AGENDA

Buildings and Property Committee
Board of Trustees
North Carolina State University
10:15 – 11:45 a.m. November 12, 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 TAB 5.1
Approval of September 10, 2020 meeting minutes

2. ACTION ITEMS TAB 5.2
A. PROPERTY MATTERS 5.2.A
   Alicia Knight, Associate Vice Chancellor, University Real Estate and Development
   1-440 EXPANSION

   ✓ Disposition by Reallocation. North Carolina State University requests permission for the reallocation of property located on the university’s College of Veterinary Medicine Campus being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

   ✓ Disposition by Reallocation. North Carolina State University requests permission for the reallocation of a portion of the property currently leased by the University Club. This property being acquired by the Department of Transportation as part of the I-440 Expansion Project (STIP Project No. U-2719).

   USDA GROUND LEASE

   ✓ Disposition by Lease. North Carolina State University requests permission for the ground lease of up to 15 acres of property located at the corner of Lake Wheeler Road and Inwood Road to the USDA.

B. PROPERTY MATTERS (Received after Full Board Mailing) 5.2.B

✓ Requires full board approval

1 Materials will be distributed to committee members at the meeting
C. DESIGNER AND CONSTRUCTION MANAGERS AT RISK SELECTIONS
   Doug Morton, Associate Vice Chancellor, Facilities
   - Page Hall Mechanical & Electrical Upgrades
   - 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. All are recommended to the Buildings and Property Committee for formal acceptance. This listing represents buildings and projects received since the September 10, 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
   - Approval of Plans and Specifications of Formal Projects less than $2 million

3. INFORMATIONAL REPORTS
   TAB 5.3
   A. Capital Projects Update
      Doug Morton, Associate Vice Chancellor, Facilities
   B. Status of Projects in Planning
      Doug Morton, Associate Vice Chancellor, Facilities
   C. HUB Initiatives
      Doug Morton, Associate Vice Chancellor, Facilities
   D. Centennial Campus Aircraft Display
      Lisa Johnson, University Architect
   E. Presentation of Centennial Campus Zoning Application
      Alicia Knight, Associate Vice Chancellor, University Real Estate and Development

DISCUSSION

CLOSED SESSION

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 September 10, 2020 via virtual Zoom conference call.

Members Present: Ed Stack, Committee Chair  
Robert “Chip” Andrews, III  
James A. “Jim” Harrell, III  
Wendell Murphy  
Ronald W. Prestage  
Perry Safran  
Thomas E. Cabaniss, Board Chair

Chair Stack called the meeting to order at 10:17 a.m. The roll was called and a quorum was present.

Chair Stack 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 April 24, 2020 meeting were presented for approval, and with no changes, they were approved.

Committee Responsibilities and Procedures
Chair Stack asked Mr. Morton to present the Committee Responsibilities and Procedures.

2020-2021 Committee Plan of Work
Chair Stack asked Mr. Morton to present the 2020 – 2021 Committee Plan of Work. Mr. Morton provided an overview of the Committee Plan of Work.

Action Items
Full Board Approval Property Matters
Chair Stack asked Ms. Knight to present the two property matters that require committee approval to be moved for full board approval.

- 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).
- 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).

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

Andrews AYE  
Harrell AYE  
Murphy AYE  
Prestage AYE  
Safran RECUSE due to a conflict of interest or potential conflict of interest.

The motion passed.
Designer and Construction Managers at Risk Selections
Chair Stack asked Mr. Morton to present the one designer selection, and two construction managers at risk selections, and approval of eighteen designer selections for projects less than $1 million.

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

Andrews           AYE
Harrell              AYE
Murphy              AYE
Prestage            AYE
Safran              RECUSE due to a conflict of interest or potential conflict of interest.

The motion passed.

Acceptance of Completed Buildings and Projects
Chair Stack asked Mr. Morton to present the completed buildings and projects for acceptance. Mr. Morton requested acceptance of fourteen completed projects listed with a combined value of $16,959,213.

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

Andrews           AYE
Harrell              AYE
Murphy              AYE
Prestage            AYE
Safran              AYE

The motion passed.

Non-Appropriated Capital Projects Update
Chair Stack 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 one project: Lab 2300 & 2350 Renovations – Partners II.

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

Andrews           AYE
Harrell              AYE
Murphy              AYE
Prestage            AYE
Safran              AYE

The motion passed.

