



**BUILDING NC**  
TOP PROJECTS

# RAISING CRANES

A serene corporate retreat perched among the trees. A pair of projects spurring growth in a once-neglected industrial district. And a renovation generating new energy at an idle power plant. Our fifth annual Building North Carolina awards recognize commercial real-estate projects completed between July 1, 2017, and June 30, 2018, based on design, innovation and impact on their communities.



## OVERALL DESIGN

# BB&T LEADERSHIP INSTITUTE

GREENSBORO

GENERAL CONTRACTOR: **FRANK L. BLUM CONSTRUCTION, WINSTON-SALEM**

ARCHITECTS: **CJMW ARCHITECTURE, WINSTON-SALEM**

COST: **\$35 MILLION**

SIZE: **60,000 SQUARE FEET**

*A review by Travis Hicks, director of Center for Community-Engaged Design, UNC Greensboro*

**E**ver attended a training session or a workshop in a drab, outdated, windowless hotel meeting room?

If you've dreamed of escaping that space to an inspiring, sunlit alternative, look no further than the BB&T Leadership Institute, a stone's throw from Piedmont Triad International Airport.

On a narrow, sloping wooded site, the design team at CJMW Architecture conjured a three-story campus of steel, wood and glass buildings that float like treehouses, stitched together by delicate bridges and walkways hovering above the forest floor sloping 30 feet down to Brush Creek Pond. Floor-to-ceiling glass, extensive porches and balconies, and open-air stairs blur the boundaries between inside and out, drawing staff and visitors into the natural landscape visually and physically. The campus' connection to its wooded site is further emphasized through materials such as exposed wooden beams and trusses, barn doors made from lumber salvaged from hardwoods on-site and textured wall panels fashioned from salvaged end-grain logs.

Providing leadership training for BB&T clients and staff and K-12 educators, the campus includes eight classrooms, various meeting and special-event rooms, and 48 overnight guest rooms that prioritize natural light and views of the treeline and pond. Curved-wall meditation rooms with plush carpets for bare feet and visual and acoustical isolation enhance introspective guest activities, while conference and training rooms connect guests through integrated technology.

Despite its isolated wooded setting, the campus provides a number of amenities, including a fitness center, bistro and dining area, snack bars and an outdoor fire pit complete with s'mores kits. The gem of this project is the "Treehouse," a stand-alone meeting space with a wraparound porch, glass walls providing 360-degree views and exposed wood timber trusses, tethered to the rest of the campus via an elevated walkway. Hovering among the trees, the Treehouse blurs the boundaries between natural and man-made, providing space for both introspection and collaboration, and inspiring guests to curl up on the porch with a book, hot drink and a fresh s'more.







## MEDICAL PROJECT

# VIDANT CANCER CARE AT THE EDDIE AND JO ALLISON SMITH TOWER

GREENVILLE

GENERAL CONTRACTOR: **JOINT VENTURE OF T.A. LOVING,  
GOLDSBORO, AND RODGERS BUILDERS, CHARLOTTE**

ARCHITECTS: **THE EAST GROUP, GREENVILLE, AND HDR  
ARCHITECTURE, OMAHA, NEB.**

COST: **\$174 MILLION**

SIZE: **425,000 SQUARE FEET**

The six-story tower adjacent to Vidant Medical Center consolidates services previously performed at the hospital and nearby Leo W. Jenkins Cancer Center. The tower opened to patients in March and includes an outpatient clinic, imaging center and 96 inpatient rooms. The center's 60 infusion areas overlook outdoor healing gardens with a labyrinth, rock fountains, pergola and other calming features. Technology is part of the design: Connected conference rooms link caregivers with Vidant Health employees across the system, which covers 29 eastern N.C. counties, and a real-time locating system uses technology similar to GPS to track people and equipment within the center. As of mid-October, Vidant's foundation had raised \$43 million toward a goal of \$50 million to help fund the center, including \$10 million from Eddie Smith, owner and CEO of Grady-White Boats, and his wife, Jo Allison.







## ARTS/ENTERTAINMENT PROJECT

# THE RUBENSTEIN ARTS CENTER, DUKE UNIVERSITY DURHAM

GENERAL CONTRACTOR: **SKANSKA USA BUILDING, NEW YORK, N.Y.**

ARCHITECT: **WILLIAM RAWN ASSOCIATES, ARCHITECTS, BOSTON**

COST: **\$50 MILLION**

SIZE: **71,000 SQUARE FEET**

**A**ided by a \$25 million gift from billionaire David Rubenstein, co-founder of Washington, D.C.-based private-equity firm The Carlyle Group and a 1970 Duke graduate, the building nicknamed “The Ruby” received the Chicago Athenaeum Museum of Architecture and Design’s American Architecture Award for 2018. The center, which opened to students in January, houses the school’s dance program, WXDU student-run radio station and Arts of the Moving Image certificate program, which emphasizes motion-picture and digital-media arts. Inspired by industrial spaces and the work of American minimalist painter Robert Mangold, the steel and glass structure features polished concrete floors, exposed mechanical systems and subdued primary colors. The center includes a 200-seat theater, a 100-seat film-screening room, 10 multipurpose studios, three seminar classrooms and a makerspace. The Ruby is located across from the Nasher Museum of Art, which opened in 2005, on a stretch of campus recently dubbed the Duke Arts District.







