periodic updates and comment as warranted.)
- Projects in Planning Status (Receive periodic updates and comment as warranted.)

Desired outcomes and measures of success are highlighted
February
- Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.2.vi) (Acceptance)
- Acquisition and Disposition of Interests in Real Property (Policy Manual, Ch. 100.1, App.1 (VI)), (NC State Pol 01.05.1, App 1.2.vi) (Consider and approve property matters in a timely fashion to avoid adverse impact to the business of the University.)
- Architect Selection (NC State Pol 01.05.1, App 1, II.ii) and Construction Managers at Risk Selection (NC State Pol 01.05.1, App 1, II.iii) (Participate in designer and CMR selection interviews and approve selections in a timely manner to avoid impacts to project schedules.)
- Building Site, Plan and Specification Approval (NC State Pol 01.05.1, App 1, III.iv.v) (Review of project design plans for responsiveness to the vision of the physical master plan. Review and approve design projects in a timely manner to avoid impact to project design and construction schedule.)
- Capital Projects Update (Policy Manual, Ch. 100.1, App.1 (VI)) (Receive periodic updates and comment as warranted.)
- Projects in Planning Status (Receive periodic updates and comment as warranted.)

April
- Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.2.vi) (Acceptance)
- Acquisition and Disposition of Interests in Real Property (Policy Manual, Ch. 100.1, App.1 (VI)), (NC State Pol 01.05.1, App 1.2.vi) (Consider and approve property matters in a timely fashion to avoid adverse impact to the business of the University.)
- Architect Selection (NC State Pol 01.05.1, App 1, II.ii) and Construction Managers at Risk Selection (NC State Pol 01.05.1, App 1, II.iii) (Participate in designer and CMR selection interviews and approve selections in a timely manner to avoid impacts to project schedules.)
- Building Site, Plan and Specification Approval (NC State Pol 01.05.1, App 1, III.iv.v) (Review of project design plans for responsiveness to the vision of the physical master plan. Review and approve design projects in a timely manner to avoid impact to project design and construction schedule.)
- Capital Projects Update (Policy Manual, Ch. 100.1, App.1 (VI)) and Centennial Campus Update (Receive periodic updates and comment as warranted.)
- Parking and Transportation Ordinances (NC State Pol 07.60.01), (NCGS §116-44.4, §20-137.7) (Approval)
- Physical Master Plan Update (UNC Pol. Ch. 100.1, App 1 (VI)), (NC State Pol. 01.05.1, App 1, II.a.i) (Receive annual update and comment as warranted.)

Desired outcomes and measures of success are highlighted
Projects in Planning Status *(Receive periodic updates and comment as warranted.)*

Possible Site and Building Plan Approvals

- Case Commons
- Engineering Building Oval
01.05 BUILDINGS AND PROPERTY COMMITTEE

The Buildings and Property Committee has the following delegated authority:


   1.1 To maintain a master plan for the physical development of North Carolina State University.

   1.2 To select architects or engineers for buildings and improvements requiring such professional services.

   1.3 To select Construction Managers-at-Risk for buildings and improvements requiring such professional services.

   1.4 To approve building sites.

   1.5 To approve plans and specifications.

   1.6 To accept all completed buildings and projects.

   1.7 To approve all proposals involving acquisition or disposition of any interest in real property and for which authority has not been delegated to the Chancellor, provided that if the proposal involves an interest in real property valued at $50,000 or more, the matter shall be recommended by the Committee to the full Board of Trustees for its approval and forwarding to the Board of Governors.

2. Policy Development

   2.1 Buildings and Property. Upon the recommendation of the Chancellor, to recommend to the Board of Trustees the adoption of policies applicable to the control, operation and supervision of campus buildings and property pursuant to applicable provisions of State law and policies of the Board of Governors.

   2.2 Traffic and Parking Regulations. To review campus parking and traffic regulations and policies and on recommendation of the Chancellor to recommend changes to the Board of Trustees.
CALL TO ORDER
Chair Ramsey called the meeting to order at 2:50 p.m.

Mr. Ramsey began the meeting by thanking everyone for their participation in the committee, as he will be rolling off as chair. He said it has been a great experience and appreciates what everyone has done to contribute.
ROLL CALL
Chair Ramsey called the roll. Messrs. Randall Ramsey, Jimmy Clark, Ben Jenkins, Wendell Murphy and Dewayne Washington were present. Dr. Ron Prestage had an excused absence.

STATE GOVERNMENT ETHICS ACT
At the beginning of the meeting, Chair Ramsey 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 with respect to any matters coming before the Buildings and Property Committee at this meeting. The committee members had no conflicts of interest or appearances thereof.

CONSENT AGENDA
Minutes
Chair Ramsey asked whether there were any corrections to the February 18, 2016 meeting minutes. There being none, Chair Ramsey declared the minutes stand approved as drafted.

Property Matters
Chair Ramsey asked Mr. Recchie to present the one property matter that requires full board approval. Recchie presented the disposition by Land Exchange of approximately 0.53 acres of State of North Carolina land in Hatteras Village with Captain Lee Setkowsky (adjacent owner) in exchange for strategic facilities of equal value to be identified by the College of Agriculture and Life Sciences. Land valuation and equity will be determined in conjunction with the State Property Office of the Department of Administration. Recchie said the buildings on the property had been destroyed by a hurricane and land had not been usable for some time.

Chair Ramsey called for a motion and a second to recommend to the full board approval of the one item as outlined by Mr. Recchie. Mr. Murphy made the motion, which Mr. Clark seconded. Ramsey asked if there was any further discussion on the motion. There being none, he called for a vote. He announced the motion passed.

Designer Selections
Chair Ramsey asked Mr. Arndt to discuss the designer and construction at risk selections. Arndt presented the Weisiger Brown parking lot selections of 3 designers for this $700,000 project. Mr. Murphy asked how many spaces are in this lot. Ms. Johnson answered there were 73 spaces. Arndt also presented the open-ended service agreement designer selections. He presented 12 designer selections and one construction manager at risk selection. Chair Ramsey called for a motion and a second to approve the selections as outlined by Arndt. Mr. Jenkins made the motion, which Mr. Washington seconded. Ramsey asked if there was any further discussion on the motion. There being none, he called for a vote. He announced the motion passed.

Acceptance of Completed Buildings and Projects
Chair Ramsey asked Mr. Arndt to present the completed buildings and projects for acceptance. Arndt requested acceptance of two completed projects with a combined value of $4.8 million. The projects were Carmichael Locker Room Phase 1B and Cox Hall scale up classrooms. Mr. Washington asked if the committee could see before and after photos of the architectural project in the future. All members agreed it would be valuable to have the visuals.
Chair Ramsey called for a motion and a second to accept the completed buildings and projects as outlined by Arndt. Mr. Washington made the motion, which Mr. Jenkins seconded. Chair Ramsey asked if there was any further discussion, and being none, he called for a vote. He announced the motion passed.

**PARKING AND TRANSPORTATION**
Chair Ramsey asked Ms. Reeve to present the Proposed Revision to Policy 7.60.1 Parking and Transportation Ordinances for 2016-2017. Reeve outlined the following changes:

- Transportation is now requiring mopeds to have parking permits
- All permits will now be pre-taxed to avoid any confusion
- There will be a new permit for electric vehicles (EV) and a surcharge for EV sticker of $10 a month to charge the vehicles at charging stations
- Transportation is moving permits from the right side of vehicles to the left side
- Adjunct faculty traditionally had to purchase daily parking permits. They will now be allowed to purchase adjunct permits that are specifically for them. These permits will be valid after 3:00 p.m. in the North Campus lots.
- There will be increases to employee and student permits. Employees will see an increase of $3 a year. Students with on campus residence will see increase of $49 a year. Student permits are under market value and this action will put the university in line with the pricing of other universities. Mr. Jenkins asked what students and employees normally pay. Reeve said that students with campus residence currently pay $336 and employees pay $345. Fees for students and employees with CD permit will be raised to $348. Reeve said the increases are needed to pay for upkeep, which is especially needed for parking decks. Mr. Douglass added that another challenge is maintaining our buses, which is very expensive.

