CALL TO ORDER
Jimmy Clark, Committee Chair

ROLL CALL
Jimmy Clark, Committee Chair

READING OF PUBLIC MEETING NOTICE AND STATE GOVERNMENT ETHICS ACT
Jimmy Clark, Committee Chair

1. MINUTES
   TAB 5.1
   Approval of November 21, 2019 meeting minutes

2. ACTION ITEMS
   TAB 5.2
   A. Property Matters
      Charles Maimone, Vice Chancellor, Finance and Administration and Development

   ✓ Acquisition by Lease. North Carolina State University requests permission to acquire strategically located space by lease on behalf of the Poole College of Management, Jenkins MBA Program – Research Triangle Park Satellite location. Securing a new office space and classroom space in RTP, NC will accommodate the program’s growth as well as continue to provide easy access for students attending from various locations across North Carolina.

   ✓ Acquisition by Lease. North Carolina State University requests permission to acquire by lease three (3) floors in the University Towers residence hall for the 2020-2021 academic year. The leased space will provide overflow housing for 384 students and six resident advisors.

B. PROPERTY MATTERS (Received after Full Board Mailing)
   TAB 5.3

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
C. DESIGNER SELECTIONS  
Doug Morton, Associate Vice Chancellor, Facilities  
- Athletics Development Plan  
- Greek Village Phase IV – Construction Manager at Risk  
- McKimmon Center Restroom Renovations  
- Approval of Designer Selections $1 million or less

D. ACCEPTANCE OF COMPLETED BUILDINGS AND PROJECTS  
Doug Morton, Associate Vice Chancellor, 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 November 21, 2019 meeting.

E. NON-APPROPRIATED CAPITAL PROJECTS UPDATE  
Doug Morton, Associate Vice Chancellor, Facilities  
- Approval Non- Appropriated Capital Improvement Projects less than $750,000

F. SITE AND PLAN REVIEW/ APPROVAL  
Lisa Johnson, University Architect  
- Approval of Plans and Specifications of Formal Projects less than $2 million

3. INFORMATIONAL REPORTS  
A. Capital Projects Update  
Doug Morton

B. Physical Master Plan  
Lisa Johnson

C. Status of Projects in Planning  
Doug Morton

ADJOURN

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
BOARD OF TRUSTEES
NORTH CAROLINA STATE UNIVERSITY

Buildings and Property Committee

Meeting Date: November 21, 2019

Minutes

Meeting No. 18-19:6

Location: Winslow Hall Conference Room

Time: 10:13 – 11:31 a.m.

Committee Members Present:
Mr. Jimmy D. Clark, Chair
Mr. Robert “Chip” Andrews, III
Mr. Ven Poole
Mr. James A. “Jim” Harrell, III
Dr. Ronald W. Prestage
Ms. Emma Carter

Other Board of Trustees Members Present
Mr. Thomas E. Cabaniss
Mrs. Ann B. Goodnight
Mr. Stanhope A. Kelly
Mr. Wendell H. Murphy
Mr. Edwin J. “Ed” Stack, III
Mr. Dewayne N. Washington
Mr. Edward I. “Ed” Weisiger, Jr.

Present from the University:
Mr. W. Randolph “Randy” Woodson, Chancellor
Mr. Marc Hoit, Vice Chancellor for IT & CIO, Office of Information Technology
Mr. Kevin Howell, Vice Chancellor, External Affairs, Partnerships & Economic Development
Mr. Charles A. Maimone, Vice Chancellor, Office of Finance & Administration
Ms. Allison Beth Newhart, Vice Chancellor & General Counsel, Office of General Counsel
Mr. Doug Morton, Associate Vice Chancellor, Facilities Division
Ms. Mary Peloquin-Dodd, Associate Vice Chancellor, Finance & University Treasurer
CALL TO ORDER
Chair Clark called the meeting to order at 10:13 a.m.

ROLL CALL
Chair Clark called roll and certified that a quorum was present.

STATE GOVERNMENT ETHICS ACT
Chair Clark reminded all members of their duty to avoid conflicts of interest and appearances of conflicts of interest under the State Government Ethics Act. He inquired as to whether there were any known conflicts of interest with respect to any matters coming before the Building and Property Committee at this meeting.

INTRODUCTION
Chair Clark asked Chancellor Woodson to introduce Mr. Charles A. “Charlie” Maimone, Vice Chancellor, Office of Finance and Administration. Chancellor Woodson welcomed Mr. Maimone and thanked Ms. Peloquin-Dodd for serving as the Interim Vice Chancellor, Office of Finance and Administration.

Chair Clark reminded all members and guests that although Buildings and Property Committee meetings are open to the public to attend, only those on the agenda are given the opportunity to speak.

MINUTES
Chair Clark asked whether there were any corrections to the September 12, 2019 meeting minutes. There being none, Chair Clark declared the minutes approved as drafted.
FULL BOARD APPROVAL PROPERTY MATTERS
Chair Clark asked Mr. Harlan Stafford to present the five property matters that require full board approval.

✔ Acquisition by Lease. Combine, restructure, and extend two existing strategic space leases for the entirety of 407 Gorman Street into a single long-term strategic space lease. Securing this two-story commercial office building space lease will allow for continued use of the building and associated parking by the NCSU TRIO Programs and will provide conveniently located office space for near- and longer-term strategic space needs.

✔ Acquisition by License. North Carolina State University, on behalf of the student Entrepreneurship Garage (“the Garage”) program, requests to execute a license agreement with HQ Raleigh, LLC to occupy office and classroom space to house its program within the HQ @ Centennial Co-working space in Partners I on Centennial Campus. Acquisition is recommended to enhance student experience and success within the program by collocating with business owners and entrepreneurs.

