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	Football Indoor Practice Facility	$25,000,000	1				9	David E. Looper Company
App State	Hickory Campus - Phase 2B Renovation	$10,000,000	1				10	Shelco, LLC
App State	Innovation Campus	$63,428,895	1				3	Muter-Greene
App State	Peacock Hall	$40,200,000	1				5	JR Vannoy and Sons Construction
ECU	ECU Health Medical Examiners Complex	$35,000,000	1				8	T.A. Loving Company
ECU	Howell Building North - Comprehensive Renovation	$46,000,000	1				5	Blum Construction
ECU	Main Campus - Modernize Four Elevators	$1,380,000		1			4	T.A. Loving Company (with MHAworks)
ECU	New Regional Outpatient Behavioral Health Facility	$50,000,000	1				4	T.A. Loving & Blum Construction
ECSU	Chancellor's Residence	$1,500,000		1			4	Balfour Beatty Construction, LLC (with Moseley Architects)
ECSU	Facilities Building Relocation	$323,934		1			0	Alexander Design Build, Inc. (with Beacon Architecture)
ECSU	Renovation of Principal's House	$1,086,936		1			2	C.T. Wilson Construction Company, Inc. (with Vines Architecture)
ECSU	Renovation of Rosenwald School	$1,086,936		1			2	C.T. Wilson Construction Company, Inc. (with Vines Architecture)
ECSU	Vaughan Center Facility Upgrade	$9,000,000		1			7	Muter Construction, LLC (with CRA Associates, Inc.)
FSU	None							
N.C. A&T	Emergency Declaration-Repairs and Renovations Steam Plant-	$27,000,000	1				NA	Balfour-Beatty
NCCU	None							
NC State	Kitchen Renovation - Wendell H. Murphy Football Center	$4,000,000	1				9	Shelco
NC State	Textiles Complex - Flex Factory Renovations	$6,000,000	1				6	I.L. Long Construction Company
NCSSM	None							
UNCA	Lipinsky Renovation	$41,150,000	1				9	Barringer Construction Company LLC
UNC-CH	Columbia Street Steam Tunnel Repair	$26,000,000		1			1	Mid-Atlantic Infrastructure Systems, Inc. (with Affiliated Engineers, Inc.)
UNCC	Witherspoon Renovation	$36,000,000	1				11	Vannoy & Brownstone and Association
UNCG	None							
UNCP	Health Sciences Center	$91,000,000	1				3	Metcon/TA Loving a Joint Venture Pembroke-Raleigh, NC
UNCSA	Stevens Center - Renovation Phase 2	$51,000,000	1				5	Frank. L. Blum Construction Co.
UNCW	None							
WCU	New Engineering Building	$96,300,000	1				3	James R. Vannoy & Sons Construction Company
WSSU	Hauser Hall - Renovation and Expansion	$22,100,000	1				6	D.A. Everette Group/Christman Company
PBS-NC	Emergency Power Systems Upgrades	$39,248,000		1			9	LeChase (with Salas O'Brien)
NC Arb	None							
	TOTAL:	$723,804,701	16	8	0	0		

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

Institution: Appalachian State University

Project Titl Football Indoor Practice Facility

Total Project Budget: $25,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

Project scope includes demolition of the existing indoor practice facility and adjacent softball stadium and the construction of a pre-engineered metal building (PEMB) approximately 101,000 sq. ft. in total including an adjoining event space, support space, and 10,000 sq. ft. clinic "shell" space at 400 Jack Branch Driver, Boone, NC 28608.

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

Schedule and budget constraints required the efficincies created by coordination with CM@R and the Design Team

Description of anticipated benefits:

Delivery of early site work package and building design to allow for early start and pre-order of pre-engineered metal building

Dates of Advertisement: Posting Date: 11/21/24 Closing Date: 12/12/24

List of all firms responding:

David E Looper Company, TA Loving/Blum Construction, IL Long Contruction Company, Samet Corporation, Roebuck Buildings, Vannoy Construction, Shelco, Barr & Barr, VPC Builders

Firm selected: David E Looper Company

Reasons why the firm was selected:

1) Experience with Pre-Engineered Metal Buildings, including hybrid projects consisting of PEMB and conventional steel framing; 2) Presented a thoughtful and effective site utilization plan 3) Demonstrated a clear understanding of the project and the commitment and enthusiasm for the project needed to ensure that sussful delivery

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

Through Contruction Manager at Risk, competitive bidding in accordance with GS 143-128

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

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$141,860	Design Phase Costs:	
Estimated GMP Cost of the Work:	$22,353,958	Anticipated Construction Phase Costs:	
Total:	$22,495,818	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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Reporting Form for Use of Alternative Project Delivery Methods

1. **Institution:** Appalachian State University

2. **Project Title:** Hickory Campus - 2B

3. **Total Project Budget:** $10,000,000

4. **Describe the proposed scope of work:**

Renovation of existing building, including systems repairs and replacements to provide classrooms, labs, administration, exterior improvements, and lounge spaces that are compliant with current building codes and university standards. Project delivered in 2 phases. Phase 2A to be completed 8/1/2024. Phase 2B to be completed 8/1/2025. $6 million of appropriated funds currently available and an additional $4.1 million scheduled to be funded July 2024.

5. **Type of Alternative Delivery Method:** Construction Manager at Risk

6. **Explanation for choosing this alternative project delivery method for this project:**

The project involves complex, phased construction of an occupied building, that will include strategically coordinated moves. Implementation will require meticulous and proactive planning and cost management that will benefit from the experience and perspective of a Construction Manager at Risk.

7. **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 anticipated benefits.

8. **Date of Advertisement:**

Posting Date:	4/12/2024
Closing Date:	4/29/2022

9. **List of all firms responding:**

VPC Builders
New Atlantic
Barnhill
Clancy & Theys
Metcon
Gilbane
Hickory Construction
Shelco
DE Looper
JE Dunn Construction

10. **Firm selected:** Shelco

11. **Reasons why the firm was selected:**

Shelco has done similar work in an occupied building and they had the most competent team that had worked together on past projects; many of the other firms' teams had never worked together in the past. We felt Shelco would provide the best possible scenario to work through planning and challenges related to renovating an occupied building.