Chair Ramsey called for a motion and a second to accept as outlined by Ms. Reeve. Mr. Jenkins made the motion, which Mr. Clark seconded. Ramsey asked if there was any further discussion on the motion. There being none, he called for a vote. He announced the motion passed.

**PHYSICAL MASTER PLAN UPDATE**
Chair Ramsey asked Ms. Johnson to present the Physical Master Plan update. Ms. Johnson distributed materials for this presentation that showed Capital Priorities for Appropriated and Non-appropriated projects and Transportation Impacts.

**Capital Priorities**
Engineering Building Oval is a split funded project of $154 million with $75 million appropriated funds and $75 million non-appropriated funds. The building will house civil, construction and environmental engineering. The project is currently in the Advance Planning phase and is scheduled to be finished in 2020. Dr. Woodson asked about the landscaping of trees for aesthetics. Ms. Johnson said the university has a tree master plan for the Oval and is scheduled to plant a few trees each year.

The Central Utility Plant on Main Campus Drive will be expanded to accommodate planned growth. The boiler wing expansion will be paid for with energy savings over 15 years. The building addition will blend with the existing building architecture.
The Plant Sciences Research Building will house interdisciplinary plant science faculty and includes 19,000 square feet of roof top biosafety level 2 and 3 greenhouses. This $160.2 million project is split funded with $85 million appropriated funds and 75.2 million non-appropriated funds. The university will advertise for designers in June. This project is tracking about 6 months behind Engineering Building Oval.

Transportation Impacts
Centennial Campus Precinct
Ms. Johnson showed the diagram for the Pullen Road Extension with includes bike lanes and multi-use paths. The project is funded by the City of Raleigh (1/2), Catholic Diocese (1/4), and NC State (1/4). This is scheduled for completion in spring 2018.

New road extensions, Initiative Way and Blair Drive are in design and fully funded. Initiative Way will complete the loop with Main Campus Drive and will improve Wolfline bus service for Wolf Ridge Apartments. The Blair Drive Extension will be an important connection to the Dix Hill Park and Spring Hill.

Ms. Johnson reviewed the planning for the Spring Hill neighborhood. A small portion of the property is part of an old landfill. The majority of the landfill is on the Dix Hill Park property. Mr. Clark asked about the possibility of building on our portion of the landfill area. Johnson indicated that it would be very costly to build on the landfill and it would more than likely be left as open green space. Johnson said there is a market analysis being done for the Spring Hill property through the University Real Estate Office. Current zoning allows 1.8 million square feet of space to be built on the 130 acres of Spring Hill. This is very low density and will be addressed in the market analysis. A rezoning effort will fall on the heels of the market analysis and will address building density and mixed use. The Chancellor indicated there is an Executive Committee created by the City of Raleigh Mayor for approving all plans for Dix Hill Park of which he is a member.

North Campus Precinct
Harrelson Hall will be demolished this summer and the site will be left as green space until the Science Commons Building is funded. This new building will be used for interdisciplinary science teaching. Johnson said she anticipated the new to be contemporary with some iconic architectural elements. Mr. Washington asked if the building could house ground floor retail and wanted to know more about the building use. Johnson said it would be the gateway to the science complex of buildings and would be an active student teaching building.

Broughton Hall was vacated at the completion of Engineering Building III and is planned for a renovation and addition for the Chemistry Department. Chemistry is currently located in Dabney Hall which needs extensive renovation but this work cannot take place while occupied by Chemistry research labs. Broughton Hall is a $177 million, 167,000 gross square foot project that is currently priority number four on the Capital Projects List. The project includes a pedestrian bridge that connects north campus, over the railroad tracks, to the Talley Student Union.
Central Campus Precinct
The Case Commons Building on Cates Avenue will house the men’s and women’s basketball players plus non-athletes per NCAA regulations. The basketball teams are currently housed off-campus and this site on Cates Avenue will move them closer to classes, dining, tutoring and practice facilities. The building includes 62 student beds. The Buildings and Property Committee will review the site and building design at the September meeting.

The Carmichael Addition and Renovation project, located on the corner of Cates Avenue and Morrill Drive is student fee funded and will start design late fall. The project is awaiting legislative approval. The existing administrative wing will be demolished and a new wing added to create a new entrance that ties the entire Carmichael Complex together. The project includes new fitness and functional training space to address growth and demand.

Reynolds Coliseum renovation will be completed August of this year. The North entrance includes a grand stairway and commissioned art. Ms. Johnson reviewed the artist rendering of the wolf sculpture. The four wolves running up stainless steel rocks have an Art Deco style which ties to the building architecture. The plaza between Reynolds and Talley, Coaches Corner, includes space to honor four coaches. They are Case, Sloan, Valvano and Yow. Ms. Johnson shared the artist models of the future sculpture. Completion is scheduled to coincide with the grand opening of Reynolds Coliseum.

E.S. King Village will begin renovations that will replace the existing flat roofs with sloped roofs. The new roof design will complement the Wolf Village Apartments across Gorman Street. University Housing anticipates replacing 3 to 4 roofs each year.

The main College of Veterinary Medicine building was built in 1982. Long range planning for the college includes an Education Building, which will provide flexible classrooms and class labs. Long range plans also include renovations and expansion to the Equine and Farm Animal Hospital. This project includes an addition along the front of the existing building and a new arena addition on the north side. The project will provide a better client experience, improve biosecurity and process flows, and expand the growing Equine Sports Animal Program.

West Campus Precinct
NCDOT will be widening I-440 to address traffic congestion. The widening will impact several NC State facilities. Affected will be the University Club, the Golf Short Game Practice facility, and three Brickhaven buildings. Robert Hoon who attended a NCDOT meeting is working with NCDOT along with the Office of the University Architects Office to make sure that NCDOT does everything possible to mitigate and compensate the university to our satisfaction. The plan is to maximize what we can receive and minimize the impact.

NCDOT plans to build a pedestrian tunnel under Trinity Road to connect the Fair Grounds to the Carter Finley parking. NC State is not funding this project, but has been involved in the planning.

Mr. Owens asked when the road projects will be completed. Johnson said in the next 3 to 5 years.
PLAN APPROVAL
Chair Ramsey asked Ms. Johnson to present the Approval of Plans and Specifications of Formal Projects less than $2 million. Chair Ramsey called for a motion for approval of the Plans and Specifications of Formal Projects less than $2 million for the ten projects as outlined by Johnson. Mr. Washington made the motion, which Mr. Jenkins seconded. Ramsey asked if there was any further discussion on the motion. There being none, he called for a vote. He announced the motion passed.

INFORMATIONAL REPORTS
Chair Ramsey recognized Mr. Arndt to present the update about Capital Projects. Arndt reported the design projects totaled $191,748 million and construction costs were $80,177 million for a total of $271,925 million. The two largest projects are Reynolds Coliseum and the Gregg Museum.

Chair Ramsey recognized Mr. Arndt to present the Centennial Campus update. Arndt presented the following actions that have taken place since the November 12, 2015 report:
- Recently completed is the Alliance Center on Main Campus Drive with 145,000 square feet of office space with structured parking
- Currently under construction is the Center for Technology and Innovation (CTI). Keystone is the builder of this project. Completion is slated for fall of 2016.
- The StateView Hotel construction is underway. Mr. Murphy asked how many rooms the hotel will have. The hotel will have 165 rooms. However, Arndt said the hotel is designed for expansion.
- The first phase of the North Shore Phase II residence project near Lake Raleigh will be completed fall of 2016. Mr. Murphy inquired about the individual unit layouts. Arndt responded that units are vertical layouts with living space on three floors. However, there are three future condominium buildings on Lake Raleigh that will provide one level living spaces.
- The CBC Flex Lab Building will break ground in June of this year.
- Spring Hill planning: Mr. Arndt reiterated Ms. Johnson’s comments regarding Spring Hill that it is a valuable piece of property given its adjacency to the Dix Hill Park. Mr. Murphy asked about reserving land for future use. Arndt responded that market analysis would determine the density and timing of the development. The desire is to build up instead of out. We want to keep students within our established academic areas. The question of transportation between Centennial Campus and main campus arose, including the possibility of using gondolas.

