AGENDA

Building and Property Committee
Board of Trustees
North Carolina State University
10:15 – 11:45 a.m. September 10, 2020
Zoom Conference

Ed Stack, Committee Chair
Members: Andrews, Harrell, Murphy, Prestage, Safran

CALL TO ORDER
Ed Stack, Committee Chair

ROLL CALL
Ed Stack, Committee Chair

READING OF PUBLIC MEETING NOTICE AND STATE GOVERNMENT ETHICS ACT
Ed Stack, Committee Chair

1. MINUTES
   Approval of April 24, 2020 meeting minutes

2. COMMITTEE RESPONSIBILITIES AND PROCEDURES
   Doug Morton, Associate Vice Chancellor, Facilities
   • Review of Committee Responsibilities and Procedures

3. 2020-2021 COMMITTEE PLAN OF WORK
   Doug Morton, Associate Vice Chancellor, Facilities
   • Review of 2020-2021 Committee Plan of Work

4. ACTION ITEMS
   A. PROPERTY MATTERS
      Alicia Knight, Associate Vice Chancellor, University Real Estate and Development
      I-440 EXPANSION
      ✓ Disposition by Reallocation. North Carolina State University requests permission for the reallocation of property located on Ligon Street east of 440 being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
✓ Disposition by Reallocation. North Carolina State University requests permission for the reallocation of property located on Ligon Street west of 440 being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

B. PROPERTY MATTERS (Received after Full Board Mailing)

C. DESIGNER AND CONSTRUCTION MANAGERS AT RISK SELECTIONS
   Doug Morton, Associate Vice Chancellor, Facilities
   • Electrical Distribution Upgrade – Designer Selection
   • Electrical Distribution Upgrade – CMR
   • Renovations to Data Center II – CMR
   • 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 April 24, 2020 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
   • Greek Village Phase IV – Site and Plan review/approval
   • Approval of Plans and Specifications of Formal Projects less than $2 million

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
5. INFORMATIONAL REPORTS

A. Physical Master Plan
   Doug Morton, Associate Vice Chancellor, Facilities

B. Capital Projects Update
   Doug Morton, Associate Vice Chancellor, Facilities

C. Status of Projects in Planning
   Doug Morton, Associate Vice Chancellor, Facilities

D. University Towers – Potential Acquisition
   Alicia Knight, Associate Vice Chancellor, University Real Estate & Development

E. Innovation District Project Update
   Alicia Knight, Associate Vice Chancellor, University Real Estate & Development

F. Campus Zoning Effort Overview
   Alicia Knight, Associate Vice Chancellor, University Real Estate & Development

DISCUSSION

ADJOURN

✓ Requires full board approval
1 Materials will be distributed to committee members at the meeting
The Buildings and Property Committee of the Board of Trustees of North Carolina State University met April 24, 2020 via virtual Zoom conference call.

Members Present: Jimmy D. Clark, Committee Chair
Robert “Chip” Andrews, III
Emma Carter
James A. “Jim” Harrell, III
Ven Poole
Ronald W. Prestage
Thomas E. Cabaniss, Board Chair

Chair Clark called the meeting to order at 10:14 a.m. The roll was called and a quorum was present.

Chair Clark reminded all attendees that this is a public meeting but not a meeting for public comment and read the State Government Ethics Act to remind all members of their duty to report conflicts of interest or appearances of conflict.

Approval of Minutes
The minutes from the February 27, 2020 meeting were presented for approval, and with no changes, they were approved.

Action Items
Full Board Approval Property Matters
Chair Clark asked Mr. Stafford to present the two property matters that require committee approval to be moved for full board approval.
- Disposition by Demolition. The North Carolina State University Facilities Division and the College of Agriculture and Life Sciences have requested the demolition of four structures located on Varsity Drive, due to poor condition of the structures and future use of the site for Greek Village.
- Disposition by Demolition. The North Carolina State University College of Agriculture and Life Sciences has requested the demolition of a pole barn located at Lake Wheeler Field Lab, due to poor condition of the structure.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Mr. Poole made the motion, which Ms. Carter seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. The motion passed.

Designer Selections
Chair Clark ask Mr. Morton to present the two designer selections, an open ended service agreements designer selections 2020-2021, and approval of eight designer selections less than $1 million.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Ms. Carter made the motion, which Mr. Harrell seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. 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 three completed projects listed with a combined value of $443,010.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Mr. Harrell made the motion, which Mr. Poole seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. The motion passed.

Non-Appropriated Capital Projects Update
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 three projects: Chiller Replacement – CMAST, Culinary Lab Renovations – Schaub Hall, and Secure Computing Institute Renovations – Engineering Building II.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Mr. Harrell made the motion, which Mr. Poole seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. 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 two projects including a demolishing of the outdated dairy milking parlor and constructing of a new dairy facility, and a renovation of Jordan Hall Library. Ms. Johnson also presented on plans and specifications of eight projects $2M or less for formal acceptance.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Mr. Prestage made the motion, which Mr. Poole seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. The motion passed.

Parking and Transportation Ordinances
Chair Clark asked Mr. Austin to present the proposed revisions to Policy 07.60.01 Parking and Transportation Ordinances 2020-2021 matters that require committee approval to be moved for full board approval. Mr. Austin presented on the proposed revisions including Section 2.3.2.H in regards to student parking permits eligibility and Section 6.2 bicycle lanes.

Chair Clark called for a motion and a second to recommend acceptance as outlined. Mr. Harrell made the motion, which Mr. Poole seconded. Chair Clark asked if there was any further discussion on the motion. There being none, he called for a vote. The motion passed.

Discussion
Chair Clark asked Mr. Morton to provide an update of ongoing projects on campus and the potential impacts to those projects from the coronavirus pandemic. Mr. Morton indicated that Fitts-Woolard Hall, the Plant Sciences Initiative, the Addition and Renovation to University Recreation, and the Academic Success Center at DH Hill were all proceeding on schedule. The forging of the bells for the Belltower have been delayed by labor shortages, but the project is still expected to be completed on schedule. Mr. Morton stated that all contractors working on campus had modified their work practices to include additional personal protective equipment and increased physical distancing to protect their workforce and that there have been no reported cases of COVID-19 on any of our projects.
Adjournment
With no further business, Chair Clark announced the meeting adjourned at 11:16 a.m.

Submitted by ____________________________

Secretary to the Committee

Approved by ____________________________

Chair of the Committee
NORTH CAROLINA STATE UNIVERSITY
BOARD OF TRUSTEES
BUILDINGS AND PROPERTY COMMITTEE

REVIEW OF COMMITTEE RESPONSIBILITIES

The By-Laws subject to the policies of the Board of Governors and all legal requirements relative to the construction of state-owned buildings, the Buildings and Property Committee is responsible for the following matters concerning campus capital construction projects, which have been approved the Board of Governors and authorized by the State of North Carolina.

