

**FY24 REPORT ON THE UNIVERSITY OF NORTH CAROLINA CAPITAL PROJECTS
UTILIZING ALTERNATIVE PROJECT DELIVERY METHODS**

For FY24, the capital projects awarded utilizing the alternative delivery methods are listed below. Additional details required by G.S. 143-133.1 are included in the attachments.

Institution	Project Name	Project Budget	Alternative Delivery Method				# of Firms Responding	Firm Selected
			CM at Risk	Design-Build	P3	Other		
App State	None							
ECU	Legacy and Jones Residence Halls Comprehensive Renovations	\$60,000,000	X				4	TA Loving
ECU	Whichard Building - Comprehensive Renovation	\$15,000,000	X				4	Muter Construction
ECSU	None							
FSU	New Residence Hall	\$50,000,000	X				4	Metcon
FSU	A.B. Rosenthal Renovation	\$10,000,000	X				4	Frank Blum Construction
FSU	H.T. Chick Targeted Renovation	\$9,500,000	X				4	Frank Blum Construction
N.C. A&T	None							
NCCU	None							
NC State	Baseball Renovation & Addition - Doak Field	\$20,000,000	X				11	Romeo Guest (New South)
NC State	Mann Hall Renovation	\$66,250,000	X				12	Holder Construction Group, LLC
NC State	Polk Hall Renovation	\$73,000,000	X				12	Frank L. Blum Construction Company
NC State	University Towers Residence Hall Renovation	\$25,400,000	X				7	Frank L. Blum Construction Company
NC State	HVAC Upgrades - Wood Residence Hall	\$10,000,000	X				7	I.L. Long Construction Company
NC State	Page Hall Partial Renovation	\$15,718,948	X				8	Samet/WC Construction
NC State	Roof Replacement - Lee Residence Hall	\$750,000		X			3	Samet Corporation
NC State	Roof Replacement - Owen Residence Hall	\$750,000		X			3	Samet Corporation
NCSSM	None							
UNCA	None							
UNC-CH	Avery Residence Hall Renovations	\$35,000,000	X				10	LeChase/SGS
UNC-CH	Carroll and Dey Halls Elevator Modernizations	\$1,942,782		X			5	Muter Construction, LLC
UNCC	Richardson Stadium Expansion	\$60,000,000	X				3	Barton Malow
UNCC	Hawthorn Residence Hall Renovation	\$17,700,000	X				8	Metcon
UNCC	Friday HVAC and Controls	\$9,702,092	X				2	Gilbane Building Company
UNCC	Burson Renovation and Expansion	\$55,900,000	X				5	DPR Construction
UNCC	Upper Prospector Renovation	\$11,000,000	X				8	The Whiting Turner Contracting Company
UNCG	None							
UNCP	None							
UNCW	None							
WCU	Athletic Facility Improvements	\$66,400,000	X				7	J.R. Vannoy Construction
WSSU	K.R. Williams Renovation and Expansion	\$57,000,000	X				4	Christman/D A Everette
PBS-NC	Tower Lighting/FAA Markers/Tower Elevator Repair	\$2,545,881		X			6	Electronics Research, Inc.
NC Arb	None							
TOTAL:		\$673,559,703	19	4				

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

1. Institution:	East Carolina University				
2. Project Title:	Legacy and Jones Residence Halls Comprehensive Renovations				
3. Total Project Budget:	\$60,000,000				
4. Describe the proposed scope of work:	<ul style="list-style-type: none"> •The scope includes phased project to replace the roof, windows, Dorm Room HVAC and renovate bathrooms on residence floors. •The scope will include addition of an elevator and new entry at Legacy Residence Hall. •Construction will be phased to allow closure of each unit for one year. Legacy will start June 2025 and complete in 2026 while Jones will start June 2026 and complete in 2027 				
5. Type of Alternative Delivery Method:	Construction Manager at Risk				
6. Explanation for choosing this alternative project delivery method for this project:	<p>Jones and Legacy are sequential renovations of two adjacent residence halls. They have very tight sites and a need for extreme safety because of the proximity to the students. Most of the infrastructure in the buildings is original. Having a CMAR on board will assist in our need for very tight constructability reviews to manage an already tight budget.</p>				
7. Description of anticipated benefits:	<p>The CMAR will assist in constructability reviews which will help in cost saving construction practices and also managing constantly changing site logistics.</p>				
8. Date of Advertisement:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Posting Date:</td> <td style="border-bottom: 1px solid black; text-align: center;">8/3/2023</td> </tr> <tr> <td>Closing Date:</td> <td style="border-bottom: 1px solid black; text-align: center;">8/25/2023</td> </tr> </table>	Posting Date:	8/3/2023	Closing Date:	8/25/2023
Posting Date:	8/3/2023				
Closing Date:	8/25/2023				
9. List of all firms responding:	<p>TA Loving; Raleigh, NC; Muter Construction, LLC, Zebulon, NC; BLUM Construction, Raleigh, NC; Daniels and Daniels Construction Company, Inc., Goldsboro, NC;</p>				
10. Firm selected:	TA Loving; Raleigh, NC				
11. Reasons why the firm was selected:	<p>TA Loving demonstrated superior understand of the site logistics needs and provided a specific layout of their plan to manage. They also were the only firm to adequately address housing's safety concerns for surrounding residents.</p>				
12. Anticipated form of bidding the work:	<p><i>G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.</i></p> <p>All bid packages were competitively bid to pre-qualified subcontractors through multiple bid packages to promote minority and majority participation.</p>				

13. Terms of the contract:**Date of the agreement:**

1/4/2024

a. For Construction Manager at Risk Contracts:

Preconstruction Services Cost:

\$

391,587

Complete information below when the GMP contract is awarded.