Chair Ramsey recognized Ms. Johnson to present the status of projects in planning. Johnson presented the list.

Chair Ramsey asks if there was any further business for the committee.

There being no further business, Ramsey announced the meeting adjourned at 4:16 p.m.
Respectfully submitted,

Steven A. Arndt
Secretary to the Committee

cc: Scott Douglass, Vice Chancellor, Finance & Administration
    P.J. Teal, Assistant Secretary of the Trustees

Approved: ____________________________ ____________________________

Committee Chair                    Date
## DISPOSITION OF REAL PROPERTY

### GROUND LEASE

<table>
<thead>
<tr>
<th><strong>LESSEE</strong></th>
<th>Tammy Lynn Memorial Foundation, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LESSOR</strong></td>
<td>State of North Carolina, North Carolina State University</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>739 Chappell Drive, Raleigh, NC 27606</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>±9 acres</td>
</tr>
<tr>
<td><strong>RATE</strong></td>
<td>±$10/year</td>
</tr>
<tr>
<td><strong>TERM</strong></td>
<td>Ten (10) year term beginning on 1/1/18 and ending on 12/31/28 with no renewal options</td>
</tr>
<tr>
<td><strong>USE</strong></td>
<td>This disposition will i) create a new, single ground lease and continue Tammy Lynn Memorial Foundation, Inc.'s use of this property, ii) include termination of an access easement adjacent to the land that currently impairs further development of North Shore Project, and iii) provide a limited license to access adjoining trail on NC State land.</td>
</tr>
</tbody>
</table>
STATE OF NORTH CAROLINA  
Department of Administration  
*DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University  
Date: 8/8/2016

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), (lease), (rental), or (other specify):

The disposition is recommended for the following reasons: This disposition will i) create a new, single ground lease and continue Tammy Lynn Memorial Foundation, Inc.’s use of this property, ii) include termination of an access easement adjacent to the land that currently impairs further development of North Shore Project, and iii) provide a limited license to access adjoining trail on NC State land.

Description of Property:  
739 Chappell Drive, Raleigh, NC 27606  
±9 acre campus adjacent to Centennial Campus

Term: Ten (10) year term with no renewal options

Estimated value: N/A

Where deed is filed, if known: Book 02609, Page 0083 – date 4/1/1978; and Book 3368, Page 12

If deed is in the name of agency other than applicant, state the name. N/A

Rental income, if applicable, and suggested terms: ±$10/yr

Funds from the disposal of this property are recommended for the following use.  
Centennial Campus Trust Fund for the furtherance of campus development.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on ________________, 2016.

Signature  
Chancellor

*The term "real property" includes timber rights, mineral rights, etc. (GS 146-64)
REQUIRES FULL BOARD APPROVAL
5.4.A.1

0120788  02/10/2013
### DISPOSITION OF REAL PROPERTY

#### SPACE LEASE

<table>
<thead>
<tr>
<th><strong>LESSEE</strong></th>
<th>Freese and Nichols</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>.LESSOR</strong></td>
<td>State of North Carolina, North Carolina State University</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Partners Building I, 1017 Main Campus Drive, Suite 1200, Raleigh, NC</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>±6,809 rentable square feet (RSF) of office space</td>
</tr>
<tr>
<td><strong>RATE</strong></td>
<td>±$149,798/RSF per year ($22.00/RSF/Yr) for five (5) years with one (1) five (5) year renewal option.</td>
</tr>
<tr>
<td></td>
<td>±$13.68/RSF/Yr Base Rent (does not include parking)</td>
</tr>
<tr>
<td></td>
<td>±$8.32/RSF/Yr. Additional Rent</td>
</tr>
<tr>
<td></td>
<td>Base and Additional Rent to escalate annually by 3%.</td>
</tr>
<tr>
<td></td>
<td>Base Rent includes $20/USF, upon exercise of Renewal option.</td>
</tr>
<tr>
<td><strong>TERM</strong></td>
<td>Five (5) year term beginning on 12/1/2016 and ending on 11/30/2021 with one (1) five (5) year renewal option.</td>
</tr>
<tr>
<td><strong>USE</strong></td>
<td>This disposition furthers programmatic connectivity between private firms locating on Centennial Campus and the University at large. Freese + Nichols originally entered into a sub-lease with Grifols for space on Centennial Campus on April 18, 2013. This sub-lease will expire on November 30, 2016.</td>
</tr>
</tbody>
</table>
STATE OF NORTH CAROLINA  
Department of Administration  
*DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University  
Date: 7/20/2016

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), (lease), (rental), or (other specify):

The disposition is recommended for the following reasons: This disposition furthers programmatic connectivity between private firms locating on Centennial Campus and the University at large. Freese + Nichols originally entered into a sub-lease with Grifols for space on Centennial Campus on April 18, 2013. This sub-lease will expire on November 30, 2016.

Description of Property:
±6,809 rentable square feet (RSF) of office space  
Centennial Campus - Partners Building I  
1017 Main Campus Drive, Suite 1200, Raleigh, NC 27606

Term: Five (5) year term beginning on 12/1/2016 and ending on 11/30/2021 with one (1) five (5) year renewal option.

Estimated value: ±$149,798.00

Where deed is filed, if known: N/A

If deed is in the name of agency other than applicant, state the name. N/A

Rental income, if applicable, and suggested terms:
- ±$149,798/RSF per year ($22.00/RSF/Yr) for five (5) years with one (1) five (5) year renewal option.
- ±$13.68/RSF/Yr Base Rent (does not include parking)
- ±$8.32/RSF/Yr. Additional Rent
- Base and Additional Rent to escalate annually by 3%.
- Base Rent includes $20/USF, upon exercise of Renewal option.

Funds from the disposal of this property are recommended for the following use.
Centennial Campus Trust Fund for the furtherance of campus development.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on ________________.

Signature ___________________________  
Chancellor

*The term "real property" includes timber rights, mineral rights, etc. (GS 146-64)
# DISPOSITION OF REAL PROPERTY

## SPACE LEASE

<table>
<thead>
<tr>
<th><strong>LESSEE</strong></th>
<th>National Weather Service</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LESSOR</strong></td>
<td>State of North Carolina, North Carolina State University</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Research Building III, 1005 Capability Drive, Suite 300 Raleigh, NC</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>±6,332 rentable square feet (RSF) of office space</td>
</tr>
<tr>
<td><strong>RATE</strong></td>
<td></td>
</tr>
</tbody>
</table>
  - ±$188,440.32/RSF per year ($29.76/RSF/Yr) for ten (10) years with no renewals. 
  - ±$17.07/RSF/Yr Base Rent 
  - ±$12.69/RSF/Yr. Additional Rent 
  - Base Rental rate includes $15/USF Tenant Improvement allowance from Landlord. 
  - Other utilities separately metered, billed at actual |
| **TERM** | Ten (10) year term beginning on 12/15/2016 and ending on 12/14/2026 with no renewals |
| **USE** | This disposition furthers programmatic connectivity between private firms locating on Centennial Campus and the University at large. National Weather Service originally entered into a lease for space on Centennial Campus on December 11, 1991. That lease will expire on December 14, 2016. |
STATE OF NORTH CAROLINA
Department of Administration
*DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University Date: 7/20/2016

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), (lease), (rental), or (other specify):

The disposition is recommended for the following reasons: This disposition furthers programmatic connectivity between private firms locating on Centennial Campus and the University at large. National Weather Service originally entered into a lease for space on Centennial Campus on December 11, 1991. That lease will expire on December 14, 2016.