✔ Disposition by Easement. Duke Energy Progress has requested the conveyance of an easement to support the installation of three new electric vehicle charging stations. This easement would allow for installation of a new junction box and underground electric service from an existing underground line on Carter Finley property to shared property line with PNC Arena.

✔ Disposition by Easement. Duke Energy Progress has requested the conveyance of an easement to support the installation of three new electric vehicle charging stations. This easement would allow for installation of underground electric service from the shared property line with Carter Finley property to the three new electric vehicle-charging stations on PNC Arena property.

✔ Disposition by Demolition. The North Carolina State University Office of Real Estate and Development has requested the demolition of a residential structure located on Hope Street. Demolition is requested due to the vacancy and poor condition of the structure, which has created a public safety concern for the university.

Dr. Prestage made the motion, seconded by Mr. Harrell to approve the five property matters. The motion passed.

DESIGNER AND DESIGN-BUILD SELECTIONS
Chair Clark asked Mr. Morton to discuss the Designer and Design-Build Selections. Mr. Morton recommended approval of three designers, and approval of nine designer selections less than $1 million.

Dr. Prestage made the motion, seconded by Mr. Andrews to approve the nine designer selections less than $1 million. The motion passed.
ACCEPTANCE OF COMPLETED BUILDINGS AND PROJECTS

Chair Clark asked Mr. Morton to present the completed buildings and projects for acceptance. Mr. Morton requested acceptance of sixteen completed projects listed with a combined value of $10.9 million. The list included acceptance of the Murphy Center Entry Graphics Update, Fountain Dining Hall Serving Area, and the Oberlin & Ferndell Gravel Parking Lot.

Dr. Prestage made the motion, seconded by Mr. Harrell to approve the acceptance of completed buildings and projects. The motion passed.

NON-APPROPRIATED CAPITAL IMPROVEMENT PROJECTS

Chair Clark asked Mr. Morton to present the Non-Appropriated Capital Improvement Projects procedure and projects. Mr. Morton stated 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 be less than $750,000. Mr. Morton requested acceptance of two projects as listed in tab 5.6.A. Repairs to Coliseum Parking Deck and Chiller Replacement – Lee Hall.

Dr. Prestage made the motion, seconded by Mr. Andrews to approve the acceptance of two non-appropriated capital improvement projects. The motion passed.

SITE AND PLAN REVIEW/APPROVAL

Chair Clark asked Ms. Johnson to present the Site and Plan for review and approval. Ms. Johnson presented and requested for approval of the programmatic use change of the area south of McKimmon Center from a recreational field to Varsity Drive Parking Lot after the University Wellness and Recreation re-evaluated their needs. Ms. Johnson also requested for approval for re-design of the area near to the Partners Way building entrance to better blend with the existing campus context, to provide more flexible outdoor spaces with seating opportunities, and to provide better access to the building entrance. Ms. Johnson requested approval of elevator additions to both Tucker and Owen Residence Halls to provide barrier-free accessibility to each floor.

Mr. Poole made the motion, seconded by Mr. Andrews to approve the site and plan. The motion passed.
APPROVAL OF PLANS AND SPECS OF FORMAL PROJECTS LESS THAN $2 MILLION
Chair Clark recognized Ms. Johnson to present the Plans and Specifications of Formal Projects less than $2 million. Ms. Johnson requested acceptance of one project listed with a value of $1.3 million.

Dr. Prestage made the motion, seconded by Mr. Poole to approve the Plans and Specifications of Formal Projects less than $2 million. The motion passed.

INFORMATIONAL REPORTS
Chair Clark recognized Mr. Morton to present the Capital Projects at a Glance. Mr. Morton stated the Central Campus Electrical Update is in Phase 2. Mr. Morton stated that the structural repairs to Mann Hall are underway. Mr. Morton stated that the fee negotiation is underway for the Dairy Facility at CVM and the Creamery Café and Education Center had its soft-opening, and will be finished with construction in November 2019. Fitts-Woolard is scheduled for completion in June 2020, and the Carmichael Addition is scheduled to be completed July 2020. He also stated that the restoration to Memorial Belltower should be completed in the spring of 2021.

Chair Clark recognized Mr. Stafford to provide an update on Centennial Campus. Mr. Stafford stated that overall there are new tenants and a shortage of space. There are three upcoming sales transactions. Mr. Stafford stated that the land exchange of the Innovation District has been approved on November 5, 2019 by the Council of State. He stated that the construction of Fitts-Woolard Hall and Plant Sciences Building will bring an additional 1,500 students to Centennial campus.

There being no additional business, the meeting adjourned at 11:31 a.m.

Respectfully submitted,

D. G. Morton
Secretary to the Committee

cc: Charles A. Maimone, Vice Chancellor, Finance & Administration
    P.J. Teal, Assistant Secretary of the Trustees

Approved: __________________________________________________________

Committee Chair                                     Date
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
RALEIGH

* ACQUISITION OF REAL PROPERTY

Institution or Agency: North Carolina State University
Date: February 27, 2020

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):

This Property is needed for the following reasons and purposes: North Carolina State University requests permission to acquire space by lease on behalf of the Poole College of Management, Jenkins MBA Program - Research Triangle Park Satellite location. Securing a new office and classroom space in RTP, NC will accommodate the program’s growth as well as continue to provide easy access for students attending from various locations across North Carolina.