12. 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

13. Terms of the contract:

Date of the agreement:	6/4/2024

a. **For Construction Manager at Risk Contracts:**

Preconstruction Services Cost:	$377,195

Complete information below when the GMP contract is awarded.

GMP Cost of the Work:	9,492,449
General Conditions and Fees:	1,215,137
Bonds and Insurance:	307,413
Total GMP:	11,014,999

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.

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Institution: Appalachian State University

Project Title: Innovation Campus Phase I - Conservatory for Biodiversity and Educational Research (CBEAR)

Total Project Budget: $63,428,895 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

The original scope of the project was to construct a new academic STEM building for applied teaching and research as well as a conservatory for public education. This will allow for the expansion of overcrowded and growing programs that currently exist in other spaces on campus. As a part of the Innovation Campus, this project will pursue the Living Building Challenge as a commitment to sustainability. The current funding covers district wide grading and utilities for the Innovation Campus as well as the core of the CBEAR building.

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

The complexity of the project pushed us to choose the CMR delivery method.

Description of anticipated benefits:

We anticipated better constructibility review during pre-con and better budget reconciliations during design.

Dates of Advertisement: Posting Date: 9/19/22 Closing Date 10/11/22

List of all firms responding:

Vannoy, Shelco, Muter-Greene

Firm selected: Muter-Greene

Reasons why the firm was selected:

Local connections to sub-contractors. Local knowledge of the construction climate in Boone as well as the building climate in Boone.

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: 12/9/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$491,750	Design Phase Costs:	
Estimated GMP Cost of the Work:	#########	Anticipated Construction Phase Costs:	
Total:	#########	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: Appalachian State University

Project Title: Peacock Hall

Total Project Budget: $40,200,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

This project is for a new addition to the Walker College of Business located currently at Peacock Hall. The new, approximately 70,000 sqft. structure is to be dedicated to various classrooms/labs, office spaces, common & special use areas, mechanical infrastructure space and bridging to the existing building.

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

The Construction Manager at Risk (CMR) method was chosen due to the complexity of the project, benefits in cost control, and transparency.

Description of anticipated benefits:

We wanted our construction partner to be involved early for logistic and constructibilty insight to foster better collaboration between the owner, designer, and contractor. This has lead to more accurate cost estimates and a smoother construction process.

Dates of Advertisement: Posting Date: 6/2/23 Closing Date: 6/22/23

List of all firms responding:

Barnhill Contracting Company, Barton Malow Builders, Edison Foard Construction, Metcon/Greene Construction collaboration, & JR Vannoy and Sons Construction

Firm selected: JR Vannoy and Sons Construction

Reasons why the firm was selected:

During interviews, for the purposes of this project, Vannoy presented the best overall combination of answers to the Selecting Criteria as put forth in the UNCGA doc *Construction Manager-at-Risk Selection Procedures (adopted by the State Building Commission on 2/26/02)* .

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

This work was bid in accordance with NCDOA State Construction Bidding and Contract requirement and guidelines as outlined in official State Construction Forms and Documents.

Terms of the contract: Date of the agreement: 12/6/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$253,378	Design Phase Costs:	
Estimated GMP Cost of the Work:	$37,178,381	Anticipated Construction Phase Costs:	
Total:	$37,431,759	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: East Carolina University

Project Title: ECU Health Medical Examiners Complex

Total Project Budget: $35,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

East Carolina University in conjunction with ECU Health to design and construct a new 42,000 square foot Medical Examiner Complex. The facility will include space for 80+ bodies, dedicated decomposition holding, 3 autopsy rooms, 1 BSL-3 containment suite, autopsy viewing gallery, imaging services to include radiology and future CT, enclosed transportation facilities, office space for 5 pathologists, 6 autopsy assistants, 2 fellows, and death investigators and counselors.

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. Also, with the constantly changing price escalation, we need a CM's expertise and subcontractor relationships to get the most accurate estimates.

Description of anticipated benefits:

Full time on-site project management. More accurate cost estimates. Fewer conflicts in new construction because of constructability reviews.

Dates of Advertisement: Posting Date: 3/25/24 Closing Date: 4/19/24

List of all firms responding:

Consigli Construction Co. Inc., Elford, Inc., Whiting-Turner Contracting Company, T A Loving Company, Shelco, LLC, Blum Construction, Brasfield & Gorrie, Thomas Construction Group, LLC

Firm selected: T A Loving Company

Reasons why the firm was selected:

Our selected firm has a wealth of experience in NC and with SCO. The team assemble had a wealth of CMAR experience. Similar projects were delivered on time and within budget.

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.

Terms of the contract: Date of the agreement: 7/5/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$213,766	Design Phase Costs:	
Estimated GMP Cost of the Work:	$39,052,793	Anticipated Construction Phase Costs:	
Total:	$39,266,559	Total:	$0

Additional Details:

GMP is estimated. We are in pre-construction currently.

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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1. **Institution:** East Carolina University

2. **Project Title:** Howell Building North - Comprehensive Renovation

3. **Total Project Budget:** $46,000,000

4. **Describe the proposed scope of work:**

The original 1969 complex consists of three separate towers with connectors for a total of approximately 107,569 square feet. The complex is composed of classrooms and offices, but it functions primarily as a laboratory building. The lab spaces are isolated and cannot sufficiently support open collaborative lab research. Howell's utility systems are near the end of their useful life. This project is intended to address deferred maintenance throughout including building systems, life safety, accessibility, code compliance and abatement. The construction must be completed in multiple phases as two of the towers will always be occupied during construction requiring continuous MEP and network service throughout the project. This project's renovation in the North tower will require sequencing/coordination to prevent adversely affecting occupancy in other areas. Included in the scope of work is replacement of the greenhouse in the same footprint.

5. **Type of Alternative Delivery Method:** Construction Manager at Risk

6. **Explanation for choosing this alternative project delivery method for this project:**

Howell Science complex is composed of three towers in the center of campus. The South and the East tower will remain online during the renovation of the North tower. The CMAR delivery will help facilitate logistics and. Having a CMAR on board will assist in constructability and cost through design in hopes of designing as efficiently as possible and minimize change orders during construction.

