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.

		Project		Alternative Del	ivery Metho	d	# of Firms	
Institution	Project Name	Budget	CM at Risk	Design-Build	Р3	Other	Responding	Firm Selected
App State	None							
ECU	Legacy and Jones Residence Halls Comprehensive Renovations	\$60,000,000	Х				4	TA Loving
ECU	Whichard Building - Comprehensive Renovation	\$15,000,000	Х				4	Muter Construction
ECSU	None							
FSU	New Residence Hall	\$50,000,000	Х				4	Metcon
FSU	A.B. Rosenthal Renovation	\$10,000,000	Х				4	Frank Blum Construction
FSU	H.T. Chick Targeted Renovation	\$9,500,000	Х				4	Frank Blum Construction
N.C. A&T	None							
NCCU	None							
NC State	Baseball Renovation & Addition - Doak Field	\$20,000,000	Х				11	Romeo Guest (New South)
NC State	Mann Hall Renovation	\$66,250,000	Х				12	Holder Construction Group, LLC
NC State	Polk Hall Renovation	\$73,000,000	Х				12	Frank L. Blum Construction Company
NC State	University Towers Residence Hall Renovation	\$25,400,000	Х				7	Frank L. Blum Construction Company
NC State	HVAC Upgrades - Wood Residence Hall	\$10,000,000	Х				7	I.L. Long Construction Company
NC State	Page Hall Partial Renovation	\$15,718,948	Х				8	Samet/WC Construction
NC State	Roof Replacement - Lee Residence Hall	\$750,000		Х			3	Samet Corporation
NC State	Roof Replacement - Owen Residence Hall	\$750,000		Х			3	Samet Corporation
NCSSM	None							
UNCA	None							
UNC-CH	Avery Residence Hall Renovations	\$35,000,000	Х				10	LeChase/SGS
UNC-CH	Carroll and Dey Halls Elevator Modernizations	\$1,942,782		Х			5	Muter Construction, LLC
UNCC	Richardson Stadium Expansion	\$60,000,000	Х				3	Barton Malow
UNCC	Hawthorn Residence Hall Renovation	\$17,700,000	Х				8	Metcon
UNCC	Friday HVAC and Controls	\$9,702,092	Х				2	Gilbane Building Company
UNCC	Burson Renovation and Expansion	\$55,900,000	Х				5	DPR Construction
UNCC	Upper Prospector Renovation	\$11,000,000	Х				8	The Whiting Turner Contracting Company
UNCG	None							
UNCP	None							
UNCW	None							
WCU	Athletic Facility Improvements	\$66,400,000	Х				7	J.R. Vannoy Construction
WSSU	K.R. Williams Renovation and Expansion	\$57,000,000	Х				4	Christman/D A Everette
PBS-NC	Tower Lighting/FAA Markers/Tower Elevator Repair	\$2,545,881		Х			6	Electronics Research, Inc.
NC Arb	None							
	TOTAL:	\$673,559,703	19	4				

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:

- •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:

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 infrastruction 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.

7. Description of anticipated benefits:

The CMAR will assist in constructability reviews which will help in cost saving construction practices and also managing constantly changing site logistics.

8. Date of Advertisement:

Posting Date:	8/3/2023
Closing Date:	8/25/2023

9. List of all firms responding:

TA Loving; Raleigh, NC; Muter Construction, LLC, Zebulon, NC; BLUM Construction, Raleigh, NC; Daniels and Daniels Construction Company, Inc., Goldsboro, NC;

10. Firm selected: TA Loving; Raleigh, NC

11. Reasons why the firm was selected:

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.

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:	1/4/2024
a. For Construction Manager at Risk Co	ontracts:
Preconstruction Services Cost:	\$ 391,587
Complete information below when the GMP o	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):	
c. For Fublic-Frivate Fartherships (F3).	
Attach summary term sheet including contracti etc.), financing terms, project scope, O&M resp	ng parties and responsible parties (financing, design, construction O&M, consibility, 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.

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 Co	ontracts:	
Preconstruction Services Cost:	\$ 116,915	
Complete information below when the GMP o	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):	<u> </u>	
Attach summary term sheet including contraction etc.), financing terms, project scope, O&M resp	ng parties and responsible parties (financing, design, consibility, and other material contract terms.	construction O&M,

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eported annually	to the Board	of Governors.				
Institution:	Fayettevill	e State University				
Project Title: N	ew Residenc	e Hall				
Total Project Bu	dget:	\$50,000,000		Alt. Delivery Metho	construction N	lanager at Risk
Describe the pro	oposed scop	e of work:				
Construct a new 3	36 bed reside	nce hall on the FSU cam	pus			
Explanation for	choosing thi	s alternative project	delivery method	for this project:		
				has an aggressive sched	lule that required ear	ly procurement
Description of a	nticipated b	enefits:				
CMR insights int	o market co	nditions and supply ch	nain issues, comp	rehensive HUB program	and minimizing bid o	lay risks.
			- /2 /22 2			
Dates of Adverti		Posting Date:	5/3/22 CI	osing Date: 5/24/	22	
List of all firms r		deaux Construction, J.M	Thompson			
ivietcon, samet-ivi	crananu, bon	deaux Construction, J.W	. mompson			
Firm selected:		Metcon				
Reasons why the	e firm was s	elected:				
		during the interview				
Anticipated form	n of bidding	the work: G.S. 143-12	28.1(c) requires C	MaR first-tier subcontra	icts to be competitive	ly bid.
Competitive bids	s of the sub-	contractors				
Terms of the co	ntract:	Date of the agree	ment:	7/31/2023		
For Construction	n Manager a	t Risk Contracts:		For Design-Build	Contracts:	
Preconstruction	Services Cos	t:	\$215,500	Design Phase Co	sts:	
Estimated GMP	Cost of the V	Vork:	\$41,062,358	•	struction Phase Costs	
Total:			\$41,277,858	Total:		\$(
Additional Detai	ils:					
The original firm	selected w	as Samet-McFarland,	After Pre-con ser	vices, we were unable to	o negotiate a GMP so	we initiated a
contract with the						

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

	d of Governors.		
Institution: Fayettevil	lle State University		
Project Title: H.T. Chick Tar	rgeted Renovation		
otal Project Budget:	\$9,500,000	Alt. Delivery Method?	Construction Manager at Risk
Describe the proposed scop	oe of work:		
he H.T. Chick targeted renova dministrative and dtudent ser		sues as well as challenging space prograr	m issuesto become a more flexible
xplanation for choosing th	is alternative project deliver	y method for this project:	
Due to the complex nature of		ations in adjacent buildings with limit	ted access, it was thought that on
Description of anticipated b	penefits:		
Coordination of access and	phasing with limited access to	site and parking	
Dates of Advertisement: List of all firms responding:		3/7/23 Closing Date: 3/30/23	
Tulik Bulli Colisti decioli, sulle	et-McFarland, New Atlantic Contr	deting, bordedax construction	
Firm selected:	Frank Blum Construction		
Reasons why the firm was s Strength of team presented			
Anticipated form of bidding Competitive bids of the sub-		requires CMaR first-tier subcontracts	s to be competitively bid.
	Date of the agreement:	10/4/2023	
Terms of the contract:	Date of the agreement.		
Terms of the contract: For Construction Manager a Preconstruction Services Co Estimated GMP Cost of the S Total: Additional Details:	at Risk Contracts: st: \$ Work: \$7,7	For Design-Build Co 569,775 Design Phase Costs 700,000 Anticipated Constru 769,775 Total:	:

(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.

