

# NC STATE UNIVERSITY HUB ADVISORY COMMITTEE MEETING Minutes

NOVEMBER 30, 2012

<b>FACILITATOR</b>	Marvin Williams	
<b>MEMBERS PRESENT</b>	Willie Russell, Patrice Gilmore, Kristen Hess, Bob Robinson, Kevin MacNaughton, Cameron Smith, Lisa Johnson, Michael Harwood and Marvin Williams	
<b>GUESTS</b>	Lisa Maune, Jesse Callis, Rachel Allen, Donovan Everett, Marty Moser, Shanika Baughman and Jerry Guerrier	
<b>DISCUSSION</b>	<b>Welcome New Hub Advisory Committee Members – Marvin Williams</b>	
	Patrice Gilmore and Willie Russell were introduced as new members of the Advisory Committee.	
<b>DISCUSSION</b>	<b>Funding Update for Design and Construction Projects – Kevin MacNaughton</b>	
	The university has the ability to borrow money and repay by utilizing student fees. Talley Student Center project is funded by student fees. This type of funding will be limited in the future because of debt ceiling limitations. Legislation was recently passed which allows NC State University to act as an Energy Service Company (ESCO) for energy saving projects. This effort will move forward for building systems, plus repair and renovations. Future renovation projects will be smaller in the \$250,000 to \$2,000,000 range. Maintaining existing facilities must remain a priority for the university. Development at Centennial Campus is continuing with plans for a hotel and conference center, private housing and a town center.	
<b>CONCLUSIONS</b>	It is very important to remember that North Carolina State University is a 4 billion dollar investment that must be maintained. Emphasis must continue to be on maintaining the existing campus facilities.	
<b>DISCUSSION</b>	<b>How to Utilize Minority Contractors as Leads on CM at Risk Projects - Willie Russell, Shanika Baughman and Jerry Guerrier – Marvin Williams</b>	
	The next phase of achievement for minority contractors is to team with major contractors on projects valued at \$2,000,000 to \$5,000,000 utilizing the construction manager at risk process. In these projects the minority contractor will be the lead contractor. This process was used successfully at the University of North Carolina at Chapel Hill. There were several factors that made this process a success. The owners willingness to allow these small projects to be led by minority firms, the larger General Contractors agreeing not to submit proposals for these smaller projects but take a secondary role and a better economic climate than we have now. The benefits of this program allowed minority firms to be involved on the front end with pre-construction services, financial analysis, etc. which is very beneficial to smaller firms. Today we have fewer projects with smaller fees. In an effort to survive small and large companies are competing for the same work. It is acknowledged that most minority firms are not at the level which would permit them to participate as a lead contractor. The result of this effort was a tremendous utilization of minority subcontractors. This contractor relationship benefited all of the parties involved.	
<b>CONCLUSIONS</b>	The ability of smaller firms to lead on construction contracts is very beneficial to the growth and development of those firms. This mechanism allows the opportunity for firms to achieve that growth.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
North Carolina State University with future projects will look for opportunities to facilitate minority led construction manager at risk teams.	Marvin Williams and Cameron Smith	
<b>DISCUSSION</b>	<b>Centennial Campus Student Housing Project Mentor/Protégé Update – Balfour Beatty, Barnhill and Callis – Cameron Smith</b>	
	The application, interview selection process of choosing the protégé for the Centennial Campus Student Housing project was explained. Establishment of a written plan for success, monthly reports and quarterly on site meetings was discussed. Goals were set and accountability established early in this process. The Balfour Beatty, Barnhill and Callis (Protégé) team explained the benefits of the mentor/protégé program. Rachel Allen the project manager for Callis stated that her focus on this project is the mechanical aspects. She has gained experience in Preconstruction, MEP Coordination, processing RFI's, bidding, construction and software training. Rachel is involved in an education program that will lead to LEED Certification. Balfour Beatty, Barnhill sharing construction software with Callis has resulted in Callis hiring a University student to implement this technology. The mentors Balfour Beatty and Barnhill have worked very hard to make certain that Callis Company is successful on this project and will continue to be a part of their success on future projects.	
<b>CONCLUSIONS</b>	The relationship established by mentor/protégé team for this project has set the standard for this type of program. Monthly reporting and quarterly site visits provide an excellent mechanism for monitoring the protégés progress.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Continue to facilitate the mentor/protégé process on future projects.	Marvin Williams and Cameron Smith	

<b>DISCUSSION</b>	<b>Wolfworks Newsletter – Marvin Williams</b>	
The next edition of the newsletter will be April 2013. All editions of the newsletter are available online.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Committee members were encouraged to provide feedback on the current newsletter and input on content for future editions.	HUB Advisory Committee	
<b>NEXT SCHEDULED MEETING</b>	Tentative – April 16, 2013 at 1:00	