7. **Description of anticipated benefits:**

Having a CMAR will play a crucial role in managing the interior and exterior logistics in this heavily occupied complex at the center of campus. The CMAR will play an important role in scheduling and phasing the construction to allow the other two towers to remain occupied and online at all times without disruption. The CMAR will assist in constructability reviews which will help in cost saving construction practices. The CMAR will manage the logistics plan to manage student transit as one of the main student bus stop hubs is located adjacent to the jobsite.

8. **Date of Advertisement:**

Posting Date:	1/27/2025
Closing Date:	2/14/2025

9. **List of all firms responding:**

Brasfield & Gorrie; Raleigh, NC
Blum Construction; Raleigh, NC
Muter Construction; Zebulon, NC
Barr & Barr and HORUS Construction; Raleigh, NC
JE Dunn Construction; Raleigh, NC

10. **Firm selected:** Blum Construction

11. **Reasons why the firm was selected:**

The CMAR had extensive experience working in occupied space in educational settings. The team assembled has significant experience with the CMAR delivery method. 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 will be 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:	7/25/2025

a. **For Construction Manager at Risk Contracts:**

Preconstruction Services Cost:	$ 305,100

Complete information below when the GMP contract is awarded.

GMP Cost of the Work:	TBD
General Conditions and Fees:	TBD
Bonds and Insurance:	TBD
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.

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Institution: East Carolina University

Project Title: Main Campus - Modernize Four Elevators

Total Project Budget: $1,380,000 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

Turn-key modernization of four 40-yr-old hydraulic elevators located in separate buildings on Main Campus (Building 43, Messick, McGinnis and Building 127. Modernization will include ADA renovations, new controllers, doors, upgraded car finishes, shaft lighting improvements, and upgraded elevator room equipment and finishes.

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

Design-Build allows ECU the opportunity to set the budget early and to have sub-contractors and suppliers committed to the project. This limits the need to bid multiple projects, saving both time and money. The complexity of the project, specific programming required, and the need for timely delivery to minimize interruption or cancelation of classes supports the need for a single, integrated team to lead and coordinate all aspects of work quality and schedule.

Description of anticipated benefits:

Messick and McGinnis buildings are situated in two buildings operated by the Theatre Arts & Dance departments. Both elevators provide regular daily access to rehearsal and performance spaces for students and the general public. It is critically important to do renovations either simultaneously or in quick succession to minimize detrimental impact to departmental operations given the number of users involved. The elevator in Building 127 is the sole elevator providing access to the second floor of ECU Human Resources where all customer-service offices are located. Minimizing the loss of daily service during business hours is critical. The fourth hydraulic elevator at Bldg 43 is a 2-stop service elevator requiring a new jack, casing, and refurbished doors. This project was conceived as a standalone design-bid-build project but was incorporated into the Design-Build scope as an opportunity to take advantage of the coordination and quick delivery.

Dates of Advertisement: Posting Date: 10/3/23 Closing Date: 12/18/23

List of all firms responding:

1. TA Loving Company (Goldsboro, NC) with MHAworks (Greenville, NC)
2. Bar Construction Company, Inc. (Greensboro, NC with The Wooten Company (Raleigh, NC)
3. Muter Construction, LLC (Zebulon, NC) with RND, P.A. (Durham, NC)
4. Barr & Barr (Raleigh, NC with AJA (Raleigh, NC)

Firm selected: TA Loving Company (Goldsboro, NC) with MHAworks (Greenville, NC)

Reasons why the firm was selected:

TA Loving/MHAworks were selected due to both companies' knowledge and extensive work on campus, knowledge of new code requirements to the Elevator Code, and previous work with design build type projects outside of ECU.

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

All bid packages will be competitively bid to pre-qualified subcontractors through multiple bid packages to promote minority and majority participation.

Terms of the contract: Date of the agreement: 7/12/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$102,290
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$1,219,929
Total:	$0	Total:	$1,322,219

Additional Details:

No change orders affecting the dollar amount of the contract, outside of the addition of the GMP via change order, to the Design-Build contract have been approved.

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: East Carolina University

Project Title: New Regional Outpatient Behavioral Health Facility

Total Project Budget: $50,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

East Carolina University in conjunction with ECU Health will design and construct a new 50,000 - 60,000 square foot medical office building to accommodate ECU Health Outpatient Behavioral Health programs. The facility will include space for child/adolescent and adult psychiatry programs, a ketamine/TMS clinic, an addiction medicine program, a telepsychiatry program, administration and office space and an outpatient clinic.

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

This project is a greenfield project that includes site work and installation of and connection of utilities to existing public infrastructure as well as new building construction. With volatility in materials pricing, the expertise of a CM is needed to navigate price escalations, coordinate long lead times, and existing CM/subcontractor relationships to have accurate estimates and on-time project delivery.

Description of anticipated benefits:

On-time project delivery within defined project budget is a necessity due to the current construction climate. The CMAR will manage any and all knowns and unknowns relating to materials estimating and pricing, and project scheduling/coordination.

Dates of Advertisement: Posting Date: 12/12/24 Closing Date: 1/16/25

List of all firms responding:

Brasfield & Gorrie; Raleigh, NC
Clancy & Theys Construction Company; Raleigh, NC
TA Loving & Blum Construction - A Joint Venture; Goldsboro, NC
Thomas Construction Group; Wilmington, NC

Firm selected: TA Loving & Blum Construction - A Joint Venture

Reasons why the firm was selected:

The CMAR has significant experience with new construction delivery and SCO. The CMAR also has deep familiarity with ECU construction standards and specifications on both Main Campus and the Health Science Campus. CMAR has long-standing relationships with area subcontractors and has consistent subcontractor participation in projects bid. Similar projects have been delivered on time and within budget.

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

All bid packages will be competitively bid to pre-qualified subcontractors through multiple bid packages to promote minority and majority participation.

