

Campus Development Committee Minutes

Date: December 18, 2023
Members: Warwick Arden, Charles Maimone, Mladen Vouk
Subcommittee Alicia Knight, Barbara Moses, Bill Davis, Cameron Smith, Dana Harris,
Representatives: Doug Morton, Jon Horowitz, Lisa Johnson, Patrick Deaton, Sumayya Jones-Humienny
Guests: N/A

Approval of the Minutes

The minutes of the November 27, 2023 meeting were approved and have been posted.

Consent Agenda Approval (No Items)

1. N/A

Action Items

1. N/A

Campus Planning Subcommittee Info Items

1. Delegated Authority Determinations (on p. 3)

Project Execution Subcommittee Info Items

1. **Poe Hall Update:** D. Morton noted the process of determining who needs what items from Poe is underway. The current plan is that identified Items will be cleaned by CCI, the contractor, who will then move them to a clean staging area for relocation elsewhere on campus. Counsel is engaged to manage the contractor's work related to sampling and based on those results, a plan will be developed. 240 class sections have been relocated from Poe Hall to other generally scheduled 110 classrooms and departmentally scheduled class labs and conference rooms. L. Johnson stated if departmentally controlled conference rooms were centrally scheduled/open to all campus users, then better space utilization would be possible.
2. **Capital Program Overview:** C. Smith explained the purpose of this focus is to ensure the Campus Development planning principles are adhered to while budgets and schedule goals are met. Building Committee Chairs will be brought in as needed. The current value of the 80+ formal projects underway is approximately two billion dollars while the 350+ informal projects underway is an additional \$35M. *The committee noted concern from the System Office and State Legislature about unspent allocated capital funds and Morton indicated that an effort to educate and inform them about the process and timing of expenditures is underway (e.g., that a larger percentage of cashflow will occur during the last two years during the construction phase as opposed to the first two years during the design phase of each project). The narrative needs to show that all projects have now been advertised or awarded with each respective project's' progress.*
3. **Projects in Design and Construction** – see the attached 2023-12-18 Campus Dev Committee Presentation for additional information:
 - a. **CVM Equine Hospital:** The CVM Central Utility plant requires additional funding to address the long-term redundancy requirements for chilled water cooling of the hospital and clinic operations. C. Smith will present options at a future meeting.
 - b. **Mann Hall Renovation:** Schematic Design pricing is forthcoming.

- c. COE Growth Renovations: A series of phased renovations will be needed in multiple buildings. For efficiency and speed, Design and Construction (D&C) has hired one design team for this complex project.
- d. Polk Hall Renovation: Design is taking a holistic approach to review and prioritize deficient building systems and research needs. Swing space will involve shifting occupants to other vacant spaces within the building. The connector between the new Integrative Sciences Building (ISB) and Polk requires coordination between two design teams.
- e. Dabney Hall Renovation: A complex phasing plan involves a \$20M renovation in Broughton for wet lab swing space that can be used long-term for future projects' swing space needs as well. Although the project is treating Dabney and Cox as one building from master planning, code, and building systems standpoints, the funding only covers the building envelope replacement for Dabney and will only partially renovate Cox. This partially occupied building renovation will be challenging, and noisy construction activities will need advance notice.
- f. University Towers (UT): After the building sale closes in May of 2024, building systems, dining area, and code compliance renovations will start and occur over the next two summers as the building must remain occupied for the Fall 2024 semester. The parking deck will not open for the start of fall 2024, and renovation scope and timeline to be determined and re-occupied no later than fall 2025.
- g. Centennial Campus Substation Reconstruction: This project repairs and upgrades damage to components that occurred from a fire, involving a time-consuming insurance claim for reimbursement.
- h. Page Hall Renovation: The initial single-prime bid was significantly over budget; therefore, the method of delivery was changed to a Construction Manager at Risk (CMR) with a guaranteed maximum price (GMP), which is currently under negotiation. The construction in this vacated building is slated to start in May 2024 and complete in 2025.
- i. Electrical Distribution Upgrade (EDU/Power Forward): Phase 4 bidding is underway, but the project needed to use bid savings from Phases 1-3 as Phase 4 has only 1 bidder with costs coming in higher due to escalation. As a result, the contingency fund needs to be replenished with an additional \$2M which may trigger additional authority and cash flow needs.
- j. Integrative Sciences Building (ISB): Site and foundation construction is underway with structural steel installation slated to begin in January 2024. The building is scheduled to complete in fall 2026. The Brickyard will be impacted by ISB and its own reconstruction for the next two years. The current cost is \$2.5M over the GMP and evaluations are underway. The Building occupants need to be finalized.
- k. Centennial Campus Plaza (Art Installation): Two glass panels of this glass composition have broken and are in process of being replaced. D&C has engaged an engineer with glass expertise to analyze the root cause of the breakage. Additional funding will likely be needed to remedy the causes of the breakage.