Site and Plan Review/Approval
Chair Stack asked Ms. Johnson to present the Site and Plan for review and approval. Ms. Johnson presented and requested for approval the site and plan for Greek Village Phase IV. Ms. Johnson also presented on plans and specifications of eight projects $2M or less for formal acceptance.

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

Discussion
Chair Stack asked Mr. Morton to provide an update of the Physical Master Plan and ongoing projects on campus. Mr. Morton provided a summary of the Physical Master Plan and indicated that the Fitts-Woolard Hall is nearly finished with remaining last touches and the DH Hill project is complete. Mr. Morton also provided an update on the Thermal Energy Storage, Bureau of Mines renovation, Carmichael renovation, restoration of Memorial Belltower, and the Plant Sciences building project. Chair Stack asked Ms. Knight to provide an update on University Real Estate and Development's business. Ms. Knight provided updates on University Towers potential acquisition, Innovation District Project, and the campus zoning effort overview.

Adjournment
With no further business, Chair Stack announced the meeting adjourned at 11:49 a.m.

Submitted by ___________________________________

Secretary to the Committee

Approved by _____________________________________

Chair of the Committee
I-440 Expansion Project
I-440 Expansion Project: NCSU Impacted Properties

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

Legend:
- Hatched – Approved Agreement
- Striped – Tentative Agreement
- Solid – Negotiations Underway
As part of the I-440 Expansion Project, NC DOT will be creating an underpass at the intersection of Blue Ridge Road and Hillsborough St.

Impacts to this parcel are limited and NC State and DOT have preliminarily agreed to compensation of $310,000 for these impacts.

The funds will be used by NC State to fund projects that remedy impacts of the I-440 Expansion Project.

This transaction is being presented to the Building & Property Committee for consideration at today’s meeting.
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University Date: November 12, 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 a portion of the College of Veterinary Medicine Campus, is located near the corner of Hillsborough Street and Blue Ridge Road. The final quantity, description and exact location of the reallocated property will be determined by survey and is expected to include +/- 0.077 acres of Permanent Right of Way, +/- 0.209 acres of Permanent Easements, +/- 0.341 acres of Temporary Easements, and +/- 0.037 Dual Utility Easements.

Estimated value: $310,000.00

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 ______________________, 2020.

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 Hillsborough Street and Blue Ridge Road (Portion of the College of Veterinary Medicine Campus)

SIZE +/- 0.077 acres of Permanent Right of Way
+/- 0.209 acres of Permanent Easements
+/- 0.341 acres of Temporary Easements
+/- 0.037 acres of Dual Utility Easements

RATE $310,000.00

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
Date: 11/12/2020

Request: Assent to reallocation of property located on the College of Veterinary Medicine 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 Hillsborough Street and Blue Ridge Road (College of Veterinary Medicine Campus)
Vicinity Map
PO2 for Hillsborough Street and Blue Ridge Road (College of Veterinary Medicine Campus)

- Temporary Construction Easement - 0.341 acres
- Right of Way - 0.077 acres
- Permanent Easement - 0.209 acres
- Dual Utility Easement - 0.037 acres
I-440 Expansion Project: University Club
The impacted property and facilities are part of University Club’s leased property. University Club has directly negotiated compensation with NC DOT in the amount of $3,150,000 for these impacts, paid as follows:

- $1,057,000 will be paid directly to University Club as compensation for damages to the improvements.
- $2,093,000 will be paid to the university as compensation for lost property. The university will allocate these funds to University Club to fund costs associated with the construction of replacement facilities.

This transaction is being presented to the Building & Property Committee for consideration at today’s meeting.
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University          Date: November 12, 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 North Carolina State University Club, is located near the intersection of Hillsborough Street and I-440. The final quantity, description and exact location of the reallocated property will be determined by survey and is expected to include +/- 3.099 acres of Permanent Right of Way, +/- 1.177 acres of Permanent Easements, and +/- 1.049 acres of Temporary Easements.

Estimated value: $3,150,000.00
$1,057,000.00 to be paid directly to the University Club
$2,093,000.00 to be paid to NCSU

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 ________________, 2020.

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  North Carolina State University Club

SIZE  +/- 3.099 acres of Permanent Right of Way
       +/- 1.177 acres of Permanent Easements
       +/- 1.049 acres of Temporary Easements

RATE  $3,150,000.00
       $1,057,000.00 paid directly to the University Club as compensation for damages
       to the improvements.
       $2,093,000.00 paid to NCSU as compensation for real property losses. NCSU has
       agreed to direct these funds to the University Club to off-set a portion of the costs
       of replacement facilities on the property.