Terms of the contract: Date of the agreement: 7/25/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$333,088	Design Phase Costs:	
Estimated GMP Cost of the Work:	TBD	Anticipated Construction Phase Costs:	
Total:	$333,088	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: Elizabeth City State University

Project Title: Chancellor's Residence

Total Project Budget: $1,500,000 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

Construct a new Chancellor's Residence of approximately 6,000 square feet to accommodate the current and future Chancellors of Elizabeth City State University. The home must consist of private quarters for the Chancellor and their family, office space, butler space, kitchen, living room, sitting room, entertainment space, flex space, 3 car garage, and an additional master suite for guests.

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

The timing of this project is critical, as it will displace the Chancellor from the existing private living quarters and require temporary relocation during construction. To minimize disruption, the project must be completed both efficiently and effectively, with careful attention to scheduling, coordination, and quality control. The new residence will require a high level of finish and detail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer Banks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be essential that ECSU selects a Design-Build team with a strong track record in high-end residential construction to ensure the final product meets the highest standards of craftsmanship, design integrity, and functionality.

Description of anticipated benefits:

ECSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and upcoming public and private projects in the region further reduce contractor availability and competition. The budget for this project does not support a Construction Manager at Risk (CMR) delivery, as associated fees would significantly limit funds for construction. Given the high quality required for the Chancellor's residence, selecting a contractor based solely on the lowest bid risks compromising workmanship and project success. ECSU should prioritize a qualified Design-Build team with proven experience in high-end residential construction to ensure the project meets its standards.

Dates of Advertisement: Posting Date: 7/30/24 Closing Date: 8/22/24

List of all firms responding:

Balfour Beatty Construction, LLC
C.T. Wilson Construction Company, Inc.
Muter Construction, LLC
Barr and Barr

Firm selected: Balfour Beatty Construction, LLC

Reasons why the firm was selected:

1. Balfour Beatty was selected for the Chancellor's residence design-build project due to its strong alignment with State Construction Office expectations and its demonstrated commitment to serving as a trusted partner to the University.
2.The firm brought deeper relevant experience and a stronger local presence than other respondents, positioning it to fectively manage regional contractor limitations.
3. Balfour Beatty's robust pre-planning approach ensures minimal disruption to campus operations and supports the successful delivery of a high-end, well-finished residence in a timely manner.

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

Through Design build contract in compliance with GS 143-128.1A.(c)(8)(a) to support negotiated bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 12/19/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$117,369
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$1,382,631
Total:	$0	Total:	$1,500,000

Additional Details:

Architect is Moseley, MEP is Greentech, Structural is HDS, Civil is VHB.

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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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: Elizabeth City State University

Project Title: Facilities Maintenance Shed Relocation

Total Project Budget: $323,934

Alt. Delivery Method? Design-Build

Describe the proposed scope of work:

The facilities maintenance shed relocation building consists of a pre-engineered metal building with offices, restrooms, break room, conference room, and storage to relocate the Facilities Department out of Thomas Jenkins.

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

To aid in the delegated design of the pre-engineered metal building process during the design process.

Description of anticipated benefits:

The Design-Build method allowed for the pre-engineered metal building to be incorported into the design process and coordinated with architectural, mechanical, electrical, and plumbing plans.

Dates of Advertisement: Posting Date: _____ Closing Date: _____

List of all firms responding:

Firm selected: Alexander Design Build, Inc

Reasons why the firm was selected:

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

Through Design build contract in compliance with GS 143-128.1A.(c)(8)(a) to support negotiated bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 2/5/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$5,160
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$318,775
Total:	$0	Total:	$323,934

Additional Details:

Architect is Beacon and MEP is Kilian

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: Elizabeth City State University

Project Title: Renovation of Principal's House

Total Project Budget: $1,086,936 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

This is a historic renovation of the ECSU Principal's House funding by a National Park Service Grant. The restoration will including resoring the interior portions of the house to their original design including installing modern electrical, HVAC, and plumbing. The team will also work with an exhibit designer funded by a Institute of Museum and Library Services.

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

Due to the existing conditions of the Principal's House, having a contractor on board from the beginning to aid in selective demo and actual construction costs for the historic renovation while also streamlining communication to allow for cohesive planning, faster problem-solving, and preservation-sensitive execution.

Description of anticipated benefits:

Using the design-build method for a principal's house interior historic renovation offers a streamlined and efficient approach that integrates design and construction under one contract. This unified process enhances communication, accelerates timelines, and ensures greater accountability. Early budgeting and value engineering help control costs, while tailored solutions ensure that updates respect the home's character.

Dates of Advertisement: Posting Date: 5/1/24 Closing Date: 5/10/24

List of all firms responding:

Down East Preservation Design and Construction
C.T. Wilson Construction Company, Inc.

Firm selected: C.T. Wilson Construction Company, Inc.

Reasons why the firm was selected:

1. CT Wilson demonstrated knowledge of Design-build delivery on a historic interior renovation including upgrading mechanical, plumbing, and electrical in the building.
2. CT Wilson demonstrated a strong and consistent teaming experience with Vines Architecture, reflecting a collaborative approach rooted in shared values and complementary expertise to provide a successful project on time and in budget.

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

Through Design build contract in compliance with GS 143-128.1A.(c)(8)(a) to support negotiated bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 10/31/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$87,177
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$547,714
Total:	$0	Total:	$634,890

Additional Details:

Vines is architect and Atlantec is MEP.

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: Elizabeth City State University

Project Title: Renovation of Rosenwald School

Total Project Budget: $1,086,936 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

This is a historic renovation of the ECSU Rosenwald School funding by a National Park Service Grant. The restoration will including resoring the interior portions of the house to their original design including installing modern electrical, HVAC, and plumbing. The team will also work with an exhibit designer funded by a Institute of Museum and Library Services.

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

Due to the existing conditions of the Rosenwald School, having a contractor on board from the beginning to aid in selective demo and actual construction costs for the historic renovation while also streamlining communication to allow for cohesive planning, faster problem-solving, and preservation-sensitive execution.

Description of anticipated benefits:

Using the design-build method for a Rosenwald's school interior historic renovation offers a streamlined and efficient approach that integrates design and construction under one contract. This unified process enhances communication, accelerates timelines, and ensures greater accountability. Early budgeting and value engineering help control costs, while tailored solutions ensure that updates respect the home's character.