Other Business

1. Repair and Renovation Needs Updates: D. Morton reviewed the following issues:
 - a. Reynolds Coliseum: Heavy rains caused roof leaks causing a broadcast interruption during the game. The 2016 renovations did not have adequate funding to cover the roof replacement. The building is 95% Athletics (self-liquidating) and 5% state appropriated.
 - b. Mills River Research Center: This College of Agriculture and Life Sciences (CALs) facility has ongoing leaks in its complex roof structure. Estimated costs to repair total over \$1M. Dean Garey Fox stated this is his top priority and CALs has added this project to the Integrated Priority List (IPL) of projects.
 - c. Center for Marine Sciences and Technology (CMAST): Windows facing the sound side are leaking. In addition, the property insurance cost has increased.
2. Cates-West Development Planning: D. Morton noted that Facilities and University Housing visited William and Mary University in Williamsburg, VA to discuss their P-3 housing project with

4,000 beds and dining facilities, which is similar to the Cates-West project's scope. There are numerous appropriated elements, such as utilities and roads. Facilities personnel need to hire planning help with the goal of having flexibility to hire the right design team, which may require authority.

3. Western Boulevard/Morrill Drive Intersection Pedestrian Safety: Knight, Morton and others recently met with City of Raleigh (COR) and North Carolina Capital Area Metropolitan Planning Organization (NC CAMPO) to discuss the proposed tunnel under Western Boulevard at Avent Ferry Road. NC State has indicated that they are not willing to abandon the tunnel project without a replacement for pedestrian safety improvements in that location. NC State is also prioritizing Pullen Road bridge as a pedestrian connection, however, no one has enough funding to cover the preferred pedestrian safety project with grade separation arising from the Physical Master Plan. COR's focus is primarily on the Bus Rapid Transit (BRT) system, whereas NC CAMPO's focus is primarily on the tunnel, and the Department of Transportation's (DOT) focus is replacement-in-kind of the Pullen Road bridge. A project funding strategy that engages all parties is a focus in spring 2024 in advance of the BRT ratings/funding application.
4. COE Commercial Leap Ahead for Wide Bandgap Semiconductors (CLAWS): C. Smith stated the expectation is to renovate the Monteith Engineering Research Center (MRC) building quickly and purchase the equipment. The renovation must occur before the equipment can be installed. Phase 1 has a \$40M grant with NC State receiving about \$20M.

Next Meeting

February 19, 2024, from 3:00 pm to 4:30 pm

<u>CONSENT AGENDA</u>
ALL ITEMS ARE RECOMMENDED FOR APPROVAL
1. N/A
<u>INFORMATIONAL ITEMS FOR THE CAMPUS DEVELOPMENT COMMITTEE:</u>
<u>Campus Planning Subcommittee Actions Under Delegated Authority</u>
1. DASA, Gregg Museum Warehouse Lease Request #23-17 was approved.

2023-12-18 Campus Development Committee Meeting

1. Capital Program Overview
2. Projects in Design
 - a. CVM Equine Hospital
 - b. Mann Hall Renovation
 - c. COE Growth Renovations
 - d. Polk Hall Renovation
 - e. Dabney Hall Renovation
 - f. University Towers
 - g. CC Substation Reconstruct
 - h. Page Hall Renovation
3. Projects in Construction
 - a. Electrical Distribution
 - b. Integrative Sciences Bldg.
 - c. CC Plaza (Art)



Capital Program Overview

- “Formal” Projects (>\$500K)
 - \$2 Billion
 - 80+ projects
 - FY2023-25 State Capital Appropriation = \$500M+
 - [Capital At-a-Glance](#)
- “Informal” Projects (<\$500K)
 - \$35 Million
 - 350+ projects
 - Facility Modifications (FACMOD)
 - 600+ requests per year
 - 6-10 week backlog