GMP Cost of the Work:

General Conditions and Fees:

Bonds and Insurance:

Total GMP:

Additional Details:

b. For Design-Build Contracts:

Design Phase Costs:

Construction Phase Costs:

Additional Details:

c. For Public-Private Partnerships (P3):

Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

1. **Institution:** East Carolina University
2. **Project Title:** Whichard Building Comprehensive Renovation
3. **Total Project Budget:** \$15,000,000
4. **Describe the proposed scope of work:**

Whichard is a historic 2-story solid brick building constructed in 1923 as the library; remodeled for music instruction in 1954; and for Admissions offices in 1967. The University is in the process of relocating the remaining departments in the building. Once vacated, it will become much needed classrooms and faculty offices. Useful life of MEP systems has expired. Life safety, ADA and other code deficiencies will be addressed including remodeling for ADA compliant toilets, elevator addition, and accommodations for modern teaching pedagogies.
5. **Type of Alternative Delivery Method:** Construction Manager at Risk
6. **Explanation for choosing this alternative project delivery method for this project:**

Having a CMAR on board will assist in constructability and cost through design in hopes of designing as efficiently as possible. Construction logistics on this project are extremely complicated because there is no contractor parking or laydown area adjacent to the site. This is a historic building adjacent to Wright Auditorium and the Administration offices. This site requires attention to construction site organization and cleanliness.
7. **Description of anticipated benefits:**

The CMAR will assist in constructability reviews which will help in cost saving construction practices and minimize change orders during construction.
8. **Date of Advertisement:**

Posting Date: 1/17/2023
Closing Date: 2/9/2023
9. **List of all firms responding:**

Muter Construction, Zebulon, NC; Bordeaux Construction Company, Inc., Morrisville, NC; TA Loving Company, Goldsboro, NC; Frank L. Blum Construction Company, Raleigh, NC
10. **Firm selected:** Muter Construction, Zebulon, NC
11. **Reasons why the firm was selected:**

The CMAR had extensive experience working in occupied space in educational settings. The team assembled had a wealth of CMAR experience. Similar projects were delivered on time and within budget.
12. **Anticipated form of bidding the work:**

G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.
All bid packages were competitively bid to pre-qualified subcontractors through multiple bid packages to promote minority and majority participation.

13. Terms of the contract:**Date of the agreement:**

8/16/2023

a. For Construction Manager at Risk Contracts:

Preconstruction Services Cost:

\$

116,915

Complete information below when the GMP contract is awarded.

GMP Cost of the Work:

\$

9,725,253

General Conditions and Fees:

\$

1,124,849

Bonds and Insurance:

\$

234,343

Total GMP:

\$

11,822,645

Additional Details:

b. For Design-Build Contracts:

Design Phase Costs:

Construction Phase Costs:

Additional Details:

c. For Public-Private Partnerships (P3):

Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.

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Institution: Fayetteville State University

Project Title: New Residence Hall

Total Project Budget: \$50,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Construct a new 336 bed residence hall on the FSU campus

Explanation for choosing this alternative project delivery method for this project:

The project exceeded the minimum budget threshold for CMR and has an aggressive schedule that required early procurement

Description of anticipated benefits:

CMR insights into market conditions and supply chain issues, comprehensive HUB program and minimizing bid day risks.

Dates of Advertisement: Posting Date: 5/3/22 Closing Date: 5/24/22

List of all firms responding:

Metcon, Samet-McFarland, Bordeaux Construction, J.M. Thompson

Firm selected: Metcon

Reasons why the firm was selected:

Strength of team presented during the interview

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Competitive bids of the sub-contractors

Terms of the contract: Date of the agreement: 7/31/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$215,500
Estimated GMP Cost of the Work:	\$41,062,358
Total:	\$41,277,858

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

The original firm selected was Samet-McFarland, After Pre-con services, we were unable to negotiate a GMP so we initiated a contract with the 2nd choice CM firm.

For Public-Private Partnerships (P3): Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.

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Institution: Fayetteville State University

Project Title: H.T. Chick Targeted Renovation

Total Project Budget: \$9,500,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

The H.T. Chick targeted renovation will address ADA and MEP issues as well as challenging space program issues to become a more flexible administrative and student services delivery facility

Explanation for choosing this alternative project delivery method for this project:

Due to the complex nature of having two targeted renovations in adjacent buildings with limited access, it was thought that one construction manager could provide better coordination and phasing

Description of anticipated benefits:

Coordination of access and phasing with limited access to site and parking

Dates of Advertisement: Posting Date: 3/7/23 Closing Date: 3/30/23

List of all firms responding:

Frank Blum Construction, Samet-McFarland, New Atlantic Contracting, Bordeaux Construction

Firm selected: Frank Blum Construction

Reasons why the firm was selected:

Strength of team presented during the interview

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMAA first-tier subcontracts to be competitively bid.*

Competitive bids of the sub-contractors

Terms of the contract: Date of the agreement: 10/4/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$69,775
Estimated GMP Cost of the Work:	\$7,700,000
Total:	\$7,769,775

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.

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Institution: NC State University

Project Title: Baseball Renovation & Addition - Doak Field

Total Project Budget: \$20,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

This phased project will upgrade outdated and undersized baseball facilities and add enhanced fan game-day amenities. The project includes improved seating, concourse, enlarged sports medicine room and weight room and a field replacement. A new 12,400 GSF addition includes a performance center (pitching lab and batting cage), locker rooms, players' lounge, concourse and expanded concession amenities. The existing indoor batting cage will be demolished for the new addition.