Dates of Advertisement: Posting Date: 5/1/24 Closing Date: 5/10/24

List of all firms responding:

Down East Preservation Design and Construction
C.T. Wilson Construction Company, Inc.

Firm selected: C.T. Wilson Construction Company, Inc.

Reasons why the firm was selected:

1. CT Wilson demonstrated knowledge of Design-build delivery on a historic interior renovation including upgrading mechanical, plumbing, and electrical in the building.
2. CT Wilson demonstrated a strong and consistent teaming experience with Vines Architecture, reflecting a collaborative approach rooted in shared values and complementary expertise to provide a successful project on time and in budget.

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

Through Design build contract in compliance with GS 143-128.1A.(c)(8)(a) to support negotiated bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 10/31/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$87,353
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$470,000
Total:	$0	Total:	$557,353

Additional Details:

Vines is architect and Atlantec is MEP.

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: Elizabeth City State University

Project Title: Vaughan Center Facility Upgrades

Total Project Budget: $9,000,000 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

The Vaughan Center renovation project includes comprehensive upgrades to the gymnasium, educational spaces, and support facilities. Key gymnasium improvements involve replacing outdated wooden bleachers with new motorized retractable seating for at least 2,500 occupants, installing ADA-compliant ramp access, and replacing the gym floor with a new multipurpose wood court suitable for basketball, volleyball, and intramural sports. Lighting and scoreboard systems will be upgraded to state-of-the-art standards. Six classrooms will be modernized with new distance learning technology, ceiling systems, wall finishes, and ADA-compliant door hardware. Two auditorium-style classrooms will be reconfigured into flexible educational spaces for up to 49 students each. Lobby renovations include new entry doors, lighting, and technology enhancements. Additional work includes creating an accessible entrance to the natatorium, upgrading locker rooms with new tile, fixtures, and private showers, improving faculty and staff offices, and developing a new cultivation space on the second floor.

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

Using the design-build delivery method for the Vaughan Center upgrades will ensure the new bleachers are installed and operational before basketball season, even though construction cannot begin until after Elizabeth City high school graduations in June. The aging bleachers present a safety concern, and the facility serves both ECSU and Elizabeth City Schools due to its seating capacity. Design-build enables streamlined coordination, accelerated scheduling, and effective cost management—helping the project stay on budget while meeting critical deadlines.

Description of anticipated benefits:

Beyond schedule and budget advantages, the design-build method offers several other key benefits for the Vaughan Center project. It provides a single point of accountability, minimizing miscommunication between designers and contractors and streamlining decision-making. This integrated approach encourages collaboration and innovation, often leading to more efficient solutions and higher-quality outcomes. Design-build is especially valuable during renovations, where unforeseen conditions can arise; the close coordination between design and construction teams helps identify and resolve issues early, significantly reducing the likelihood and impact of change orders. This efficiency is critical for maintaining momentum and controlling costs in a complex, multi-use facility like the Vaughan Center

Dates of Advertisement: Posting Date: 1/30/25 Closing Date: 2/24/25

List of all firms responding:

AR Chesson Construction Co, Inc.
Barr and Barr/ DA Everett Construction Group, LLC
C.T. Wilson Construction Company, Inc.
Muter Construction, LLC
Shelco, LLC
T.A. Loving Company
WIMCO Corporation

Firm selected: Muter Construction, LLC

Reasons why the firm was selected:

1. Muter Construction demonstrated through their presentation that getting bleachers installed before the upcoming basketball season was possible after talking with seating vendors and proposing design schedule to allow for bleachers to be ordered.
2. Muter Construction stated during their presentation and understood that involving SCO from the beginning was imperative to allowing for the bleachers to arrive on time to be installed before basketball season.
3. The Muter team demonstrated exceptional depth of experience and a wide range of resources, positioning them well to manage the scale and complexity of this project effectively.

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

Through Design build contract in compliance with GS 143-128.1A.(c)(8)(a) to support negotiated bidding and achieve HUB participation goals.

Terms of the contract: Date of the agreement: 6/9/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$690,000
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$7,805,017
Total:	$0	Total:	$8,495,017

Additional Details:

Architect is CRA, MEP is EDI, and Structural is Bennett Pless.

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
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Institution: NC A&T University

Project Title: Emergency Declaration-Repairs and Renovation Steam Plant

Total Project Budget: $27,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

Construct a full replacement of all MEP systems in the existing North Carolina Agricultural and Technical State University's T.E. Neal Steam Plant. Work includes installation of three new 900HP dual fuel (gas/oil) fire tube boilers, new feedwater and condensate/make up systems, other ancillary systems, all controls and facility electrical and HVAC upgrades to accomodate new systems.

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

The project was initiated in response to a Chancellor declared and UNC System aknowledged emergency that threatened life-safety, major property damage and academic operations if not quickly resolved. CMR was chosen to enable qualification based selection, promote a team approach to overcoming obstacles during execution, and to ensure common understanding of financial limitations.

Description of anticipated benefits:

The anticipated benefits included enhanced project team collaboration, cost control, accelerated schedules, risk sharing, and cooperative relationships that saw immediate mitigation of life-safey and property damage risks followed by quicker than expected and cost-effective return to full capability.

Dates of Advertisement: Posting Date: NA Closing Date: NA

List of all firms responding:

In accordance with G.S. 143-129(e)(2), given that the emergency involved heath and safety of the people and their property, the bidding process required in G.S. 143-129 was bypassed.

Firm selected: Balfour Beatty

Reasons why the firm was selected:

The nature of the emergency required the immediate engagement of a construction management firm with proven capability to execute a major emergency mobilization, expertise in triaging and mitigating life-safety risks, resources to begin repairs without delay, and leadership capable of rapidly transitioning from emergency response to standard contract operations.

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

Pursuant to G.S. 143-128.1(c) and G.S. 143-129(e)(2), and given the nature of the emergency, the university required the CMR to directly select particular first-tier subs while bypassing bidding requirements. This precluded CMR bidding first-tier subcontracts.