Name and Address of Present Owner: One Park Drive, LLC (Landlord); 4001 St Marks Rd, Durham, NC 27707; Current lease located at 1 Park Drive, Research Triangle Park, NC, is 4,960 useable square feet and will expire on July 31, 2020.

Description of Property: (attach additional sheets if necessary).
8,000- 9,000 rentable square feet; new lease location to be determined based on responses from publicly advertised request for proposal in accordance with UNC Policy Manual 600.1.3.1[R]

Term: Proposed ten (10) year term, including renewal options, commencing on August 1, 2020

Rental price (if applicable): To be determined based on market survey, not to exceed $29.00 per rentable square feet ($261,000/year) with 3% annual increases. Cost includes utilities, janitorial services, and required maintenance.

Funding: MBA Student Tuition (Receipts) or MBA Program State Appropriated Funds

Item: Project # 301535 or #201571

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 requirement 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 ____________, 2020.

Signature

Chancellor

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

### LEASE

<table>
<thead>
<tr>
<th><strong>LESSOR</strong></th>
<th>To be determined based on responses from publicly advertised request for proposal in accordance with UNC Policy Manual 600.1.3.1[R]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LESSEE</strong></td>
<td>The State of North Carolina, North Carolina State University</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Research Triangle Park, NC between TW Alexander Dr. and Airport Boulevard</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>+/- 8,000- 9,000 rentable square feet of real property.</td>
</tr>
<tr>
<td><strong>RATE</strong></td>
<td>Not to exceed $29.00/rsf ($261,000/year) with annual escalations</td>
</tr>
<tr>
<td><strong>TERM</strong></td>
<td>Proposed ten (10) year term, including renewal options</td>
</tr>
<tr>
<td><strong>USE</strong></td>
<td>Acquisition by Lease. North Carolina State University requests permission to acquire space by lease on behalf of the Poole College of Management, Jenkins MBA Program - Research Triangle Park Satellite location. Securing a new office and classroom space in RTP, NC will accommodate the program’s growth as well as continue to provide easy access for students attending from various locations across North Carolina.</td>
</tr>
</tbody>
</table>
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-1 Preparation Date: February 27, 2020

Request: North Carolina State University requests permission to acquire space by lease on behalf of the Poole College of Management, Jenkins MBA Program - Research Triangle Park Satellite location. Securing a new office and classroom space in RTP, NC will accommodate the program’s growth as well as continue to provide easy access for students attending from various locations across North Carolina.

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)
Vicinity Map

Research Triangle Park, NC

(between TW Alexander Drive and Airport Boulevard)
Vicinity Map

Central Park One

5001 S Miami Blvd, Durham, NC
Vicinity Map

The Concourse

One Copley Parkway, Morrisville, NC
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
RALEIGH

*ACQUISITION OF REAL PROPERTY

Institution or Agency:    North Carolina State University    Date:  February 27, 2020

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):

3 floors in the University Towers Residence Hall

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

The leased space will provide overflow residential housing for 384 students and six (6) residential advisors for the 2020-2021 academic year.

Name and Address of Present Owner:  University Towers Operating Partnership, LP, 999 South Shady Grove, Suite 600, Memphis, Tennessee 38120, Attn: Christine Richards, Chief Operating Officer and Executive Vice President

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

Floors 4, 5, & 6
111 Friendly Drive
Raleigh, NC

Term: Ten (10) months

Rental Price:  $2,489,184.00

Funding: Lease costs will be paid by the University Housing Department

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 __________________________, 2020.

Signature ____________________________

*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: February 27, 2020

Request: Acquisition by lease of 3 floors in the University Towers residence hall for the 2020-2021 academic year. The leased space will provide overflow housing for 384 students and six resident advisors.

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)
ACQUISITION OF REAL PROPERTY

ACQUISITION OF REAL PROPERTY BY LEASE

LESSOR University Towers Operating Partnership, LP

LESSEE The State of North Carolina, North Carolina State University

LOCATION University Towers Residence Hall
111 Friendly Drive, Raleigh, Wake County, NC

SIZE 3 Floors/384 student beds and 6 residential advisor beds

RATE $2,489,184.00

TERM 10 months

USE To be used for overflow residential housing for 384 students and six (6) residential advisors for the 2020-2021 academic year.
**Athletics Development Plan**

Total Project Scope – $250K (Athletics Receipts)

- **07/30/19** Advertised in NC Purchase Directory

- **09/19/19** Closing date for submittals
  
  (12 proposals received)

- **10/18/19** Appointment of Selection Committee
  
  By Doug Morton, Secretary – Buildings and Property Committee

- **10/18/19** Selection Committee review:
  
  - Chip Andrews, Trustee
  - Jimmy Clark, Trustee
  - Doug Morton, Associate Vice Chancellor, Facilities
  - Lisa Johnson, University Architect
  - Chris Johnson, Planner, Office of the University Architect
  - Boo Corrigan, Director of Athletics
  - John Portland, Associate Athletics Director, Facilities Admin
  - Ray Brincefield, Assistant Athletic Director, Facilities Admin
  - Others who assisted in review and short listing process
  - Tom Skolnicki, University Landscape Architect
  - Sumayya Jones-Humienny, Associate University Architect

- **10/18/19** Short list recommendation by Selection Committee:
  
  - Ewing Cole – Raleigh, NC
  - Heery + CBRE - Raleigh, NC
  - HNTB (w/ Davis Kane) - Kansas City, MO

- **10/22/19** Short list approved by Jimmy D. Clark

- **10/31/19** Pre-interview briefing of Designers

- **11/07/19** Designers interviewed. Recommendation in priority order:
  