Explanation for choosing this alternative project delivery method for this project:

The project involves complex, phased construction of an existing athletic facility, that will include strategically coordinated construction activities in between baseball seasons and summer camps. Implementation will require meticulous and proactive planning and cost management that will benefit from the experience and perspective of a Construction Manager at Risk.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 9/18/22 Closing Date: 10/20/22

List of all firms responding:

Clancy & Theys, Romeo Guest (New South), Samet, Messer, Blum, TA Loving, LeChase, Bordeaux, Montieth, Daniels & Daniels, IL Long

Firm selected: Romeo Guest, A New South Company

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 3/22/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$100,000
Estimated GMP Cost of the Work:	\$2,516,407
Total:	\$2,616,407

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

Project is phased, so subsequent GMP's have not been executed yet.

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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Institution: NC State University

Project Title: Mann Hall Renovation

Total Project Budget: \$66,250,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Mann Hall, approximately 80,000 GSF, was built in 1964 with no major interior renovations to date. The building will be renovated in phases to accommodate a portion of the anticipated College of Engineering growth. It will be the instructional home for first and second-year courses in the undergraduate engineering and computer science degree programs and will provide an "Engineering Gateway" experience on the north campus. The scope includes interdisciplinary, hood intensive engineering teaching and research labs, classrooms, computer labs, and faculty offices. The building is located on the first floor of the Mann Hall building on NC State's Campus with flexible learning environment.

Explanation for choosing this alternative project delivery method for this project:

The project involves a complex program and highly technical construction activities, including heavy wet labs and an ESports facility. Implementation will require meticulous and proactive planning and cost management that will benefit from the experience and perspective of a Construction Manager at Risk.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 1/29/23 Closing Date: 2/24/23

List of all firms responding:

Balfour Beatty/Burgess, Bordeaux/Vistabution, Brasfield & Gorrie/Holt Brothers, Christman/DA Everett, Clancy & Theys/The Daniele Co., Frank L. Blum/Right Build Int., HITT Contracting, Holder Construction, IL Long Construction, JE Dunn/McFarland, LeChase/SGS, Samet/WC Construction.

Firm selected: Holder Construction Group, LLC

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 11/7/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$466,600
Estimated GMP Cost of the Work:	
Total:	\$466,600

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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Institution: NC State University

Project Title: Polk Hall Renovation

Total Project Budget: \$73,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

This multi-phased project will renovate a portion of Polk Hall to improve research, office, and student spaces. Deficient mechanical, electrical, plumbing, and fire protection building systems will be addressed in phases. Polk Hall houses the departments of Structural & Molecular Biochemistry and Animal Science.

Explanation for choosing this alternative project delivery method for this project:

The project involves the renovation of complex building systems, supporting heavy research and teaching labs in an occupied building. Phasing of the construction will be critical to shift occupants around within the building as to minimize impacts to existing operations. Implementation will require meticulous and proactive planning and cost management that will benefit

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 1/22/23 Closing Date: 3/9/23

List of all firms responding:

Barnhill Contracting, Bordeaux Construction Co., Brasfield & Gorrie/Holt Brothers, Brawley/CIC Construction, BridgePoint General Contracting, Clancy & Theys/The Daniele Co., CT Wilson Construction, Frank L. Blum Construction Company, HITT Contracting Inc., I.L. Long Construction, LeChase/SGS, Samet/WC Construction.

Firm selected: Frank L. Blum Construction Company

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 6/7/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$498,735
Estimated GMP Cost of the Work:	
Total:	\$498,735

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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Institution: NC State University

Project Title: University Towers Residence Hall Renovation

Total Project Budget: \$25,400,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

This project renovates University Towers Residence Hall, a nine-story building constructed in 1989. The scope includes upgrades to the fire alarm system, sprinkler system, mechanical system, and security systems to meet the NC Building Code and University standards. The project will address deficient mechanical, electrical, plumbing, and fire protection systems and will bring the building into compliance with the NC State Building and Accessibility codes.

Explanation for choosing this alternative project delivery method for this project:

The project involves the renovation of complex building systems, including life safety and security. The schedule for this project is extremely aggressive, requiring the university to renovate the newly acquired building in phases over multiple summers. Acquisition and renovation of this existing high-rise residence hall provides 900 additional beds and a dining facility in support of

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 10/8/23 Closing Date: 10/27/23

List of all firms responding:

Barr & Barr/Cate Services, Frank L. Blum Construction, Consigli Construction, I.L. Long Construction, LeChase, Shelco, W.M. Jordan Company

Firm selected: Frank L. Blum Construction Company

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 2/16/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$177,115
Estimated GMP Cost of the Work:	\$18,848,980
Total:	\$19,026,095

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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Institution: NC State University

Project Title: HVAC Upgrades - Wood Residence Hall

Total Project Budget: \$10,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

This project will renovate the HVAC system in Wood Residence Hall buildings built in 1983 (three buildings, totaling 114,400 GSF). The HVAC system will be renovated to convert the existing two-pipe system to a four-pipe system for increased reliability and efficiency.