Description of Property:
±6,332 rentable square feet (RSF) of office space
Centennial Campus - Research Building III
1005 Capability Drive, Suite 300, Raleigh, NC 27607

Term: Ten (10) year term beginning on 12/15/2016 and ending on 12/14/2026 with no renewals

Estimated value: ±$188,440.32

Where deed is filed, if known: N/A

If deed is in the name of agency other than applicant, state the name. N/A

Rental income, if applicable, and suggested terms:
• ±$188,440/RSF per year ($29.76/RSF/Yr) for ten (10) years with no renewals.
• ±$17.07/RSF/Yr Base Rent
• ±$12.69/RSF/Yr Additional Rent
• Base Rental rate includes $15/USF Tenant Improvement allowance from Landlord.
• Other utilities separately metered, billed at actual

Funds from the disposal of this property are recommended for the following use.
Centennial Campus Trust Fund for the furtherance of campus development.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on ____________________.

Signature ____________________________
Chancellor

*The term "real property" includes timber rights, mineral rights, etc. (GS 146-64)
REQUIRES FULL BOARD APPROVAL
5.4.A.3

Research Building III
1005 Capability Drive
Raleigh, NC 27606
## DISPOSITION OF REAL PROPERTY

### Severance/Demolition

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>State of North Carolina for North Carolina State University</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRANTEE</td>
<td>N/A</td>
</tr>
<tr>
<td>LOCATION</td>
<td>NC State University, Reedy Creek Road Field Lab, Raleigh, NC</td>
</tr>
<tr>
<td>SIZE</td>
<td>One frame 1-story dwelling, 4901 Reedy Creek Road (1,156SF) and one wood/metal garage, 4903 Reedy Creek Road (600SF)</td>
</tr>
<tr>
<td>RATE</td>
<td>N/A</td>
</tr>
<tr>
<td>TERM</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**USE**

The College of Agriculture and Life Sciences has requested removal of one frame one-story house and one wood/metal garage constructed in 1952 and 1979, respectively, along with associated improvements. Dwelling and garage are in poor condition and offer no benefit to the College or the University. Removal of these buildings will facilitate further development of the Animal Science program and eliminate the risk associated with these dilapidated and deteriorated structures. Demolition will be managed by the University.
STATE OF NORTH CAROLINA
Department of Administration
*DISPOSITION OF REAL PROPERTY*

**Institution or Agency:** North Carolina State University  
**Date:** June 16, 2016

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by (sale), (lease), (rental), or (other specify): **SEVERANCE/DEMOLITION**

The disposition is recommended for the following reasons: The College of Agriculture and Life Sciences has requested removal of one frame one-story house and one wood/metal garage constructed in 1952 and 1979, respectively, along with associated improvements. Dwelling and garage are in poor condition and offer no benefit to the College or the University. Removal of these buildings will facilitate further development of the Animal Science program and eliminate the risk associated with these dilapidated and deteriorated structures. Demolition will be managed by the University.

**Description of Property:**

<table>
<thead>
<tr>
<th>Building</th>
<th>Construction</th>
<th>Size</th>
<th>Condition</th>
<th>Age</th>
<th>Complex #</th>
<th>Asset #</th>
</tr>
</thead>
<tbody>
<tr>
<td>4901 Reedy Creek Rd Dwelling No. 14</td>
<td>frame – 1 story dwelling</td>
<td>1,156SF</td>
<td>Poor</td>
<td>±64</td>
<td>1-92-21</td>
<td>3</td>
</tr>
<tr>
<td>4903 Reedy Creek Rd Garage Bldg. No. 187</td>
<td>wood/metal – 1 story garage</td>
<td>600SF</td>
<td>Poor</td>
<td>±37</td>
<td>1-92-21</td>
<td>57</td>
</tr>
</tbody>
</table>

**Term:** N/A

**Estimated value:** N/A

**Where deed is filed, if known:** Wake County Deed Book 833, Pages 357-361

**If deed is in the name of agency other than applicant, state the name.** N/A

**Rental income, if applicable, and suggested terms:** N/A

**Funds from the disposal of this property are recommended for the following use.** N/A

**Action recommending this transaction was taken by the Buildings and Property Committee of the Board of Trustees at its meeting held on** [Signature]

*The term "real property" includes timber rights, mineral rights, etc. (GS 146-64)*
4901 REEDY CREEK RD
DWELLING NO 14
REQUIRES COMMITTEE APPROVAL
5.4.A.4
4903 REEDY CREEK RD
GARAGE BLDG NO 187

REQUIRES COMMITTEE APPROVAL
5.4.A.4
Engineering Building Oval – Commissioning Agent
Total Project Scope – $137M (Bond & Self-Liquidating)

03/16/16 Advertised in NC Purchase Directory

04/14/16 Closing date for submittals
(18 proposals received)

04/16/16 Appointment of Selection Committee
By Steven Arndt, Secretary – Buildings and Property Committee

04/16/16- Selection Committee review:
06/02/16 NA, Trustee
Lisa Johnson, University Architect
Bill Davis, Project Manager, Capital Project Management
Cameron Smith, Director, Capital Project Management
Charlie Marshall, Capital Project Management
Jake Terrell, Capital Project Management

05/05/16 Short list recommendation by Selection Committee:
Dewberry Design Builders, Inc. – Raleigh, NC
Horizon Engineering Associates (HEA), LLP – Raleigh, NC
MBP – Raleigh, NC

05/10/16 Short list approved by Randall Ramsey

05/17/16 Pre-interview briefing of Designers

06/02/16 Designers interviewed. Recommendation in priority order:
Dewberry Design Builders, Inc. – Raleigh, NC
MBP – Raleigh, NC
Horizon Engineering Associates (HEA), LLP – Raleigh, NC
NC State Athletics Multimedia Production Facility
Total Project Scope – $2.3M (Athletics Receipts)

03/18/16  Advertised in NC Purchase Directory

04/11/16  Closing date for submittals
(9 proposals received)

04/11/16  Appointment of Selection Committee
By Steven Arndt, Secretary – Buildings and Property Committee

04/19/16-5/05/16  Selection Committee review:
Dewayne Washington, Trustee
Lisa Johnson, University Architect
Don Ferree, Project Manager, Design and Construction Services
Andy Snead, Design and Construction Services
James Greenwell, Executive Senior Associate Athletics Director
John Portland, Associate Athletics Director
Willy Yamamoto, Design and Construction Services
Others who assisted in review and short listing process
Lisa Maune, Design and Construction Services

04/19/16  Short list recommendation by Selection Committee:
Davis Kane Architects – Raleigh, NC
Gensler – Raleigh, NC
Corley Redfoot Architects, Inc. – Chapel Hill

04/19/16  Short list approved by Randall Ramsey

04/28/16  Pre-interview briefing of Designers

05/05/16  Designers interviewed. Recommendation in priority order:
Corley Redfoot Architects, Inc. – Chapel Hill
Gensler – Raleigh, NC
Davis Kane Architects – Raleigh, NC
### Engineering Building Oval – GeoTech/CMT/SI
Total Project Scope – $137M (Bond & Self-Liquidating)

