

June 19, 2024

SUBJECT: Poole College of Management – New Building (Business School)
Pre-Submittal Meeting for CMR Services

Introductions & Welcome

- Point of Contact of University:
Melissa Diamond
mrdiamon@ncsu.edu
(919) 513-0373
- University Attendees:
 - Richard Warr, Associate Dean for Faculty and Research, Poole College of Management
 - Jonathan Hennessy, Director of Facilities, Poole College of Management
 - Maggie Merry, Assistant Dean of Finance and Administration, Poole College of Management
 - Cameron Smith, Assistant Vice Chancellor, Design & Construction
 - Sumayya Jones-Humienny, Associate University Architect, Director of Capital and Space Planning
 - Bill Davis, Director of Formal Design, Design and Construction
 - Carla Daniels, HUB Program Manager, Design and Construction

Project Scope

- This project provides a new state-of-the-art facility for the Poole College of Management currently located in Nelson Hall on the north campus precinct. They are currently in around 160,000sf of space and are currently undersized and need additional growth space. We anticipate the building to be approximately 200,000sf.
- The new facility will promote creativity and collaboration and will create versatile teaching environments, further organic collaboration between colleges while fostering entrepreneurship and research success.
- Flexible building spaces that incorporate classrooms, offices and meeting spaces.
- The new facility focused on collaboration, active learning, high-impact experiences, research, and industry engagement will allow students, faculty, and programs to thrive.
- A comprehensive programming effort will verify the space needs and identify interdisciplinary opportunities to strengthen the connection between the new building and the campus neighborhood.
- The Poole College of Management, with over 4,400 students, is at the forefront of business education, providing experiential learning that prepares career-ready graduates. Its accounting, business management, and economics programs are global in scope, giving students the opportunity to resolve real-world challenges while putting theory into practice.
- The college includes four academic departments: Accounting, Business Management, Economics and Management, Innovation and Entrepreneurship.
- This project will use a Construction Manager at Risk and the selected designer will be involved in the selection and interview process.

Project Budget

- The project is currently funded for Advance Planning (\$4.5M).

Project Schedule

- **Proposals are Due: July 12, 2024 by 5:00pm**
- Shortlist will be in late August 2024. Firms will be notified once approved by the Board of Trustees.
- Pre-Interview Briefing will be September 2024.
- Interviews will occur September 2024.

- Advanced Planning will begin immediately upon selection of a CMR team. Full services will continue when funding becomes available.

HUB Requirements

- North Carolina State University has an affirmative policy of fostering, promoting and conducting business with minority owned enterprises. Minority owned enterprises are encouraged to participate in the Construction Management at Risk Program. Construction Managers are **required** to partner with a minority business enterprise to mentor as part of their management team.

Critical Selection Factors

- Experience and expertise with project type, including LEED certification
- Past performance on similar projects
- Experience on campus projects
- Adequate staff, proposed team qualifications and previous collaborations
- Current workload and State projects awarded
- Proposed Design & Construction approach
- Recent experience with cost estimating and schedule adherence
- Construction Administration capabilities
- Record of successfully completing projects without major legal or technical problems
- Historically Underutilized Business representation

Meeting Minutes from 6-17-2024:

- We will get more than the \$4.5 million and push it far and hard initially.
- Schedule will be more honed in once we have CMR and Designer on board.
- Consultant selection – the designer interviews are for the architectural firms only. There will be a separate interview process for the consultants that the CMR may be involved in. The initial consultants will likely be PME Engineers, Structural Engineers, Civil Engineers and Landscape Architects.
- Ideal Completion Date – It generally takes five years or so, two and half in design and another two and half years in construction. Maybe 2029 best case scenario.
- Site Selection – CMR may be involved with helping regarding site utilities and selection.
- Facilities Advertisement page – download sheets to be included in your submission.
- Proposed Team – We expect the team for Pre-Con and Construction, but we get construction is a few years out. The staff you propose should have similar experience and the team should have worked together. You can list people who may potentially be substitutes. Do your best. If you're shortlisted and interview we want to see the team you are proposing and that we will work with at the interview.
- Do your best with you BIM staff and resumes. Be as clear as you can and how you are working with designers. Show us how you use that technology on similar projects.
- The shortlisted designers are: ClarkNexsen partnered with LMN Architects, Gensler partnered with Davis Kane and McMillan Pazdan Smith partnered with KPF Architects – we'll then work with them to select consultants (every consultant, but initially the disciplines listed above). We'll hire some third-party consultants directly through NC State (Geotech, etc.)