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: For Design-Build Contracts:

Preconstruction Services Cost:\$100,000Design Phase Costs:Estimated GMP Cost of the Work:\$2,516,407Anticipated Construction Phase Costs:Total:\$2,616,407Total:\$0

Additional Details:

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

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 annua	lly to the Board	of Governors.	,			
Institution:	NC Sta	ate University				
Project Title:	Mann Hall Rei	novation				
Total Project	Budget:	\$66,250,000	<u> </u>	Alt. Delivery Method?	Construction Mar	nager at Risk
	proposed scop					
accommodate at the undergradu	a portion of the a late engineering	anticipated College of E and computer science of	ngineering growth. It degree programs and	ior renovations to date. The bu will be the instructional home will provide an "Engineering Caching and research labs, class	for first and second-y Gateway" experience	year courses in on the north
Explanation f	or choosing th	is alternative project	delivery method	or this project:		
facility. Imple	mentation will		nd proactive plann	uction activities, including hing and cost management		-
Description o	f anticipated b	enefits:				
perspective a providing con	nd expertise to structability re	the design process t views, market-based	hat will support th cost estimates, an	the Architects and Engineer e necessary planning efforts d realistic schedule develop planning, labor coordinatio	s. The CMR will be r ment. Proactive ph	esponsible for asing with the
Dates of Adve		Posting Date:		osing Date: 2/24/23		
Balfour Beatty/				hers, Christman/DA Everett, Cl sstruction, JE Dunn/McFarland,		
Firm selected	:	Holder Construction	Group, LLC			
All procedure making this se	election. Specif		ection made are as		ger at risk were folld	owed in
Anticipated fo	orm of bidding	the work: G.S. 143-1	.28.1(c) requires CI	MaR first-tier subcontracts t	o be competitively l	bid.
_	truction Mana	-	act in compliance v	vith GS 143-128.1 to suppor	rt competitive biddi	ng and
Terms of the	contract:	Date of the agree	ement:	11/7/2023		
Preconstructi	on Services Cos 1P Cost of the \		\$466,600	For Design-Build Con Design Phase Costs: Anticipated Construc Total:		\$0

be

ported annual						
nstitution:		tate University	_			
roject Title:	Polk Hall Ren	ovation				
Total Project	Budget:	\$73,000,000	<u>)</u>	Alt. Delivery Method?	Construction Ma	nager at Risk
	proposed sco					
				earch, office, and student spa		
	nd Animal Scien		addressed in phases .	Polk Hall houses the departm	ients of Structural & i	violecular
xplanation for	or choosing th	nis alternative project	delivery method f	or this project:		
he project in	volves the rer	novation of complex b	uilding systems, su	pporting heavy research ar	nd teaching labs in a	an occupied
ouilding. Phas	sing of the con	struciton will be critic	al to shift occupant	s around within the buildi	ng as to minimize in	npacts to
extisting oper	ations. Impler	nentation will require	meticulous and pro	pactive planning and cost r	management that v	vill benefit
Description of	f anticipated	benefits:				
The Construct	tion Manager	at Risk (CMR) firm will	closely work with	the Architects and Enginee	ers to provide a con	struction
				necessary planning effort		
				d realistic schedule develor		
Jniversity ahe	ead of constru	ction, along with real-	time procurement	planning, labor coordinati	on, and escalation o	control are all
lates of Adve						
Jaces of Auve	ertisement:	Posting Date:	1/22/23 Clo	sing Date: 3/9/23		
	ertisement: s responding:	-	1/22/23 Clo	sing Date: 3/9/23		
List of all firm	s responding:	:		sing Date: 3/9/23 thers, Brawley/CIC Construct	ion, BridgePoint Gene	ral Contracting,
List of all firm Barnhill Contrac Clancy & Theys,	ns responding: cting, Bordeaux /The Daniele Co	Construction Co., Brasfi o., CT Wilson Construcito	eld & Gorrie/Holt Bro			
List of all firm Barnhill Contrac Clancy & Theys,	s responding: cting, Bordeaux	Construction Co., Brasfi o., CT Wilson Construcito	eld & Gorrie/Holt Bro	thers, Brawley/CIC Construct		
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List of all firm Barnhill Contract Clancy & Theys, LeChase/SGS, S Firm selected Reasons why All procedures making this se Workload that Anticipated for Firough Cons achieve HUB p Ferms of the of For Construct Preconstruction	the firm was set forth by election. Specit was fully abluration Manager	Construction Co., Brasfi c., CT Wilson Construction truction. Frank L. Blum Const selected: the State Building Con fic reasons for the sele to accommodate the g the work: G.S. 143-1 agement at Risk contra toals. Date of the agre at Risk Contracts: est:	eld & Gorrie/Holt Bron, Frank L. Blum Construction Company mmission for selectic ection made are as addition of this properties of the compliance where the	thers, Brawley/CIC Construct truction Company, HITT Confunction on of a construction mana follows: roject. MaR first-tier subcontracts with GS 143-128.1 to support 6/7/2024 For Design-Build Co	ger at risk were foll to be competitively ort competitive bidd	owed in
List of all firm Barnhill Contract Clancy & Theys, LeChase/SGS, S Firm selected Reasons why All procedures making this se Workload that Anticipated for For Construct Preconstruction	the firm was set forth by election. Specit was fully abluration Manager on Services Co.	Construction Co., Brasfi c., CT Wilson Construction truction. Frank L. Blum Const selected: the State Building Con fic reasons for the sele to accommodate the g the work: G.S. 143-1 agement at Risk contra toals. Date of the agre at Risk Contracts: est:	eld & Gorrie/Holt Bron, Frank L. Blum Construction Company mmission for selectic ection made are as addition of this properties of the compliance where the	thers, Brawley/CIC Construct struction Company, HITT Configure on of a construction mana follows: roject. MaR first-tier subcontracts with GS 143-128.1 to suppose 6/7/2024 For Design-Build Con Design Phase Costs:	ger at risk were foll to be competitively ort competitive bidd	owed in
List of all firm Barnhill Contrac Barnhill Contrac Clancy & Theys, LeChase/SGS, S. Firm selected Reasons why All procedures making this se Workload tha Anticipated fo Firough Cons achieve HUB p Ferms of the of For Construct Preconstruction	the firm was set forth by election. Specit was fully ablorm of bidding contract: ion Manager on Services Contract of the firm was contract of the firm was participation grant for the firm was contract.	Construction Co., Brasfi c., CT Wilson Construction truction. Frank L. Blum Const selected: the State Building Con fic reasons for the sele to accommodate the g the work: G.S. 143-1 agement at Risk contra toals. Date of the agre at Risk Contracts: est:	eld & Gorrie/Holt Bro n, Frank L. Blum Cons ruction Company mission for selecti ection made are as e addition of this pr 1.28.1(c) requires CN act in compliance w ement: \$498,735	thers, Brawley/CIC Construct struction Company, HITT Confunction of a construction mana follows: roject. MaR first-tier subcontracts with GS 143-128.1 to support 6/7/2024 For Design-Build Con Design Phase Costs: Anticipated Construct	ger at risk were foll to be competitively ort competitive bidd	owed in bid.
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List of all firm Barnhill Contract Clancy & Theys, LeChase/SGS, S Firm selected Reasons why All procedures making this se Workload that Anticipated for For Construct Preconstructic Estimated GM Total:	the firm was set forth by election. Specit was fully ablorm of bidding contract: ion Manager on Services Contract of the firm was contract of the firm was participation grant for the firm was contract.	Construction Co., Brasfi c., CT Wilson Construction truction. Frank L. Blum Const selected: the State Building Con fic reasons for the sele to accommodate the g the work: G.S. 143-1 agement at Risk contra toals. Date of the agre at Risk Contracts: est:	eld & Gorrie/Holt Bro n, Frank L. Blum Cons ruction Company mission for selecti ection made are as e addition of this pr 1.28.1(c) requires CN act in compliance w ement: \$498,735	thers, Brawley/CIC Construct struction Company, HITT Confunction of a construction mana follows: roject. MaR first-tier subcontracts with GS 143-128.1 to support 6/7/2024 For Design-Build Con Design Phase Costs: Anticipated Construct	ger at risk were foll to be competitively ort competitive bidd	owed in bid.
List of all firm Barnhill Contract Clancy & Theys, LeChase/SGS, S Firm selected Reasons why All procedures making this se Workload that Anticipated for For Construct Preconstructic Estimated GM Total:	the firm was set forth by election. Specit was fully ablorm of bidding contract: ion Manager on Services Contract of the firm was contract of the firm was participation grant for the firm was contract.	Construction Co., Brasfi c., CT Wilson Construction truction. Frank L. Blum Const selected: the State Building Con fic reasons for the sele to accommodate the g the work: G.S. 143-1 agement at Risk contra toals. Date of the agre at Risk Contracts: est:	eld & Gorrie/Holt Bro n, Frank L. Blum Cons ruction Company mission for selecti ection made are as e addition of this pr 1.28.1(c) requires CN act in compliance w ement: \$498,735	thers, Brawley/CIC Construct struction Company, HITT Confunction of a construction mana follows: roject. MaR first-tier subcontracts with GS 143-128.1 to support 6/7/2024 For Design-Build Con Design Phase Costs: Anticipated Construct	ger at risk were foll to be competitively ort competitive bidd	owed in bid.