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: 11/12/2020

Request: Assent to reallocation of property located at the University Club 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 University Club Property
Vicinity Map
PO2 for University Club Property
Lake Wheeler Field Lab
USDA ARS Facility at Lake Wheeler Field Lab

Ground lease of land at Lake Wheeler Field Lab to the United States Department of Agriculture, Agriculture Research Service (USDA ARS).

Key Terms include:
- **Land Area**: Not to exceed 15 acres
- **Term**: 20 years; with USDA ARS option to extend for an additional 20 years.
- **Facility**: USDA ARS construction of a new facility on the property at their own expense. Facility will house both USDA ARS and NC State research personnel.
- **Rent**: Nominal ($1.00) due to nature of the relationship and joint building use.
- **Additional Terms**: Include requirement for NC State design review of facility, end-of-lease-term facility disposition options, and similar administrative items.
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: North Carolina State University Date: November 12, 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):

This disposition is recommended for the following reasons:

The subject property is being ground leased to the United States Department of Agriculture,
Agriculture Research Service (USDA ARS). The USDA ARS program is an important long-
term government partner for the University. The building constructed by the USDA on the land
will strengthen NC State’s partnership with a federal program that has a close and unique
relationship with the faculty in our departments. It is anticipated that several NC State faculty
from different departments (Biochemistry, Plant and Microbial Biology, and Crop and Soil
Science) will also be housed in this building, which will encourage even greater collaboration in
interdisciplinary plant research.

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

Not more than 15 acres, as determined by survey, on land known as Lake Wheeler Field Lab
Located at the corner of Lake Wheeler Road and Inwood Road.

Estimated value: N/A

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: Lease will be for nominal value

Funds from the disposal of this property are recommended for the following use:

Action recommending this transaction was taken by the Board of Trustees at its meeting
held on ______________________, 2020.

Signature _________________________

Chancellor
DISPOSITION
OF REAL PROPERTY

GROUND LEASE

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

GRANTEE  USDA Agricultural Research Service

LOCATION  Intersection of Lake Wheeler Road and Inwood Road (Lake Wheeler Field Lab)

SIZE  Not to exceed 15 acres

RATE  $1.00

TERM  20 years, with Grantee option to extend for an additional 20 years

USE  Construction and operation of a new Agricultural Research Services building which would house USDA and NCSU personnel.
TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form Number: PO-2
Preparation Date: 11/12/2020

Request: Assent to ground lease of up to 15 acres of property at Lake Wheeler Field Lab located at the intersection of Lake Wheeler Road and Inwood Road being acquired by the USDA Agricultural Research Service.

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 USDA ARS Facility at Lake Wheeler Field Lab
Vicinity Map
Lake Wheeler Field Lab

Proposed Location for USDA ARS Facility
PO2 for USDA ARS Facility at Lake Wheeler Field Lab
October ___, 2020

David Marshall
USDA Agriculture Research Service (ARS)
3411 Gardner Hall – Campus Box 7613
Raleigh, NC 27695
Via Email: david.marshall@usda.gov

Re: Lease Proposal at Lake Wheeler Field Lab

Dear David,

On behalf of North Carolina State University, I am pleased to present the following for USDA to consider leasing the above referenced property based on the following terms and conditions:

Landlord: The State of North Carolina by and for North Carolina State University

Tenant: USDA Agriculture Research Service

Premises: 12-15 acres, final acreage to be determined by survey
Intersection of Lake Wheeler Road and Inwood Road, Raleigh, NC
Land area may not exceed 15 acres

Rent: One Dollar ($1), one-time payment

Term: Twenty (20) years, with an option for an additional twenty (20) years

Termination Rights: Tenant may terminate the lease at any time, following twelve (12) months written notice

Construction Plans: Tenant will construct at its own cost and expense:

1. GSF Field Research Building, approximately 50,000 GSF
2. Two (2) greenhouses, each approximately 7,000 GSF
3. Access drive and parking facilities

Construction planned on the site will require review and approval through Landlord’s standard design approval process.
Maintenance: Tenant shall, at its sole expense, maintain the interior and exterior of all improvements in good condition and repair

Disposal: All buildings/facilities constructed by Tenant under this Lease will remain the property of Tenant for the duration of the Lease. Following expiration of the Lease:

1. Landlord shall have right of first refusal to acquire the improvements at Fair Market Value or
2. Landlord and Tenant may mutually agree to the sale of the improvements by Tenant and lease of the premises by Landlord to a third party
3. Tenant may dismantle and remove the improvements; Tenant shall return the premises to the same condition as before the Lease

Rights of Entry: Landlord will be granted appropriate access to the premises for the necessary movement of equipment and any road constructed to access other portions of the Lake Wheeler Field Lab that remain under the control and management of NC State.