## PUBLIC PROJECT

# UNION STATION

RALEIGH

GENERAL CONTRACTORS: **JOINT VENTURE OF SKANSKA USA BUILDING, NEW YORK, N.Y., AND CLANCY & THEYS CONSTRUCTION, RALEIGH; HOLT BROTHERS, RALEIGH**

ARCHITECT: **CLEARSCAPES, RALEIGH**

COST: **\$110 MILLION**

SIZE: **26,000 SQUARE FEET**

**A**cross from The Dillon mixed-use project (Page 47), Raleigh's new downtown train depot was two decades in the making: City leaders began discussions in the 1990s about replacing an aging Amtrak station nearby. With more than 14,000 square feet of space for offices, shops and restaurants, Union Station aims to attract more than just commuters. Though no tenants had been signed as of early October, negotiations were continuing for much of the station's leasable space. An 1,800-square-foot rooftop patio provides a skyline view of downtown Raleigh. Spurred by more than \$70 million in federal funding, Union Station was designed with expansion in mind: A second phase could add more bus bays, mixed-use space and commuter rail.







## COMMERCIAL PROJECT

# THE DILLON

RALEIGH

GENERAL CONTRACTORS: **BARNHILL CONTRACTING, ROCKY MOUNT (RETAIL AND COMMERCIAL); CLANCY & THEYS CONSTRUCTION, RALEIGH (RESIDENTIAL)**

ARCHITECT: **DUDA PAINE ARCHITECTS, DURHAM**

COST: **\$150 MILLION**

SIZE: **271,000 SQUARE FEET (RETAIL AND COMMERCIAL)**

The 2011 opening of the CAM Raleigh modern-art museum followed by Citrix Systems' trendy office in 2014 signaled that change was underway at the downtown Warehouse District. The Dillon, developed by Kane Realty, has accelerated that momentum, and tenants are lining up to be a part of it. Arch Capital will lease four of the office tower's 18 floors, bringing 365 jobs, while Spaces coworking will take up two floors. Retail tenants include clothing store Urban Outfitters, grocer Weaver Street Market and restaurants O-Ku, Barcelona and Oak Steakhouse. Raleigh-based Stewart moved its headquarters to the Dillon after providing structural and civil engineering and landscape architecture for the project. In all, the complex includes 221,000 square feet of office space, 50,000 square feet of retail and 271 apartments. Parts of the Dillon Supply Warehouse were preserved and incorporated in the structure. The "sky window" on the building's sloped facade is a distinctive feature.







## RENOVATION PROJECT

# BAILEY POWER PLANT

WINSTON-SALEM (FIRST PHASE)

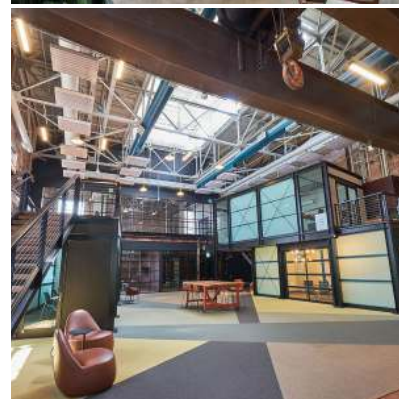
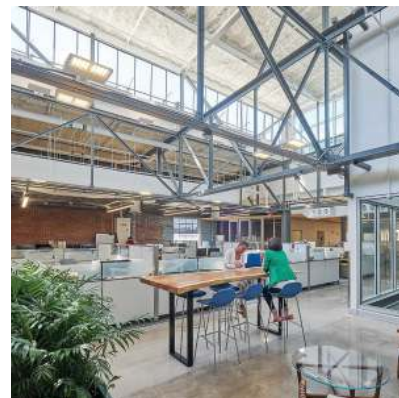
GENERAL CONTRACTOR: **WHITING-TURNER CONTRACTING, BALTIMORE**

ARCHITECT: **WALTER ROBBS CALLAHAN & PIERCE, WINSTON-SALEM**

COST: **\$40 MILLION**

SIZE: **111,479 SQUARE FEET**

The latest development at Wake Forest Innovation Quarter involved the renovation of a coal-fired plant that once powered R.J. Reynolds Tobacco Co. Developed by Baltimore-based Wexford Science & Technology LLC, the project includes about 87,000 square feet of office space and 24,000 square feet for retail. The renovation added four floors and more than tripled the square footage. The exposed-brick interior and steel bracing beams provide a backdrop for Wake Forest School of Medicine, which occupies the top two floors. Other tenants include CML Microsystems, Incendiary Brewing Co. and Alma Mexicana, a locally owned eatery. Work is slated to begin this winter on a second phase that will add roughly 100,000 square feet of office and retail space.