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 Sta	te University		
Project Title:	University Tov	vers Residence Hall Renovation	า	
Total Project E	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 exetremely aggressive, requiring the university to renovate the newly acquired building in phases over multiple summers. Aquisition and renovation of this existing high-rise reseidence 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: 10/27/2
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List of all firms responding:

Barr & Barr/Cate Services, Frank L. Blum Construciton, Consigli Construction, I.L. Long Construciton, 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.

For Construction Manager at Risk Contracts: For Design-Build Contracts:

Date of the agreement:

Preconstruction Services Cost: Design Phase Costs: Estimated GMP Cost of the Work: \$18,848,980 **Anticipated Construction Phase Costs:** \$0 Total: \$19,026,095 Total:

2/16/2024

Additional Details:

Terms of the contract:

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

ported annua	ily to the Board	-,				
Institution:	NC Sta	ate University				
Project Title:	HVAC Upgrade	es - Wood Residence	Hall			
Total Project	Budget:	\$10,000,000		Alt. Delivery Method?	Construction Ma	nager at Risk
Describe the	proposed scop	e of work:				
				built in 1983 (three buildings ipe system for increased relia		SF). The HVAC
Explanation f	or choosing thi	s alternative project	delivery method fo	or this project:		
				more complex system, incl		
	-			s exetremely aggressive, re	-	-
enovate the	existing buildin	gs in phases over mu	ltiple summers. Co	ordinating and installing the	e new four-pipe sy	stem before
Description o	f anticipated b	enefits:				
			closely work with t	he Architects and Engineer	rs to provide a con:	struction
perspective a	nd expertise to	the design process th	nat will support the	necessary planning efforts	s. The CMR will be	responsible fo
providing con	structability rev	views, market-based	cost estimates, and	realistic schedule develop	ment. Proactive pl	nasing with th
Iniversity ahe			,			
omversity and	ead of construc	tion, along with real-		planning, labor coordinatio	on, and escalation o	control are all
Dates of Adve	ertisement:	tion, along with real-i	time procurement		on, and escalation o	control are all
Dates of Adve	ertisement: ns responding:	Posting Date:	9/24/23 Clos	planning, labor coordinationsing Date:10/13/23		
Dates of Adve	ertisement: ns responding:	Posting Date:	9/24/23 Clos	planning, labor coordinatio		
Dates of Adve	ertisement: ns responding:	Posting Date:	9/24/23 Clos	planning, labor coordinationsing Date:10/13/23		
Dates of Adve	ertisement: ns responding: te Services, Frank	Posting Date:	9/24/23 Clos Consigli Construction,	planning, labor coordinationsing Date:10/13/23		
Dates of Adve	ertisement: ns responding: te Services, Frank	Posting Date:	9/24/23 Clos Consigli Construction,	planning, labor coordinationsing Date:10/13/23		
Dates of Adve List of all firm Barr & Barr/Cat	ertisement: ns responding: te Services, Frank	Posting Date: L. Blum Construciton, C	9/24/23 Clos Consigli Construction,	planning, labor coordinationsing Date:10/13/23		
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Dates of Adventise of all firm Sarr & Barr/Cate of all firm selected Reasons why	ertisement: as responding: te Services, Frank : the firm was so	Posting Date: L. Blum Construciton, C I.L. Long Construction	9/24/23 Clos Consigli Construction, n	planning, labor coordinationsing Date: 10/13/23 I.L. Long Construciton, LeCha	se, Shelco, W.M. Jord	dan Company
Dates of Adve List of all firm Barr & Barr/Cat Firm selected Reasons why All procedure making this se	ertisement: as responding: te Services, Frank : the firm was so s set forth by the	Posting Date: L. Blum Construciton, Construction L.L. Long Construction elected: ne State Building Com	9/24/23 Clos Consigli Construction, n mission for selection ection made are as	planning, labor coordinations planning Date: 10/13/23 I.L. Long Construction, LeCha on of a construction manage follows:	se, Shelco, W.M. Jord	dan Company
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Dates of Adve List of all firm Barr & Barr/Cat Firm selected Reasons why All procedure making this se Workload tha Anticipated for Through Cons achieve HUB partices	ertisement: as responding: te Services, Frank the firm was so s set forth by the election. Specifi t was fully able form of bidding struction Managoraticipation go contract:	Posting Date: L. Blum Construction, Gull. L. Long Construction elected: ne State Building Comic reasons for the select accommodate the the work: G.S. 143-1 gement at Risk contrabals. Date of the agree the Risk Contracts:	9/24/23 Close 9/24/24/24 Close 9/24/24/2	planning, labor coordinationsing Date: 10/13/23 I.L. Long Construction, LeChalon of a construction manage follows: oject. IdaR first-tier subcontracts to the GS 143-128.1 to support 2/9/2024 For Design-Build Construction manage follows: 143-128.1 to support 2/9/2024	se, Shelco, W.M. Jord ger at risk were foll to be competitively rt competitive bidd	dan Company owed in bid.
Dates of Adve List of all firm Barr & Barr/Cat Firm selected Reasons why All procedure making this se Workload tha Anticipated for Through Cons achieve HUB preconstruction	ertisement: as responding: te Services, Frank the firm was so s set forth by the election. Specifit t was fully able form of bidding struction Manage participation go contract:	Posting Date: I.L. Blum Construction, Gelected: The State Building Commodate the to accommodate the the work: G.S. 143-1 The gement at Risk contrabals. Date of the agree the Risk Contracts: The State Building Commodate the the work: G.S. 143-1	9/24/23 Clost 9/24/24/23 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost	planning, labor coordinationsing Date: 10/13/23 I.L. Long Construction, LeChalon of a construction manage follows: oject. IdaR first-tier subcontracts to the distribution of the support of the suppor	se, Shelco, W.M. Jord ger at risk were foll no be competitively rt competitive bidd	dan Company owed in bid.