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/28/16</td>
<td>Advertised in NC Purchase Directory</td>
</tr>
<tr>
<td>04/26/16</td>
<td>Closing date for submittals (14 proposals received)</td>
</tr>
<tr>
<td>05/09/16</td>
<td>Appointment of Selection Committee</td>
</tr>
<tr>
<td></td>
<td>By Steven Arndt, Secretary – Buildings and Property Committee</td>
</tr>
<tr>
<td>05/09/16-</td>
<td>Selection Committee review:</td>
</tr>
<tr>
<td>05/23/16</td>
<td>NA, Trustee</td>
</tr>
<tr>
<td></td>
<td>Tom Skolnicki, University Landscape Architect</td>
</tr>
<tr>
<td></td>
<td>Bill Davis, Project Manager, Capital Project Management</td>
</tr>
<tr>
<td></td>
<td>Cameron Smith, Capital Project Management</td>
</tr>
<tr>
<td></td>
<td>Charlie Marshall, Capital Project Management</td>
</tr>
<tr>
<td></td>
<td>Jake Terrell, Capital Project Management</td>
</tr>
<tr>
<td></td>
<td>Heath Huovinen, Office of the University Architect</td>
</tr>
<tr>
<td>05/09/16</td>
<td>Short list recommendation by Selection Committee:</td>
</tr>
<tr>
<td></td>
<td>ESP Associates, Inc. – Raleigh, NC</td>
</tr>
<tr>
<td></td>
<td>Froehling &amp; Robertson, Inc. – Raleigh, NC</td>
</tr>
<tr>
<td></td>
<td>S&amp;ME – Raleigh, NC</td>
</tr>
<tr>
<td>05/10/16</td>
<td>Short list approved by Randall Ramsey</td>
</tr>
<tr>
<td>05/13/16</td>
<td>Pre-interview briefing of Designers</td>
</tr>
<tr>
<td>05/23/16</td>
<td>Designers interviewed. Recommendation in priority order:</td>
</tr>
<tr>
<td></td>
<td>Froehling &amp; Robertson, Inc. – Raleigh, NC</td>
</tr>
<tr>
<td></td>
<td>ESP Associates, Inc. – Raleigh, NC</td>
</tr>
<tr>
<td></td>
<td>S&amp;ME – Raleigh, NC</td>
</tr>
</tbody>
</table>
Owen Hall Renovations
Total Project Scope – $1,385,000 (Housing Receipts)

04/20/16 Advertised in NC Purchase Directory

05/18/16 Closing date for submittals
(12 proposals received)

06/08/16 Appointment of Selection Committee
By Kevin J. MacNaughton, Interim-Secretary – Buildings and Property Committee

06/08/16- Selection Committee review:
06/29/16 NA, Trustee
Lisa Johnson, University Architect
Scott Scherer, Facilities Planner, Division of Academic and Student Affairs
Cameron Smith, Director, Capital Project Management
Charlie Marshall, Associate Director, Construction, Capital Project Management
Carolyn Axtman, Associate Director, Design, Capital Project Management
David Hammock, Project Manager, Capital Project Management
Others who assisted in review and short listing process
Shon Burch, Capital Project Management
Sumayya Jones-Humienny, Associate University Architect

06/08/16 Short list recommendation by Selection Committee:
Apogee Consulting Group
RDK Engineers
Progressive Design Collaborative, Ltd.

06/10/16 Short list approved by Randall Ramsey

06/15/16 Pre-interview briefing of Designers

06/29/16 Designers interviewed. Recommendation in priority order:
RDK Engineers
Apogee Consulting Group
Progressive Design Collaborative, Ltd.
Dabney Hall HVAC Evaluation
Total Project Scope – $1.1M ($100K R&R, $1M F&A)

04/26/16  Advertised in NC Purchase Directory

05/18/16  Closing date for submittals
          (13 proposals received)

05/19/16  Appointment of Selection Committee
          By Steven Arndt, Secretary – Buildings and Property Committee

06/02/16-  Selection Committee review:
06/16/16  NA, Trustee
          Lisa Johnson, University Architect
          Damian Lallathin, Project Manager, Capital Project Management
          Charlie Marshall, Capital Project Management
          Chris Johnson, Office of the University Architect
          David Bristol, College of Sciences
          George Smith, Building Maintenance and Operations

06/02/16  Short list recommendation by Selection Committee:
          Dewberry Engineers, Inc. – Raleigh, NC
          O’Brien Atkins – RTP, NC
          RMF Engineering, Inc. – Raleigh, NC

06/06/16  Short list approved by Randall Ramsey

06/09/16  Pre-interview briefing of Designers

06/16/16  Designers interviewed. Recommendation in priority order:
          RMF Engineering, Inc. – Raleigh, NC
          O’Brien Atkins – RTP, NC
          Dewberry Engineers, Inc. – Raleigh, NC
### Approval of Designer Selections Less than $500,000

**Note:** The projects below are submitted to the Trustees’ Buildings and Property Committee for formal approval of designer selections for projects less than $500,000 that are not on the OESAD list. This listing represents designers selected since February, 2015.

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price Music Interior Renovations</td>
<td>$58,700</td>
</tr>
<tr>
<td>Designer: Clearscapes, Inc., Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: CI University Special Projects</td>
<td></td>
</tr>
<tr>
<td>CMAST Carolina Quarters Upgrades to Dormitory</td>
<td>$57,565</td>
</tr>
<tr>
<td>Designer: Burnette Chalk Architecture, Morehead City, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: CI Housing Trust</td>
<td></td>
</tr>
<tr>
<td>Dabney Hall Lab Planning Study</td>
<td>$49,970</td>
</tr>
<tr>
<td>Designer: O’Brien Atkins, Research Triangle Park, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>College of Sciences Corridor Study</td>
<td>$49,500</td>
</tr>
<tr>
<td>Designer: Perkins + Will, Durham, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>Broughton Hall HVAC Study</td>
<td>$49,500</td>
</tr>
<tr>
<td>Designer: RDK Engineers, Durham, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>CALS Equine Training Facility Long Range Planning Study</td>
<td>$49,500</td>
</tr>
<tr>
<td>Designer: LS3P Associates, Ltd., Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>College of Science Gateway Study</td>
<td>$49,500</td>
</tr>
<tr>
<td>Designer: Perkins &amp; Will, Inc., Durham, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>2016 Parking and Analysis Study</td>
<td>$49,200</td>
</tr>
<tr>
<td>Designer: Kimley-Horn, Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>Fountain Dining Hall Renovation Study</td>
<td>$48,800</td>
</tr>
<tr>
<td>Designer: New City Design Group, Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Dining Receipts</td>
<td></td>
</tr>
<tr>
<td>Partners I Roof Replacement</td>
<td>$32,000</td>
</tr>
<tr>
<td>Designer: Fleming &amp; Associates, PA, Fayetteville, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Departmental</td>
<td></td>
</tr>
<tr>
<td>Project Description</td>
<td>Cost</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>College of Sciences Deans Suite Improvements and Prototyping</td>
<td>$30,000</td>
</tr>
<tr>
<td>Student Health Waiting Room Renovations</td>
<td>$24,780</td>
</tr>
<tr>
<td>Peele Hall Renovations for Admissions</td>
<td>$24,400</td>
</tr>
<tr>
<td>Wendell Murphy Locker Room Upgrades</td>
<td>$20,000</td>
</tr>
<tr>
<td>Disability Services Office Space Study</td>
<td>$17,500</td>
</tr>
<tr>
<td>Swimming and Diving Team Dry Practice Study</td>
<td>$15,000</td>
</tr>
<tr>
<td>FM Interact Software Support Add</td>
<td>$10,000</td>
</tr>
<tr>
<td>Lake Raleigh Woods Management Plan</td>
<td>$8,750</td>
</tr>
<tr>
<td>CFEP Phytotron Relocation</td>
<td>$8,500</td>
</tr>
</tbody>
</table>
## Acceptance of Completed Buildings and Projects

**Code/Item** | **Project#** | **Location** | **Title** | **Project Cost** | **University Acceptance**
--- | --- | --- | --- | --- | ---
41324 / 302 | 201320001 | Centennial Campus | Reuse Water Line Extension | $1,420,000 | 4/22/2016
41324 / 305 | 201420003 | Biltmore Hall | First Floor Labs | $1,114,570 | 4/27/2016
41524 / 311 | 201511061 | Partners II | CFEP Phytotron Phase-2 PTL Renovations | $416,891 | 5/17/2016
NA / NA | 201611011 | College of Textiles | 3rd Floor Suite Renovations | $295,292 | 6/17/2016
41324 / 301 | 201320019 | Carmichael Gym | Locker Room Renovation | $6,500,000 | 6/29/2016
45589 / 301 | 201511067 | Gardner Hall | 30,429 Square Feet of New Roof | $497,268 | 7/21/2106
41324 / 353 | 201420009 | Winston Hall | HVAC Renovation (Phase 1) | $915,000 | 8/5/2016
41424 / 318 | 201511011 | Bragaw Residence Hall | Bragaw Window Replacement | $1,562,000 | 8/10/2016

**TOTAL** |  |  |  | **$14,629,465** |  |
Agenda Item / Issue: Site Plan Approval/Case Commons Residence Hall Central Campus

Requested / Required Action: Approval

Functions: This student residence facility will be approximately 28,000 GSF in a four story structure that will house a mix of students and student athletes, per NCAA guidelines. A total of 62 students will live in this facility. Amenity spaces will include a Social Lounge, Common's Rooms and a Theater/Meeting Room. The project will be located to the east of Case Academics Center on the corner of Cates Avenue and Jeter Drive.