Explanation for choosing this alternative project delivery method for this project:

The project involves replacing the original HVAC system with a new, more complex system, including all new piping, fan coil units and building automatin controls. The schedule for this project is exetremely aggressive, requiring the university to renovate the existing buildings in phases over multiple summers. Coordinating and installing the new four-pipe system before

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 9/24/23 Closing Date: 10/13/23

List of all firms responding:

Barr & Barr/Cate Services, Frank L. Blum Construcion, Consigli Construction, I.L. Long Construcion, LeChase, Shelco, W.M. Jordan Company

Firm selected: I.L. Long Construction

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 2/9/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$52,000
Estimated GMP Cost of the Work:	\$7,961,817
Total:	\$8,013,817

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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Institution: NC State University

Project Title: Page Hall Partial Renovation

Total Project Budget: \$15,718,948

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

The project scope includes new mechanical, electrical and plumbing systems; new LED lighting; roof replacement; building insulation and window upgrades; and minor architectural modifications and interior finish upgrades.

Explanation for choosing this alternative project delivery method for this project:

This project actually started as a design-bid-build project and was bid as a single-prime delivery method in September 2022. 19 general contractors were pre-qualified, but only two GC's actually bid the project. The apparent low bidder was extremely higher than the budget, so NCSU chose to not award it. NCSU waited six months and revisited the project with the prequalified GC's to

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise to the design process that will support the necessary planning efforts. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor coordination, and escalation control are all

Dates of Advertisement: Posting Date: 1/22/23 Closing Date: 3/3/23

List of all firms responding:

Bordeaux/Vistabution, Brawley/CIC Construction, BridgePoint General Contracting, Frank L. Blum Construcion, HITT Contracting, I.L. Long Construcion, Messer, Samet/WC Construction

Firm selected: Samet/WC Construction

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 6/28/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$72,260
Estimated GMP Cost of the Work:	\$11,752,879
Total:	\$11,825,139

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: NC State University

Project Title: Roof Replacement - Lee Residence Hall

Total Project Budget: \$750,000

Alt. Delivery Method? Design-Build

Describe the proposed scope of work:

Lee Residence Hall was built in 1964 and is a ten-story, 187,200 GSF building. The roof of the building is around 18,200 square feet and is approximately twenty years old and the previous successful coating, was placed roughly fifteen years ago. This project will involve the design of the removal and installation of a new fully adhered PVC membrane roof:

Explanation for choosing this alternative project delivery method for this project:

Approximately two years ago another roof coating was applied and over the past two years it has degraded significantly, destroying the roofing materials below and leaving openings where the infrastructure penetrates it. A rain and windstorm in December of 2022 further damaged the roof and allowed moisture infiltration, dampening the insulation. A temporary fix was

Description of anticipated benefits:

The Design-Build team will work closely with NC State's Roofing Shop and Housing Division to expedite the design process and mobilize quickly to complete the roof replacement prior to the Fall 2024 semester. The D-B team will be responsible for providing design phase services, including design, constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor

Dates of Advertisement: Posting Date: 3/6/23 Closing Date: 4/4/23

List of all firms responding:

J.T. Murphy Construction & SKA Consulting, Samet Corporation + WxTite & REI Engineers, Baker Roofing & Terracon Consultants

Firm selected: Samet Corporation + WxTite & REI Engineers

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a design-build team were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMAA first-tier subcontracts to be competitively bid.*

Through Design-Build contract in compliance with GS 143-128.1A .

Terms of the contract: Date of the agreement: 10/17/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	
Estimated GMP Cost of the Work:	
Total:	\$0

For Design-Build Contracts:

Design Phase Costs:	\$52,500
Anticipated Construction Phase Costs:	\$646,678
Total:	\$699,178

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: NC State University

Project Title: Roof Replacement - Owen Residence Hall

Total Project Budget: \$750,000

Alt. Delivery Method? Design-Build

Describe the proposed scope of work:

Owen Residence Hall was built in 1947 and is a four-story, 69,600 GSF building. The roof of the building is about 18,800 square feet and is approximately twenty years old and the previous successful coating, was placed roughly fifteen years ago. This project will involve the design of the removal and installation of a new fully adhered PVC membrane roof.

Explanation for choosing this alternative project delivery method for this project:

Approximately two years ago another roof coating was applied and over the past two years it has degraded significantly, destroying the roofing materials below and leaving openings where the infrastructure penetrates it. A temporary fix was applied, but the insulation remains damp below. Due to the immediate need for a new roof, Design-Build delivery was selected to

Description of anticipated benefits:

The Design-Build team will work closely with NC State's Roofing Shop and Housing Division to expedite the design process and mobilize quickly to complete the roof replacement prior to the Fall 2024 semester. The D-B team will be responsible for providing design phase services, including design, constructability reviews, market-based cost estimates, and realistic schedule development. Proactive phasing with the University ahead of construction, along with real-time procurement planning, labor

Dates of Advertisement: Posting Date: 3/6/23 Closing Date: 4/4/23

List of all firms responding:

J.T. Murphy Construction & SKA Consulting, Samet Corporation + WxTite & REI Engineers, Baker Roofing & Terracon Consultants

Firm selected: Samet Corporation + WxTite & REI Engineers

Reasons why the firm was selected:

All procedures set forth by the State Building Commission for selection of a design-build team were followed in making this selection. Specific reasons for the selection made are as follows:
 Workload that was fully able to accommodate the addition of this project.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMAA first-tier subcontracts to be competitively bid.*

Through Design-Build contract in compliance with GS 143-128.1A .