If you have any questions, please feel free to contact me. The terms and conditions presented above will expire on December 1, 2020. Thank you for your interest in leasing space at Lake Wheeler Field Lab.

Best Regards,

Jessie Askew
Assistant Director, Real Estate Services

DISCLAIMER: Nothing in this proposal shall be legally binding on either party. It is the intention of the parties that this proposal will form the basis for negotiation of a definitive lease agreement between the parties, which lease shall be on Landlord’s standard form. The lease shall include terms in addition to those set forth in this proposal, and neither party shall be bound by any terms except as set forth in a final lease agreement that is fully-executed and delivered by the parties. Until such time as a lease is fully executed and delivered by the parties, Tenant shall have no rights relating to the Premises described in this proposal. Tenant acknowledges that Landlord may, without providing any notice to Tenant, negotiate terms relating to the Premises with other current or prospective tenants and/or withdraw from negotiations with Tenant at any time, without regard to any expiration date included in this proposal.
Page Hall Mechanical & Electrical Upgrades
Project # 202020003
Total Project Scope – $5,750,000 (F&A & Carry Forward)

05/26/20  Advertised in NC Purchase Directory

06/19/20  Closing date for submittals
          (29 proposals received)

07/09/20  Appointment of Selection Committee
          By Doug Morton, Secretary – Buildings and Property Committee

07/09/20- Selection Committee review:
08/07/20  Ron Prestage, Trustee, Buildings & Property Committee
          Lisa Johnson, University Architect
          Laura Zaytoun, Project Manager
          Cameron Smith, Senior Director, Capital Project Management
          Weston Hockaday, Director, Central Engineering
          David Hawley, Manager, Global Programming, Office of Global Engagement
          Justin Daves, Director of IT, CHASS

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

07/07/20  Short list recommendation by Selection Committee:
          310 Architecture + Interiors – Raleigh, NC
          Hanbury – Raleigh, NC
          Watson Tate Savory, Inc. – Charlotte, NC

07/09/20  Short list approved by Tom Cabaniss

07/23/20  Pre-interview briefing of Designers

08/07/20  Designers interviewed. Recommendation in priority order:
          Watson Tate Savory, Inc. – Charlotte, NC
          310 Architecture + Interiors – Raleigh, NC
          Hanbury – 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 September 10, 2020.

<table>
<thead>
<tr>
<th>Project</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace Fume Hood Room 117- DS Weaver Labs</td>
<td>$6,100</td>
</tr>
<tr>
<td>Designer: Sigma Engineered Solutions</td>
<td></td>
</tr>
<tr>
<td>Source: Safety Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Coliseum Parking Deck Addition Repairs</td>
<td>$20,480</td>
</tr>
<tr>
<td>Designer: Atlas Engineering</td>
<td></td>
</tr>
<tr>
<td>Source: Transportation Trust Funds</td>
<td></td>
</tr>
<tr>
<td>Structure Removal 2209 Hope Street</td>
<td>$14,500</td>
</tr>
<tr>
<td>Designer: CLH Design, P.A</td>
<td></td>
</tr>
<tr>
<td>Source: University Real Estate and Development</td>
<td></td>
</tr>
<tr>
<td>Source: University Real Estate and Development</td>
<td></td>
</tr>
<tr>
<td>Appropriated Funds</td>
<td></td>
</tr>
<tr>
<td>Structure Removal 2207 Hope Street &amp; 11 Enterprise Street</td>
<td>$14,500</td>
</tr>
<tr>
<td>Designer: CLH Design, P.A</td>
<td></td>
</tr>
<tr>
<td>Source: Univ. Real Estate and Development</td>
<td></td>
</tr>
<tr>
<td>Source: Appropriated Funds</td>
<td></td>
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<tr>
<td>Dearstyne HVAC Renovations</td>
<td>$11,700</td>
</tr>
<tr>
<td>Designer: McKim &amp; Creed</td>
<td></td>
</tr>
<tr>
<td>Source: F&amp;A</td>
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<tr>
<td>Code/Item</td>
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<td>41724/323</td>
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**TOTAL**: $139,146,933
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 September 10, 2020 meeting.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
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<tbody>
<tr>
<td>Lee Hall</td>
<td>$ 534,429</td>
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<tr>
<td>Project #201920036</td>
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<tr>
<td>Chiller Replacement</td>
<td></td>
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<tr>
<td>Designer: Sud Associates PA</td>
<td></td>
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<tr>
<td>Durham, NC</td>
<td></td>
</tr>
<tr>
<td>Fund Source: F&amp;A</td>
<td></td>
</tr>
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</table>