Dates of Adventilist of all firm Barr & Barr/Cat Barr & Barr	ertisement: as responding: te Services, Frank the firm was so s set forth by the election. Specifit t was fully able form of bidding struction Manage participation go contract: cion Manager a on Services Cos	Posting Date: I.L. Blum Construction, Gelected: The State Building Commodate the to accommodate the the work: G.S. 143-1 The gement at Risk contrabals. Date of the agree the Risk Contracts: The State Building Commodate the the work: G.S. 143-1	9/24/23 Clos 9/24/23 Clos Consigli Construction, n mission for selection ection made are as addition of this process 28.1(c) requires Close ection compliance we have a selection com	planning, labor coordinationsing Date: 10/13/23 I.L. Long Construction, LeChalon of a construction manage follows: oject. IdaR first-tier subcontracts to the GS 143-128.1 to support 2/9/2024 For Design-Build Construction manage follows: 143-128.1 to support 2/9/2024	se, Shelco, W.M. Jord ger at risk were foll no be competitively rt competitive bidd	dan Company owed in bid.
ist of all firm sarr & Barr/Cates of Advention & Barr/Cates of Seasons why all procedure making this seasons who workload that anticipated for Construction of the for Constru	the firm was so set forth by the lection. Specifit was fully able truction Manageraticipation go contract:	Posting Date: I.L. Blum Construction, Gelected: The State Building Commodate the to accommodate the the work: G.S. 143-1 The gement at Risk contrabals. Date of the agree the Risk Contracts: The State Building Commodate the the work: G.S. 143-1	9/24/23 Clost 9/24/24/23 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost 9/24/24 Clost	planning, labor coordinationsing Date: 10/13/23 I.L. Long Construction, LeChalon of a construction manage follows: oject. IdaR first-tier subcontracts to the distribution of the support of the suppor	se, Shelco, W.M. Jord ger at risk were foll no be competitively rt competitive bidd	owed in bid.

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 Sta	te University		
Project Title:	Page Hall Parti	al Renovation		
Total Project I	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:1/22/23Closing Date:3/3/23

List of all firms responding:

Bordeaux/Vistabution, Brawley/CIC Construction, BridgePoint General Contracting, Frank L. Blum Construciton, HITT Contracting, I.L. Long Construction, 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 For Design-Build Contracts: Design Phase Costs:

Preconstruction Services Cost:\$72,260Design Phase Costs:Estimated GMP Cost of the Work:\$11,752,879Anticipated Construction Phase Costs:Total:\$11,825,139Total:\$0

Additional Details:

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
be reported annually to the Board of Governors.

nstitution:	NC St	ate University		
		ment - Lee Residence Hall		
			All D. P Adam 12	D D. 11.1
otal Project	Buaget:	\$750,000	Alt. Delivery Method?	Design-Build
	proposed scop			
			F building. The roof of the building is around	
		a and the previous successful coating a new fully adhered PVC membrang	ng, was placed roughly fifteen years ago. This	project will involve the design o
ne removar an	a mistanation of	a new runy authoreu i ve membrani	C 1001.	
xplanation f	or choosing th	is alternative project delivery r	nethod for this project:	
pproximatel	y two years ag	o another roof coating was app	lied and over the past two years it has de	egraded significantly,
	_		s where the infrastructure penetrates it.	
ecember of	2022 further d	lamaged the roof and allowed m	noisture infiltration, dampening the insul	ation. A temporary fix was
escription o	f anticipated b	penefits:		
			ofing Shop and Housing Division to exped	ite the design process and
nobilize quicl	kly to complete	e the roof replacement prior to	the Fall 2024 semester. The D-B team wi	ll be responsible for
providing des	ign phase serv	ices, including design, construct	ability reviews, market-based cost estim	ates, and realistic schedule
levelopment	. Proactive pha	asing with the University ahead	of construction, along with real-time pro	curement planning, labor
Dates of Adve	ertisement:	Posting Date: 3/	6/23 Closing Date: 4/4/23	
			<u> </u>	
	ns responding:			
.T. Murphy Co	nstruction & SKA	A Consulting, Samet Corporation + \	NxTite & REI Engineers, Baker Roofing & Terra	acon Consultants
irm selected	:	Samet Corporation + WxTite &	REI Engineers	
Reasons why	the firm was s	selected:		
			or selection of a design-build team were	followed in making this
election. Spe	cific reasons fo	or the selection made are as foll	lows:	
Workload tha	t was fully able	e to accommodate the addition	of this project.	
Anticipated fo	orm of biddins	z the work: G.S. 143-128.1(c) red	quires CMaR first-tier subcontracts to be	competitively bid.
Through Desig	gn-Build contra	act in compliance with GS 143-1	28.1A .	
Terms of the	contract:	Date of the agreement:	10/17/2023	
or Construct	ion Manager :	at Risk Contracts:	For Design-Build Contract	·s:
	on Services Co		Design Phase Costs:	\$52,50
	1P Cost of the		Anticipated Construction	
otal:			\$0 Total:	\$699,17
مانداداد	etalis:			
Additional De				

(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
pe reported annually to the Board of Governors.

