

NC STATE UNIVERSITY HUB ADVISORY COMMITTEE MEETING MINUTES

OCTOBER 28, 2014

2:00 PM

FACILITATOR	Henry Hardy, Capital Projects Program Manager
MEMBERS PRESENT	Steven Arndt, Cameron Smith, Andy Snead, Luther Williams, Valoree Eikinas, Patrice Gilmore, Michael Harwood, Lisa Johnson and Henry Hardy.
ABSENT MEMBERS	Willie Russell, Katherine Peele
GUESTS	None.

WELCOME

HENRY HARDY

DISCUSSION	Introduction by capital projects program manager, new and existing members that were present.
DISCUSSION	

ECONOMIC CLIMATE

CAMERON SMITH

DISCUSSION	<p>Repair and renovation of existing buildings will be the manner in which UNC System Universities will receive funding for the foreseeable future. The expectation is for the University to receive funding for repair and renovation projects versus 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 became effective on October 1, 2014 for all Prequalification on Public Construction Contracting within the State of North Carolina (Session Law 2014-42, House Bill 1043)</p> <p>Talked briefly about whether private development projects on Centennial Campus target any type of HUB participation. Mike mentioned that developers are encouraged to meet HUB goals but are not required by their Ground Lease. Is there a way to require private developers to make the formal effort to recruit HUB participation?</p> <p>Talked about the bidding climate and bidders (subs) becoming very selective about the projects they bid on (they have become smaller, leaner and can be more selective about their workloads), causing concern that subs are not necessarily showing up on bid day if they have enough work or if the project is not a "good fit". Recession has seemed to hurt all firms, causing significant downsizing (firms not yet growing again).</p> <p>Themes for Design Industry:</p> <ul style="list-style-type: none"> - Economy picking up in other markets (not Higher Ed). - Firms took a huge hit during the recession (downsizing) and are now facing a shortage of talent for mid-level experienced professionals (just not available and salaries are increasing). Cyclical...every 10 years this happens where there is an exodus from the industry, forcing innovation to fill the personnel gaps (learning to do things differently with less manpower). - BIM does not save time...it actually takes longer due to more information being developed/populated on drawings. Also takes longer to implement changes. - Sustainability is big, and "Green Globes" is becoming more popular.
DISCUSSION	

MENTOR/PROTÉGÉ UPDATES FOR ACTIVE PROJECTS ON CAMPUS

HENRY HARDY

DISCUSSION	Summary of upcoming projects at NCSU New Talley Student Center
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	Reynolds Coliseum Renovation & Walk of Fame Highlights from HUB Coordinators Meeting at UNC-GA Administration	
	<p>New Talley Student Center (DayCo Construction – Thomas Daye and Tasha Barnett Ms. Barnett is doing the following items on the above reference project:</p> <ol style="list-style-type: none"> 1. Taking the lead role with getting LEED documentation to the architect (Duda Paine, Architects, and LLP). 2. Working with Robert E. Marshall, III Project Manager with H.J. Russell on submitting change orders, obtaining pricing, and completing punch list items. 3. Traveled to Rodgers office in Charlotte, NC and spent three months with their BIM department learning the software. 4. Finally, Ms. Barnett was focusing heavily on LEED, pricing and eliminating the punch list for Phase I. <p>Reynolds Coliseum Renovation & Walk of Fame – DANIS Construction Company (DCC) and Holt Brothers (HB) HB has continued their support of pre-construction services with DCC by organizing and leading an outreach event at the McKimmon Center. In addition, HB assisted in preparing prequalification application for 1st and 2nd tier subcontractors and soliciting HUB firms.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

HUB COORDINATORS MEETING HIGHLIGHTS
AT UNC-GENERAL ADMINISTRATION

HENRY HARDY

DISCUSSION	<p>Subcommittee Report – The following items were discussed at the most recent meeting held at North Carolina A& T University in Greensboro, North Carolina: CAPSTAT system replacement – reviewed sample screens that are proposed for new operating system (Interscope+) There is an interest within the UNC System in drafting a non-budget legislative agenda item to get HUB reporting requirement changed to allow certified and non-certified reporting (driven in part by the swing of on/off again status because of annual affidavits issue with State HUB Office. UNC System HUB coordinators would like to define what quick pay is to hold contractors more accountable for their Good Faith Efforts. Finally, there was lots of discussion about how to mentor, sustain & grow long term HUB firms relationships – James Griffin, Coordinator North Carolina Agricultural and Technical University was going to look into what research data was available within their construction management program.</p>	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Suggested to “ earmark ” one or two spots on OESAD list for HUB Design Firms.	Andy/Henry	
Use small projects to try out new firms.	Andy/Henry	
Using HUB designers...there are no current legal requirements or goals established to require hiring HUB design firms, so what are the barriers, if any, that exist for the design community? Barrier exists in the state system that design teams have experience together on past projects, so how does a new firm get an opportunity? Suggested that a “State Program” be implemented to allow majority firms to mentor minority firms on the State process, networking, marketing, etc. (not design).	All	

MENTOR/PROTÉGÉ DESIGN PROCESS

CAMERON SMITH & VALOREE EIKINAS

DISCUSSION	Cameron and Valoree discussed the desire and challenges with establishing a mentor/protégé program for majority/minority design firms similar to the process in place for construction firms. This has been a topic of several
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	meetings and 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	Typically, on Construction Manager at Risk (CMAR) projects NCSU selects firms based on project size, complexity and CMAR's project experience. Protégé for these projects are shortlisted after the submission of completed prequalification statements - firms are then interviewed and selected by the owner along with the assistance of CMAR.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Capital Project Management will further investigate the mentor/protégé design process to determine the feasibility of implementation. NCSU will also consider hosting another Designer Forum, basically allowing HUB design firms to network with larger design firms in addition to meeting construction/design staff at NCSU. Valoree Eikinas recommended reaching out to 8 th – 12 th grades for prospective to M.E.P. personnel.	Henry Hardy and Cameron Smith	

**COLLABORATION AMONG AGENCIES -
LUTHER WILLIAMS AND PATRICE GILMORE**

DISCUSSION	Luther Williams and Patrice Gilmore mention significant strides have been made among state agencies as it relates to collaborations. State government agencies are sharing best practices among each other as well as unc system schools and municipalities.
CONCLUSIONS	

NEXT SCHEDULED MEETING	TENTATIVE – Tuesday, April 28, 2015 at 2 pm – Location: Administrative Bldg. III , Room 301
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