

NC STATE UNIVERSITY HUB ADVISORY COMMITTEE MEETING

MINUTES

NOVEMBER 4, 2013 2:00 PM

FACILITATOR	Henry Hardy, Capital Projects Program Manager
MEMBERS PRESENT	Willie Russell, Kevin MacNaughton, Cameron Smith, Andy Snead, Kristen Hess, Patrice Gilmore, and Henry Hardy.
GUESTS	None.

WELCOME

HENRY HARDY

DISCUSSION	Introduction by new program manager and existing members.

ECONOMIC CLIMATE

KEVIN MACNAUGHTON

DISCUSSION	Governor Pat McCrory has put an emphasis on repair and renovation of existing buildings. The expectation is for the University to receive funding for repair and renovation projects verses new construction. New space required to accommodate faculty and staff will be actualized from renovating existing building space. These types of projects range from \$200,000 to \$2,000,000 with a potential opportunity for larger renovations if more R&R funding is realized. The NC General Assembly passed legislation which allows NC State University to self-perform energy conservation projects. There will be an emphasis on performing energy savings projects. Finally, new legislation now allows for Public Private Partnership (P3) projects along with Design Build Construction methods. Kristen discussed some concern about Design-Build and the challenge of smaller design firms' ability to compete with larger design firms in partnering with large builders. Though these new delivery methods provide for flexibility, NCSU will continue to deliver the majority of its projects through the traditional design-bid-build delivery method, utilizing single-prime or CM@R for construction.	
CONCLUSIONS	Future campus projects funded by appropriations will range of \$200,000 to \$2,000,000 with a few larger, non-appropriated (receipts, gifts, student fees) projects on the horizon. In addition, the University will self-perform energy savings projects.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

MENTOR/PROTÉGÉ UPDATES FOR ACTIVE
PROJECTS ON CAMPUS

HENRY HARDY

DISCUSSION	New Talley Student Center Centennial Campus Student Housing Reynolds Coliseum Renovation & Walk of Fame

CONCLUSIONS	<p>New Talley Student Center (DayCo Construction – Thomas Daye and Tasha Barnett) Ms. Barnett was responsible for coordinating locations of MEP equipment, piping and hanger installation within the BIM Model. Ms. Barnett recently visited Rodger’s virtual construction department (Charlotte corporate office) for Revit/BIM training. Ms. Barnett has worked with project managers and is responsible for preparation/submission of interior and mechanical related submittal packages. Ms. Barnett is responsible for preparation and distribution of RFI’s and project meeting minutes. Tasha and Thomas Daye (owner of DayeCo Construction) meet on a periodic basis to review and discuss what she has learned.</p>	
	<p>Centennial Campus Student Housing Project – Callis Contractors Incorporated Callis Contractors has been practicing the following techniques on Centennial Campus Student Housing: Document management, request for information system, cost issues, scheduling, and inspection and commissioning. Rachel Allen has passed LEED Green Associates exam, she is now preparing for the LEED AP BD+C exam.</p>	
	<p>Reynolds Coliseum Renovation & Walk of Fame – DANIS Construction Company Holt Brothers (HB) will begin their support of the pre-construction process with DANIS when design development phase begins 2014. Danis will utilize Durga Vejella, estimating assistant for HB to help DANIS team perform cost estimates, budget control and other pre-construction services until design documents are complete. In the interim, DANIS will teach Durga the systems DANIS uses and thought processes DANIS follow on CM at Risk projects. Mike Pritt, chief estimator with HB will also be involved with DANIS team to understand what Durga is learning and ensure that the knowledge is transferred to the Holt Brothers Company. Mike and Durga have started attending schematic design meetings with DANIS project team. Finally, according to John Wilkins, executive v.p. with DANIS; Mike and Durga are going above and beyond their duties to get familiar with the project so that when design development starts there will be no learning curves to overcome.</p>	
	<p>Patrice likes NCSU’s protégé selection process, which involves soliciting interest, interviewing and pairing HUB GC’s with the CMR after selection (compared to asking CM’s to partner with a HUB firm prior to being selected). She felt that HUB firms should not be so concerned with chasing work or “winning” a project but more focused on becoming better GC’s or specialty contractors. If an opportunity to protégé with a CMR helps them grow knowledge and capacity then they should participate. They should not, however, be so focused on trying to choose a CMR to partner with on every huge project that comes out. Relationships can actually be damaged in situations where the HUB is trying to determine who to partner with.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

HUB COORDINATORS MEETING HIGHLIGHTS
AT UNC-GENERAL ADMINISTRATION

HENRY HARDY

DISCUSSION	<p>Dennis English, Jr., State HUB director, provided an update on current efforts regarding short term relief on HUBSCO data entry requirements such as multiple entries of contractor names and addresses based on contacts made for projects. A suggestion was also made regarding the elimination of look-up and entry for county name. Dennis is pulling together several committees, one of which involves trying to implement annual pre-qualification of HUB firms for informal projects, similar to NCSU’s program. Andy stated that several other universities (UNC-CH, ECU, etc.) have similar programs but also stated it can be very time consuming and cumbersome to set up initially. Resources are needed that smaller schools may not have.</p>	
	<p>HUB training opportunities were also discussed: 1) HUB orientation 2) Hub Academy- introductory and advanced levels. Dennis will guide the HUB Academy work, but he would be looking for input from HUB coordinators.</p>	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

DISCUSSION	Cameron discussed the University's desire to establish a mentor/protégé program for majority/minority design firms similar to the process in place for construction firms. Larger design firms would mentor smaller firms on substantial design projects. The Universities contacted an existing design firm and approached them about participating as a design mentor; however the company declines to accept the opportunity at this time. The challenge here involves design liability and who ultimately puts their stamp on the design documents. It may be difficult to incorporate a protégé to perform design services from a professional liability standpoint. Another point of discussion included "competition" and that it may be harder for design firms to mentor their potential competitors, unlike CMR's who are not threatened by the smaller GC firm. The university is hopeful in the near future a larger design firm will accept the challenge of mentoring a design firm similar to the process in place for construction protégés.	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Capital Project Management will further investigate the mentor/protégé design process to determine the feasibility of implementation.	Henry Hardy and Cameron Smith	

PRESENTATIONS FOR OUTGOING MEMBERS

HENRY HARDY & CAMERON SMITH

DISCUSSION	Presented Letters of Appreciation to Kristen Hess and Kevin MacNaughton for their past service on the Committee. Kristen served out her two year appointment, and Kevin attended his last meeting as he is retiring in Feb 2014.	
CONCLUSIONS	New <u>members</u> of the Committee will be introduced at April's gathering.	

NEXT SCHEDULED MEETING	TENTATIVE – APRIL 29, 2014 at 2 pm
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