Project Scope:

- $1,300,000 Design/Consultant Costs
- $12,700,000 Construction
- $1,000,000 Contingency/Other Project Costs
- **$15,000,000** Total Project Budget

Design Team: Little Diversified Architectural Consulting – Lead Designer Stewart (Landscape Architect)
Sigma Engineered Solutions PC (MEP & FP)

Master Plan Summary: The building should take architectural advantage of the highly visible southeast corner site. The massing should be consistent with its neighboring structures. The main entry located on Cates Avenue will activate and reinforce the street front. The building’s layout and orientation should maximize views overlooking the Athletic venues to the south, while maximizing daylighting from the north. Portions of the Cates Avenue Master Plan, designed to make the Avenue more pedestrian friendly, will be implemented, including converting head-in parking spaces to parallel spaces to create a wider pedestrian walk.


Suggested Motion: Move approval of the site plans for the Case Commons Residence Hall.

Funding Source: Athletics/Receipts - $15,000,000

Responsible University unit: Office of Finance and Administration, Facilities Division
University Presenter/Contact: Lisa Johnson, University Architect
Agenda Item / Issue: Plan Review/Case Commons Residence Hall Central Campus

Requested / Required Action: Review

Functions: This student residence facility will be approximately 28,000 GSF in a four story structure that will house a mix of students and student athletes, per NCAA guidelines. A total of 62 students will live in this facility. Amenity spaces will include a Social Lounge, Common’s Rooms and a Theater/Meeting Room. The project will be located to the east of Case Academics Center on the corner of Cates Avenue and Jeter Drive.

Project Scope: $ 1,300,000 Design/Consultant Costs
$ 12,700,000 Construction
$ 1,000,000 Contingency/Other Project Costs
$ 15,000,000 Total Project Budget

Design Team: Little Diversified Architectural Consulting – Lead Designer Stewart (Landscape Architect)
Sigma Engineered Solutions PC (MEP & FP)

Master Plan Summary: The building should take architectural advantage of the highly visible southeast corner site. The massing should be consistent with its neighboring structures. The main entry located on Cates Avenue will activate and reinforce the street front. The building’s layout and orientation should maximize views overlooking the Athletic venues to the south, while maximizing daylighting from the north. Portions of the Cates Avenue Master Plan, designed to make the Avenue more pedestrian friendly, will be implemented, including converting head-in parking spaces to parallel spaces to create a wider pedestrian walk.


Funding Source: Athletics/Receipts - $15,000,000

Responsible University unit Office of Finance and Administration, Facilities Division
University Presenter/Contact: Lisa Johnson, University Architect
FLEMISH BOND PATTERN ENLARGED
PROJECTED BRICK HEADER

FLEMISH BOND PATTERN MASONRY

PROJECTED HEAD AND SILL BANDS

ENLARGED EAST ELEVATION
FIRST FLOOR PLAN
SECOND FLOOR PLAN

- Student Athlete Rooms
- Common Area/Circulation
- Non-Student Athlete Rooms
- Service
- Vertical Circulation

Womens/Mens Basketball Team Non-Student Athletes
- Level 1
- Level 2

Womens Basketball Team Non-Student Athletes
- Level 3

Mens Basketball Team Non-Student Athletes
- Level 4

Single Occupancy Non-Student Athlete Apartment
- Level 5

CASE ACADEMIC BUILDING
FOURTH FLOOR PLAN

- WOMEN'S/BASKETBALL TEAM NON-STUDENT ATHLETES
- WOMEN'S BASKETBALL TEAM NON-STUDENT ATHLETES
- MENS BASKETBALL TEAM NON-STUDENT ATHLETES
- SINGLE OCCUPANCY NON-STUDENT ATHLETE APARTMENT

- STUDENT ATHLETE ROOMS
- COMMON AREA/CIRCULATION
- NON-STUDENT ATHLETE ROOMS
- SERVICE
- VERTICAL CIRCULATION
TERRACE PERSPECTIVE
COURTYARD PERSPECTIVE
Note: The projects below are submitted to the Trustees’ Buildings and Property Committee for formal acceptance of plans and specifications. This listing represents projects received since April 21, 2016 meeting.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>ES King Village - Phase One</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Project #201512124</td>
<td></td>
</tr>
<tr>
<td>Roof Replacements</td>
<td></td>
</tr>
<tr>
<td>Designer: Swanson + Stewart Architects</td>
<td></td>
</tr>
<tr>
<td>Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Housing Trust Fund</td>
<td></td>
</tr>
</tbody>
</table>

| CVM Main Building                            | $409,894              |
| Project #201511062                          |                       |
| Fire Alarm Renovation                        |                       |
| Designer: RDK Engineers                      |                       |
| Durham, NC                                  |                       |
| Fund Source: COPS – State Debt               |                       |

| Partners Building I                          | $350,000              |
| Project #201611031                          |                       |
| Roof Replacement                            |                       |
| Designer: Fleming and Associates, PA         |                       |
| Fayetteville, NC                            |                       |
| Fund Source: Repair and Renovations          |                       |

| CVM Teaching Theater                        | $300,000              |
| Project #201511082                          |                       |
| Renovation                                   |                       |
| Designer: BBH Design                         |                       |
| Raleigh, NC                                 |                       |
| Fund Source: CVM Trust Funds                 |                       |

| Biomedical Partnership Center - CVM          | $295,600              |
| Project #201620002                          |                       |
| CBC Flex Building Utility Extension          |                       |
| Designer: RMF Engineers                      |                       |
| Durham, NC                                  |                       |
| Fund Source: Repair and Renovations          |                       |

<p>| Avent Ferry Residence Halls                  | $289,500              |
| Project #201611015                          |                       |
| Roof Recoating (A, B, C, D Halls)           |                       |
| Designer: REI Engineers                      |                       |
| Raleigh, NC                                 |                       |
| Fund Source: Housing Trust Funds             |                       |</p>
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Fund Total</th>
<th>Project #</th>
<th>Description</th>
<th>Designer</th>
<th>Fund Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC Arena</td>
<td>$260,000</td>
<td>201611060</td>
<td>Men’s Basketball Locker Room Renovations</td>
<td>Davis Kane Architects, PA</td>
<td>Athletic Trust Funds</td>
</tr>
<tr>
<td>Partners Building II</td>
<td>$256,506</td>
<td>201511068</td>
<td>CFEP Partners II Renovations 3700/3900</td>
<td>Flad Architects</td>
<td>Provost Appropriated Funds</td>
</tr>
<tr>
<td>Primrose Hall</td>
<td>$250,000</td>
<td>201511121</td>
<td>Electrical and HVAC Upgrades</td>
<td>The Wooten Company</td>
<td>Repair and Renovations</td>
</tr>
<tr>
<td>Broughton Hall</td>
<td>$165,000</td>
<td>201611059</td>
<td>4th Floor HVAC Improvement</td>
<td>Edmondson Engineers</td>
<td>Repair and Renovations</td>
</tr>
<tr>
<td>Engineering Building III</td>
<td>$120,000</td>
<td>201511113</td>
<td>4th Floor Labs, Power and Fume Hood Addition</td>
<td>Edmondson Engineers</td>
<td>Departmental Appropriated Funds</td>
</tr>
<tr>
<td>Grinnells Lab</td>
<td>$110,822</td>
<td>201611051</td>
<td>Aquatics Research Space Upfit</td>
<td>RDK Engineers</td>
<td>F&amp;A Funds</td>
</tr>
</tbody>
</table>
NC State Endowment Fund
Board of Trustees
Buildings & Property Committee