MASTER PLAN
Required

Annual review by Buildings and Property Committee.

DESIGNER SELECTION
Required

All major new buildings, major additions, and comprehensive renovation projects (cost greater than $1,000,000) require one current or former Trustee on the selection committee. For large complex projects that involve several campus units the Secretary to the Trustees’ Buildings and Property Committee in consultation with the Chair of the Trustees’ Buildings and Property Committee will decide if additional user and Trustee representation is warranted. Bi-annual approval of Open-Ended Service Agreement Design selections. Selections are for a one-year term with an option for a one-year extension.

Procedure

- Committee Chair approval of short list
- Selection committee interview with trustee
- Buildings and Property Committee selection or rejection
- For open-ended service agreement design selections, interview may be waived and there will be no rank ordering.
- For major utility, repair, landscaping and road improvement projects and for major building mechanical and electrical projects (over $500,000), trustee representation on the interview committee is not required.

CONSTRUCTION MANAGER-AT-RISK SELECTION
Required

All projects require that the same Selection Committee, which interviewed and evaluated the designers for a particular capital project, also serve as Selection Committee for the Construction Manager-at-Risk for that project. For large complex projects that involve several campus units, the Secretary to the Trustees’ Buildings and Property Committee in consultation with the Chair of the Trustees’ Buildings and Property Committee will decide if additional user and Trustee representation is warranted.
Procedure

- Committee Chair approval of short list
- Selection committee interview with Trustee
- Buildings and Property Committee selection or rejection

**DESIGN-BUILD SELECTION**

**Required**

The design-build delivery method may be utilized for less complex new buildings and projects. Projects over $1,000,000 require one (1) current or former Trustee on the selection committee.

Procedure

- Committee Chair approval of short list
- Selection committee interview
- Buildings and Property Committee selection or rejection

**NON-APPROPRIATED CAPITAL IMPROVEMENT PROJECTS**

**Required**

The UNC Board of Governor’s delegated authority to approve and administer non-appropriated capital improvement projects funded entirely with non-General Fund money that are projected to cost more than less than $750,000 and $300,000 or greater.

Procedure

- University Administration recommendation
- Buildings and Property Committee approval or rejection

**SITE SELECTION**

**Procedure**

- Project building committee recommendation
- University Administration recommendation
- Buildings and Property Committee selection (Space Committee approves temporary structures in research annexes)

**PLANS AND SPECIFICATIONS**

**Required**

Approval of projects less than $2,000,000 – based on recommendations presented in quarterly Status Reports from Facilities Division. Approval of projects greater than $2,000,000 – review site plan, floor plans, elevations, perspective models, and budget between design development and construction document stages.

Procedure

- Facilities Division staff recommendation
- Ad-hoc building committee recommendation
- Campus Design Review Plan recommendation
**ACCEPT COMPLETED BUILDINGS AND PROJECTS**

**Required**

Acceptance following University and State Construction Office certification.

**PROPERTY MATTERS**

**Required**

Approval/recommendation for:

- Property purchase and sale; where property value is greater than $50,000
- Property leases; where annual value is greater than $150,000 and/or term is greater than 10 years
- Utility easements; where value of easement area is greater than $50,000
- Demolitions; where value of structure is greater than $50,000

**Procedure**

- University Administration recommendation
- Buildings and Property Committee recommendation
- Full Board decision

**TRAFFIC AND PARKING POLICIES**

**Procedure**

- University Administration recommendation
- Buildings and Property Committee recommendation
- Full Board decision
NC STATE BOARD OF TRUSTEES
BPC ANNUAL CALENDAR

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 of Committee Responsibilities

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.
- Construction Managers at Risk Selection (NC State Pol 01.05.1, App 1, II.iii)
• Projects in Planning Status
  o Receive periodic updates and comment as warranted.

February

• Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.II.vi)
  o 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.II.vi)
  o 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)
  o 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)
  o Review of project design plans for responsiveness to the vision of the physical master plan.
  o 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))
  o Receive periodic updates and comment as warranted.

• Projects in Planning Status
  o Receive periodic updates and comment as warranted.

April

• Accept Completed Buildings and Projects (NC State Pol 01.05.1, App 1.i.i.vi)
  o 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.II.vi)
  o 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)
  o 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)
  o Review of project design plans for responsiveness to the vision of the physical master plan.
  o 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
  o Receive periodic updates and comment as warranted.
• Parking and Transportation Ordinances (NC State Pol 07.60.01), (NCGS §116-44.4, §20-137.7)
  o Approval
• Physical Master Plan Update (UNC Pol. Ch. 100.1, App 1 (VI)),(NC State Pol. 01.05.1, App 1, II.a.i)
  o Received annual update and comment as warranted.
• Projects in Planning Status
  o Receive periodic updates and comment as warranted.
I-440 Expansion Project

Alicia Knight, Associate Vice Chancellor Real Estate & Development

Building and Property Committee, September 10, 2020
Project Overview

- North Carolina’s Department of Transportation is undertaking a project to improve I-440 between Walnut Street in Cary and Wade Avenue in Raleigh – including widening the roadway, replacing pavement and bridges and upgrading interchanges – which requires the taking of land adjacent to the Beltline in the vicinity.
- NC State and its affiliated entities have multiple properties impacted by this project.
  - NC State is in the process of negotiating with NC DOT appropriate compensation for the land impacts, including disposition of land, permanent and temporary easements and required infrastructure work.
  - NC State will utilize compensation for impacts to state-owned and allocated land to fund the work necessary to relocate academic programs, renovate facilities, and conduct onsite improvements required as a result of the project impacts.
I-440 Expansion: Project: NC State Impacted Properties

- Short Course Facility
- University Club
- Partnership Corps Lot - UClub
- Partnership Corps Lot - Vet School
- Brickhaven Complex
- Dearstyne/Ligon Street West
- USDA - Ligon Street East
- VetMed - Endowment
- VetMed - Allocated

Legend:
- Hatched - Completed
- Striped - Tentative Agreement
- Solid - Negotiations Underway
I-440 Expansion: Ligon Street West of I-440 (Dearstyne Complex)

Impacts to the property necessitate significant utility relocation and redesign of access driveways to the Dearstyne complex.

- NC State will be conducting limited utility work, funded by the proceeds from the taking.
- NC DOT will be responsible for major utility work and driveway re-design.