  - Ewing Cole – Raleigh, NC
  - Heery + CBRE - Raleigh, NC
  - HNTB (w/ Davis Kane) - Kansas City, MO
Greek Village Phase IV (CMR)
Total Project Scope – $36M (Auxiliary Trust Funds)

09/16/19 Advertised in NC Purchase Directory

10/15/19 Closing date for submittals
(5 proposals received)

10/28/19 Appointment of Selection Committee
By Doug Morton, Secretary – Buildings and Property Committee

10/28/19- Selection Committee review:
12/03/19 Jim Harrell, Trustee
Lisa Johnson, University Architect
Mike Kapp, Project Manager, Capital Project Management
Cameron Smith, Senior Director, Capital Project Management
Shelly Brown Dobek, Director, Fraternity and Sorority Life
Pete Fraccarolio, Director of Facilities Planning and Management, DASA
Abinadi Ehrisman, Regional Facilities Manager, DASA
Others who assisted in review and short listing process
Shon Burch-Crispin, Capital Project Program Manager
Danelle Gambrell, Construction Manager, Capital Project Management
Charlie Marshall, Assistant Director Construction, Capital Project Management

10/28/19 Short list recommendation by Selection Committee:
Clancy and Theys Construction Company – Raleigh, NC
Frank L. Blum Construction Company – Raleigh, NC
LeChase – Durham, NC

11/01/19 Short list approved by Jimmy D. Clark

11/07/19 Pre-interview briefing of CMR’s

12/03/19 CMR Interviewed. Recommendation in priority order:
Frank L. Blum Construction Company – Raleigh, NC
LeChase – Durham, NC
Clancy and Theys Construction Company – Raleigh, NC
McKimmon Center Restroom Renovation
Total Project Scope – $1.1M (McKimmon Center Endowment Funds)

09/30/19 Advertised in NC Purchase Directory

11/01/19 Closing date for submittals
(11 proposals received)

12/05/19 Appointment of Selection Committee
By Doug Morton, Secretary – Buildings and Property Committee

12/05/19-01/10/20 Selection Committee review:
Emma Carter, Trustee
Lisa Johnson, University Architect
Bob Cwikla, Project Manager, Capital Project Management
Tom Skolnicki, University Landscape Architect
Cameron Smith, Senior Director, Capital Project Management
Chip Futrell, Director of Continuing and Professional Education
Mark Bernhard, Vice Provost, McKimmon Ctr. Extension & Continuing Education
Others who assisted in review and short listing process
Bill Davis, Associate Director, Formal Design, Capital Project Management
Charlie Marshall, Assistant Director, Construction Management, Capital Project Management
Ryan Lawrence, Building Superintendent, McKimmon Center

12/05/19 Short list recommendation by Selection Committee:
IBI Group – Raleigh, NC
310 Architecture – Raleigh, NC
Huffman Architects – Raleigh, NC

12/12/19 Short list approved by Jimmy D. Clark

12/13/19 Pre-interview briefing of Designers

01/10/20 Designers interviewed. Recommendation in priority order:
IBI Group – Raleigh, NC
Huffman Architects – Raleigh, NC
310 Architecture – Raleigh, NC
## Approval of Designer Selections for Projects $1M 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 $1M or less that are not on the OESAD list. This listing represents designers selected since November 21, 2019.

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wafer Bonder Room 108- MRC</td>
<td>$7,800</td>
</tr>
<tr>
<td>Designer: McKim &amp; Creed</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated</td>
<td></td>
</tr>
<tr>
<td>Flooring Abatement- Floors 2-10- Carroll Hall</td>
<td>$26,600</td>
</tr>
<tr>
<td>Designer: Matrix Health &amp; Safety Consultants</td>
<td></td>
</tr>
<tr>
<td>Source: Housing Receipts</td>
<td></td>
</tr>
<tr>
<td>Install Steam Flow Meters- DH Hill Library, Scott Hall, Student Health, &amp; Partners III</td>
<td>$11,700</td>
</tr>
<tr>
<td>Designer: RMF Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated</td>
<td></td>
</tr>
<tr>
<td>Facilities Six Sigma Management Assessment</td>
<td>$18,700</td>
</tr>
<tr>
<td>Designer: Integral Performance Solutions</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated</td>
<td></td>
</tr>
</tbody>
</table>
### Buildings and Property Committee
#### Board of Trustees
#### Acceptance of Completed Buildings and Projects