NORTH CAROLINA STATE UNIVERSITY Capital Projects at a Glance As of October 11, 2023												
Code/Item	Bidding	Project Name	Phase	Est	Expected Acceptance	Total Project Budget	Remarks	ACRIS	Design PM	Design Firm	Design Status	Design Firm
4224-232	Upcoming	Talley Interior Improvements - Tray Student Union	0 - Study	TBD	TBD	\$5,500,000	Study Designer Selection (S, J, L)	20232007	JL			JL
4224-233	Upcoming	Research Textile Facility Renovation	0 - Study	TBD	TBD		Study Underway					JL
4214-323	Upcoming	New Engineering Building	0 - Study	TBD	TBD	\$283,000,000	Expected FY23-27					
4214-324	Upcoming	Research Building I, II, and IV - HVAC Upgrades	1 - Feasible	TBD	TBD	\$2,822,000	Planning Underway				TBD	
4224-234	Upcoming	World-Class Concrete Water Line Improvements	1 - Feasible	TBD	TBD	\$1,817,814	Planning Underway				TBD	
4224-235	Upcoming	Carroll Program A Double	1 - Feasible	TBD	TBD	\$103,233	Planning Underway				TBD	
4224-236	Upcoming	STOR Research Lab Renovation - Building Labs	1 - Feasible	TBD	TBD	\$1,732,000	AP Authority Underway - Set B/C				20232016	MS
4224-237	Upcoming	Control Building Demolition - Building Labs	1 - Feasible	TBD	TBD		Planning Underway				TBD	MSA
4224-238	Upcoming	East Campus Renovation - Thompson Hall	1 - Feasible	TBD	TBD	\$1,253,000	Procuring for AP Authority Request				TBD	MSA
4224-239	Upcoming	Research Support Facility	1 - Feasible	TBD	TBD	\$8,698,000	Authority Underway - January 2024				TBD	MSA
4224-240	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	4/23/2024	\$933,300	Projected to be a TPI				20232008	LR
4204-260	2022	STEM Building - Integrative Science Building	2 - Design	1/10/2023	10/30/23	\$1,000,000	CD Phase Underway				20232008	LR
4214-385	2022	Research Lab - Integrative Science Building	2 - Design	1/10/2023	10/30/23	\$1,000,000	CD Phase Underway				20232008	LR
4224-250	2022	Research Lab - Integrative Science Building	2 - Design	1/10/2023	10/30/23	\$1,000,000	CD Phase Underway				20232008	LR
4214-378	2022	College of Arts & Sciences - Student Center	2 - Design	1/10/2023	10/30/23	\$2,267,000	CD Review Underway				20232014	MS
4154-315	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4214-325	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4224-251	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4224-252	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4224-253	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4224-254	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
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4224-318	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023	10/30/23	\$933,300	CD Review Underway				20232008	LR
4224-319	2022	East Campus - CDO Library Plant	2 - Design	1/10/2023								

Projects in Design

- **CVM Equine Hospital**

- **Scope:**

- Renovation and addition to the existing Equine Hospital. The project expands research capabilities and provides services for equine veterinary care and surgical response. The project also includes expansion to the CVM Central Utility Plant