September 15, 2016

NCSU Real Estate & Development

Jeff Bandini
Associate Vice Chancellor
NCSU Real Estate & Development Reorganization

- Planning & Development
- Real Estate Services
- Leasing & Property Management
NCSU Real Estate & Development
Strategic Priorities

- Public/Private Partnerships
- Centennial Campus Development
- Strategic University Real Estate Portfolio
Project Updates

• BioMedical Partnership Center (BPC)
• Center for Technology and Innovation (CTI)
• Stateview Hotel
• North Shore Townhomes
BioMedical Partnership Center (BPC)

- 44,500 sf Flexible Laboratory Building
- Ground Lease to Capital Associates
- ~$10.3 Million Investment
- Under Construction
- Expected Completion: Summer 2017
Center For Technology and Innovation (CTI)

- 104,828 sf Pilot Production Facility & Offices
- Ground Lease to Keystone Development
- ~$30 million Investment
- Under Construction
- Expected Completion: November 2016
Stateview Hotel

- 4-Star Hotel & Conference Center
- Ground Lease to Noble Investments
- ~$28 Million Investment
- Under Construction
- Expected Completion, October 2017
North Shore Townhomes

- 3-5 Townhome Condominiums per Phase
- Ground Lease to White Oak Properties
- 4 Phases & Amenity Under Construction
- ~$1-2 Million Investment per Phase
- Completion of Phase I & Amenity, Fall 2016
NCSU Real Estate & Development
What’s Next?
### Capital Projects at a Glance
#### as of July 31, 2016

**NORTH CAROLINA STATE UNIVERSITY**

<table>
<thead>
<tr>
<th>Code/Item</th>
<th>Project Name</th>
<th>Bid</th>
<th>Expected Acceptance</th>
<th>Total Project Budget</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>41524 303</td>
<td>DH Hill Accessibility &amp; Elevator Improvements</td>
<td>Design</td>
<td>8/9/16</td>
<td>1/27/17</td>
<td>$700K</td>
</tr>
<tr>
<td>41424 314</td>
<td>CC Thermal Utilities &amp; Infrastructure (CTI, COT &amp; MRC)</td>
<td>Design</td>
<td>8/16/16</td>
<td>3/28/18</td>
<td>$12.35M</td>
</tr>
<tr>
<td>41524 325</td>
<td>ES King Village Roof Replacements</td>
<td>Design</td>
<td>8/22/16</td>
<td>6/19/17</td>
<td>$1M</td>
</tr>
<tr>
<td>41224 352</td>
<td>Centennial Campus Substation Expansion-Phase 2</td>
<td>Design</td>
<td>9/12/16</td>
<td>4/12/17</td>
<td>$3.5M</td>
</tr>
<tr>
<td>41524 302</td>
<td>Extension of Initiative Way</td>
<td>Design</td>
<td>9/15/16</td>
<td>7/18/17</td>
<td>$1.85M</td>
</tr>
<tr>
<td>41424 307</td>
<td>Patterson Business Center Renovation</td>
<td>Design</td>
<td>9/28/16</td>
<td>5/5/17</td>
<td>$1.637M</td>
</tr>
<tr>
<td>41324 353</td>
<td>MRC Cleanroom Renovations</td>
<td>Design</td>
<td>10/13/16</td>
<td>11/29/17</td>
<td>$7.9M</td>
</tr>
<tr>
<td>41524 340</td>
<td>Dearstyno Entomology and Avian HVAC Upgrades</td>
<td>Design</td>
<td>10/31/16</td>
<td>7/15/17</td>
<td>$1.5M</td>
</tr>
<tr>
<td>41524 307</td>
<td>Varsity Research Renovations - Phase 1</td>
<td>Design</td>
<td>1/18/17</td>
<td>9/27/17</td>
<td>$2.9M</td>
</tr>
<tr>
<td>41524 341</td>
<td>Scott Hall HVAC Upgrades</td>
<td>Design</td>
<td>3/2/17</td>
<td>9/15/17</td>
<td>$750K</td>
</tr>
<tr>
<td>41224 370</td>
<td>Energy Performance Contracting #4, CCUP Cogen</td>
<td>Design</td>
<td>3/3/17</td>
<td>5/21/18</td>
<td>$18.2M</td>
</tr>
<tr>
<td>41524 334</td>
<td>Owen Hall Renovation</td>
<td>Design</td>
<td>3/3/17</td>
<td>7/28/17</td>
<td>$1.4M</td>
</tr>
<tr>
<td>41524 301</td>
<td>Case Commons Residence Hall</td>
<td>Design</td>
<td>3/6/17</td>
<td>8/3/18</td>
<td>$15M</td>
</tr>
<tr>
<td>41524 313</td>
<td>Engineering Building Oval</td>
<td>Design</td>
<td>1/19/18</td>
<td>6/10/20</td>
<td>$137M</td>
</tr>
<tr>
<td>41524 314</td>
<td>Plant Sciences Building</td>
<td>Design</td>
<td>6/10/19</td>
<td>11/5/21</td>
<td>$160.2M</td>
</tr>
<tr>
<td>41424 317</td>
<td>Tucker Hall Renovation</td>
<td>Construction</td>
<td>8/1/16</td>
<td>8/16/16</td>
<td>$1.4M</td>
</tr>
<tr>
<td>41324 353</td>
<td>Winston Hall HVAC - Phase 1</td>
<td>Construction</td>
<td>8/5/16</td>
<td>8/5/16</td>
<td>$1.96M</td>
</tr>
<tr>
<td>41424 318</td>
<td>Bragg Window Replacement</td>
<td>Construction</td>
<td>8/11/16</td>
<td>8/11/16</td>
<td>$1.65M</td>
</tr>
<tr>
<td>41224 311</td>
<td>Reynolds Coliseum Renovation</td>
<td>Construction</td>
<td>8/15/16</td>
<td>8/15/16</td>
<td>$35M</td>
</tr>
<tr>
<td>41224 352</td>
<td>Centennial Campus Substation Expansion-Phase 1</td>
<td>Construction</td>
<td>8/31/16</td>
<td>8/31/16</td>
<td>$3.56M</td>
</tr>
<tr>
<td>40824 304</td>
<td>Research II HVAC</td>
<td>Construction</td>
<td>9/30/16</td>
<td>9/30/16</td>
<td>$2M</td>
</tr>
<tr>
<td>41424 314</td>
<td>CC Thermal Utilities &amp; Infrastructure (CW to CTI--Phase 1)</td>
<td>Construction</td>
<td>9/30/16</td>
<td>9/30/16</td>
<td>$650K</td>
</tr>
<tr>
<td>41124 353</td>
<td>DH Hill Fire Alarm Upgrades</td>
<td>Construction</td>
<td>9/30/16</td>
<td>9/30/16</td>
<td>$922K</td>
</tr>
<tr>
<td>41424 306</td>
<td>Harrelson Hall Demolition</td>
<td>Construction</td>
<td>10/18/16</td>
<td>10/18/16</td>
<td>$3.5M</td>
</tr>
<tr>
<td>40824 313</td>
<td>Gregg Museum</td>
<td>Construction</td>
<td>1/1/16</td>
<td>1/1/16</td>
<td>$9.6M</td>
</tr>
<tr>
<td>41524 360</td>
<td>Steam Phase VIII-B - Dabney Hall Leg</td>
<td>Construction</td>
<td>12/16/16</td>
<td>12/16/16</td>
<td>$661K</td>
</tr>
<tr>
<td>41224 315</td>
<td>HB 1292 Utility Savings</td>
<td>Construction</td>
<td>12/31/16</td>
<td>12/31/16</td>
<td>$1.1M</td>
</tr>
<tr>
<td>41324 309</td>
<td>Greek Infrastructure Phase II</td>
<td>Construction</td>
<td>1/31/17</td>
<td>1/31/17</td>
<td>$4.5M</td>
</tr>
<tr>
<td>41424 321</td>
<td>CVM 3B Lab</td>
<td>Construction</td>
<td>5/10/17</td>
<td>5/10/17</td>
<td>$3.075M</td>
</tr>
</tbody>
</table>
RESEARCH