Terms of the contract: Date of the agreement: 10/10/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$99,725	Design Phase Costs:	
Estimated GMP Cost of the Work:	$17,912,474	Anticipated Construction Phase Costs:	
Total:	$18,012,199	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

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Institution: NC State University

Project Title: Kitchen Renovation - Wendell H. Murphy Football Center

Total Project Budget: $4,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

Renovations and Updates to the Murphy Center, including the existing kitchen, dining facility, and servery areas, and player lounge areas. It will update kitchen facilities and provide updated food service equipment for Football Operations.

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

The project involves the renovation of an existing, occupied building to accommodate a very unique program, including kitchen, dining, servery, and player lounge areas. The scope of this project involves complex building systems and the infrastructure to support them. Phasing of the construciton will be critical to shift occupants out of the space and complete the construction between football seasons. Minimizing impacts to extisting operations will be critical. 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 anticipated benefits.

Dates of Advertisement: Posting Date: 3/31/24 Closing Date: 5/1/24

List of all firms responding:

CT Wilson, DA Everett, Frank L. Blum, Brasfield & Gorrie, WC Construction, Consigli, Shelco, Barr & Barr, I.L. Long

Firm selected: Shelco

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: 10/25/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$55,830	Design Phase Costs:	
Estimated GMP Cost of the Work:	$3,543,826	Anticipated Construction Phase Costs:	
Total:	$3,599,656	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: Textiles Complex - Flex Factory Renovations

Total Project Budget: $6,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

This project will be an interior renovation of approximately 13,000 sf to create cohesive spaces for a new Flex Factory on the ground floor of the Textiles Complex building on Centennial Campus. The Textiles complex was built in 1990. The new Flex Factory will house small rapid prototyping machines that are available to faculty, staff, and industry clients. The space should maintain a collaborative open classroom space, small conference areas, meetup spaces, secured storage and workspaces. The renovation will also renovate a new area for graduate studios.

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

The project involves the renovation of an existing, occupied building to accommodate a very unique program, including next generation, prototyping equipment. The scope of this project involves complex building systems and the infrastructure to support them. Phasing of the construciton will be critical to shift occupants around within the building as to minimize impacts to extisting operations. 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 anticipated benefits.

Dates of Advertisement: Posting Date: 10/22/23 Closing Date: 12/1/23

List of all firms responding:

Barr & Barr, Inc., Consigli Construction, CT Wilson, Elford, I.L. Long Construction, McDonald York

Firm selected: I.L. Long 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: 10/25/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$34,650	Design Phase Costs:	
Estimated GMP Cost of the Work:	$4,429,132	Anticipated Construction Phase Costs:	
Total:	$4,463,782	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: UNC Asheville

Project Title: Lipinsky Renovation

Total Project Budget: $41,150,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

This project is a comprehensive renovation and addition to one of UNC Asheville's oldest buildings that has been repurposed multiple times since its construction in 1964. The existing 38K gsf are built around a 4.4K gsf 580-seat auditorium that is outdated and does not meet current needs. The buildings MEP infrastructure is outdated and in need of replacement, and it does not meet modern codes for fire protection, accessibility, and HVAC. The building contains significant quantities of asbestos, lead, and other heavy metals that require removal. In addition, the building envelope and exterior structural columns need significant attention; water penetration into the concrete has caused rebar to rust and the concrete to spall. The auditorium will be renovated and made fully accessible. Additional space will be incorporated to accommodate current and future projected growth needs for the Music Department, as well as Federal & State codes and standards such as accessible restrooms and elevator.

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

Recommended form of contracting for Capital Projects - process provides reasonable assurance that the project is designed in a manner that will deliver it within budget.

Description of anticipated benefits:

Benefits of CMR contracting method include cost and constructability review throughout design process, thorough planning and decision making based upon combined expertise of designers, contractor, and Owner; and protection from exposure to construction budget issues due to estimates generated through the design process and GMP being established with participation of contractor throughout the design process.

Dates of Advertisement: Posting Date: 6/30/24 Closing Date: 7/24/24

List of all firms responding:

Ajax Building Company, Barringer Construction, Batson-Cooke, Christman Company, Cleveland Construction, EMJ Construction, Gilbane Building Company, H&M Constructors, Harper General Contractors

Firm selected: Barringer Construction Company LLC

Reasons why the firm was selected:

Barringer Construction proposed a highly competent experienced team, showing highly capable strengths in cost estimating and project management, and exhibited high level of motivation and enthusiasm for partnering with UNC Asheville on this project.

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

Negotiated GMP with pre-quaified first tier subcontractiors to be competitively bid per General Statute.

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

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$351,685	Design Phase Costs:	
Estimated GMP Cost of the Work:	$30,855,500	Anticipated Construction Phase Costs:	
Total:	$31,207,185	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: UNC Chapel Hill

Project Title: Columbia Street Steam Tunnel Repair

Total Project Budget: $26,000,000 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

Construct approximately 1,500 feet of steam tunnel, replacing approximately 3,000 feet of adjoined parallel steam tunnels adjacent to South Columbia Street. This twin pair of adjoined tunnels were originally constructed in the 1930s and 1950s. The University has made numerous repairs to the tunnel system along this path and through those efforts has acquired adequate information to confirm the construction methods and materials used, combined with age are causing systemic structural issues along the entire path. The tunnels are in a significantly degraded condition. Sections that have been previously replaced by emergency project will be retained.

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

The project must be constructed as soon as practical. Logistics of working with live systems compose the most challenging aspects of this project and using the design-build method to work hand-in-hand with the contractor while in design will allow the most expedient and safe way to replace the system and mitigate risk. The method will allow the University to act on some areas while others are still being designed, more easily using a phased approach to keep customers in service and protect public safety. The existing conditions of the steam tunnel are not conducive to the time extension of this work, and we believe the design-build method will shorten the overall duration by at least one year.

Description of anticipated benefits:

Reduction of overall project duration, which will save on escalation costs.

Dates of Advertisement: Posting Date: 8/23/24 Closing Date: 9/13/24

List of all firms responding:

Mid-Atlantic Infrastructure Systems, Inc.

Firm selected: Mid-Atlantic Infrastructure Systems, Inc.

Reasons why the firm was selected:

They were the only submitter following two rounds of solicitation. They were deemed highly qualified to perform the work.