NC State and DOT have preliminarily agreed to compensation in the amount of $1.85 million for this portion of the taking, *which is being presented to the Building and Property Committee for consideration at today’s meeting.*
Impacts from the taking will require minimal utility relocation as well as closure of the current driveway and re-design of the access to the USDA building to the east. The driveway work will be the responsibility of DOT.

NC State and DOT have preliminarily agreed to compensation of $335,000 for this portion of the taking, *which is being presented to the Building and Property Committee for consideration at today’s meeting.*
I-440 Expansion: Project: NC State Impacted Properties
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University Date: September 10, 2020

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 (land exchange):

Assent to reallocation

This disposition is recommended for the following reasons:

The subject property is being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

Description of Property: (Attach additional pages if needed.)

The subject property, identified as the USDA and Greenhouse Complex, is located on Ligon Street east of I-440. The final quantity, description and exact location of the reallocated property will be determined by survey and is expected to include +/- 0.088 acres of Permanent Right of Way, +/- 0.694 acres of Permanent Easements, and +/- 1.059 acres of Temporary Easements.

Estimated value: $335,000.00

Where deed is filed, if known: Wake County Register of Deeds

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:

Pursuant to Section 34.4, S.B. 99, 2017 Reg. Sess. (NC 2017), compensation for any impact from the I-440 Expansion Project to lands allocated to North Carolina State University shall be deposited in the university’s account and shall be used to remedy the impact from the I-440 Expansion Project.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on ______________________, 2019.

Signature _________________________
Chancellor
DISPOSITION
OF REAL PROPERTY

ASSENT TO REALLOCATION

GRANTOR  State of North Carolina on behalf of North Carolina State University

GRANTEE  State of North Carolina

LOCATION  Ligon Street, East of I-440 (the USDA and Greenhouse Complex)

SIZE  +/- 0.088 acres of Permanent Right of Way
      +/- 0.694 acres of Permanent Easements
      +/- 1.059 acres of Temporary Easements

RATE  $335,000.00

TERM  Permanent

USE  The subject property is being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-2
Preparation

Date: 9/10/2020

Request: Assent to reallocation of property located on Ligon Street east of I-440 being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

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)
PO2 for Ligon Street East of I-440 (USDA and Greenhouse Complex)

Vicinity Map
PO2 for Ligon Street East of I-440 (USDA and Greenhouse Complex)
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University          Date: September 10, 2020

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 (land exchange):

Assent to reallocation

This disposition is recommended for the following reasons:

The subject property is being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

Description of Property: (Attach additional pages if needed.)

The subject property, identified as the Dearstyne Complex, is located on Ligon Street west of I-440. The final quantity, description and exact location of the reallocated property will be determined by survey and is expected to include +/- 3.95 acres of Permanent Right of Way, +/- 0.487 acres of Permanent Easements, and +/- 0.299 acres of Temporary Easements.

Estimated value: $1,850,000.00

Where deed is filed, if known: Wake County Register of Deeds

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:

Pursuant to Section 34.4, S.B. 99, 2017 Reg. Sess. (NC 2017), compensation for any impact from the I-440 Expansion Project to lands allocated to North Carolina State University shall be deposited in the university’s account and shall be used to remedy the impact from the I-440 Expansion Project.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on ______________________, 2019.

Signature _________________________

Chancellor
DISPOSITION
OF REAL PROPERTY

ASSENT TO REALLOCATION

GRANTOR   State of North Carolina on behalf of North Carolina State University

GRANTEE    State of North Carolina

LOCATION  Ligon Street, West of I-440 (the Dearstyne Complex)

SIZE       +/- 3.95 acres of Permanent Right of Way
            +/- 0.487 acres of Permanent Easements
            +/- 0.299 acres of Temporary Easements

RATE       $1,850,000.00

TERM       Permanent

USE        The subject property is being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-2
Preparation
Date: 9/10/2020

Request: Assent to reallocation of property located on Ligon Street west of I-440 being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

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)
PO2 for Ligon Street West of I-440 (Dearstyne Complex)
Vicinity Map
PO2 for Ligon Street West of I-440 (Dearstyne Complex)

5.4.A.2

- JC Raulston Arboretum
- Ligon Street/Dearstyne Complex
- Brickhaven Complex
- Approximation of 440 Taking
- Proposed location for a new waterline easement to feed Dearstyne from the west connecting to City water at Hutton Street
- Waterline feeding Dearstyne Complex currently runs from the east side of 440 under the Right of Way
Electrical Distribution Upgrade – Designer Selection
Project # 201920030
Total Project Scope – $58,000,000 (F&A & Utility Trust Funds)

02/02/20  Advertised in NC Purchase Directory

02/28/20  Closing date for submittals
          (9 proposals received)

03/13/20-05/05/20  Selection Committee review via teleconference:
      Chip Andrews, Trustee
      Lisa Johnson, University Architect
      Cameron Smith, Senior Director, Capital Project Management
      Damian Lallathin, Project Manager, Capital Project Management
      Alan Daeke, Director, Utilities Services
      Tate Boulware, Power Systems Engineer

      Others who assisted in review and short listing process
      Charlie Marshall, Assistant Director, Construction Management
      Bill Davis, Associate Director, Formal Design, Capital Project Management
      Allen Boyette, Senior Director, Energy Systems

03/13/20  Short list recommendation by Selection Committee:
          Affiliated Engineers, Inc. – Chapel Hill, NC
          Pike Engineering, LLC – Raleigh, NC
          RMF Engineering, Inc. – Raleigh, NC

03/19/20  Short list approved by Jimmy D. Clark

03/26/20  Pre-interview briefing of Designers

05/05/20  Designers interviewed. Recommendation in priority order:
          RMF Engineering, Inc. – Raleigh, NC
          Affiliated Engineers, Inc. – Chapel Hill, NC
          Pike Engineering, LLC – Raleigh, NC
Electrical Distribution Upgrade – Construction Manager at Risk
Project # 201920030
Total Project Scope – $58,800,000 (F&A Funds & Utility Trust Funds)

2/26/20  Advertised in NC Purchase Directory

03/27/20  Closing date for submittals
           (4 proposals received)

04/10/20-05/05/20  Selection Committee review:
                   Jimmy Clark, Trustee
                   Doug Morton, Associate Vice Chancellor, Facilities
                   Lisa Johnson, Office of the University Architect
                   Cameron Smith, Senior Director, Capital Project Management
                   Damian Lallathin, Project Manager, Capital Project Management
                   Alan Daek, Director, Utilities Services
                   Tate Boulware, Power Systems Engineer

                   Others who assisted in review and short listing process
                   Charlie Marshall, Assistant Director, Construction Management
                   Bill Davis, Associate Director, Formal Design, Capital Project Management
                   Jake Terrell, Capital Project Management
                   Allen Boyette, Senior Director, Energy Systems