<table>
<thead>
<tr>
<th>Code/Item</th>
<th>Project#</th>
<th>Location</th>
<th>Title</th>
<th>Project Cost</th>
<th>University Acceptance</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>201920002</td>
<td>Nelson Hall</td>
<td>Boardroom 3220 Renovation</td>
<td>$156,154</td>
<td>9/15/2019</td>
</tr>
<tr>
<td>41324/357</td>
<td>201320007</td>
<td>Central Campus</td>
<td>Central Campus Electrical Upgrade Phase I</td>
<td>$3,525,810</td>
<td>11/14/2019</td>
</tr>
<tr>
<td>41524/338</td>
<td>201620007</td>
<td>Dabney</td>
<td>Dabney HVAC Renovation Phase II Metric Renovation</td>
<td>$2,250,000</td>
<td>11/21/2019</td>
</tr>
<tr>
<td>NA</td>
<td>201920001</td>
<td>Tucker Hall</td>
<td>ADA Renovation Tucker Hall Rooms 339 &amp; 341</td>
<td>$188,783</td>
<td>9/16/2019</td>
</tr>
<tr>
<td>41724/323</td>
<td>201720148</td>
<td>Williams Addition</td>
<td>Elevator Renovation</td>
<td>$289,352</td>
<td>11/14/2019</td>
</tr>
<tr>
<td>41624/318</td>
<td>201620029</td>
<td>Greek Village</td>
<td>Greek Village Infrastructure Phase III</td>
<td>$5,200,000</td>
<td>11/25/2019</td>
</tr>
<tr>
<td>NA</td>
<td>201935099</td>
<td>Method Greenhouse Unit</td>
<td>Install Concrete Floors in Greenhouses</td>
<td>$167,350</td>
<td>12/2/2019</td>
</tr>
<tr>
<td>N/A</td>
<td>201820091</td>
<td>Poe Hall</td>
<td>Suite 528 Renovations</td>
<td>$236,167</td>
<td>10/30/2019</td>
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<tr>
<td>41724/320</td>
<td>201720145</td>
<td>Harris Hall</td>
<td>Building Envelope Repairs</td>
<td>$336,151</td>
<td>9/18/2019</td>
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<tr>
<td>N/A</td>
<td>201720048</td>
<td>Lake Wheeler</td>
<td>Irrigation Center Pivot</td>
<td>$274,003</td>
<td>1/10/2020</td>
</tr>
<tr>
<td>41724/308</td>
<td>201720124</td>
<td>Lake Wheeler</td>
<td>Lake Wheeler Creamery Café and Education Center</td>
<td>$1,044,102</td>
<td>1/13/2020</td>
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<tr>
<td>N/A</td>
<td>201820133</td>
<td>Various Locations</td>
<td>2019 Parking Deck Assessments</td>
<td>$222,387</td>
<td>8/14/2019</td>
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<tr>
<td>41724/311</td>
<td>201724065</td>
<td>ES King Village</td>
<td>Roof Upgrades Phase 3 ES King Village</td>
<td>$284,049</td>
<td>8/12/2019</td>
</tr>
<tr>
<td>41624/331</td>
<td>201720027</td>
<td>CVM</td>
<td>CVM Lab B104 Renovation</td>
<td>$2,300,000</td>
<td>8/26/2019</td>
</tr>
<tr>
<td>41624/318</td>
<td>201420019</td>
<td>CBC</td>
<td>CBC Chiller Plant Expansion</td>
<td>$3,850,000</td>
<td>8/30/2019</td>
</tr>
<tr>
<td>41824/304</td>
<td>201820070</td>
<td>Metcalf</td>
<td>Metcalf Flooring Abatement &amp; Replacement</td>
<td>$201,259</td>
<td>8/15/2019</td>
</tr>
<tr>
<td>41524/340</td>
<td>201611034</td>
<td>Dearstyne</td>
<td>Dearstyne Complex HVAC Renovation</td>
<td>$830,000</td>
<td>9/11/2019</td>
</tr>
<tr>
<td>N/A</td>
<td>201924022</td>
<td>Turlington Hall</td>
<td>Door Replacement- Turlington Hall</td>
<td>$177,710</td>
<td>8/21/2019</td>
</tr>
<tr>
<td>N/A</td>
<td>201824166</td>
<td>Case Academics</td>
<td>Short Term Mechanical Room Repairs- Case Academics</td>
<td>$219,618</td>
<td>8/12/2019</td>
</tr>
<tr>
<td>41724/316</td>
<td>201720153</td>
<td>Various Locations</td>
<td>Steam Phase 8 C</td>
<td>$400,000</td>
<td>10/17/2019</td>
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<tr>
<td>41724/305</td>
<td>201720087</td>
<td>Stewart Theater</td>
<td>Rigging Replacement at Stewart Theater</td>
<td>$1,500,000</td>
<td>9/12/2019</td>
</tr>
<tr>
<td>21824/325</td>
<td>201820129</td>
<td>Poe Hall</td>
<td>Lighting Retrofit to LED fixtures- Poe 216</td>
<td>$134,043</td>
<td>8/15/2019</td>
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<tr>
<td>N/A</td>
<td>201935017</td>
<td>Harris Hall</td>
<td>Renovation of Cashier Counter- Harris Hall</td>
<td>$112,776</td>
<td>9/16/2019</td>
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<tr>
<td>N/A</td>
<td>201935001</td>
<td>Fountain Dining Hall</td>
<td>Serving Area Renovation- Fountain Dining Hall</td>
<td>$175,739</td>
<td>8/15/2019</td>
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<tr>
<td>N/A</td>
<td>201920005</td>
<td>Tower Hall</td>
<td>Fall Protection System- Tower Hall WRT</td>
<td>$134,801</td>
<td>8/30/2019</td>
</tr>
<tr>
<td>N/A</td>
<td>201924032</td>
<td>Bragaw and Wood Hall</td>
<td>Replacement of One Domestic Hot Water Tank</td>
<td>$128,062</td>
<td>9/4/2019</td>
</tr>
</tbody>
</table>

**TOTAL** $24,338,316
## Approval of Non-Appropriated Capital Improvement Projects Less than $750,000

**February 27, 2019**

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Total Project Cost ($)</th>
<th>Previous Authorization ($)</th>
<th>Requested Authorization ($)</th>
<th>Authorization Type</th>
<th>Funding Source</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Hall Renovation and ADA Bathroom Addition – Millstone 4-H Camp</td>
<td>$225,000</td>
<td>-</td>
<td>$225,000</td>
<td>Full</td>
<td>Gifts</td>
<td>This project adds approximately 1000 SF to the existing Dining Hall at the Millstone 4-H Camp. New support space and ADA accessible bathrooms will be added with the expansion. Work also includes building envelope upgrade and associated utilities and site work.</td>
</tr>
<tr>
<td>Sterilization Core Renovation – Scott Hall</td>
<td>$489,000</td>
<td>-</td>
<td>$489,000</td>
<td>Full</td>
<td>Gifts</td>
<td>This project renovates existing research space to create a new lab support room and a new autoclave room to accommodate two autoclaves for sterilization of biohazardous materials and lab supplies. The renovation also addresses HVAC exhaust issues and installs a building-wide reverse osmosis water system.</td>
</tr>
</tbody>
</table>
Approval of Plans and Specifications of Formal Projects  
$2M or Less