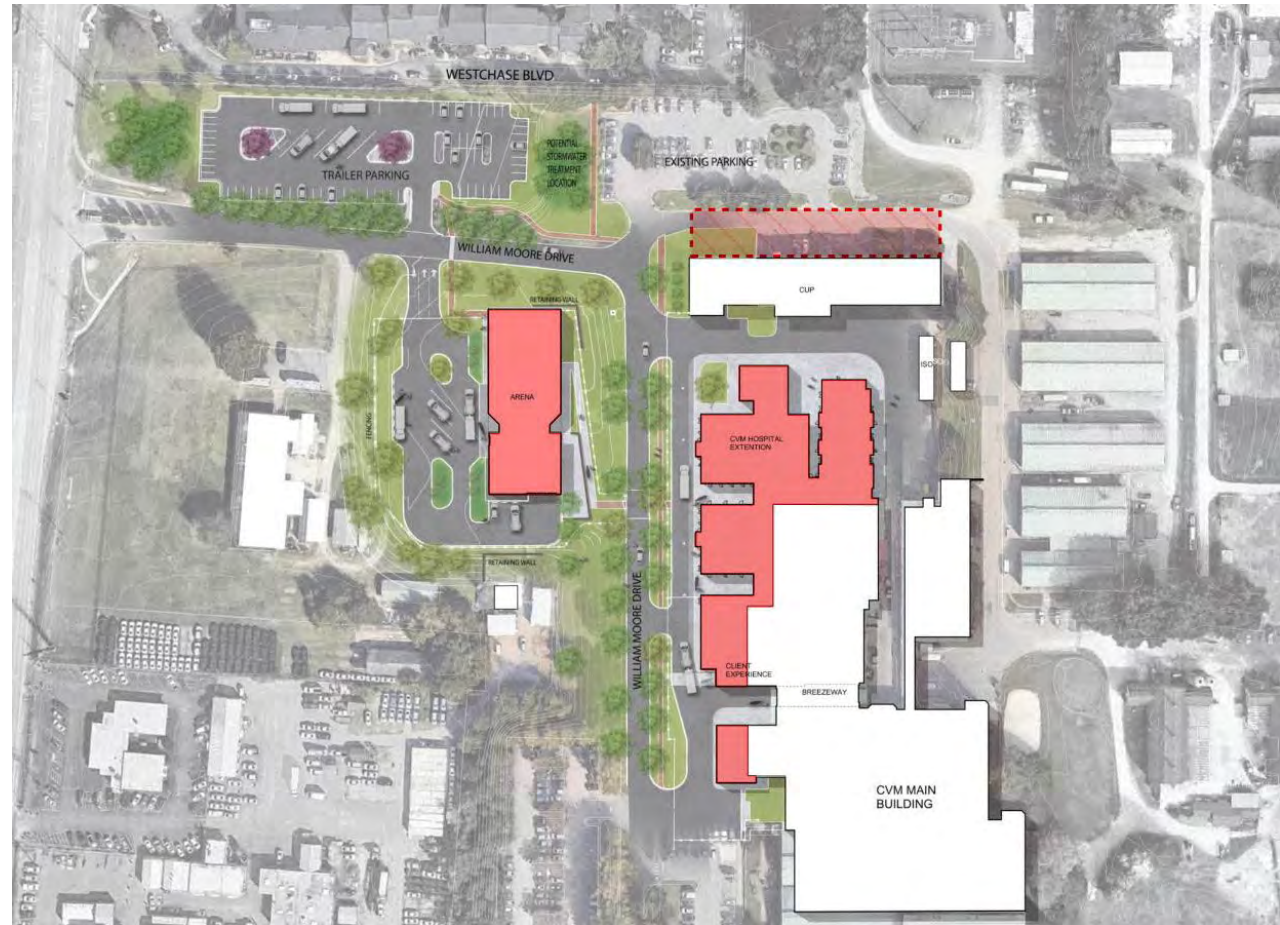
- **Phase – Schematic Design**

- **Budget - \$120M**

- \$70M in SCIF Legislative Funding
- \$50M in CVM Receipts and Gifts

- **Talking Points**

- Central Utility Plant requires expansion to support district steam and chilled water needs for the renovated Equine Hospital. \$10M has been allocated out of the \$120M project funding to minimally support the expansion. However, additional funds are needed to provide the N+1 redundancy campus standard.



Projects in Design

- **Mann Hall Renovation**

- **Scope**

- Renovation to the existing Mann Hall (1964). The project renovates the building to accommodate College of Engineering growth and high-bay space for E-Sports. Address deficient mechanical, electrical, plumbing, and fire protection systems and make code compliant