04/10/20  Short list recommendation by Selection Committee:
           Balfour Beatty – Raleigh, NC
           DPR Construction – Morrisville, NC
           JE Dunn Construction Company – Raleigh, NC

04/11/20  Short list approved by Jimmy D. Clark

04/21/20  Pre-interview briefing of Construction Manager at Risk

05/05/20  Construction Manager at Risk interviewed. Recommendation in priority order:
           Balfour Beatty – Raleigh, NC
           DPR Construction – Morrisville, NC
           JE Dunn Construction Company – Raleigh, NC
Renovations to Data Center II – Construction Manager at Risk

Project # 201920026
Total Project Scope – $6M (OIT Trust Fund)

02/13/20  Advertised in NC Purchase Directory

03/16/20  Closing date for submittals
(6 proposals received)

02/13/20- 05/07/20  Selection Committee review:
   Jim Harrell, Trustee, Buildings and Property Committee
   Lisa Johnson, University Architect
   Cameron Smith, Senior Director, Capital Project Management
   David Hammock, Project Manager, Capital Project Management
   Ed Rogers, Director-Engineering & Construction, Communication Technologies
   Joseph Perry, Engineer, Communication Technologies

   Others who assisted in review and short listing process
   Charlie Marshall, Assistant Director, Capital Project Management
   Bill Davis, Associate Director, Capital Project Management
   Weston Hockaday, Engineering/Architectural, Energy Systems

04/02/20  Short list recommendation by Selection Committee:
   Balfour Beatty – Raleigh, NC
   Gilbane Building Company – Raleigh, NC
   Whiting-Turner Contracting Company – Raleigh, NC

04/02/20  Short list approved by Jimmy D. Clark

04/29/20  Pre-interview briefing of Construction Manager at Risk

05/13/20  Construction Manager at Risk interviewed. Recommendation in priority order:
   Whiting-Turner Contracting Company – Raleigh, NC
   Balfour Beatty – Raleigh, NC
   Gilbane Building Company – 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 April 24, 2020.

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Envelope &amp; Structural Assessment- Jordan Hall</td>
<td>$22,500</td>
</tr>
<tr>
<td>Designer: Wiss, Janney, Elstner Associate</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>Toilet Room Renovation- Student Health Service Center</td>
<td>$10,000</td>
</tr>
<tr>
<td>Designer: Davis Kane Architects, PA</td>
<td></td>
</tr>
<tr>
<td>Source: Student Health Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Fume Hood Replacement Room 310- Polk Hall</td>
<td>$20,135</td>
</tr>
<tr>
<td>Designer: Heapy</td>
<td></td>
</tr>
<tr>
<td>Source: Safety Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Culinary Lab Renovations- Schaub Hall</td>
<td>$45,000</td>
</tr>
<tr>
<td>Designer: The Wooten Company</td>
<td></td>
</tr>
<tr>
<td>Source: Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Produce Grading &amp; Sorting Facility- CALS Fish Barn- Mills River</td>
<td>$11,500</td>
</tr>
<tr>
<td>Designer: Sud Associates, P.A.</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>Room 102A Exhaust for #D Printers &amp; Lasers Cutters- Poe Hall</td>
<td>$15,418</td>
</tr>
<tr>
<td>Designer: Bass, Nixon, &amp; Kennedy, Inc.</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated/F&amp;A</td>
<td></td>
</tr>
<tr>
<td>Battery Storage- CC Infrastructure</td>
<td>$22,000</td>
</tr>
<tr>
<td>Designer: Optima Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Receipts</td>
<td></td>
</tr>
<tr>
<td>Renovations to Don Ellis Building</td>
<td>$55,400</td>
</tr>
<tr>
<td>Designer: Skinner Farlow Kirwan Architecture</td>
<td></td>
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<tr>
<td>Source: F&amp;A/Trust Funds</td>
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<tr>
<td>Dabney Hall Phase 3 8th Floor HVAC Renovation</td>
<td>$134,050</td>
</tr>
<tr>
<td>Designer: RMF Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: F&amp;A</td>
<td></td>
</tr>
<tr>
<td>Renovations for Passport Office- Talley Student Union</td>
<td>$11,250</td>
</tr>
<tr>
<td>Designer: Tonic Design</td>
<td></td>
</tr>
<tr>
<td>Source: Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Building Enclosure Investigation- Terry Center</td>
<td>$19,500</td>
</tr>
<tr>
<td>Designer: REI Engineers</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Receipts</td>
<td></td>
</tr>
<tr>
<td>Study Description</td>
<td>Cost</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>--------</td>
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<tr>
<td>Thermal Utility Study for 32 Acres</td>
<td>$12,000</td>
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<tr>
<td>Designer: RMF Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Receipts</td>
<td></td>
</tr>
<tr>
<td>Carmichael Façade Study</td>
<td>$15,800</td>
</tr>
<tr>
<td>Designer: CRA Associates, Inc.</td>
<td></td>
</tr>
<tr>
<td>Source: AVC Reserves</td>
<td></td>
</tr>
<tr>
<td>Aerial Data Collection &amp; Ground Survey</td>
<td>$29,247</td>
</tr>
<tr>
<td>Designer: ESP Associates, Inc.</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated</td>
<td></td>
</tr>
<tr>
<td>First Floor Matsumoto Wing Study – Brooks Hall</td>
<td>$5,000</td>
</tr>
<tr>
<td>Designer: Tonic Design &amp; Construction</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>Industrial Design Study – Daniels Hall</td>
<td>$15,000</td>
</tr>
<tr>
<td>Designer: Tonic Design &amp; Construction</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>North Site Improvements Study – Carmichael Gymnasium</td>
<td>$31,400</td>
</tr>
<tr>
<td>Designer: Stewart Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: AVC Reserves</td>
<td></td>
</tr>
<tr>
<td>Grinnells CALS Lab Renovation Study</td>
<td>$49,600</td>
</tr>
<tr>
<td>Designer: Clark Patterson Lee, CPL</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
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## 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>
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</thead>
<tbody>
<tr>
<td>N/A</td>
<td>201935075</td>
<td>McKimmon Center</td>
<td>Server Room 115- McKimmon Center</td>
<td>$123,364</td>
<td>1/10/2020</td>
</tr>
<tr>
<td>N/A</td>
<td>201920004</td>
<td>Patterson Hall</td>
<td>Bathroom Renovations- Patterson Hall</td>
<td>$172,740</td>
<td>2/7/2020</td>
</tr>
<tr>
<td>N/A</td>
<td>2019350006</td>
<td>Weisiger-Brown</td>
<td>Chiller &amp; Chilled Water Pump Replacement- Weisigner Brown Building</td>
<td>$146,906</td>
<td>3/12/2020</td>
</tr>
<tr>
<td>41624/311</td>
<td>201620024</td>
<td>DH Hill</td>
<td>Academic Success Center at DH Hill</td>
<td>$12,172,601</td>
<td>6/30/2020</td>
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<tr>
<td>NA</td>
<td>201935122</td>
<td>Lee Residence Hall</td>
<td>Cooling Tower Replacement - Lee Residence Hall</td>
<td>$1,526,000</td>
<td>6/12/2020</td>
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<tr>
<td>NA</td>
<td>201935130</td>
<td>Thomas Hall</td>
<td>Third Floor Office Renovations Phase I</td>
<td>$254,149</td>
<td>6/15/2020</td>
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<tr>
<td>41724/320</td>
<td>201924050</td>
<td>Varsity Research Building</td>
<td>Roof Replacement, Phase I</td>
<td>$223,600</td>
<td>1/21/2020</td>
</tr>
<tr>
<td>41624/323</td>
<td>201720054</td>
<td>Scott Hall</td>
<td>Egress Modifications to meet life safety codes</td>
<td>$245,562</td>
<td>4/14/2020</td>
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<tr>
<td>NA</td>
<td>201820090</td>
<td>High Bay Burlington Labs South Building</td>
<td>Rooftop HVAC Unit Replacement</td>
<td>$217,241</td>
<td>2/24/2020</td>
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<tr>
<td>41524/356</td>
<td>201820098</td>
<td>BTEC</td>
<td>BAS Upgrade</td>
<td>$413,990</td>
<td>4/10/2020</td>
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<tr>
<td>NA</td>
<td>201914008</td>
<td>Global Courtyard</td>
<td>2019 Global Courtyard Construction Documents</td>
<td>$321,236</td>
<td>3/26/2020</td>
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<tr>
<td>NA</td>
<td>201935008</td>
<td>SAS Hall</td>
<td>Renovations to 1216 &amp; 1107 Technology</td>
<td>$233,946</td>
<td>2/20/2020</td>
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<tr>
<td>41724/317</td>
<td>201820014</td>
<td>Centennial Campus</td>
<td>Fuel Oil Tank Expansion</td>
<td>$710,267</td>
<td>7/17/2020</td>
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<tr>
<td>NA</td>
<td>201924044</td>
<td>Polk Hall</td>
<td>Telecom Cabling Upgrades</td>
<td>$197,611</td>
<td>2/14/2020</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>$16,959,213</strong></td>
<td></td>
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</tbody>
</table>
## Approval of Non-Appropriated Capital Improvement Projects Less than $750,000