**Note:** The project(s) 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 November 21, 2019 meeting.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bostian Hall and Brooks Hall</strong></td>
<td>$ 583,000</td>
</tr>
<tr>
<td>Project #201920014</td>
<td></td>
</tr>
<tr>
<td>Fire Alarm Replacement</td>
<td></td>
</tr>
<tr>
<td>Designer: Summer Consultants, Inc.</td>
<td></td>
</tr>
<tr>
<td>Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: F&amp;A Funds</td>
<td></td>
</tr>
</tbody>
</table>

| **McKee Center**                                | $ 116,000             |
| Project #201935075                              |                       |
| Server Room 115                                 |                       |
| Designer: Sigma Engineered Solutions            |                       |
| Morrisville, NC                                 |                       |
| Fund Source: Urban Affairs Trust Funds          |                       |

| **Clark Dining Hall**                           | $ 109,659             |
| Project #201935086                              |                       |
| Kitchen Hood Make-Up Air Design                 |                       |
| Designer: Optima Engineering, PA                |                       |
| Raleigh, NC                                     |                       |
| Fund Source: University Dining Trust Funds      |                       |

| **Materials Support Warehouse**                  | $ 106,799             |
| Project #201935095                              |                       |
| Uninterrupted Power Supply (UPS) Installation   |                       |
| Designer: Sigma Engineered Solutions            |                       |
| Morrisville, NC                                 |                       |
| Fund Source: Urban Affairs Trust Funds          |                       |
## Capital Projects at a Glance