Terms of the contract: Date of the agreement: 10/17/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	
Estimated GMP Cost of the Work:	
Total:	\$0

For Design-Build Contracts:

Design Phase Costs:	\$52,500
Anticipated Construction Phase Costs:	\$598,684
Total:	\$651,184

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: UNC Chapel Hill

Project Title: Avery Residence Hall Renovations

Total Project Budget: \$35,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Finish upgrades to all residence rooms, accessibility improvements to the building and the site, building envelope repair and window replacement, a new centralized HVAC system, new building systems, office & support space renovations. Small addition to include new elevator and a student lounge on each floor.

Explanation for choosing this alternative project delivery method for this project:

The residence hall needs to be online for the Fall 2025 semester. Utilizing the CMR method was chosen to help manage long lead times, ensure costing accuracy, and work through constructability and logistics concerns prior to the beginning of construction.

Description of anticipated benefits:

More accurate cost estimating. Better information on supply chain for long lead times. Better set of contract documents with CMR input. All of these should reduce risk of missing or delaying the critical schedule goal of opening the building for student move-in in Summer 2025.

Dates of Advertisement: Posting Date: 6/28/23 Closing Date: 8/25/23

List of all firms responding:

Frank L. Blum Construction Company, Bordeaux/Vista Buton, Consigli, Elford, HITT, WM Jordan, LeChase/SGS, Messer/DA Everett, Shelco/RBI, Skanska

Firm selected: LeChase/SGS

Reasons why the firm was selected:

Past experience at UNC-Chapel Hill, prior experience with projects of similar scope & complexity, and the ability to manage multiple stakeholders.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

CMR competitvley bidding first-tier subcontracts.

Terms of the contract: Date of the agreement: 11/9/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	<u>\$199,477</u>
Estimated GMP Cost of the Work:	<u>\$29,067,920</u>
Total:	<u>\$29,267,397</u>

For Design-Build Contracts:

Design Phase Costs:	<u>N/A</u>
Anticipated Construction Phase Costs:	<u>N/A</u>
Total:	<u>N/A</u>

Additional Details:

The GMP contract was issued 7/10/24 by SCO for the above referenced amount.

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: UNC Chapel Hill

Project Title: Carroll and Dey Halls Elevator Modernizations

Total Project Budget: \$1,942,782

Alt. Delivery Method? Design-Build

Describe the proposed scope of work:

The proposed modernization of three aging campus elevators, two in Carroll Hall and one in Dey Hall, will bring these long-outdated infrastructure elements into compliance with current accessibility standards, codes, and UNC operations guidelines. In addition to the primary elevator work, associated electrical, communications, and accessibility improvements will be included.

Explanation for choosing this alternative project delivery method for this project:

UNC-CH considered project quality, timeliness of delivery (schedule), and cost as criteria in the design build decision. The straightforward and limited scope nature of the project was considered to be a strong candidate to trial Design-Build delivery.

Description of anticipated benefits:

UNC-CH anticipates that Design Build delivery will streamline the schedule and improve costs via reduced overhead and coordination through a single point of responsibility.

Dates of Advertisement: Posting Date: 3/29/23 Closing Date: 5/1/23

List of all firms responding:

1. Muter Construction, LLC, RND Architects, EDi, TKE and Watco et al of Zebulon, NC
2. T.A. Loving/MHAWorks et al of Raleigh, NC
3. Bar Construction, The Wooten Co., and Resolute Elevator et al of Greensboro, NC
4. Ewing Cole et al of Raleigh, NC
5. Samet, AJA, NV5 et al of Raleigh, NC

Firm selected: Muter Construction, LLC, RND Architects, EDi, TKE and Watco et al of Zebulon, NC

Reasons why the firm was selected:

Muter was selected due to extensive experience with both design build projects and State funded / SCO projects, including download projects less than \$4m. They also highlighted their familiarity with the newly implemented statute governing Design-Build delivery at the the state level.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMAA first-tier subcontracts to be competitively bid.*

N/A

Terms of the contract: Date of the agreement: 11/18/2022

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	<u> </u>
Estimated GMP Cost of the Work:	<u> </u>
Total:	<u>\$0</u>

For Design-Build Contracts:

Design Phase Costs:	<u>\$197,541</u>
Anticipated Construction Phase Costs:	<u>\$1,745,241</u>
Total:	<u>\$1,942,782</u>

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

Instructions for Reporting Form

Complete all shaded fields on form below.

Yellow shaded fields include drop-down options.

The University of North Carolina System**Reporting Form for Use of Alternative Project Delivery Methods**

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: UNC Charlotte

Project Title: Richardson Stadium Expansion

Total Project Budget: \$60,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

The Richardson Stadium Expansion project will increase seating capacity and construct a new press/suite tower to accommodate spaces for enhanced premium suite seating, pre-function donor spaces, game operations, catering functions, and provide expanded areas for team and university functions.

Explanation for choosing this alternative project delivery method for this project:

The project is a complex expansion of the existing, stadium. The stadium is located in the center of west campus, and the site has limited area to accommodate construction activity; logistics and staging of the construction will be critical. Construction activity will be coordinated to allow football games to take place during construction; the construction phase will require proactive planning and cost management. Having a construction manager to assist with budget review and pricing, procurement logistics will benefit the project delivery.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise during the design. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive planning for construction activities, coordination with adjacent projects, real-time procurement planning, labor coordination, and escalation control are all anticipated benefits.