| CALS Fish Barn-Mill River            | $ 118,550             |
| Project #201924034                   |                       |
| Produce, Grading and Sorting Facility|                       |
| Designer: Sud Associates PA          |                       |
| Durham, NC                          |                       |
| Fund Source: Entomology and Plant Pathology Trust Funds | |
# Capital Projects at a Glance
## as of September 30, 2020

### NORTH CAROLINA STATE UNIVERSITY

<table>
<thead>
<tr>
<th>Code/Item</th>
<th>Project Name</th>
<th>Bid</th>
<th>Expected Acceptance</th>
<th>Total Project Budget</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>41024 312</td>
<td>Chiller Replacement Lee Hall</td>
<td>Design</td>
<td>9/1/20</td>
<td>$600K</td>
<td>PreDesign Complete</td>
</tr>
<tr>
<td>41824 334</td>
<td>Library Renovations Jordan Hall</td>
<td>Design</td>
<td>10/7/20</td>
<td>$1.5M</td>
<td>Bidding Underway</td>
</tr>
<tr>
<td>41524 338</td>
<td>Dabney Upgrade Ph 3 8th Floor HVAC</td>
<td>Design</td>
<td>11/12/20</td>
<td>$1M</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41924 304</td>
<td>Parking Lot Replacement 512 Brickhaven</td>
<td>Design</td>
<td>11/13/20</td>
<td>$800K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41824 319</td>
<td>Greek Village Phase 4 Infrastructure, Townhomes, Apts</td>
<td>Design</td>
<td>11/17/20</td>
<td>$47.5M</td>
<td>CD Site / DD Buildings Underway</td>
</tr>
<tr>
<td>41924 302</td>
<td>Restroom Renovations at McKimmon Center</td>
<td>Design</td>
<td>12/9/20</td>
<td>$1.1M</td>
<td>CD Production Underway</td>
</tr>
<tr>
<td>41924 310</td>
<td>Water Line Modifications at Ligon Street Bridge</td>
<td>Design</td>
<td>12/15/20</td>
<td>$550K</td>
<td>CD Review Underway</td>
</tr>
<tr>
<td>41724 316</td>
<td>Steam Phase VIIIC</td>
<td>Design</td>
<td>2/25/21</td>
<td>$1.7M</td>
<td>CD Production Underway</td>
</tr>
<tr>
<td>41824 317</td>
<td>Structural Repairs Mann Hall</td>
<td>Design</td>
<td>3/5/21</td>
<td>$2M</td>
<td>Hold for direction on CD scope</td>
</tr>
<tr>
<td>41824 333</td>
<td>Lab &amp; Building Systems Modifications VRB</td>
<td>Design</td>
<td>3/16/21</td>
<td>$1.5M</td>
<td>User Research Underway</td>
</tr>
<tr>
<td>41824 318</td>
<td>Dairy Facility at CVM</td>
<td>Design</td>
<td>3/20/21</td>
<td>$4.8M</td>
<td>Beginning CD Phase</td>
</tr>
<tr>
<td>41924 305</td>
<td>Ricks Hall 2nd Floor Renovation</td>
<td>Design</td>
<td>4/19/21</td>
<td>$5.5M</td>
<td>SD/DD Phase Ongoing</td>
</tr>
<tr>
<td>41924 316</td>
<td>Renovations to Don Ellis Building</td>
<td>Design</td>
<td>5/13/21</td>
<td>$1M</td>
<td>On hold awaiting funding</td>
</tr>
<tr>
<td>41924 317</td>
<td>Varsity Parking Lot Expansion</td>
<td>Design</td>
<td>6/24/21</td>
<td>$5.5M</td>
<td>On Hold</td>
</tr>
<tr>
<td>41924 327</td>
<td>Thermal Utilities to P2 and Toxicology Buildings</td>
<td>Design</td>
<td>7/15/21</td>
<td>$7M</td>
<td>Hold for Funding Direction</td>
</tr>
<tr>
<td>41924 301</td>
<td>Renovations to Data Center II</td>
<td>Design</td>
<td>10/30/21</td>
<td>$6.5M</td>
<td>Funding Confirmation Underway</td>
</tr>
<tr>
<td>41924 326</td>
<td>Page Hall Mechanical &amp; Electrical Upgrade</td>
<td>Design</td>
<td>11/15/21</td>
<td>$5.7M</td>
<td>Preparing for Kickoff</td>
</tr>
<tr>
<td>41924 303</td>
<td>Electrical Distribution Upgrade</td>
<td>Design</td>
<td>12/8/21</td>
<td>$58.8M</td>
<td>Predesign Underway</td>
</tr>
<tr>
<td>42024 301</td>
<td>STEM Building - Integrative Sciences Building</td>
<td>Design</td>
<td>6/14/23</td>
<td>$160M</td>
<td>Designer Selection Underway</td>
</tr>
<tr>
<td>41624 316</td>
<td>Power to VRB</td>
<td>Construction</td>
<td>10/4/20</td>
<td>$1.5M</td>
<td>79% Construction Complete</td>
</tr>
<tr>
<td>41624 302</td>
<td>Carmichael Renovation &amp; Expansion</td>
<td>Construction</td>
<td>10/6/20</td>
<td>$45M</td>
<td>94% Construction Complete</td>
</tr>
<tr>
<td>41624 329</td>
<td>Cates Ave Water, Steam &amp; Condensate Replacement</td>
<td>Construction</td>
<td>10/14/20</td>
<td>$966K</td>
<td>98% Construction Complete</td>
</tr>
<tr>
<td>41524 314</td>
<td>Centennial Campus Utility Infrastructure (TES)</td>
<td>Construction</td>
<td>10/30/20</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>10/30/20</td>
<td>$2.2M</td>
<td>98% Construction Complete</td>
</tr>
<tr>
<td>41624 312</td>