### as of January 31, 2020

<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>41824 330</td>
<td>Central Campus Electrical Upgrade Phase 2 - Distribution</td>
<td>Design</td>
<td>1/28/20</td>
<td>1/12/21</td>
<td>$6.2M</td>
</tr>
<tr>
<td>41624 329</td>
<td>Cates Ave Water, Steam &amp; Condensate Replacement</td>
<td>Design</td>
<td>2/11/20</td>
<td>8/1/20</td>
<td>$966K</td>
</tr>
<tr>
<td>41824 316</td>
<td>Power to VRB</td>
<td>Design</td>
<td>2/13/20</td>
<td>8/28/20</td>
<td>$1.5M</td>
</tr>
<tr>
<td>41824 311</td>
<td>Elevator Additions- Tucker &amp; Owen Residence Halls</td>
<td>Design</td>
<td>2/25/20</td>
<td>9/4/20</td>
<td>$1.4M</td>
</tr>
<tr>
<td>41824 319</td>
<td>Greek Village Phase 4 Infrastructure, Townhomes, Apts</td>
<td>Design</td>
<td>5/10/20</td>
<td>6/1/23</td>
<td>$36M</td>
</tr>
<tr>
<td>41824 331</td>
<td>Fire Alarm Replacement Brooks &amp; Bostian</td>
<td>Design</td>
<td>5/16/20</td>
<td>12/30/20</td>
<td>$640K</td>
</tr>
<tr>
<td>41924 312</td>
<td>Chiller Replacement Lee Hall</td>
<td>Design</td>
<td>7/30/20</td>
<td>3/31/21</td>
<td>$600K</td>
</tr>
<tr>
<td>41824 317</td>
<td>Structural Repairs Mann Hall</td>
<td>Design</td>
<td>8/7/20</td>
<td>3/27/21</td>
<td>$2M</td>
</tr>
<tr>
<td>41824 334</td>
<td>Library Renovations Jordan Hall</td>
<td>Design</td>
<td>8/8/20</td>
<td>6/16/21</td>
<td>$1.5M</td>
</tr>
<tr>
<td>41824 312</td>
<td>Outdoor Aquatics Facility</td>
<td>Design</td>
<td>8/25/20</td>
<td>5/21/21</td>
<td>$11M</td>
</tr>
<tr>
<td>41924 304</td>
<td>Parking Lot Replacement 512 Brickhaven</td>
<td>Design</td>
<td>8/31/20</td>
<td>12/29/20</td>
<td>$800K</td>
</tr>
<tr>
<td>41924 310</td>
<td>Water Line Modifications at Ligon Street Bridge</td>
<td>Design</td>
<td>9/29/20</td>
<td>4/21/21</td>
<td>$550K</td>
</tr>
<tr>
<td>41924 302</td>
<td>Restroom Renovations at McKimmon Center</td>
<td>Design</td>
<td>10/23/20</td>
<td>3/27/21</td>
<td>$1.1M</td>
</tr>
<tr>
<td>41824 333</td>
<td>Lab &amp; Building Systems Modifications VRB</td>
<td>Design</td>
<td>10/23/20</td>
<td>7/1/21</td>
<td>$1.5M</td>
</tr>
<tr>
<td>41824 327</td>
<td>Thermal Utilities to P2 and Toxicology Buildings</td>
<td>Design</td>
<td>11/10/20</td>
<td>8/18/21</td>
<td>$7M</td>
</tr>
<tr>
<td>41824 318</td>
<td>Dairy Facility at CVM</td>
<td>Design</td>
<td>12/4/20</td>
<td>11/4/21</td>
<td>$4.8M</td>
</tr>
<tr>
<td>41824 310</td>
<td>Interior Renovations Erdahl-Cloyd</td>
<td>Design</td>
<td>1/4/21</td>
<td>5/25/21</td>
<td>$1.5M</td>
</tr>
<tr>
<td>41924 316</td>
<td>Renovations to Don Ellis Building</td>
<td>Design</td>
<td>1/9/21</td>
<td>5/19/21</td>
<td>$1M</td>
</tr>
<tr>
<td>41924 301</td>
<td>Renovations to Data Center II</td>
<td>Design</td>
<td>1/13/21</td>
<td>9/21/21</td>
<td>$6.5M</td>
</tr>
<tr>
<td>41924 317</td>
<td>Varsity Parking Lot Expansion</td>
<td>Design</td>
<td>2/20/21</td>
<td>1/28/22</td>
<td>$5.5M</td>
</tr>
<tr>
<td>41924 305</td>
<td>Ricks Hall 2nd Floor Renovation</td>
<td>Design</td>
<td>2/25/21</td>
<td>6/5/22</td>
<td>$5.5M</td>
</tr>
<tr>
<td>41924 303</td>
<td>Electrical System Upgrade</td>
<td>Design</td>
<td>9/16/21</td>
<td>10/25/24</td>
<td>$5.8M</td>
</tr>
<tr>
<td>41724-317</td>
<td>Fuel Oil Tank Expansion</td>
<td>Construction</td>
<td>2/7/20</td>
<td>$825K</td>
<td>98% Construction Complete</td>
</tr>
<tr>
<td>41624 310</td>
<td>Exterior Lighting LED Conversion</td>
<td>Construction</td>
<td>2/26/20</td>
<td>$2.2M</td>
<td>60% Construction Complete</td>
</tr>
<tr>
<td>41524 314</td>
<td>Centennial Campus Utility Infrastructure (TES)</td>
<td>Construction</td>
<td>4/9/20</td>
<td>$9.6M</td>
<td>85% Construction Complete</td>
</tr>
<tr>
<td>41624 311</td>
<td>DH Hill Academic Success Center</td>
<td>Construction</td>
<td>6/1/20</td>
<td>$15.9M</td>
<td>55% Construction Complete</td>
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<tr>
<td>41524 313</td>
<td>Fitts-Woolard Hall (Engineering Building Oval)</td>
<td>Construction</td>
<td>6/28/20</td>
<td>$137M</td>
<td>78% Construction Complete</td>
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<tr>
<td>41224 352</td>
<td>Centennial Campus Substation Expansion-Phase 1 &amp; 2</td>
<td>Construction</td>
<td>6/30/20</td>
<td>$7.3M</td>
<td>93% Construction Complete</td>
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<tr>
<td>41624 302</td>
<td>Carmichael Renovation &amp; Expansion</td>
<td>Construction</td>
<td>8/19/20</td>
<td>$45M</td>
<td>63% Construction Complete</td>
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<tr>
<td>41624 312</td>
<td>Bureau of Mines Renovation</td>
<td>Construction</td>
<td>10/28/20</td>
<td>$6M</td>
<td>20% Construction Complete</td>
</tr>
<tr>
<td>41724 313</td>
<td>Restoration of Memorial Belltower</td>
<td>Construction</td>
<td>11/18/20</td>
<td>$6.5M</td>
<td>20% Construction Complete</td>
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<tr>
<td>41524 314</td>
<td>Plant Sciences Building</td>
<td>Construction</td>
<td>2/23/22</td>
<td>$150.6M</td>
<td>27% Construction Complete</td>
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<tr>
<td>41724 308</td>
<td>Creamery Café &amp; Education Center</td>
<td>Complete</td>
<td>12/20/19</td>
<td>$1.2M</td>
<td>Accepted 1/13/20</td>
</tr>
</tbody>
</table>
New Physical Master Plan
Trustees Buildings and Property Committee – February 2020
New Physical Master Plan

The Code and UNC Policy Manual
Delegation of Duty and Authority to Boards of Trustees

VI. Property and Buildings
“The board of trustees shall be responsible to the Board of Governors for preparing and maintaining a master plan for the physical development of the institution, consistent with the total academic and service mission of the institution as defined and approved by the Board of Governors.”
Physical Master Plan History

1958 MP
- First formalized MP

1968 Study
- Neighborhoods

1975 Report
- Framework of Courtyards

1978 MP
- Courtyards and Connectors
- Campus Precincts

1987 CC MP Approved

1994 MP
- Campus neighborhoods
- Mixed use activities

2000 MP
- Neighborhoods & Paths
- Collaborative model

2007 MP Update
- Sustainability
- Hallowed Places

2014 MP Update
New Physical Master Plan

Programmatic Focus Areas

Alignment with Strategic Plan
Integration of Academic and Enrollment Plan
Integration of 2019 Student Housing Study
Integration of Athletics Development Plan
Integration of 37-acre Mixed-use Plan
Dining and Retail Plan
Build on the 2017 Campus Capacity and Assessment Study
Development of Campus-wide decision making process
Zoning (City of Raleigh Campus District)
New Physical Master Plan

Physical Components

Buildings, Open Space, and Urban Form
Space Planning (Quality, Quantity, Adjacencies)
Connectivity, Transportation, and Parking
Utilities infrastructure