**September 10, 2020**

<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>Lab 2300 &amp; 2350 Renovations – Partners II</td>
<td>$325,000</td>
<td>-</td>
<td>$325,000</td>
<td>Full</td>
<td>F&amp;A - $100,000 Trust Funds - $225,000</td>
<td>This project renovates lab suites 2300 and 2350 in Partners II to create one open lab. The renovations also include the creation of a data analytics research space. The scope will include modifications to the mechanical system, lab safety systems and fume hood exhaust.</td>
</tr>
</tbody>
</table>
Agenda Item / Issue: Site and Plans Approval/Greek Village Phase IV South Campus Precinct - Project #201920017

Requested / Required Action: Approval

Functions: The Project includes development of approximately 13.6 acres and 105,188 square feet of new construction. Project details include: A new four-Story Apartment Building (63,156 GSF) with 147 beds. A new three-story Townhouse A (24,050 GSF) with 75 beds spread over 3 Townhomes with a commercial kitchen, and dining; and a new three-story Townhouse B (17,980 GSF) with 57 beds spread over 6 Townhomes; Five new chapter house lots (lots 5, 6, 7, 15, and 21). Grading, roadways, utilities, parking (+/-120 new parking spaces) to support the new buildings are included in the scope. The project includes a revision to the Greek Village master plan in Phase V of the development.

Project Scope:
- Design/Consultant Costs: $4,700,000
- Construction: $36,400,000
- Other Project Costs/Contingency: $6,400,000
- Total Project Budget: $47,500,000

Design Team: Jenkins Peer Architects – Lead Designer
- Stewart Engineering - Landscape Architect/Civil Engineer
- Stanford White - MEP & FP

Master Plan Summary: As an anchor building for Greek Village, the apartment building is an opportunity to strengthen the character of the Great Lawn. Townhouse B, facing a primary entrance to the village, should have an appropriate level of detail and reflect the character of the village. The density of the townhouses and apartments should be leveraged to increase the vibrancy of Greek Village by creating thoughtful connections and interstitial spaces such as porches and patios.


Suggested Motion: Move approval of the site and plans for the Greek Village Phase IV Improvements.

Funding Source: Auxiliary/Trust Funds - $47.5M

Responsible University unit: Office of Finance and Administration, Facilities Division
University Presenter/Contact: Lisa Johnson, University Architect
Greek Village Phase 4
Apartments, Townhouse A, & Townhouse B
Trustees Buildings and Property Committee
September 10, 2020
Greek Village Phase 4

Apartments & Townhomes
Enlarged Site Plan

Jenkins · Peer Architects
KWK Architects
STEWART
Greek Village Phase 4

Apartments
Floor 1

NC STATE UNIVERSITY

Jenkins - Peer Architects
KWK Architects
STEWART

Shared Facilities
Lounges
Laundry
Mail Desk

4-Bed Units
30 apartments
120 beds

3-Bed Units
8 apartments
24 beds

2-Bed Units
1 apartment
2 beds

Staff Apartment
1 apartment
1 bed

Full Building
146 Revenue Beds
147 total Beds
63,156 square feet

Main Entrances
Apartment Entrances
Accessible Routes

1/8" = 1'-0"
Greek Village Phase 4

Apartments
Main Elevation from Roundabout (Trees Hidden)

Revised Front Entrance
Greek Village Phase 4

Apartments
Main Elevation from Roundabout
Greek Village Phase 4

Apartments
Rear Courtyards

NC STATE UNIVERSITY

Jenkins - Peer Architects
KWK Architects
STEWART
Greek Village Phase 4

Apartments
Elevations

South / Facing Dan Allen Drive & Roundabout

East / Facing Townhouse A

North / Facing Parking Lot

West / Facing Chapter House 21

Jenkins - Peer Architects
KWK Architects
STEWART
Greek Village Phase 4

Townhouse A
Floors 2 & 3

Shared Facilities
Dining Room
Commercial Kitchen
Laundry

Townhouse 1
25 Beds

Townhouse 2
25 Beds

Townhouse 3
25 Beds

Staff Apartment
1 Bed

Full Building
75 Revenue Beds
76 Total Beds
24,049 square feet

Jenkins·Peer Architects
KWK Architects
STEWART
Greek Village Phase 4

Townhouse A
Main Elevation from Dan Allen Drive
Greek Village Phase 4

Townhouse A
Main Elevation from Dan Allen Drive
Greek Village Phase 4

Townhouse A
Dining Patio Renderings
Greek Village Phase 4

Townhouse A
Elevations

South / Facing Dan Allen Drive
North / Facing Parking Lot
East / Facing Townhouse B
West / Facing Apartments
Greek Village Phase 4