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: 3/14/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$2,155,371
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$17,600,000
Total:	$0	Total:	$19,755,371

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 Charlotte

Project Title: Witherspoon Renovation

Total Project Budget: $36,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

All building systems are at the end of life and need to be replaced. Witherspoon offers suites and apartment style living options. 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:

Given the extensive scope of the Witherspoon Hall renovation, particularly the complete replacement of all end-of-life mechanical, plumbing, and electrical systems, the Construction Manager at Risk (CMAR) delivery method was the optimal choice. This comprehensive overhaul, coupled with new finishes and upgrades to bathrooms and kitchens in both suite and apartment-style living options, necessitates a highly coordinated and expert approach.

Description of anticipated benefits:

Addressing its poor facility condition index of 0.43, the project will replace all end-of-life mechanical, plumbing, and electrical systems, ensuring drastically improved building reliability, energy efficiency, and safety for its approximately 420 student residents. Beyond critical infrastructure, the upgrades to finishes, bathrooms, and kitchens in both suite and apartment-style living options will transform the student living experience, making it more appealing, comfortable, and modern.

Dates of Advertisement: Posting Date: 8/7/24 Closing Date: 9/30/24

List of all firms responding:

Ajax
Barton Malow Builders
Clancey & Theys
Clark
Cleveland Construction
Elford
Harkins
IL Long
LeChase
Metcon
Vannoy & Brownstone - Association

Firm selected: Vannoy & Brownstone and Association

Reasons why the firm was selected:

Vannoy Construction, in association with Brownstone Construction Group, was selected for their extensive experience, specifically for student life programs within the UNC System. This includes over 20 residence hall projects on four UNC campuses, demonstrating deep expertise in complex MEP renovations and student housing. Crucially, Vannoy also brings years of experience working collaboratively with our design firm on various higher education projects, ensuring a seamless and efficient team dynamic. Their strength is further reinforced by an experienced team with years of higher education experience, including Caitlin Jones as Project Manager and Mike Kesterson and Asia Anderson providing preconstruction support. This cohesive team, combined with strong local subcontractor relationships and a commitment to diversity leadership, makes them the ideal partner.

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: 1/14/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$23,570*	Design Phase Costs:	
Estimated GMP Cost of the Work:	TBD	Anticipated Construction Phase Costs:	
Total:	$23,570*	Total:	$0

***Note: Precon Services for Advanced Planning Only**

Additional Details:

*The precon contract with Vannoy was for Advanced Planning only. We are currently working with SCO to give them a contract for precon through DD's.

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 Pembroke

Project Title: Project Name UNCP-Health Sciences Center

Total Project Budget: $91,000,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

UNCP is launching North Carolina's first public Doctor of Optometry program, approved in May 2024 by the UNC System Board of Governors to be one of only 24 nationwide. Housed in a new $91 million 75,000 SF health sciences facility set to open in 2028, the program will feature advanced labs and a community clinic offering walk-in care to underserved populations. Designed to address critical healthcare gaps in rural NC, the program supports UNCP's broader health sciences expansion and aims to retain graduates in-state. Optometrist demand is projected to grow over 25% by 2030, making this a timely and transformative initiative.

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

The selection of a Fixed Guaranteed Maximum Price (GMP) with a Construction Manager at Risk (CMAR) as the project delivery method provides cost certainty, offering the Owner financial predictability and protection from overruns.

Description of anticipated benefits:

During the preconstruction phase, the CMAR plays an active role in market analysis and planning. They stay informed by subscribing to industry publications (e.g., ENR), attending builder exchanges, and consulting sources such as economists and construction cost indices (e.g., Dodge, AGC). These resources help them forecast: Inflation trends, Policy or tariff impacts, Regional construction booms or slowdowns.

Dates of Advertisement: Posting Date: 5/20/24 Closing Date: 6/25/24

List of all firms responding:

Ajax Building Company Lexington SC
Christman Company Greensboro NC
Metcon | TA Loving a Joint Venture Pembroke-Raleigh, NC

Firm selected: Metcon | TA Loving a Joint Venture Pembroke-Raleigh, NC

Reasons why the firm was selected:

The Metcon | TA Loving Joint Venture brought together one firm's long-standing relationship with UNCP and the other's expertise in medical education and healthcare construction. Presented recent experience working with the State of North Carolina, the UNC System Offices, and State Construction processes, managing and providing Fixed-Guaranteed Maxium Price (FGMP) contracts as a Construction Manager at Risk. Finally conveyed established local subcontractor relationships offer valuable insights throughout preconstruction and construction.

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

1-Prequalifications through eVP and other platforms verify subcontractors' capabilities, experience, and financial stability, ensuring reliable performance. This process enhances risk mitigation, regulatory compliance, and bid accuracy while supporting diversity and local participation goals. Additionally, it promotes better team coordination and helps prevent costly setbacks or legal disputes by thoroughly vetting firms in advance. **2-Provide FGMP, 3-Obtain Owner and SCO: Execute Construction Contract and approval to Bid**

Terms of the contract:

Date of the agreement: 12/17/2024 Preconstruction

Anticpated. Date of the agreeme 1/30/2025 Fixed-Guaranteed Maxium Price (FGMP)

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$541,000	Design Phase Costs:	
Estimated GMP Cost of the Work:	$57,330,000	Anticipated Construction Phase Costs:	
Total:	$57,871,000	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: UNC School of the Arts

Project Title: Stevens Center Phase 2

Total Project Budget: $51,000,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

Project includes phase 2 of the comprehensive renovation for the Stevens Center. Phase 2 includes renovation of the Audience Chamber, Stage and Fly Tower, Building Tower, Event Space and associated MEP replacements/upgrades to support the renovated spaces.

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

CMR was chosen for better management of a complex project that is a major renovation on and 100 year old building.

Description of anticipated benefits:

The anticipated benefits are that the CMR will help guide the university through a complex construction on a renovation of an 100 year old building. Also, anticipating a cost avoidance by working closely with CMR.