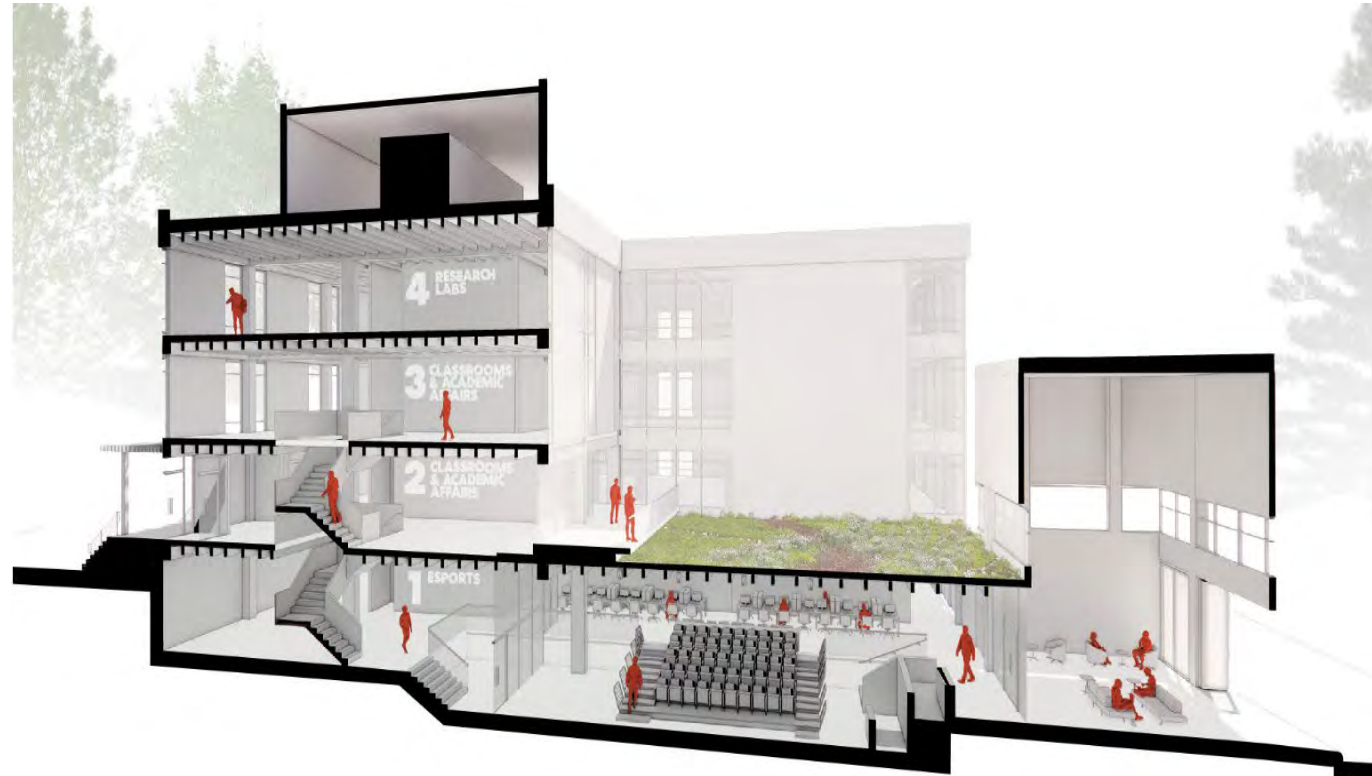
- **Phase – Schematic Design**

- **Budget - \$66.25M**

- \$54.25M in SCIF Legislative Funding (Mann Hall)
 - \$12M in SCIF Legislative Funding (E-Sports)

- **Talking Points**

- Approximately 80,000 GSF
 - Instructional home for first and second-year students
 - “Engineering Gateway” experience on North campus
 - Interdisciplinary, hood intensive engineering teaching and research labs, classrooms, computer labs, and faculty offices
 - Flexible gaming competition space as well as a production studio, break-out/practice rooms, and associated teaching space



An interpretation of the reimagined interior of Mann Hall, with a new connecting stair, outdoor space, and Esports arena below.

Projects in Design

- **COE Growth Renovations**
 - **Scope**
 - A series of phased renovations will renovate existing spaces in several buildings in the Centennial Campus precinct, including Engineering Building I and Research Building IV. The renovations will improve space efficiencies and create engineering program-specific space to support college growth
 - **Phase – Advanced Planning**
 - **Budget - \$15M**
 - \$15M in SCIF Legislative Funding
 - **Talking Points**
 - Architectural, mechanical, electrical, plumbing, and telecommunications systems.
 - Renovations will occur in a wide variety of spaces spanning high-intensity wet labs and office spaces.
 - Multiple projects in multiple buildings
 - Priorities and timeline



Projects in Design

- **Polk Hall Renovation**

- **Scope**

- This multi-phased project will renovate a portion of Polk Hall to improve research, office, and student spaces. Polk Hall houses the departments of Structural & Molecular Biochemistry and Animal Science.