Townhome B
Main Elevations from Dan Allen & Scholarship Drives
Greek Village Phase 4

Townhome B
Amenity Area

NC STATE UNIVERSITY

Jenkins-Peer Architects
KWK Architects
STEWART
Greek Village Phase 4

Townhouse B
Elevations
Greek Village Phase 4

Apartments & Townhomes
Combined Elevations & Materials

146 Revenue Beds / 147 Total Beds
56,160 square feet

75 Revenue Beds / 76 Total Beds
22,868 square feet

57 Beds
17,635 square feet

Grand Totals: 280 Total Beds / 105,188 square feet
**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 April 24, 2020 meeting.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>McKimmon Center</strong></td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Project #201920031</td>
<td></td>
</tr>
<tr>
<td>Restroom Renovations</td>
<td></td>
</tr>
<tr>
<td>Designer: IBI Group of NC</td>
<td></td>
</tr>
<tr>
<td>Raleigh, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: Trust Funds</td>
<td></td>
</tr>
</tbody>
</table>

| **Dabney Hall**                              | $1,000,000             |
| Project #202020004                           |                        |
| Upgrades Phase 3 8th Floor HVAC              |                        |
| Designer: RMF Engineering                    |                        |
| Durham, NC                                   |                        |
| Fund Source: F&A                             |                        |

| **Campus – Ligon Street Bridge**              | $550,000               |
| Project #201920034                           |                        |
| Water Line Modifications                     |                        |
| Designer: Wetherill Engineering              |                        |
| Raleigh, NC                                  |                        |
| Fund Source: I-440 Widening Reimbursement Funds |              |

| **Poe Hall**                                 | $380,000               |
| Project #201920006                           |                        |
| Renovation of Telecom Room 110               |                        |
| Designer: Optima Engineering                 |                        |
| Raleigh, NC                                  |                        |
| Fund Source: ComTech Trust Funds             |                        |

| **Park Shops**                               | $237,900               |
| Project #201935112                           |                        |
| New Fume Hood Room 230                       |                        |
| Designer: Optima Engineering                 |                        |
| Raleigh, NC                                  |                        |
| Fund Source: F&A                             |                        |

| **Williams Hall**                            | $146,832               |
| Project #201935127                           |                        |
| Lab Renovation                               |                        |
| Designer: BHDP Architecture                  |                        |
| Raleigh, NC                                  |                        |
Fund Source: Crop Science Appropriated Funds

Dan Allen Parking Deck
Project #201935126
Parking Deck Repairs
Designer: Criser Troutman Tanner
Raleigh, NC
Fund Source: Transportation Trust Funds

$ 126,175

Coliseum Parking Deck
Project #201920035
Parking Deck Repairs
Designer: Atlas Engineering
Raleigh, NC
Fund Source: Transportation Trust Funds

$ 117,484
Physical Master Plan Scope Statement August 13, 2020

Conceptually, the plan will provide the campus community and administration with a flexible framework that allows the university to respond to opportunities and leverage them to the greatest positive impact for the university. The plan will align with the university’s new strategic plan scheduled to be completed in 2020, and will build on the 2017 Campus Capacity and Assessment Study. The plan includes the five campus precincts (2,136 acres), Lake Wheeler Road Field Labs (1,982 acres), and Reedy Creek Road Field Labs (702 acres).

We envision the following components for the new Physical Master Plan. In addition to these, the consultant team will lead efforts to engage the campus community, including workshops, interviews, etc.

Existing Context
- **Brand and Identity** – A documentation of what makes NC State unique, including its history, character and culture, role as a Land Grant university, and impact of grants, start-ups, faculty awards, patents, etc. on North Carolina, the country and the world.
- **Buildings, Infrastructure and Open Space** – An accounting of physical assets and their condition, including structures, utilities, transportation assets, and the spaces between buildings that provide the campus community with the physical resources to meet the university’s strategic goals.
- **Space Uses and Growth Profiles** – A summary of the current space assignments and projected needs for colleges, administrative units, auxiliaries and partnerships including the Innovation District.

Analysis of Infrastructure: Strengths, Weaknesses, and Opportunities
A critical report on successes to build upon, areas to improve, and concepts to address strategic goals utilizing the following criteria:
- **Urban form** *(building heights, density, open space and connectivity)*
- **Highest and best use of land**
- **Infrastructure** *(Buildings, Utilities, Transportation)*
- **Space** *(quality, quantity, programmatic adequacy, functional adjacencies)*
  - Interdisciplinary Relationships
  - New models for teaching and research
- **Resiliency**
- **Funding for the Physical Campus**

Vision & Framework Plans
A new campus vision to articulate the overarching concepts for the physical development of campus is complemented by a series of framework plans that provide flexible guidance to evaluate and make decisions regarding a wide diversity of possible development scenarios. Some framework plans will describe specific systems (Urban Form, Land Use, Buildings, Open Space, Infrastructure, Space) and others will relate to geographic areas. Design Guidelines will add descriptive detail to align physical development with the vision.

Infrastructure Investment Process
To be most effective, proposals regarding campus development are evaluated through a rich dialogue about what is best for NC State University. The plan will lay out the Infrastructure Investment Process, a campus-wide decision-making process to evaluate the highest and best use of resources for the physical campus, building on the Integrated Priority List of Projects.
## Capital Projects at a Glance