Dates of Advertisement: Posting Date: 10/4/23 Closing Date: 11/3/23

List of all firms responding:

Barton Malow, JE Dunn, Turner Construction

Firm selected: Barton Malow

Reasons why the firm was selected:

After review of qualifications submitted in response to the RFQ, three firms were selected to present their qualifications to the selection committee. Barton Malow's qualifications, presentation and answers to the committee's questions demonstrated that they have experience with similar projects, the team is familiar with SCO requirements, and has worked together on other projects. The design consultant, SLAM, has extensive experience designing stadium renovations and expansions for colleges and universities.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk Guaranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals

Terms of the contract: Date of the agreement: 12/19/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:

\$135,412

Estimated GMP Cost of the Work:

\$43,650,400

Total:

\$43,785,812

For Design-Build Contracts:

Design Phase Costs:

Anticipated Construction Phase Costs:

Total:

\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

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The University of North Carolina System**Reporting Form for Use of Alternative Project Delivery Methods**

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: UNC Charlotte

Project Title: Hawthorn Residence Hall Renovation

Total Project Budget: \$17,700,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Hawthorn Residence Hall, built in 1981 with 66,700 GSF, houses 232 students. The building has a facility condition of 0.58 (very poor condition). All building systems are at the end of life, except those renovated in 2016 and 2017. Hawthorn Hall offers suites, houses first-year students and is home to the Engineering Learning Community. The project is a comprehensive renovation that replaces mechanical, plumbing and electrical systems, provides new finishes and upgrades to bathrooms and kitchens.

Explanation for choosing this alternative project delivery method for this project:

Hawthorn Residence Hall Renovation has a compressed schedule and a critical completion date to allow occupancy by residents at the beginning of the fall semester. Proactive planning and cost management is essential to deliver the project. Having a construction manager to assist with budget review and pricing, procurement logistics will benefit the project delivery.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise during the design. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive planning for construction activities, coordination with adjacent projects, real-time procurement planning, labor coordination, and escalation control are all anticipated benefits.

Dates of Advertisement: Posting Date: 2/22/24 Closing Date: 3/26/24

List of all firms responding:

Ajax Building Company, All-Pro, Barton Malow Builders, Clancy & Theys with McFarland Construction, Elford, Inc., Gilbane Building Company, JE Dunn, Metcon

Firm selected: MetCon

Reasons why the firm was selected:

After review of qualifications submitted in response to the RFQ, three firms were selected to present their qualifications to the selection committee. MetCon's presentation and answers to the committee's questions demonstrated that their team has experience with similar projects, the team is familiar with SCO requirements, and has worked together on other projects.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk Guaranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals

Terms of the contract: Date of the agreement: 5/31/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost: \$162,648

Estimated GMP Cost of the Work: \$13,832,539

Total: \$13,995,187

For Design-Build Contracts:

Design Phase Costs:

Anticipated Construction Phase Costs:

Total: \$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

Instructions for Reporting Form

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The University of North Carolina System**Reporting Form for Use of Alternative Project Delivery Methods**

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution:

Project Title:

Total Project Budget:

Alt. Delivery Method?

Describe the proposed scope of work:

The Friday building, built in 1981 and expanded in 1994, with 94,850 gross square feet, is home to the Belk College of Business. This project will replace the existing obsolete Building Automation Systems (BAS) with new full direct-digital control (DDC). The building controls sensors, variable frequency drives, sequence of operations will be updated to meet current building operational requirements.

Explanation for choosing this alternative project delivery method for this project:

The Friday HVAC and Controls project is an upgrade of the existing HVAC system. The site is located in the academic core with limited area to accommodate construction activity; logistics and staging of the construction. The building has 12 heavily scheduled classrooms. The construction will be phased, with the building remaining occupied during the first phase. Proactive planning and cost management is essential to deliver the project. Having a construction manager to assist with budget review and pricing, procurement logistics will benefit the project delivery.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise during the design. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive planning for construction activities, coordination with adjacent projects, real-time procurement planning, labor coordination, and escalation control are all anticipated benefits.

Dates of Advertisement: Posting Date: Closing Date:

List of all firms responding:

Firm selected:

Reasons why the firm was selected:

After review of qualifications submitted in response to the RFQ, two firms were selected to present their qualifications to the selection committee. Gilbane's presentation and answers to the committee's questions demonstrated that their team has experience with similar projects, the team is familiar with SCO requirements, and has worked together on other projects.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk Guaranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals

Terms of the contract: Date of the agreement:

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:

Estimated GMP Cost of the Work:

Total:

For Design-Build Contracts:

Design Phase Costs:

Anticipated Construction Phase Costs:

Total:

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

Instructions for Reporting Form

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The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: UNC Charlotte

Project Title: Burson Renovation and Expansion

Total Project Budget: \$55,900,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

The Burson building built in 1985 with 105,170 gross SF, will be modernized and expanded to provide experiential, project-based, engineering labs, interactive classrooms, computational laboratories, student collaboration and project space, faculty offices, and specialized data visualization and simulation labs to support growing engineering programs for the College of Engineering and the College of Computing and Informatics.

Explanation for choosing this alternative project delivery method for this project:

The Burson Renovation and Expansion project is a complex, comprehensive renovation of an existing, outdated building and a new addition in the academic core of campus. The site is located at the intersection of a major campus road and a heavily used service road. The site is very tight with very limited area to accommodate construction activity; logistics and staging of the construction will be critical. The project includes long-lead items and the construction phase will require proactive planning and cost management. Having a construction manager to assist with budget review and pricing, procurement logistics will benefit the project delivery.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise during the design. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive planning for construction activities, coordination with adjacent projects, real-time procurement planning, labor coordination, and escalation control are all anticipated benefits.