June 17, 2024

SUBJECT: Poole College of Management – New Building (Business School)
CMR Selection Pre-Submittal Meeting Attendee Sign-In Sheet
Code: 42324; Item: 308; Project Number: 202420014

Name (please print)	Affiliation	Email	Phone
1. Valerie Bano	BARNHILL	VBANO@BARNHILLCONTRACTING.COM	9105479237
2. Terrence Holt	Holt Brothers	terrence@holtbrothersinc.com	(919) 741-9599 (919) 787-1981
3. JEFF BEAM	Holt Brother	JBEAM@HOLT BROTHERS, INC.	(919) 741-9599 (919) 787-1981
4. Bob William	Messer Constr.	bwilliams@messer.com	(919) 368-9431
5. Joe Pattison	Messer Construction	jpattison@messer.com	919-397-6882
6. GRAY TALLEY	SHELCO	gtalley@shelco.com	919-414-0774
7. Alexa Bowser	Brasfield + Gorrie	abowser@brasfieldgorrie.com	919-889-919
8. MARIL COLLINS	SKANSKA	mark.collins@skanska.com	919-369-0504
9. Florio Shealey	The Daniele Co.	gc@shealey@thedanielleco.com	
10. J.R. Maxam/Holder		jmaxam@holder.com	704-575-0456 919-286-2730
11. Becca Bertram	Holder	bbertram@holder.com	103796 2429 843-241-65040
12. Matt Braswell	Christman	matt.braswell@christman.com	
13. Aaron Bortz	TA Leung	aaron.bortz@talung.com	919-750
14. Breanna Hinton	Consigli Construction	bhinton@consigli.com	3886 919-355-1464
15. Angela Carter	Metcon Inc	acarter@metcon.com	336-671-2815 919-656-3324
16. DESIREE MEUNIER	DAEVERETT	dmeunier@daeverettgroup.com	
17. MARK REILLY	W.M. Jordan	mreilly@wmjordan.com	804-400-7591
18. HEATHER ASKINS	SKANSKA	HEATHER.ASKINS@SKANSKA.COM	919 673 8845
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Name (please print) Affiliation Email Phone

1. MIKE LUTZ HITT MLUTZ@HITT-NC.COM 984.920.7861
2. Richard Armstrong Whiting-Turner ramstro@whiting-turner.com
3. Rick Wood W-T Rick.wood@whiting-turner.com 919-337-2054
4. ROHIT CHIMMULA COOPER TAJA rohit.chimmula@coopertaja.com 919-777-2826
5. Chao Frye Elford cfrye@elford.com 704-5341507
6. Sholes Homewood WM Jordan Co. shomewood@wmjordan.com 919-696-0103
7. Gabriel Rodriguez The Daniele Co. grodiguez@thedanieleco.com 919-723-0365
8. Eric Perkinson BGC eperkinson@brasfieldgornie.com 919-810-5610
9. Mike Ferguson Brasfield & Gorrie mferguson@brasfieldgornie.com 919-780-9892
10. Bryan Root Clancy Theys bryanroot@clancytheys.com 703-895-9565
11. Nichol Atkinson Honus nichol.atkinson@honus-cs.com 919.791-7086
12. Matt Chambers Clancy Theys mattchambers@clancytheys.com 919-988-8585
13. Ron Conrad Clancy Theys Rconrad@clancytheys.com 919-602-1083
14. Cara Greening T.A. Loving Cgreening@taloving.com 919 3688953
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