as of July 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>41924 312</td>
<td>Chiller Replacement Lee Hall</td>
<td>Design</td>
<td>9/1/20</td>
<td>4/30/21</td>
<td>$600K</td>
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<tr>
<td>41824 334</td>
<td>Library Renovations Jordan Hall</td>
<td>Design</td>
<td>9/24/20</td>
<td>6/11/21</td>
<td>$1.5M</td>
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<tr>
<td>41924 304</td>
<td>Parking Lot Replacement 512 Brickhaven</td>
<td>Design</td>
<td>10/22/20</td>
<td>2/19/20</td>
<td>$800K</td>
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<tr>
<td>41824 319</td>
<td>Greek Village Phase 4 Infrastructure, Townhomes, Apts</td>
<td>Design</td>
<td>11/10/20</td>
<td>6/21/23</td>
<td>$47.5M</td>
</tr>
<tr>
<td>41524 338</td>
<td>Daloney Upgrade Ph 3 8th Floor HVAC</td>
<td>Design</td>
<td>11/12/20</td>
<td>2/25/21</td>
<td>$1M</td>
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<tr>
<td>41824 327</td>
<td>Thermal Utilities to P2 and Toxicology Buildings</td>
<td>Design</td>
<td>12/10/20</td>
<td>9/17/21</td>
<td>$7M</td>
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<tr>
<td>41924 302</td>
<td>Restroom Renovations at McKimmon Center</td>
<td>Design</td>
<td>12/11/20</td>
<td>5/15/21</td>
<td>$1.1M</td>
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<tr>
<td>41824 333</td>
<td>Lab &amp; Building Systems Modifications VRB</td>
<td>Design</td>
<td>3/30/21</td>
<td>11/8/21</td>
<td>$1.5M</td>
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<tr>
<td>41724 316</td>
<td>Steam Phase VIIIC</td>
<td>Design</td>
<td>1/31/21</td>
<td>10/8/21</td>
<td>$1.7M</td>
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<tr>
<td>41824 317</td>
<td>Structural Repairs Mann Hall</td>
<td>Design</td>
<td>2/2/21</td>
<td>9/22/21</td>
<td>$2M</td>
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<tr>
<td>41824 316</td>
<td>Renovations to Don Ellis Building</td>
<td>Design</td>
<td>2/21/21</td>
<td>7/2/21</td>
<td>$1M</td>
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<tr>
<td>41824 318</td>
<td>Dairy Facility at CVM</td>
<td>Design</td>
<td>3/16/21</td>
<td>2/14/22</td>
<td>$4.8M</td>
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<tr>
<td>41924 305</td>
<td>Ricks Hall 2nd Floor Renovation</td>
<td>Design</td>
<td>4/18/21</td>
<td>7/27/22</td>
<td>$5.5M</td>
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<tr>
<td>41924 317</td>
<td>Varsity Parking Lot Expansion</td>
<td>Design</td>
<td>5/24/21</td>
<td>5/1/22</td>
<td>$5.3M</td>
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<tr>
<td>41924 301</td>
<td>Renovations to Data Center II</td>
<td>Design</td>
<td>5/28/21</td>
<td>3/5/22</td>
<td>$6.5M</td>
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<tr>
<td>41924 326</td>
<td>Page Hall Mechanical &amp; Electrical Upgrade</td>
<td>Design</td>
<td>9/28/21</td>
<td>8/15/22</td>
<td>$5.7M</td>
</tr>
<tr>
<td>41924 303</td>
<td>Electrical Distribution Upgrade</td>
<td>Design</td>
<td>12/8/21</td>
<td>1/17/25</td>
<td>$58.8M</td>
</tr>
<tr>
<td>41524 313</td>
<td>Fitts-Woolard Hall (Engineering Building Oval)</td>
<td>Construction</td>
<td>7/24/20</td>
<td>$137M</td>
<td>98% Construction Complete</td>
</tr>
<tr>
<td>41624 329</td>
<td>Cates Ave Water, Steam &amp; Condensate Replacement</td>
<td>Construction</td>
<td>8/10/20</td>
<td>$966K</td>
<td>89% Construction Complete</td>
</tr>
<tr>
<td>41524 314</td>
<td>Centennial Campus Utility Infrastructure (TES)</td>
<td>Construction</td>
<td>8/14/20</td>
<td>$9.6M</td>
<td>99% Construction Complete</td>
</tr>
<tr>
<td>41624 310</td>
<td>Exterior Lighting LED Conversion</td>
<td>Construction</td>
<td>8/31/20</td>
<td>$2.2M</td>
<td>97% Construction Complete</td>
</tr>
<tr>
<td>41624 302</td>
<td>Carmichael Renovation &amp; Expansion</td>
<td>Construction</td>
<td>9/15/20</td>
<td>$45M</td>
<td>88% Construction Complete</td>
</tr>
<tr>
<td>41224 352</td>
<td>Centennial Campus Substation Expansion-Phase 1 &amp; 2</td>
<td>Construction</td>
<td>9/30/20</td>
<td>$7.3M</td>
<td>93% Construction Complete</td>
</tr>
<tr>
<td>41824 311</td>
<td>Elevator Additions- Tucker &amp; Owen Residence Halls</td>
<td>Construction</td>
<td>9/30/20</td>
<td>$2.4M</td>
<td>45% Construction Complete</td>
</tr>
<tr>
<td>41824 316</td>
<td>Power to VRB</td>
<td>Construction</td>
<td>10/4/20</td>
<td>$1.5M</td>
<td>65% Construction Complete</td>
</tr>
<tr>
<td>41624 312</td>
<td>Bureau of Mines Renovation</td>
<td>Construction</td>
<td>10/28/20</td>
<td>$6M</td>
<td>56% Construction Complete</td>
</tr>
<tr>
<td>41924 313</td>
<td>Restoration of Memorial Belltower</td>
<td>Construction</td>
<td>11/20/20</td>
<td>$6.5M</td>
<td>75% Construction Complete</td>
</tr>
<tr>
<td>41824 331</td>
<td>Fire Alarm Replacement Brooks &amp; Bostian</td>
<td>Construction</td>
<td>2/1/21</td>
<td>$640K</td>
<td>0% Construction Complete</td>
</tr>
<tr>
<td>41824 330</td>
<td>Central Campus Electrical Upgrade Phase 2 - Distribution</td>
<td>Construction</td>
<td>3/21/21</td>
<td>$6.2M</td>
<td>17% Construction Complete</td>
</tr>
<tr>
<td>41524 314</td>
<td>Plant Sciences Building</td>
<td>Construction</td>
<td>2/4/22</td>
<td>$150.6M</td>
<td>45% Construction Complete</td>
</tr>
<tr>
<td>41624 311</td>
<td>EH Hill Academic Success Center</td>
<td>Complete</td>
<td>6/30/20</td>
<td>$15.9M</td>
<td>Final Acceptance</td>
</tr>
</tbody>
</table>
# STATUS OF PROJECTS

**Updated July 23, 2020**

## Upcoming Projects

- **Robins Hall 2nd Floor Renovations**
  - **Cost**: $5,000,000
  - **Architect**: HH Architecture
  - **Date**: March 2020
  - **Status**: N/A