- **Phase – Schematic Design**

- **Budget - \$73M**

- \$73M in SCIF Legislative Funding

- **Talking Points**

- Deficient mechanical, electrical, and plumbing building systems
 - Holistic approach
 - Priorities and timeline



Projects in Design

- **Dabney Hall Renovation**
 - **Scope**
 - Multi-phased occupied renovation of Dabney Hall (1969). The priority for the first phase of renovation includes building systems/exhaust upgrades and repair of the building envelope. The project will create a master plan for renovations to be implemented floor-by-floor in phases
 - **Phase – Schematic Design**
 - **Budget - \$140M**
 - \$140M in SCIF Legislative Funding
 - **Talking Points**
 - Very complex phasing and swing space plan
 - Investing \$20M+ in Broughton Hall to be used as swing space (wet labs)
 - Holistic approach and “one building” concept with Cox Hall Adjacent
 - Priorities and timeline



Projects in Design

- **University Towers (UT)**
 - **Scope**
 - Renovates UT Residence Hall (1989). Upgrades the fire alarm, mechanical, and security systems to meet state standards and building code requirements
 - **Phase – Construction Documents**
 - **Budget - \$22.4M**
 - \$22.4M in Debt Service Fees (Housing and Dining Revenues)
 - **Talking Points**
 - Purchase of building to close May 2024
 - Schedule is critical...occupancy required for Fall 2024 semester
 - Phased over two summers with potential for occupied renovation in common areas
 - Dining component on top level (minimal scope)
 - Parking Deck to be closed for FY24-25



Projects in Design

- **Centennial Campus Substation Reconstruction**
 - **Scope**
 - Reconstruction and upgrade of the Centennial Campus Substation that failed in April 2021. Replacement of the power transformer, 230kV high side bus work and dead-end structure, 23kV low side bus work and dip structure, high side circuit switcher, and protection and control circuits
 - **Phase – Design Development**
 - **Budget - \$5.5M**
 - \$5.5M in Utility Trust Funds (to be reimbursed by insurance)
 - **Talking Points**
 - Insurance claim is taking time
 - Pre-purchased the new transformer (one year lead time)
 - Requires coordination with Duke Energy Progress for high side terminations and low side metering



Projects in Design

- **Page Hall Renovation**
 - **Scope**
 - Renovation of Page Hall to provide 31,000GSF of office space for the College of Humanities and Social Sciences Dean's Office and Global Engagement. Project will focus on upgrades to the mechanical, electrical, and building envelope systems, while also addressing building code and accessibility deficiencies
 - **Schedule – Negotiating Construction Contract**
 - **Budget - \$15,718,948**
 - \$4,000,000 in SCIF Legislative Funding
 - \$7,819,813 in Carry Forward Funding
 - \$3,899,135 in F&A Funding
 - **Talking Points**
 - Changed delivery methods to CM@Risk
 - Deficient mechanical, electrical, and plumbing building systems
 - Holistic approach
 - Priorities and timeline



Projects in Construction

- **Electrical Distribution Upgrade**
 - **Scope**
 - Multi-year, multi-phased project to upgrade the electric distribution system on Central Campus and North Campus. As one of the biggest public research universities in North America, we depend on a steady, secure supply of power to every building, from student residence halls to cutting-edge research labs. The project will organize the system to reduce operational risk, enhance reliability, improve safety and position campus for future growth
 - **Schedule – Construction (Phase 2 & 3)**
 - **Budget - \$58.8M**
 - \$58.8M in various (six) funding sources
 - **Talking Points**
 - Construction activities primarily on North Campus
 - Significant vehicular and pedestrian detours
 - Phase 4 bidding is underway
 - Projecting a funding need of ~\$2M to replenish contingency



Projects in Construction

- **Integrative Sciences Building (ISB)**

- **Scope**

- Provide a new 165,000 GSF STEM (science, technology, engineering, and mathematics) teaching and research space to promote creativity, collaboration, and showcase the sciences at NC State. It will be a flexible, interdisciplinary sciences building with a focus on chemistry, biochemistry and biotechnology

- **Schedule - Construction**

- **Budget - \$180M**

- \$90M in SCIF Legislative Funding
- \$90M in University Funding

- **Talking Points**

- Significant impact to the Brickyard
- Balance of bidding is underway (\$100M+)
- Need to finalize the occupants of the building



Projects in Construction

- **Centennial Campus Plaza (Art)**
 - **Scope**
 - Project constructs a new plaza area on the south side of The Oval on Centennial Campus, including landscape architecture, civil, structural, and electrical components. The new plaza will display public art with specialized lighting.
 - **Schedule - Construction**
 - **Budget - \$2.55M**
 - \$2.55M in University Trust Funding (not including the art purchase)
 - **Talking points**
 - Glass breakage being investigated
 - Options to modify the art installation will likely require additional funding
 - Ribbon-cutting ceremony “on hold” until breakage issue is resolved