<td>Bureau of Mines Renovation</td>
<td>Construction</td>
<td>11/11/20</td>
<td>$6M</td>
<td>70% Construction Complete</td>
</tr>
<tr>
<td>41624 311</td>
<td>Elevator Additions- Tucker &amp; Owen Residence Halls</td>
<td>Construction</td>
<td>11/13/20</td>
<td>$2.4M</td>
<td>70% Construction Complete</td>
</tr>
<tr>
<td>41724 313</td>
<td>Restoration of Memorial Belltower</td>
<td>Construction</td>
<td>12/18/20</td>
<td>$6.5M</td>
<td>84% Construction Complete</td>
</tr>
<tr>
<td>41224 352</td>
<td>Centennial Campus Substation Expansion-Phase 1 &amp; 2</td>
<td>Construction</td>
<td>12/18/20</td>
<td>$7.3M</td>
<td>94% Construction Complete</td>
</tr>
<tr>
<td>41524 313</td>
<td>Fitts-Woolard Hall (Engineering Building Oval)</td>
<td>Construction</td>
<td>12/18/20</td>
<td>$137M</td>
<td>98% Construction Complete</td>
</tr>
<tr>
<td>41824 330</td>
<td>Central Campus Electrical Upgrade Phase 2 - Distributor</td>
<td>Construction</td>
<td>3/21/21</td>
<td>$6.2M</td>
<td>41% Construction Complete</td>
</tr>
<tr>
<td>41824 331</td>
<td>Fire Alarm Replacement Brooks &amp; Bostian</td>
<td>Construction</td>
<td>4/8/21</td>
<td>$640K</td>
<td>0% 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>52% Construction Complete</td>
</tr>
</tbody>
</table>
## Upcoming Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Estimated Cost</th>
<th>Designer(s)</th>
<th>Start Date</th>
<th>Estimated Start</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ricks Hall 2nd Floor Renovations</td>
<td>$5,000,000</td>
<td>HIH Architecture</td>
<td>Mar 2020</td>
<td></td>
<td>July, 2022</td>
</tr>
<tr>
<td>Page Hall Mechanical &amp; Electrical Upgrade</td>
<td>$5,700,000</td>
<td>Watson Tate Savory</td>
<td>Aug 20</td>
<td></td>
<td>NA</td>
</tr>
<tr>
<td>Mann Hall Structural Repairs (window replacement)</td>
<td>$5,500,000</td>
<td>SKA Engineers</td>
<td>Apr 19</td>
<td></td>
<td>NA</td>
</tr>
<tr>
<td>Integrative Sciences Building</td>
<td>$160,000,000</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Approved Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Estimated Cost</th>
<th>Designer(s)</th>
<th>Start Date</th>
<th>Estimated Start</th>
<th>Estimated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greek Village Phase IV - Infrastructure, Townhouses and Apartments</td>
<td>$47,500,000</td>
<td>Jenkins Peer Architects</td>
<td>9/23/19</td>
<td>9/10/20</td>
<td>9/10/20</td>
</tr>
<tr>
<td>CVM Teaching Animal Unit Dairy Facility</td>
<td>$4,800,000</td>
<td>HIH Architecture</td>
<td>8/12/19</td>
<td>4/23/20</td>
<td>4/23/20</td>
</tr>
<tr>
<td>Library Renovations - Jordan Hall</td>
<td>$1,500,000</td>
<td>Watson Tate Savory</td>
<td>8/15/19</td>
<td>4/23/20</td>
<td>4/23/20</td>
</tr>
<tr>
<td>Elevator Additions - Tucker &amp; Owen Residence Halls</td>
<td>$1,400,000</td>
<td>Cardus Design</td>
<td>4/10/20</td>
<td>1/12/20</td>
<td>1/12/20</td>
</tr>
<tr>
<td>Fitts-Woolard Hall (EB Oval) Partners Way Entry Plaza</td>
<td>Included in the Project Budget</td>
<td>Clark Nexsen (w/ Surface 678)</td>
<td>1/12/20</td>
<td>9/25/20</td>
<td>9/25/20</td>
</tr>
<tr>
<td>Varsity Drive Parking Lot Site Selection</td>
<td>$5,500,000</td>
<td>Draper Aiden Associates</td>
<td>Mar 2020</td>
<td>11/21/20</td>
<td>11/21/20</td>
</tr>
<tr>
<td>Carmichael Gym Addition &amp; Renovation</td>
<td>$45,000,000</td>
<td>CRA Associates, Inc.</td>
<td>11/05/16</td>
<td>9/21/17</td>
<td>10/25/17</td>
</tr>
<tr>
<td>Plant Sciences Building</td>
<td>$160,200,000</td>
<td>Flad Architects</td>
<td>08/15/18</td>
<td>2/15/18</td>
<td>2/15/18</td>
</tr>
<tr>
<td>Kappa Alpha Theta House</td>
<td>$5,500,000</td>
<td>Cline Design</td>
<td>Jun 2017</td>
<td>4/19/18</td>
<td>4/19/18</td>
</tr>
<tr>
<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>
</tr>
<tr>
<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>
</tr>
<tr>
<td>Alpha Delta Pi House</td>
<td>$5,500,000</td>
<td>Cline Design</td>
<td>Spring 2018</td>
<td>11/15/18</td>
<td>9/26/18</td>
</tr>
<tr>
<td>Belltower Restoration</td>
<td>$6,000,000</td>
<td>New Atlantic Contracting w/ Walter Robbs</td>
<td>5/24/18</td>
<td>4/18/19</td>
<td>4/18/19</td>
</tr>
<tr>
<td>Bureau of Mines Renovation</td>
<td>$6,000,000</td>
<td>Clearscapes Architecture + Art</td>
<td>02/13/17</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>
Historically Underutilized Business (HUB) Program
Board of Trustees