## Approved Projects

1. **CVM Teaching Animal Unit Dairy Facility**
   - **Cost**: $4,800,000
   - **Architect**: HH Architecture
   - **Date Selected**: 8/12/19
   - **Review**: 9/10/20
   - **Approval**: 9/10/20
   - **Estimated Start**: February, 2021
   - **Estimated Completion**: November, 2021

2. **Library Renovations: Jordan Hall**
   - **Cost**: $1,000,000
   - **Architect**: Watson Tate Savory
   - **Date Selected**: 8/16/19
   - **Review**: 4/20/20
   - **Approval**: 4/20/20
   - **Estimated Start**: October, 2020
   - **Estimated Completion**: July, 2021

3. **Elizabethton - Tucker & Owen Residence Halls**
   - **Cost**: $1,400,000
   - **Architect**: Cantus Design
   - **Date Selected**: 4/10/19
   - **Review**: 11/20/19
   - **Estimated Start**: April, 2020
   - **Estimated Completion**: September, 2020

4. **Falls Woodard Hall (IBS Oval) Partners Way Entry Plaza**
   - **Cost**: Included in the Project Budget
   - **Architect**: Clark Nexsen (w/ Surface 678)
   - **Date Selected**: 11/21/19
   - **Review**: 11/21/19
   - **Estimated Start**: March, 2018
   - **Estimated Completion**: June, 2020

5. **Fredrickson Dining Lot Site Selection**
   - **Cost**: $5,500,000
   - **Architect**: Draper & Cox Associates
   - **Date Selected**: 11/21/19
   - **Review**: 11/21/19
   - **Estimated Start**: On Hold

6. **Sigma Phi Epsilon House**
   - **Cost**: $3,000,000
   - **Architect**: Hager Smith
   - **Date Selected**: 9/10/15
   - **Review**: 9/30/15
   - **Estimated Start**: Summer 2015
   - **Estimated Completion**: Spring, 2020

7. **Lambda Chi House**
   - **Cost**: $4,600,000
   - **Architect**: Carl Winstead, AIA
   - **Date Selected**: 2/16/17
   - **Review**: 2/16/17
   - **Estimated Start**: June, 2017
   - **Estimated Completion**: Fall, 2020

8. **Falls Woodard Hall (Engineering Building Oval)**
   - **Cost**: $154,000,000
   - **Architect**: Clark Nexsen
   - **Date Selected**: 11/18/08
   - **Review**: 4/20/17
   - **Estimated Start**: March, 2018
   - **Estimated Completion**: July, 2020

9. **Carmichael Gym Addition & Renovation**
   - **Cost**: $45,000,000
   - **Architect**: CRA Associates, Inc.
   - **Date Selected**: 1/20/19
   - **Review**: 10/30/19
   - **Estimated Start**: November, 2018
   - **Estimated Completion**: August, 2022

10. **Plant Sciences Building**
    - **Cost**: $180,200,000
    - **Architect**: Flad Architects
    - **Date Selected**: 9/21/19
    - **Review**: 9/21/19
    - **Estimated Start**: July, 2019
    - **Estimated Completion**: February, 2022

11. **Kappa Alpha Theta House**
    - **Cost**: $3,000,000
    - **Architect**: Clew Design
    - **Date Selected**: 6/15/18
    - **Review**: 6/15/18
    - **Estimated Start**: Spring, 2019
    - **Estimated Completion**: Summer 2020

12. **Sigma Kappa House**
    - **Cost**: $5,500,000
    - **Architect**: C&M Architects
    - **Date Selected**: 9/21/18
    - **Review**: 9/21/18
    - **Estimated Start**: Feb, 2019
    - **Estimated Completion**: Fall, 2020

13. **Zeta Tau Alpha House**
    - **Cost**: $6,100,000
    - **Architect**: Hag & Associates Architects
    - **Date Selected**: 9/26/18
    - **Review**: 9/26/18
    - **Estimated Start**: June, 2019
    - **Estimated Completion**: Fall, 2020

14. **Alpha Delta Pi House**
    - **Cost**: $5,500,000
    - **Architect**: Clew Design
    - **Date Selected**: 9/30/18
    - **Review**: 9/30/18
    - **Estimated Start**: Spring, 2019
    - **Estimated Completion**: Summer 2020

15. **Alpha Delta Pi House**
    - **Cost**: $5,500,000
    - **Architect**: Clew Design
    - **Date Selected**: 9/30/18
    - **Review**: 9/30/18
    - **Estimated Start**: May, 2019
    - **Estimated Completion**: June, 2020

16. **Boxer Restorations**
    - **Cost**: $6,000,000
    - **Architect**: New Atlantic Contracting w/ Walter Robbs Architecture
    - **Date Selected**: 5/24/18
    - **Review**: 5/24/18
    - **Estimated Start**: November, 2019
    - **Estimated Completion**: December, 2020

17. **Alcohol & Drug Center**
    - **Cost**: $14,251,000
    - **Architect**: Lorrin Ack Sargent
    - **Date Selected**: 10/31/18
    - **Review**: 10/31/18
    - **Estimated Start**: May, 2019
    - **Estimated Completion**: June, 2020

18. **Bureau of Mines Renovation**
    - **Cost**: $6,000,000
    - **Architect**: Omak Architects
    - **Date Selected**: 2/13/17
    - **Review**: 2/13/17
    - **Estimated Start**: July, 2019
    - **Estimated Completion**: October, 2020
University Towers

Alicia Knight, Associate Vice Chancellor Real Estate & Development

Building and Property Committee, September 10, 2020
In response to outreach from the ownership of University Towers, NC State is evaluating the potential acquisition of the property.

University Towers is a private residence hall located immediately adjacent to NC State’s North Campus comprised of:
- 953 residence hall beds,
- 18,500sf dining facility,
- 454 space parking garage, and
- ~2.5 acres of land.

Since 2018, NC State has master-leased rooms in University Towers to meet its demand for student residential housing (~390 beds in AY 20/21), and anticipates this demand will continue into the future.
The university has **begun the process of evaluating the feasibility** of the potential acquisition:

- Property appraisal process is underway.
- PFM Financial Advisors has been engaged to assist the university in financial evaluation of the potential transaction.
- University Facilities has begun a physical assessment of the building.

Following due diligence work, if appropriate, the university **will present further information** to the Board regarding a potential transaction.
INNOVATION DISTRICT
PROJECT UPDATE

Alicia Knight, Associate Vice Chancellor Real Estate & Development
Campus Zoning Effort

Alicia Knight, Associate Vice Chancellor Real Estate & Development

Building and Property Committee, September 10, 2020
Campus Zoning Effort

- Centennial Campus Rezoning Effort
  - Goals
  - Project Team
  - Stakeholder Engagement
  - Timeline

- Evolution of Campus Zoning Effort Post-Centennial