# HONORABLE MENTIONS



## ▲ AC HOTEL ASHEVILLE

GENERAL CONTRACTOR: W.G. YATES  
CONSTRUCTION, PHILADELPHIA  
ARCHITECTS: LPBC ARCHITECTURE,  
LAWRENCEVILLE, GA.; BB+M  
ARCHITECTURE, CHARLOTTE  
COST: NA

SIZE: 201,760 SQUARE FEET

The 132-room art deco-inspired hotel, developed by Gainesville, Ga.-based McKibbin Hospitality, opened in August 2017. Capella on 9, a rooftop tapas bar, provides skyline and mountain views.

## AC HOTEL CHAPEL HILL

GENERAL CONTRACTOR: LECHASE  
CONSTRUCTION SERVICES,  
ROCHESTER, N.Y.

ARCHITECT: OVERCASH DEMMITT  
ARCHITECTS, CHARLOTTE  
COST: \$21 MILLION (CONSTRUCTION  
CONTRACT ONLY)

SIZE: 114,334 SQUARE FEET

The modular construction of this four-story Marriott-branded hotel shaved three months off the project timeline: Prefabricated guest-room modules, including furniture, wiring and plumbing, were built at Champion Commercial Structures' plant in Pennsylvania then assembled at the project site.

## APITURE WILMINGTON

GENERAL CONTRACTOR: CLANCY &  
THEYS CONSTRUCTION, RALEIGH  
ARCHITECT: LS3P, CHARLESTON, S.C.  
COST: NA

SIZE: 12,697 SQUARE FEET

Located in the Bank of America building in downtown Wilmington, the spinoff of Live Oak Bank is part of the city's budding financial-technology sector. The fifth-floor space features abundant natural light and balances industrial features such as polished concrete floors with softer wood elements and bright orange and blue accents.

## CHARLOTTE PIPE AND FOUNDRY WAREHOUSE AND TRAINING CENTER CHARLOTTE

GENERAL CONTRACTOR: BARRINGER  
CONSTRUCTION, CHARLOTTE  
ARCHITECT: BB+M ARCHITECTURE,  
CHARLOTTE  
COST: NA

SIZE: 53,234 SQUARE FEET

With its stacked-stone and brick facade, this is not your typical warehouse project. The pipe fabricator owned by Charlotte's Dowd family sought a structure that blended with the fabric of the FreeMoreWest neighborhood, where it has been based since 1901. The site's 12,734-square-foot training center includes a museum showcasing the company's history.



## ▲ THE CHESTERFIELD DURHAM

GENERAL CONTRACTOR: WHITING-  
TURNER CONTRACTING, BALTIMORE  
ARCHITECT: GAUDREAU, BALTIMORE  
COST: \$128 MILLION

SIZE: 286,000 SQUARE FEET

Baltimore-based Wexford Science & Technology converted the former downtown cigarette factory into a research hub featuring offices, labs, retail space and a six-story, 4,500-square-foot interior atrium. Duke University leases about 100,000 square feet.

## KIMPTON TRYON PARK CHARLOTTE

GENERAL CONTRACTOR: BALFOUR  
BEATTY US, DALLAS  
ARCHITECT: COOPER CARRY, ATLANTA  
COST: NA

SIZE: 200,000 SQUARE FEET

The Spectrum Cos. developed the 18-story, 217-room boutique hotel adjacent to 300 South Tryon, the \$330 million downtown tower anchored by investment firm Barings.



## ▲ MAXWELL AGRICULTURAL CENTER GOLDSBORO

GENERAL CONTRACTOR: T.A. LOVING,  
GOLDSBORO  
ARCHITECT: HH ARCHITECTURE, RALEIGH  
COST: \$23.4 MILLION

SIZE: 66,321 SQUARE FEET

Opened in March, the center was designed to serve as a hub for regional conventions and provides office space for a variety of agricultural extension services, including the U.S. Department of Agriculture and the N.C. Cooperative Extension.



## ▲ WARLICK FAMILY YMCA GASTONIA

GENERAL CONTRACTOR: EDIFICE,  
CHARLOTTE  
ARCHITECT: LITTLE DIVERSIFIED  
ARCHITECTURAL CONSULTING,  
CHARLOTTE

COST: \$22.5 MILLION

SIZE: 60,000 SQUARE FEET

The two-story facility on 118 acres was enabled by the largest fundraising campaign in Gaston County history. The Y was named for the family of Andy Warlick, CEO of Parkdale Inc., who led the fundraising effort.

► TO SEE PHOTOS OF ALL HONORABLE-MENTION PROJECTS, GO TO [BUSINESSNC.COM](http://BUSINESSNC.COM).