Dates of Advertisement: Posting Date: 5.10.2024 Closing Date: 6.5.2024

List of all firms responding:

CT Wilson, D.A. Everett with Bar & Bar Joint Venture, FL Blum, Horus, and LaChase

Firm selected: FL Blum

Reasons why the firm was selected:

FL Blum has proven previous experience with CMR method. FL Blum is familiar with the building having done a previous renovation in 1980s. FL Blum is also a local company to Winston-Salem.

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: 1.3.2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$334,075	Design Phase Costs:	
Estimated GMP Cost of the Work:	$38,944,552	Anticipated Construction Phase Costs:	
Total:	$39,278,627	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: Western Carolina University

Project Title: New Engineering Building

Total Project Budget: $96,300,000

Alt. Delivery Method? Construction Manager at Risk

Describe the proposed scope of work:

Project to provide for an 85,000 gross square foot new building to accommodate Western Carolina University's growing programs in engineering disciplines. As the only public university in the region with an existing College of Engineering and Technology (CET) offering Bachelor of Science degrees in engineering and engineering technology, Western Carolina University is well positioned to expand its current strong engineering programs in the region to meet the economic development needs presented by this emerging industry trend.

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

The project requires Construction Manager at Risk project delivery method due to the size and complexity of the project. Preconstruction services are required to aid throughout design.

Description of anticipated benefits:

Anticipated benefits of CMR project delivery method include additional cost estimating throughout the design process based upon the CMR's industry knowledge and contacts, the ability to timely evaluate the design documents and provide feedback to aid constructability, and develop ideas for early bid packages to assist with construction sequencing.

Dates of Advertisement: Posting Date: 12/4/24 Closing Date: 1/29/25

List of all firms responding:

Barnhill Contracting Company, The Christman Company, James R. Vannoy & Sons Construction Company

Firm selected: James R. Vannoy & Sons Construction Company

Reasons why the firm was selected:

Extensive Engineering and Lab experience compared to others. Familiarity with local subcontractor market. Vannoy had the most familiarity with the University and has a great working relationship with WCU. They also had previously completed other projects in a timely manner while also maintaining tight schedules. Vannoy also has an office relatively close to the University. Proven team.

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

CMR first-tier subcontracts to be competitively bid

Terms of the contract: Date of the agreement: 5/2/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$570,126	Design Phase Costs:	
Estimated GMP Cost of the Work:	$75,800,000	Anticipated Construction Phase Costs:	
Total:	$76,370,126	Total:	$0

Additional Details:

Schematic Design approval received 06/18/25.

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

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Institution: Winston-Salem State University

Project Title: Hauser Hall - Renovation and Expansion

Total Project Budget: $22,100,000 **Alt. Delivery Method?** Construction Manager at Risk

Describe the proposed scope of work:

Hauser Hall is an existing 27,000 square foot, three story structure on the campus. The vacant building will be repurposed to accommodate the specific program needs of the Music Department. The renovation will include an addition. Programmed spaces include a band room, choral room, isolated practice rooms, teaching studios, classrooms, and offices.

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

This delivery method enables more collaboration between all parties and hopefully fewer coordination issues. In addition, the cost estimates are more accurate earlier in the process for budgeting purposes.

Description of anticipated benefits:

Better coordination between architect and contractor, potential cost savings, anticipated for project to run smoother and potentially be done quicker.

Dates of Advertisement: Posting Date: 2/8/24 Closing Date: 2/29/24

List of all firms responding:

(1) FL Blum + WC Construction; (2) D. A. Everette Group / Christman Company; (3) CT Wilson (MEG); (4) IL Long; (5) McFarland; (6) New Atlantic +SCS

Firm selected: D. A. Everette Group / Christman Company

Reasons why the firm was selected:

(1) Their firm is 50% minority owned.; (2) Logistially, selecting them due to the proximity to KR Williams project and the similar anticipated construction timelines; (3) D. A. Everette/Christman scored higher than the other 3 short-listed firms.

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

We plan to use the selected chosen CM@R firm to provide a guaranteed maximum price mutual agreed upon by the state followed by prequalifications and competitively bidding first tier sub-contractors.

Terms of the contract: Date of the agreement: 7/16/2024

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:	$120,597	Design Phase Costs:	
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	
Total:	$120,597	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

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Institution: PBS NC

Project Title: Emergency Power Systems Upgrades

Total Project Budget: $39,248,000 **Alt. Delivery Method?** Design-Build

Describe the proposed scope of work:

Replacement of existing generators with dual paralleled generators with UPS at 13 broadcast sites across the state. The project is using the Design-Build delivery method and will be bid in 5 phases (one being early equipment purchase after GMP).

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

Clearly, succinctly defined project goal with straight-forward, single-discipline design; few owner-driven design decisions; lean, strong stakeholder team; contrator and vendor input have significant impact on design and cost; construction sequencing at 13 sites across state.

Description of anticipated benefits:

Improved quality due to tight coordination between designer and contractor from outset. Minimize revisiting design after subcontractors and equipment vendors come on-board.

Dates of Advertisement: Posting Date: 2/26/24 Closing Date: 3/28/24

List of all firms responding:

Balfour Beatty (RMF), Blum (McKim & Creed), Bobbitt (McKim & Creed), C.T. Wilson (OBA Arch), J.M. Thompson (McKim & Creed), LeChase (Salas O'Brien), RFS Technologies (EJC Eng), Samet (Lindsey Arch), Tower Eng.

Firm selected: LeChase (Salas O'Brien)

Reasons why the firm was selected:

LeChase with Salas O'Brien distinguished their team by presenting the most experienced and largest electrical engineering team and the strongest understanding of early procurement strategies, site and permitting challenges, power outage minimization, and operating and maintenance considerations.

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

Option A: A list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the design-builder proposes to use for the project's design and construction.

Terms of the contract: Date of the agreement: 7/16/2025

For Construction Manager at Risk Contracts:		**For Design-Build Contracts:**	
Preconstruction Services Cost:		Design Phase Costs:	$3,123,646
Estimated GMP Cost of the Work:		Anticipated Construction Phase Costs:	$32,341,207
Total:	$0	Total:	$35,464,853

Additional Details:

As the project did not begin with a programming study, significant time was spent by the Design-Build team verifying the RFQ scope requirements and budget by conducting site visits at the 13 locations in order to prepare their design phase proposal.

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.*