Dates of Advertisement: Posting Date: 9/20/23 Closing Date: 10/25/23

List of all firms responding:

DPR, Gilbane, IL Long, LeChase, Metcon

Firm selected: DPR Construction

Reasons why the firm was selected:

After review of qualifications submitted in response to the RFQ, three firms were selected to present their qualifications to the selection committee. DPR's presentation and answers to the committee's questions demonstrated that their team has experience with similar projects, the team is familiar with SCO requirements, and has worked together on other projects.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk Guaranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals

Terms of the contract: Date of the agreement: 2/9/2024 Preconstruction Services

For Construction Manager at Risk Contracts:

Preconstruction Services Cost: \$434,241

Estimated GMP Cost of the Work: \$42,728,641

Total: \$43,162,882

For Design-Build Contracts:

Design Phase Costs:

Anticipated Construction Phase Costs:

Total: \$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

Instructions for Reporting Form

Complete all shaded fields on form below.

Yellow shaded fields include drop-down options.

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution:

Project Title:

Total Project Budget:

Alt. Delivery Method?

Describe the proposed scope of work:

The project will renovate Upper Prospector dining, built in 1980 with 17,652 gross SF, into a food hall configuration, provide seating that is always available and create a reservable space for special events. Food concepts will be replaced with more desirable venues, replace aging mechanical systems and kitchen equipment, and correct ADA and building code deficiencies.

Explanation for choosing this alternative project delivery method for this project:

The project is a complex renovation of the north wing of an existing building that houses dining services. The south wing of the building will remain occupied during construction. The building is located in the center of the academic core of campus, and the site has limited area to accommodate construction activity; logistics and staging of the construction will be critical. The loading and service area for the building is shared with other buildings. Construction activity will be coordinated to keep the south wing of the building open during construction; the construction phase will require proactive planning and cost management. Procurement of long-lead food service and electrical equipment must be coordinated to maintain the project schedule. Having a construction manager to assist with budget review and pricing, procurement logistics will benefit the project delivery.

Description of anticipated benefits:

The Construction Manager at Risk (CMR) firm will closely work with the Architects and Engineers to provide a construction perspective and expertise during the design. The CMR will be responsible for providing constructability reviews, market-based cost estimates, and realistic schedule development. Proactive planning for construction activities, coordination with adjacent projects, real-time procurement planning, labor coordination, and escalation control are all anticipated benefits.

Dates of Advertisement: Posting Date: Closing Date:

List of all firms responding:

Blum Construction, Clancy & Theys Construction Company, Elford, I.L. Long Construction Co., Inc, JE Dunn Construction, LeChase Construction Services, LLC-D.A. Everett, The Whiting-Turner Contracting Company

Firm selected:

Reasons why the firm was selected:

After review of qualifications submitted in response to the RFQ, three firms were selected to present their qualifications to the selection committee. Whiting Turner's qualifications, presentation and answers to the committee's questions demonstrated that they have experience with similar projects, the team is familiar with SCO requirements, and has worked together on other projects. The design consultant, SLAM, has extensive experience designing stadium renovations and expansions for colleges and universities.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Through Construction Management at Risk Guaranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to support competitive bidding and achieve HUB participation goals

Terms of the contract: Date of the agreement:

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:

For Design-Build Contracts:

Design Phase Costs:

Estimated GMP Cost of the Work:

Anticipated Construction Phase Costs:

Total:

Total:

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: Western Carolina University

Project Title: Athletic Facility Improvements

Total Project Budget: \$66,400,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Project to provide for needed repair, renovation, and replacement to support and address athletic facilities deferred maintenance and programmatic requirements. Project to include, but not be limited to, the following:

- **Whitmire Stadium Improvements:** A new facility hosting an athletic office, a Chancellor's pavilion, and a press box would be constructed above the existing restroom and concessions facilities, above and behind the existing west bleachers. Due to failing expansion joints and evidence of concrete cracking throughout, the upper section of the east stands is planned for demolition. Following demolition, an upper-level plaza will be created with restroom facilities and opportunities for on-site concession setup while also being designed for potential future bleacher seating.
- **Football Operations Facility:** Located along the north, this facility will include a strength and conditioning facility, football locker room, equipment storage, and sports medicine space.
- **Field Sports Complex:** Soccer, Track & Field, and Golf are presently housed in the existing 1965 Camp Lab K-12 Gym. This facility, residing in the floodplain, is beyond its useful life and contains multiple deferred maintenance and non-code-compliant items. To meet the current needs of Soccer, Track & Field, and Golf programs, a new facility is proposed north of the existing practice soccer field while also allowing for the demolition of the existing Camp Lab Gym. The proximity to the Catamount Athletic Center and the planned Golf Short Game facility makes this location an ideal multi-sport building location. This new building will house men's and women's Track and Field Locker Rooms, a Soccer Locker Room, a Golf Indoor Practice Facility, a satellite training room, as well as a shared player lounge. This facility will be adjacent to the planned short-game facility. The golf team would have space for two golf simulators, lockers and equipment storage, as well as two changing/restrooms.

Explanation for choosing this alternative project delivery method for this project:

Schedule constraints; phasing requirements; ability to bring the contractor in early as a precon consultant to partner with the design team; contractor selection

Description of anticipated benefits:

Improved phasing; constructability review involvements; better cost control; improved risk management; improved QA/QC

Dates of Advertisement: Posting Date: 10/13/23 Closing Date: 11/14/23

List of all firms responding:

B.L. Harbert, Blum Construction, Christman Builders, Harper General Contractors, I.L. Long Construction, J.R. Vannoy Construction, Metcon

Firm selected: J.R. Vannoy Construction

Reasons why the firm was selected:

Firm proximity to campus; good standing with the university; well-established relationship with local contractors; recent experience with work of similar size and scope at Liberty University; athletic facility expert on staff with 31 years experience at 29 different campuses.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Prequalify in accordance with G.S. 143-135.8, and bid competitively.