November 12, 2020
HUB Definition: State Statute 143-128.4

Only businesses certified in accordance with this section shall be considered by State departments, agencies, and institutions, and political subdivisions of the State as historically underutilized businesses for minority business participation purposes under Chapter 143.

HUB Program Origins

Created by Executive Order 150 April 20, 1999 and provided operational funding during the 2001 Legislative Session, to:

> Increase the amount of goods and services acquired by state agencies from businesses owned and controlled by HUB firms;
> Work towards eliminating barriers that reduce the participation of HUB firms in the marketplace, and in state government procurement and contracting;
> Encourage purchasing officers and capital project coordinators within the state agencies, departments, universities and community colleges to identify and utilize HUB vendors, contractors and service providers;
> Educate HUB firms on “How To Do Business” with the State of North Carolina; and
> Provide resources for HUB firms.
Minority Business Participation Goals: State Statute 143-128.2
The State shall have a verifiable ten percent (10%) goal for participation by minority businesses in the total value of work for each State building project…

HUB Program Mission
Encourage and maximize HUB participation with…
> Outreach to the HUB community
> Education of the state process
> Opportunities for participation at NC State
> Networking with minority and small business organizations

Design & Construction
> Designer qualification-based selection considers use of minority-owned firms
> General contractor and subcontractor pre-qualification considers HUB plans
> Construction Manager at Risk Mentor-Protégé Program
> Good Faith Efforts
> Affidavits
> Smaller bid packages