Estimated GMP Cost of the Work: Anticipated Construction Phase Costs: \$598		IC State University			
Describe the proposed scope of work: Diven 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 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 appoint 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 an 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 schedulevelopment. 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: Lit. Murphy Construction & SKA Consulting, Samet Corporation + WxTite & REI Engineers, Baker Roofing & Terracon Consultants Workload that was fully able to accommodate the addition of this project. Anticipated form of bidding the work: 6.5. 143-128.1(c) requires CMaR first-tier subcontracts to be competitively bid. Through Design-Build contract in compliance with GS 143-128.1A. For Design-Build Contracts: Design Phase Costs: 559 Estimated GMP Cost of the Work: 500 Total: 501 502 503 504 505	Project Title: Roof Rep	lacement - Owen Residence	Hall		
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Additional Details:	Anticipated form of bid Through Design-Build co Terms of the contract: For Construction Manage Preconstruction Services	ontract in compliance with G Date of the agreen ger at Risk Contracts: s Cost:	6S 143-128.1A . nent: 10/17/20 Fo	23 or Design-Build Contrac esign Phase Costs:	<u>ts:</u> \$52,50
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(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.

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:\$199,477Design Phase Costs:N/AEstimated GMP Cost of the Work:\$29,067,920Anticipated Construction Phase Costs:N/ATotal:\$29,267,397Total:N/A

For Design-Build Contracts:

Additional Details:

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

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

ported annua	lly to the Boar	d of Governors.			, , ,
Institution:	UN	C Chapel Hill			
Project Title:	Carroll and D	ey Halls Elevator Mo	dernizations		
Total Project	Budget:	\$1,942,78	2	Alt. Delivery Method?	Design-Build
Describe the	proposed scop	e of work:	_		
			pus elevators, two in	Carroll Hall and one in Dey Hal	I. will bring these long-
				sibility standards, codes, and U	-
				ications, and accessibility impro	·
Explanation f	or choosing th	is alternative projec	t delivery method fo	r this project:	
				and cost as criteria in the desig	n build decision. The
			• • •	ed to be a strong candidate to t	
J		·	,	Ü	,
Description o	f anticipated I	penefits:			
			ill streamline the sche	edule and improve costs via rec	luced overhead and
coordination	through a sing	le point of responsib	ility.		
Dates of Adv	ertisement:	Posting Date:	3/29/23 Clos	ing Date: 5/1/23	
ist of all firm	ns responding:				
			and Watco et al of Zebul	on, NC	
2. T.A. Loving/I	MHAworks et al	of Raleigh, NC			
			evator et al of Greensbo	ro, NC	
-	t al of Raleigh, N				
o. Samet, AJA,	NV5 et al of Rale	eign, NC			
Firm selected	l:	Muter Construction	n, LLC, RND Architects	, EDi, TKE and Watco et al of Ze	ebulon, NC
Reasons why	the firm was	selected:			
			with both design bui	ld projects and State funded / S	SCO projects, including
				ity with the newly implemente	
•	at the the sta				0 0
Anticipated f	orm of bidding	g the work: G.S. 143-	-128.1(c) requires CM	aR first-tier subcontracts to be	competitively bid.
N/A					
Terms of the	contract:	Date of the agre	eement: 11	/18/2022	
or Construct	tion Manager	at Risk Contracts:		For Design-Build Contract	s:
	on Services Co			Design Phase Costs:	\$197,54
Estimated GN	MP Cost of the	Work:		Anticipated Construction I	
Γotal:			\$0	Total:	\$1,942,78
Additional De	etails:				
or Public-Pri				luding contracting parties and	

(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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	Complete all shaded fields on form be	low.
	Yellow shaded fields include drop-dow	vn options.
	The Univ	ersity of North Carolina System
		Jse of Alternative Project Delivery Methods
. 143-133.1 and		1.1. III require information on the use of alternative project delivery methods to
rted annually t	o the Board of Governors.	
Institution:	UNC Charlotte	
Project Title:	Richardson Stadium Expansion	
Total Project		Alt. Delivery Method? Construction Manager at Risk
Describe the	proposed scope of work:	
	· · · · · · · · · · · · · · · · · · ·	ating capacity and construct a new press/suite tower to accommodate spaces for
	ium suite seating, pre-function donor space	es, game operations, catering functions, and provide expanded areas for team and
Explanation f	or choosing this alternative project del	livery method for this project:
		adium. The stadium is located in the center of west campus, and the site has
limited area to	accommodate construction activity; lo	ogistics and staging of the construction will be critical. Construction activity
will be coordi	ated to allow football games to take p	lace during construction; the construction phase will require proactive
	5	on manager to assist with budget review and pricing, procurement logistics
	e nroiect deliverv	
	anticipated benefits:	
		sely work with the Architects and Engineers to provide a construction
		R will be responsible for providing constructability reviews, market-based
		Proactive planning for construction activities, coordination with adjacent
projects, real-	ime procurement planning, labor coor	dination, and escalation control are all anticipated benefits.
Dates of Adve	rtisement: Posting Date:	10/4/23 Closing Date: 11/3/23
Dates of Auve	usement.	10/4/23 Closing Date: 11/3/23
List of all firm		
Barton Malow,	E Dunn, Turner Construction	
Firm selected	Barton Malow	
Reasons why	the firm was selected:	
		to the RFQ, three firms were selected to present their qualifications to the
selection com	nittee. Barton Malow's qualifications,	presentation and answers to the committee's questions demonstrated that
they have exp	erience with similar projects, the team	is familiar with SCO requirements, and has worked together on other
projects. The	lesign consultant, SLAM, has extensive	experience designing stadium renovations and expansions for colleges and
universities.		
Anticipated fo	rm of bidding the work: G.S. 143-128.	1(c) requires CMaR first-tier subcontracts to be competitively bid.
Through Cons		eed Maximum Price (GMP) contract in compliance with GS 143-128.1 to
	etitive bidding and achieve HUB partici	
Terms of the	contract: Date of the agreement:	12/19/2023
For Construct	on Manager at Risk Contracts:	For Design-Build Contracts:
	on Services Cost:	\$135,412 Design Phase Costs:
Estimated GN	P Cost of the Work:	\$43,650,400 Anticipated Construction Phase Costs:
Total:	\$	\$43,785,812 Total: \$0
Additional De	rails:	
Additional De	,ans.	
For Public-Pri	rate Partnerships (P3): Attach summa	ry term sheet including contracting parties and responsible parties (financing,