Terms of the contract: Date of the agreement: 3/4/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	\$499,121
Estimated GMP Cost of the Work:	\$51,230,627
Total:	\$51,729,748

For Design-Build Contracts:

Design Phase Costs:	
Anticipated Construction Phase Costs:	
Total:	\$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: Winston-Salem State University

Project Title: K R Williams Renovation and Expansion

Total Project Budget: \$57,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

This project is for a major renovation and expansion of our existing K.R. Williams Auditorium on the Winston-Salem State University campus in Winston-Salem. The expanded layout is anticipated to include: Additional lobby space, a studio theater, dressing rooms & support spaces for the existing auditorium, a lecture hall, classroom/studio spaces, a student gallery, and a faculty office suite. The existing 1,600+ seat Auditorium will be fully renovated, replacing all finishes and MEP systems.

Explanation for choosing this alternative project delivery method for this project:

The method is preferred by the State Construction Office. The method provides for the firm to serve the customer with estimating and construction feasibility input.

Description of anticipated benefits:

This being my first CM@R contract I'm looking forward to seeing and having the following: (1) Seeing actual cost of construction arrive less than a 5% difference than the projected cost estimates, (2) Having the CM@R feedback on the constructability of the project, to date, it has been great. (3) Having a project with a guaranteed maximum price developed prior to having bid packages go to bidding. Where it's benefit to the Owner is no change-orders for project., (4) Lastly, benefiting the community at large with a greater than average HUB participation.

Dates of Advertisement: Posting Date: 5/19/23 Closing Date: 6/15/23

List of all firms responding:

The Construction Firms that responded are as follows: (1) Vannoy and McFarland Construction; (2) D. A. Everette Group & Christman Company; (3) Samet and M. Edwards Group (MEG); (4) Blum Construction / Barnhill / W. C. Construction.

Firm selected: Christman / D A Everette

Reasons why the firm was selected:

Construction Manager at Risk Christman / D.A. Everette was selected for the following reasons: (1) Their firm is 50% minority owned.; (2) They showed a greater understanding of the complexity of this project.; (3) They represented themselves with less upper level management and more with the folk that will be working on the project.; (4) Lastly, Christman / D. A. Everette scored slightly higher than the other 2 short-listed firms.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Yes, in accordance with NC G.S. 143-128.1(c) we plan to use the selected chosen CM@R firm to provide a guaranteed maximum price mutual agreed upon by the state followed by competitively bidding first tier sub-contractors.

Terms of the contract: Date of the agreement: 2/21/2024

For Construction Manager at Risk Contracts:

Preconstruction Services Cost: \$392,044
 Estimated GMP Cost of the Work:
 Total:

For Design-Build Contracts:

Design Phase Costs:
 Anticipated Construction Phase Costs:
 Total: \$0

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*

The University of North Carolina System
Reporting Form for Use of Alternative Project Delivery Methods

G.S. 143-133.1 and the UNC Policy Manual, Chapter 600.1.1. III require information on the use of alternative project delivery methods to be reported annually to the Board of Governors.

Institution: PBS NC

Project Title: 287-24975DB - PBS-NC Tower Lighting/FAA Markers/Tower Elevator Repair

Total Project Budget: \$2,545,881

Alt. Delivery Method? Design-Build

Describe the proposed scope of work:

Replace old, failing aviation obstruction lighting on 15 towers with new efficient and reliable LED obstruction lighting. These upgrades are necessary to satisfy FAA regulations for marking hazards to air traffic. Replacement of guy wire aviation marker balls at WUND, as well as replacement of tower elevator cables at WUND to satisfy NC DOL requirements.

Explanation for choosing this alternative project delivery method for this project:

The work is very specialized. The small pool of firms who are qualified to be the designer for a project of this nature are also the only firms who would have the qualifications for complete the work.

Description of anticipated benefits:

The tower lighting upgrades will restore our sites to FAA compliance, decrease power consumption and save money on repairs. The aviation ball replacement is also an FAA mandate. The elevator cable replacement will allow safe and legal operation of the tower elevator for PBS-NC staff, contractors and tower tenants.

Dates of Advertisement: Posting Date: 6/2/22 Closing Date: 6/22/22

List of all firms responding:

Electronics Research, Inc FDH Infrastructure Radio Frequency Systems, Inc. Engineered Tower Solutions, PLLC Precision Communications
 Tower Engineering Professionals

Firm selected: Electronics Research, Inc

Reasons why the firm was selected:

FDH Infrastructure was selected initially. After considerable time, they were unable to secure the required bonding. Electronics Research, Inc was the second choice and they accepted our offer to be selected. They were chosen due to their portfolio of experience and quality of submittal.

Anticipated form of bidding the work: *G.S. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid.*

Terms of the contract: Date of the agreement: 8/15/2023

For Construction Manager at Risk Contracts:

Preconstruction Services Cost:	
Estimated GMP Cost of the Work:	
Total:	\$0

For Design-Build Contracts:

Design Phase Costs:	\$211,230
Anticipated Construction Phase Costs:	\$2,334,651
Total:	\$2,545,881

Additional Details:

For Public-Private Partnerships (P3): *Attach summary term sheet including contracting parties and responsible parties (financing, design, construction O&M, etc.), financing terms, project scope, O&M responsibility, and other material contract terms.*