Average Construction HUB Participation = 34%
<table>
<thead>
<tr>
<th>FY 2019</th>
<th>Total($)</th>
<th>HUB($)</th>
<th>HUB(%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabinet Agencies</td>
<td>$1,439,085,432</td>
<td>$74,202,999</td>
<td>5.16%</td>
</tr>
<tr>
<td>Council of State</td>
<td>$147,096,728</td>
<td>$6,166,388</td>
<td>4.19%</td>
</tr>
<tr>
<td>Supporting Agencies</td>
<td>$147,919,229</td>
<td>$8,374,455</td>
<td>5.66%</td>
</tr>
<tr>
<td>Community Colleges</td>
<td>$585,876,464</td>
<td>$43,865,517</td>
<td>7.49%</td>
</tr>
<tr>
<td>Public Schools</td>
<td>$2,334,164,634</td>
<td>$155,442,222</td>
<td>6.66%</td>
</tr>
<tr>
<td>State Universities</td>
<td>$2,392,206,180</td>
<td>$79,169,240</td>
<td>3.31%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$7,046,348,667</strong></td>
<td><strong>$367,220,821</strong></td>
<td><strong>5.21%</strong></td>
</tr>
</tbody>
</table>

**UNC System, 2020 2Q**

3.94%

**NC State, FY 2020**

4.02%
Supplier Center

HISTORICALLY UNDERUTILIZED BUSINESSES PROGRAM

SUPPLIER INSURANCE REQUIREMENTS AND COVERAGE

TERMS AND CONDITIONS FOR QUOTATIONS, BIDS & PROPOSALS

GUIDES & PROCEDURES

Supplier Guidelines

Solicitations by Suppliers

Product & Service Demos

Responding to RFQs/Proposals

HELPFUL LINKS

Interactive Purchasing System (IPS)

Historically Underutilized Businesses (HUB)

Supplier Registration

Before You Buy

Before you buy, be sure to consider the following questions...

Is the Purchase Appropriate?

Is the Item Available on the MarketPlace?

Is there a HUB supplier that can fulfill your need?

What is a HUB supplier?

HUB is a supplier classification that denotes Historically Underutilized Businesses. The State of North Carolina HUB office qualifies the suppliers based on the criteria listed in Statute 143-128.4.

How do I search for a HUB supplier?

To locate alternate sources of supply, use the DOA-HUB supplier search tool found on the State of North Carolina Department of Administration website. Simply search by commodity type by selecting a category from the list provided.
Questions?
5.3. D

1. NEW CONCRETE PITCH TO GRASS AREAS COMPLIANT, AND MEET EXISTING SIDEWALKS Flush.

2. CONTRACTOR SHALL LOCATE ALL BASE LINES, LAYOUT DIMENSIONS, AND PERFORM LAYOUT STAKING FOR DESIGNER APPROVAL PRIOR TO INSTALLING IMPROVEMENTS. WHERE DISCREPANCIES ARE FOUND, CONTRACTOR SHALL INFORM DESIGNER PRIOR TO PROCEEDING WITH WORK.

3. EXACT LOCATION OF CONCRETE FOOTINGS TSO IN THE FIELD WITH THE AIRCRAFT ON SITE.
Centennial Campus Zoning
Overview

• NC State University is developing a rezoning application for the majority of its Centennial Campus.

  ▪ Scope includes both State-owned land allocated to NC State and Endowment-owned land on Centennial Campus, west of Centennial Parkway (and not including the area east, referred to as Spring Hill District)
Goals

- Continue the **trajectory of Centennial Campus** as a vibrant educational and public-private partnership campus benefitting the city of Raleigh, the Triangle and the state of North Carolina.

- Provide **zoning rights to accommodate long term needs** for both **university buildings** and **private development** on Centennial Campus, including paving the way for the planned Innovation District.

- Align the zoning structure with **the university’s 21st century vision** of Centennial Campus as a **mixed-use urban learn/live/work/play environment**.

- Define campus “**districts**” that reflect the **character of the campus** land and outline **appropriate development parameters** while maintaining many of the key tenets of the 1988 campus zoning including provision of **open spaces, density ratios, building heights** based on campus location and establishment of **recreational areas**.
Zoning Framework & Path Forward

Due to the iterative nature of the planning process associated with creation of the zoning application, the content of the planned zoning framework for Centennial Campus will be presented live at the Building & Property Committee meeting and materials will be available online following the meeting.