18" DIP CHWS/R
10" HPS & 5" PC

FUTURE DECK

10" DIP CHWS/R
6" HPS & 3" PC

COLLEGE OF TEXTILES

REMOVE COOLING TOWERS, HELIUM TANKS, AND REVISE ELECTRICAL YARD.

STMH-03

18" DIP CHWS/R
10" HPS & 5" PC

STMH-04

18" DIP CHWS/R
8" HPS & 4" PC

STMH-05

10" DIP CHWS/R
8" HPS & 3" PC

STMH-06

18" DIP CHWS/R
8" HPS & 4" PC

STMH-07

18" DIP CHWS/R
8" HPS & 4" PC

STMH-08

20" DIP CHWS/R
10" HPS & 5" PC

PHASE 1: CHW MAIN CAMPUS DR. TO CTI
PHASE 2: CHW & HPS MAIN CAMPUS DR. TO TEXTILES
PHASE 3: CHW & HPS TEXTILES TO MONTEITH
PHASE 4: CHW & HPS MONTEITH TO PARTNERS WAY

NC STATE UNIVERSITY
RMF Engineering
Reliability. Efficiency. Integrity.
CENTENNIAL CAMPUS THERMAL UTILITIES AND INFRASTRUCTURE

SCALE: 1" = 100'
PROJECT: 215242.A0
CHANGE: 07/07/2015
REF. DWG(J: 10
PROJECT#: SKETCH#: 215242.A0
DATE: 07/07/2015

FUTURE DECK

VENTURE I

RESEARCH DRIVE

FUTURE CTI

PARTNERS I

PARKING DECK

MONTIETH

SHORE DRIVE

PHASE 1:

PHASE 2:

PHASE 3:

PHASE 4:
Carmichael Gymnasium Exterior

Before

After
Carmichael Locker Room

Before

After
Carmichael Locker - Main Lobby
Carmichael Locker Room - Lounge
Carmichael – Swim Team Locker Room
Biltmore First Floor Labs
Biltmore First Floor Labs

Before

After
Biltmore First Floor Labs

Before

After
Reynolds Coliseum
Reynolds Coliseum
Reynolds Coliseum
Reynolds Coliseum
Gregg Museum
Gregg Museum
<table>
<thead>
<tr>
<th>SUBMITTAL NUMBER</th>
<th>PROJECT NAME</th>
<th>SCOPE</th>
<th>DESIGNER</th>
<th>TRUSTER'S BPC SITE SELECTION</th>
<th>CAMPUSS DESIGN REVIEW PANEL</th>
<th>TRUSTER'S BPC REVIEW</th>
<th>PLAN</th>
<th>CONSTRUCTION DURATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>142</td>
<td>Case Common Residential Hall</td>
<td>$15,000,000</td>
<td>Little Diversified Architectural Consulting</td>
<td>10/6/15</td>
<td>9/15/16</td>
<td>07/27/16</td>
<td>9/15/16</td>
<td>4/18/17</td>
</tr>
<tr>
<td></td>
<td><strong>Upcoming Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engineering Building Oval</td>
<td>$154,000,000</td>
<td>Clark Nexsen</td>
<td>11/18/08</td>
<td>2/16/17</td>
<td>11/30/16</td>
<td>May, 2018</td>
<td>June, 2020</td>
</tr>
<tr>
<td></td>
<td>Plant Sciences Building</td>
<td>$160,200,000</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Carmichael Gym Addition &amp; Renovation</td>
<td>$45,000,000</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Approved Projects</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>007</td>
<td>The Shores Residential Project - Phase I</td>
<td>$25,000,000</td>
<td>White Oak Properties J Davis Architects</td>
<td>2/18/99</td>
<td>4/26/00</td>
<td>3/22/00</td>
<td>2/1/00</td>
<td>8/29/07</td>
</tr>
<tr>
<td>081</td>
<td>Centennial Biomedical Campus Flex Building</td>
<td>$10,000,000</td>
<td>Jenkins-Peer Architects</td>
<td>4/19/07</td>
<td>8/23/07</td>
<td>5/30/07</td>
<td>7/25/07</td>
<td>8/23/07</td>
</tr>
<tr>
<td>100</td>
<td>Shrub Dairy Retail Facility</td>
<td>$5,400,000</td>
<td>Cherry Huffman Architects</td>
<td>8/27/08</td>
<td>5/27/09</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>106</td>
<td>Yates Mill Multipurpose Building</td>
<td>$250,000</td>
<td>J.G. Craig, Architects</td>
<td>11/18/09</td>
<td>21/8/10</td>
<td>21/8/10</td>
<td>On Hold</td>
<td></td>
</tr>
<tr>
<td>113</td>
<td>Dan Allen Gateway</td>
<td>$171,000</td>
<td>OBS Landscape Architects and Planners</td>
<td>12/16/10</td>
<td>3/30/11</td>
<td>2/23/11</td>
<td>3/30/11</td>
<td>On Hold</td>
</tr>
<tr>
<td>123</td>
<td>Gregg Museum of Art and Design</td>
<td>$7,500,000</td>
<td>Freeman &amp; Associates</td>
<td>2/16/11</td>
<td>1/18/10</td>
<td>11/18/10</td>
<td>2/25/12</td>
<td>1/30/13</td>
</tr>
<tr>
<td>126</td>
<td>Broughton Hall Addition &amp; Renovation</td>
<td>$90,000,000</td>
<td>O’Brian Atkins</td>
<td>11/19/08</td>
<td>9/30/12</td>
<td>9/20/12</td>
<td>7/26/12</td>
<td>5/30/12</td>
</tr>
<tr>
<td>017</td>
<td>Conference Center/Hotel Centennial Campus</td>
<td>$28,000,000</td>
<td>Concord Eastbridge Cooper Cary Architects</td>
<td>9/10/08</td>
<td>11/20/14</td>
<td>11/20/14</td>
<td>12/3/14</td>
<td>12/3/14</td>
</tr>
<tr>
<td>137</td>
<td>Sigma Phi Epsilon House</td>
<td>$5,000,000</td>
<td>Hager Smith</td>
<td>2012</td>
<td>9/10/15</td>
<td>9/30/15</td>
<td>9/10/15</td>
<td>Summer, 2016</td>
</tr>
<tr>
<td>140</td>
<td>Cogeneration and Building Addition</td>
<td>$18,236,054</td>
<td>AEI and Plad</td>
<td>4/19/2013</td>
<td>NA</td>
<td>2/24/16</td>
<td>22/4/16</td>
<td>NA</td>
</tr>
<tr>
<td>141</td>
<td>E.S. King Roof Replacement</td>
<td>$1,000,000</td>
<td>Swanson + Stewart Architects, P.A</td>
<td>12/17/15</td>
<td>3/30/16</td>
<td>3/30/16</td>
<td>NA</td>
<td>July, 2016</td>
</tr>
</tbody>
</table>

**Updated August 16, 2016**