Infrastructure Investment Plan

Safety and Security
Accessibility (Site and Exterior)
Illustrative Plans
Area Plans/District Plans
Design Guidelines
<table>
<thead>
<tr>
<th>SUBMITTAL NUMBER</th>
<th>PROJECT NAME</th>
<th>SCOPE</th>
<th>DESIGNER</th>
<th>FIRM NAME</th>
<th>DATE SELECTED</th>
<th>REVIEW</th>
<th>APPROVAL</th>
<th>REVIEW</th>
<th>RECOMMENDATION</th>
<th>REVIEW</th>
<th>APPROVAL</th>
<th>ESTIMATED START</th>
<th>ESTIMATED COMPLETION</th>
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</thead>
<tbody>
<tr>
<td>166</td>
<td>CVM Teaching Animal Unit Dairy Facility</td>
<td>$4,800,000</td>
<td>HH Architecture</td>
<td>8/12/19</td>
<td>4/23/20</td>
<td>2/26/20</td>
<td>4/23/20</td>
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<tr>
<td>162</td>
<td>Upcoming Projects</td>
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<tr>
<td>163</td>
<td>Library Renovations- Jordan Hall</td>
<td>$1,500,000</td>
<td>Watson Tate Savory</td>
<td>8/15/19</td>
<td>NA</td>
<td>NA</td>
<td>4/23/20</td>
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<td>164</td>
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</tr>
<tr>
<td>137</td>
<td>Sigma Phi Epsilon House</td>
<td>$3,000,000</td>
<td>Hager Smith</td>
<td>9/10/15</td>
<td>9/30/15</td>
<td>9/30/15</td>
<td>11/12/15</td>
<td>9/10/15</td>
<td>Summer 2017</td>
<td>Spring 2020</td>
<td></td>
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<tr>
<td>143</td>
<td>Lambda Chi House</td>
<td>$4,600,000</td>
<td>Carl Winstead, AIA</td>
<td>June, 2015</td>
<td>2/16/17</td>
<td>2/16/17</td>
<td>11/30/16</td>
<td>11/30/16</td>
<td>2/16/17</td>
<td>2/16/17</td>
<td>June, 2017</td>
<td>Fall, 2020</td>
<td></td>
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<tr>
<td>146</td>
<td>Fitts-Woolard Hall (Engineering Building Oval)</td>
<td>$154,000,000</td>
<td>Clark Nexsen</td>
<td>11/18/08</td>
<td>4/20/17</td>
<td>4/20/17</td>
<td>7/26/17</td>
<td>7/26/17</td>
<td>9/21/17</td>
<td>9/21/17</td>
<td>March, 2018</td>
<td>June, 2020</td>
<td></td>
</tr>
<tr>
<td>152</td>
<td>Kappa Alpha Theta House</td>
<td>$5,500,000</td>
<td>Cline Design</td>
<td>June, 2017</td>
<td>4/19/18</td>
<td>4/19/18</td>
<td>3/26/18</td>
<td>3/26/18</td>
<td>4/19/18</td>
<td>4/19/18</td>
<td>Spring, 2019</td>
<td>June, 2020</td>
<td></td>
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<tr>
<td>153</td>
<td>Sigma Kappa House</td>
<td>$5,500,000</td>
<td>CJMW Architecture</td>
<td>Fall 2017</td>
<td>9/20/18</td>
<td>9/20/18</td>
<td>5/30/18</td>
<td>5/30/18</td>
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<td>Feb, 2019</td>
<td>March, 2020</td>
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<tr>
<td>154</td>
<td>Zeta Tau Alpha House</td>
<td>$6,100,000</td>
<td>Hug &amp; Associates Architects</td>
<td>Fall 2017</td>
<td>9/20/18</td>
<td>9/20/18</td>
<td>5/30/18</td>
<td>5/30/18</td>
<td>9/20/18</td>
<td>9/20/18</td>
<td>June, 2019</td>
<td>July, 2020</td>
<td></td>
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<tr>
<td>156</td>
<td>Lake Wheeler Road Creamery</td>
<td>$1,248,870</td>
<td>Muter Construction w/ Louis Cherry Architecture</td>
<td>5/10/2020</td>
<td>11/15/18</td>
<td>11/15/18</td>
<td>10/31/18</td>
<td>11/14/18</td>
<td>11/15/18</td>
<td>11/15/18</td>
<td>February, 2019</td>
<td>February, 2020</td>
<td></td>
</tr>
<tr>
<td>161</td>
<td>Global Courtyard at Primrose Hall</td>
<td>$280,000</td>
<td>In-house design (College of Design and Facilities Division)</td>
<td>8/15/2020</td>
<td>NA</td>
<td>NA</td>
<td>2/27/19</td>
<td>2/27/19</td>
<td>NA</td>
<td>NA</td>
<td>July, 2019</td>
<td>February, 2020</td>
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<tr>
<td>157</td>
<td>Academic Success Center</td>
<td>$14,234,213</td>
<td>Lord Aeck Sargent</td>
<td>2/24/17</td>
<td>NA</td>
<td>NA</td>
<td>10/31/18</td>
<td>10/31/18</td>
<td>2/21/19</td>
<td>2/21/19</td>
<td>May, 2019</td>
<td>June, 2020</td>
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<tr>
<td>159</td>
<td>Bureau of Mines Renovation</td>
<td>$6,000,000</td>
<td>Clearscapes Architecture + Art</td>
<td>2/02/13</td>
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<td>NA</td>
<td>NA</td>
<td>2/21/19</td>
<td>2/21/19</td>
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<td>July, 2019</td>
<td>August, 2020</td>
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