Instructions for	Reporting Form
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	Complete all	shaded fields on form b	pelow.
	Yellow shade	d fields include drop-do	own options.
			iversity of North Carolina System
143-133.1 and	d the UNC Poli		r Use of Alternative Project Delivery Methods D.1.1. III require information on the use of alternative project delivery methods to a
rted annually	to the Board o	f Governors.	
Institution:	UN	IC Charlotte	
Project Title:	Hawthorn Re	sidence Hall Renovatio	n
Total Project	Budget:	\$17,700,000	Alt. Delivery Method? Construction Manager at Risk
Describe the	•		
0.58 (very po Hawthorn H project is a c	oor condition all offers suit omprehensiv). All building system es, houses first-year s	6,700 GSF, houses 232 students. The building has a facility condition of s are at the end of life, except those renovated in 2016 and 2017. students and is home to the Engineering Learning Community. The places mechanical, plumbing and electrical systems, provides new ens.
			delivery method for this project:
residents at	the beginning ng a constru	g of the fall semester	mpressed schedule and a critical completion date to allow occupancy by . Proactive planning and cost management is essential to deliver the ist with budget review and pricing, procurement logistics will benefit the
Description o	f anticipated b	enefits:	
cost estimate projects, real- Dates of Advo List of all firm Ajax Building	s, and realistic time procurer ertisement: s responding:	schedule development nent planning, labor co Posting Date:	MR will be responsible for providing constructability reviews, market-based t. Proactive planning for construction activities, coordination with adjacent ordination, and escalation control are all anticipated benefits. 2/22/24 Closing Date: 3/26/24 ders, Clancy & Theys with McFarland Construction, Elford, Inc., Gilbane Building
		MatCan	
Firm selected		MetCon	
Reasons why After review of			e to the RFQ, three firms were selected to present their qualifications to the
selection com	mittee. MetC	on's presentation and a	answers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects.
Anticipated for	orm of bidding	the work: G.S. 143-12	28.1(c) requires CMaR first-tier subcontracts to be competitively bid.
_		gement at Risk Guarar and achieve HUB part	nteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals
Terms of the	contract:	Date of the agreemer	nt: 5/31/2024
For Constructi Preconstructi Estimated GM Total:	on Services Co IP Cost of the		For Design-Build Contracts: \$162,648 Design Phase Costs: \$13,832,539 Anticipated Construction Phase Costs: \$13,995,187 Total: \$0
			nary term sheet including contracting parties and responsible parties (financing, project scope, O&M responsibility, and other material contract terms.

Instructions	for Re	porting	Form
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			below.
	Yellow shade	d fields include drop-de	own options.
		The Un	niversity of North Carolina System
			r Use of Alternative Project Delivery Methods
143-133.1 and rted annually t			0.1.1. III require information on the use of alternative project delivery methods to
Institution:	UN	NC Charlotte	
Project Title:	Friday HVAC	and Controls	
Total Project	Budget:	\$9,702,092	Alt. Delivery Method? Construction Manager at Risk
Describe the	roposed scop	e of work:	
The Friday b	uilding, built	in 1981 and expand	ed in 1994, with 94,850 gross square feet, is home to the Belk College
of Business.	This project v	will replace the exist	ing obsolete Building Automation Systems (BAS) with new full direct-
-		_	nsors, variable frequency drives, sequence of operations will be
		huilding operations	
			delivery method for this project:
			e of the existing HVAC system. The site is located in the academic core with; logistics and staging of the construction. The building has 12 heavily scheduled
			building remaining occupied during the first phase. Proactive planning and cost
			ving a construction manager to assist with budget review and pricing,
_		enefit the project delive	
Description of	anticipated b	enefits:	
The Construct	ion Manager a	at Risk (CMR) firm will o	closely work with the Architects and Engineers to provide a construction
			MR will be responsible for providing constructability reviews, market-based cost
			pactive planning for construction activities, coordination with adjacent projects,
real-time proc	urement plan	<u>ning, labor coordinatio</u>	n, and escalation control are all anticipated benefits.
Dates of Adve	rtisement:	Posting Date:	10/31/23 Closing Date: 11/30/23
Dates of Adve		Posting Date:	
	s responding:	Posting Date:	
List of all firm	s responding:	Posting Date:	
List of all firm	s responding:	Posting Date:	
List of all firm	s responding: g Turner	Posting Date: Gilbane Building Com	10/31/23 Closing Date:11/30/23
List of all firm Gilbane, Whitin	s responding: g Turner	Gilbane Building Com	10/31/23 Closing Date:11/30/23
List of all firm Gilbane, Whitin Firm selected Reasons why	s responding: g Turner the firm was s	Gilbane Building Com	10/31/23 Closing Date:11/30/23
List of all firm Gilbane, Whitin Firm selected Reasons why After review of	s responding: g Turner the firm was s	Gilbane Building Comselected: s submitted in respons	10/31/23 Closing Date:
List of all firm Gilbane, Whitin Firm selected Reasons why After review of selection com	s responding: g Turner the firm was s f qualification mittee. Gilbai	Gilbane Building Comselected: s submitted in response's presentation and a	10/31/23 Closing Date:
List of all firm Gilbane, Whitin Firm selected. Reasons why After review of selection comexperience wi	s responding: g Turner the firm was s f qualification mittee. Gilbar	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familia	10/31/23 Closing Date: 11/30/23 Inpany The to the RFQ, two firms were selected to present their qualifications to the committee's questions demonstrated that their team has
List of all firm Gilbane, Whitin Firm selected Reasons why After review of selection come experience wi Anticipated for	s responding: g Turner the firm was s f qualification mittee. Gilban th similar proj	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiate the work: G.S. 143-12	10/31/23 Closing Date: 11/30/23 Inpany e to the RFQ, two firms were selected to present their qualifications to the answers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 18.1(c) requires CMaR first-tier subcontracts to be competitively bid.
Firm selected. Reasons why After review of selection comexperience wi Anticipated for	s responding: g Turner the firm was s f qualification mittee. Gilbar th similar proj orm of bidding	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiate the work: G.S. 143-12	npany e to the RFQ, two firms were selected to present their qualifications to the answers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to
Firm selected. Reasons why After review of selection comexperience wi Anticipated for	s responding: g Turner the firm was s f qualification mittee. Gilban th similar proj orm of bidding truction Mana etitive bidding	Gilbane Building Comselected: s submitted in responsive's presentation and a ects, the team is familiate the work: G.S. 143-12 gement at Risk Guarang and achieve HUB part	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals
Firm selected. Reasons why After review of selection come experience with anticipated for through Consupport comp	the firm was sometime. Gilban th similar projum of bidding truction Mana etitive bidding contract:	Gilbane Building Comselected: s submitted in responsive's presentation and a ects, the team is familiate the work: G.S. 143-12 agement at Risk Guarang and achieve HUB part	npany e to the RFQ, two firms were selected to present their qualifications to the answers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 18.1(c) requires CMaR first-tier subcontracts to be competitively bid. Intered Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals 1/26/2024
Firm selected Reasons why After review of selection come experience with anticipated for through Construct Through Construct For Construct	the firm was sometime. Gilban th similar projum of bidding truction Managetitive bidding contract:	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiate the work: G.S. 143-12 agement at Risk Guarang and achieve HUB part Date of the agreement at Risk Contracts:	npany e to the RFQ, two firms were selected to present their qualifications to the inswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts:
Firm selected. Reasons why After review of selection come experience with anticipated for through Consupport comp	the firm was s f qualification mittee. Gilbar th similar proj orm of bidding truction Mana etitive bidding contract:	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the subsection of the subsection of the committee's questions demonstrated that their team has arr with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs:
Firm selected Reasons why After review of selection comexperience wi Anticipated for Through Consupport comp Terms of the of Preconstruction	the firm was s f qualification mittee. Gilbar th similar proj orm of bidding truction Mana etitive bidding contract:	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:
Firm selected. Reasons why After review of selection come experience wi Anticipated for Through Consupport comp Terms of the of For Construction Estimated GM Total:	the firm was sometime. Gilban the similar project of bidding truction Managetitive bidding contract: Son Manager and Services Cop P Cost of the Services of the Services Cop P Cost of the Services contract.	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:
Firm selected. Reasons why After review of selection come experience will anticipated for Through Constructions of the Grand of the Gra	the firm was sometime. Gilban the similar project of bidding truction Managetitive bidding contract: Son Manager and Services Cop P Cost of the Services of the Services Cop P Cost of the Services contract.	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:
Firm selected. Reasons why After review of selection come experience wi Anticipated for Through Consupport comp Terms of the of For Construction Estimated GM Total:	the firm was sometime. Gilban the similar project of bidding truction Managetitive bidding contract: Son Manager and Services Cop P Cost of the Services of the Services Cop P Cost of the Services contract.	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:
Firm selected. Reasons why After review of selection come experience wi Anticipated for Through Consupport comp Terms of the of For Construction Estimated GM Total:	the firm was sometime. Gilban the similar project of bidding truction Managetitive bidding contract: Son Manager and Services Cop P Cost of the Services of the Services Cop P Cost of the Services contract.	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:
Firm selected. Reasons why After review of selection come experience wi Anticipated for Through Consupport comp Terms of the of For Construction Estimated GM Total:	the firm was sometime. Gilban the similar project of bidding truction Managetitive bidding contract: Son Manager and Services Cop P Cost of the Services of the Services Cop P Cost of the Services contract.	Gilbane Building Comselected: s submitted in response's presentation and a ects, the team is familiar the work: G.S. 143-12 agement at Risk Guarar and achieve HUB part Date of the agreement at Risk Contracts: st:	npany e to the RFQ, two firms were selected to present their qualifications to the suswers to the committee's questions demonstrated that their team has ar with SCO requirements, and has worked together on other projects. 8.1(c) requires CMaR first-tier subcontracts to be competitively bid. Inteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to icipation goals Int: 1/26/2024 For Design-Build Contracts: \$96,700 Design Phase Costs: \$8,322,171 Anticipated Construction Phase Costs:

Instructions for R	eporting Form
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Complete al	I shaded fields on form	n below.
Yellow shad	ed fields include drop-	down options.
		Iniversity of North Carolina System or Use of Alternative Project Delivery Methods
133.1 and the UNC Po Innually to the Board	licy Manual, Chapter 6	00.1.1. III require information on the use of alternative project delivery methods to
ution:	NC Charlotte	
ct Title: Burson Ren	ovation and Expansion	
Project Budget:	\$55,900,000	O Alt. Delivery Method? Construction Manager at Risk
ribe the proposed sco	·	
neering labs, interactiv	ve classrooms, comput on and simulation labs	ross SF, will be modernized and expanded to provide experiential, project-based, rational laboratories, student collaboration and project space, faculty offices, and to support growing engineering programs for the College of Engineering and the
nation for choosing t	his alternative project	t delivery method for this project:
ce road. The site is ver truction will be critical	ry tight with very limited. The project includes	ne site is located at the intersection of a major campus road and a heavily used ed area to accommodate construction activity; logistics and staging of the long-lead items and the construction phase will require proactive planning and er to assist with budget review and pricing, procurement logistics will benefit the
ription of anticipated		I closely work with the Architects and Engineers to provide a construction
	ment planning, labor o Posting Date: ;:	ent. Proactive planning for construction activities, coordination with adjacent coordination, and escalation control are all anticipated benefits. 9/20/23 Closing Date: 10/25/23
selected:	DPR Construction	
ons why the firm was	selected:	
review of qualificatio tion committee. DPR rience with similar pro	ns submitted in respore's presentation and ansopjects, the team is fami	nse to the RFQ, three firms were selected to present their qualifications to the swers to the committee's questions demonstrated that their team has iliar with SCO requirements, and has worked together on other projects. 128.1(c) requires CMaR first-tier subcontracts to be competitively bid.
ugh Construction Mar	agement at Risk Guar	ranteed Maximum Price (GMP) contract in compliance with GS 143-128.1 to
	ng and achieve HUB pa	
is of the contract: Construction Manager Construction Services Conated GMP Cost of the :	at Risk Contracts: ost:	For Design-Build Contracts: \$434,241 Design Phase Costs: \$42,728,641 Anticipated Construction Phase Costs: \$43,162,882 Total: \$50
onstruction Services C nated GMP Cost of the	ost:	For Design-Build Contracts: \$434,241 Design Phase Costs: \$42,728,641 Anticipated Construction Phase Costs:

	•				
	Yellow shad	ed fields include o	drop-down options		
		1	The University of	North Carolina System	
				ternative Project Delivery Metl	
			ter 600.1.1. III requ	ire information on the use of alteri	native project delivery methods to
rted annually t	o tne Boara d	of Governors.			
Institution:	L	INC Charlotte			
Project Title:	Upper Prosp	ector Renovation	า		
Total Project	Budget:	\$11,0	00,000	Alt. Delivery Method?	Construction Manager at Risk
Describe the		-		· -	
	•	•	g. built in 1980 with 1	7.652 gross SF. into a food hall configu	uration, provide seating that is always
available and cr	eate a reserva	ble space for specia	•	pts will be replaced with more desirab	
Explanation for	or choosing t	his alternative pr	oject delivery met	nod for this project:	
The project is	a complex re	novation of the n	orth wing of an exi	sting building that houses dining se	ervices. The south wing of the
building will re	main occupi	ed during constru	uction. The building	g is located in the center of the aca	idemic core of campus, and the sit
			• • •	s and staging of the construction w	_
service area fo	r the buildin	g is shared with o	ther buildings. Con	struction activity will be coordinat	ed to keep the south wing of the
building open	during const	ruction; the const	truction phase will	require proactive planning and cos	t management. Procurement of
long-lead food	service and	electrical equipm	ent must be coordi	nated to maintain the project sche	edule. Having a construction
manager to as	sist with bud	get review and pr	ricing, procuremen	t logistics will benefit the project d	lelivery.
Description	anticinated	hanafita.			
Description of	•		m will alocaly work	with the Architects and Engineers	to provide a construction
				with the Architects and Engineers	
•	· ·	auring the design.	. The CIVIK WIII be re		ability reviews, market-based cost
lestimates, and		مطيناه طمينمامهم		· · · · · · · · · · · · · · · · · · ·	
-		•	ent. Proactive plann	ing for construction activities, coo	rdination with adjacent projects,
real-time proc	urement pla	nning, labor coord	ent. Proactive plann dination, and escala	ing for construction activities, coo ation control are all anticipated be	rdination with adjacent projects,
-	urement pla	•	ent. Proactive plann dination, and escala	ing for construction activities, coo	rdination with adjacent projects,
real-time prod Dates of Adve	urement pla rtisement: s responding	nning, labor coord Posting Date:	ent. Proactive plann dination, and escala 8/1/	ing for construction activities, coontion control are all anticipated below Closing Date: 8/30/23	rdination with adjacent projects, nefits.
real-time proc Dates of Adve List of all firm Blum Construct	urement plan rtisement: s responding on, Clancy & T	Posting Date: : heys Construction (ent. Proactive plann dination, and escala 8/1/ Company, Elford, I.L.	ing for construction activities, coo ation control are all anticipated be	rdination with adjacent projects, nefits.
real-time proc Dates of Adve List of all firm Blum Construct	urement plan rtisement: s responding on, Clancy & T	Posting Date: : heys Construction (ent. Proactive plann dination, and escala 8/1/	ing for construction activities, coontion control are all anticipated below Closing Date: 8/30/23	rdination with adjacent projects, nefits.
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real-time proc Dates of Adve List of all firm Blum Construct	urement plantisement: In responding on, Clancy & The A. Everett, The	Posting Date: : :heys Construction () Whiting-Turner Co	ent. Proactive plann dination, and escala 8/1/ Company, Elford, I.L.	ing for construction activities, coo stion control are all anticipated bea (23 Closing Date: 8/30/23 Long Construction Co., Inc, JE Dunn Co	rdination with adjacent projects, nefits.
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Dates of Adve List of all firm Blum Construct Services, LLC-D. Firm selected: Reasons why	urement pla rtisement: s responding on, Clancy & T A. Everett, The	Posting Date: : theys Construction (a Whiting-Turner Co	ent. Proactive plann dination, and escala 8/1/ 8/1/ Company, Elford, I.L. ontracting Company	ing for construction activities, coo stion control are all anticipated bea (23 Closing Date: 8/30/23 Long Construction Co., Inc, JE Dunn Co	rdination with adjacent projects, nefits.
Dates of Adve List of all firm Blum Construct Services, LLC-D. Firm selected: Reasons why After review of	urement pla rtisement: s responding on, Clancy & T A. Everett, The	Posting Date: : heys Construction of Whiting-Turner Co The Whiting Turner Co selected: ns submitted in re	ent. Proactive plann dination, and escala 8/1/ Company, Elford, I.L. ontracting Company urner Contracting Company	ing for construction activities, coontion control are all anticipated being the control are all anticipated being a Closing Date: 8/30/23 Long Construction Co., Inc, JE Dunn Control Company	rdination with adjacent projects, nefits. onstruction, LeChase Construction sent their qualifications to the
Dates of Adve List of all firm Blum Construct Services, LLC-D. Firm selected. Reasons why After review of selection com	rtisement pla rtisement: s responding on, Clancy & T A. Everett, The the firm was f qualificatio mittee. Whit	Posting Date: : heys Construction of the Whiting-Turner Co The Whiting Turner Co selected: ns submitted in reing Turner's quali	ent. Proactive plann dination, and escala 8/1/ Company, Elford, I.L. ontracting Company urner Contracting Company esponse to the RFQ ifications, presenta	ing for construction activities, coontion control are all anticipated being a closing Date: 8/30/23 Long Construction Co., Inc, JE Dunn Co.,	rdination with adjacent projects, nefits. onstruction, LeChase Construction sent their qualifications to the e's questions demonstrated that
Dates of Adve List of all firm Blum Construct Services, LLC-D. Firm selected: Reasons why After review of selection com they have exp	rtisement pla rtisement: s responding on, Clancy & T A. Everett, The the firm was f qualificatio mittee. Whit erience with	Posting Date: heys Construction of the Whiting-Turner Co The Whiting To selected: ns submitted in reing Turner's qualisimilar projects, t	ent. Proactive plann dination, and escalar 8/1/ Company, Elford, I.L. ontracting Company urner Contracting Company esponse to the RFQ ifications, presentathe team is familiar	ing for construction activities, coontion control are all anticipated beaution control are all anticipated beautions control and anticipated beautions control and anticipated beautions control	rdination with adjacent projects, nefits. onstruction, LeChase Construction sent their qualifications to the e's questions demonstrated that worked together on other projects.
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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 C	arolina University		
Project Title:	Athletic Facilit	y Improvements		
Total Project B	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	Descri	ption	of a	antici	pated	bene	fits
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Improved phasing; constructability review involvements; better cost control; improved risk management	t; improved QAQC

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

Reporting Form - Alt Delivery (8/2/2024)

For Construction Manager at Risk Contracts:		For Design-Build Contracts:	
Preconstruction Services Cost:	\$499,121	Design Phase Costs:	
Estimated GMP Cost of the Work:	\$51,230,627	Anticipated Construction Phase Costs:	
Total:	\$51,729,748	Total:	\$0
Additional Details:			
	summary term sheet in	cluding contracting parties and responsible pa	urties
Additional Details: For Public-Private Partnerships (P3): Attach s (financing, design, construction O&M, etc.), fin	,	, , ,	

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. 5/19/23 Closing Date: 6/15/23 **Dates of Advertisement:** Posting Date: 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: For Design-Build Contracts: **Preconstruction Services Cost:** \$392.044 Design Phase Costs: Estimated GMP Cost of the Work: **Anticipated Construction Phase Costs:** \$0 Total: Total: **Additional Details:**

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